

F.B.: BSI20, PG.: —
SURVEY DATE: 05-27-2017
SIGNATURE DATE: 06-01-2017

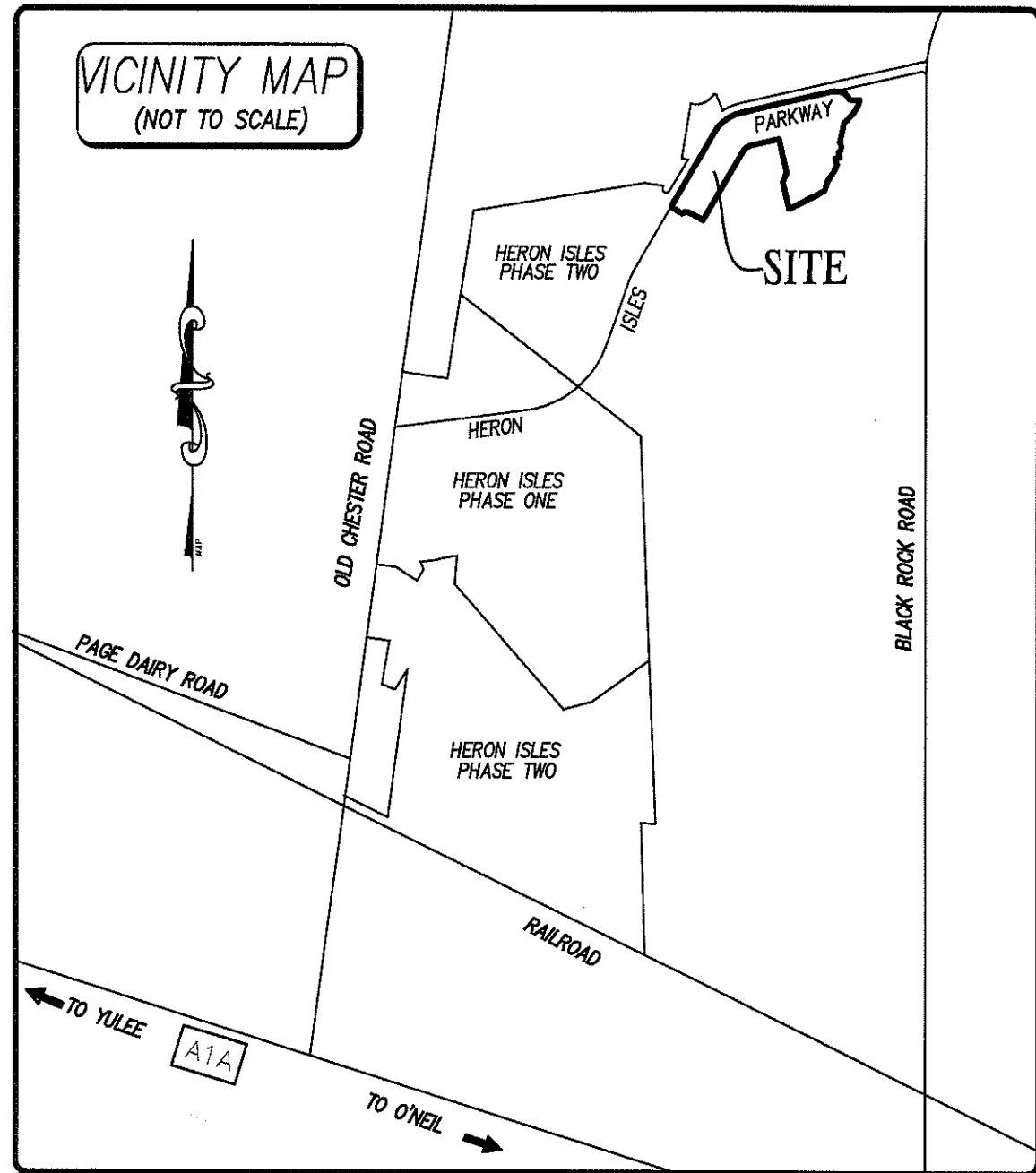
RECEIVED
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PLAT BOOK

