

Village Walk Phase One

PLAT BOOK PAGE

A PORTION OF SECTION 12, A PORTION OF SECTION 13, A PORTION OF THE WILLIAM WALKER GRANT, SECTION 39 AND A PORTION OF THE S. FOLLIS GRANT, SECTION 40, ALL IN TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA.

SHEET 1 OF 5 SHEETS

72 LOTS AND 16 TRACTS IN THIS PHASE

CAPTION

A PORTION OF SECTION 12, A PORTION OF SECTION 13, A PORTION OF THE WILLIAM WALKER GRANT, SECTION 39 AND A PORTION OF THE S. FOLLIS GRANT, SECTION 40, ALL IN TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF TRACT "A", AS SHOWN ON THE PLAT OF HAMPTON LAKES ~ PHASE I, AS RECORDED IN PLAT BOOK 7, PAGES 252 THROUGH 262, INCLUSIVE OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 83°57'57" WEST, ALONG THE NORTHERLY LINE OF SAID TRACT "A" AND ALONG THE NORTHERLY LINE OF TRACTS "B-1" AND "WJ-2", SAID HAMPTON LAKES ~ PHASE ONE, A DISTANCE OF 1388.49 FEET, TO THE NORTHEASTERLY LINE OF TRACT 1, AS SHOWN ON THE PLAT OF NORTH HAMPTON ~ PHASE TWO, AS RECORDED IN PLAT BOOK 6, PAGES 328 THROUGH 333, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE NORTH 28°01'01" WEST ALONG LAST SAID LINE, A DISTANCE OF 27.41 FEET, TO THE EAST LINE OF SAID TRACT 1; THENCE NORTH 04°00'00" WEST, ALONG THE EAST LINE OF SAID TRACT 1 AND ALONG THE EAST LINE OF TRACTS 9 AND 10, SAID NORTH HAMPTON ~ PHASE ONE, A DISTANCE OF 1596.81 FEET, TO THE ARC OF A CURVE LEADING EASTERLY, AND THE SOUTHERLY RIGHT OF WAY LINE OF SPRUCE RUN DRIVE (A 50 FOOT RIGHT OF WAY); THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY, ALONG SAID SOUTHERLY RIGHT OF WAY, RUN THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES; COURSE NO.1: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 3.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°37'19" EAST, 3.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO.2: THENCE SOUTH 72°56'04" EAST, A DISTANCE OF 88.26 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO.3: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 450.00 FEET, AN ARC DISTANCE OF 87.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°09'47" EAST, 87.03 FEET; TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO.4: THENCE NORTH 87°42'44" EAST, 183.16 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO.5: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 550.00 FEET, AN ARC DISTANCE OF 106.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°09'47" EAST, 106.37 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO.6: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 450.00 FEET, AN ARC DISTANCE OF 87.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°09'47" EAST, 87.03 FEET; TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO.7: NORTH 87°42'44" EAST, A DISTANCE OF 360.38 FEET TO A POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO.8: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET, AN ARC DISTANCE OF 65.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°51'02" EAST, 65.71 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO.9: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 337.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63°06'10" EAST, 306.37 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO.10: THENCE SOUTH 20°11'40" EAST, 680.61 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO.11: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 525.00 FEET, AN ARC DISTANCE OF 188.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°27'45" EAST, 187.17 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO.12: THENCE SOUTH 40°43'51" EAST, 180.85 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO.13: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°22'31" WEST, 35.42 FEET, TO THE POINT OF REVERSE CURVATURE, AND THE NORTHWESTERLY RIGHT OF WAY LINE OF MAJESTIC WALK BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY); THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 433.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24°37'29" WEST, 420.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 49.27 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, PATRIOT RIDGE, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, ("OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREFTER BE KNOWN AS VILLAGE WALK PHASE ONE, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT D.R. HORTON, INC.-JACKSONVILLE, A DELAWARE CORPORATION, IS THE HOLDER ON THE MORTGAGE OF SAID LANDS AND HEREBY JOINS AND CONSENTS TO THE DEDICATIONS CONTAINED HEREON AND AGREES WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 2165, PAGE 1466, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA SHALL BE SUBORDINATED TO SAID DEDICATIONS. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

ALL ALLEYS, EASEMENTS, RIGHTS-OF-WAY (BARKESTONE LANE, NETHER STREET, AND WATKINS WALK), AND PUBLIC AREAS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR THE USES AND PURPOSES THEREON STATED AND REMAINS THE MAINTENANCE OBLIGATION OF THE OWNER OR 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.

