

# JAMES F. DAVIS

A REPLAT OF LOTS 14 & 15, AND A PORTION  
OF LOTS 13, 16 & 17, "DAVIS ACRES", AS  
RECORDED IN PLAT BOOK 5, PAGE 58 OF THE  
PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 1 OF 2 SHEETS

## CAPTION:

A PARCEL OF LAND BEING LOTS 14 & 15, AND PORTION OF LOTS 13, 16 & 17, "DAVIS ACRES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 58, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, ALSO KNOWN AS BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 839, PAGE 1657, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF LOT 12, "DAVIS ACRES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 58, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 01°25'55" WEST, ALONG THE EASTERLY LINE OF LOTS 12 AND 13, OF SAID "DAVIS ACRES"; AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 115-A (ALSO KNOWN AS KINGS FERRY ROAD) (A 100 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE), A DISTANCE OF 60.62 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1,687.02 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE BEING THE EAST LINE OF SAID LOTS 12 & 13 OF SAID "DAVIS ACRES" AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 115-A, THROUGH A CENTRAL ANGLE OF 04°51'30", AN ARC DISTANCE OF 143.05 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 01°01'32" EAST A DISTANCE OF 142.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG THE ARC OF LAST SAID CURVE BEING THE EAST LINE OF SAID LOTS 13-17, "DAVIS ACRES" AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 115-A, THROUGH A CENTRAL ANGLE OF 21°15'20", AN ARC DISTANCE OF 626.85 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 14°04'56" EAST A DISTANCE OF 622.26 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2090, PAGE 1673, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 82°51'39" WEST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 1,815.22 FEET TO INTERSECT THE WESTERLY PERIMETER OF SAID PLAT OF "DAVIS ACRES"; THENCE ALONG THE WESTERLY PERIMETER OF SAID PLAT OF "DAVIS ACRES"; THE FOLLOWING FOUR COURSES: (1) SOUTH 25°58'56" WEST A DISTANCE OF 116.97 FEET; (2) THENCE SOUTH 22°46'27" WEST A DISTANCE OF 422.66 FEET; (3) THENCE SOUTH 32°31'48" EAST A DISTANCE OF 240.28 FEET; (4) THENCE SOUTH 08°05'13" WEST A DISTANCE OF 157.16 FEET (THE LAST FOUR COURSES ALSO KNOWN AS BEING THE CENTERLINE OF A CREEK PER SAID PLAT OF "DAVIS ACRES"); THENCE NORTH 89°13'18" EAST, ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1345, PAGE 1939, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 1,757.66 TO THE POINT OF BEGINNING.

CONTAINING 31.02 ACRES, MORE OR LESS

## COUNTY TAX COLLECTOR CERTIFICATE

TAX IDENTIFICATION NUMBERS: 04-3N-24-2300-0013-0010, 37-4N-24-2300-0014-0000

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. 2018.

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. 2018.

DIRECTOR OF ENGINEERING SERVICES

## 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. 2018

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. 2018.

CLERK OF THE CIRCUIT COURT

## 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 \_\_\_\_\_, 2018.

COUNTY PLANNER

## TITLE CERTIFICATION

WE \_\_\_\_\_, 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 VESTED IN THE ESTATE OF JAMES F. DAVIS, 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

COPYRIGHT © 2018 BY MANZIE AND DRAKE LAND SURVEYING

## 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. 2018.

CHIEF OF FIRE-RESCUE

## COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018, 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

## COMMISSION APPROVAL CERTIFICATE

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

COMMISSION CHAIRMAN

## 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. 2018.

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

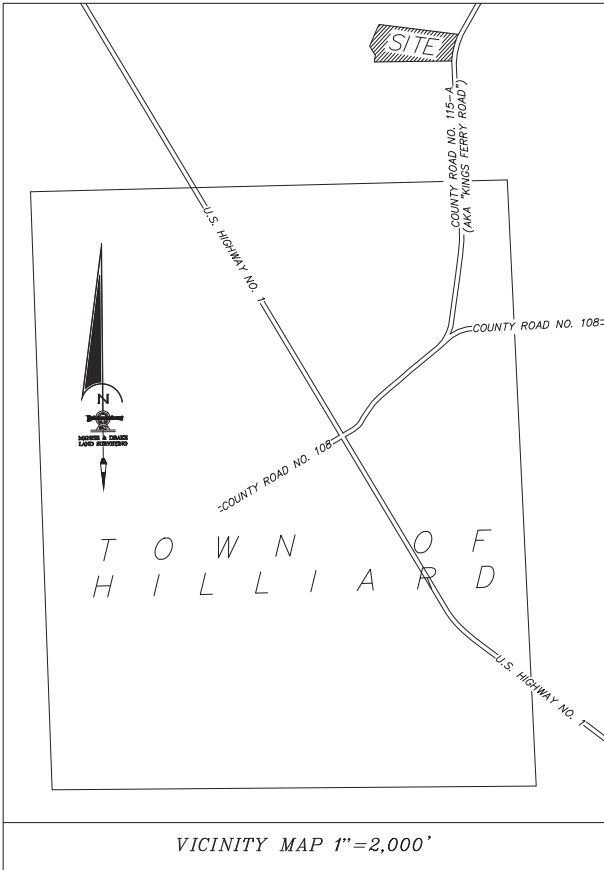
I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, F.S., AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT THEREOF. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, F.S., 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

CHARLES ROBERT LEE

FLORIDA REGISTRATION NO.: LS 5618



## ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, "ESTATE OF JAMES F. DAVIS" IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS "JAMES F. DAVIS", 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.