BLACKROCK PARK ~ PHASE TWO

BEING A PORTION OF THE Wm. G. CHRISTOPHER CLAIM, SECTION 50, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____

SHEET 1 OF 3



CAPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE Wm. G. CHRISTOPHER CLAIM, SECTION 50, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF REFERENCE COMMENCE AT THE SOUTHEASTERLY CORNER OF LOT 1, BLACKROCK HAMMOCK (ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 286-291, PUBLIC RECORDS OF SAID COUNTY), THE SAME BEING A POINT ON THE CURVED WESTERLY RIGHT-OF-WAY LINE OF BLACKROCK ROAD, A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED AND RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 1414.55 FEET, A CHORD DISTANCE OF 123.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 05° 03' 03" WEST; RUN THENCE SOUTH 02° 07' 56" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.31 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HERON ISLES PARKWAY (AN 80-FOOT RIGHT-OF-WAY ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 218-228, PUBLIC RECORDS OF SAID COUNTY), SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 30.00 FEET, A CHORD DISTANCE OF 47.59 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 50° 45' 20" WEST; RUN THENCE SOUTH 76° 46' 04" WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HERON ISLES PARKWAY, A DISTANCE OF 767.65 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 82° 11' 41" EAST, A DISTANCE OF 67.62 FEET TO A POINT; RUN THENCE SOUTH 63° 32' 06" EAST, A DISTANCE OF 36.00 FEET TO A POINT; RUN THENCE SOUTH 40° 21' 04" EAST, A DISTANCE OF 59.38 FEET TO A POINT; RUN THENCE SOUTH 79° 53' 39" EAST, A DISTANCE OF 64.87 FEET TO A POINT; RUN THENCE NORTH 66° 46' 00" EAST, A DISTANCE OF 19.13 FEET TO A POINT; RUN THENCE SOUTH 19° 17' 14" EAST, A DISTANCE OF 5.69 FEET TO A POINT; RUN THENCE SOUTH 15° 39' 07" WEST, A DISTANCE OF 45.96 FEET TO A POINT; RUN THENCE SOUTH 33° 58' 04" WEST, 45.86 FEET TO A POINT; RUN THENCE SOUTH 26° 26' 30" WEST, A DISTANCE OF 41.07 FEET TO A POINT; RUN THENCE SOUTH 44° 16' 18" WEST, A DISTANCE OF 109.50 FEET TO A POINT; RUN THENCE SOUTH 12° 55' 55" WEST, A DISTANCE OF 171.70 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 65.00 FEET, A CHORD DISTANCE OF 89.62 FEET TO A POINT OF TANGENCY ON SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 06° 30' 43" WEST; RUN THENCE SOUTH 13° 13' 56" EAST, A DISTANCE OF 41.91 FEET TO A POINT; RUN THENCE SOUTH 76° 46' 04" WEST, A DISTANCE OF 40.00 FEET TO A POINT; RUN THENCE SOUTH 13° 13' 56" EAST, A DISTANCE OF 63.46 FEET TO A POINT; RUN THENCE SOUTH 24° 20' 53" WEST, A DISTANCE OF 57.82 FEET TO A POINT; SOUTH 33° 01' 51" WEST, A DISTANCE OF 106.95 FEET TO A POINT; RUN THENCE SOUTH 16° 17' 10" WEST; A DISTANCE OF 81.26 FEET TO A POINT; RUN THENCE SOUTH 59° 28' 13" WEST, A DISTANCE OF 93.80 FEET TO A POINT; RUN THENCE SOUTH 63° 39' 54" WEST, A DISTANCE OF 252.43 FEET TO A POINT; RUN THENCE NORTH 12° 59' 39" WEST, A DISTANCE OF 237.43 FEET TO A POINT; RUN THENCE NORTH 20° 59' 08" EAST, A DISTANCE OF 90.70 FEET TO A POINT; RUN THENCE NORTH 13° 13' 56" WEST, A DISTANCE OF 300.00 FEET TO A POINT; RUN THENCE SOUTH 76° 46' 04" WEST, A DISTANCE OF 269.45 FEET TO A POINT; RUN THENCE SOUTH 53° 16' 36" WEST, A DISTANCE OF 50.22 FEET TO A POINT; RUN THENCE SOUTH 29° 47' 08" WEST, A DISTANCE OF 232.48 FEET TO A POINT; RUN THENCE SOUTH 29° 47' 08" WEST, A DISTANCE OF 487.25 FEET TO A POINT; RUN THENCE NORTH 60° 12' 52" WEST, A DISTANCE OF 116.00 FEET TO A POINT; RUN THENCE NORTH 60° 53' 54" WEST, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG AN ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 30.00 FEET, A CHORD DISTANCE OF 42.43 FEET, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 74° 47' 08" WEST; RUN THENCE NORTH 60° 12' 52" WEST, A DISTANCE OF 71.00 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 30.00 FEET, A CHORD DISTANCE OF 42.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID HERON ISLES PARKWAY, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 15° 12' 52" WEST; RUN THENCE NORTH 29° 47' 08" EAST ALONG LAST MENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 720.32 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID SOUTHEASTERLY RIGHT-OF-WAY, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 360.00 FEET, A CHORD DISTANCE OF 287.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 53° 16' 36" EAST; RUN THENCE NORTH 76° 46' 04" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HERON ISLES PARKWAY, A DISTANCE OF 828.97 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 18.60 ACRES, MORE OR LESS, AND IS SUBJECT TO EASEMENTS WHICH MAY LIE WITHIN.

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. 20____

COUNTY PLANNER

CLERKS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND IT COMPLIES IN FORM WITH CHAPTER 71-338, LAWS OF FLORIDA OF 1971, FLORIDA STATUTE 177.061, AND IS FILED FOR RECORD AND RECORDED IN PLAT BOOK _____, PAGES _____ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THIS _____ DAY OF _____, A.D. 20____

JOHN A. CRAWFORD, CLERK OF THE CIRCUIT COURT

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. 20____

MICHAEL S. MULLIN, ATTORNEY
FLORIDA BAR NO. 301094

TITLE CERTIFICATION

WE, _____ A TITLE COMPANY, DO HEREBY CERTIFY THAT WE HAVE SEARCHED THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AS TO THE TITLE TO THE HEREIN DESCRIBED PROPERTY AND WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY IS VESTED IN BLACKROCK PARK, LLP, 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.

DATE: _____
TITLE COMPANY REPRESENTATIVE

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT BLACKROCK PARK, LLP, A LIMITED LIABILITY PARTNERSHIP ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT KNOWN AS "BLACKROCK PARK PHASE TWO", MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS. ALL EASEMENTS WITHIN THE RIGHTS OF WAY ARE HEREBY RESERVED FOR BLACKROCK PARK, LLP, ITS SUCCESSORS AND ASSIGNS, BLACKROCK PARK OWNERS ASSOCIATION, INC. AND UTILITY PROVIDERS AUTHORIZED BY BLACKROCK PARK, LLP, TO SERVE THE LAND FOR WATER, SEWER, ELECTRICITY, TELEPHONE, TELECOMMUNICATIONS AND OTHER UTILITIES IN ACCORDANCE WITH THE FINAL ENGINEERING PLANS APPROVED BY NASSAU COUNTY. LET IT ALSO BE KNOWN THAT THE AREAS DESIGNATED AS LAKES AND DRAINAGE & ACCESS EASEMENTS SHALL BE MAINTAINED BY BLACKROCK PARK, LLP OR THE BLACKROCK PARK OWNERS ASSOCIATION, INC.

TRACTS "1", "2" and "4", DESIGNATED AS LAKE/STORM WATER MANAGEMENT FACILITIES OR LANDSCAPE BUFFERS, SHALL REMAIN PRIVATELY OWNED AND ARE HEREBY DEDICATED TO THE BLACKROCK PARK OWNERS ASSOCIATION, INC..

ALL TRAILS, LAKES COURTS AND DRAINAGE & UTILITY EASEMENTS SHALL REMAIN PRIVATELY OWNED AND ARE HEREBY DEDICATED TO THE BLACKROCK PARK OWNERS ASSOCIATION, INC..

TRACT "3" DESIGNATED AS THE IEA PUMP STATION SITE IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF IEA AND ITS SUCCESSORS AND ASSIGNS.

TITLE TO THE "PUMP STATION LANDSCAPE BUFFER" IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS. PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID LANDSCAPE BUFFER TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT. SUCH TRACT SHALL BE HELD AND USED BY OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR THE ADJACENT PUMP STATION.

BLACKROCK PARK, LLP HEREBY DEDICATES TO IEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER, AND UNDER THE PUMP STATION LANDSCAPE BUFFER, FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH IEA'S USE OF THE PUMP STATION TRACT.

