PLAT BOOK 7 , PAGE 239

DEEP CREEK PLANTATION

CFN 200629437 SHEET 1 of 12

A SUBDIVISION OF PORTIONS OF SECTIONS 20, 22, 23 & 24,
TOWNSHIP 1 NORTH, RANGE 23 EAST, NASSAU COUNTY, FLORIDA

CAPTION

That certain piece, parcel or tract of land, lying in and being a part of Sections 20, 22, 23 and 24, Township 1 North, Range 23 East, Nassau County, Florida, being more particularly described as follows:

BEGIN at the southwest corner of said Section 20, said corner also being the corner common to Sections 21, 22 and 23; thence North 89 degrees 28 minutes 34 seconds East along the south line of said section, a distance of 1,149.90 feet; thence North 00 degrees 40 minutes 27 seconds West, a distance of 230.00 feet; thence North 89 degrees 28 minutes 34 seconds East, a distance of 190.00 feet; thence North 00 degrees 40 minutes 27 seconds West, a distance of 421.68 feet; thence South 88 degrees 46 minutes 32 seconds West, a distance of 18.65 feet; thence North 00 degrees 40 minutes 27 seconds West, a distance of 1,956.59 feet; thence North 88 degrees 54 minutes 59 seconds East, a distance of 1,245.12 feet; thence South 38 degrees 59 minutes 52 seconds East, a distance of 25.35 feet; thence North 88 degrees 54 minutes 59 seconds East, a distance of 1,194.87 feet; thence South 00 degrees 56 minutes 03 seconds East, a distance of 155.00 feet; thence North 88 degrees 54 minutes 59 seconds East, a distance of 175.00 feet; thence South 00 degrees 56 minutes 03 seconds East, a distance of 2,458.79 feet to the south line of said Section 20; thence North 89 degrees 28 minutes 34 seconds East along said south line, a distance of 1,321.26 feet to the section corner common to sections 19, 20, 23 and 24, of said Township 1 North, Range 23 East; thence North 89 degrees 39 minutes 19 seconds East along the north line of said Section 24, a distance of 902.51 feet to the westerly right of way line of County Road Number C-121 (a 100 foot right of way); thence South 10 degrees 27 minutes 11 seconds West along said line, a distance of 809.60 feet to the point of curvature of a curve to the right, said curve concave westerly and having a radius of 1,859.86 feet; thence along and around said curve, through a central angle of 32 degrees 00 minutes 02 seconds, an arc distance of 1,038.76 feet, said arc subtended by a chord bearing and distance of South 26 degrees 27 minutes 12 seconds West, 1,025.31 feet to the point of tangency of said curve; thence South 42 degrees 27 minutes 13 seconds West along said westerly right of way line, a distance of 320.08 feet to the east line of said Section 23; leaving said westerly right of way line, thence North 02 degrees 26 minutes 17 seconds West along the east line of said Section 23, a distance of 804.89 feet; thence South 89 degrees 30 minutes 26 seconds West, a distance of 1,323.51 feet; thence South 02 degrees 25 minutes 35 seconds East, a distance of 2,109.30 feet to the west line of said County Road Number C-121; said point lying on a curve to the left, said curve concave easterly and having a radius of 1,482.39 feet; thence along and around said curve, through a central angle of 17 degrees 57 minutes 43 seconds, an arc distance of 464.72 feet, said arc subtended by a chord bearing and distance of South 13 degrees 20 minutes 57 seconds West, 462.82 feet, to the point of tangency of said curve; thence continue South 04 degrees 22 minutes 05 seconds West along said westerly right of way line, a distance of 1,467.94 feet to the south line of said Section 23; thence South 89 degrees 35 minutes 59 seconds West along said south line, a distance of 1,033.35 feet; thence North 02 degrees 14 minutes 53 seconds West, a distance of 1,450.00 feet; thence South 89 degrees 35 minutes 59 seconds West, a distance of 1,247.97 feet; thence South 02 degrees 14 minutes 53 seconds East, a distance of 1,450.00 feet to the south line of said Section 23; thence South 89 degrees 35 minutes 59 seconds West along said south line, a distance of 1,412.53 feet to the southwest corner of Section 23, said corner also being the southeast corner of said Section 22; thence North 89 degrees 54 minutes 13 seconds West along the south line of said Section 22, a distance of 1,320.40 feet; thence North 02 degrees 02 minutes 32 seconds West, 1,333.82 feet; thence South 89 degrees 52 minutes 28 seconds West, a distance of 1,448 feet more or less, to the waters of the St. Mary's River; thence in a northeasterly direction, along said waters, and following the meanderings thereof, a distance of 5,928 to its intersection with the north line of said Section 22; thence North 89 degrees 24 minutes 32 seconds East along said north line of Section 22, a distance of 1,376 feet, more or less, to the POINT OF BEGINNING.

Containing 901 acres, more or less.

CERTIFICATE OF APPROVAL BY COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD — DATE: 7/24/06

COUNTY TAX COLLECTOR CERTIFICATE

THIS IS TO CERTIFY THAT TAXES HAVE BEEN PAID ON PARCEL IDENTIFICATION NUMBERS 20-1N-23-0000-0008-0010, 20-1N-23-0000-0008-0020, 22-1N-23-0000-0007-0000, 22-1N-23-0000-0001-0000, 23-1N-23-0000-0001-0000, 24-1N-23-0000-0002-0010 THROUGH AND INCLUDING THE TAX YEAR 2005.

COUNTY TAX COLLECTOR — DATE: 7/17/2006

CERTIFICATE OF APPROVAL BY DIRECTOR OF ENGINEERING SERVICES

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE NASSAU COUNTY ENGINEERING SERVICES DEPARTMENT.

DIRECTOR OF ENGINEERING SERVICES — DATE: 7/11/06

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 7, PAGES 239 TO 250 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

CLERK OF THE CIRCUIT COURT — 7/28/06

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE 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 OF THE REQUIREMENTS OF FLORIDA STATUTE 177; THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA.

SIGNED THIS 31ST DAY OF MAY, AD.2006.

HAROLD W. MOORE
FLORIDA REGISTERED SURVEYOR AND MAPPER NUMBER 4253

CERTIFICATE OF APPROVAL COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ATTORNEY OF NASSAU COUNTY, FLORIDA.

COUNTY ATTORNEY — DATE: 7/24/06

COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS 20th DAY OF July, 2006 A.D. 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

CERTIFICATE OF APPROVAL BY COUNTY PLANNER

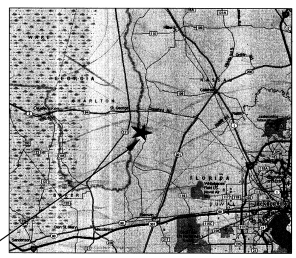
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY PLANNER OF NASSAU COUNTY, FLORIDA.

COUNTY PLANNER — DATE: 7/11/06

CERTIFICATE OF APPROVAL BY THE FIRE/RESCUE DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE FIRE/RESCUE DEPARTMENT OF NASSAU COUNTY, FLORIDA.

CHIEF OF FIRE/RESCUE — DATE: 6/27/06



CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/CONTRACTED SURVEYOR/MAPPER

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO PART 1, CHAPTER 177, F.S. AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE LOCAL GOVERNING BODY. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF PART 1, CHAPTER 177 IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING/MAPPING REFLECTED ON THIS PLAT.

SURVEYOR/MAPPER — DATE: 7/3/06

MICHAEL A. MANZIE
PRINT NAME

4069
FLORIDA REGISTRATION NO.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT DEEP CREEK PLANTATION DEVELOPMENT COMPANY, A FLORIDA CORPORATION ("DEVELOPER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON; AND THAT DEVELOPER HAS CAUSED THE LANDS TO BE SURVEYED AND SUBDIVIDED, AND THIS PLAT OF DEEP CREEK PLANTATION IS MADE IN ACCORDANCE WITH THAT SURVEY; AND IS ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. NO PART OF THIS PLAT IS DEDICATED TO NASSAU COUNTY OR FOR THE PUBLIC. TRACTS "A, B, C, D, E, F, G, H, I, AND J", AND ALL STREETS AND RIGHTS OF WAY IN DEEP CREEK PLANTATION ARE PRIVATE, OWNED, MANAGED AND MAINTAINED BY DEEP CREEK PLANTATION OWNER'S ASSOCIATION, INC. ("ASSOCIATION"). TRACTS "A", "B" AND "C" ARE TO BE USED AS A ROADWAY BUFFER AREA. TRACTS "D", "E" AND "F" ARE TO BE USED AS COMMUNITY RECREATION AREAS, HORSETRAILS AND NATURAL VEGETATION AREAS. TRACT "G" IS TO BE USED AS A LANDSCAPE BUFFER AREA. TRACT "H" IS TO BE USED AS A FRONT ENTRY SHORT-TERM PARKING AND TURN-AROUND AREA. TRACT "I" IS TO BE USED FOR A SIGN EASEMENT. TRACT "J" IS TO BE USED AS AN OPERATIONS AND MAINTENANCE AREA. THE DRAINAGE EASEMENTS, THE PARCELS IDENTIFIED AS "CONSERVATION" OR AS "LANDSCAPE BUFFER" AND THE SPECIFIC "DRAINAGE EASEMENT" AROUND THE LAKE ARE EACH AND ALL FACILITIES FOR THE COMMON BENEFIT OF ALL DEEP CREEK PLANTATION PLATTED LOTS OR PARCELS; THE DEVELOPER RETAINS BY RESERVATION SUCH EASEMENTS, AND THE RIGHT TO CONVEY OR ASSIGN SUCH EASEMENTS TO ASSOCIATION (OR IN DEFAULT THEREOF, TO A PUBLIC ENTITY) TO MAINTAIN AND MANAGE SUCH EASEMENTS FOR THE COMMON BENEFIT OF ALL OWNERS OF LOTS OR PARCELS WITHIN THE PLAT OF DEEP CREEK PLANTATION. ALL UTILITY EASEMENTS DESIGNATED AS SUCH ARE FOR THE USE AND BENEFIT OF THE PROVIDER OF SUCH SERVICES, AND DEDICATED TO SUCH USE, PURPOSE AND PROVIDER.

IN WITNESS WHEREOF THIS PLAT HAS BEEN EXECUTED THIS DATE: 5/30/2006

DEEP CREEK PLANTATION DEVELOPMENT COMPANY

WITNESS: Larry E. Lanier
PRINT OR TYPE NAME

WITNESS: Heather S. Loveland
PRINT OR TYPE NAME

DEEP CREEK PLANTATION DEVELOPMENT COMPANY

BY: LEE D. WEDEKIND, JR.

ITS: PRESIDENT

NOTARY FOR DEEP CREEK PLANTATION DEVELOPMENT COMPANY

STATE OF FLORIDA
COUNTY OF NASSAU

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LEE D. WEDEKIND, JR., AS PRESIDENT, DEEP CREEK PLANTATION DEVELOPMENT COMPANY, A FLORIDA CORPORATION, BY AUTHORITY AND ON BEHALF THEREOF, AND WHO IS
(✓) PERSONALLY KNOWN TO ME, OR
( ) WHO PRESENTED AS IDENTIFICATION _____

Heather S. Loveland [SIGN]
Heather S. Loveland [PRINT]
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: March 11 2009

Notary Public State of Florida
Heather S Loveland
My Commission DD388572
Expires 03/11/2009

JOINDER AND CONSENT TO ADOPTION AND DEDICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT FARM CREDIT OF NORTH FLORIDA, ACA, THE HOLDER OF MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK ____, PAGE ____, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA UPON THE PROPERTY DESCRIBED HEREON TO BE PLATTED AND KNOWN AS DEEP CREEK PLANTATION, AND THAT THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE ADOPTION OF THIS SURVEY AND PLAT AND THE DEDICATION OF THE LANDS DESCRIBED HEREON BY THE OWNERS THEREOF, AND AGREES THAT ITS MORTGAGE SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

WITNESS: Larry E. Lanier
PRINT OR TYPE NAME

WITNESS: Melinda Ramer
PRINT OR TYPE NAME

FARM CREDIT OF NORTH FLORIDA, ACA

BY: J.P. DAVENPORT

ITS: Vice President

NOTARY FOR FARM CREDIT OF NORTH FLORIDA, ACA

STATE OF FLORIDA
COUNTY OF Alachua

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF May, 2006 BY J.P. DAVENPORT AS Vice President OF FARM CREDIT OF NORTH FLORIDA, ACA, BY AUTHORITY AND ON BEHALF THEREOF, AND WHO IS
(✓) PERSONALLY KNOWN TO ME, OR
( ) WHO PRESENTED AS IDENTIFICATION _____

Melinda Ramer [SIGN]
Melinda Ramer [PRINT]
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: 12/24/2008

Notary Public State of Florida
Melinda Ramer
My Commission DD381885
Expires 12/24/2008

MOORE SURVEYING & DESIGN, INC.
SURVEYING AND MAPPING * CPE SERVICES
CIVIL ENGINEERING * DESIGN
CONSTRUCTION LAYOUT * AS-BUILTS
1301 HWY 17 BUS., YULEE, FL 32097
(904) 225-9691 * FAX (904) 225-9692

JOB: 2273.01
DRAWING NAME: 2273-PLAT.dwg
FILE NUMBER: 06.01.1
FIELD BOOK: N/A
PAGE: N/A

PLAT BOOK 7 , PAGE 240
CFN 200629437
SHEET 2 of 12

DEEP CREEK PLANTATION

A SUBDIVISION OF PORTIONS OF SECTIONS 20, 22, 23 & 24,
TOWNSHIP 1 NORTH, RANGE 23 EAST, NASSAU COUNTY, FLORIDA

1. "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 THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY.

2. HORIZONTAL DATUM AND BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY R/W LINE OF NASSAU C.R. 121 AS N04°40'27"W, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM NAD_83(CORS96).
N 2224464.0610 DENOTES COORDINATES REFERENCED TO DATUM FLORIDA EAST
E 339020.1195 ZONE NAD_83(CORS96).

VERTICAL DATUM:
ALL BENCH MARK ELEVATIONS AND FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).

THE DATUM SHIFT BETWEEN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND (NGVD29) AS REQUIRED BY NASSAU COUNTY DEVELOPMENT REVIEW REGULATIONS (APPENDIX "A") IS AS FOLLOWS:

NAVD88 TO NGVD29 = DATUM SHIFT = (+) 0.98'

EXAMPLE:
71.34 (NAVD88) (+) 0.98' = 72.32 (NGVD29)

NGVD29 TO NAVD88 = DATUM SHIFT = (−) 0.98'

EXAMPLE:
72.32 (NGVD29) (−) 0.98 = 71.34 (NAVD88)

3. THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AT OF THE DATE OF RECORDING IS "OR".
THE SETBACK LINES FOR "OR" ZONING ARE: FRONT – 35 FEET, SIDE – 15 FEET, REAR – 25 FEET

4. BUILDING RESTRICTION SETBACK LINES FOR THE DEVELOPMENT OF THE LOTS SHOWN ON THIS PLAT EXCEED THE REQUIRED SET BACKS PER THE CURRENT COUNTY ZONING ORDINANCE AND ARE ESTABLISHED AS FOLLOWS:

BUILDING RESTRICTION LINE (B.R.L.):
STANDARD SETBACKS: (LOTS 1 THROUGH 91 AND LOTS 94 THROUGH 109)
FRONT LINES----------ONE HUNDRED (100) FEET
SIDE LINES----------TWENTY-FIVE (25) FEET
REAR LINES----------FIFTY (50) FEET

SPECIAL SETBACKS: (LOTS 92 AND 93)
FRONT LINES----------THIRTY-FIVE (35) FEET
SIDE LINES----------TWENTY-FIVE (25) FEET
REAR LINES----------TWENTY-FIVE (25) FEET

5. THE LANDS SHOWN HEREON APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY APPEARS TO LIE WITHIN ZONES "X" AND "A" AS SHOWN ON FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 120170–0425C, DATED MAY 4, 1988. THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.

6. THE LOTS SHOWN HEREON MAY NOT BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS.

7. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD 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 TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

8. PERMANENT REFERENCE MONUMENTS (PRM) SHOWN THUS:(■) AND ARE MADE OF CONCRETE 4 INCHES SQUARE AND 24 INCHES LONG. PRM'S THAT ARE SET ARE STAMPED "PRM–LB6794". PRM'S THAT ARE FOUND ARE STAMPED AS NOTED ON THE FOLLOWING SHEETS.

9. LOT CORNERS AND INTERIOR POINT OF CURVATURES & POINT OF TANGENCY'S ARE TO BE MONUMENTED UPON COMPLETION OF ROAD AND UTILITY CONSTRUCTION.

10. TOTAL NUMBER OF LOTS: 109 LOTS, 10 TRACTS. (TRACTS A, B, C, D, E, F, G, H, I AND J)

11. TOTAL ACREAGE: ±902 ACRES

12. FINISHED FLOOR ELEVATIONS (F.F.) SHOWN HEREON ARE REFERENCED TO NGVD 1929 DATUM AND ARE PER THE APPROVED ENGINEERING PLANS. THE F.F. SHOWN HEREON DO NOT REPRESENT ACTUAL OR AS–BUILT ELEVATIONS.

13. ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.

14. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). SITE BENCH MARKS ARE AS FOLLOWS:

1. NGS DESIGNATION U 592 EL.=75.37 (NGVD29)
TO REACH THE MARK FROM THE JUNCTION OF U.S. HIGHWAY 90 (BEAVER STREET) AND COUNTY ROAD 121 BRANDY BRANCH ROAD) ABOUT 2.1 MI WEST OF BALDWIN, GO NORTH ON COUNTY ROAD 121 FOR 7.95 MI TO THE JUNCTION OF COUNTY ROAD 119 ON THE RIGHT, CONTINUE NORTHEAST ON COUNTY ROAD 121 FOR 2.65 MI TO THE MARK ON THE RIGHT, A STAINLESS STEEL ROD DRIVEN TO REFUSAL AT A DEPTH OF 43.6 FT WITH A NGS LOGO CAP RECESSED 0.1 FT BELOW THE LEVEL OF THE GROUND AND ABOUT 1.0 FT BELOW THE LEVEL OF COUNTY ROAD 121. THE DATUM POINT IS RECESSED 0.1 FT BELOW THE LEVEL OF THE NGS LOGO CAP. LOCATED 60.4 FT NORTH–NORTHWESTERLY OF THE APPROXIMATE CENTERLINE OF A DRIVEWAY WITH A METAL CULVERT, 49.3 FT EAST–SOUTHEAST OF THE CENTERLINE OF COUNTY ROAD 121, 18.1 FEET EAST–SOUTHEAST OF A POWER POLE WITH 3 GUY WIRES ATTACHED AND 1.8 FEET EAST–SOUTHEAST OF CARSONITE WITNESS POST.

2. NGS DESIGNATION V 592 EL.=72.32 (NGVD29)
TO REACH THE MARK FROM THE JUNCTION OF U.S. HIGHWAY 90 (BEAVER STREET) AND COUNTY ROAD 121 BRANDY BRANCH ROAD) ABOUT 2.1 MI WEST OF BALDWIN, GO NORTH ON COUNTY ROAD 121 FOR 7.95 MI TO THE JUNCTION OF COUNTY ROAD 119 ON THE RIGHT, CONTINUE NORTHEAST ON COUNTY ROAD 121 FOR 3.55 MI TO THE MARK ON THE LEFT (ACROSS COUNTY ROAD 121 FROM THE NORTON CEMETERY), A STANDARD FLDEP LOGO SURVEY DISK STAMPED "V–592–2003" SET IN THE TOP OF A ROUND CONCRETE MONUMENT FLUSH WITH THE GROUND AND ABOUT 5.0 FT ABOVE THE LEVEL OF COUNTY ROAD 121, LOCATED 45.9 FT NORTHWEST OF THE CENTERLINE OF COUNTY ROAD 121, 4.0 FT SOUTHEAST OF A RIGHT–OF–WAY MARKER AND 3.8 FT SOUTHEAST OF A CARSONITE WITNESS POST.

3. NGS DESIGNATION W 592 EL.=83.61 (NGVD29)
TO REACH THE MARK FROM THE JUNCTION OF HIGHWAY 90 (BEAVER STREET) AND COUNTY ROAD 121 (BRANDY BRANCH ROAD) ABOUT 2.1 MI WEST OF BALDWIN, GO NORTH ON COUNTY ROAD 121 FOR 7.95 MI TO THE JUNCTION OF COUNTY ROAD 119 ON THE RIGHT. CONTINUE NORTHEAST ON COUNTY ROAD 121 FOR 4.55 MI TO THE MARK ON THE RIGHT, A STANDARD FLDEP LOGO SURVEY DISK STAMPED "V–592–2003" SET IN THE TOP OF A ROUND CONCRETE MONUMENT FLUSH WITH THE GROUND AND ABOUT 0.8 FT ABOVE THE LEVEL OF COUNTY ROAD 121. LOCATED 164.1 FT SOUTH OF A POWER POLE, 45.2 FT EAST–SOUTHEAST OF THE CENTERLINE OF COUNTY RAD 121 AND 9.6 FT WEST OF A CARSONITE WITNESS POST.

15. NOTE:
EACH SHEET OF THIS PLAT HAS ITS OWN CURVE TABLE AND LINE TABLE THAT APPLIES TO THE SPECIFIC SHEET ON WHICH THE TABLES ARE LOCATED.

16. 25' WETLAND BUFFER:

AREA REQUIRED PER
25 FOOT BUFFER 1,199,689 SQUARE FEET
OR 27.54 ACRES

AREA PROVIDED PER
25 FOOT BUFFER WIDTH: 1,216,354 SQUARE FEET
OR 27.92 ACRES

50' WETLAND BUFFER:

AREA REQUIRED PER
50 FOOT WETLAND BUFFER 2,330,896 SQUARE FEET
OR 53.31 ACRES

TOTAL WETLAND BUFFER AREA PROVIDED
25 FOOT WETLAND BUFFER: 1,216,354 SQUARE FEET OR 27.92 ACRES
S.N.C.B.: 1,169,760 SQUARE FEET OR 26.85 ACRES
TOTAL 50' WETLAND BUFFER: 2,386,114 SQUARE FEET OR 54.77 ACRES

THE SUPPLEMENTAL NASSAU COUNTY BUFFER AS DEPICTED ON THIS PLAT EXISTS UNDER, BY VIRTUE OF, AND IN ACCORDANCE WITH NASSAU COUNTY LAND DEVELOPMENT REGULATION 6.5 (A/K/A NASSAU COUNTY CODE OF ORDINANCES SEC. 29–135) AS IN EFFECT UPON THE DATE OF THIS PLAT.

17. TRACTS A, B, C, D, E, F, G, H, I AND J ARE ALL DEDICATED TO DEEP CREEK PLANTATION OWNER'S ASSOCIATION.

THE INTENDED USE OF THESE TRACTS ARE AS FOLLOWS:

TRACTS A, B AND C– ROADWAY BUFFER AREA

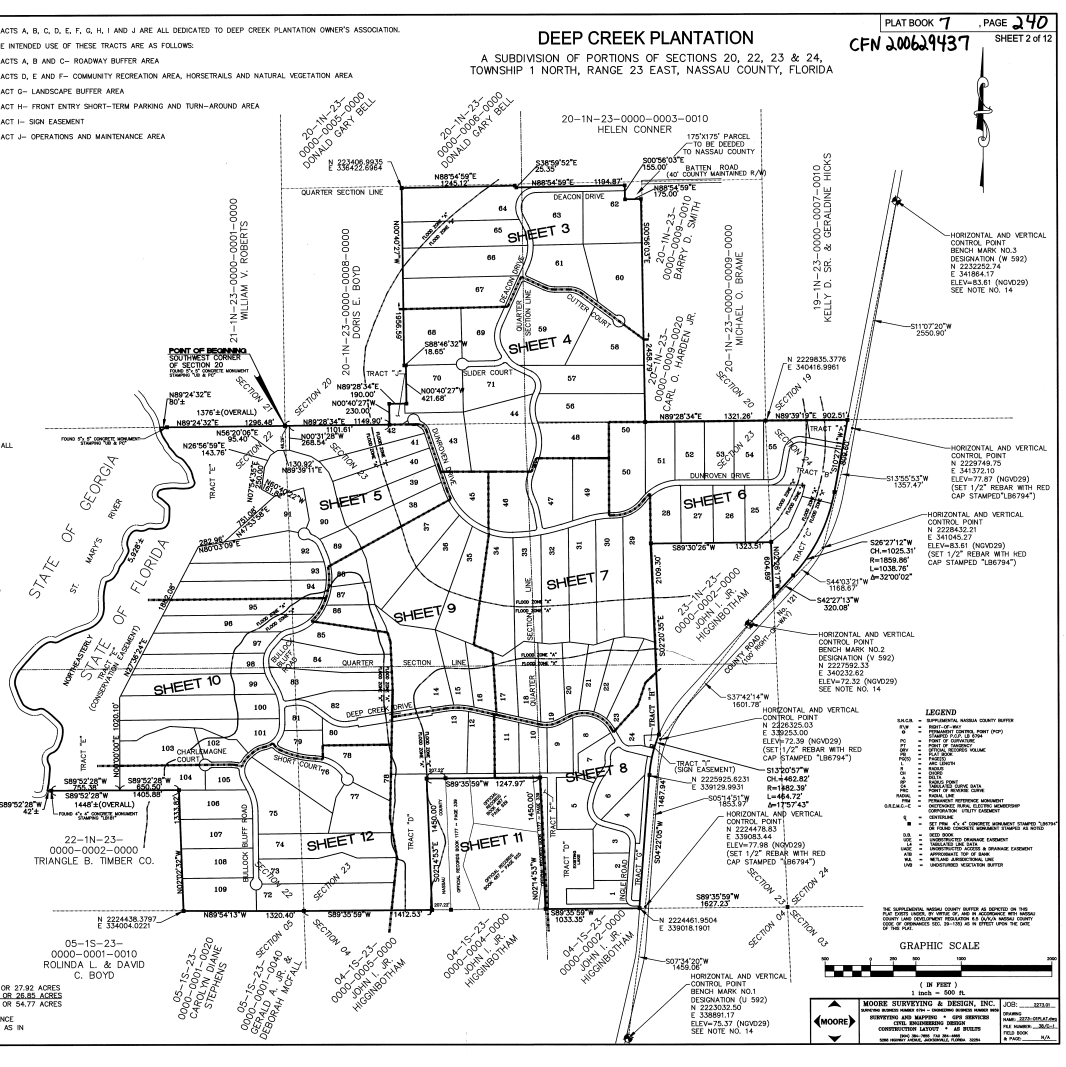
TRACTS D, E AND F– COMMUNITY RECREATION AREA, HORSETRAILS AND NATURAL VEGETATION AREA

TRACT G– LANDSCAPE BUFFER AREA

TRACT H– FRONT ENTRY SHORT–TERM PARKING AND TURN–AROUND AREA

TRACT I– SIGN EASEMENT

TRACT J– OPERATIONS AND MAINTENANCE AREA

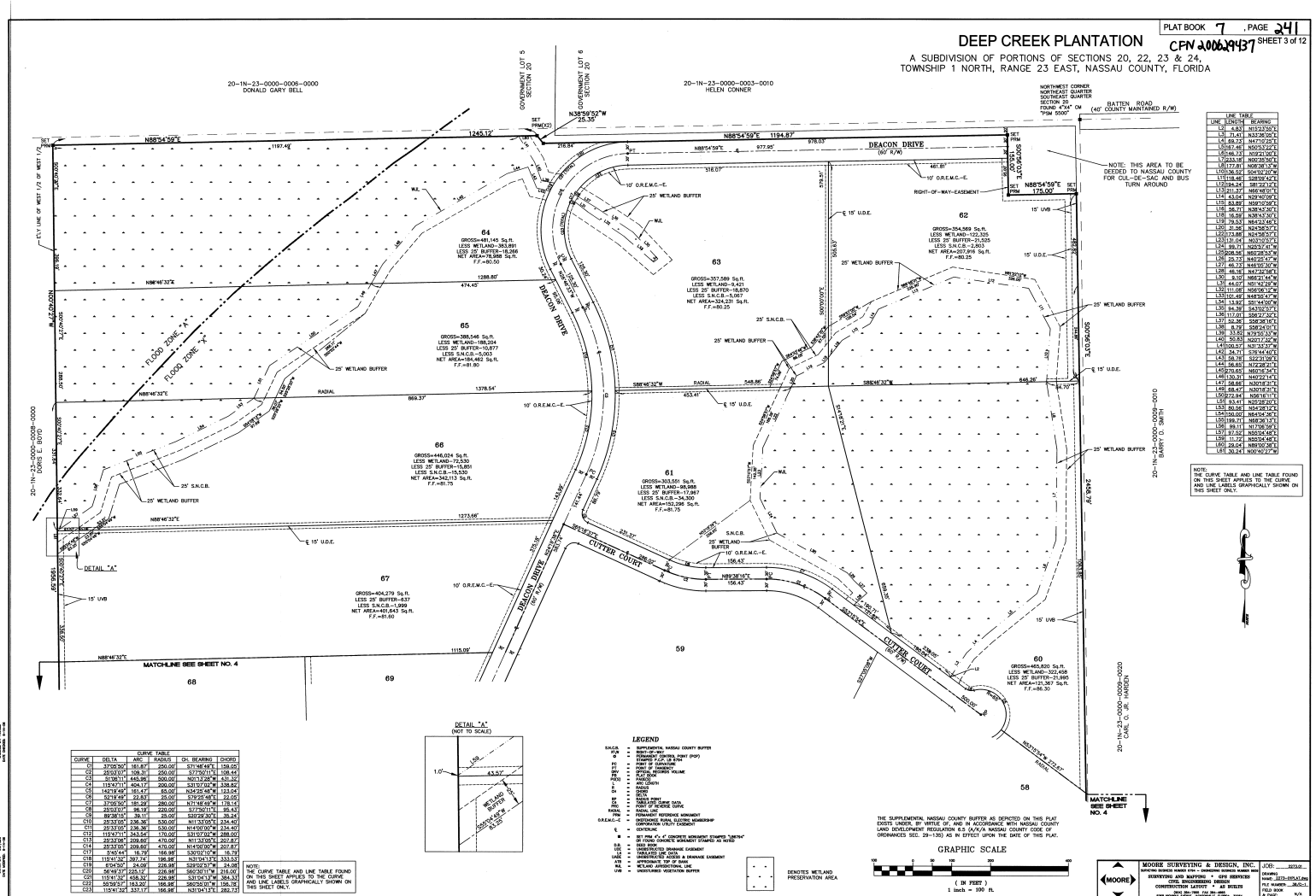


PLAT BOOK 7 , PAGE 241

DEEP CREEK PLANTATION

CFN 200629437 SHEET 3 of 12

A SUBDIVISION OF PORTIONS OF SECTIONS 20, 22, 23 & 24,
TOWNSHIP 1 NORTH, RANGE 23 EAST, NASSAU COUNTY, FLORIDA



LINE TABLE		
LINE	LENGTH	BEARING
L2	4.83'	N15°23'50"E
L3	71.41'	N13°36'29"E
L4	69.13'	N47°10'28"E
L5	42.96'	N09°53'13"E
L6	149.13'	N19°21'36"E
L7	233.16'	N09°35'50"E
L8	17.81'	N58°36'13"W
L10	36.52'	S04°10'20"W
L11	118.48'	S28°01'42"E
L12	124.24'	S81°22'12"E
L13	211.37'	N86°48'01"E
L14	43.04'	N29°45'09"E
L15	53.89'	N09°57'09"E
L16	56.71'	N38°43'30"E
L18	16.59'	N38°43'30"E
L19	79.53'	N64°22'46"E
L20	21.36'	N24°58'57"E
L22	173.88'	N24°58'57"E
L23	131.04'	N03°10'57"E
L24	98.71'	N29°57'41"W
L25	25.73'	N40°23'47"W
L27	44.72'	N49°10'30"W
L28	46.16'	N47°32'58"E
L30	8.10'	N89°21'44"W
L31	44.07'	N51°42'28"W
L32	111.08'	N59°05'12"W
L33	101.49'	N48°55'47"W
L34	14.92'	S04°34'50"W
L35	94.36'	S43°00'57"E
L36	117.01'	S06°27'32"E
L37	52.36'	S58°38'16"E
L38	8.79'	S58°24'01"E
L39	53.55'	N76°55'33"W
L40	50.53'	N20°17'32"W
L41	105.57'	N31°32'27"W
L42	24.71'	S76°44'40"E
L43	58.79'	S32°31'29"E
L44	56.65'	N32°28'47"E
L45	210.65'	N80°18'34"E
L46	130.31'	N40°22'14"E
L47	58.88'	N30°18'31"E
L48	58.47'	N30°18'31"E
L52	22.94'	N86°16'11"E
L53	93.41'	N29°28'20"E
L53	80.98'	N54°28'12"E
L54	50.00'	N64°54'36"E
L55	199.71'	N88°36'13"E
L56	99.11'	N17°56'59"E
L57	57.52'	N30°04'48"E
L59	11.72'	N50°04'48"E
L60	28.04'	N89°00'28"E
L61	59.24'	N00°42'27"W

NOTE: THE CURVE TABLE AND LINE TABLE FOUND ON THIS SHEET APPLIES TO THE CURVE AND LINE LABELS GRAPHICALLY SHOWN ON THIS SHEET ONLY.

CURVE TABLE					
CURVE	DELTA	ARC	RADIUS	CH. BEARING	CHORD
C1	37°06'50"	181.87'	280.00'	S71°46'44"E	178.65'
C2	25°03'07"	109.31'	250.00'	S77°59'11"E	108.44'
C3	51°36'11"	445.86'	500.00'	N20°13'26"W	431.32'
C4	115°47'11"	404.17'	200.00'	S31°57'04"W	338.82'
C5	142°19'49"	181.47'	65.00'	N34°25'48"W	123.04'
C6	52°18'48"	22.83'	25.00'	S79°25'48"E	22.05'
C7	37°06'50"	181.29'	280.00'	N71°46'44"W	178.14'
C8	25°03'07"	96.19'	220.00'	S77°59'11"E	95.43'
C9	89°28'15"	39.11'	25.00'	S33°29'20"E	35.24'
C10	25°33'05"	236.36'	530.00'	N11°33'06"E	234.40'
C11	25°33'05"	236.36'	530.00'	N14°00'00"W	234.40'
C12	115°47'11"	343.54'	170.00'	S31°07'02"W	288.00'
C13	25°33'05"	209.60'	470.00'	N11°33'06"E	207.87'
C14	25°33'05"	209.60'	470.00'	N14°00'00"W	207.87'
C17	5°45'16"	16.79'	166.98'	S30°52'10"W	16.79'
C18	115°41'32"	367.74'	199.98'	N31°34'13"E	333.53'
C19	8°04'00"	24.09'	226.98'	S29°52'30"W	24.08'
C20	56°49'31"	225.12'	226.98'	S60°30'31"W	216.00'
C21	115°41'32"	458.32'	226.98'	S31°34'13"W	384.33'
C22	55°39'57"	183.00'	188.98'	S60°53'01"W	175.78'
C23	115°41'32"	337.17'	166.98'	N31°34'13"E	282.73'

NOTE: THE CURVE TABLE AND LINE TABLE FOUND ON THIS SHEET APPLIES TO THE CURVE AND LINE LABELS GRAPHICALLY SHOWN ON THIS SHEET ONLY.

DETAIL "A"
(NOT TO SCALE)

LEGEND

S.N.C.B.	=	SUPPLEMENTAL NASSAU COUNTY BUFFER
R/W	=	RIGHT-OF-WAY
ROW	=	RIGHT-OF-WAY CONTROL POINT (TYP.)
	=	STAMPED P.C.P. LB 6746
PC	=	POINT OF CURVATURE
PT	=	POINT OF TANGENCY
ORV	=	OFFICIAL RECORDS VOLUME
PG	=	PAGE NUMBER
PKNL	=	PARKER KALON NAIL
L	=	ARC LENGTH
R	=	RADIUS
CH	=	CHORD
BRG	=	BEARING
POB	=	TRAVERSE POINT
CA	=	CENTRAL ANGLE DATA
PRC	=	POINT OF REVERSE CURVE
RADIAL	=	RADIAL LINE
PRM	=	PERMANENT REFERENCE MONUMENT
O.R.E.M.C.-E	=	ONE(1)FOOT RURAL ELECTRIC MEMBERSHIP CORPORATION UTILITY EASEMENT
℄	=	CENTERLINE
●	=	SET PRM 4"x 4" CONCRETE MONUMENT STAMPED "LB#7746" OR CONCRETE MONUMENT STAMPED AS NOTED
D.E.	=	DRAIN EASEMENT
U/G	=	UNDERGROUND DRAINAGE EASEMENT
L/E	=	TAYLOR'S LINE DATA
U&D.E.	=	UNDERGROUND UTILITY & DRAINAGE EASEMENT
ATS	=	APPROXIMATE TOP OF BANK
W.L.	=	WETLAND JURISDICTIONAL LINE
U/B	=	UNDISTURBED VEGETATION BUFFER

THE SUPPLEMENTAL NASSAU COUNTY BUFFER AS DEPICTED ON THIS PLAT EXISTS UNDER, BY VIRTUE OF, AND IN ACCORDANCE WITH NASSAU COUNTY LAND DEVELOPMENT REGULATION 6.5 (A/K/A NASSAU COUNTY CODE OF ORDINANCES SEC. 29-135) AS IN EFFECT UPON THE DATE OF THIS PLAT.

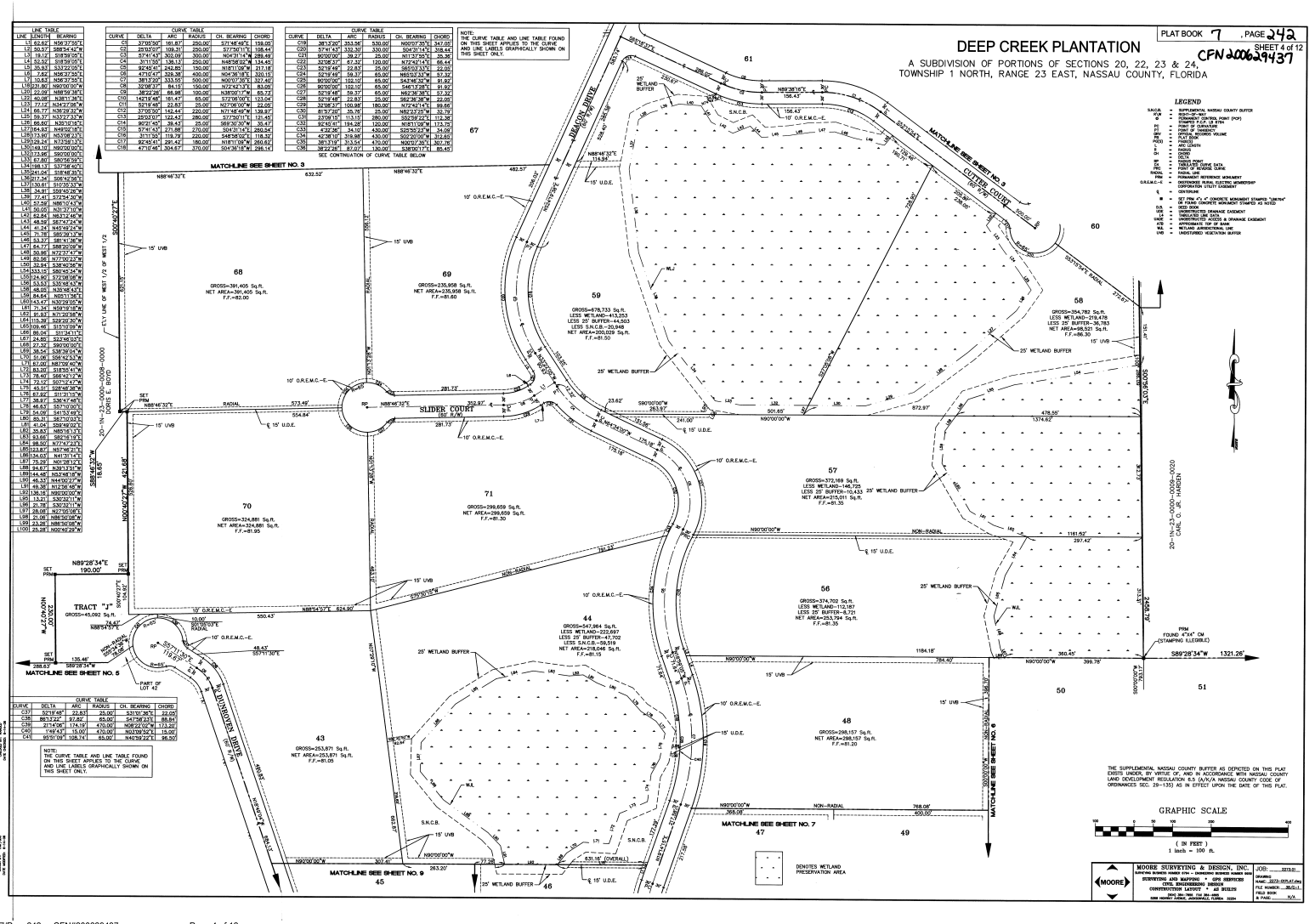
DENOTES WETLAND PRESERVATION AREA

GRAPHIC SCALE

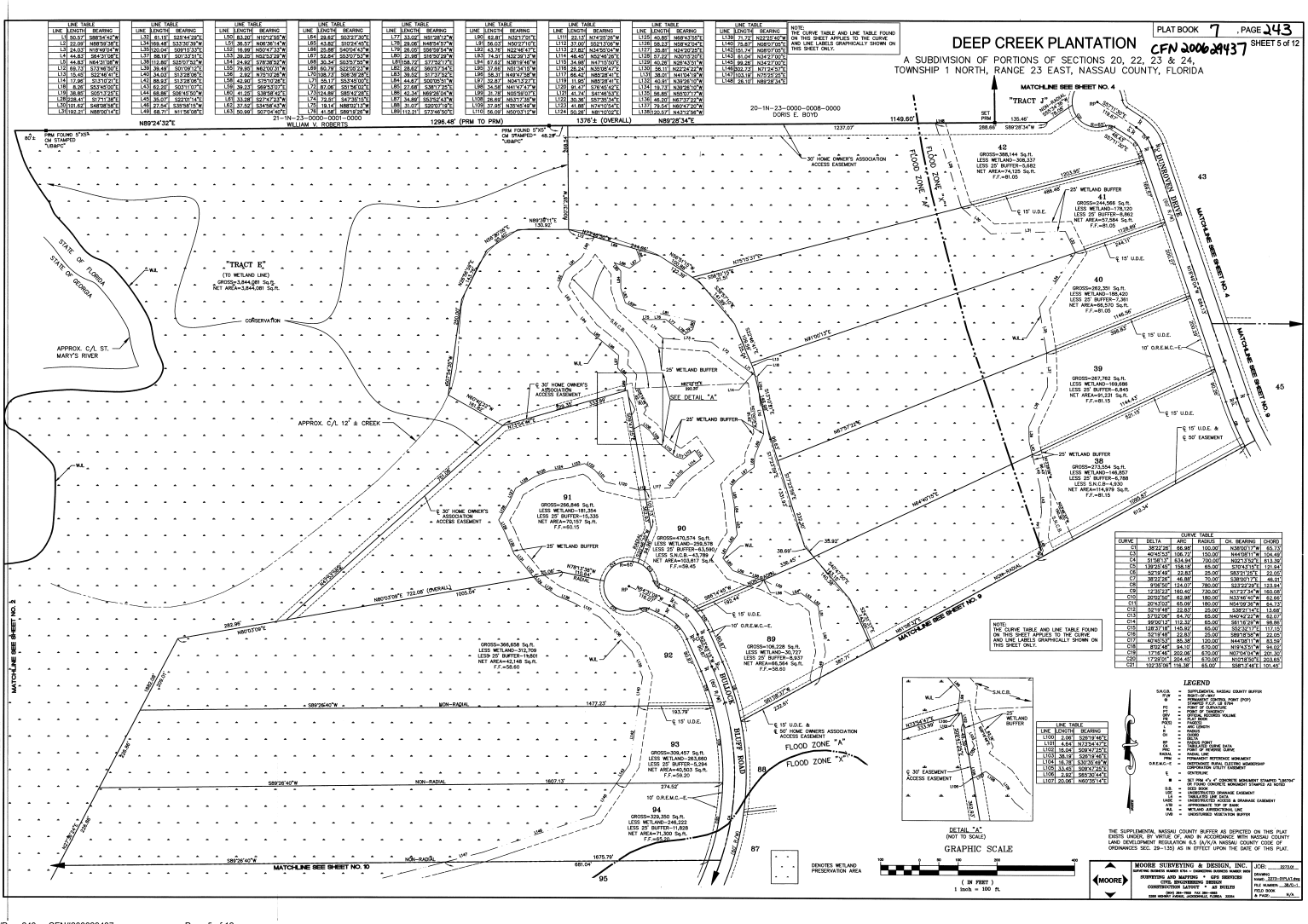
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

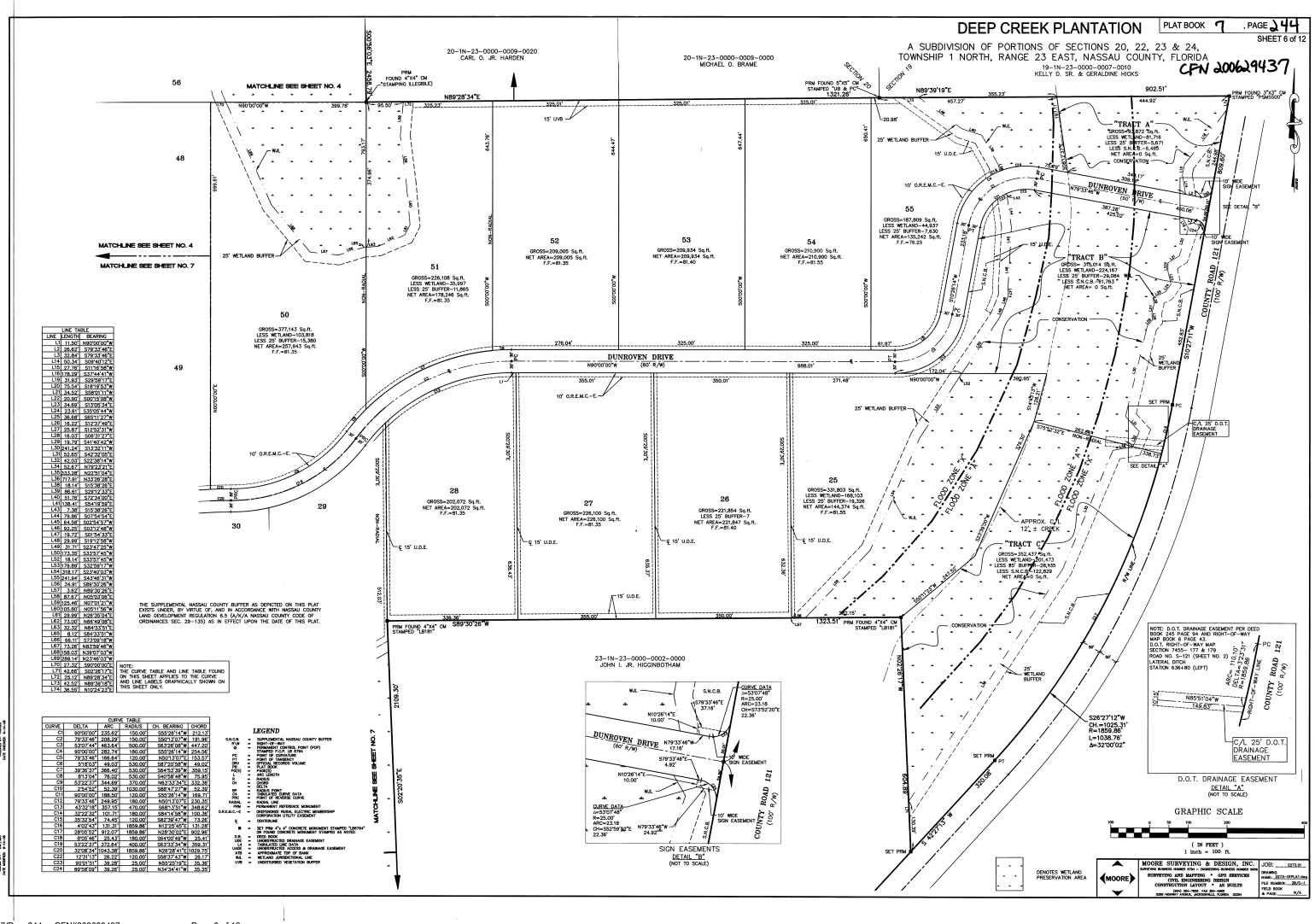
MOORE SURVEYING & DESIGN, INC.
SURVEYING BUSINESS AUTHORIZATION NUMBER LB# 7746
SURVEYING AND MAPPING SERVICES
CIVIL ENGINEERING SERVICES
CONSTRUCTION LAYOUT • AS BUILTS
32423 Old 1200 Fax 261-4665
4386 HIGHWAY 90BLVD, JACKSONVILLE, FLORIDA 32224

JOB: 03723.01
DRAWING NAME: 3723-REPLAT.dwg
FILE NUMBER: 36-01
FIELD BOOK
B. PAGE: N/A



THE SUPPLEMENTAL NASSAU COUNTY BUFFER AS DEPICTED ON THIS PLAT EXISTS UNDER, BY VIRTUE OF, AND IN ACCORDANCE WITH NASSAU COUNTY LAND DEVELOPMENT REGULATION 8.5 (A)(V)(4) NASSAU COUNTY CODE OF ORDINANCES SEC. 29-110) AS IN EFFECT UPON THE DATE OF THIS PLAT.


DEEP CREEK PLANTATION
A SUBDIVISION OF PORTIONS OF SECTIONS 20, 22, 23 & 24,
TOWNSHIP 1 NORTH, RANGE 23 EAST, NASSAU COUNTY, FLORIDA
PLAT BOOK 7 , PAGE 243
CFN 200629437
SHEET 5 of 12
MATCHLINE SEE SHEET NO. 4
MATCHLINE SEE SHEET NO. 9
MATCHLINE SEE SHEET NO. 3
MATCHLINE SEE SHEET NO. 10
"TRACT J"
"TRACT E"
(TO MEAN HIGH WATER LINE)
GROSS=3,844,281 Sq.Ft.
NET AREA=3,844,081 Sq.Ft.
(TO WETLAND LINE)
GROSS=3,844,281 Sq.Ft.
NET AREA=3,844,081 Sq.Ft.
WILLIAM V. ROBERTS
21-1N-23-0000-0001-0000
DORIS E. BOYD
20-1N-23-0000-0008-0000
1296.48' (PRM TO PRM)
1376'± (OVERALL)
1149.60'
N89°24'32"E
N89°28'34"W
STATE OF FLORIDA
STATE OF GEORGIA
APPROX. C/L ST. MARY'S RIVER
APPROX. C/L 12' ± CREEK
CONSERVATION
W.L.
FLOOD ZONE "A"
FLOOD ZONE "X"
BULL RUN
BULLOCK BLUFF ROAD
DAVIDSON DRIVE
SEE DETAIL "A"
DETAIL "A"
(NOT TO SCALE)
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
DENOTES WETLAND PRESERVATION AREA
30' HOME OWNER'S ASSOCIATION ACCESS EASEMENT
25' WETLAND BUFFER
10' O.R.E.M.C.-E.
€ 15' U.D.E.
€ 30' EASEMENT ACCESS EASEMENT
€ 15' U.D.E. & € 30' EASEMENT
42 GROSS=388,144 Sq.Ft. LESS WETLAND=308,337 LESS 25' BUFFER=5,662 NET AREA=74,125 Sq.Ft. F.F.=81.05
41 GROSS=244,566 Sq.Ft. LESS WETLAND=178,120 LESS 25' BUFFER=7,361 NET AREA=57,584 Sq.Ft. F.F.=81.05
40 GROSS=262,351 Sq.Ft. LESS WETLAND=188,420 LESS 25' BUFFER=7,361 NET AREA=66,570 Sq.Ft. F.F.=81.05
39 GROSS=267,762 Sq.Ft. LESS WETLAND=169,686 LESS 25' BUFFER=6,845 NET AREA=91,231 Sq.Ft. F.F.=81.15
38 GROSS=273,554 Sq.Ft. LESS WETLAND=146,857 LESS 25' BUFFER=6,788 LESS S.N.C.B.=4,930 NET AREA=114,979 Sq.Ft. F.F.=81.15
91 GROSS=356,846 Sq.Ft. LESS WETLAND=181,354 LESS 25' BUFFER=15,535 NET AREA=70,157 Sq.Ft. F.F.=80.15
90 GROSS=470,574 Sq.Ft. LESS WETLAND=299,578 LESS 25' BUFFER=63,560 LESS S.N.C.B.=43,789 NET AREA=103,817 Sq.Ft. F.F.=58.45
89 GROSS=198,228 Sq.Ft. LESS WETLAND=30,727 LESS 25' BUFFER=6,937 NET AREA=66,564 Sq.Ft. F.F.=58.65
92 GROSS=366,606 Sq.Ft. LESS WETLAND=312,709 LESS 25' BUFFER=19,501 NET AREA=42,148 Sq.Ft. F.F.=58.60
93 GROSS=309,457 Sq.Ft. LESS WETLAND=263,680 LESS 25' BUFFER=6,284 NET AREA=40,503 Sq.Ft. F.F.=59.20
94 GROSS=329,350 Sq.Ft. LESS WETLAND=246,222 LESS 25' BUFFER=11,628 NET AREA=71,500 Sq.Ft. F.F.=60.20
88
87
95
N89°28'40"W
S89°28'40"W
NON-RADIAL
1472.23'
1607.13'
1675.79'
681.04'
274.52'
193.79'
N00°03'09"E
722.08' (OVERALL)
1005.04'
283.95'
N00°03'09"E
1296.48'
S00°03'09"W
1296.48'
N00°03'09"E
1237.07'
1203.95'
1144.45'
1146.60'
1146.60'
1146.60


DEEP CREEK PLANTATION
PLAT BOOK 7 , PAGE 244
SHEET 6 of 12
A SUBDIVISION OF PORTIONS OF SECTIONS 20, 22, 23 & 24,
TOWNSHIP 1 NORTH, RANGE 23 EAST, NASSAU COUNTY, FLORIDA
CFN 200629437
MATCHLINE SEE SHEET NO. 4
MATCHLINE SEE SHEET NO. 7
DUNROVEN DRIVE
(60' R/W)
COUNTY ROAD 121
(100' R/W)
TRACT A
TRACT B
TRACT C
25' WETLAND BUFFER
15' U.D.E.
10' O.R.E.M.C.-E.
CONSERVATION
APPROX. C/L 12'± CREEK
FLOOD ZONE "A"
FLOOD ZONE "X"
SET PRM
SET PRM & PC
SET PRM & PT
C/A 25' D.O.T. DRAINAGE EASEMENT
SEE DETAIL "A"
SEE DETAIL "B"
10' WIDE SIGN EASEMENT
20-1N-23-0000-0009-0020
CARL D. JR. HARDEN
20-1N-23-0000-0009-0000
MICHAEL D. BRAME
19-1N-23-0000-0007-0010
KELLY D. SR. & GERALDINE HICKS
23-1N-23-0000-0002-0000
JOHN I. JR. HIGGINBOTHAM
PRM FOUND 4"x4" CM "STAMPING ILLEGIBLE"
PRM FOUND 5"x5" CM STAMPED "LIB & PC"
PRM FOUND 4"x4" CM STAMPED "LB1811"
PRM FOUND 3"x3" CM STAMPED "PRM5500"
N89°28'34"E 1321.26'
N89°39'19"E 902.51'
S89°30'26"W 1323.51'
S02°20'30"E 2109.30'
S02°27'11"W 1323.51'
S26°27'12"W CH.=1025.31' R=1859.86' L=1038.76' Δ=32°00'02"
N85°51'04"W 146.63'
TRACT A GROSS=1,872 Sq.Ft. LESS WETLAND=81,716 LESS 25' BUFFER=5,671 LESS S.N.C.B.=6,485 NET AREA=0 Sq.Ft.
TRACT B GROSS= 375,014 Sq.Ft. LESS WETLAND=224,167 LESS 25' BUFFER=28,094 LESS S.N.C.B.=761,763 NET AREA= 0 Sq.Ft.
TRACT C GROSS=352,437 Sq.Ft. LESS WETLAND=201,473 LESS 25' BUFFER=28,935 LESS S.N.C.B.=122,829 NET AREA=0 Sq.Ft.
GROSS=377,143 Sq.Ft. LESS WETLAND=103,818 LESS 25' BUFFER=15,380 NET AREA=257,845 Sq.Ft. F.F.=81.35
GROSS=226,108 Sq.Ft. LESS WETLAND=35,997 LESS 25' BUFFER=11,865 NET AREA=178,246 Sq.Ft. F.F.=81.35
GROSS=209,005 Sq.Ft. NET AREA=209,005 Sq.Ft. F.F.=81.35
GROSS=209,934 Sq.Ft. NET AREA=209,934 Sq.Ft. F.F.=81.40
GROSS=210,900 Sq.Ft. NET AREA=210,900 Sq.Ft. F.F.=81.55
GROSS=187,809 Sq.Ft. LESS WETLAND=44,937 LESS 25' BUFFER=7,630 NET AREA=135,242 Sq.Ft. F.F.=76.25
GROSS=202,072 Sq.Ft. NET AREA=202,072 Sq.Ft. F.F.=81.35
GROSS=226,100 Sq.Ft. NET AREA=226,100 Sq.Ft. F.F.=81.35
GROSS=221,854 Sq.Ft. LESS 25' BUFFER=-? NET AREA=221,847 Sq.Ft. F.F.=81.40
GROSS=331,803 Sq.Ft. LESS WETLAND=168,103 LESS 25' BUFFER=19,308 NET AREA=144,374 Sq.Ft. F.F.=81.55
LINE TABLE
CURVE TABLE
LEGEND
THE SUPPLEMENTAL NASSAU COUNTY BUFFER AS DEPICTED ON THIS PLAT EXISTS UNDER, BY VIRTUE OF, AND IN ACCORDANCE WITH NASSAU COUNTY LAND DEVELOPMENT REGULATION 6.5 (A/K/A NASSAU COUNTY CODE OF ORDINANCES SEC. 29-135) AS IN EFFECT UPON THE DATE OF THIS PLAT.
NOTE: THIS CURVE TABLE AND LINE TABLE FOUND ON THIS SHEET APPLIES TO THE CURVE AND LINE LABELS GRAPHICALLY SHOWN ON THIS SHEET ONLY.
NOTE: D.O.T. DRAINAGE EASEMENT PER DEED BOOK 245 PAGE 94 AND RIGHT-OF-WAY MAP BOOK 6 PAGE 43. D.O.T. RIGHT-OF-WAY MAP SECTION 7455- 177 & 179 ROAD NO. S-121 (SHEET NO. 2) LATERAL DITCH STATION 636+80 (LEFT)
DETAIL "A" (NOT TO SCALE)
D.O.T. DRAINAGE EASEMENT
SIGN EASEMENTS DETAIL "B" (NOT TO SCALE)
GRAPHIC SCALE
(IN FEET) 1 inch = 100 ft.
DENOTES WETLAND PRESERVATION AREA
MOORE SURVEYING & DESIGN, INC.
SURVEYING BUSINESS NUMBER 6784 • ENGINEERING BUSINESS NUMBER 30643
SURVEYING AND MAPPING • GPS SERVICES
ENGINEERING • PLANNING
CONSTRUCTION LAYOUT • GIS SERVICES
JOB: 3273.01
DRAWING NAME: 3273-DEV.dwg
FILE NUMBER: 3273-1
FIELD BOOK:
PAGE: N/A

PLAT BOOK 7 , PAGE 245
SHEET 7 of 12
CFN 200629437

DEEP CREEK PLANTATION

A SUBDIVISION OF PORTIONS OF SECTIONS 20, 22, 23 & 24,
TOWNSHIP 1 NORTH, RANGE 23 EAST, NASSAU COUNTY, FLORIDA

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.32'	S18°14'13"W
L2	64.22'	S72°52'46"W
L3	31.60'	N83°33'26"E
L4	31.03'	S09°27'27"E
L13	53.63'	N03°20'35"W
L14	28.25'	N02°20'35"W
L25	74.66'	S46°28'49"W
L26	142.42'	N78°44'51"W
L28	112.43'	N78°44'51"W
L30	3.46'	S78°44'51"E
L31	134.17'	N27°45'13"E
L32	188.65'	N89°30'30"E
L34	139.40'	N89°30'30"E
L35	171.58'	N68°53'56"E
L37	124.07'	N85°48'48"W
L38	171.54'	N09°48'13"W
L39	150.83'	N80°49'48"W
L41	110.35'	N80°49'48"W

LINE TABLE		
LINE	LENGTH	BEARING
L42	297.48'	S17°48'56"W
L43	220.26'	S02°34'43"W
L44	256.62'	N78°00'26"W
L48	154.42'	S78°00'15"W
L49	350.78'	N24°26'40"W
L50	169.25'	S41°28'40"E
L52	61.18'	S88°01'36"E
L53	73.72'	N36°53'30"E
L54	187.45'	N00°28'30"E
L55	81.12'	N46°06'26"E
L57	101.31'	N81°43'42"E
L58	152.74'	N85°39'55"E
L60	153.78'	N85°39'56"E
L61	76.49'	S66°00'26"E
L63	172.31'	S66°00'26"E
L64	77.33'	S33°26'24"E
L66	77.33'	S33°26'24"E
L67	161.26'	S01°09'00"W

LINE TABLE	
LINE	LENGTH BEARING
L68	23.83' S18°52'19"E
L69	46.65' S49°01'30"E
L72	126.16' N90°00'00"W

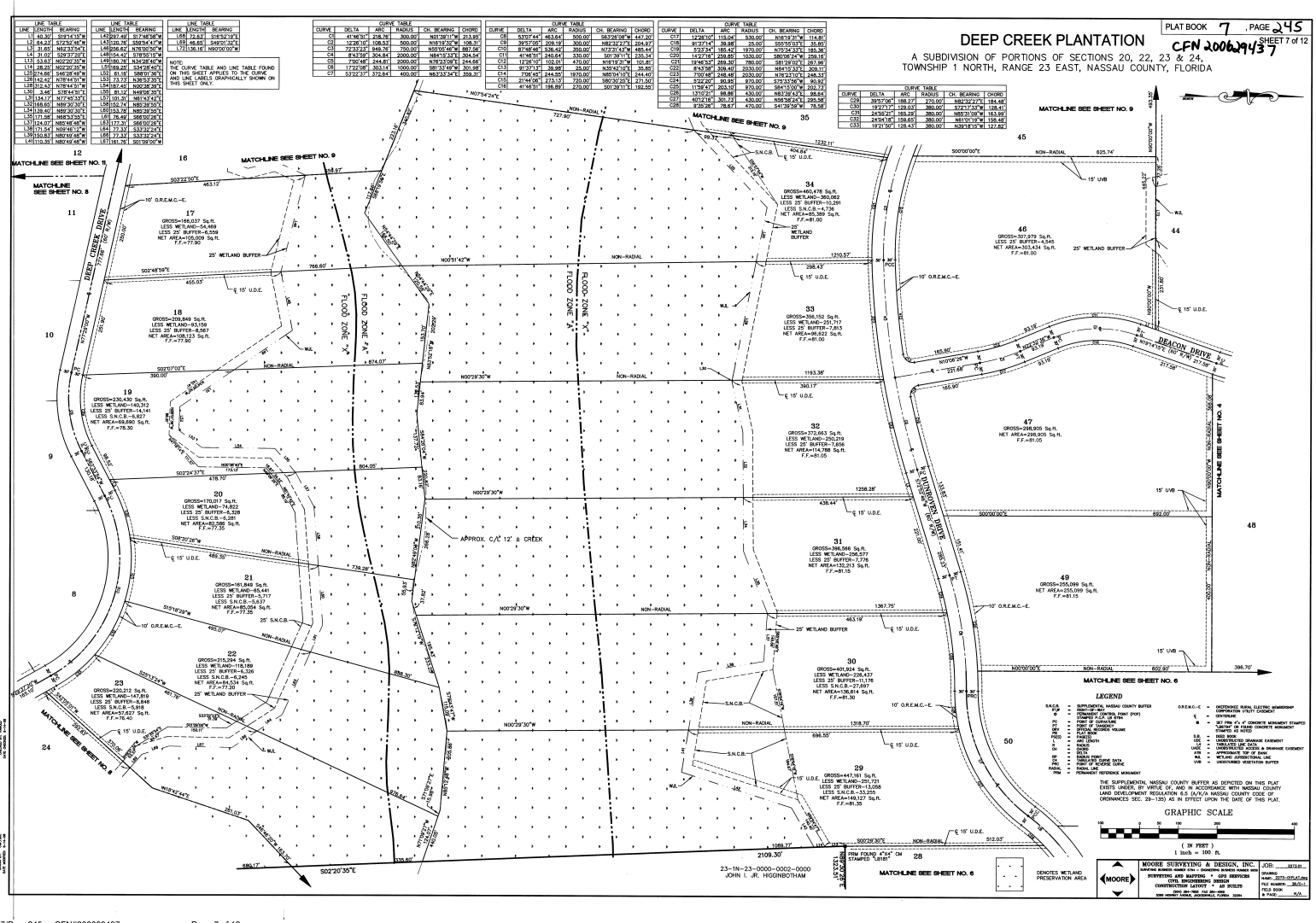
NOTE:
THE CURVE TABLE AND LINE TABLE FOUND ON THIS SHEET APPLIES TO THE CURVE AND LINE LABELS GRAPHICALLY SHOWN ON THIS SHEET ONLY.

CURVE TABLE					
CURVE	DELTA	ARC	RADIUS	CH. BEARING	CHORD
C5	41°46'30"	238.76'	390.00'	N01°36'17"W	233.39'
C7	12°26'10"	108.53'	500.00'	N18°13'32"W	108.31'
C3	72°33'23"	848.74'	700.00'	N55°05'48"W	887.56'
C4	8°43'09"	304.84'	2000.00'	N85°13'37"W	304.54'
C5	7°00'48"	244.81'	2000.00'	N78°23'09"W	244.66'
C6	17°32'08"	353.14'	1000.00'	S81°33'46"W	351.68'
C7	53°22'37"	372.64'	400.00'	N63°33'34"W	359.31'

CURVE TABLE					
CURVE	DELTA	ARC	RADIUS	CH. BEARING	CHORD
C8	53°57'44"	463.64'	500.00'	S63°28'08"W	447.20'
C9	39°57'05"	209.19'	300.00'	N82°32'27"E	204.97'
C10	87°48'46"	536.42'	350.00'	N73°31'43"W	485.44'
C11	41°48'57"	240.64'	330.00'	S01°39'11"E	235.34'
C12	12°26'10"	102.01'	470.00'	N18°13'32"W	101.81'
C13	81°37'13"	35.98'	25.00'	N35°56'10"E	35.80'
C14	7°06'45"	244.55'	1970.00'	N85°04'10"E	244.40'
C15	21°44'05"	273.13'	720.00'	S80°30'20"E	271.50'
C16	41°46'51"	196.89'	270.00'	S01°39'11"E	192.55'

CURVE TABLE					
CURVE	DELTA	ARC	RADIUS	CH. BEARING	CHORD
C17	12°26'10"	115.04'	530.00'	N18°13'32"W	114.81'
C18	81°37'14"	35.59'	25.00'	S05°55'03"E	32.65'
C19	5°23'34"	185.42'	1970.00'	N75°34'35"E	185.36'
C20	14°27'14"	259.80'	1030.00'	S80°36'24"W	259.15'
C21	19°46'53"	269.30'	780.00'	S81°29'01"E	267.96'
C22	8°43'09"	309.40'	2030.00'	N84°15'37"E	309.11'
C23	7°00'48"	248.48'	2030.00'	N78°23'10"E	248.32'
C24	5°22'20"	80.85'	870.00'	S70°23'58"W	80.82'
C25	11°39'47"	203.10'	870.00'	S84°13'00"W	202.73'
C26	1°31'01"	88.88'	430.00'	N83°38'43"E	88.64'
C27	40°12'18"	301.73'	430.00'	N58°38'24"E	295.58'
C28	9°30'26"	78.67'	470.00'	S41°39'38"W	78.58'

CURVE TABLE					
CURVE	DELTA	ARC	RADIUS	CH. BEARING	CHORD
C29	39°57'08"	188.27'	270.00'	N82°32'27"E	184.48'
C30	19°27'17"	129.03'	380.00'	S72°21'37"W	128.41'
C31	24°56'21"	165.29'	380.00'	N85°31'08"W	163.99'
C32	24°14'18"	158.63'	380.00'	N61°01'18"W	157.46'
C33	19°21'50"	128.43'	380.00'	N39°18'15"W	127.82'



LEGEND

S.N.C.B.	= SUPPLEMENTAL NASSAU COUNTY BUFFER	O.R.E.M.C.-E	= EXISTING RURAL ELECTRIC MEMBERSHIP CORPORATION UTILITY EASEMENT
R/W	= RIGHT-OF-WAY		= CENTERLINE
Ø	= CONCRETE CONTROL POINT (PCP) PERMANENT REFERENCE MONUMENT	℄	=
PCC	= POINT OF CURVATURE	●	= SET PRM 4"x 4" CONCRETE MONUMENT STAMPED "LB3747 OR FOUND CONCRETE MONUMENT AS NOTED
PRC	= POINT OF REVERSE CURVE		= SET PCP
CM	= CONCRETE MONUMENT		= FOUND IRON ROD
POB	= POINT OF BEGINNING	D.E.	= DRAINAGE EASEMENT
POC	= POINT OF COMMENCEMENT	U/E	= UNDERGROUND UTILITY EASEMENT
P.O.B.	= PLAT BOOK	L.A.E.	= TRAVELATE LINE DATA
PAGE	= PAGE	D.&D.E.	= DRAINAGE & DRAINAGE EASEMENT
L	= ARC LENGTH	A.B.	= APPROXIMATE TOP OF BANK
R	= RADIUS	W.L.	= WETLAND JURISDICTIONAL LINE
Δ	= DELTA	U/B	= UNDISTURBED VEGETATION BUFFER
CH	= CHORD		
BRG	= BEARING		
PCC	= POINT OF CURVE DATA		
PRC	= POINT OF REVERSE CURVE		
RADIAL	= RADIAL LINE		
PRM	= PERMANENT REFERENCE MONUMENT		

THE SUPPLEMENTAL NASSAU COUNTY BUFFER AS DEPICTED ON THIS PLAT EXISTS UNDER, BY VIRTUE OF, AND IN ACCORDANCE WITH NASSAU COUNTY LAND DEVELOPMENT REGULATION 6.5 (A/K/A NASSAU COUNTY CODE OF ORDINANCES SEC. 28-135) AS IN EFFECT UPON THE DATE OF THIS PLAT.

23-1N-23-0000-0002-0000
JOHN L. JR. HIGGINBOTHAM

DENOTES WETLAND PRESERVATION AREA

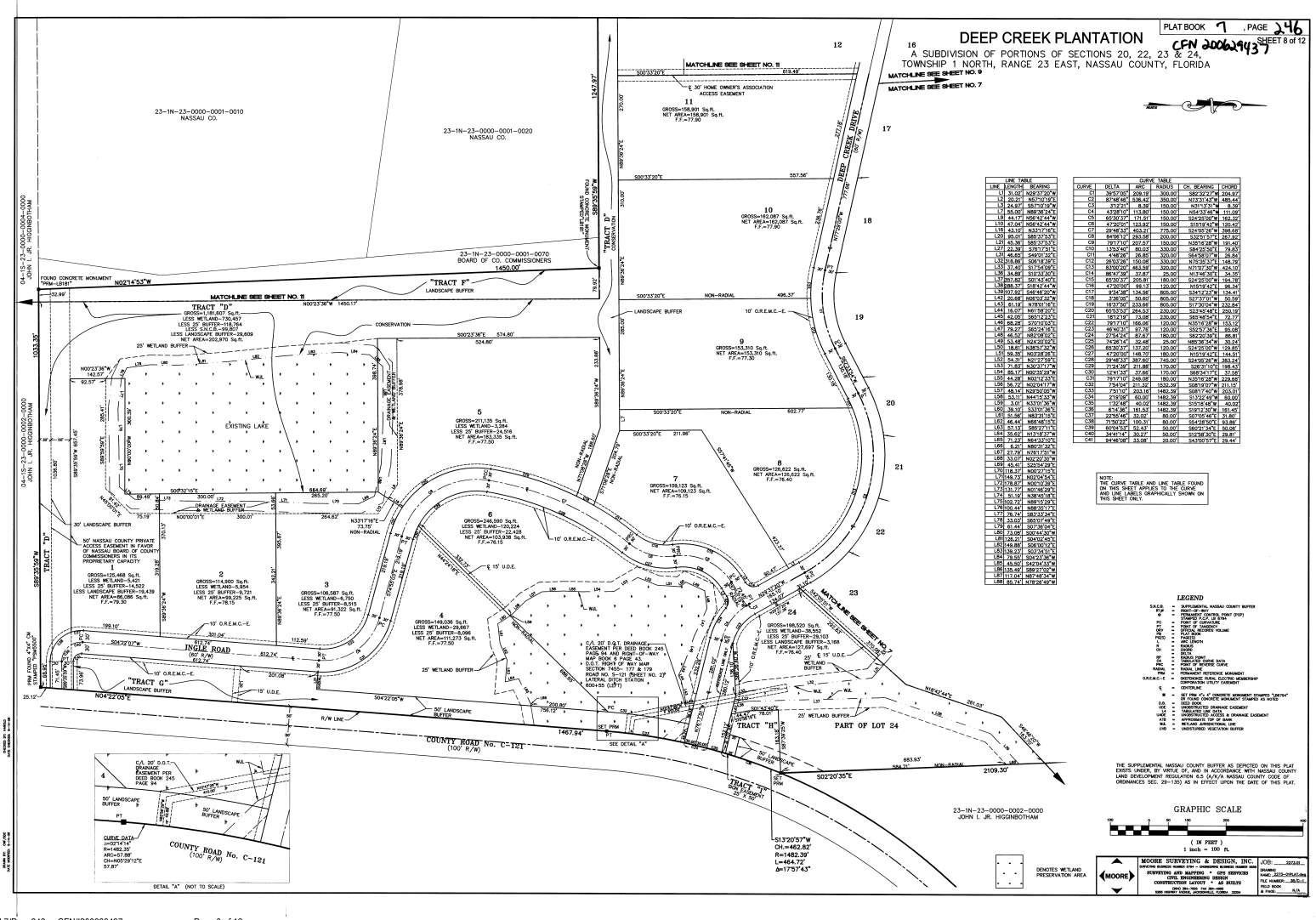
MOORE SURVEYING & DESIGN, INC.
SURVEYING BUSINESS OWNED 51% + ENGINEERING BUSINESS OWNED 49%
SURVEYING AND MAPPING • GPS SERVICES
CIVIL ENGINEERING DESIGN
CONSTRUCTION LAYOUT • AS BUILTS
1004 LOFTIN PLACE, FERNANDINA BEACH, FLORIDA 32034

JOB: 2013-01
DRAWING NAME: 2013-01FLAT.dwg
FILE NUMBER: BLOCK
FIELD BOOK: #
N PAGE: N/A

PLAT BOOK 7 , PAGE 246
CFN 200629437
SHEET 8 of 12

DEEP CREEK PLANTATION

A SUBDIVISION OF PORTIONS OF SECTIONS 20, 22, 23 & 24,
TOWNSHIP 1 NORTH, RANGE 23 EAST, NASSAU COUNTY, FLORIDA


MATCHLINE SEE SHEET NO. 11
MATCHLINE SEE SHEET NO. 9
MATCHLINE SEE SHEET NO. 7
23-1N-23-0000-0001-0010
NASSAU CO.
23-1N-23-0000-0001-0020
NASSAU CO.
23-1N-23-0000-0001-0070
BOARD OF CO. COMMISSIONERS
1450.00'
FOUND CONCRETE MONUMENT "PRM-LB1B1"
N02°14'53"W
"TRACT F"
LANDSCAPE BUFFER
"TRACT D"
CONSERVATION
EXISTING LAKE
DRAINAGE EASEMENT & WETLAND BUFFER
50' NASSAU COUNTY PRIVATE ACCESS EASEMENT IN FAVOR OF NASSAU BOARD OF COUNTY COMMISSIONERS IN ITS PROPRIETARY CAPACITY
30' LANDSCAPE BUFFER
25' WETLAND BUFFER
10' O.R.E.M.C.-E.
15' U.D.E.
JINGLE ROAD
(50' R/W)
"TRACT G"
LANDSCAPE BUFFER
PRM FOUND, CM ON STAMPED "P-940500"
COUNTY ROAD No. C-121
(100' R/W)
R/W LINE
50' LANDSCAPE BUFFER
SET PRM
SEE DETAIL "A"
"TRACT H"
LANDSCAPE BUFFER
PART OF LOT 24
TRACT "A"
S13°20'57"W
CH.=462.82'
R=1462.39'
L=464.72'
Δ=17°57'43"
23-1N-23-0000-0002-0000
JOHN I. JR. HIGGINBOTHAM
04-1S-23-0000-0004-0000
JOHN I. JR. HIGGINBOTHAM
04-1S-23-0000-0002-0000
JOHN I. JR. HIGGINBOTHAM
"TRACT D" GROSS=1,181,607 Sq.ft. LESS WETLAND=730,457 LESS 25' BUFFER=118,784 NET AREA=332,366 LESS LANDSCAPE BUFFER=29,609 NET AREA=202,970 Sq.ft.
1 GROSS=125,468 Sq.ft. LESS WETLAND=5,431 LESS 25' BUFFER=14,522 LESS LANDSCAPE BUFFER=19,439 NET AREA=86,076 Sq.ft. F.F.=79.30
2 GROSS=114,900 Sq.ft. LESS WETLAND=5,954 LESS 25' BUFFER=9,721 NET AREA=99,225 Sq.ft. F.F.=76.15
3 GROSS=106,587 Sq.ft. LESS WETLAND=6,750 LESS 25' BUFFER=6,515 NET AREA=93,322 Sq.ft. F.F.=77.50
4 GROSS=149,036 Sq.ft. LESS WETLAND=29,867 LESS 25' BUFFER=28,096 NET AREA=111,273 Sq.ft. F.F.=77.00
5 GROSS=211,135 Sq.ft. LESS WETLAND=3,384 LESS 25' BUFFER=24,516 NET AREA=183,335 Sq.ft. F.F.=77.50
6 GROSS=240,590 Sq.ft. LESS WETLAND=120,224 LESS 25' BUFFER=22,428 NET AREA=97,938 Sq.ft. F.F.=76.15
7 GROSS=109,123 Sq.ft. NET AREA=109,123 Sq.ft. F.F.=76.15
8 GROSS=126,622 Sq.ft. NET AREA=126,622 Sq.ft. F.F.=76.40
9 GROSS=153,310 Sq.ft. NET AREA=153,310 Sq.ft. F.F.=77.30
10 GROSS=182,087 Sq.ft. NET AREA=182,087 Sq.ft. F.F.=77.90
11 GROSS=158,931 Sq.ft. NET AREA=158,900 Sq.ft. F.F.=77.90
GROSS=195,520 Sq.ft. LESS WETLAND=36,552 LESS 25' BUFFER=29,103 LESS LANDSCAPE BUFFER=3,168 NET AREA=127,697 Sq.ft. F.F.=76.40
C/L 20' D.O.T. DRAINAGE EASEMENT PER DEED BOOK 240 PAGES 84 AND RIGHT-OF-WAY MAP BOOK 9 PAGE 43, D.O.T. RIGHT OF WAY MAP SECTION 74030-2121 STATE # 119 HIGHWAY SYSTEM SHEET NO. 29 LATERAL DITCH STATION 600+55 (LT)
DEEP CREEK DRIVE
(100' R/W)
N17°57'49"W
777.66'
N18°57'44"E
261.05'
S02°20'35"E
2109.30'
683.93'
N04°21'
NON-RADIAL
S04°22'05"E
1467.94'
1247.97'
1033.35'
1038.80'
S89°35'59"W
N89°35'59"E
S00°33'20"E
557.56'
496.37'
602.77'
211.98'
574.80'
524.80'
N00°23'36"W 1450.13'
N00°02'01"E
300.01'
S00°32'15"E
264.62'
N33°17'16"E
73.75'
NON-RADIAL
S04°22'05"E
112.59'
199.10'
201.09'
812.74'
612.74'
S04°22'10"W
S04°22'05"E
50' LANDSCAPE BUFFER
S02°20'35"E
683.93'
NON-RADIAL
S13°20'57"W
78.07'
SET PRM
PRM
PT
PC
CC
POB
POC
N02°14'53"W
32.99'
142.57'
N00°23'36"W
S89°35'59"W
N89°35'24"E
S89°35'24"W
S00°33'20"E
N89°35'24"E
S89°35'24"W
S00°33'20"E
N89°35'24"E
S89°35'24"W
S00°33'20"E

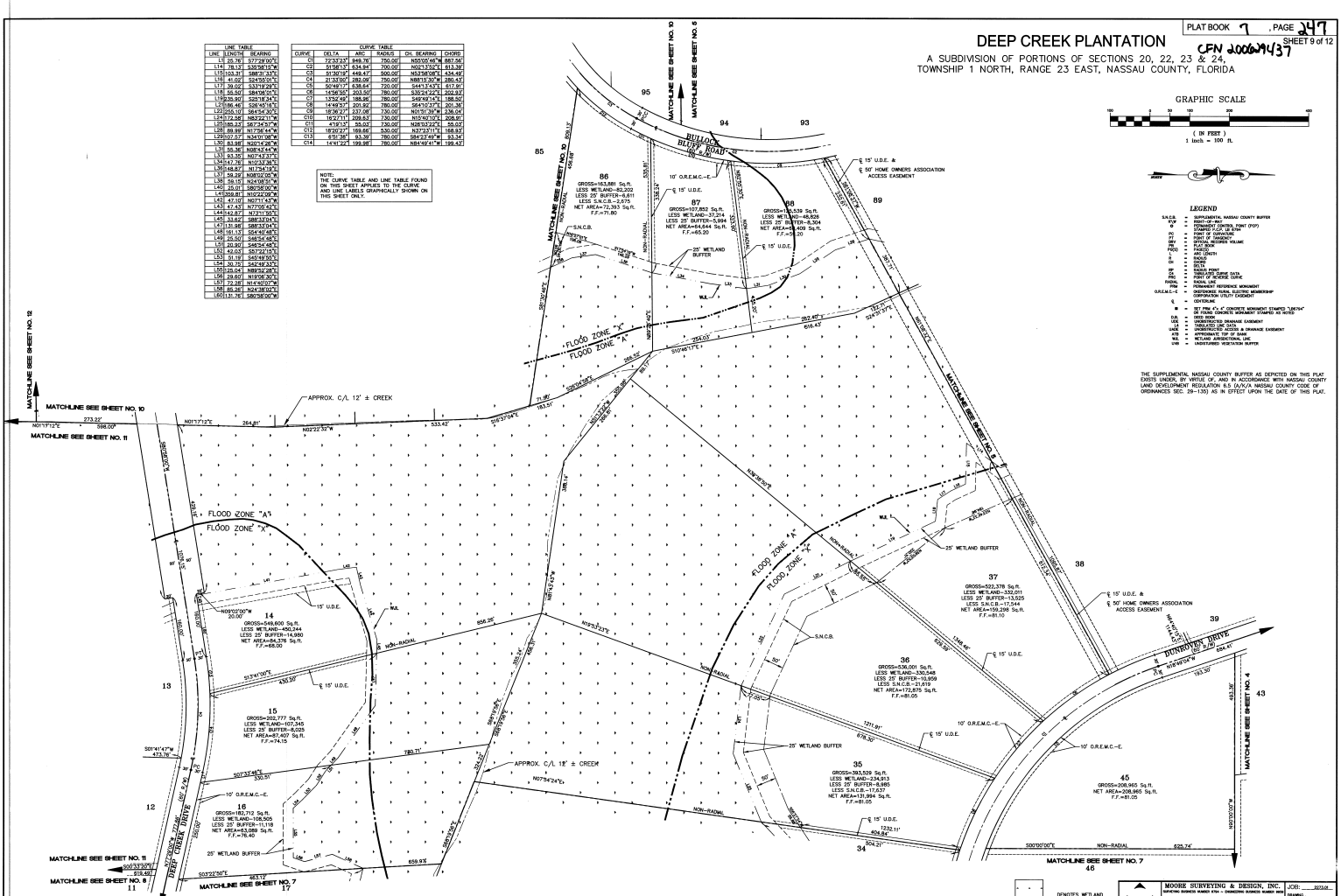
PLAT BOOK 7 , PAGE 247

SHEET 9 of 12

CFN 200629437

DEEP CREEK PLANTATION

A SUBDIVISION OF PORTIONS OF SECTIONS 20, 22, 23 & 24,
TOWNSHIP 1 NORTH, RANGE 23 EAST, NASSAU COUNTY, FLORIDA



MOORE SURVEYING & DESIGN, INC.
SURVEYING BUSINESS NUMBER 6760 • ENGINEERING BUSINESS NUMBER 8054
SURVEYING AND MAPPING • GPS SERVICES
CIVIL ENGINEERING
CONSTRUCTION LAYOUT • LAND SURVEYS
96372 3RD AVENUE, YULEE, FLORIDA 32097
(904) 225-1327 FAX (904) 225-1382

JOB: 2273.01
DRAWING NAME: 2273-2273.47.dwg
FILE NUMBER: 2A3\C-1
FIELD BOOK: N/A
B. PAGE: N/A

PLAT BOOK 7 , PAGE 248

SHEET 10 of 12

CFN 200629437

DEEP CREEK PLANTATION

A SUBDIVISION OF PORTIONS OF SECTIONS 20, 22, 23 & 24, TOWNSHIP 1 NORTH, RANGE 23 EAST, NASSAU COUNTY, FLORIDA

THE SUPPLEMENTAL NASSAU COUNTY BUFFER AS DEPICTED ON THIS PLAT EXISTS UNDER, BY VIRTUE OF, AND IN ACCORDANCE WITH NASSAU COUNTY LAND DEVELOPMENT REGULATION 6.5 (A/K/A NASSAU COUNTY CODE OF ORDINANCES SEC. 28-135) AS IN EFFECT UPON THE DATE OF THIS PLAT.

LEGEND

S.N.C.B. = SUPPLEMENTAL NASSAU COUNTY BUFFER
P.O.B. = POINT OF BEGINNING
P.C.P. = PERMANENT CONTROL POINT (PCP)
P.O.C. = POINT OF COMMENCEMENT
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
O.R. = OFFICIAL RECORDS VOLUME
PG. = PLAT PAGE
P.I.D. = PARCEL IDENTIFICATION
(P.I.D.) = PARCEL
N = RADIAL
CH = CHORD
BRG = BEARING
P.C.C. = POINT OF COMPOUND CURVE
P.R.C. = POINT OF REVERSE CURVE
RADIAL = RADIAL LINE
PRM = PERMANENT REFERENCE MONUMENT
O.R.E.M.C.-E = OVERHEAD RURAL ELECTRIC MEMBERSHIP CORPORATION UTILITY EASEMENT
℄ = CENTERLINE
● = SET PRM 4"x 4" CONCRETE MONUMENT STAMPED "LB764" OR FOUND CONCRETE MONUMENT STAMPED AS NOTED
U.D. = USED BOOK
D.E. = DRAINAGE AND DRAINAGE EASEMENT
L.E. = LANDSCAPE USE ONLY
U.A.E. = UNRESTRICTED ACCESS & DRAINAGE EASEMENT
W.L. = WETLAND LINE
W.J.L. = WETLAND JURISDICTIONAL LINE
U.V.B. = UNDISTURBED VEGETATION BUFFER

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.08'	N05°40'51"W
L2	73.16'	S48°51'18"W
L3	65.39'	N77°31'22"W
L4	35.73'	S36°27'48"E
L19	34.73'	N48°16'18"E
L20	29.01'	S48°51'18"W
L27	40.08'	N05°40'51"W
L28	99.97'	N60°33'20"W
L29	66.49'	N00°33'20"W
L30	42.09'	N48°16'18"E
L31	31.07'	N48°16'18"E
L32	16.40'	S77°01'23"E
L33	215.48'	N89°26'40"E
L34	40.08'	S05°40'51"E
L35	80.58'	N81°38'18"E
L36	80.58'	S81°38'18"W
L37	63.76'	N53°17'17"W
L39	108.29'	N24°08'51"W
L40	106.00'	N03°18'17"W
L41	90.80'	N11°31'35"E
L43	263.27'	N40°18'11"E
L45	83.48'	S46°16'11"W
L46	28.62'	S37°46'03"W
L47	36.78'	S00°00'00"E
L49	8.84'	S00°00'00"E
L50	374.07'	S45°41'34"E
L51	51.33'	S14°49'29"E
L53	29.08'	S80°38'08"W
L54	217.46'	N04°19'28"W
L57	175.63'	N75°20'25"E
L58	150.67'	N31°06'22"E
L60	29.38'	S31°08'25"W
L61	171.85'	S15°47'37"W
L63	62.53'	N19°47'37"E
L64	186.64'	N15°47'37"E
L66	33.33'	N19°47'37"E
L67	118.13'	N22°18'36"E
L68	70.52'	N15°54'25"W
L70	51.85'	N35°54'25"W
L72	243.09'	N42°30'14"W
L73	60.82'	N42°30'14"W
L74	131.08'	N38°05'43"W
L75	121.84'	N09°21'29"W
L77	40.81'	N11°10'10"E
L78	100.52'	N18°06'05"E
L79	77.81'	N37°14'30"E
L80	43.98'	N03°48'19"E
L81	66.08'	N24°21'15"W
L82	57.09'	N58°51'20"W
L83	39.77'	N71°17'09"W
L84	61.80'	S42°13'55"E
L85	50.81'	S89°31'54"E
L86	156.10'	S38°43'35"E
L93	141.32'	S17°06'50"W
L94	202.20'	S46°35'53"E

CURVE TABLE				
CURVE	DELTA	ARC	RADIUS	CH. BEARING / CHORD
C1	51°58'13"	634.94'	700.00'	N02°43'24"E / 613.39'
C2	51°26'19"	448.47'	500.00'	N52°56'08"E / 434.49'
C3	39°05'48"	136.47'	200.00'	N60°10'23"E / 133.84'
C4	46°18'19"	202.05'	250.00'	N41°28'43"E / 196.68'
C5	21°23'04"	186.81'	500.00'	N18°43'13"W / 185.73'
C6	7°28'21"	65.21'	500.00'	N04°17'20"W / 65.16'
C7	54°23'06"	237.37'	250.00'	S28°38'43"W / 228.60'
C8	25°21'07"	110.62'	250.00'	S66°31'17"W / 109.72'
C9	30°53'33"	134.84'	250.00'	S53°45'04"W / 133.21'
C10	35°17'39"	123.20'	200.00'	S30°37'28"W / 121.26'
C11	13°31'58"	58.05'	250.00'	N83°47'21"W / 58.01'
C12	44°44'24"	234.26'	300.00'	N75°39'29"W / 228.35'
C13	45°44'43"	239.52'	300.00'	N75°39'38"W / 233.21'
C14	28°27'37"	74.51'	150.00'	S20°41'28"E / 73.75'
C15	33°03'53"	404.59'	1000.00'	S78°30'53"E / 401.84'

NOTE: THE CURVE TABLE AND LINE TABLE FOUND ON THIS SHEET APPLIES TO THE CURVE AND LINE LABELS GRAPHICALLY SHOWN ON THIS SHEET ONLY.

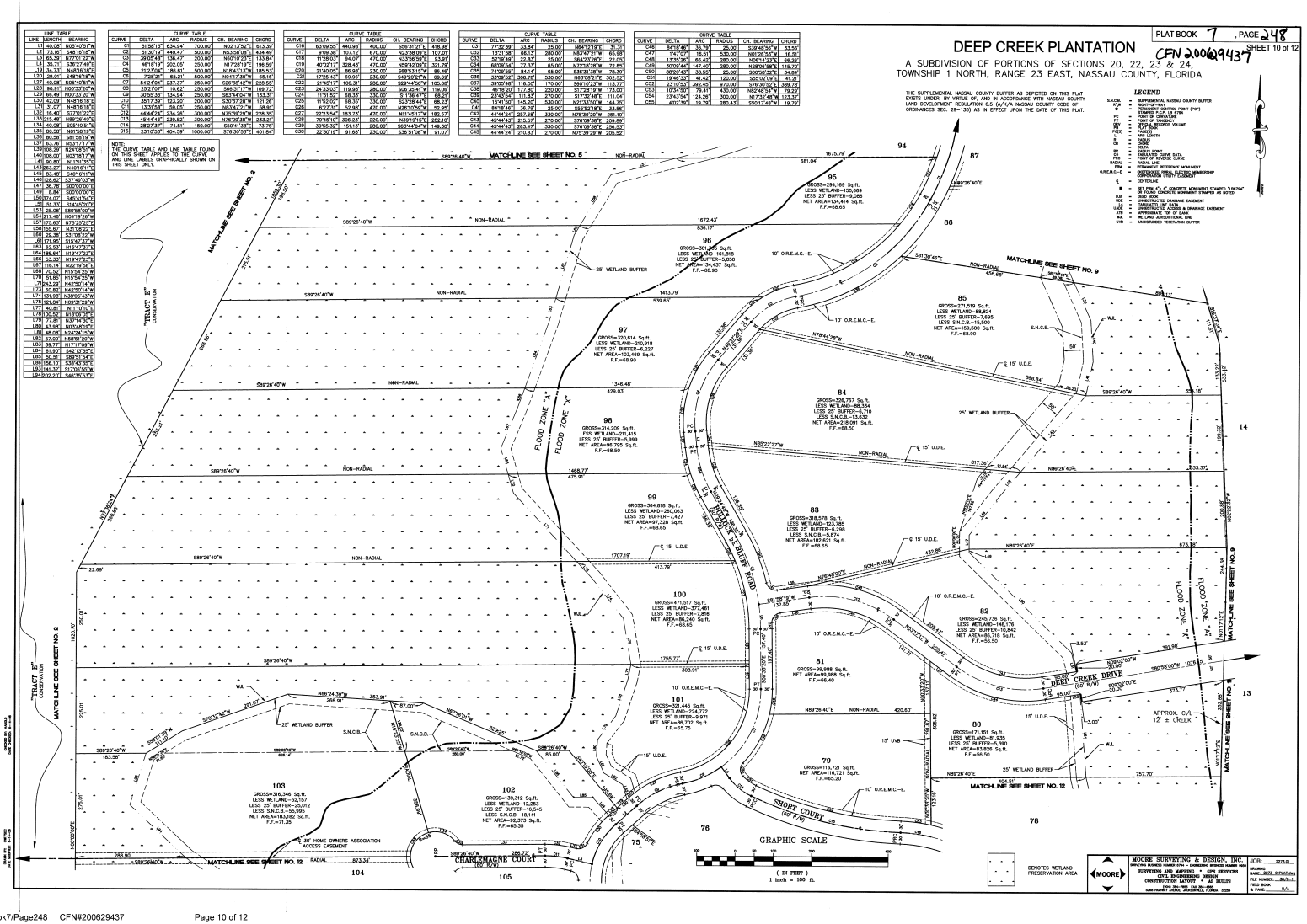
CURVE TABLE				
CURVE	DELTA	ARC	RADIUS	CH. BEARING / CHORD
C16	63°09'55"	440.98'	400.00'	S56°31'21"E / 418.99'
C17	8°09'28"	107.12'	675.00'	N33°38'09"E / 107.01'
C18	11°28'03"	94.07'	470.00'	N33°56'39"E / 93.91'
C19	40°52'17"	328.43'	470.00'	N59°52'35"E / 321.49'
C20	21°40'05"	85.98'	230.00'	S68°53'13"W / 85.49'
C21	17°35'43"	68.98'	230.00'	S49°20'21"W / 68.69'
C23	21°43'17"	108.31'	286.00'	S29°44'50"W / 105.69'
C24	24°33'03"	119.98'	280.00'	S06°35'41"W / 119.06'
C24	11°51'52"	69.37'	335.00'	S11°36'41"E / 69.23'
C25	11°52'02"	68.35'	330.00'	S23°28'44"E / 68.23'
C26	6°27'33"	52.98'	470.00'	N26°10'59"W / 52.95'
C27	22°23'54"	183.73'	470.00'	N11°45'17"W / 182.57'
C28	79°45'10"	306.33'	220.00'	N39°19'13"E / 282.10'
C29	30°56'32"	151.13'	280.00'	S63°44'34"W / 149.30'
C30	22°30'19"	91.68'	230.00'	S38°51'08"W / 91.07'

CURVE TABLE				
CURVE	DELTA	ARC	RADIUS	CH. BEARING / CHORD
C31	7°32'39"	53.84'	25.00'	N64°12'18"E / 31.31'
C32	123°36'38"	88.13'	280.00'	N83°47'21"W / 65.98'
C33	52°19'48"	22.83'	25.00'	S64°23'28"E / 22.05'
C34	66°09'54"	77.33'	65.00'	N72°38'28"W / 72.65'
C35	74°09'05"	84.14'	65.00'	S36°31'38"W / 78.38'
C36	33°09'52"	306.78'	530.00'	N63°08'21"E / 302.52'
C37	35°05'48"	116.00'	170.00'	S60°10'23"W / 113.77'
C38	46°18'20"	177.80'	220.00'	S17°28'15"W / 173.00'
C39	23°43'54"	111.83'	270.00'	S12°32'48"E / 111.04'
C40	19°41'50"	145.20'	530.00'	N21°33'50"W / 144.75'
C41	84°18'46"	36.79'	25.00'	S55°52'18"E / 33.56'
C42	44°44'24"	257.68'	330.00'	N75°39'29"W / 251.19'
C43	45°44'43"	215.57'	270.00'	S75°39'38"E / 209.89'
C44	45°44'43"	263.47'	330.00'	S75°39'38"E / 256.53'
C45	44°44'24"	210.83'	270.00'	N75°39'29"W / 205.52'

CURVE TABLE				
CURVE	DELTA	ARC	RADIUS	CH. BEARING / CHORD
C46	84°18'46"	36.79'	25.00'	S39°46'36"W / 33.56'
C47	1°47'07"	16.51'	530.00'	N01°26'53"W / 16.51'
C48	13°35'28"	65.40'	280.00'	N06°14'23"E / 65.26'
C49	32°09'44"	147.46'	280.00'	N28°06'38"E / 145.70'
C50	88°20'43"	38.55'	25.00'	S00°36'26"E / 34.84'
C51	19°46'33"	41.42'	120.00'	S55°02'09"E / 41.21'
C52	83°10'24"	362.40'	870.00'	S78°30'32"E / 359.78'
C53	10°34'50"	79.41'	430.00'	N82°46'54"W / 79.29'
C54	23°43'54"	124.08'	300.00'	N11°32'48"W / 123.17'
C55	4°02'39"	19.79'	280.43'	S50°17'48"W / 19.79'

PLAT BOOK	PAGE
7	248

SHEET	CFN
10 of 12	200629437



MOORE SURVEYING & DESIGN, INC.
SURVEYING AND MAPPING • CPO SERVICES
CIVIL ENGINEERING DESIGN
CONSTRUCTION LAYOUT • AS BUILTS
(904) 261-7910 FAX (904) 261-4990
5286 HIGHWAY 90 WEST, JACKSONVILLE, FLORIDA 32254

JOB: 2210.01
DRAWING NAME: 2210-DEFLAT.dwg
FILE NUMBER: ...26/D-L1
F.B. & PAGE: N/A

DEEP CREEK PLANTATION

A SUBDIVISION OF PORTIONS OF SECTIONS 20, 22, 23 & 24,
TOWNSHIP 1 NORTH, RANGE 23 EAST, NASSAU COUNTY, FLORIDA

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.79'	S89°56'09"W
L2	266.12'	S03°12'38"E
L3	206.06'	S45°04'11"E
L4	52.35'	S42°58'13"E
L5	64.75'	S86°12'13"E
L6	60.85'	S31°27'28"E
L8	32.98'	N01°41'47"E
L9	31.31'	N01°41'47"E
L10	53.16'	S88°36'24"W
L11	51.46'	S05°38'23"W
L12	31.32'	S05°38'23"W
L13	200.05'	S88°36'24"W
L14	14.33'	S02°14'53"E
L20	182.31'	N33°36'50"E
L21	200.58'	N02°35'16"W
L22	117.04'	N46°47'01"W
L23	160.84'	N02°23'36"W
L24	160.34'	S64°24'50"E
L25	108.08'	N87°42'41"E
L26	106.09'	N40°47'10"E
L27	156.55'	N13°18'34"W
L28	200.60'	N12°42'38"E
L30	160.34'	S64°24'50"E
L31	160.84'	N02°23'36"W
L32	117.04'	N46°47'01"W
L33	200.58'	N02°35'16"W
L34	182.31'	N33°36'50"E
L35	42.33'	S02°14'53"E
L36	214.48'	S02°14'53"E

CURVE TABLE					
CURVE	DELTA	ARC	RADIUS	CH. BEARING	CHORD
C1	21°37'00"	282.09'	750.00'	N88°15'30"W	280.43'
C2	19°40'07"	247.16'	720.00'	N89°11'57"W	245.95'
C3	1°32'53"	23.64'	720.00'	N78°25'27"W	23.64'

NOTE:
CURVE TABLE AND LINE TABLE (FOUND ON SHEET 12) APPLIES TO THE CURVE AND LINE LABELS GRAPHICALLY SHOWN ON THIS SHEET ONLY.

MATCHLINE SEE SHEET NO. 12

MATCHLINE SEE SHEET NO. 10

MATCHLINE SEE SHEET NO. 8

APPROX. C/L 12' ± CREEK

FLOOD ZONE "X"

FLOOD ZONE "A"

"TRACT D"
GROSS=+/-181,607 Sq.ft.
LESS WETLAND=-730,457
LESS 25' BUFFER=-118,764
LESS S.N.C.B.=-99,807
LESS LANDSCAPE BUFFER=-39,609
NET AREA=202,870 Sq.ft.

25' WETLAND BUFFER

S.N.C.B.

W.L.

PRM FOUND CONCRETE MONUMENT STAMPED "LB1811"

BOARD OF CO. COMMISSIONERS
OFFICIAL RECORDS BOOK 1317, PAGE 546

23-1N-23-0000-0001-0060
BOARD OF CO. COMMISSIONERS

23-1N-23-0000-0001-0010
NASSAU CO.

23-1N-23-0000-0001-0020
NASSAU CO.

23-1N-23-0000-0001-0070
BOARD OF CO. COMMISSIONERS

04-1S-23-0000-0005-0000
JOHN I. JR. HIGGINBOTHAM

04-1S-23-0000-0004-0000
JOHN I. JR. HIGGINBOTHAM

04-1S-23-0000-0002-0000
JOHN I. JR. HIGGINBOTHAM

"TRACT F"
LANDSCAPE BUFFER

"TRACT D"
CONSERVATION

TRACT "D"
GROSS=1,181,607 Sq.ft.
LESS WETLAND=-730,457
LESS 25' BUFFER=-118,764 & 75' WETLAND BUFFER
LESS S.N.C.B.=-99,807
LESS LANDSCAPE BUFFER=-39,609
NET AREA=+/-202,870 Sq.ft.

30' LANDSCAPE BUFFER

50' NASSAU CO. EASEMENT

EXISTING LAKE

FOUND CONCRETE MONUMENT "PRM—LB1811"

12
GROSS=191,624 Sq.ft.
LESS 25' BUFFER=-6,760
LESS S.N.C.B.=-47,562
NET AREA=+/-139,282 Sq.ft.
F.F.=+/-76.40

13
GROSS=+/-542,045 Sq.ft.
LESS WETLAND=-405,474
LESS 25' BUFFER=-17,226
NET AREA=+/-119,345 Sq.ft.
F.F.=+/-68.60

DEEP CREEK DRIVE

10' O.R.E.M.C.—E.

15' U.D.E.

30' U.D.E.

31.29' WETLAND BUFFER

519.48' NON-RADIAL

683.78'

819.49'

LEGEND

S.N.C.B.	=	SUPPLEMENTAL NASSAU COUNTY BUFFER
P.I.V.	=	PIVOT—3"—INV.
⊕	=	PERMANENT CONTROL POINT (PCP)
		PERMANENT REFERENCE MONUMENT
P.C.	=	POINT OF CURVATURE
P.T.	=	POINT OF TANGENCY
P.B.	=	PLAT BOOK/RECORDED VOLUME
PG.	=	PLAT PAGE
P.(R.D.)	=	PAGE(S)
M	=	MEASURED
D	=	RADIUS
Δ	=	DELTA
CH	=	CHORD
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCING
C.B.S.	=	CONCRETE BLOCK SIDEWALK
RADIAL	=	RADIAL LINE
PRM	=	PERMANENT REFERENCE MONUMENT
O.R.E.M.C.—E.	=	OKLAWAHA RIVER ELECTRIC MEMBERSHIP CORPORATION UTILITY EASEMENT
℄	=	CENTERLINE
●	=	SET PRM ⊕ & 4" CONCRETE MONUMENT STAMPED "LB4794" OR FOUND CONCRETE MONUMENT STAMPED AS NOTED
D.B.	=	DEED BOOK
U/E	=	UNDERGROUND DRAINAGE EASEMENT
L#	=	TABULATED LINE DATA
UDE	=	UNDERGROUND UTILITY & DRAINAGE EASEMENT
INV.	=	INVERT ELEVATION OF STORM DRAIN
W.L.	=	WETLAND AGRICULTURAL LINE
U/B	=	UNDISTURBED VEGETATION BUFFER

THE SUPPLEMENTAL NASSAU COUNTY BUFFER AS DEPICTED ON THIS PLAT EXISTS UNDER, BY VIRTUE OF, AND IN ACCORDANCE WITH NASSAU COUNTY LAND DEVELOPMENT REGULATION 8.5 (A/K/A NASSAU COUNTY CODE OF ORDINANCES SEC. 29-135) AS IN EFFECT UPON THE DATE OF THIS PLAT.

GRAPHIC SCALE

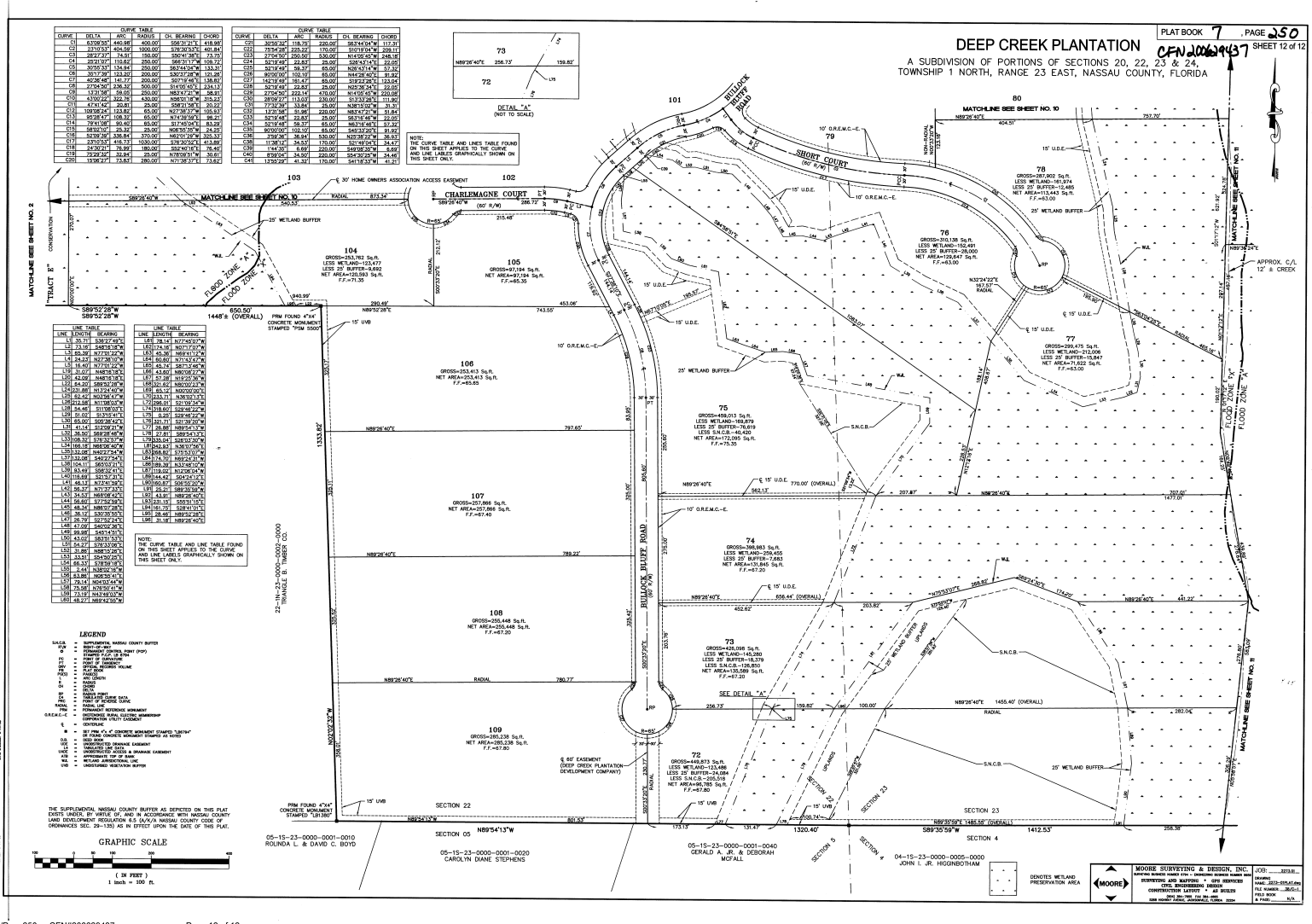
100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

DENOTES WETLAND PRESERVATION AREA

MOORE SURVEYING & DESIGN, INC.
SURVEYING BUSINESS NUMBER 6784 • ENGINEERING BUSINESS NUMBER 9991
SURVEYING AND MAPPING • GPS SERVICES
CIVIL ENGINEERING DESIGN
CONSTRUCTION LAYOUT • AS BUILTS
3900 26th TERR. FAX 261-4855
4286 HIGHWAY PARK, JACKSONVILLE, FLORIDA 32254

JOB: 2273.01
DRAWING NAME: 2273-RSLAT.dwg
FILE NUMBER: 2K-C-1
FIELD BOOK: N/A
B. PAGE: N/A



CURVE TABLE					
CURVE	DELTA	ARC	RADIUS	CH. BEARING	CHORD
C1	63°08'35"	440.98'	400.00'	S56°31'21"E	418.98'
C2	23°10'53"	404.50'	1000.00'	S79°30'53"E	401.84'
C3	28°27'37"	74.51'	150.00'	S50°41'38"E	73.75'
C4	25°21'07"	110.62'	250.00'	S66°31'17"W	109.72'
C5	30°56'31"	134.94'	250.00'	S62°44'04"W	133.31'
C6	30°17'39"	133.20'	252.00'	S32°27'26"W	131.65'
C7	40°36'48"	141.77'	200.00'	S01°19'48"E	138.82'
C8	27°04'56"	236.33'	500.00'	S14°00'45"E	234.13'
C9	13°31'58"	59.05'	250.00'	N83°47'27"W	58.93'
C10	43°00'22"	322.76'	430.00'	N56°01'18"W	315.23'
C11	5°47'41"	20.81'	25.00'	S18°21'58"E	20.22'
C12	109°08'24"	123.82'	65.00'	N27°36'37"W	105.93'
C13	90°28'42"	102.57'	65.00'	N14°39'59"E	92.27'
C14	79°41'08"	90.40'	65.00'	S17°45'04"E	83.29'
C15	5°47'41"	20.81'	25.00'	S18°21'58"E	20.22'
C16	52°09'26"	338.84'	370.00'	N62°01'39"W	325.33'
C17	23°10'53"	418.72'	1035.00'	S79°30'53"E	415.89'
C18	24°30'21"	76.99'	180.00'	S55°40'16"E	76.40'
C19	79°41'08"	34.77'	25.00'	N78°09'01"W	30.61'
C20	15°06'27"	73.63'	280.00'	N71°38'37"E	73.62'

CURVE TABLE					
CURVE	DELTA	ARC	RADIUS	CH. BEARING	CHORD
C21	30°50'33"	118.75'	220.00'	S82°44'04"W	117.31'
C22	75°54'28"	225.22'	170.00'	S10°19'04"W	209.17'
C23	27°04'56"	250.50'	530.00'	N14°00'45"W	248.18'
C24	52°16'49"	22.82'	25.00'	S25°53'34"E	22.05'
C25	52°16'49"	59.37'	65.00'	N26°43'14"W	57.32'
C26	90°00'00"	102.10'	65.00'	N44°26'40"E	91.92'
C27	142°16'49"	161.47'	65.00'	S15°23'26"E	123.04'
C28	52°16'49"	22.82'	25.00'	N25°36'34"E	22.05'
C29	27°04'56"	232.14'	470.00'	N14°00'45"W	229.88'
C30	28°09'27"	113.03'	230.00'	S13°33'26"E	111.90'
C31	7°32'36"	33.84'	25.00'	N38°13'04"W	31.31'
C32	13°21'58"	51.98'	220.00'	N83°47'27"W	51.84'
C33	52°16'49"	22.82'	25.00'	S63°16'49"W	22.05'
C34	52°16'49"	59.37'	65.00'	N63°16'49"E	57.32'
C35	90°00'00"	102.10'	65.00'	S45°33'20"E	91.92'
C36	3°39'36"	36.64'	530.00'	N25°38'22"W	36.63'
C38	11°36'12"	34.53'	170.00'	S21°46'04"E	34.47'
C39	1°44'35"	6.69'	220.00'	S49°08'35"W	6.69'
C40	8°59'04"	34.50'	220.00'	S54°30'25"W	34.46'
C41	13°56'29"	41.32'	170.00'	S41°18'53"W	41.21'

NOTE:
THE CURVE TABLE AND LINES TABLE FOUND ON THIS SHEET APPLIES TO THE CURVE AND LINE LABELS GRAPHICALLY SHOWN ON THIS SHEET ONLY.

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.71'	S36°27'48"E
L2	73.16'	S48°16'18"W
L3	65.39'	N77°31'22"W
L4	24.22'	N12°28'10"W
L5	16.40'	N77°31'22"W
L6	31.07'	N48°16'18"E
L20	42.02'	N48°16'18"E
L21	54.20'	S89°52'28"W
L24	231.88'	N13°24'40"W
L25	62.42'	N02°08'14"W
L26	212.58'	N11°08'03"W
L28	34.48'	S11°08'03"E
L29	61.02'	S13°11'47"E
L30	45.00'	S00°26'40"E
L31	41.41'	S12°08'27"W
L32	36.50'	S89°26'48"W
L33	108.92'	S78°32'57"W
L34	166.18'	N66°06'40"W
L35	110.08'	N40°23'54"W
L37	132.08'	S40°23'54"E
L38	104.11'	S65°03'31"E
L39	83.49'	S58°32'41"E
L40	116.69'	S21°57'24"E
L41	46.13'	N73°41'39"E
L42	56.27'	N71°37'33"E
L43	34.53'	N69°08'42"E
L44	56.60'	S77°52'58"E
L45	48.34'	N86°07'28"E
L46	36.12'	S30°35'50"E
L47	26.79'	S27°52'24"E
L48	47.09'	S40°06'36"E
L49	99.98'	S45°14'51"E
L50	43.02'	S83°51'53"E
L52	54.27'	S76°33'08"E
L53	31.86'	N86°34'26"E
L54	33.91'	S54°39'25"E
L54	66.13'	S78°56'15"E
L55	2.44'	N36°09'18"W
L56	63.86'	N06°35'47"E
L57	79.14'	N04°13'44"W
L58	75.08'	N78°50'41"W
L59	73.19'	N43°04'33"W
L60	48.27'	N69°42'56"W

LINE TABLE		
LINE	LENGTH	BEARING
L61	78.14'	N77°45'07"W
L62	124.16'	N07°17'07"W
L63	45.36'	N69°41'17"W
L64	60.80'	N71°43'47"W
L65	45.74'	S87°23'46"W
L66	43.80'	N80°06'27"W
L67	57.28'	N19°25'36"W
L68	101.62'	N85°10'12"W
L69	85.12'	N00°00'00"E
L70	133.71'	N36°32'14"E
L72	286.01'	S21°39'24"E
L74	316.60'	S29°48'22"W
L75	8.25'	S29°48'22"W
L76	321.71'	S21°39'20"W
L77	35.88'	N89°54'13"W
L78	27.81'	S89°54'13"E
L79	333.04'	S26°04'30"W
L81	342.93'	N36°07'36"E
L83	266.82'	S75°53'07"W
L84	174.70'	N69°24'31"W
L86	189.09'	N33°46'10"W
L87	119.02'	N12°06'04"W
L89	144.42'	S04°24'12"E
L90	160.87'	S26°59'20"W
L91	29.21'	S86°39'39"W
L92	43.91'	N89°26'40"E
L93	31.15'	S55°31'15"E
L94	161.75'	S28°41'01"E
L95	28.46'	N89°52'28"E
L96	31.18'	N89°26'40"E

NOTE:
THE CURVE TABLE AND LINE TABLE FOUND ON THIS SHEET APPLIES TO THE CURVE AND LINE LABELS GRAPHICALLY SHOWN ON THIS SHEET ONLY.

LEGEND

S.N.C.B. = SUPPLEMENTAL NASSAU COUNTY BUFFER
W.M. = WATER METER
⊕ = PERMANENT CONTROL POINT (PCP)
○ = PERMANENT REFERENCE MONUMENT STAMPED "LB3784"
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
ORV = OFFICIAL RECORDS VOLUME
PG. = PAGE
PG(S) = PAGE(S)
R = RADIUS
L = LENGTH
CH = CHORD
BRG = BEARING
RT = RADIUS POINT
DA = TABULATED CURVE DATA
CV = TABULATED CURVING CURVE
RADIAL = RADIAL LINE
PRM = PERMANENT REFERENCE MONUMENT
O.R.E.M.C.-E. = OVERHEAD RURAL ELECTRIC MEMBERSHIP CORPORATION UTILITY EASEMENT
℄ = CENTERLINE
● = SET 4"X4" CONCRETE MONUMENT STAMPED "LB3784" OR PRM WITH NAIL AND DISK AS NOTED
O.R.B. = OFFICIAL RECORDS BOOK
U.D.E. = UNDERSTRUCTED DRAINAGE EASEMENT
U.V.E. = UNDERSTRUCTED VISION EASEMENT
I.A.E.E. = UNDERSTRUCTED ACCESS & DRAINAGE EASEMENT
A.T.B. = APPROXIMATE TOP OF BANK
M.H.W. = APPROXIMATE MEAN HIGH WATER
U.N.B. = UNDISTURBED NEUTRALITY BUFFER

THE SUPPLEMENTAL NASSAU COUNTY BUFFER AS DEPICTED ON THIS PLAT EXISTS UNDER, BY VIRTUE OF, AND IN ACCORDANCE WITH NASSAU COUNTY LAND DEVELOPMENT REGULATION 8.5 (A/R/A NASSAU COUNTY CODE OF ORDINANCES SEC. 29-135) AS IN EFFECT UPON THE DATE OF THIS PLAT.

79	GROSS=287,902 Sq.Ft.	LESS WETLAND-161,974.
	LESS 25' BUFFER-12,485	NET AREA=113,443 Sq.Ft.
	F.F.=63.00	
78	GROSS=310,138 Sq.Ft.	LESS WETLAND-152,491
	LESS 25' BUFFER-28,000	NET AREA=129,647 Sq.ft.
	F.F.=63.00	
77	GROSS=299,475 Sq.Ft.	LESS WETLAND-212,006
	LESS 25' BUFFER-15,847	NET AREA=71,622 Sq.Ft.
	F.F.=63.00	
76	GROSS=459,013 Sq.Ft.	LESS WETLAND-169,879
	LESS 25' BUFFER-116,619	
	LESS S.N.C.B.-40,420	
	NET AREA=172,095 Sq.Ft.	
	F.F.=75.35	
75	GROSS=257,866 Sq.Ft.	
	NET AREA=257,866 Sq.Ft.	
	F.F.=67.40	
74	GROSS=398,883 Sq.Ft.	LESS WETLAND-259,455
	LESS 25' BUFFER-7,883	
	NET AREA=131,845 Sq.Ft.	
	F.F.=67.20	
73	GROSS=428,098 Sq.Ft.	LESS WETLAND-143,280
	LESS 25' BUFFER-158,379	
	LESS S.N.C.B.-126,850	
	NET AREA=135,589 Sq.Ft.	
	F.F.=67.20	
72	GROSS=449,873 Sq.Ft.	LESS WETLAND-123,488
	LESS 25' BUFFER-24,084	
	LESS S.N.C.B.-125,518	
	NET AREA=86,785 Sq.Ft.	
	F.F.=67.80	
109	GROSS=265,238 Sq.Ft.	
	NET AREA=265,238 Sq.Ft.	
	F.F.=67.80	
108	GROSS=255,448 Sq.Ft.	
	NET AREA=255,448 Sq.Ft.	
	F.F.=67.20	
107	GROSS=257,866 Sq.Ft.	
	NET AREA=257,866 Sq.Ft.	
	F.F.=67.40	
106	GROSS=253,413 Sq.Ft.	
	NET AREA=253,413 Sq.Ft.	
	F.F.=65.85	
105	GROSS=97,194 Sq.Ft.	
	NET AREA=97,194 Sq.Ft.	
	F.F.=65.35	
104	GROSS=253,762 Sq.Ft.	
	LESS WETLAND-133,477	
	LESS 25' BUFFER-9,892	
	NET AREA=120,893 Sq.Ft.	
	F.F.=71.35	