IN WITNESS WHEREOF, DEVELOPER 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.

TOTAL NUMBER OF LOTS: 3

## 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 & COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 (N.A.D. '83/'90)
- 5.) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988)
- 6.) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONES "X & A" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12089C 0135 E, DATED 12/17/2010. FLOOD ZONE INFORMATION LISTED ABOVE AND SHOWN ON THIS SURVEY IS PROVIDED AS A COURTESY AND IS APPROXIMATE AT BEST. ALL DATA SHOULD BE VERIFIED BY NASSAU COUNTY BUILDING DEPARTMENT FOR ACCURACY. WE ASSUME NO LIABILITY FOR ITS ACCURACY. FLOOD ZONE INFORMATION IS NOT COVERED BY THE CERTIFICATION HEREON AND IS NOT REQUIRED TO BE SHOWN PER CHAPTER 177 FLORIDA STATUTES. THE FLOOD ZONE DETERMINATION NOTED HEREON MAY BE SUPERSEDED AND/OR REDEFINED FROM TIME TO TIME BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) OR BY THE APPROPRIATE LOCAL GOVERNMENTAL BODY.
- 7.) "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.
- 8.) ALL LOT LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED
- 9.) 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 JURISDICTIONAL WETLANDS AS SHOWN HEREON WERE FLAGGED AND IDENTIFIED BY LG2 ENVIRONMENTAL SOLUTIONS, INC.
- 10A.) FOR ADDITIONAL INFORMATION REGARDING THESE WETLAND JURISDICTIONAL AREAS AND THE METHODOLOGY USED TO DETERMINE THESE WETLAND AREAS, CONTACT LG2 ENVIRONMENTAL SOLUTIONS, INC.
- 10B.) 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.
- 11.) 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.
- 12.) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS OPEN RURAL "OR".
- 13.) BUILDING SETBACK REQUIREMENTS FOR THIS SUBDIVISION ZONED "OR", ARE AS FOLLOWS:  
FRONT SETBACK = 35'-FEET; SIDE SETBACK = 15'-FEET; REAR SETBACK = 25'-FEET
- 14.) THE LANDS SHOWN HEREON ARE LOCATED WITHIN STORM SURGE CATEGORY "5", AS SCALED FROM STORM SURGE ATLAS VOLUME "1", PLATE "1", NASSAU COUNTY, FLORIDA, AS PER S.L.O.S.H. (SEA, LAKE, AND OVERLAND SURGES FROM HURRICANES).
- 15.) 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.



