

FLORA PARKE UNIT 6B

Being a portion of Section 26, Township 2 North, Range 28 East, Nassau County, Florida.

GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY BOUNDARY LINE OF FLORA PARKE, PLAT BOOK 6, PAGES 137, 138 AND 139 AS BEING : NORTH 081°34'5" EAST.

2) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN), AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY PANEL NO. 12089C 0356 F, DATED DECEMBER 17, 2010. THE FLOOD ZONE DETERMINATION NOTED HEREON MAY BE SUPERSEDED AND/OR REDEFINED FROM TIME TO TIME BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR BY THE APPROPRIATE LOCAL GOVERNMENTAL BODY.

3) NO LOTS OR TRACTS SHALL BE RESUBDIVIDED WITHOUT THE APPROVAL FROM THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS.

4) THE CURRENT ZONING DISTRICT CLASSIFICATION OF THE PROPERTY SHOWN ON THIS PLAT IS: PLANNED UNIT DEVELOPMENT (PUD). THE MINIMUM BUILDING RESTRICTION LINES FOR THESE LOTS ARE AS FOLLOWS:
FRONT YARD: 20 FEET
SIDE YARD: 5 FEET
REAR YARD: 10 FEET OFF PROPERTY LINE AND/OR DRAINAGE EASEMENT

5) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE BEYOND A DESIGNATED REAR LOT LINE AND IN A CONSERVATION OR UPLAND BUFFER EASEMENT 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 OR 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 THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES

6) "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 THIS COUNTRY.

7) THE CAPTIONED LANDS AS SHOWN HEREON ARE NOT LOCATED WITHIN STORM SURGE CATEGORIES 1, 2, 3, 4 OR 5 AS SCALED FROM STORM SURGE ATLAS, VOLUME 1, PLATE 5, NASSAU COUNTY, FLORIDA, AS PER S.L.O.S.H. (SEA, LAKE AND OVERLAND SURGES FROM HURRICANES.)

8) FURTHER SUBDIVISION OF ANY LOTS ON THIS PLAT REQUIRES REPLATTING.

9) CONTROL COORDINATES SHOWN ARE BASED ON FLORIDA STATE PLANE, EAST ZONE, 1983/1988 DATUM AND WERE ESTABLISHED BY GPS OBSERVATIONS. CONTROL MONUMENTS USED IN DETERMINING THESE CO-ORDINATES WERE NATIONAL GEODETIC CONTROL POINTS "FERNPORT AZ MK 1988" AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEY AND "74 94 GPS 16" AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

10) ALL WETLANDS PER PLAT WERE FIELD VERIFIED BY ACCESS ECOLOGICAL AND THE WETLAND DETERMINATION WAS MADE BY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PER PERMIT No. 35804-16, DATED 8/31/2017.

11) SIDEWALKS SHALL BE PROVIDED AS PER THE APPROVED ENGINEERING PLANS IN ACCORDANCE TO NASSAU COUNTY ROADWAY AND DRAINAGE STANDARDS NO. 99-17.