TITLE TO TRACTS 1, 2, AND 3 (STORM WATER MANAGEMENT FACILITY), TRACTS 4, 5, 6, 7, 10, 14, 15 AND 16 (LANDSCAPE), TRACT 12, (OPEN SPACE) AND TRACT 13 (CONSERVATION) ARE HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

TITLE TO TRACT 9 (JEA LIFT STATION) AND TRACTS 8 AND 11 (JEA), ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND GRANTEES, IF ANY, OF SAID EASEMENTS. THE UNDERSIGNED OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE OR LANDSCAPE PURPOSES; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

ANY AND ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER OR SEWER AND ACCESS THERETO, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS; HOWEVER, THE UNDERSIGNED OWNER DOES HEREBY RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT FOR INGRESS AND EGRESS OVER ANY ACCESS EASEMENTS TO WATER AND SEWER UTILITIES SHOWN ON THIS PLAT. IN ADDITION, ANY UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) OF THE FLORIDA STATUTES, 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. NOTWITHSTANDING THE FOREGOING, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

THE OWNER HEREBY IRREVOCABLY GRANTS TO FLORIDA POWER & LIGHT, ITS SUCCESSORS AND ASSIGNS, A NONEXCLUSIVE TEN FOOT EASEMENT ALONG THE FRONT OF EACH LOT, AND OVER, UPON AND UNDER ALL TRACTS FOR INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM AS NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS WITHIN THE SUBDIVISION.

THE OWNER HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO FPL, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON AND UNDER ALL ROAD RIGHTS-OF-WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF FPL UTILITIES, TOGETHER WITH THE RIGHT OF FPL, ITS SUCCESSORS OR ASSIGNS, TO INGRESS AND EGRESS OVER AND UPON THOSE ROADWAYS FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF ITS UTILITY SYSTEMS IN EASEMENTS ADJACENT TO THOSE ROAD RIGHTS OF WAY.

THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA , ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY AND ACCESS EASEMENTS DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES, TOGETHER WITH THE RIGHT OF JEA, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON. IN WITNESS WHEREOF, PATRIOT RIDGE, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS MANAGING PARTNER.

PATRIOT RIDGE, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP

BY: _____ WITNESS: _____
PRINT NAME: GREGORY E. MATOVINA PRINT: _____
TITLE: MANAGING PARTNER WITNESS: _____
PRINT: _____

NOTARY FOR PATRIOT RIDGE, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP

STATE: FLORIDA
COUNTY: _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018, A.D., BY GREGORY E. MATOVINA, AS MANAGING PARTNER OF PATRIOT RIDGE, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME OR HAS _____ PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA COMMISSION # _____
PRINT NAME: _____ MY COMMISSION EXPIRES _____

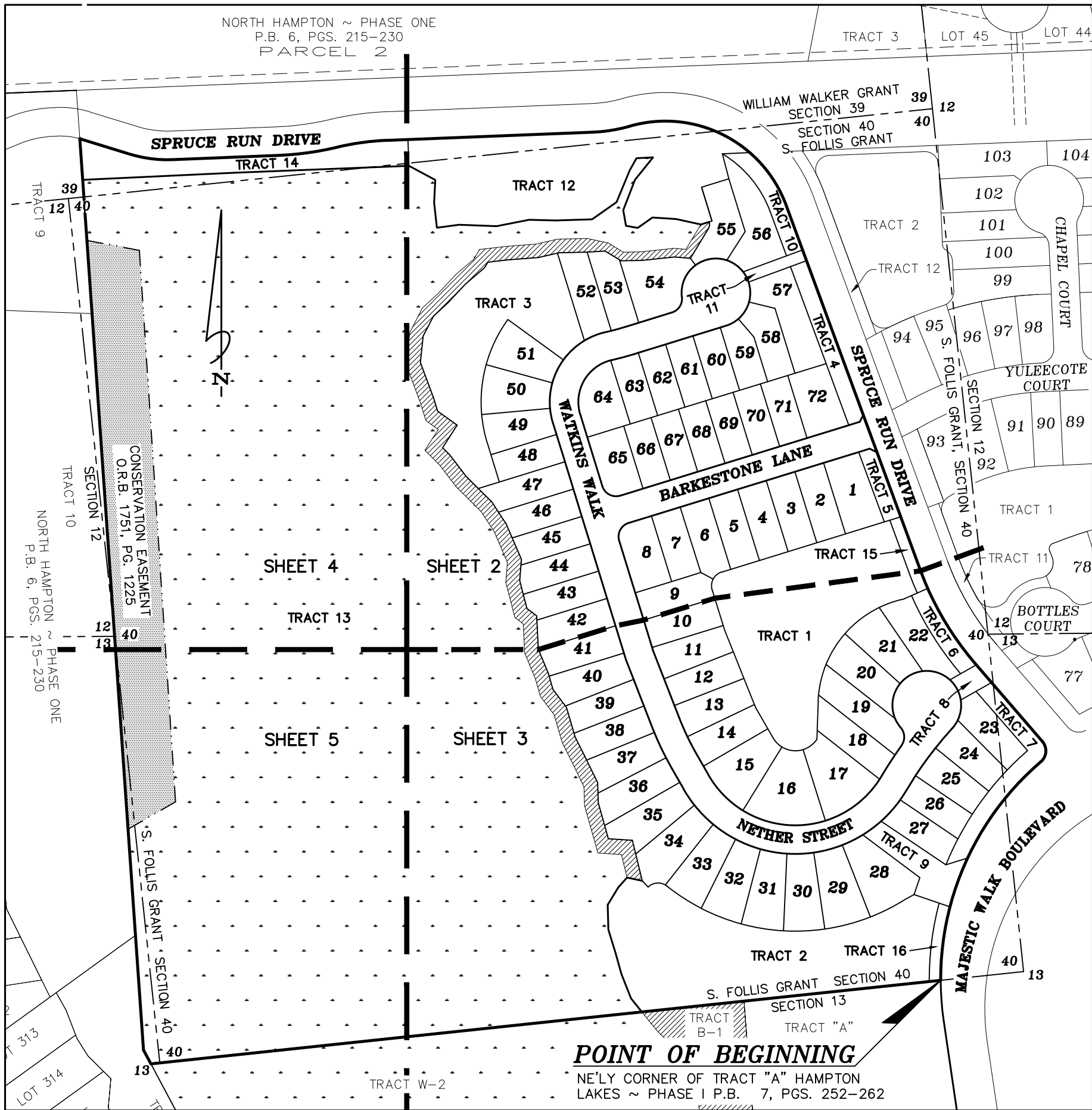
D.R. HORTON, INC.-JACKSONVILLE, A DELAWARE CORPORATION

