

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 SHEET ONE (1) of THREE (3) SHEETS

COUNTY HEALTH CERTIFICATE:

COUNTY HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL BY COUNTY PLANNER:

COUNTY PLANNER

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/  
CONTRACTED SURVEYOR/MAPPER

SURVEYOR/MAPPER

DATE \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

FLORIDA REGISTRATION No. \_\_\_\_\_

CERTIFICATE OF APPROVAL BY NASSAU COUNTY FIRE RESCUE CHIEF:

NASSAU COUNTY FIRE RESCUE CHIEF

CERTIFICATE OF APPROVAL BY DIRECTOR OF ENGINEERING SERVICES

DIRECTOR OF ENGINEERING SERVICES

SURVEYOR'S CERTIFICATE:

SIGNED THIS 5th DAY OF DECEMBER, A.D., 2017.

A & J LAND SURVEYORS, INC.  
LICENSED BUSINESS No. 6661  
5847 LUELLA STREET  
JACKSONVILLE, FLORIDA 32207  
TELEPHONE (904) 346-1733  
FAX (904) 346-1736

Prepared by:  
A & J Land Surveyors, Inc.  
5847 Luella Street  
Jacksonville, Florida 32207  
T 904.346.1733  
F 904.346.1736

CLERK'S CERTIFICATE:

CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL BY COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE BOARD OF  
COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA THIS \_\_\_\_ DAY OF  
\_\_\_\_\_, A.D., 201\_.

CHAIRMAN OF THE BOARD

CERTIFICATE OF APPROVAL COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ATTORNEY OF NASSAU COUNTY, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 201\_\_.

COUNTY ATTORNEY

COUNTY TAX COLLECTOR CERTIFICATE

THIS IS TO CERTIFY THAT TAXES HAVE BEEN PAID ON PARCEL IDENTIFICATION NUMBER:

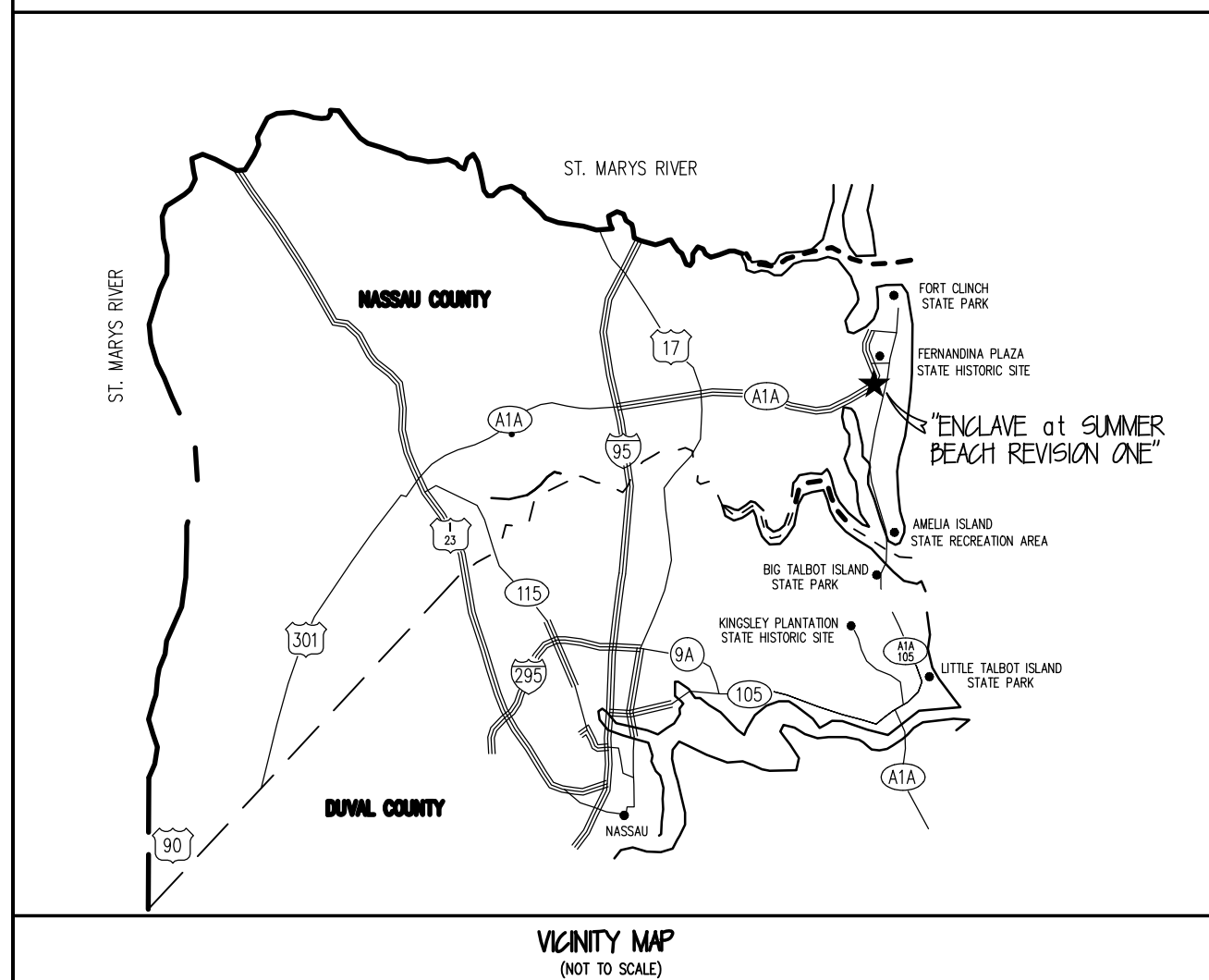
LOT 1 (00-SB-30-045E-001-0000),	LOT 2 (00-SB-30-045E-0002-0000),	LOT 3 (00-SB-30-045E-0003-0000)
LOT 4 (00-SB-30-045E-0004-0000),	LOT 5 (00-SB-30-045E-0005-0000),	LOT 6 (00-SB-30-045E-0006-0000)
LOT 10 (00-SB-30-045E-0010-0000),	LOT 11 (00-SB-30-045E-0011-0000),	LOT 12 (00-SB-30-045E-0012-0000)
LOT 13 (00-SB-30-045E-0013-0000),	LOT 14 (00-SB-30-045E-0014-0000),	LOT 15 (00-SB-30-045E-0015-0000)
LOT 16 (00-SB-30-045E-0016-0000),	LOT 17 (00-SB-30-045E-0017-0000),	LOT 18 (00-SB-30-045E-0018-0000)
LOT 19 (00-SB-30-045E-0019-0000),	LOT 20 (00-SB-30-045E-0020-0000),	LOT 21 (00-SB-30-045E-0021-0000)
LOT 22 (00-SB-30-045E-0022-0000),	LOT 23 (00-SB-30-045E-0023-0000),	LOT 24 (00-SB-30-045E-0024-0000)
LOT 31 (00-SB-30-045E-0031-0000),	LOT 32 (00-SB-30-045E-0032-0000),	LOT 33 (00-SB-30-045E-0033-0000)
LOT 34 (00-SB-30-045E-0034-0000),	LOT 35 (00-SB-30-045E-0035-0000),	LOT 36 (00-SB-30-045E-0036-0000)
LOT 37 (00-SB-30-045E-0037-0000),	LOT 38 (00-SB-30-045E-0038-0000),	LOT 39 (00-SB-30-045E-0039-0000)
LOT 40 (00-SB-30-045E-0040-0000),	LOT 41 (00-SB-30-045E-0041-0000),	LOT 42 (00-SB-30-045E-0042-0000)
LOT 52 (00-SB-30-045E-0052-0000),	LOT 53 (00-SB-30-045E-0053-0000),	LOT 54 (00-SB-30-045E-0054-0000)
LOT 55 (00-SB-30-045E-0055-0000),	LOT 56 (00-SB-30-045E-0056-0000),	LOT 57 (00-SB-30-045E-0057-0000)
LOT 63 (00-SB-30-045E-0063-0000),	LOT 64 (00-SB-30-045E-0064-0000),	LOT 65 (00-SB-30-045E-0065-0000)
LOT 66 (00-SB-30-045E-0066-0000),	LOT 67 (00-SB-30-045E-0067-0000),	LOT 68 (00-SB-30-045E-0068-0000)
LOT 69 (00-SB-30-045E-0069-0000),	LOT 70 (00-SB-30-045E-0070-0000),	LOT 71 (00-SB-30-045E-0071-0000)
LOT 72 (00-SB-30-045E-0072-0000),	LOT 73 (00-SB-30-045E-0073-0000),	LOT 74 (00-SB-30-045E-0074-0000)
LOT 75 (00-SB-30-045E-0075-0000),	LOT 76 (00-SB-30-045E-0076-0000),	LOT 77 (00-SB-30-045E-0077-0000)
LOT 7 (00-SB-30-045E-0007-0000),	LOT 8 (00-SB-30-045E-0008-0000),	LOT 9 (00-SB-30-045E-0009-0000)
LOT 25 (00-SB-30-045E-0025-0000),	LOT 26 (00-SB-30-045E-0026-0000),	LOT 78 (00-SB-30-045E-0078-0000)