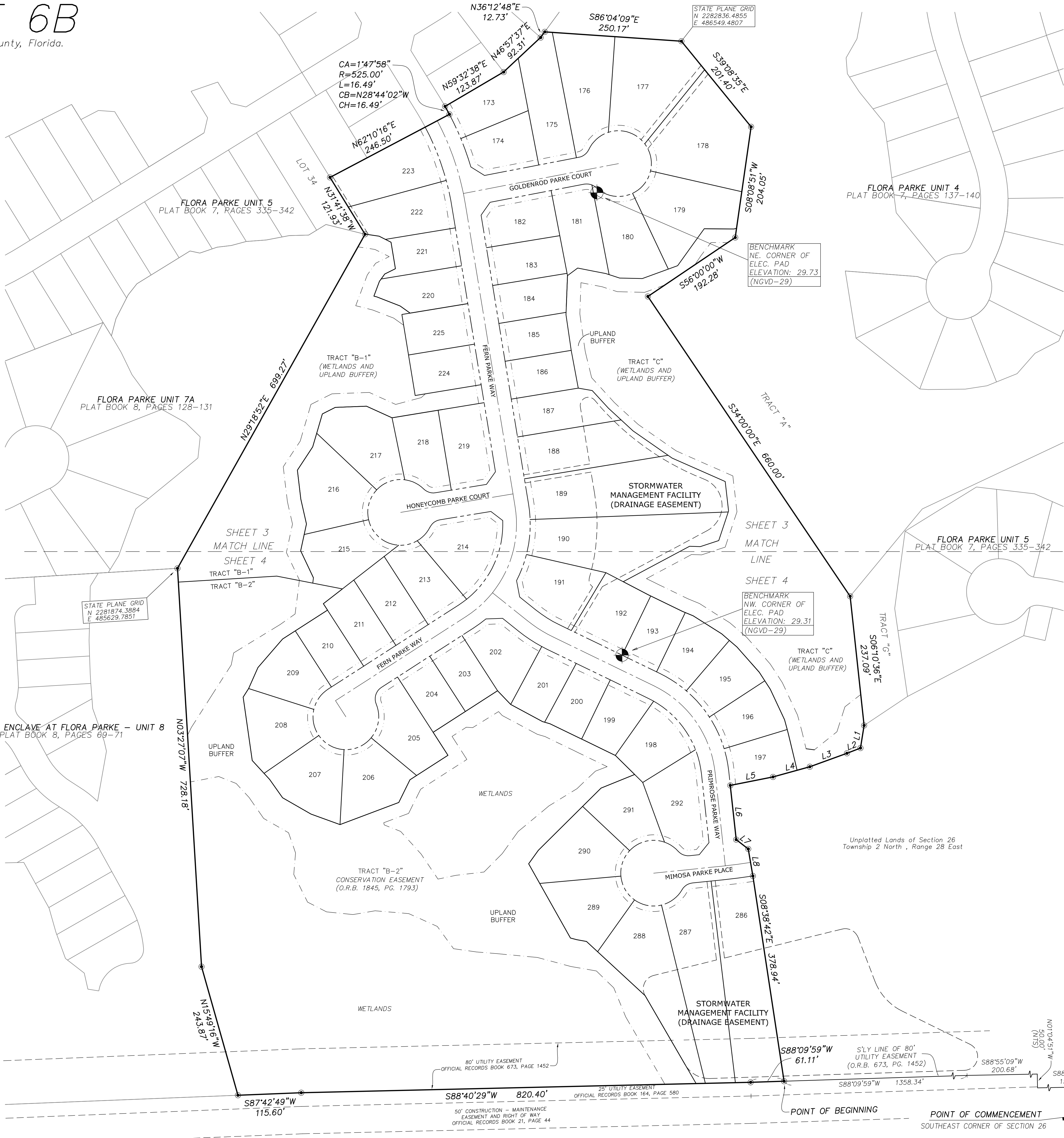
12) THE STORMWATER MANAGEMENT FACILITY PER PLAT SHALL BE MAINTAINED BY THE FLORA PARKE HOMEOWNERS ASSOCIATION AS PER THE PERMIT REQUIREMENTS OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

13) LOT LINES SHOWN ON CURVES ARE NON-RADIAL, UNLESS OTHERWISE NOTED AS (R).

14) 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 FL.04.01 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 THE BUFFERS PROVIDED THAT THE LIMBS TO BE REMOVED ARE LESS THAN THREE (3) INCHES IN DIAMETER.

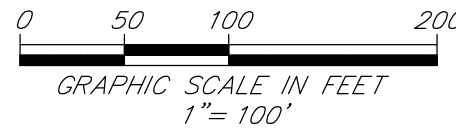
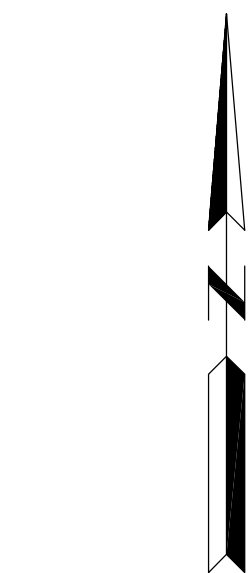
15) THERE ARE 60 LOTS INTENDED TO BE PLATTED WITHIN THE CAPTIONED LANDS.

