

CAPTION

A PORTION OF LOT'S 31 AND 32, SECTION 35, TOWNSHIP 4 NORTH, RANGE 23 EAST, AS SHOWN ON PLAT OF CORNWALL FARM LAND COMPANY PLAT OF "NORTH FLORIDA PECAN, FRUIT AND TRUCK FARMS" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "0", PAGE 31, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 35; THENCE NORTH 00°16'25"EAST, ALONG THE EASTERLY LINE OF SECTION 26 TOWNSHIP 4N, RANGE 23 EAST, 10.95 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ANDREWS ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 666, PAGE 511, OF THE PUBLIC RECORDS OF SAID COUNTY; (A 60.00 FOOT RIGHT OF WAY) SAID POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT AND HAVING A RADIUS OF 980.00 FEET; THENCE ALONG AND AROUND SAID CURVE, TO THE RIGHT AND SAID SOUTHERLY RIGHT OF WAY LINE OF ANDREWS ROAD AN ARC DISTANCE OF 100.79 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°19'58"WEST, 100.74 FEET; THENCE NORTH 89°43'16"WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 592.82 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE NORTH 88°48'44"WEST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF ANDREWS ROAD 2689.75 FEET TO THE INTERSECTION OF THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1937, PAGE 1965, OF THE PUBLIC RECORDS OF SAID COUNTY WITH SAID SOUTHERLY RIGHT OF WAY LINE OF ANDREWS ROAD, AND THE POINT OF BEGINNING; THENCE SOUTH 02°59'23"WEST, ALONG THE WESTERLY BOUNDARY OF SAID OFFICIAL RECORDS BOOK 1937, PAGE 1965, 353.21 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 84°23'32"EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID OFFICIAL RECORDS BOOK 1937, PAGE 1965, 73.58 FEET TO ITS INTERSECTION WITH THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1765, PAGE 149, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 02°59'23"WEST, ALONG SAID WESTERLY BOUNDARY OF OFFICIAL RECORDS BOOK 1765, PAGE 149, 288.97 FEET TO ITS INTERSECTION WITH THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 546, PAGE 1228, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°53'34"WEST, ALONG THE NORTHERLY BOUNDARY OF SAID OFFICIAL RECORDS BOOK 546, PAGE 1226, 637.76 FEET TO ITS INTERSECTION WITH THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 406, PAGE 433, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°18'45"WEST, ALONG SAID EASTERLY BOUNDARY OF OFFICIAL RECORDS BOOK 406, PAGE 433, 648.68 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF ANDREWS ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 666, PAGE 511; THENCE SOUTH 88°48'44"EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF ANDREWS ROAD, 601.57 FEET TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 9.16 ACRES MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT JKS LAND, A FLORIDA LIMITED LIABILITY COMPANY IS THE LAWFUL OWNER OF LANDS DESCRIBED IN THE CAPTION SHOWN HEREON WHICH SHALL HEREAFTER BE KNOWN AS ANDY'S ACRES AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THIS PLAT MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS. ALL ALLEYS, EASEMENTS, RIGHT-OF-WAY, PUBLIC AREAS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR THE USES AND PURPOSES THEREON STATED AND REMAINS A MAINTENANCE OBLIGATION OF THE OWNER OF A RESPONSIBLE PROPERTY OWNERS' ASSOCIATION. NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON NASSAU COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS". TRACT "A" IS SHOWN HEREON FOR AN ADDITIONAL DEDICATION OF 15.00 FEET OF RIGHT OF WAY.

WITNESS _____
JKS LAND, LLC
SHILOH DUDLEY
PRINT OR TYPE NAME
STATE OF FLORIDA,) ss
COUNTY OF NASSAU)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D. 2018, BY _____
NOTARY PUBLIC STATE OF FLORIDA AT LARGE; _____
MY COMMISSION EXPIRES _____

ANDY'S ACRES

A PORTION OF LOT'S 31 AND 32, CORNWALL FARM LAND COMPANY PLAT OF "NORTH FLORIDA PECAN, FRUIT AND TRUCK FARMS" ACCORDING TO THE PLAT RECORDED IN PLAT BOOK "0" PAGE 31, NASSAU COUNTY, FLORIDA. BEING A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 23 EAST, NASSAU COUNTY, FLORIDA.

CLERKS CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK _____ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THIS ____ DAY OF _____, A.D. 2018.

CLERK OF THE CIRCUIT COURT.

COUNTY HEALTH CERTIFICATE:

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT ON 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, 40C-3 AND 64E-8.

COUNTY HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL BY THE CHIEF OF THE FIRE-RESCUE DEPARTMENT

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE FIRE CHIEF OF THE FIRE RESCUE DEPARTMENT THIS ____ DAY OF _____, A.D. 2018.

FIRE CHIEF OF NASSAU COUNTY

CERTIFICATE OF COUNTY ATTORNEY:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND APPROVED BY NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS NASSAU COUNTY, FLORIDA THIS ____ DAY OF _____, 2018.

MICHAEL S' MULLIN BAR NO. 301094

WETLANDS STATEMENT

AS TO LETTER BY ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC. THAT THEIR NO WETLAND LOCATED ON SUBJECT LAND/PROPERTY AS DESCRIBED IN THE CAPTION AND MAP SHOWN HEREON DATED MAY 30, 2017 BY E.C.T. ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC. SIGNED BY STEPHEN R. FLOREY SENIOR SCIENTIST II.

COMMISSIONERS APPROVAL:

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2018, BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA

CHAIRMAN OF THE BOARD OF COMMISSIONERS.

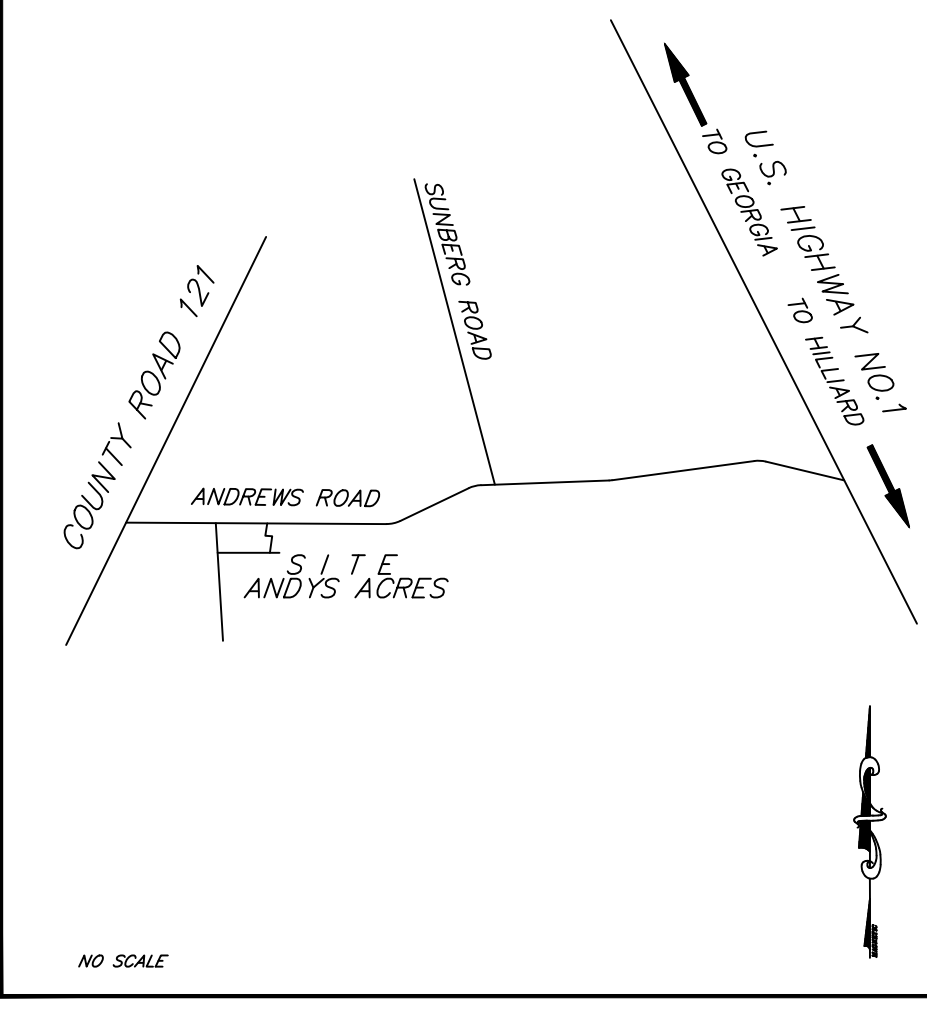
ZONING CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND IS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF NASSAU COUNTY, FLORIDA CURRENTLY IN EFFECT THIS ____ DAY OF _____, 2018 A.D.

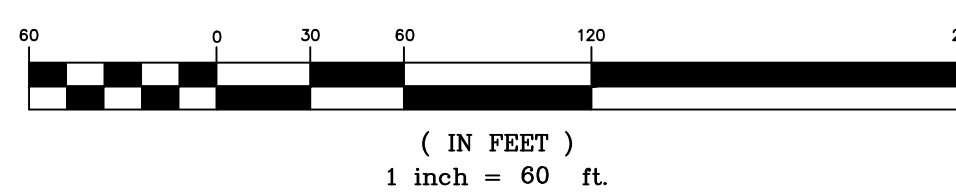
NOTES:

- BEARINGS BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE NAD 1983/1990
- WITH A BEARING OF S 88°48'44"E OF THE SOUTHERLY RIGHT OF WAY OF ANDREWS ROAD HELD FIXED.
- ALL IRONS ARE SET 6/8"RESBAR P.S.M. 5684
- D P.R.M. DENOTES PERMANENT REFERENCE 0.40'x 0.40' CONCRETE MONUMENT P.S.M. 5684
- PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP 12088000302 DATED 08-02-2017
- THE TRACTS/LOTS SHOWN HEREON NOT TO BE FURTHER SUBDIVIDED WITHOUT APPROVAL FROM THE BOARD OF COUNTY COMMISSIONERS.
- COUNTY ZONING (OPEN RURAL) (OR)
- BUILDING RESTRICTION LINES ARE AS FOLLOWS:
FRONT 35.00 FEET
SIDE 15.00 FEET
REAR 25.00 FEET
- THE AREA AS DEPICTED HEREIN IS NOT SUBJECT TO STORM SURGE
- ALL LOTS SHOWN HEREON HAVE A 5.00 FOOT EASEMENT ON THE SIDE LINES FOR ALL UTILITIES.
- COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NORTH AMERICAN DATUM 1983/1990
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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 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 SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICES COMMISSION.
- MINIMUM FINISHED FLOOR TO BE 1.50 FEET ABOVE THE HIGHEST ADJACENT GRADE.
- BENCH MARKS SHOWN HEREON ARE BASED ON NAVD 1988 ADJUSTMENT.
- THE MINIMUM TREE PLANTING REQUIREMENTS OF SECTION 37.050(2) LDC WILL BE SATISFIED BY PRESERVING QUALIFYING TREES (TABLE 37-1 LDC) LOCATED WITHIN THE IDENTIFIED PERIMETER LANDSCAPE BUFFER. IF, AT THE TIME OF SITE INSPECTION THE PERIMETER BUFFER FAILS TO MEET THE MINIMUM TREE REQUIREMENTS OF SECTION 37.050(2) LDC, ADDITIONAL TREE PLANTINGS WILL BE REQUIRED.
- THE INDIVIDUAL BUILDER AND/OR HOMEOWNER SHALL BE SOLELY RESPONSIBLE FOR PERMITTING OF/OR EASEMENTS ASSOCIATED WITH ANY AND ALL NECESSARY UTILITY CONNECTIONS CHOSEN FOR EACH LOT. THE UTILITIES SHALL INCLUDE BUT NOT BE LIMITED TO ELECTRIC POWER, CABLE, PHONE, ETC., OR ANY OTHER UTILITY SO CHOSEN BY SAID BUILDER AND/OR HOMEOWNER
- IF ANY PERMITTING OR EASEMENTS ARE REQUIRED TO ENTER INTO A LOT FROM THE RIGHT-OF-WAY OF ANDREWS ROAD THE BUILDER AND/OR HOMEOWNER SHALL ENDEAVOR TO POSITION THE LOCATION OF SAID EASEMENTS IN A MANNER TO CREATE THE LEAST AMOUNT OF DISTURBANCE TO EXISTING VEGETATION WITHIN THE PERIMETER LANDSCAPE BUFFERS
- IN ORDER TO FACILITATE ITEM 16 ABOVE THE BUILDER AND/OR HOMEOWNER SHALL COORDINATE WITH THE DEPARTMENT OF PLANNING AND ECONOMIC OPPORTUNITY OF NASSAU COUNTY PRIOR TO LOCATING THE NECESSARY UTILITY CROSSING AND ACQUIRE WRITTEN APPROVAL

LOCATION MAP



GRAPHIC SCALE



CURVE DATA

CHORD BEARINGS=S87°19'58"W
CHORD DISTANCE=100.74
DELTA=095°33'
RADIUS=980.00
LENGTH=100.79
TANGENT=50.44

POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION 35
TOWNSHIP 4 NORTH, RANGE 23 EAST

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 SUPERPLANTED 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 COUNTY.

TAX COLLECTOR'S CERTIFICATE:

AD-VALOREM TAXES ARE PAID IN FULL ON ALL PARCELS DESCRIBED ON THIS PLAT FOR THE YEARS PRECEDING THE RECORDING DATE OF THIS PLAT. TAX I.D. NUMBER FOR THE TAX YEAR 35-4N-23-2020-0031-0020

NASSAU COUNTY TAX COLLECTOR

TITLE CERTIFICATE

JOHN GULLETT TITLE AMERICA REAL ESTATE CLOSINGS INC., DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY. THAT WE FIND THE TITLE OF THE PROPERTY IN VESTED TO JKS LAND 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.

CERTIFICATE OF APPROVAL BY DIRECTOR OF ENGINEERING SERVICES

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE DIRECTOR OF ENGINEERING SERVICES OF NASSAU COUNTY, FLORIDA. THIS ____ DAY OF _____, 2018.

DIRECTOR OF ENGINEERING SERVICES

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

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR THE CONFORMITY TO CHAPTER 177, FLORIDA STATUTE AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNMENT BODY AND HERETO AS AN AGENT OF THE COUNTY THIS LIMITED CERTIFICATION AS TO FACILITY CONFORMITY WITH REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTE 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.

SURVEYORS 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 CHAPTER 177.091; ALL ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

ANTHONY PAUL O'NEIL
FLORIDA REGISTRATION NUMBER 5684
7749 NORMANDY BOULEVARD #145-305
JACKSONVILLE FLORIDA 32221
(904) 626-5138

DATE

ANTHONY PAUL O'NEIL
FLORIDA REGISTRATION NUMBER 5684
7749 NORMANDY BOULEVARD #145-305
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(904) 624-3399