THROUGH AND INCLUDING THE TAX YEAR OF 2017.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY TAX COLLECTOR  
TITLE CERTIFICATION

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE SEARCHED THE TITLE TO THE HEREON DESCRIBED PROPERTY (CERTIFICATE OF TITLE INFORMATION FOR THE FILING OF A SUBDIVISION PLAT, FATIC FILE No. 2080-3795918), THAT WE FIND THE TITLE PROPERTY VESTED IN CHURCHILL INDIGO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND BLENHEIM-BLUE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN THOSE SHOWN IN THE CERTIFICATE OF TITLE INFORMATION FOR THE FILING OF A SUBDIVISION PLAT, FATIC FILE No. 2080-3795918.

BY: \_\_\_\_\_  
NAME \_\_\_\_\_  
FIRST AMERICAN TITLE INSURANCE COMPANY  
TITLE COMPANY REPRESENTATIVE \_\_\_\_\_



ENCLAVE at SUMMER BEACH REVISION ONE

BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9 ; LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, AND 26; TOGETHER WITH LOTS 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41 AND 42; TOGETHER WITH LOTS 52, 53, 54, 55, 56 AND 57; TOGETHER WITH LOTS 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77 AND 78, "ENCLAVE AT SUMMER BEACH", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGES 318, 319, 320 AND 321, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND BEING SITUATED IN SECTION 15, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE CHURCHILL INDIGO, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND BLENHEIM-BLUE, LLC, A FLORIDA LIMITED LIABILITY COMPANY ARE LAWFUL OWNERS OF THE LAND DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREINAFTER BE KNOWN AS "ENCLAVE AT SUMMER BEACH REVISION ONE", AND THAT THEY HAVE 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.

THE "DRAINAGE EASEMENTS", "VARIABLE WIDTH DRAINAGE EASEMENTS, "PEDESTRIAN EASEMENTS", "PEDESTRIAN AND PARKING EASEMENTS" AND VARIABLE WIDTH UTILITY EASEMENTS" SHOWN HEREON ARE HEREBY DEDICATED TO THE OWNER(S), CHURCHILL INDIGO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND BLENHEIM-BLUE, LLC, A FLORIDA LIMITED LIABILITY COMPANY. THEIR SUCCESSORS AND OR ASSIGNS.

IN WITNESS WHEREOF, THE OWNER(S), CHURCHILL INDIGO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND BLENHEIM-BLUE, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAVE CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS MANAGER(S) ACTING BY AND WITH THE AUTHORITY OF THE LIMITED LIABILITY COMPANY, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2017.