FLORIDIAN ENCLAVE AT FLORA PARKE - UNIT 8
PLAT BOOK 8, PAGES 69-71



LEGEND

C.L.I.	CENTERLINE INTERSECTION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
R.P.	RADIUS POINT
C/L	CENTERLINE
C1	TABULATED CURVE DATA
L1	TABULATED LINE DATA
CA	Central Angle
R	Radius
L	Arc
CH	Chord Bearing
OB	Chord Distance
●	DENOTES SET 4" X 4" CONCRETE MONUMENT WITH STEEL PLATE, L.B. 5189 (PERMANENT REFERENCE MONUMENT)
○	DENOTES FOUND 4" X 4" CONCRETE MONUMENT WITH STEEL PLATE, L.B. 5189 (PERMANENT REFERENCE MONUMENT)
●	DENOTES PERMANENT CONTROL POINT
Sq. Ft.	SQUARE FEET
F.F.E.	FINISHED FLOOR ELEVATION
P.I.N.	PARCEL IDENTIFICATION NUMBER
F.P. & L.	FLORIDA POWER & LIGHT
S.J.R.W.M.D.	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
(NTS)	NOT TO SCALE
(ESMT)	EASEMENT
(NGVD-29)	NATIONAL GEODETIC VERTICAL DATUM OF 1929



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S09°04'35"W	41.76'
L2	S68°50'12"W	26.44'
L3	S70°04'36"W	72.10'
L4	S74°31'06"W	69.70'
L5	S78°48'10"W	79.51'
L6	S06°14'18"E	99.55'
L7	S52°15'58"E	27.77'
L8	S09°44'17"E	50.01'

CENTERLINE 50' CONSTRUCTION /
MAINTENANCE EASEMENT
(O.R.B. 21, PG. 44)

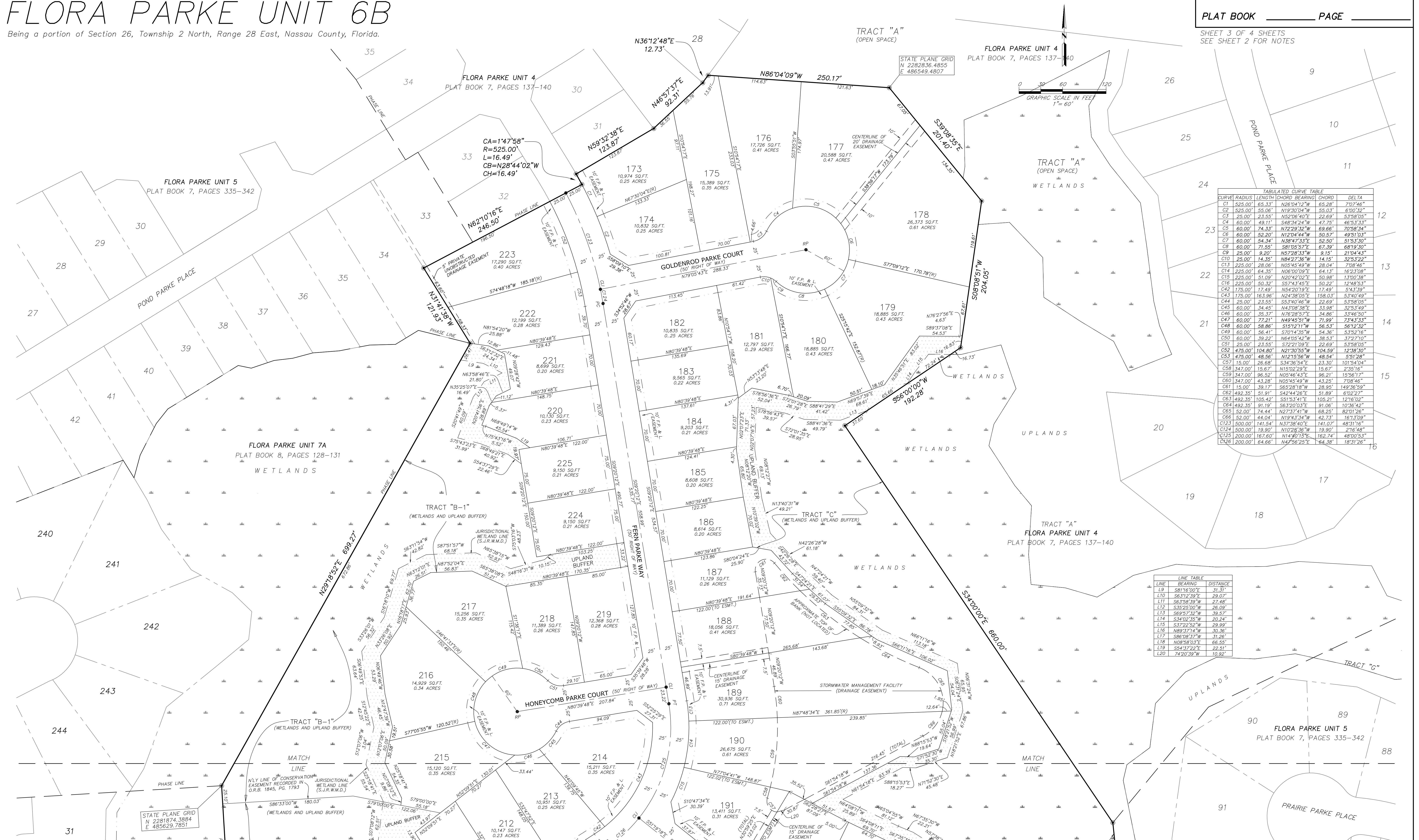
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FLORA PARKE UNIT 6B