BY: _____ WITNESS: _____
PRINT NAME: _____ PRINT: _____
TITLE: _____ WITNESS: _____
PRINT: _____

NOTARY FOR D.R. HORTON, INC.-JACKSONVILLE, A DELAWARE CORPORATION

STATE: FLORIDA
COUNTY: _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018, A.D., BY _____, AS _____ OF D.R. HORTON INC.-JACKSONVILLE, A DELAWARE CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME, OR HAS _____ PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA COMMISSION # _____
PRINT NAME: _____ MY COMMISSION EXPIRES _____



GENERAL NOTES

- "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 MAYBE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY.
- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF SPRUCE RUN DRIVE, AS S20°11'40"E AND ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983 (1990 NGS ADJUSTMENTS).
- REFERENCE BENCHMARK: BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88) AND ARE REFERENCED TO AN 5/8" REBAR WITH "CLARY TRAV" CAP, HAVING AN ELEVATION=23.01 (NAVD '88-ESTABLISHED THROUGH GPS STATIC OBSERVATIONS)-SET IN THE GRASS ON THE EAST SIDE OF AMELIA CONCOURSE, APPROXIMATELY 850'± SOUTH OF THE INTERSECTION OF AMELIA NATIONAL PARKWAY.
- THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS THE DATE OF RECORDING IS "PUD" (PLANNED UNIT DEVELOPMENT), "2013-20 VILLAGE WALK".
- BUILDING RESTRICTION SETBACK LINES SHALL BE IN ACCORDANCE WITH PUD "2013-20 VILLAGE WALK". AND ARE AS FOLLOWS:
FRONT LINES-----FIFTEEN (15) FEET
SIDE LINES-----FIVE (5) FEET
REAR LINES-----TEN (10) FEET
- MAXIMUM LOT COVERAGE SHALL NOT EXCEED FIFTY (50) PERCENT OF THE LOT AREA.
- THE LOTS SHOWN HEREON MAY NOT BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE NASSAU COUNTY GOVERNMENT.
- ENVIRONMENTAL SERVICES, INC. DELINEATED THE WETLAND JURISDICTIONAL AREAS SHOWN HEREON IN AUGUST 2002. SAID WETLAND JURISDICTIONAL AREAS WERE PLOTTED HEREON FROM A SURVEY BY CHARLES BASSETT & ASSOCIATES, INC., DATED: SEPTEMBER 20, 2002. FILE NO. S6036WT. SAID WETLAND JURISDICTIONAL AREAS WERE APPROVED BY SURMMD PURSUANT TO ENVIRONMENTAL RESOURCE PERMIT 4-089-90044-1 ISSUED ON JANUARY 10, 2006 AND BY THE CORPS OF ENGINEERS PURSUANT TO JURISDICTIONAL DETERMINATION SAJ-2002-07900 (J-D-BAL) ISSUED AUGUST 27, 2015. WETLAND JURISDICTIONAL AREAS WERE DETERMINED IN ACCORDANCE WITH CHAPTER 62-340 F.A.C.
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATER WARD OF THE JURISDICTIONAL WETLAND LINES OR WITHIN THE VEGETATED NATURAL BUFFER 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 AND 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 THE TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- TOTAL NUMBER OF LOTS: 72 LOTS, 16 TRACTS IN THIS PHASE.
- TOTAL ACREAGE: 49.27 ACRES ±
- OWNER: PATRIOT RIDGE, LLP
- PARCEL IDENTIFICATION NUMBER: A PORTION OF 40-2N-27-0000-0001-0050
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD FLOOD), AS SHOWN ON FLOOD INSURANCE RATE MAPS 12089C00356G, COMMUNITY NO. 120170, DATED AUGUST 02, 2017 HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE. (NAVD '88)
- "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 REPLANTED WITH COMPARABLE NATIVE VEGETATIVE SPECIES AS WERE REMOVED OR DESTROYED. NOXIOUS AND NON-NATIVE INVASIVE 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."
- THE LANDS DESCRIBED IN THE CAPTION HEREON ARE SUBJECT TO STORM SURGE INUNDATION DURING A CATEGORY 3, 4, AND 5 HURRICANE ACCORDING TO THE STORM SURGE MAP FOR NASSAU COUNTY PER MAP PROVIDED BY NORTHEAST FLORIDA REGIONAL PLANNING COUNCIL.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT HE/SHE HAS COMPLETED THE SURVEY OF LANDS, AS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.091 (7) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (8).
SIGNED AND SEALED THIS ____ DAY OF _____, 2018.