BLACKROCK PARK, LLP, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY IEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE PUMP STATION LANDSCAPE BUFFER, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO IEA'S USE OF THE PUMP STATION TRACT OR IEA'S EASEMENT UPON THE PUMP STATION LANDSCAPE BUFFER. OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. IEA SHALL RESTORE AND/OR REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DISTURBED BY IEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON THE PUMP STATION LANDSCAPE BUFFER WITH LIKE-KIND MATERIALS. PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, IEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREFOR.

ANY IEA WATER AND SEWER UTILITY EASEMENTS ARE HEREBY IRREVOCABLY DEDICATED TO IEA, ITS SUCCESSORS AND ASSIGNS.

BLACKROCK PARK, LLP HEREBY AND IRREVOCABLY, AND WITHOUT RESERVATION DEDICATED 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.

FLORIDA POWER & LIGHT COMPANY AND ITS SUCCESSORS AND ASSIGNS ARE HEREBY IRREVOCABLY DEDICATED A TEN FOOT EASEMENT ALONG THE FRONT OF EACH LOT AND TRACT FOR ITS USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

ALL PLATTED UTILITY EASEMENTS SHOWN HEREON 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

ALL ALLEYS, EASEMENTS, RIGHTS-OF-WAY, AND 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, A RESPONSIBLE PROPERTY OWNERS' ASSOCIATION OR A COMMUNITY DEVELOPMENT DISTRICT. NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON NASSAU COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS.

BLACKROCK PARK, LLP, RESERVES FOR ITSELF AN EASEMENT OVER ALL TRACTS AND ALL DRIVES AND TRAILS FOR CONSTRUCTION AND ACCESS.

WITNESS - SEAL BY: GREGORY E. MATOVNA, MANAGING PARTNER

(PRINT)

WITNESS - SEAL

(PRINT)

STATE OF FLORIDA, COUNTY OF NASSAU

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ A.D. BY GREGORY E. MATOVNA, A MANAGING PARTNER OF BLACKROCK PARK, LLP, ON BEHALF OF THE LIMITED LIABILITY PARTNERSHIP.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

FIDELITY BANK

WITNESS - SEAL BY: SCOTT BALDWIN, VICE PRESIDENT

(PRINT)

WITNESS - SEAL

(PRINT)

STATE OF FLORIDA, NASSAU COUNTY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ A.D. BY SCOTT BALDWIN, AS VICE PRESIDENT OF FIDELITY BANK.

MY COMMISSION EXPIRES _____

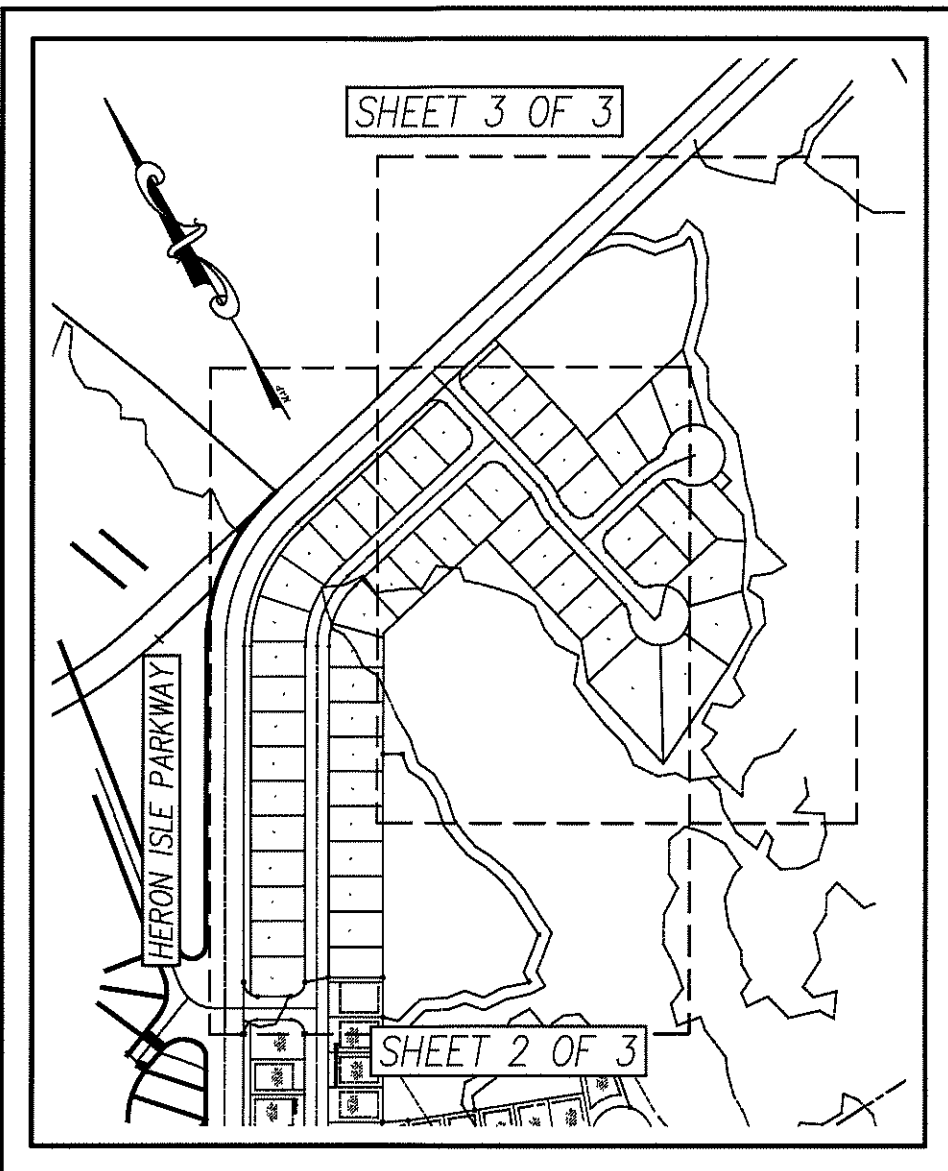
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

LEGEND:

P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
NO. = NUMBER
L# = LINE NUMBER
C# = CURVE NUMBER
R/W = RIGHT-OF-WAY
CH = CHORD
CH DIR = CHORD DIRECTION
R = RADIUS
(R) = RADIAL
■ = FOUND CONCRETE MONUMENT
B.R.L. = BUILDING RESTRICTION LINE
D = DELTA
T = TANGENT
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
sq.ft. = SQUARE FEET
Ac. = ACRES
(TYP.) = TYPICAL
R.L.S. = REGISTERED LAND SURVEYOR
D.O.T. = DEPARTMENT OF TRANSPORTATION
FPA & L CO. = FLORIDA POWER AND LIGHT COMPANY
△ = SET MAG NAIL AND WASHER
STAMPED "LB 7815"
PERMANENT CONTROL POINTS (PCP)

NOTES:

- "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION 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 NASSAU COUNTY."
- BEARINGS SHOWN HEREON REFER TO THE BEARINGS OF N29°47'08"E FOR THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HERON ISLES PARKWAY AS RECORDED IN HERON ISLES PHASE TWO (PER PLAT BOOK 7, PAGES 218 THROUGH 228). COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES FOR THE EAST ZONE OF FLORIDA (NAD '83), ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENTS "NASSAU 7" AND "NASSAU 6" AND WERE ESTABLISHED BY CONVENTIONAL SURVEYING MEANS WITH AN ERROR OF CLOSURE EXCEEDING 1:20,000
- REFERENCE BENCHMARK: FOUND TOP OF PERMANENT REFERENCE MONUMENT LOCATED AT THE SOUTHWEST CORNER OF LOT 545 HERON ISLES PHASE TWO C-1, (PER PLAT BOOK 8, PAGE 77, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA). ELEVATION = 26.66 (NORTH AMERICAN VERTICAL DATA - 88 DATUM.)
- THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS "RS-2". "RESIDENTIAL SINGLE-FAMILY".
- BUILDING RESTRICTION SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CURRENT COUNTY ZONING ORDINANCE AND CURRENTLY ARE AS FOLLOWS: BUILDING RESTRICTION LINE (B.R.L.):
FRONT LINES-----TWENTY-FIVE (25) FEET
SIDE LINES-----TEN (10) FEET
REAR LINES-----TEN (10) FEET
MAXIMUM BUILDING HEIGHT-----THIRTY-FIVE (35) FEET
MAXIMUM LOT COVERAGE WILL BE 35% FOR EACH LOT.
FOR CORNER LOTS, THE PRIMARY FRONT IS 25' THE SECONDARY FRONT IS 20'.
- THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X", AS PER FLOOD INSURANCE RATE MAPS, COMMUNITY, PANEL NUMBER 120890202B6 FOR NASSAU COUNTY, FLORIDA DATED: AUGUST 2, 2017.
- THERE IS AN EASEMENT, BY THIS PLAT, 10 FEET IN WIDTH, ALONG ALL LOTS, PARCELS, AND TRACTS, PARALLEL WITH, ADJACENT TO, AND CONCENTRIC WITH, ALL RIGHT-OF-WAY LINES SHOWN HEREON FOR FLORIDA POWER AND LIGHT, IN ADDITION, THERE IS AN EASEMENT BY THIS PLAT, 10 FEET IN WIDTH, 5 FEET EACH SIDE OF ALL SIDE LOT LINES FOR FLORIDA POWER AND LIGHT, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- THE LOTS SHOWN HEREON MAY NOT BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE NASSAU COUNTY GOVERNMENT.
- THIS PROPERTY IS SUBJECT TO STORM SURGE INUNDATION DURING A CATEGORY 4 HURRICANE ACCORDING TO THE STORM SURGE ATLAS FOR NASSAU COUNTY PER MAP PROVIDED BY NORTHEAST FLORIDA REGIONAL PLANNING COUNCIL.
- THE JURISDICTIONAL WETLANDS SHOWN HEREON ARE ACCORDING TO A MAP OF SAID WETLANDS PRODUCED BY THIS FIRM, DATED: DECEMBER 19, 2002. THE WETLANDS DETERMINATION AND FLAGGING WAS PERFORMED BY ACCESS ENVIRONMENTAL ASSOCIATES.
- 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 REDNEED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- PERMANENT REFERENCE MONUMENTS ESTABLISHED ARE MADE OF CONCRETE, 4-INCHES SQUARE & 24-INCHES LONG WITH A 1-INCH DISK STAMPED "PM LB 7815" AND ARE SHOWN THUS: □
- PERMANENT CONTROL POINTS, LOT CORNERS (1/2" IRON PIPES) AND INTERIOR POINT OF CURVATURES & POINT OF TANGENCY'S ARE TO BE SET UPON COMPLETION OF ROAD AND UTILITY CONSTRUCTION.
- TOTAL NUMBER OF LOTS: 55 LOTS, 4 TRACTS.
- TOTAL ACREAGE: ±18.60 ACRES
- NO PORTION OF THE LAND DESCRIBED OR SHOWN HEREON CONTAIN ANY VEGETATED NATURAL BUFFERS OR EXISTING OR PROPOSED CONSERVATION EASEMENTS.
- UPLAND BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL VEGETATED CONDITION. NATIVE VEGETATION REMOVED OR DESTROYED WITHIN THE UPLAND BUFFER IN IN VIOLATION OF NASSAU COUNTY COMPREHENSIVE PLAN POLICY 1.6A.02 SHALL BE RESTORED. THESE AREAS 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.



0 25' 50' 100'

SCALE: 1" = 50'

KEY MAP (NOT TO SCALE)

PARCEL IDENTIFICATION NUMBER:
50 - 3N - 28 - 0000 - 0022 - 0000

SURVEYORS CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE SUPERVISION AND SUPERVISION, THAT THE SURVEY DATA COMPLES WITH THE REQUIREMENTS OF FLORIDA STATUTE 177, AMENDED, THAT THE PERMANENT SURVEY MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.061, F.S. & CHAPTER 56-17, E.A.S. AND COMPLES WITH THE LAWS OF NASSAU COUNTY, FLORIDA.

ELIZABETH B. BENNETT, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 9228
BENNETT SURVEYING, INC.
102 MARSH HARBOUR PARKWAY, UNIT 103
KINGSLAND, GEORGIA 31548
(912) 673-8940

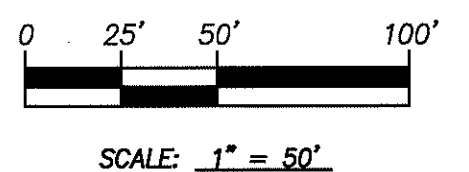
DATE: 7-10-18

THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

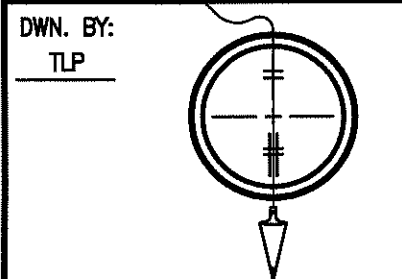
DWN. BY: TLP
CKD. BY: R.B.
BENNETT SURVEYING, INC.
Surveyors and Land Planners
102 MARSH HARBOUR PARKWAY, UNIT 103
KINGSLAND, GEORGIA 31548
(912) 673-8940
(912) 258-8899
DWG. No. SD-2-123-03-17

