

AMHURST OAKS

A PORTION OF THE F.P. SANCHEZ GRANT, SECTION 51 TOWNSHIP 2 NORTH,
RANGE 25 EAST, NASSAU COUNTY, FLORIDA

PLAT BOOK 7 PAGE 180

SHEET 1 OF 3
CFN 200610121

CAPTION:

PARCEL A:
THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE AND BEING IN SECTION 51 (F.P. SANCHEZ GRANT), TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, AND BEING THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 46, PAGE 470, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, LESS (I) THE SOUTHWESTERLY 852.83 FEET OF SAID LAND, (II) THAT CERTAIN TRACT OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 157, PAGE 674, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND (III) THAT PART THEREOF SUBJECT TO THAT CERTAIN RIGHT-OF-WAY TO NASSAU COUNTY, FLORIDA BY SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 88, PAGE 331, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

PARCEL B:
ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING, AND BEING IN THE COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE AND BEING IN SECTION 51 (F.P. SANCHEZ GRANT), TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA AND BEING THE SOUTHWESTERLY 426.42 FEET OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 46, PAGE 470, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, LESS THAT PART THEREOF SUBJECT TO THAT CERTAIN RIGHT-OF-WAY TO NASSAU COUNTY, FLORIDA BY SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 88, PAGE 331, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

PARCEL C:
ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING, AND BEING IN THE COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE AND BEING IN SECTION 51 (F.P. SANCHEZ GRANT), TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, BEING THE SOUTHWESTERLY 852.83 FEET OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 46, PAGE 470, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, LESS (I) THE SOUTHWESTERLY 426.42 FEET OF SAID LAND, (II) THAT PART THEREOF SUBJECT TO THAT CERTAIN RIGHT-OF-WAY TO NASSAU COUNTY, FLORIDA BY SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 88, PAGE 331, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

CERTIFICATE OF APPROVAL FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CALLAHAN, NASSAU COUNTY, FLORIDA THIS 17th DAY OF March A.D., 2006.

Heidy Graham
TOWN MAYOR
DATE: March 17, 2006

George V. Sayer
TOWN ZONING ADMINISTRATOR
DATE: 3/17/06

CERTIFICATE OF APPROVAL TOWN ATTORNEY

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE TOWN ATTORNEY OF THE TOWN OF CALLAHAN, NASSAU COUNTY, FLORIDA THIS 17th DAY OF March A.D., 2006.

Rob Brennan
TOWN ATTORNEY

CERTIFICATE OF APPROVAL BY PUBLIC WORKS DIRECTOR

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE PUBLIC WORKS DIRECTOR OF THE TOWN OF CALLAHAN, NASSAU COUNTY, FLORIDA THIS 14th DAY OF March A.D., 2006.

Michael A. Wilkins
PUBLIC WORKS DIRECTOR

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE Callahan Town Council AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 7, PAGES 180-183 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA THIS 21st DAY OF March A.D., 2006.

John P. Pugh
CLERK OF THE CIRCUIT COURT



COUNTY TAX COLLECTOR CERTIFICATE

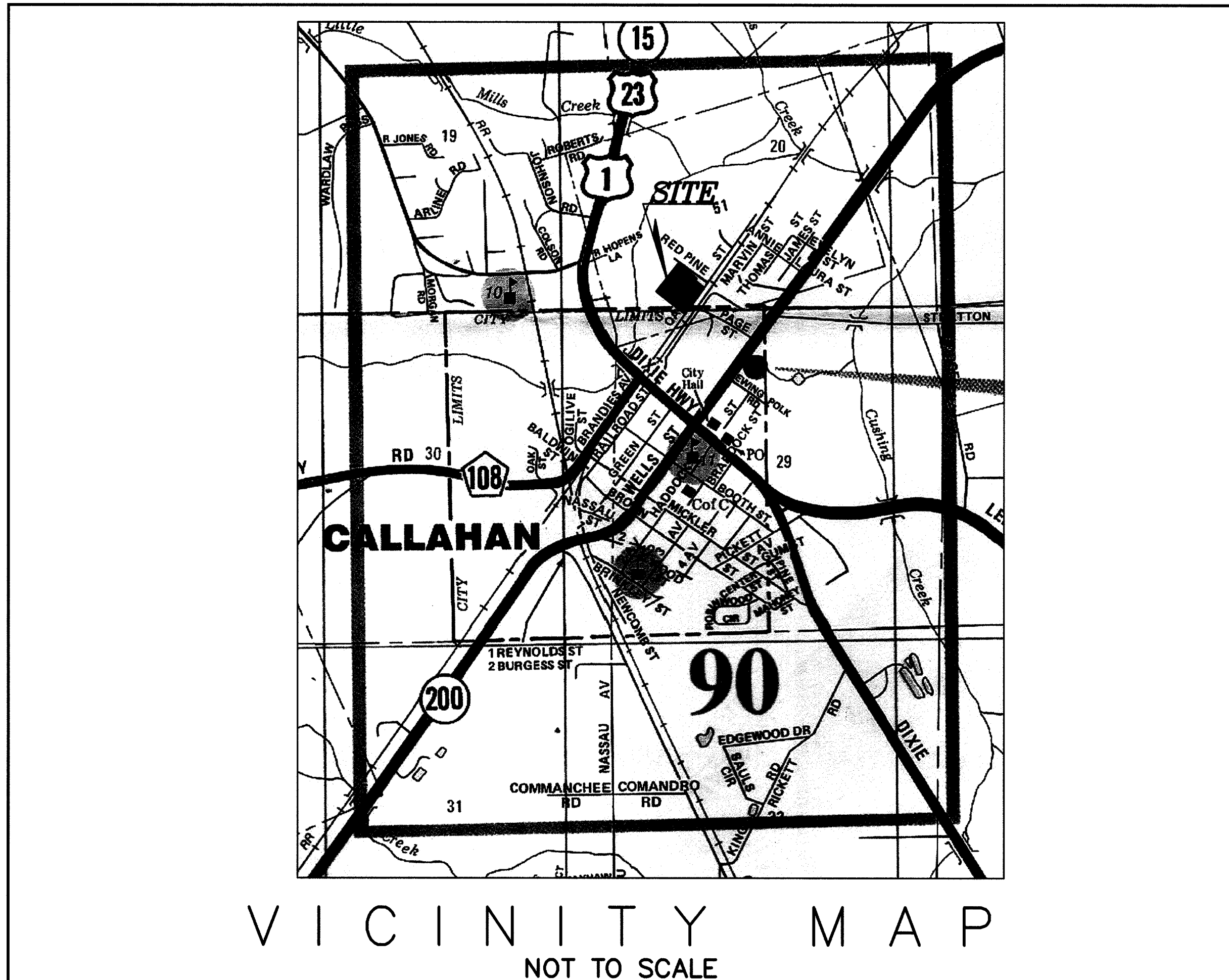
THIS IS TO CERTIFY THAT TAXES HAVE BEEN PAID ON PARCEL