GREGORY B. CLARY
FLORIDA REGISTERED LAND SURVEYOR NO. 3377
CLARY AND ASSOCIATES
L.B. NO. 3731
3830 CROWN POINT ROAD JACKSONVILLE, FLORIDA 32257

LEGEND

- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- PG(S). = PAGE(S)
- CH = CHORD DISTANCE
- Δ = RADIUS
- L.P. = DELTA ANGLE
- Δ = ARC LENGTH
- C = RADIUS POINT
- P.C. = CENTERLINE
- P.T. = POINT OF CURVATURE
- P.C.C. = POINT OF TANGENCY
- P.R.C. = POINT OF COMPOUND CURVATURE
- P.I. = POINT OF REVERSE CURVATURE
- N.T. = POINT OF NON TANGENCY
- S.F. = SQUARE FEET
- SWMFE = STORMWATER MANAGEMENT FACILITY
- (R) = EASEMENT
- B.R.L. = BUILDING RESTRICTION LINE
- CI = TABULATED CURVE DATA
- LI = TABULATED LINE DATA
- F.FLE = FLORIDA POWER AND LIGHT EASEMENT
- U.E. = UTILITY EASEMENT
- T.L.O. = THE LINE ONLY
- ATB = APPROXIMATE TOP OF BANK
- JWL = JURISDICTIONAL WETLANDS LINE
- JEA-U = JEA UTILITY EASEMENT
- UDE = UNOBSTRUCTED DRAINAGE EASEMENT

- = SET NAIL & DISK, STAMPED P.C.P. LB 3731
- = SET 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731"
- = FOUND 4"x4" CONCRETE MONUMENT STAMPED AS NOTED
- = SET 5/8" REBAR STAMPED "P.R.M. LB 3731"
- = FOUND MONUMENT TYPE AND DESCRIPTION AS NOTED

- B.R.L. = BUILDING RESTRICTION LINE
- = BUILDING RESTRICTION LINE
- 6,822 S.F. = NET USABLE AREA (UNLESS OTHERWISE NOTED)

- ~ JURISDICTIONAL WETLANDS
- ~ DENOTES UPLAND BUFFER
- ~ DENOTES JURISDICTIONAL WETLANDS AND CONSERVATION EASEMENT O.R.B. 1751, PG. 1225

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 PLACED ON APPROVED PUBLIC WATER AND APPROVED PUBLIC SEWAGE SYSTEM.

COUNTY HEALTH DEPARTMENT

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

CHIEF OF THE FIRE-RESCUE DEPARTMENT

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

CHIEF OF THE FIRE-RESCUE DEPARTMENT

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.

SIGNED THIS ____ DAY, OF _____, A.D. 2018.

COUNTY PLANNER

TAX COLLECTOR'S CERTIFICATE

PARCEL IDENTIFICATION NUMBERS: 40-2N-27-0000-0001-0050

AD-VALOREM TAXES ARE PAID IN FULL ON ALL PARCELS DESCRIBED ON THIS PLAT FOR THE YEARS PRECEDING THE RECORDING DATE OF THIS PLAT.
SIGNED THIS ____ DAY OF _____, A.D. 2018.

TAX COLLECTOR, NASSAU COUNTY, FLORIDA

CERTIFICATE OF COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ATTORNEY FOR NASSAU COUNTY, FLORIDA. THIS ____ DAY OF _____, A.D. 2018.

MICHAEL S. MULLIN, ATTORNEY
FLORIDA BAR NO. - 301094

COMMISSIONERS' APPROVAL

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

CHAIRMAN OF THE BOARD OF COMMISSIONERS

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177.061, FLORIDA STATUTES, AND IS FILED FOR RECORDED IN PLAT BOOK _____, PAGES OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA ON THIS ____ DAY OF _____, A.D. 2018.

CLERK OF THE CIRCUIT COURT STATE OF FLORIDA

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

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNMENT BODY AND ACTING HERETO AS AN AGENT THEREOF. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF ACCURACY OR QUALITY OF THE SURVEYING / MAPPING REFLECTED ON THIS PLAT.

