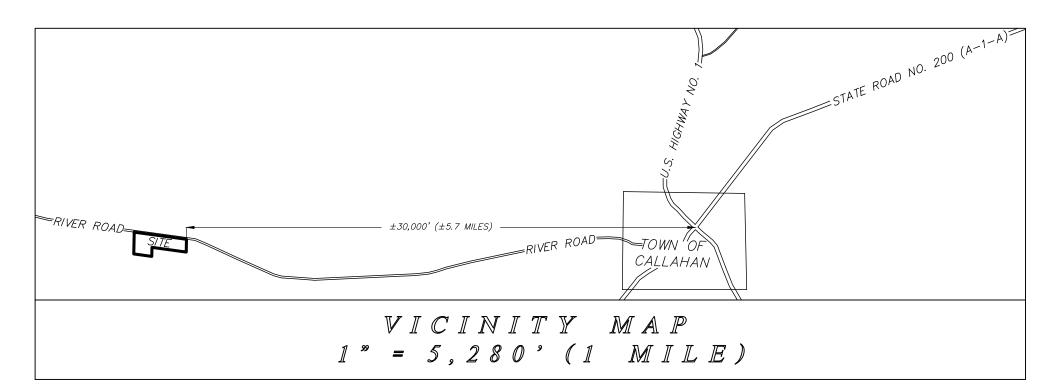
# "SHARON TRACT"

A PORTION OF SECTION 29 TOWNSHIP 2 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA

A PARCEL OF LAND SITUATE IN SECTION 29, TOWNSHIP 2 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE NORTH 0018'25" WEST, ALONG THE WEST LINE OF SAID SECTION 29, A DISTANCE OF 2,023.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00'18'25" WEST, ALONG THE WEST LINE OF SAID SECTION 29, A DISTANCE OF 1,200.00 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 108 (ALSO KNOWN AS RIVER ROAD) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 7451-250; THENCE SOUTH 83°41'03" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 108, A DISTANCE OF 2,900.00 FEET; THENCE SOUTH 00"18"25" EAST A DISTANCE OF 700.00 FEET: THENCE NORTH 83'41'03" WEST A DISTANCE OF 1.900.00 FEET: THENCE SOUTH 00"18'25" EAST A DISTANCE OF 500.00 FEET; THENCE NORTH 83"41'03" WEST A DISTANCE OF 1.000.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 57.68 ACRES MORE OF LESS.



#### TITLE CERTIFICATION

\_, AN ATTORNEY AT LAW LICENSED IN FLORIDA, DO HEREBY CERTIFY THAT WE HAVE SEARCHED THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AS TO THE TITLE TO THE HEREON DESCRIBED PROPERTY AND WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY IS VESTED IN RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, 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.

ATTORNEY AT LAW

## 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 \_\_\_\_\_, A.D. 2018.

CHIEF OF FIRE-RESCUE

## COUNTY TAX COLLECTOR CERTIFICATE

TAX IDENTIFICATION NUMBER: 29-2N-24-0000-0002-0000

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 \_\_\_\_\_, A.D. 2018.

TAX COLLECTOR NASSAU COUNTY, FLORIDA

## <u>DIRECTOR OF ENGINEERING SERVICES CERTIFICATE</u>

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE DIRECTOR OF ENGINEERING SERVICES OF NASSAU COUNTY, FLORIDA

THIS \_\_\_\_\_, A.D. 2018.

DIRECTOR OF ENGINEERING SERVICES

# COMMISSION APPROVAL CERTIFICATE

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

COMMISSION CHAIRMAN

## 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\_\_\_\_\_,

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 \_\_\_\_\_\_, A.D. 2018.

CLERK OF THE CIRCUIT COURT

COPYRIGHT © 2018 BY MANZIE AND DRAKE LAND SURVEYING

## 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

SURVEYOR / MAPPER CHARLES ROBERT LEE FLORIDA REGISTRATION NO.: LS 5618 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

## COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS\_\_ \_\_\_\_, 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

PLAT BOOK\_ PAGE

SHEET 1 OF 2 SHEETS

#### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY (OWNER) IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS "SHARON TRACT", AND THAT IT HAS 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, OWNER HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF

RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY (OWNER)

| RINT OR TYPE NAME | RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LL                                |
|-------------------|---|
|                   | A DELAWARE LIMITED LIABILITY COMPANY  |
|                   | BY: RAYONIER TRS OPERATING COMPANY, A DELAWARE CORPORATION, ITS MANAGING MEMBER |
| ITNESS            |   |
| RINT OR TYPE NAME |   |
| KINT OR THE NAME  | BY:   |
|                   | NAME:   |
|                   | ITS:  |
|                   |   |

STATE OF: FLORIDA
COUNTY OF: NASSAU

THIS IS TO CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, \_\_\_\_\_\_\_, AS \_\_\_\_\_\_, AS \_\_\_\_\_\_, OF RAYONIER TRS OPERATING COMPANY, A DELAWARE CORPORATION AS MANAGING MEMBER OF RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY ON BEHALF OF THE LIMITED LIABILITY COMPANY, TO ME WELL KNOWN AND KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING ADOPTION AND DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY

COUNTY OF \_\_\_\_\_\_, IN THE DAY OF \_\_\_\_\_, A.D., 2018

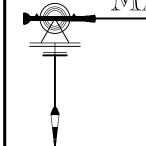
\_\_\_MY COMMISSION EXPIRES : \_\_\_\_\_ NOTARY PUBLIC STATE OF FLORIDA

FOR THE USE AND PURPOSES THEREIN EXPRESSED.

- 1.) DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (4"X4" CONCRETE MONUMENT) SET WITH
- IDENTIFICATION "MANZIE LB 7039".
- 2.) 43,560 SQ. FT. (GROSS) DENOTES LOT SQUARE FOOTAGE
- 3.) 43,560 SQ. FT. (NET) DENOTES USEABLE LOT SQUARE FOOTAGE. 4.) BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983/1990.
- 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 ZONE "X & A" AS PER F.E.M.A. FLOOD INSURANCE
- RATE MAP. PANEL 12089C-0291-F. DATED 12/17/2010 AREAS SHOW ON THE PLAT AS FLOOD ZONE "A" ARE UNBUILDABLE AREAS.
- 7.) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS "OR". 8.) BUILDING SETBACK REQUIREMENTS FOR THIS SUBDIVISION ZONED "OR" (OPEN RURAL), ARE AS FOLLOWS: FRONT SETBACK = 35 FEET SIDE SETBACK = 15 FEET REAR SETBACK = 25 FEET BUILDING SETBACK REQUIREMENTS LISTED ABOVE ARE PER THE NASSAU COUNTY LAND DEVELOPMENT CODE. ORDINANCE NO. <u>97-19</u>, ARTICLE <u>22</u>, SECTION <u>22.05</u> FOR PROPERTY ZONED <u>OPEN RURAL (OR)</u>. (UPDATED ON JANUARY 24, 2018). THERE MAY BE MORE RESTRICTIVE BUILDING RESTRICTIONS AND SET BACKS RECORDED AFTER THE RECORDING OF THIS PLAT UNDER SEPARATE DOCUMENTS IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.
- 9.) THE LANDS SHOWN HEREON ARE IS NOT LOCATED WITHIN A STORM SURGE CATEGORY, AS SCALED FROM THE NASSAU COUNTY "STORM SURGE" MAP LOCATED ON THE NASSAU COUNTY PROPERTY APPRAISER'S GIS WEBSITE UNDER THE "PUBLIC SAFETY" SECTION (SCALED 05/08/2018).
- 10.) ALL LOT LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED
- 11.) LOTS SHOWN HEREON ARE INTENDED FOR RESIDENTIAL PURPOSES.
- 12.) "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.
- 13.) 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.
- 14.) 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. 15.) DRIVEWAYS AND CULVERTS IN THE COUNTY RIGHT-OF-WAY NEED APPROVAL FROM NASSAU COUNTY FOR A RIGHT-OF-WAY/DRIVEWAY PERMIT.
- 16.) TOTAL NUMBER OF LOTS: 8
- 17.) THE JURISDICTIONAL WETLANDS AS SHOWN HEREON WERE FLAGGED AND IDENTIFIED BY CARTER ENVIRONMENTAL SOLUTIONS, INC., AND WERE DETERMINED TO BE EXEMPT FROM THE PERMIT REQUIREMENTS OF THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (S.J.R.W.M.D. PERMIT DETERMINATION NUMBER 154433-1)
- 17A.) FOR ADDITIONAL INFORMATION REGARDING THESE WETLAND JURISDICTIONAL AREAS AND THE METHODOLOGY USED TO DETERMINE THESE WETLAND AREAS, THE FOLLOWING AGENCIES MAY BE CONTACTED: US ARMY CORP OF ENGINEERS, STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND THE ST. JOHNS RIVER WATER
- 17B.) 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.
- 18.) 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.
- 19.) UPLAND BUFFERS MAY BE INCLUDED WITHIN A DEVELOPMENT LOT, TRACT OR PARCEL, THE WETLAND BUFFER SHALL NOT COUNT TOWARD THE MINIMUM SETBACK REQUIREMENT OF THE ZONING DISTRICT IN WHICH IT IS
- 20.) FINISHED FLOOR ELEVATIONS OF DWELLINGS SHALL BE A MINIMUM OF 13-INCHES ABOVE HIGHEST ADJACENT GRADE. IT IS RECOMMENDED BY THE NASSAU COUNTY BUILDING DEPARTMENT TO BE 18-INCHES ABOVE CROWN OF ROAD. THIS INFORMATION IS CONSIDERED CORRECT AS OF THE RECORDING DATE OF THIS PLAT AND SHOULD BE VERIFIED WITH THE NASSAU COUNTY BUILDING DEPARTMENT PRIOR TO BUILDING DESIGN.

P.L.S. = PROFESSIONAL LAND SURVEYOR P.I.N. = PARCEL IDENTIFICATION NUMBER LB = LICENSED BUSINESS S.F. = SQUARF FFFTN.A.V.D. = NORTH AMERICAN VERTICAL DATUM U.E. = UTILITY EASEMENTF.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION AKA = ALSO KNOWN ASI.E. = INGRESS & EGRESS ESMT = EASEMENT

MIN. F.F.E. = MINIMUM FINISHED FLOOR ELEVATION



Manzie & Drake Land Surveying 117 South Ninth Street, Fernandina Beach, FL 32034 OFFICE: (904) 491-5700 www.ManzieAndDrake.com Certificate of Authorization Number "LB 7039" "OUR **SIGHTS** ARE ON THE FUTURE. SET YOUR *SITES* ON US."