IDENTIFICATION NUMBER 51-2N-25-0000-0044-0000
AND PARCEL 51-2N-25-0000-0044-0020
51-2N-25-0000-0044-0030

THROUGH AND INCLUDING THE TAX YEAR 2005.

BY: Shirley M. Miller
COUNTY TAX COLLECTOR

DATE: 3-16-06



MERCANTILE BANK, INC.

WITNESS Daniel A. Perotti
DATE: March 17, 2006
PRINT OR TYPE NAME

WITNESS Beatt McKnight
DATE: March 17, 2006
PRINT OR TYPE NAME

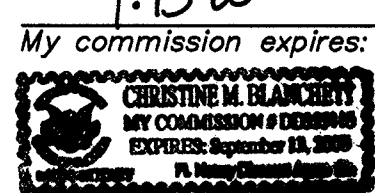
NOTARY FOR STEVE MADDEN

State of: Florida
County of: Duval

This is to certify that on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgments, Stephen F. Madden 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 they executed the same freely and voluntarily for the use and purposes therein expressed.

Witness my signature and official seal at the City of Jacksonville this 14th day of March, A.D., 2006.

Christine M. Blanchett
Notary Public, State of Florida at large
PRINT NAME



ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT AMHURST OAKS, LLC. IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS "AMHURST OAKS" AND 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, THAT ALL STREETS AND EASEMENTS FOR DRAINAGE AND UTILITIES SHOWN ON SAID PLAT ARE HEREBY, IRREVOCABLY AND WITHOUT RESERVATION, DEDICATED TO THE TOWN OF CALLAHAN.

THERE IS A EXCLUSIVE EASEMENT, BY THIS PLAT, 10 FOOT IN WIDTH ALONG ALL LOTS AND TRACTS, PARALLEL WITH, ADJACENT TO AND CONCENTRIC WITH, ALL RIGHT-OF-WAY LINES SHOWN HEREON RESERVED TO FLORIDA POWER AND LIGHT, ITS SUCCESSORS AND ASSIGNS.

TRACT "A" (LIFT STATION) IS TO BE DEDICATED TO THE TOWN OF CALLAHAN, TRACT "B" IS TO BE DEDICATED TO ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND TRACT "C" IS TO BE DEDICATED TO THE AMHURST OAKS HOMEOWNERS ASSOCIATION.

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 PUBLIC 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 A 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 SERVICE COMMISSION.

WITNESS Beatt McKnight
PRINT OR TYPE NAME

George V. Sayer
GEORGE SAYER

WITNESS Daniel A. Perotti
PRINT OR TYPE NAME

NOTARY FOR GEORGE SAYER

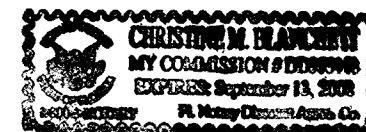
State of: Florida
County of: Duval

This is to certify that on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgments, George V. Sayer 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 they executed the same freely and voluntarily for the use and purposes therein expressed.

Witness my signature and official seal at the City of Jacksonville this 14th day of March, A.D., 2006.

Christine M. Blanchett
Notary Public, State of Florida at large
PRINT NAME

9.13.08
My commission expires:



SURVEYOR'S 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 DIRECTION AND SUPERVISION, THAT THE SURVEY COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED ACCORDING TO CHAPTER 177.091, FLORIDA STATUTES, CHAPTER 61G17-6.003, FLORIDA ADMINISTRATIVE CODE, AND THAT THE ABOVE PLAT COMPLIES WITH ZONING RULES AND REGULATIONS OF NASSAU COUNTY, FLORIDA CURRENTLY IN EFFECT.

SIGNED THIS 21st DAY OF MARCH A.D., 2006

Stephen W. Hoffman
STEPHEN W. HOFFMAN
FLORIDA REGISTERED SURVEYOR AND MAPPER
REGISTRATION NO. 5774

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.