SURVEYOR/MAPPER DATE:

PRINT NAME: _____

FLORIDA REGISTRATION NO. _____

TITLE CERTIFICATION

I, _____, ATTORNEY AT LAW LICENSED IN FLORIDA, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT AND RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS VESTED IN PATRIOT RIDGE, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP. THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OTHER THAN SHOWN HEREON AND THAT ALL EASEMENTS OF RECORD ARE SHOWN.

ATTORNEY AT LAW

REVIEWS

OFFICE: _____
FIELD: _____

CHECKED BY:

CLOSURES/DATA: _____
COVER SHEET: _____
PRMS: _____



Village Walk Phase One

A PORTION OF SECTION 13 AND THE WILLIAM WALKER GRANT, SECTION 39 AND THE S. FOLLIS GRANT, SECTION 40, ALL IN TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA.

PLAT BOOK

PAGE

SHEET 2 OF 5 SHEETS

SEE SHEET 1 FOR NOTES AND LEGEND

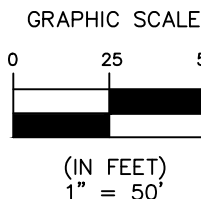


LINE TABLE		
LINE	BEARING	DISTANCE
L3	N63°39'48\"W	14.54'
L4	N27°52'04\"E	13.44'
L5	S62°07'56\"E	24.50'
L12	S40°36'46\"E	41.71'
L13	S76°18'09\"E	46.57'
L24	N52°58'09\"W	21.28'
L25	N44°53'09\"W	18.14'
L26	N17°10'21\"W	25.44'
L27	N06°03'08\"E	46.62'
L28	N27°23'03\"E	39.29'
L29	N47°15'01\"E	33.89'
L30	N43°08'03\"E	45.23'
L31	N49°32'32\"E	44.19'
L32	N29°50'57\"E	10.94'
L33	N83°25'48\"E	34.02'

LINE TABLE		
LINE	BEARING	DISTANCE
L34	N86°33'53\"E	31.41'
L35	S58°54'45\"E	29.36'
L36	S58°54'45\"E	3.58'
L37	N88°53'02\"E	36.42'
L38	S85°04'55\"E	28.00'
L39	N36°29'06\"W	15.18'
L40	N72°52'38\"E	5.33'
L41	S72°52'38\"W	14.98'
L42	N79°49'17\"W	20.78'
L43	N10°08'06\"W	27.90'
L44	S87°00'11\"W	29.01'
L45	S29°27'00\"W	24.24'
L46	N02°54'50\"E	39.95'
L48	N14°36'12\"W	45.16'
L49	N87°35'26\"E	47.88'
L51	N72°51'12\"E	20.03'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C5	275.00'	65.87'	13°43'23\"	N80°51'02\"E	65.71'
C6	225.00'	337.00'	85°49'00\"	S63°06'10\"E	306.37'
C14	100.00'	164.60'	94°18'30\"	N30°01'19\"E	146.64'
C15	500.00'	38.04'	4°21'32\"	N74°59'48\"E	38.03'
C16	100.00'	86.32'	49°27'30\"	N48°05'17\"E	83.67'
C17	25.00'	39.27'	90°00'00\"	S27°52'04\"W	35.36'
C51	125.00'	26.14'	11°59'01\"	N11°08'26\"W	26.10'
C52	125.00'	44.88'	20°34'23\"	N05°08'16\"E	44.64'
C53	125.00'	44.88'	20°34'23\"	N25°42'39\"E	44.64'
C54	125.00'	50.10'	22°57'53\"	N47°28'47\"E	49.77'
C55	125.00'	39.74'	18°12'51\"	N68°04'09\"E	39.57'
C56	475.00'	10.59'	1°16'39\"	N76°32'15\"E	10.59'
C57	475.00'	25.55'	3°04'54\"	N74°21'29\"E	25.54'
C58	25.00'	34.83'	79°50'09\"	N32°53'58\"E	32.08'
C59	60.00'	63.31'	60°27'10\"	N23°12'28\"E	60.41'
C60	60.00'	57.42'	54°50'09\"	N80°51'08\"E	55.26'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C61	60.00'	35.52'	33°54'56\"	S54°46'20\"E	35.00'
C62	60.00'	20.29'	19°22'31\"	S28°07'36\"E	20.19'
C63	75.00'	2.01'	1°32'03\"	S76°24'33\"W	2.01'
C63	60.00'	35.51'	33°54'39\"	S01°29'01\"E	35.00'
C64	60.00'	35.52'	33°54'56\"	S32°25'46\"W	35.00'
C65	60.00'	24.54'	23°25'49\"	S61°06'09\"W	24.37'
C66	525.00'	39.94'	4°21'32\"	S74°59'48\"W	39.93'
C67	75.00'	121.44'	92°46'28\"	S29°15'18\"W	108.60'
C68	25.00'	39.27'	90°00'00\"	S62°07'56\"E	35.36'
C69	25.00'	19.63'	44°59'09\"	S50°21'38\"W	19.13'
C70	25.00'	19.66'	45°03'55\"	S05°20'06\"W	19.16'
C95	245.00'	51.24'	11°59'01\"	N11°08'26\"W	51.15'
C96	245.00'	87.97'	20°34'23\"	N05°08'16\"E	87.50'
C97	245.00'	87.97'	20°34'23\"	N25°42'39\"E	87.50'
C98	15.00'	12.64'	48°16'04\"	N07°01'45\"E	12.27'
C101	197.46'	133.34'	38°41'27\"	N39°39'46\"W	130.82'