OWNER

CHURCHILL INDIGO, LLC

A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_

BY:

JENNIFER BROWN, AS MANAGER OF  
CHURCHILL INDIGO, LLC, A FLORIDA  
LIMITED LIABILITY COMPANY

\_\_\_\_\_  
TYPE OR PRINT NAME

WITNESS: \_\_\_\_\_

\_\_\_\_\_  
TYPE OR PRINT NAME

NOTARY FOR OWNER

STATE OF GEORGIA, COUNTY OF FULTON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_,  
A.D., 2017, BY JENNIFER BROWN, AS MANAGER OF CHURCHILL INDIGO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN  
TO ME OR WHO PRESENTED A DRIVERS LICENSE AS IDENTIFICATION,

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF GEORGIA

\_\_\_\_\_  
TYPE OR PRINT NAME

MY COMMISSION EXPIRES: \_\_\_\_\_

OWNER

BLENHEIM-BLUE, LLC

A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_

BY:

JENNIFER BROWN, AS MANAGER OF  
BLENHEIM-BLUE, LLC, A FLORIDA  
LIMITED LIABILITY COMPANY

\_\_\_\_\_  
TYPE OR PRINT NAME

WITNESS: \_\_\_\_\_

\_\_\_\_\_  
TYPE OR PRINT NAME

NOTARY FOR OWNER

STATE OF GEORGIA, COUNTY OF FULTON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_,  
A.D., 2017, BY JENNIFER BROWN, AS MANAGER OF BLENHEIM-BLUE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN  
TO ME OR WHO PRESENTED A DRIVERS LICENSE AS IDENTIFICATION,

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

\_\_\_\_\_  
TYPE OR PRINT NAME

MY COMMISSION EXPIRES: \_\_\_\_\_

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET TWO (2) of THREE (3) SHEETS

AS PER THE CERTIFICATE OF TITLE INFORMATION FOR THE FILING OF A SUBDIVISION PLAT IN NASSAU COUNTY, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FATIC FILE No. 2080-3795918, THE FOLLOWING ITEMS WERE FOUND:

d) RESOLUTION No. 90-41 SUMMER BEACH CONSOLIDATED DEVELOPMENT ORDER AS SET FORTH IN INSTRUMENT RECORDED JANUARY 26, 1980 IN BOOK 589, PAGE 45, AS AMENDED IN RESOLUTION No. 2001-183 AND RECORDED JANUARY 15, 2002 IN BOOK 1031, PAGE 19, AND IN RESOLUTION No. 2004-32 AS RECORDED APRIL 12, 2004 IN BOOK 1221, PAGE 1036, AND IN RESOLUTION No. 2005-75 AS RECORDED MAY 24, 2005 IN BOOK 1319, PAGE 1495 AND NOTICE OF ADOPTION OF RESOLUTION No. 2005-75 RECORDED MAY 24, 2005 IN BOOK 1319, PAGE 1492, AND IN RESOLUTION No. 2007-105 AS RECORDED JUNE 21, 2007 IN BOOK 1507, PAGE 27.

SURVEYOR'S COMMENT: THE LANDS DESCRIBED IN THIS CAPTION, ARE A PART OF THE LANDS DESCRIBED IN THESE RESOLUTIONS, THEREFORE THE LANDS IN THIS CAPTION IS SUBJECT TO THESE RESOLUTIONS.

b) WATER AND SEWER SERVICE AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED JUNE 22, 2006 IN BOOK 1422, PAGE 996.

SURVEYOR'S COMMENT: THE LANDS DESCRIBED IN THIS CAPTION ARE A PART OF THIS WATER AND SEWER AGREEMENT, AND ARE SUBJECT TO IT. THERE WERE NO ITEMS THAT COULD BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

c) DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED AUGUST 8, 2008 IN BOOK 1580, PAGE 1223, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

SURVEYOR'S COMMENT: THE LANDS DESCRIBED IN THIS CAPTION ARE A PART OF THE LANDS DESCRIBED IN THIS INSTRUMENT, AND IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THIS INSTRUMENT, THERE ARE NO ITEMS THAT COULD BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

d) GRANT OF EASEMENT IN FAVOR OF COMCAST OF GREATER FLORIDA/GEORGIA, INC. RECORDED AUGUST 28, 2008 IN BOOK 1582, PAGE 1929.

SURVEYOR'S COMMENT: THE LANDS DESCRIBED IN THIS CAPTION ARE SUBJECT TO THIS EASEMENT, WHICH IS BLANKET IN NATURE, AND CAN NOT BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

e) RECIPROCAL EASEMENT AND COST SHARING AGREEMENT BETWEEN BUCCANEER LAND PARTNERS, LLC AND BUCCANEER LAND PARTNERS II, LLC RECORDED JANUARY 20, 2009 IN BOOK 1601, PAGE 536.

SURVEYOR'S COMMENT: THE LANDS DESCRIBED IN THIS CAPTION ARE SUBJECT TO THIS RECIPROCAL EASEMENT AND COST SHARING AGREEMENT, HOWEVER THERE ARE NO ITEMS THAT CAN BE SHOWN ON THE FACE OF THIS SURVEY.

f) RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF ENCLAVE AT SUMMER BEACH, AS RECORDED JULY 31, 2007 IN PLAT BOOK 7, PAGE(S) 318 THROUGH 321, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

SURVEYOR'S COMMENTS: ALL ITEMS SHOWN ON THE EXISTING PREVIOUS PLAT, THAT IS BEING REPLATTED BY THIS PLAT, ARE GRAPHICALLY SHOWN ON THE FACE OF THIS SURVEY.

Prepared by:  
A & J Land Surveyors, Inc.  
5847 Luella Street  
Jacksonville, Florida 32207  
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F 904.346.1736



# ENCLAVE at SUMMER BEACH REVISION ONE

BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9 ; LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, AND 26; TOGETHER WITH LOTS 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41 AND 42; TOGETHER WITH LOTS 52, 53, 54, 55, 56 AND 57; TOGETHER WITH LOTS 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77 AND 78, "ENCLAVE AT SUMMER BEACH", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGES 318, 319, 320 AND 321, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND BEING SITUATED IN SECTION 15, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

CURVE TABLE FOR PLAT BOUNDARY & LOT DATA					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	105.00'	14'02"51"	25.74'	S 23°43'02" E	25.68'
C2	25.00'	100°29'00"	43.84'	N 34°40'30" E	38.44'
C3	55.00'	78°23'24"	75.25'	S 55°53'18" E	69.52'
C4	25.00'	103°10'58"	45.02'	S 33°31'10" W	39.18'
C6	25.00'	87°09'55"	38.03'	N 51°18'09" W	34.47'
C7	125.00'	9°52'09"	21.53'	S 12°39'59" E	21.50'
C8	3359.00'	2°01'29"	118.70'	N 16°34'44" W	118.69'
C9	25.00'	79°31'00"	34.70'	S 65°19'30" E	31.98'
C10	17.00'	102°53'08"	30.53'	N 33°28'26" E	26.59'
C11	25.00'	76°47'00"	33.50'	N 56°29'30" W	31.05'
C12	25.00'	90°07'52"	39.33'	N 26°57'56" E	35.40'
C13	25.00'	89°52'08"	39.21'	N 63°02'04" W	35.31'
C14	25.00'	103°01'00"	44.95'	N 33°24'30" E	39.13'
C15	25.00'	101°55'22"	44.47'	S 44°07'19" E	38.84'
C16	67.00'	2°48'31"	29.01'	N 05°33'53" W	28.78'
C17	25.00'	90°00'00"	39.27'	S 27°01'52" W	35.36'
C18	3359.00'	0°02'23"	2.33'	N 15°35'11" W	2.33'
C19	3359.00'	0°40'56"	40.00'	N 15°56'51" W	40.00'
C20	3359.00'	0°35'50"	35.01'	N 16°35'14" W	35.01'
C21	3359.00'	0°32'46"	32.01'	N 17°09'32" W	32.01'
C22	3359.00'	0°09'34"	9.35'	N 17°30'42" W	9.35'