Olde Isle Surveying & Mapping Company

OLDE ISLE SURVEYING & MAPPING COMPANY
850893 U.S. HIGHWAY 17, YULEE, FLORIDA 32097
(904) 225-0597 • FAX (904) 548-0456
Certificate of Authorization Number LB#7366

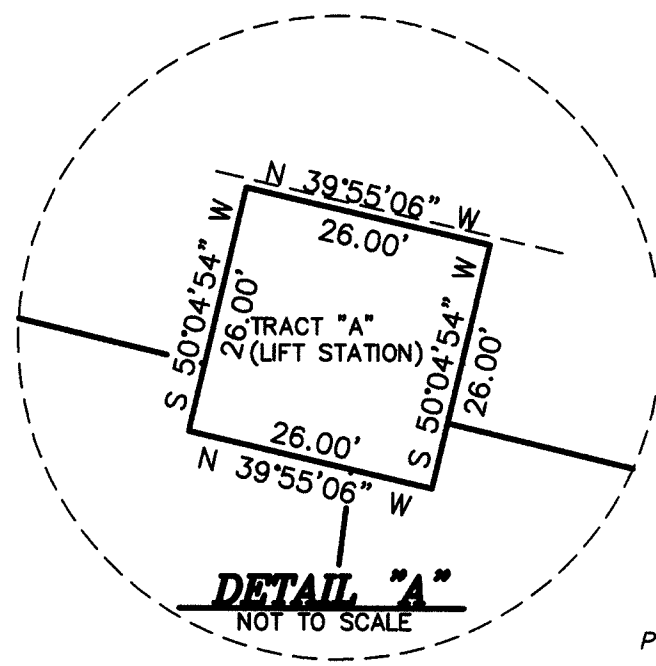
JOB No. 05156

AMHURST OAKS

A PORTION OF THE F.P. SANCHEZ GRANT, SECTION 51 TOWNSHIP 2 NORTH,
RANGE 25 EAST, TOWN OF CALLAHAN, NASSAU COUNTY, FLORIDA

PLAT BOOK 7 PAGE 181

SHEET 2 OF 3
CFN 200610121



DETAIL "A"
NOT TO SCALE

OWNER: AMHURST OAKS L.L.C.
P.I.N.: 51-2N-25-0000-0038-0000

OWNER: W & F HARRIS
P.I.N.: 51-2N-25-0000-0039-0000

OWNER: WILLIAMS CHARITY ESTATE
P.I.N.: 51-2N-25-0000-0035-0000

OWNER: CHURCH OF GOD
P.I.N.: 51-2N-25-0000-0033-0010

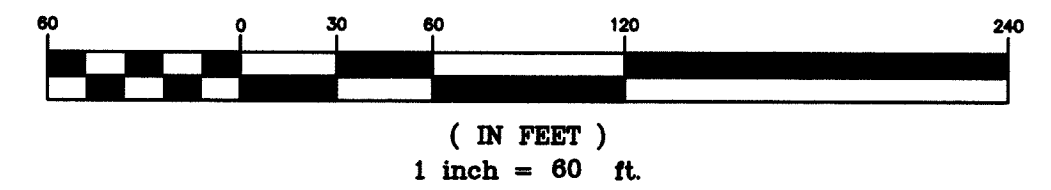
OWNER: NELSON MARTHA
P.I.N.: 51-2N-25-0000-0033-0020

OWNER: YEN THI LALAMANT
P.I.N.: 51-2N-25-0000-0044-0010

OWNER: BARBARA JEAN LEWIS
P.I.N.: 51-2N-25-0000-0046-0000
OWNER: YEN THI LALAMANT
P.I.N.: 51-2N-25-0000-0045-0000

OWNER: YEN THI LALAMANT
P.I.N.: 51-2N-25-0000-0042-0000

GRAPHIC SCALE



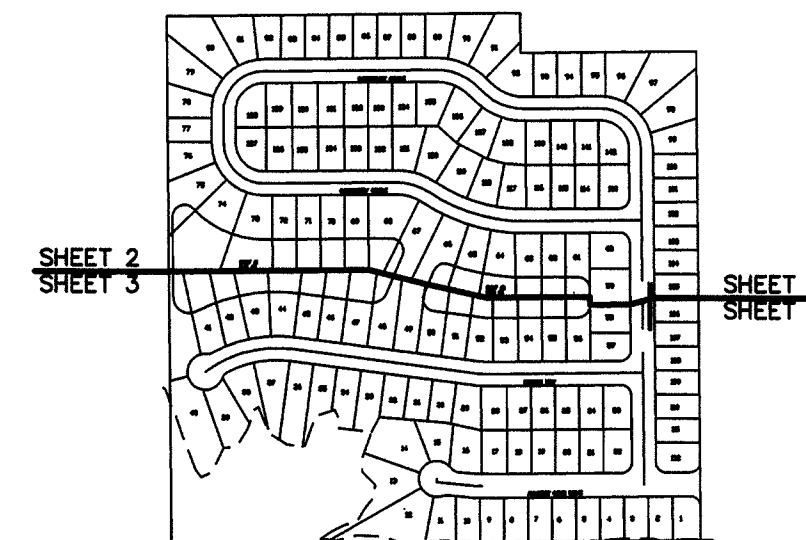
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	200.00'	20.91'	20.90'	S 50°48'49" E	5°59'27"
C2	53.18'	5.78'	5.78'	S 51°48'50" E	6°13'49"
C3	123.10'	18.28'	18.28'	S 50°29'49" E	8°30'22"
C4	170.00'	17.77'	17.77'	S 50°48'49" E	5°59'27"
C5	25.00'	39.27'	35.36'	N 08°48'32" W	90°00'00"
C6	25.00'	39.27'	35.36'	N 81°11'28" E	90°00'00"
C7	25.00'	39.27'	35.36'	S 08°48'32" E	90°00'00"
C8	25.00'	39.27'	35.36'	N 81°11'28" E	90°00'00"
C9	25.00'	39.27'	35.36'	S 08°48'32" W	90°00'00"
C10	25.00'	39.27'	35.36'	N 81°11'28" E	90°00'00"
C11	200.00'	27.86'	27.84'	S 49°49'03" E	7°58'58"
C12	170.00'	23.69'	23.67'	S 49°49'03" E	7°58'58"
C13	230.00'	19.18'	19.17'	S 51°25'13" E	4°46'38"
C14	230.00'	12.87'	12.87'	S 47°25'44" E	3°12'19"
C15	300.00'	224.36'	219.17'	N 67°15'05" W	42°51'02"
C16	330.00'	1.38'	1.38'	N 45°56'46" W	0°14'24"
C17	330.00'	56.43'	56.36'	S 50°57'53" W	9°47'51"
C18	330.00'	56.43'	56.36'	N 60°45'44" W	9°47'50"
C19	330.00'	60.34'	60.25'	N 70°53'55" W	10°28'32"
C20	330.00'	35.38'	35.36'	N 79°12'29" W	6°08'35"
C21	129.25'	3.48'	3.48'	S 45°49'34" E	1°32'40"
C22	270.84'	90.83'	90.40'	N 56°12'59" W	19°12'51"
C23	25.00'	18.71'	18.72'	S 77°46'38" W	42°53'25"
C24	45.00'	61.43'	56.77'	S 84°34'48" E	78°12'37"
C25	45.00'	53.20'	50.15'	N 11°36'34" E	67°43'51"
C26	44.74'	16.21'	16.12'	N 57°58'39" W	20°45'49"
C27	44.99'	70.27'	63.34'	S 66°59'56" W	89°30'03"
C28	44.74'	16.21'	16.12'	N 57°58'39" W	20°45'49"
C29	25.00'	15.12'	14.89'	S 64°57'11" E	34°39'10"
C30	25.00'	39.27'	35.36'	N 08°48'32" W	90°00'00"
C31	25.00'	39.27'	35.36'	N 81°11'28" E	90°00'00"
C32	70.00'	109.96'	98.99'	N 08°48'32" W	90°00'00"
C33	100.00'	157.08'	141.42'	N 08°48'32" W	90°00'00"
C34	130.00'	38.26'	38.12'	N 27°45'34" E	16°51'49"
C35	130.00'	51.56'	51.22'	N 07°57'55" E	22°43'29"
C36	130.00'	51.48'	51.12'	N 14°44'14" W	22°40'49"
C37	130.00'	49.20'	48.91'	N 36°55'12" W	21°41'07"
C38	130.00'	13.72'	13.71'	N 50°47'09" W	6°02'46"
C39	120.00'	100.93'	97.98'	S 29°42'51" E	48°11'23"
C40	150.00'	126.16'	122.47'	S 29°42'51" E	48°11'23"
C41	180.00'	59.74'	59.47'	S 44°18'03" E	19°00'58"
C42	180.00'	54.81'	54.60'	S 28°04'11" E	17°26'46"
C43	180.00'	36.84'	36.78'	N 11°28'58" E	11°43'39"
C44	120.00'	50.58'	50.20'	N 17°41'36" W	24°08'53"
C45	120.00'	50.35'	49.98'	N 41°47'17" W	24°02'30"
C46	150.00'	126.16'	122.47'	S 29°42'51" W	48°11'23"
C47	180.00'	12.05'	12.05'	N 07°32'13" W	3°50'07"
C48	180.00'	53.42'	53.22'	N 17°57'22" W	17°06'12"
C49	180.00'	54.28'	54.07'	N 35°05'47" W	17°16'38"
C50	180.00'	31.65'	31.61'	N 48°48'19" W	10°04'26"
C51	130.00'	13.15'	13.15'	N 56°42'26" W	5°47'47"
C52	130.00'	50.95'	50.63'	N 70°50'02" W	22°27'25"
C53	130.00'	51.14'	50.81'	S 86°40'07" W	22°32'18"
C54	130.00'	50.71'	50.39'	S 64°13'31" W	22°20'55"
C55	130.00'	38.25'	38.12'	S 44°37'16" W	16°51'36"
C56	100.00'	157.08'	141.42'	S 81°11'28" W	90°00'00"
C57	70.00'	109.96'	98.99'	S 81°11'28" W	90°00'00"
C58	70.00'	109.96'	98.99'	S 08°48'32" E	90°00'00"
C59	100.00'	157.08'	141.42'	S 08°48'32" E	90°00'00"
C60	130.00'	48.09'	47.82'	S 25°35'34" W	21°11'48"
C61	102.54'	51.37'	50.84'	S 02°20'59" W	28°42'13"
C62	130.00'	60.25'	59.71'	S 20°51'42" E	26°33'14"
C63	130.00'	44.63'	44.41'	S 43°59'25" E	18°40'13"
C64	120.00'	61.06'	60.41'	N 39°13'51" W	29°09'23"
C65	120.00'	10.46'	10.45'	N 22°09'23" W	4°59'32"
C66	150.00'	89.40'	88.08'	N 36°44'05" W	34°08'54"
C67	180.00'	47.73'	47.59'	N 46°12'45" W	15°11'34"
C68	180.00'	59.55'	59.28'	N 29°08'18" W	18°57'20"
C69	400.00'	86.60'	86.43'	S 25°51'45" E	12°24'15"
C70	400.00'	78.93'	78.81'	S 37°34'27" E	11°51'10"
C71	400.00'	74.87'	74.76'	S 48°26'47" E	10°43'30"
C72	430.00'	256.28'	252.50'	S 36°44'05" E	34°08'54"
C73	460.00'	59.75'	59.71'	S 23°22'55" E	7°26'34"
C74	460.00'	67.31'	67.25'	S 31°17'43" E	8°23'03"
C75	460.00'	57.94'	57.90'	S 39°05'45" E	7°13'01"
C76	460.00'	60.61'	60.56'	S 46°28'44" E	7°32'56"
C77	460.00'	28.55'	28.54'	S 52°01'52" E	3°33'21"

GENERAL NOTES:

- There may be additional restrictions that are not shown on this plat that may be found in the Public Records of Nassau County, Florida.
- Portions of subject property are subject to storm surge inundation during a category 4 and category 5 hurricane as per Storm Atlas for Northeast Florida, dated June 1986.
- The wetlands shown on this property were identified by Coastal Science Inc. in December 2001. Jurisdictional Authority over wetlands belongs to Saint Johns River Water Management District.
- Bearings shown hereon are assumed. Bearings refer to the Northwesterly right-of-way line of Brandies Avenue East, held fixed at S 36°11'28" W.
- The property shown hereon lies within flood zone "X & A" as per F.E.M.A. Flood Insurance Rate Map, Panel 120170 0325 C, Dated 5/4/88.
- The property depicted hereon is zoned as a Planned Unit Development (PUD).
- Building setback lines:
Front Yard: (20) feet.
Side Yard: (5) feet.
Rear Yard: (10) feet.
BUFFERS AND EASEMENTSTAKE PRECEDENCE OVER SETBACKS
- Elevation shown hereon refer to National Geodetic Vertical Datum of 1929 (NGVD 29).
- The reference Benchmark is as shown.
- The Finish Floor Elevation shall be according to Engineering plans.
- 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 as depicted on this plat without the written approval of the Nassau County and other regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owner, his agent and 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 time to time by the appropriate governmental authority.
- It is the developers responsibility to inform any prospective buyer that the required buffer of native vegetation is not to be disturbed or removed at any time by the property owner as this will be a violation of the adopted Nassau County Comprehensive Plan. An access way no more than 20 feet wide may be provided through the wetland buffer.
- All lines intersecting curves are non-radial unless otherwise noted.
- This plat consists of 142 lots.
- There is a drainage easement 5-feet outside the constructed top of bank of all ponds.
- There is a 5-foot Non Access Easement along Brandies Avenue on all lots adjoining Brandies Avenue.

ABBREVIATIONS AND SYMBOLS USED IN THIS PLAT:

sq. ft. DENOTES SQUARE FEET
F.F. DENOTES FINISHED FLOOR ELEVATION
F.P.L. DENOTES FLOOD POWER AND LIGHT
L DENOTES LICENSED BUSINESS
R DENOTES RADIUS
L DENOTES ARC LENGTH
A DENOTES CENTRAL ANGLE
CB DENOTES CHORD BEARING
CH DENOTES CHORD LENGTH
P.I. DENOTES POINT OF INTERSECTION
P.O. DENOTES POINT OF BEGINNING
P.T. DENOTES POINT OF TANGENCY
P.C. DENOTES POINT OF COMMENCEMENT
P.M. DENOTES PARCEL IDENTIFICATION NUMBER
O.D. DENOTES OFFICIAL RECORDS BOOK
P.D. DENOTES PAGE
P.M. DENOTES PERMANENT CONTROL POINT (LB 7366)
P.R. DENOTES PERMANENT REFERENCE MONUMENT (LB 7366)
P.O.B. DENOTES POINT OF BEGINNING
P.O.C. DENOTES POINT OF COMMENCEMENT
P.I.N. DENOTES PARCEL IDENTIFICATION NUMBER
(O) DENOTES DEAD
(M) DENOTES MEASURED
(ELEV) DENOTES ELEVATION
D.E. DENOTES DRAINAGE EASEMENT
U.E. DENOTES UTILITY EASEMENT
I/E DENOTES INGRESS/EGRESS EASEMENT



KEY MAP

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.

Olde Isle
Surveying & Mapping Company

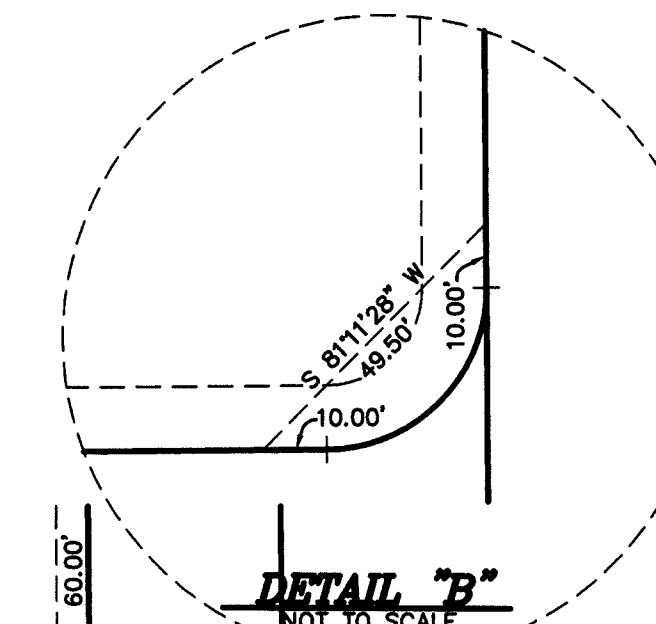
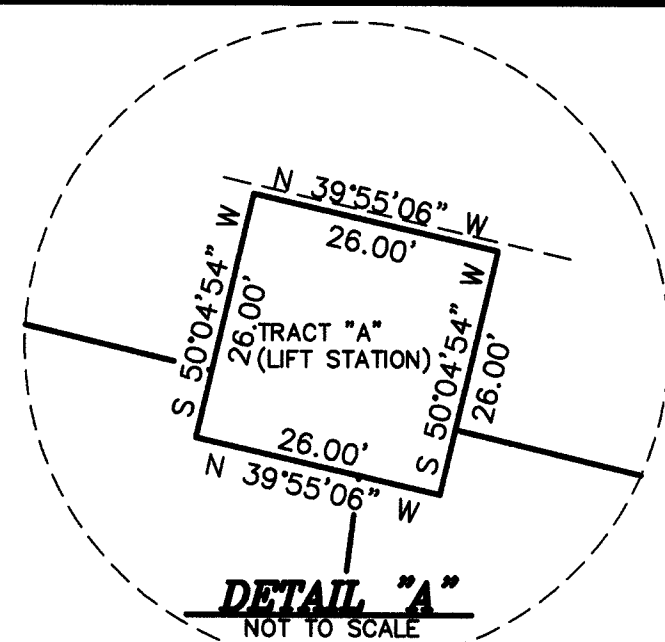
OLDE ISLE SURVEYING & MAPPING COMPANY
850893 U.S. HIGHWAY 17, YULEE, FLORIDA 32097
(904) 225-0897 • FAX (904) 548-0458
Certificate of Authorization Number LB#7366

JOB No. 05156

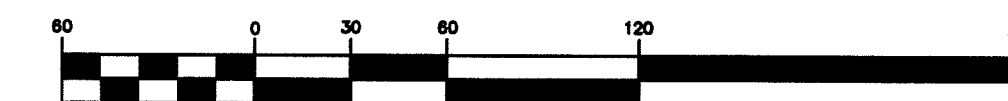
PLAT BOOK 7 PAGE 182

SHEET 3 OF 3
CFN 2006/0121

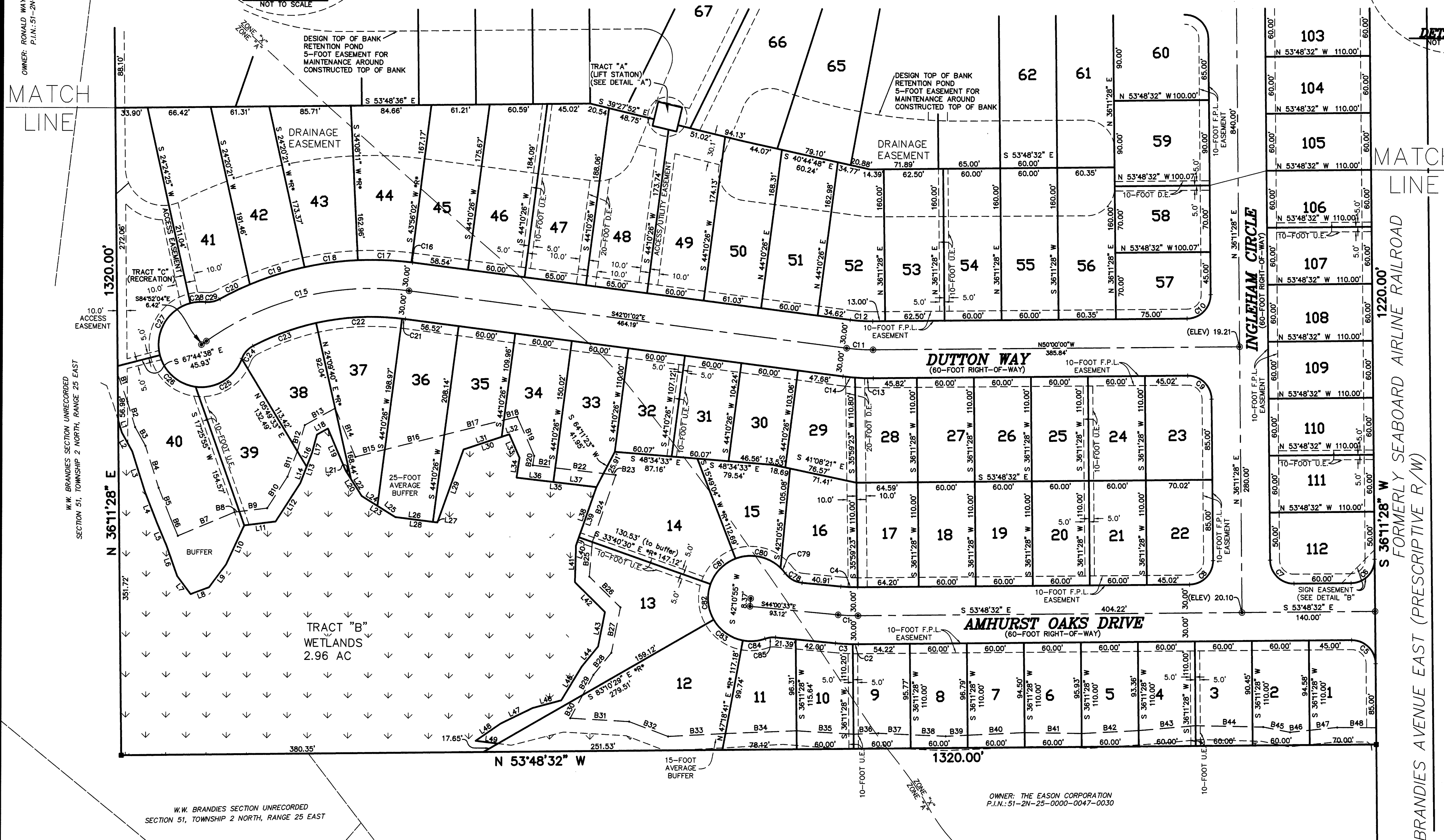
RONALD WAYNE BELL & DONALD GRAY BELL
P.O. BOX 51-2N-25-0000-0024-0000



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft



LINE TABLE (BUFFER)		
LINE	LENGTH	BEARING
B1	30.53	S 170°35' W
B2	28.11	S 200°24' W
B3	22.45	S 074°33' W
B4	46.31	S 191°8'27" W
B5	34.23	S 153°106' W
B6	20.23	S 140°21'9" W
B7	64.56	S 021°44' E
B8	5.07	S 601°307' E
B9	29.35	S 601°307' E
B10	39.38	N 69°28'05" E
B11	28.81	S 574°31' W
B12	38.46	S 523°8'17" W
B13	36.56	N 82°34'24" W
B14	55.44	N 121°25'3" E
B15	31.94	S 671°35'3" E
B16	64.45	S 671°35'3" E
B17	64.45	S 671°35'3" E
B18	14.45	S 671°35'3" E
B19	44.82	N 131°124' E
B20	10.66	N 451°400' E
B21	23.06	S 463°500' E
B22	51.14	S 463°500' E
B23	13.04	S 463°500' E
B24	74.73	S 56021'8" E
B25	36.54	N 411°11'7" E
B26	46.17	N 08°25'48" W
B27	48.72	N 48°04'48" E
B28	29.82	N 75°50'49" E
B29	24.14	S 644°48'48" W
B30	27.77	S 644°48'48" W
B31	62.12	S 495°8'21" E
B32	43.86	S 322°8'25" E
B33	60.50	S 561°417" E
B34	74.74	S 553°304" E
B35	60.16	S 495°59'19" E
B36	26.07	S 495°59'19" E
B37	33.99	S 504°48'48" E
B38	36.83	S 504°48'48" E
B39	23.23	S 5601°58" E
B40	60.06	S 555°924" E
B41	60.02	S 526°586" E
B42	60.06	S 541°550" E
B43	60.18	S 581°251" E
B44	71.28	S 521°019" E
B45	28.80	S 422°0'22" E
B46	20.62	S 590°38'35" E
B47	28.15	S 590°38'35" E
B48	40.98	S 590°38'35" E

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.84	S 2002°34' W
L2	22.54	S 074°38' W
L3	45.29	S 1918°27' W
L4	34.92	S 15°31°06' W
L5	25.88	S 1402°19' W
L6	33.38	S 1729°36' W
L7	23.81	N 001°58' E
L10	45.30	S 6133°31' W
L11	33.12	N 1307°07' W
L12	47.97	S 69°28'05" W
L13	34.50	S 57°41°31' W
L14	18.58	N 57°41°31' E
L16	14.79	N 65°28'48" E
L17	19.56	S 515°71' W
L18	48.16	S 4158°24' E
L20	31.61	N 043°33' W
L22	21.28	S 042°23'03" W
L23	41.49	N 211°55'1" W
L24	19.41	S 211°55'1" E
L25	21.13	S 1307°01' E
L26	39.92	S 4552°31' E
L27	4.76	S 4552°31' E
L28	44.67	N 4552°31' W
L29	81.74	S 56°20°55' W
L30	50.64	N 71°30°10' W
L31	42.17	S 71°30°10' E
L32	7.58	S 691°40'08" E
L33	26.59	N 1311°24' E
L34	21.23	N 481°42°03' E
L35	84.94	N 483°35°00' E
L36	38.94	S 4635°00' E
L37	44.35	S 4458°28' E
L38	65.21	S 560218" W
L39	55.93	S 560218" W
L40	9.28	S 580218" W
L41	38.77	N 481°50'7" E
L42	44.58	N 080°23'48" W
L43	36.95	N 480°44'8" E
L44	27.15	N 755°49' E
L45	41.56	N 6755°26' E
L46	31.19	S 682°31'2" E
L47	37.54	S 792°41" W
L48	31.89	N 874°30'2" W
L49	23.70	S 647°11" W

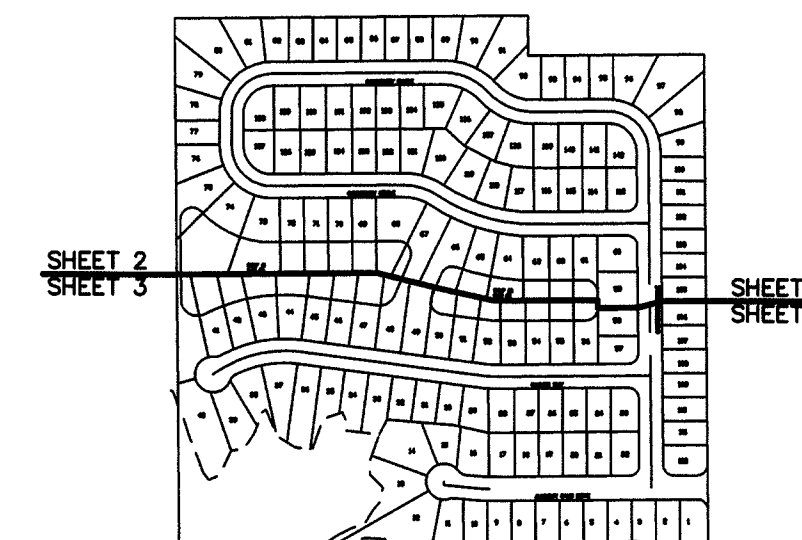
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	200.0'	20.91'	20.90'	S 50°48'49" E	5°59'27"
C2	53.18'	17.28'	17.28'	S 50°48'49" E	6°13'49"
C3	123.10'	18.78'	18.78'	S 50°48'49" E	8°30'27"
C4	170.0'	21.70'	21.70'	S 50°48'49" E	9°59'27"
C5	25.00'	39.27'	35.36'	N 08°48'32" W	90°00'00"
C6	25.00'	39.27'	35.36'	N 81°11'28" E	90°00'00"
C7	25.00'	39.27'	35.36'	S 08°48'32" E	90°00'00"
C8	25.00'	39.27'	35.36'	N 81°11'28" E	90°00'00"
C9	28.00'	39.27'	35.36'	N 08°48'32" W	90°00'00"
C10	25.00'	39.27'	35.36'	S 08°48'32" E	90°00'00"
C11	200.0'	27.86'	27.84'	S 49°49'03" E	7°58'58"
C12	170.0'	23.69'	23.67'	S 49°49'03" E	7°58'58"
C13	300.0'	19.18'	19.17'	S 51°25'13" E	4°46'38"
C14	300.0'	12.87'	12.87'	S 47°25'44" W	4°21'12"
C15	300.0'	224.36'	219.17'	N 67°15'05" W	32°15'29"
C16	330.0'	1.38'	1.38'	N 45°56'46" W	0°00'00"
C17	330.0'	56.43'	56.36'	N 60°51'33" E	9°47'51"
C18	330.0'	56.43'	56.36'	N 45°56'46" W	9°47'50"
C19	330.0'	60.34'	60.25'	N 70°53'55" W	10°28'32"
C20	330.0'	35.38'	35.36'	N 78°12'29" W	6°08'35"
C21	129.25'	3.48'	3.48'	S 45°59'34" E	1°32'40"
C22	270.84'	90.83'	90.40'	N 56°12'39" W	19°12'51"
C23	270.0'	70.32'	70.12'	N 73°15'59" W	25°55'16"
C24	25.00'	18.73'	18.69'	S 77°46'38" E	42°29'29"
C25	45.00'	61.43'	56.27'	S 84°34'48" E	78°13'27"
C26	45.00'	53.20'	50.15'	S 11°36'34" W	6°74'35" E
C27	44.99'	70.27'	63.34'	S 66°59'56" W	89°30'03'30" E
C28	44.74'	19.21'	16.89'	S 75°58'39" W	20°45'49" E
C29	25.00'	16.12'	14.62'	N 84°57'31" E	24°39'10" E
C78	25.00'	20.43'	20.43'	S 23°42'10" E	48°30'50" E
C79	45.00'	7.56'	7.55'	N 04°23'57" W	9°37'37" E
C80	45.00'	51.03'	48.34'	N 44°11'48" W	64°58'16" E
C81	45.00'	38.87'	37.67'	S 81°04'17" W	49°29'34" E
C82	45.00'	38.88'	37.68'	S 31°34'30" W	49°30'00'00" E
C83	45.00'	38.89'	37.69'	S 17°55'44" E	49°30'50" E
C84	45.00'	23.77'	23.60'	S 87°49'19" W	30°15'59" E
C85	25.00'	10.88'	10.88'		

GENERAL NOTES:

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| <p>1) There may be additional restrictions that are not shown on this plat that may be found in the Public Records of Nassau County, Florida.</p> <p>2) Portions of subject property are subject to storm surge inundation during a category 4 and category 5 hurricane as per Storm Atlas for Northeast Florida, dated June 1988.</p> <p>3) The wetlands shown on this property were identified by Coastal Science Inc. in December 2001. Jurisdictional Authority over wetlands belongs to Saint Johns River Water Management District.</p> <p>4) Bearings shown hereon are assumed. Bearings refer to the Northwesterly right-of-way line of Brandies Avenue East, held fixed at S 36°11'28" W.</p> <p>5) The property shown hereon lies within flood zone " <u>X & A</u>" as per F.E.M.A. Flood Insurance Rate Map, Panel <u>120170 0325 C</u>, Dated <u>5/4/88</u>.</p> <p>6) The property depicted hereon is zoned as a Planned Unit Development (PUD).</p> <p>7) Building setback lines:
 Front Yard: (20) feet.
 Side Yard: (5) feet.
 Rear Yard: (10) feet.
 <u>BUFFERS AND EASEMENT/STAKE PRECEDENCE OVER SETBACKS</u></p> | <p>8) Elevation shown hereon refer to National Geodetic Vertical Datum of 1929 (NGVD 29).</p> <p>9) The reference Benchmark is as shown.</p> <p>10) The Finish Floor Elevation shall be according to Engineering plans.</p> <p>11) 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 as depicted on this plat without the written approval of the Nassau County and other regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owner, his agent and entity performing any activity within the wetland area to acquire the necessary written approvals prior to the beginning of any work. This wetland jurisdiction line may be superseded and redefined from time to time by the appropriate government.</p> <p>12) It is the developers responsibility to inform any prospective buyer that the required buff of native vegetation is not to be disturbed or removed at any time by the property owner as this will be a condition of the deed adopted by the Nassau County Board of Commissioners. An access way no more than 20 feet wide may be provided through the wetland buffer.</p> <p>13) All lines intersecting curves are non-radial unless otherwise noted.</p> <p>14) This plat consists of 142 lots.</p> <p>15) There is a drainage easement 5-feet outside the constructed top of bank of all ponds.</p> <p>16) There is a 5-foot Non Access Easement along Brandies Avenue on all lots adjoining Brandies Avenue.</p> |
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ABBREVIATIONS AND SYMBOLS
USED IN THIS PLAT:

#G. R. DENOTES SQUARE FEET
 F.F. EL. DENOTES FINISHED FLOOR ELEVATION
 F.P.L. DENOTES FLOOR PLAN AND LIGHT
 B DENOTES LICENSED BUSINESS
 R DENOTES ROTARY
 L DENOTES ARC LENGTH
 C DENOTES CENTRAL ANGLE
 OB DENOTES CHORD BEARING
 B DENOTES CHORD BEARING
 R.P. DENOTES RADIAL POINT
 P.C. DENOTES POINT OF INTERSECTION
 P.T. DENOTES POINT OF TANGENCY
 P.C. DENOTES POINT OF CURVATURE
 P.O. DENOTES POINT OF CURVATURE
 P.R.C. DENOTES POINT OF REVERSE CURVATURE
 M DENOTES RADIAL BEARING
 M.O. DENOTES MONUMENT MONUMENT
 D.B. DENOTES OFFICIAL RECORD BOOK
 C DENOTES CASE
 O.B. DENOTES PERMANENT CONTROL POINT (LP 7368)
 DENOTES PERMANENT REFERENCE MONUMENT (LP 7368)
 P.O.B. DENOTES POINT OF BEGINNING
 P.O.C. DENOTES POINT OF COMMENCEMENT
 DENOTES PARCEL IDENTIFICATION NUMBER
 (D) DENOTES DEED
 DENOTES DEED
 (C) DENOTES CURVATURE
 (C) DENOTES ELEVATION
 (V) DENOTES VARIATION
 E DENOTES EASEMENT
 U.E. DENOTES UTILITY EASEMENT
 DENOTES ACCESS EASEMENT
 A.E. DENOTES ACCESS EASEMENT
 EASEMENT



KEY MAP

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.

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JOB No. 05156