↓ DENOTES JURISDICTIONAL WETLANDS
↓ DENOTES UPLAND BUFFER

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Village Walk Phase One

A PORTION OF SECTION 13 AND THE WILLIAM WALKER GRANT, SECTION 39 AND THE S. FOLLIS GRANT, SECTION 40, ALL IN TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA.

PLAT BOOK PAGE

SHEET 3 OF 5 SHEETS
SEE SHEET 1 FOR NOTES AND LEGEND

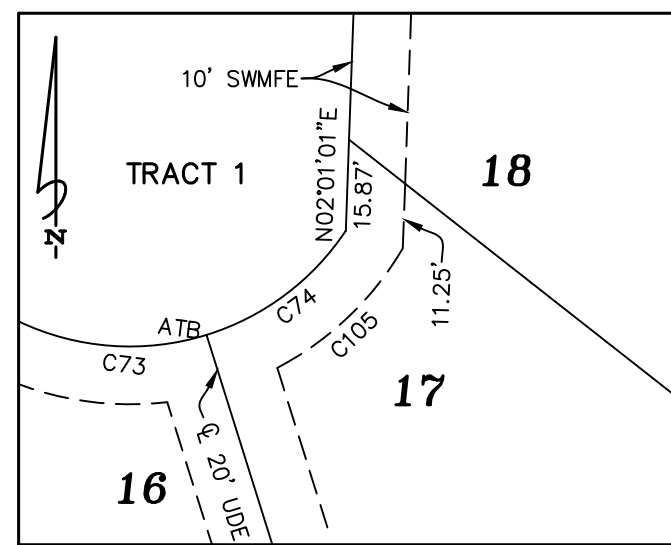
LINE TABLE		
LINE	BEARING	DISTANCE
L2	N00°48'20"E	16.57'
L6	N72°37'25"E	39.73'
L11	S61°35'50"W	16.61'
L14	N43°51'20"W	15.13'
L15	N77°49'40"W	27.10'
L16	S41°34'06"W	23.06'
L17	S31°26'33"W	35.61'
L18	S15°30'55"E	38.34'
L19	S38°29'42"E	30.04'
L20	N01°44'41"W	16.70'
L21	N01°44'41"W	18.17'
L22	N16°04'28"W	24.19'
L23	N16°04'28"W	5.64'
L50	N18°50'26"E	31.27'
L52	S66°11'23"W	20.00'
L53	S66°11'23"W	31.00'
L54	S66°11'23"W	24.63'
L55	S71°11'03"E	46.27'
L56	S71°11'03"E	20.05'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C7	525.00'	188.18'	20°32'12"	S30°27'45"E	187.17'
C8	25.00'	39.36'	90°12'45"	S04°22'31"W	35.42'
C9	500.00'	433.83'	49°42'49"	S24°37'29"W	420.35'
C10	500.00'	74.66'	8°33'18"	S25°33'42"E	74.59'
C11	200.00'	417.73'	119°40'10"	S89°40'26"E	345.83'
C12	675.00'	64.36'	5°27'46"	N33°13'22"E	64.33'
C13	115.00'	70.55'	35°08'54"	N18°22'47"E	69.45'
C18	475.00'	35.80'	4°19'06"	S23°26'37"E	35.79'
C19	475.00'	35.12'	4°14'12"	S27°43'15"E	35.12'
C20	175.00'	87.06'	28°30'16"	S44°05'29"E	86.17'
C21	175.00'	149.97'	49°06'07"	S82°53'41"E	145.43'
C22	175.00'	121.75'	39°51'45"	N52°37'23"E	119.31'
C23	175.00'	6.72'	2°12'01"	N31°35'29"E	6.72'
C24	700.00'	43.56'	3°33'56"	N32°16'27"E	43.55'
C25	700.00'	20.30'	1°39'41"	N34°53'15"E	20.30'
C26	25.00'	33.38'	76°30'38"	N02°32'13"W	30.96'
C27	60.00'	18.48'	17°39'04"	N31°58'00"W	18.41'
C28	60.00'	65.09'	62°09'23"	N07°56'13"E	61.95'
C29	60.00'	46.35'	44°15'41"	N61°08'46"E	45.21'
C30	60.00'	51.29'	48°58'37"	S72°14'05"E	49.74'
C31	60.00'	40.79'	38°57'11"	S28°16'11"E	40.01'
C32	60.00'	36.15'	34°31'08"	S08°27'59"W	35.60'
C33	60.00'	17.46'	16°40'40"	S34°03'53"W	17.40'
C34	650.00'	44.88'	3°57'21"	S40°25'32"W	44.87'
C35	650.00'	59.71'	5°15'47"	S35°48'58"W	59.69'
C36	650.00'	30.55'	2°41'36"	S31°50'17"W	30.55'
C37	225.00'	19.47'	4°57'29"	S32°58'14"W	19.46'
C38	225.00'	50.20'	12°47'00"	S41°50'28"W	50.10'
C39	225.00'	40.05'	10°11'58"	S53°19'57"W	40.00'
C40	225.00'	40.05'	10°11'58"	S63°31'55"W	40.00'