LINE TABLE FOR PLAT BOUNDARY & LOT DATA		
LINE	BEARING	DISTANCE
L1	N 04°53'00" W	30.00'
L2	N 85°07'00" E	30.00'
L3	N 04°53'00" W	10.00'
L4	N 85°07'00" E	15.00'
L5	N 04°53'00" W	20.00'
L6	N 85°07'00" E	20.36'
L7	N 16°04'47" W	2.28'
L8	S 85°07'00" W	37.54'
L9	N 72°01'52" E	38.42'
L10	S 72°01'49" W	5.00'
L11	N 04°53'00" W	54.08'
L12	S 17°58'08" E	9.79'
L13	S 17°58'08" E	43.61'

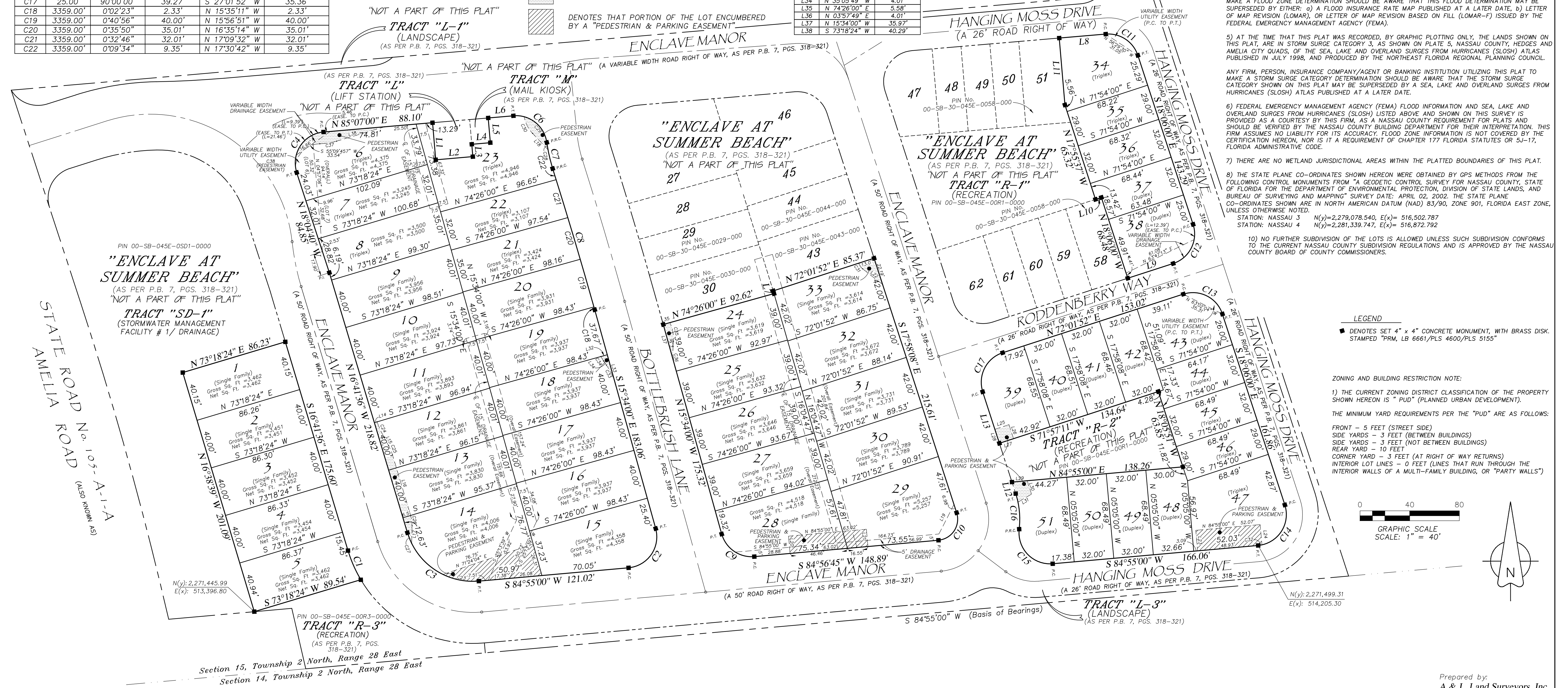
CURVE TABLE FOR EASEMENT DATA			
C23	55.00'	31°08'54"	29.90'
C24	98.00'	8°00'01"	13.68'
C25	39.00'	11°51'34"	8.07'
C26	26.97'	17°55'09"	8.44'
C27	55.00'	9°43'31"	9.34'
C28	125.00'	2°38'10"	5.75'
C29	25.00'	67°03'28"	29.26'
C30	26.00'	33°29'25"	15.20'
C31	9.00'	35°19'45"	5.55'
C32	25.00'	7°15'11"	3.16'
C33	50.00'	19°31'49"	17.04'
C34	31.00'	7°47'30"	4.22'
C35	31.00'	29°01'12"	15.70'
C36	50.00'	19°31'49"	17.04'
C37	50.00'	15°44'22"	13.74'
C38	20.00'	85°56'12"	30.00'