SHEET 2 OF 3

CURVE TABLE						
CURVE	BEARING	CHORD	RADIUS	TANGENT	DELTA	LENGTH
C30	S45.72°E	15.53	30.00	8.04	30700.00	15.71
C31	S00.07°E	30.00	30.00	17.32	60700.00	31.42
C32	S30°32'21"W	9.88	345.00	4.84	136°28'	9.88
C33	S39°46'14"W	100.53	345.00	50.81	16°45'20"	100.89
C34	S56°7'00"W	97.84	345.00	49.32	16°16'13"	97.97
C35	S70°38'36"W	74.22	345.00	37.32	12°20'57"	74.36
C36	N75°31'58"W	30.00	30.00	17.32	60700.00	31.42
C37	N27°14'47"E	30.00	30.00	8.04	155°59'	15.71
C38	S68°04'36"E	48.26	229.00	24.77	12°20'57"	48.36
C39	S67°7'00"W	64.81	229.00	30.73	16°16'13"	65.03
C40	S40°7'04"W	63.51	229.00	32.06	15°26'28"	63.71
C41	S30°58'47"E	9.88	229.00	4.84	2°25'18"	9.88
C42	S37°44'59"W	86.60	179.00	25.04	15°55'43"	86.76
C43	S81°14'28"W	55.83	179.00	28.73	31°03'13"	56.02
C44	N10°23'51"E	7.01	75.00	4.01	7°01'18"	7.01
C45	N20°04'36"E	20.90	75.00	10.55	16°01'00"	20.97
C46	N06°48'36"E	47.04	65.00	25.23	42°25'56"	48.13
C47	S38°04'55"E	52.24	65.00	26.52	47°23'07"	53.76
C48	S87°53'13"E	57.35	65.00	31.85	52°21'29"	59.40
C49	N39°41'19"E	57.35	65.00	31.85	52°21'29"	59.40
C50	N17°04'28"E	66.13	65.00	38.41	61°09'25"	69.38
C51	N62°02'59"W	32.29	165.00	26.17	16°16'13"	32.39
C52	S87°28'21"W	76.17	65.00	47.00	71°44'14"	81.38
C53	S87°08'16"W	29.33	65.00	15.05	26°04'22"	29.58
C55	N68°13'49"E	19.24	225.00	9.63	04°54'02"	19.24
C57	S80°57'03"W	33.06	225.00	16.57	6°25'32"	33.09
C58	N06°30'42"E	8.97	125.00	3.45	31°17'47"	8.97
C59	N00°00'00"E	38.49	125.00	18.89	26°05'32"	38.65
C60	S00°00'00"E	30.00	30.00	17.32	30714.00	15.71
C61	S46°46'02"W	30.00	30.00	17.32	60700.00	31.42



PARCEL IDENTIFICATION NUMBER:
50 - 3N - 28 - 0000 - 0022 - 0000



BENNETT SURVEYING, INC.
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DWG. No. SD-2-123-3-17

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BLACKROCK PARK ~ PHASE TWO

BEING A PORTION OF THE Wm. G. CHRISTOPHER CLAIM, SECTION 50, ALL IN TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA

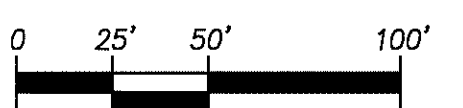
SEE SHEET 2 OF 3

PLAT BOOK _____, PAGE _____

SHEET 3 OF 3

CURVE TABLE						
CURVE	BEARING	CHORD	RADIUS	TANGENT	DELTA	LENGTH
C6	S31°45'11"W	42.44'	30.00'	30.02'	90°01'47"	47.14'
C7	S08°14'48"E	42.42'	30.00'	29.98'	89°58'13"	47.11'
C8	N31°45'11"E	42.44'	30.00'	30.02'	90°01'47"	47.14'
C9	S08°14'48"E	42.42'	30.00'	29.98'	89°58'13"	47.11'
C10	S02°34'34"E	27.81'	75.00'	14.15'	21°22'19"	27.98'
C11	S02°34'34"E	37.08'	100.00'	18.87'	21°22'19"	37.30'
C12	N02°34'34"W	46.36'	125.00'	23.59'	21°22'19"	46.63'
C13	S02°33'40"E	46.29'	125.00'	23.55'	21°20'32"	46.56'
C14	S02°33'40"E	37.03'	100.00'	18.84'	21°20'32"	37.25'
C15	S02°33'40"E	27.78'	75.00'	14.15'	21°20'32"	27.94'
C16	N58°14'49"W	42.44'	30.00'	30.02'	90°01'47"	47.14'
C17	S83°24'04"W	52.21'	225.00'	26.28'	13°19'33"	52.33'
C18	N87°56'27"E	77.71'	200.00'	39.61'	22°24'20"	78.21'
C19	N80°20'53"E	22.04'	175.00'	11.04'	71°31'3"	22.05'
C20	N89°39'06"E	7.94'	40.00'	3.99'	11°23'16"	7.95'
C21	N87°33'27"E	30.58'	40.00'	16.55'	44°52'45"	31.38'
C22	N84°14'59"W	42.15'	40.00'	19.97'	63°35'03"	44.39'
C23	N87°12'44"W	99.79'	65.00'	77.85'	100°17'01"	113.77'
C24	N81°10'54"W	97.70'	65.00'	74.05'	97°26'54"	110.55'
C25	N31°45'11"E	42.42'	30.00'	29.98'	89°58'13"	47.11'
C26	N43°40'31"W	40.53'	40.00'	23.51'	80°53'11"	23.51'
C28	N88°57'43"E	81.67'	65.00'	52.48'	28°08'41"	52.81'
C29	N07°21'02"W	28.20'	15.06'	41°18'27"	28.82'	28.82'
C37	N28°14'48"W	15.91'	30.00'	8.03'	28°58'13"	15.68'
C44	N10°35'03"W	7.01'	75.00'	3.51'	52°11'9"	7.01'
C45	N00°06'06"E	20.90'	75.00'	10.55'	16°01'00"	20.97'
C46	N08°49'36"E	47.04'	65.00'	25.33'	42°25'56"	48.13'
C47	S38°04'55"E	32.24'	65.00'	28.52'	47°23'07"	53.76'
C48	S07°57'13"E	37.35'	65.00'	31.85'	52°21'29"	58.40'
C49	N39°41'07"E	57.35'	65.00'	31.85'	52°21'29"	58.40'
C50	N17°04'08"W	66.13'	65.00'	38.41'	61°08'25"	69.39'
C51	N60°52'39"W	29.76'	15.29'	26°28'16"	30.03'	30.03'
C52	N63°03'12"W	66.17'	65.00'	38.43'	61°11'30"	69.42'
C53	N68°13'21"E	40.45'	65.00'	21.28'	36°15'24"	41.13'
C54	N72°36'21"W	76.17'	65.00'	47.00'	71°44'14"	81.38'
C55	S88°09'18"W	29.33'	65.00'	15.05'	26°04'27"	29.58'
C56	N87°30'16"E	19.24'	225.00'	9.63'	04°54'02"	19.24'
C57	S80°57'03"W	33.06'	225.00'	16.57'	82°23'32"	33.08'
C58	N06°30'42"E	6.97'	125.00'	3.49'	71°14'7"	6.97'
C59	N04°10'27"W	39.49'	125.00'	19.89'	18°03'32"	39.65'
C60	S01°45'09"W	15.54'	30.00'	8.05'	30°01'44"	15.72'
C61	S46°48'02"W	30.00'	30.00'	17.32'	60°00'03"	31.42'
C62	N06°30'43"E	88.67'	65.00'	61.86'	87°09'53"	98.08'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N13°13'56"W	5.00'
L2	N78°46'04"E	20.00'
L3	N13°13'56"W	20.00'
L4	N78°46'04"E	20.00'
L5	N13°13'56"W	20.00'
L6	N13°13'56"W	7.89'



SCALE: 1" = 50'
PARCEL IDENTIFICATION NUMBER:
50 - 3N - 28 - 0000 - 0022 - 0000

DWN. BY: TLP
OKD. BY: R.B.
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*SEE SHEET 1 OF 3 FOR GENERAL NOTES