C41	225.00'	51.61'	13°08'32"	S75°12'10"W	51.50'
C42	225.00'	47.23'	12°01'39"	S87°47'15"W	47.15'
C43	225.00'	46.92'	11°56'54"	N80°13'28"W	46.84'
C44	225.00'	46.92'	11°56'54"	N68°16'34"W	46.84'
C45	225.00'	46.92'	11°56'54"	N56°19'40"W	46.84'
C46	225.00'	46.92'	11°56'54"	N44°22'46"W	46.84'
C47	225.00'	33.64'	8°33'57"	N34°07'20"W	33.61'
C48	525.00'	21.72'	2°22'13"	N28°39'15"W	21.72'
C49	525.00'	48.62'	5°18'22"	N24°48'57"W	48.60'
C50	525.00'	8.05'	0°52'42"	N21°43'25"W	8.05'
C71	25.00'	3.57'	8°11'23"	S25°57'11"E	3.57'
C72	45.00'	22.23'	28°18'08"	S44°11'57"E	22.00'
C73	45.00'	38.37'	48°51'03"	S82°46'33"E	37.22'
C74	45.00'	30.79'	39°12'33"	N53°11'39"E	30.20'
C75	190.00'	11.43'	3°26'48"	N03°44'26"E	11.43'
C76	190.00'	55.09'	16°36'45"	N13°46'12"E	54.90'
C77	190.00'	63.26'	19°04'38"	N31°36'54"E	62.97'
C78	190.00'	75.88'	22°53'01"	N52°35'44"E	75.38'
C79	190.00'	42.06'	12°40'55"	N70°22'42"E	41.97'
C80	556.00'	162.00'	16°41'40"	S32°09'27"E	161.43'
C81	530.00'	49.31'	5°19'49"	S46°16'26"W	49.29'
C82	530.00'	48.93'	5°17'21"	S40°57'51"W	48.91'
C83	530.00'	49.54'	5°21'18"	S35°38'31"W	49.52'
C84	530.00'	50.02'	5°24'25"	S30°15'39"W	50.00'
C85	530.00'	49.97'	5°24'06"	S24°51'24"W	49.95'
C86	500.00'	213.16'	24°25'36"	N37°16'05"E	211.55'
C87	360.00'	69.29'	11°01'38"	S63°07'05"W	69.18'
C88	360.00'	82.57'	13°08'32"	S75°12'10"W	82.39'
C89	360.00'	72.57'	11°33'00"	S87°32'55"W	72.45'
C90	360.00'	75.07'	11°56'54"	N80°42'08"W	74.94'
C91	360.00'	75.07'	11°56'54"	N68°45'13"W	74.94'
C92	364.78'	72.82'	11°26'19"	N57°01'20"W	72.70'
C93	25.00'	2.26'	5°11'11"	N57°27'56"W	2.26'
C94	25.00'	32.20'	73°47'49"	S83°02'34"W	30.02'
C99	525.00'	33.13'	3°36'57"	S22°00'08"E	33.13'
C100	525.00'	155.04'	16°55'15"	S32°16'14"E	154.48'
C102	25.00'	4.59'	10°31'46"	N71°27'16"E	4.59'
C103	180.00'	38.36'	12°12'38"	N70°36'50"E	38.29'
C104	35.00'	20.48'	33°31'46"	N59°57'16"E	20.19'
C105	55.00'	30.50'	31°46'25"	N46°23'43"E	30.11'
C106	350.00'	57.36'	9°23'24"	N62°17'58"E	57.30'
C107	35.00'	23.01'	37°39'37"	N76°26'04"E	22.59'
C108	500.00'	90.73'	10°23'50"	S19°51'22"W	90.61'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C109	545.00'	34.39'	3°36'57"	S22°00'08"E	34.39'
C110	500.00'	129.94'	14°53'23"	S07°12'46"W	129.57'
C111	520.00'	138.62'	15°16'26"	S07°10'51"W	138.21'

↓ DENOTES JURISDICTIONAL WETLANDS
▨ DENOTES UPLAND BUFFER

GRAPHIC SCALE
0 25 50
(IN FEET)
1" = 50'