LINE TABLE FOR EASEMENT DATA			
L14	S 73°18'24" W	2.22'	
L15	N 28°33'12" W	7.67'	
L16	N 16°41'46" W	50.94'	
L17	S 07°13'23" W	14.31'	
L18	S 43°27'44" E	17.99'	
L19	S 27°01'55" W	26.62'	
L20	N 05°05'00" W	14.00'	
L21	S 05°05'00" E	14.00'	
L22	S 52°01'12" E	20.46'	
L23	N 05°05'00" W	16.59'	
L24	S 05°09'31" E	16.42'	
L25	N 72°01'46" E	12.00'	
L26	S 17°58'11" E	11.86'	
L27	S 71°57'11" W	12.00'	
L28	N 17°57'49" W	11.68'	
L29	S 84°55'00" W	12.31'	
L30	S 17°58'11" E	11.36'	
L31	S 59°06'53" W	12.70'	
L32	N 74°26'00" E	5.34'	
L33	S 15°35'00" E	24.55'	
L34	N 35°05'49" W	4.01'	
L35	N 74°26'00" E	5.58'	
L36	N 03°57'49" E	4.01'	
L37	N 15°34'00" W	35.97'	
L38	S 73°18'24" W	40.29'	

LEGEND TO HATCHING OF EASEMENT

■ DENOTES THAT PORTION OF THE LOT ENCUMBERED BY A "PEDESTRIAN EASEMENT"

■ DENOTES THAT PORTION OF THE LOT ENCUMBERED BY A "PEDESTRIAN & PARKING EASEMENT"



GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 28 EAST, AS S 84°55'00" W, AS PER THE PLAT OF "ENCLAVE AT SUMMER BEACH", AS RECORDED IN PLAT BOOK 7, PAGES 318-321.

2) 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, FLORIDA STATUTES 177.091(27).

3) ALL PLATTED UTILITY EASEMENTS, NOT SPECIFICALLY ASSIGNED TO AN ENTITY, SHALL PROVIDE THAT SUCH EASEMENTS 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 DOES NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OWNED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION, FLORIDA STATUTE 177.091 (28).

4) AT THE TIME THAT THIS PLAT WAS RECORDED, BY GRAPHIC PLOTTING ONLY, THE LANDS SHOWN ON THIS PLAT ARE IN FLOOD ZONE "X" (UNSHADED), AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY: NASSAU COUNTY, COMMUNITY No. 120170, MAP NUMBER 12089C0379G, VERSION # 2.3.3.2 WITH AN EFFECTIVE DATE OF AUGUST 2, 2017.

5) AT THE TIME THAT THIS PLAT WAS RECORDED, BY GRAPHIC PLOTTING ONLY, THE LANDS SHOWN ON THIS PLAT, ARE IN STORM SURGE CATEGORY 3, AS SHOWN ON PLATE 5, NASSAU COUNTY, HEDGES AND AMELIA CITY QUADS, OF THE SEA, LAKE AND OVERLAND SURGES FROM HURRICANES (SLOSH) ATLAS PUBLISHED IN JULY 1998, AND PRODUCED BY THE NORTHEAST FLORIDA REGIONAL PLANNING COUNCIL.

ANY FIRM, PERSON, INSURANCE COMPANY/AGENT OR BANKING INSTITUTION UTILIZING THIS PLAT TO MAKE A FLOOD ZONE DETERMINATION SHOULD BE AWARE THAT THIS FLOOD DETERMINATION MAY BE SUPERSEDED BY EITHER: a) A FLOOD INSURANCE RATE MAP PUBLISHED AT A LATER DATE, b) LETTER OF MAP REVISION (LOMAR), OR LETTER OF MAP REVISION BASED ON FILL (LOMAR-F) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

6) FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INFORMATION AND SEA, LAKE AND OVERLAND SURGES FROM HURRICANES (SLOSH) LISTED ABOVE AND SHOWN ON THIS SURVEY IS PROVIDED AS A COURTESY BY THIS FIRM, AS A NASSAU COUNTY REQUIREMENT FOR PLATS AND SHOULD BE VERIFIED BY THE NASSAU COUNTY BUILDING DEPARTMENT FOR THEIR INTERPRETATION. THIS FIRM ASSUMES NO LIABILITY FOR ITS ACCURACY. FLOOD ZONE INFORMATION IS NOT COVERED BY THE CERTIFICATION HEREON, NOR IS IT A REQUIREMENT OF CHAPTER 177 FLORIDA STATUTES OR 5J-17, FLORIDA ADMINISTRATIVE CODE.

7) THERE ARE NO WETLAND JURISDICTIONAL AREAS WITHIN THE PLATTED BOUNDARIES OF THIS PLAT.

8) THE STATE PLANE CO-ORDINATES SHOWN HEREON WERE OBTAINED BY GPS METHODS FROM THE FOLLOWING CONTROL MONUMENTS FROM "A GEODETIC CONTROL SURVEY FOR NASSAU COUNTY, STATE OF FLORIDA FOR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF STATE LANDS, AND BUREAU OF SURVEYING AND MAPPING" SURVEY DATES: APRIL 02, 2002. THE STATE PLANE CO-ORDINATES SHOWN ARE IN NORTH AMERICAN DATUM (NAD) 83/90, ZONE 901, FLORIDA EAST ZONE, UNLESS OTHERWISE NOTED.

STATION: NASSAU 3 N(y)=2,279,078.540, E(x)= 516,502.787  
STATION: NASSAU 4 N(y)=2,281,339.747, E(x)= 516,872.792

10) NO FURTHER SUBDIVISION OF THE LOTS IS ALLOWED UNLESS SUCH SUBDIVISION CONFORMS TO THE CURRENT NASSAU COUNTY SUBDIVISION REGULATIONS AND IS APPROVED BY THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS.

LEGEND

■ DENOTES SET 4" x 4" CONCRETE MONUMENT, WITH BRASS DISK. STAMPED "PRM, LB 6661/PLS 4600/PLS 5155"

ZONING AND BUILDING RESTRICTION NOTE:

1) THE CURRENT ZONING DISTRICT CLASSIFICATION OF THE PROPERTY SHOWN HEREON IS "PUD" (PLANNED URBAN DEVELOPMENT).

THE MINIMUM YARD REQUIREMENTS PER THE "PUD" ARE AS FOLLOWS:

FRONT - 5 FEET (STREET SIDE)  
SIDE YARDS - 3 FEET (BETWEEN BUILDINGS)  
SIDE YARDS - 3 FEET (NOT BETWEEN BUILDINGS)  
REAR YARD - 10 FEET  
CORNER YARD - 3 FEET (AT RIGHT OF WAY RETURNS)  
INTERIOR LOT LINES - 0 FEET (LINES THAT RUN THROUGH THE INTERIOR WALLS OF A MULTI-FAMILY BUILDING, OR "PARTY WALLS")

0 40 80  
GRAPHIC SCALE  
SCALE: 1" = 40'

N