Being a portion of Section 26, Township 2 North, Range 28 East, Nassau County, Florida.

PLAT BOOK _____ PAGE _____

SHEET 3 OF 4 SHEETS
SEE SHEET 2 FOR NOTES



TABULATED CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DELTA
C1	525.00'	65.33'	N26°04'12"W	65.28'
C2	525.00'	65.06'	N19°30'04"W	65.03'
C3	25.00'	23.55'	N52°06'40"E	22.69'
C4	60.00'	49.11'	S48°34'24"W	47.75'
C5	60.00'	74.33'	N72°29'32"W	69.66'
C6	60.00'	52.20'	N12°04'44"W	50.57'
C7	60.00'	54.34'	N38°47'33"E	52.50'
C8	60.00'	71.55'	S81°05'57"E	67.39'
C9	25.00'	9.20'	N57°28'33"W	9.15'
C10	25.00'	14.35'	N84°27'36"W	14.15'
C11	225.00'	28.06'	N05°45'49"W	28.04'
C14	225.00'	64.35'	N08°00'09"E	64.13'
C15	225.00'	51.09'	N20°42'02"E	50.98'
C16	225.00'	50.32'	S57°43'45"E	50.22'
C42	175.00'	17.49'	N54°20'19"E	17.49'
C43	175.00'	163.96'	N24°38'05"E	158.03'
C44	25.00'	23.55'	S53°40'46"W	22.69'
C45	60.00'	34.45'	N44°02'58"E	33.98'
C46	60.00'	35.37'	N76°28'52"E	34.86'
C47	60.00'	77.21'	N49°45'51"W	71.99'
C48	60.00'	58.86'	S15°12'11"W	56.53'
C49	60.00'	56.41'	S70°14'35"W	54.36'
C50	60.00'	39.22'	N64°09'42"W	38.53'
C51	25.00'	23.55'	S72°21'09"E	22.69'
C52	475.00'	104.80'	N21°30'55"W	104.59'
C53	475.00'	48.56'	N12°15'56"W	48.54'
C57	15.00'	26.68'	S34°36'54"E	23.30'
C58	347.00'	15.67'	N15°02'29"E	15.67'
C59	347.00'	96.52'	N05°46'43"E	96.21'
C60	347.00'	43.28'	N05°45'49"W	43.25'
C61	15.00'	39.17'	S65°28'18"W	28.95'
C62	492.35'	51.91'	S42°44'26"E	51.89'
C63	492.35'	105.42'	S51°53'41"E	105.21'
C64	492.35'	91.19'	S63°20'03"E	91.00'
C65	52.00'	74.44'	N27°37'41"W	68.25'
C66	52.00'	44.04'	N19°43'34"W	42.73'
C123	500.00'	141.54'	N37°38'40"E	141.07'
C124	500.00'	19.90'	N10°28'36"W	19.90'
C125	200.00'	167.60'	N14°40'10"E	162.74'
C126	200.00'	64.66'	N47°56'25"E	64.38'

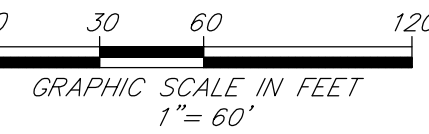
LINE TABLE		
LINE	BEARING	DISTANCE
L9	S81°16'00"E	31.31'
L10	S63°12'39"E	29.07'
L11	S63°58'39"W	27.48'
L12	S35°25'00"W	26.09'
L13	S69°57'32"W	39.57'
L14	S34°02'35"W	20.24'
L15	S37°22'52"W	29.99'
L16	N89°37'14"W	30.36'
L17	S86°08'37"W	31.26'
L18	N08°58'03"E	66.55'
L19	S54°37'22"E	22.51'
L20	N42°00'39"W	10.92'

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PLAT BOOK _____ PAGE _____

FLORA PARKE UNIT 5
PLAT BOOK 7, PAGES 335-342

FLORA PARKE UNIT 5
PLAT BOOK 7, PAGES 335-342



Unplatted Lands of Section 26
Township 2 North , Range 28 East

TABULATED CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DELTA
C13	225.00'	28.06'	N05°44'53"E	28.04' 770°08'
C14	225.00'	28.06'	N05°44'53"E	28.04' 770°08'
C15	225.00'	51.09'	N20°02'02"E	50.98' 130°38'
C16	225.00'	50.32'	S54°34'55"E	50.22' 124°85'3"
C17	225.00'	57.68'	N56°43'37"E	57.52' 144°16'
C18	225.00'	63.95'	N41°28'29"E	63.73' 167°30'
C19	225.00'	57.68'	N56°43'37"E	57.52' 144°16'
C20	225.00'	41.80'	N11°33'36"E	41.74' 103°36'
C21	1025.00'	54.90'	N28°36'36"E	54.90' 304°08'
C22	25.00'	23.55'	S70°36'23"E	22.69' 53°58'05"
C23	25.00'	23.55'	S70°36'23"E	22.69' 53°58'05"
C24	60.00'	51.65'	S79°00'58"E	50.90' 49°15'45"
C25	60.00'	51.69'	S29°48'38"E	51.01' 42°21'45"
C26	60.00'	50.64'	S19°01'59"E	49.15' 42°28'28"
C27	60.00'	69.29'	S67°44'59"E	65.51' 46°10'13"
C28	60.00'	69.29'	S67°44'59"E	65.51' 46°10'13"
C29	25.00'	23.55'	S65°28'18"E	22.69' 53°58'05"
C30	175.00'	45.98'	N13°45'51"E	45.84' 150°10'0"
C31	175.00'	119.11'	N40°47'25"E	116.83' 38°59'55"
C32	175.00'	11.29'	S62°35'36"E	11.29' 221°11'
C33	275.00'	11.29'	S62°35'36"E	11.29' 221°11'
C34	275.00'	50.21'	S56°33'09"E	50.14' 102°27'42"
C35	225.00'	27.69'	N53°40'35"E	27.67' 703°06'
C36	25.00'	34.83'	S17°17'17"E	32.08' 79°50'09"
C37	25.00'	34.83'	S17°17'17"E	32.08' 79°50'09"
C38	55.94	60.00'	N66°24'44"E	53.94' 53°12'19"
C39	60.00'	54.70'	S60°45'29"E	52.83' 42°14'08"
C40	60.00'	49.85'	S50°01'19"E	48.43' 57°26'14"
C41	60.00'	51.71'	S40°01'19"E	48.43' 57°26'14"
C42	175.00'	17.49'	N54°20'17"E	17.49' 54°33'39"
C43	175.00'	163.96'	N24°38'05"E	158.03' 53°40'49"
C44	25.00'	23.55'	S53°40'48"E	22.69' 53°58'05"
C45	60.00'	34.45'	N43°08'38"E	33.98' 32°58'05"
C46	60.00'	34.45'	N43°08'38"E	33.98' 32°58'05"
C47	60.00'	82.21'	S42°22'27"E	75.93' 78°30'22"
C48	25.00'	46.31'	S23°10'18"E	46.03' 106°19'33"
C49	25.00'	46.31'	S23°10'18"E	46.03' 106°19'33"
C50	200.00'	162.60'	N44°00'15"E	162.74' 48°00'53"
C51	200.00'	162.60'	N44°00'15"E	162.74' 48°00'53"
C52	200.00'	64.66'	N47°56'25"E	64.36' 181°36'26"
C53	250.00'	55.91'	S54°34'55"E	55.80' 12°48'53"
C54	200.00'	202.10'	N38°11'14"E	193.61' 57°53'54"
C55	200.00'	202.10'	N38°11'14"E	193.61' 57°53'54"
C56	1000.00'	46.53'	N62°55'44"E	46.53' 239°58'

POINT OF BEGINNING

SEE SHEET 2 FOR
POINT OF COMMENCEMENT

POINT OF BEGINNING

50' CONSTRUCTION - MAINTENANCE
EASEMENT AND RIGHT OF WAY
OFFICIAL RECORDS BOOK 21, PAGE 44

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