Manzie & Drake Land Surveying

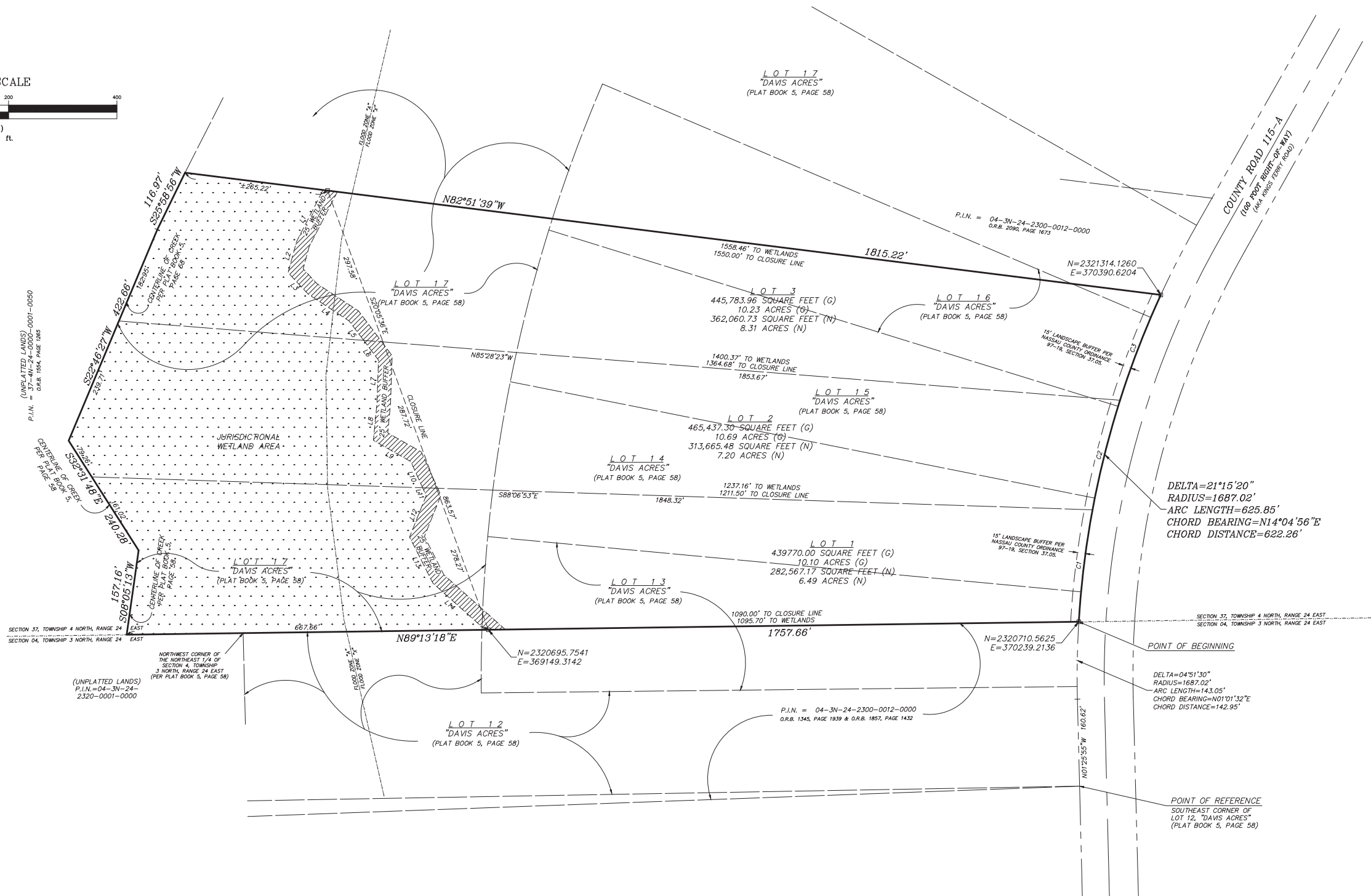
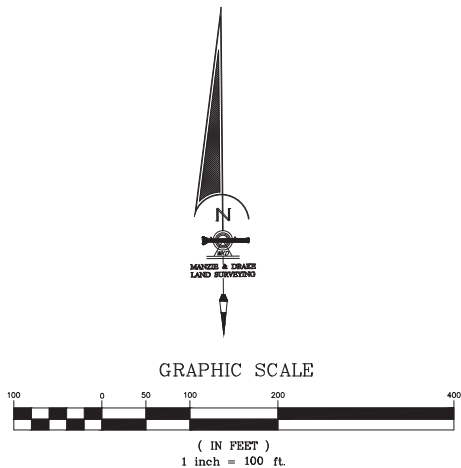
117 South Ninth Street, Fernandina Beach, FL 32034  
(904) 491-5700 FAX (904) 491-5777  
Certificate of Authorization Number "LB 7039"

"OUR SIGHTS ARE ON THE FUTURE,  
SET YOUR SITES ON US."

# JAMES F. DAVIS

A REPLAT OF LOTS 14 & 15, AND A PORTION  
OF LOTS 13, 16 & 17, "DAVIS ACRES", AS  
RECORDED IN PLAT BOOK 5, PAGE 58 OF THE  
PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

PLAT BOOK PAGE  
SHEET 2 OF 2 SHEETS



LINE TABLE		
LINE	BEARING	LENGTH
L1	S27°09'38\"W	84.93'
L2	S15°08'55\"W	58.76'
L3	S43°01'22\"E	54.35'
L4	S56°45'02\"E	90.34'
L5	S36°54'42\"E	44.83'
L6	S36°54'42\"E	45.31'
L7	S1°56'21\"W	78.31'
L8	S5°28'33\"W	70.39'
L9	S60°24'34\"E	79.42'
L10	S24°18'31\"E	53.11'
L11	S24°18'31\"E	15.93'
L12	S21°54'10\"W	82.40'
L13	S26°52'53\"E	95.52'
L14	S48°16'35\"E	100.58'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	208.35'	1687.02'	7°04'34\"	N06°19'33\"E	208.22'
C2	208.75'	1687.02'	7°05'23\"	N14°04'32\"E	208.62'
C3	208.75'	1687.02'	7°05'23\"	N21°09'55\"E	208.62'

COPYRIGHT © 2018 BY MANZIE AND DRAKE LAND SURVEYING

LEGEND  
E = CENTERLINE  
O.R.B. = OFFICIAL RECORDS BOOK  
P.L.N. = PARCEL IDENTIFICATION NUMBER  
L.B. = LICENSED BUSINESS  
(N) = NET  
(G) = GROSS  
AKA = ALSO KNOWN AS



**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."