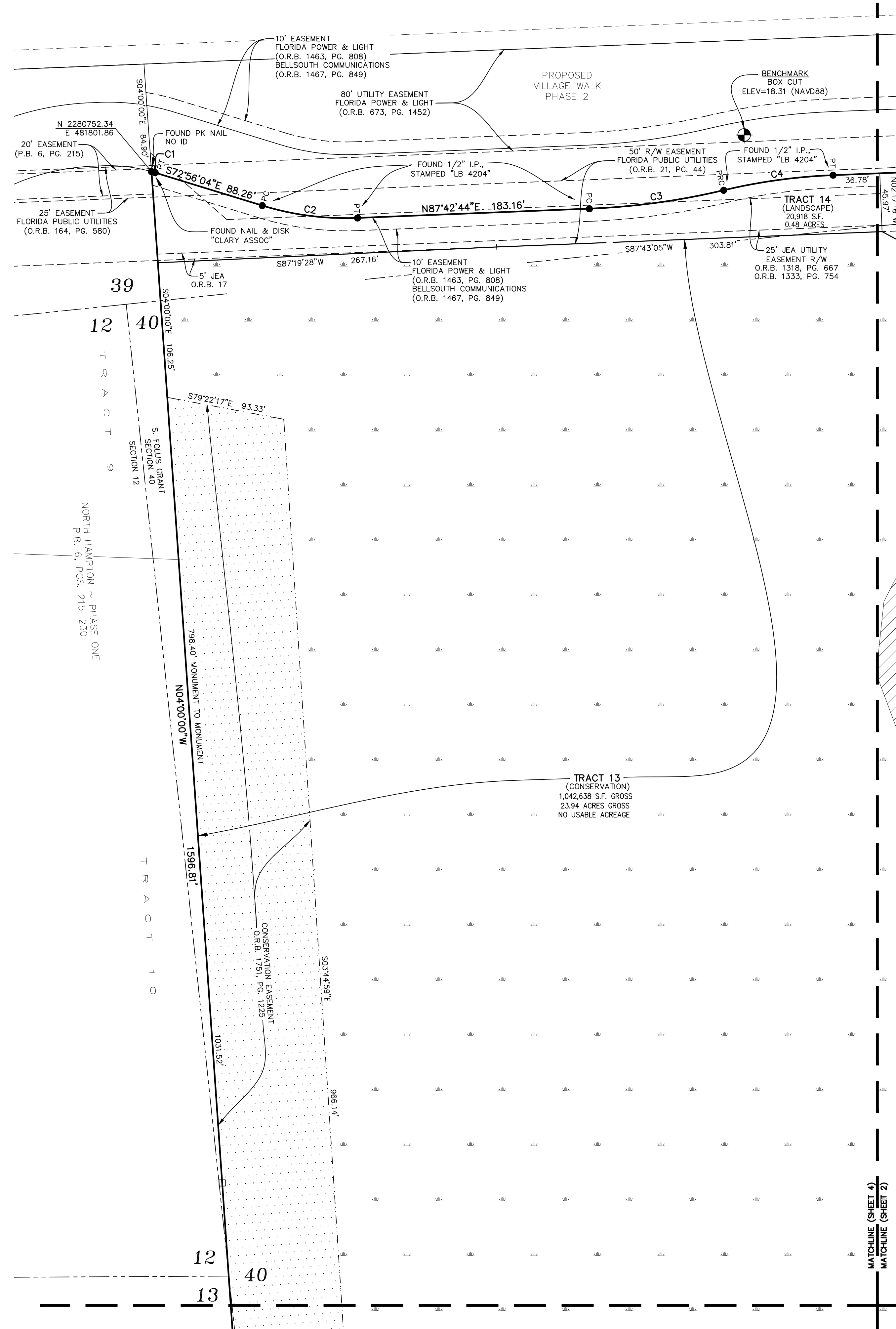


Village Walk Phase One

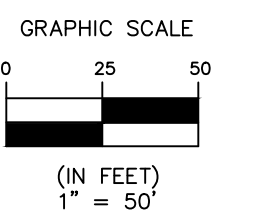
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IN TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA.

PLAT BOOK PAGE

SHEET 4 OF 5 SHEETS
SEE SHEET 1 FOR NOTES AND LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	125.00'	3.00'	1°22'33"	S73°37'19"E	3.00'
C2	225.00'	76.00'	19°21'12"	S82°36'40"E	75.64'
C3	550.00'	106.53'	11°05'53"	N82°09'47"E	106.37'
C4	450.00'	87.16'	11°05'53"	N82°09'47"E	87.03'



DENOTES JURISDICTIONAL WETLANDS
DENOTES UPLAND BUFFER

Village Walk Phase One

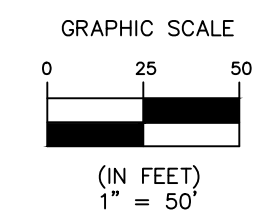
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PLAT BOOK PAGE

SHEET 5 OF 5 SHEETS
SEE SHEET 1 FOR NOTES AND LEGEND



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N28°01'01\"W	27.41'



- DENOTES JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER