

CAPTIONED LANDS:

NORTH PARCEL:

A PARCEL OF LAND SITUATE IN SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A 6" x 6" CONCRETE MONUMENT LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF PAGES DAIRY ROAD (A 100 FOOT RIGHT-OF-WAY (STATE ROAD NO. 200-A) AT STATION 102+04.40 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP (SECTION 74600-2150); THENCE NORTH 74°00'08"EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 295.63 FEET; THENCE NORTH 17°40'25"WEST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2549, PAGE 1437, A DISTANCE OF 901.34 FEET; THENCE NORTH 81°21'12"EAST, A DISTANCE OF 146.64 FEET; THENCE SOUTH 84°24'20"EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 267.29; AN ARC DISTANCE OF 57.18 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 47°58'06"EAST, A DISTANCE OF 475.81 FEET; THENCE SOUTH 89°13'48"EAST, A DISTANCE OF 288.49 FEET; THENCE SOUTH 57°27'30"EAST, A DISTANCE OF 313.14 FEET; THENCE SOUTH 07°34'21"WEST, A DISTANCE OF 88.54 FEET; THENCE SOUTH 04°38'56"WEST, A DISTANCE OF 40.88 FEET; THENCE SOUTH 43°29'33"EAST, A DISTANCE OF 151.84 FEET; THENCE SOUTH 15°40'08"EAST, A DISTANCE OF 35.00 FEET; THENCE NORTH 74°00'01"EAST, A DISTANCE OF 250.97 FEET; THENCE NORTH 27°14'55"WEST, A DISTANCE OF 178.17 FEET; THENCE NORTH 48°48'02"EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 41°11'58"EAST, A DISTANCE OF 6.73 FEET; THENCE NORTH 48°48'02"EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 41°11'58"WEST, A DISTANCE OF 13.59 FEET; THENCE NORTH 48°48'02"EAST, A DISTANCE OF 130.00 FEET; THENCE NORTH 41°09'34"EAST, A DISTANCE OF 81.35 FEET; THENCE NORTH 44°09'54"EAST, A DISTANCE OF 559 FEET MORE OR LESS TO THE CENTERLINE OF LOFTON CREEK AND A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING AND RUN NORTH 76°02'51"EAST, A DISTANCE OF 158.19 FEET; THENCE SOUTH 18°02'18"EAST, A DISTANCE OF 235.01 FEET TO INTERSECT THE RIGHT-OF-WAY LINE OF SAID PAGES DAIRY ROAD (STATE ROAD NO. 200-A); THENCE NORTH 74°00'08"EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PAGES DAIRY ROAD (STATE ROAD NO. 200-A), A DISTANCE OF 203.80 FEET; THENCE NORTH 15°59'52"WEST, A DISTANCE OF 280.40 FEET; THENCE NORTH 16°57'42"EAST, A DISTANCE OF 95.35 FEET; THENCE NORTH 74°00'01"EAST, A DISTANCE OF 19.28 FEET; THENCE NORTH 15°59'59"WEST, A DISTANCE OF 165.00 FEET; THENCE NORTH 74°00'01"EAST, A DISTANCE OF 105.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; AN ARC DISTANCE OF 39.27 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 60°59'59"EAST, A DISTANCE OF 35.36 FEET; THENCE NORTH 74°00'01"EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 15°59'59"WEST, A DISTANCE OF 19.75 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°39'38"; AN ARC DISTANCE OF 30.83 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 19°19'50"EAST, A DISTANCE OF 28.91 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 325.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°09'42"; AN ARC DISTANCE OF 148.40 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 41°34'48"EAST, A DISTANCE OF 147.11 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 175.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°50'51"; AN ARC DISTANCE OF 100.33 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 44°55'23"EAST, A DISTANCE OF 98.96 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 102°39'12"; AN ARC DISTANCE OF 44.79 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 67°19'35"EAST, A DISTANCE OF 39.04 FEET; THENCE NORTH 74°00'01"EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 15°59'59"WEST, A DISTANCE OF 3.64 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; AN ARC DISTANCE OF 39.27 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 29°00'01"EAST, A DISTANCE OF 35.36 FEET; THENCE NORTH 74°00'01"EAST, A DISTANCE OF 105.00 FEET; THENCE SOUTH 15°59'59"EAST, A DISTANCE OF 405.00 FEET; THENCE NORTH 74°00'02"EAST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 15°59'59"EAST, A DISTANCE OF 109.98 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF PAGES DAIRY ROAD (A 100 FOOT RIGHT-OF-WAY (STATE ROAD NO. 200-A) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP (SECTION 74600-2150) (7460-175); THENCE NORTH 74°00'08"EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 650.00 FEET; THENCE NORTH 15°59'59"WEST, A DISTANCE OF 473.51 FEET; THENCE NORTH 74°16'23"EAST, A DISTANCE OF 327.53 FEET; THENCE SOUTH 26°50'31"EAST, A DISTANCE OF 135.21 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2590, PAGE 633, AND OFFICIAL RECORDS BOOK 2337, PAGE 1433 (AS CURRENTLY MONUMENTED); THENCE NORTH 73°39'35"EAST, ALONG THE NORTH LINE OF SAID LANDS AND EASTERLY EXTENSION THEREOF, A DISTANCE OF 707 FEET MORE OR LESS TO THE CENTERLINE OF LOFTON CREEK; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE CENTERLINE OF LOFTON CREEK A DISTANCE OF 1,568 FEET MORE OR LESS TO ABOVE REFERENCED POINT "A" AND THE CLOSE OF THIS DESCRIPTION.

NORTH PARCEL CONTAINING 56.78 ACRES MORE OR LESS.

SOUTH PARCEL:

A PARCEL OF LAND SITUATE IN SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A 6" x 6" CONCRETE MONUMENT LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF PAGES DAIRY ROAD (A 100 FOOT RIGHT-OF-WAY) (STATE ROAD NO. 200-A) AT STATION 102+04.40 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP (SECTION 74600-2150) (7460-175); THENCE NORTH 15°59'52"EAST, A DISTANCE OF 100.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PAGES DAIRY ROAD; THENCE NORTH 74°00'08"EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 516.74 FEET POINT OF BEGINNING; THENCE NORTH 74°00'08"EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,145.85 FEET TO THE POINT OF BEGINNING OF AN ADDITIONAL RIGHT-OF-WAY PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE AFOREMENTIONED ADDITIONAL RIGHT-OF-WAY PARCEL, THE FOLLOWING THREE COURSES: (1) THENCE NORTH 77°56'14"EAST, A DISTANCE OF 78.24 FEET; (2) THENCE NORTH 74°08'01"EAST, A DISTANCE OF 61.64 FEET; (3) THENCE NORTH 75°33'20"EAST, A DISTANCE OF 123.60 FEET; THENCE SOUTH 15°59'52"EAST, A DISTANCE OF 41.14 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2065, PAGE 1770, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF LAST SAID LANDS THE FOLLOWING THREE COURSES: (1) THENCE SOUTH 74°00'08"WEST, A DISTANCE OF 100.00 FEET; (2) THENCE SOUTH 15°59'52"EAST, A DISTANCE OF 100.00 FEET; (3) THENCE NORTH 74°00'08"EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 15°59'52"EAST, A DISTANCE OF 86.59 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF THE C.S.K. RAILROAD (A 120 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE; THENCE SOUTH 72°19'28"WEST, ALONG LAST SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,419.28 FEET; THENCE NORTH 18°08'52"WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF FELMOR ROAD (A 66 FOOT RIGHT-OF-WAY), AS NOW LAID OUT AND IN USE, A DISTANCE OF 278.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.07 ACRES MORE OR LESS.

TITLE CERTIFICATION

I, _____, 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 "TAYLOR MORRISON OF FLORIDA, INC. A FLORIDA CORPORATION" & "PATRIOT RIDGE, LLP", THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OTHER THAN SHOWN HEREON AND THAT ALL EASEMENTS OF RECORD ARE SHOWN.

ATTORNEY AT LAW DATE

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 REFLECTED ON THIS PLAT.

SURVEYOR / MAPPER DATE

CHARLES ROBERT LEE
FLORIDA REGISTRATION NO.: LS 5618

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, F.S., 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.

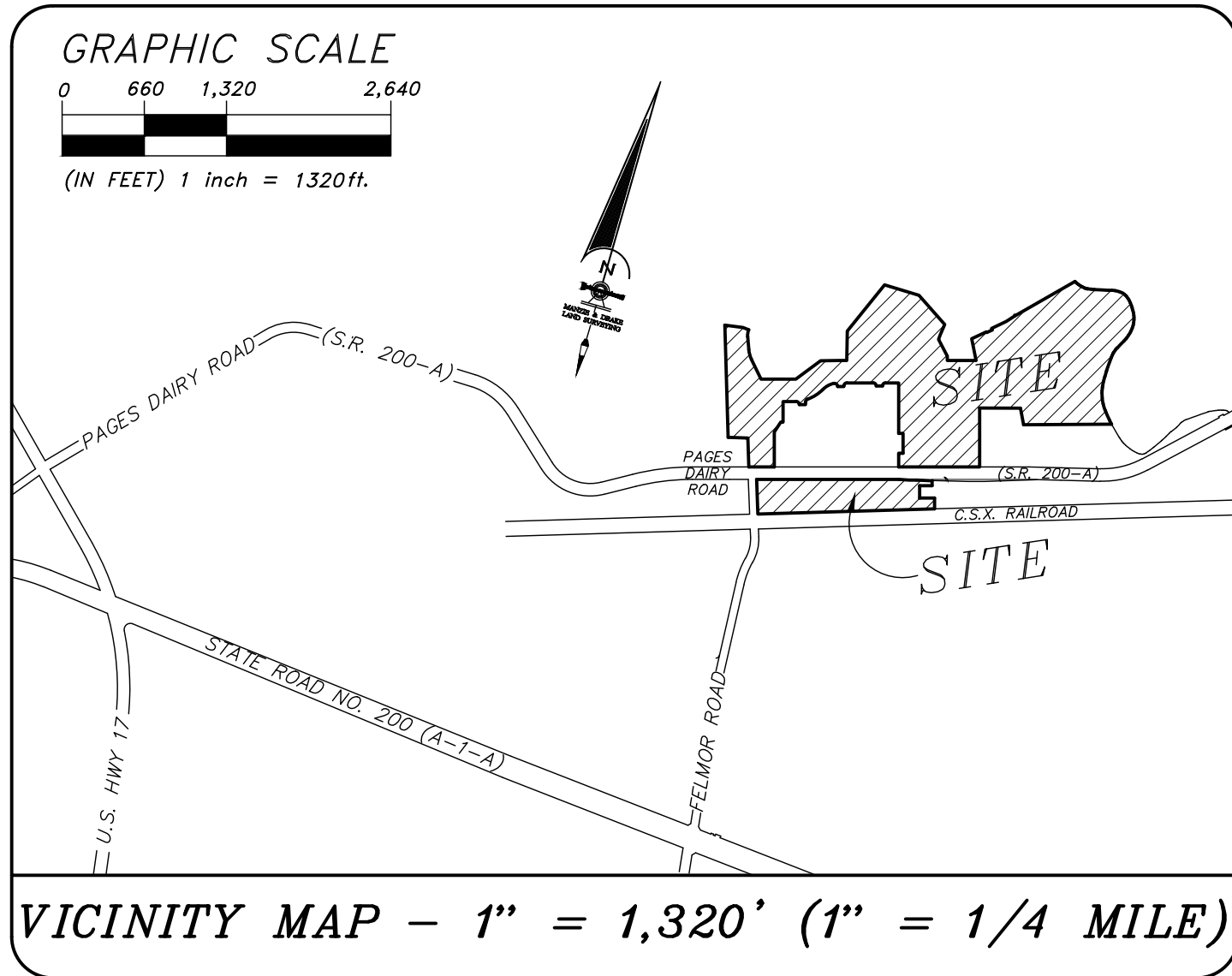
SIGNED THIS _____ DAY OF _____, A.D. 2024.

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"

HEADWATERS AT LOFTON CREEK PHASE ONE

A PORTION OF SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA



LEGEND

FFLE = FLORIDA POWER & LIGHT EASEMENT
AC = ACRE
E = CENTERLINE
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.L.N. = PARCEL IDENTIFICATION NUMBER
LB = LICENSED BUSINESS
S.F. = SQUARE FEET
N.A.T. = NORTH AMERICAN VERTICAL DATUM
F.P.U.E. = FLORIDA PUBLIC UTILITIES EASEMENT
D = DELTA ANGLE

R = RADIUS
L = ARC LENGTH
CB = CHORD BEARING
CD = CHORD DISTANCE
P.I. = POINT OF INTERSECTION
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVATURE
R.P. = RADIUS POINT
P.D.E. = PRIVATE DRAINAGE EASEMENT
P.A.E. = PEDESTRIAN ACCESS EASEMENT

COUNTY TAX COLLECTOR CERTIFICATE

TAX IDENTIFICATION NUMBER: 51-3N-27-0000-0010-0010; 51-3N-27-0000-0011-0000

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 _____ DAY OF _____, A.D. 2024.

TAX COLLECTOR
NASSAU COUNTY, FLORIDA

DIRECTOR OF ENGINEERING SERVICES CERTIFICATE

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

THIS _____ DAY OF _____, A.D. 2024.

DIRECTOR OF ENGINEERING SERVICES

CERTIFICATE OF APPROVAL BY COUNTY AGENCY

APPROVED FOR THE RECORD, THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED THIS _____ DAY OF _____, A.D. 2024.

DENISE C. MAY, ATTORNEY
FLORIDA BAR NO. 105372

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 _____ DAY OF _____, A.D. 2024.

CLERK OF THE CIRCUIT COURT

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 _____, 2023.

COUNTY PLANNER

COMMISSION APPROVAL CERTIFICATE

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D. 2024 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

COMMISSION CHAIRMAN

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 _____ DAY OF _____, A.D. 2024.

CHIEF OF FIRE-RESCUE

COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS _____ DAY OF _____, A.D. 2024. THESE ARE APPROVED TO BE PLACED ON APPROVED PUBLIC WATER AND APPROVED PUBLIC SEWAGE SYSTEMS.

COUNTY HEALTH DEPARTMENT

TAYLOR MORRISON OF FLORIDA, INC. A FLORIDA CORPORATION

WITNESS _____

PRINT OR TYPE NAME

WITNESS JAMES SPROTT
VICE PRESIDENT LAND DEVELOPMENT

PRINT OR TYPE NAME

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF

☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024 BY _____ AS _____ ON BEHALF OF _____

PRODUCED _____ A _____ WHO
KNOWN. AS IDENTIFICATION OR WHO IS PERSONALLY

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S NOTES

- ☐ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (5/8" IRON ROD & CAP) SET WITH IDENTIFICATION "PRM LB 7039".
☐ DENOTES CONCRETE MONUMENT FOUND AT P.R.M. POSITION (SIZE, MATERIAL & IDENTIFICATION VARIES)
☐ DENOTES PERMANENT CONTROL POINT (P.C.P.) SET WITH IDENTIFICATION "LB 7039".
- 43,360 SF DENOTES LOT OR TRACT SQUARE FOOTAGE
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983/1990.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988)
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" & "A" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12089C-0214-6, DATED 08/02/2017. A "CONDITIONAL LETTER OF MAP REVISION BASED ON FILL" (LOWR-MF), DATED OCTOBER 16, 2023, WITH CASE NO. 23-04-63386, WAS ISSUED PATRICK "TRICK" F. SAGBIBIT, P.E., BRANCH CHIEF OF THE ENGINEERING SERVICES BRANCH OF THE FEDERAL INSURANCE AND MITIGATION ADMINISTRATION (F.E.M.A.). LOTS IN THIS PHASE THAT ARE AFFECTED BY THIS DOCUMENT ARE LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 67, 68, 69, 70, 71, 73, 74, 75, 76 & 78. BASED ON THE ABOVE REFERENCED DOCUMENT, THE PROPOSED STRUCTURES WOULD, PENDING SEPARATE LETTER OF MAP REVISION (LOWR) APPROVAL BY F.E.M.A., BE PLACED IN FLOOD ZONE "X" (UNSHADED) WITH A 1% ANNUAL CHANCE FLOOD ELEVATION OF:

LOTS 13 THROUGH 22: 10.5' N.A.V.D. 1988 WITH A LOWEST ADJACENT GRADE ELEVATION OF 12.0' N.A.V.D. 1988
LOTS 67 THROUGH 71: 10.4' N.A.V.D. 1988 WITH A LOWEST ADJACENT GRADE ELEVATION OF 13.8' N.A.V.D. 1988
LOTS 73 THROUGH 76: 10.5' N.A.V.D. 1988 WITH A LOWEST ADJACENT GRADE ELEVATION OF 14.0' N.A.V.D. 1988
LOT 78: 10.5' N.A.V.D. 1988 WITH A LOWEST ADJACENT GRADE ELEVATION OF 14.7' N.A.V.D. 1988

PORTIONS OF THE ABOVE LISTED LOTS NOT AFFECTED BY THE ENVELOPE OF THE RESIDENCE (ONCE CONSTRUCTED AND SEPARATE LETTER OF MAP REVISION (LOWR) GRANTED) WILL REMAIN UNAFFECTED AND REMAIN IN THE SAME FLOOD ZONE AS PREVIOUSLY DETERMINED.

6) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS "RS-2" (RESIDENTIAL SINGLE FAMILY 2).

BUILDING SETBACK REQUIREMENTS LISTED BELOW ARE PER THE NASSAU COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 97-19, ARTICLE 9, SECTION 9.07 (SPECIAL REQUIREMENTS) FOR PROPERTY ZONED RS-2 (RESIDENTIAL SINGLE FAMILY 2). (UPDATED ON NOVEMBER 03, 2023). 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.

MINIMUM YARD REQUIREMENTS PER SECTION 9.07 (SPECIAL REQUIREMENTS):
FRONT YARD: RS-2, MINIMUM FIFTEEN (15) FEET, PROVIDED HOWEVER, THE MINIMUM FRONT SETBACK OF THE FACE OF THE GARAGE SHALL BE TWENTY (20) FEET. | SIDE YARD: RS-2, FIVE (5) FEET. | REAR YARD: RS-2, TEN (10) FEET.

BUILDING RESTRICTIONS PER SECTION 9.07 (SPECIAL REQUIREMENTS):
MAXIMUM BUILDING HEIGHT: RS-2, FORTY (40) FEET. | MAXIMUM LOT COVERAGE: RS-2, FIFTY (50) PERCENT.

- THE LANDS SHOWN HEREON ARE LOCATED WITHIN STORM SURGE CATEGORIES 1, 2, 3, 4 & 5, 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 08/28/2023).
- ALL LOT LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED
- LOTS SHOWN HEREON ARE INTENDED FOR RESIDENTIAL PURPOSES.
- "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.
- 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 UTILITY 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
- 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.
- TOTAL NUMBER OF LOTS: (22) TRACTS: (6482 ACRES)
- THE JURISDICTIONAL WETLANDS AS SHOWN HEREON WERE FLAGGED AND IDENTIFIED BY BEACOCK CONSULTING GROUP, LLC AND WERE VERIFIED BY THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (FILE NUMBER ERP# 167208-2)
- 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 MANAGEMENT DISTRICT.
- 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 WETLANDS 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.
- 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 NEARLY REMOVED OR DESTROYED. NOxious 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.
- THE CENTERLINE OF LOFTON CREEK IS SHOWN BASED ON LATEST PUBLICLY AVAILABLE AERIAL PHOTOGRAPHY. THE DEED FOR THE SUBJECT PROPERTY RUNS TO THE CENTERLINE OF LOFTON CREEK. THE MEAN HIGH WATER LINE (ELEVATION 1.35' N.A.V.D. 1988) SHOWN HEREON WAS FIELD LOCATED AT APPROXIMATELY 300-FOOT INTERVALS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, "TAYLOR MORRISON OF FLORIDA, INC. A FLORIDA CORPORATION" & "PATRIOT RIDGE, LLP" ARE THE LAWFUL, MEDITATION COURT), AND PUBLIC AREAS SHOWN ON THIS PLAT ARE, SHALL HEREAFTER BE KNOWN AS "HEADWATERS AT LOFTON CREEK PHASE ONE", AND THAT THEY HAVE 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, DEVELOPER HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

ALL ALLEYS, EASEMENTS, RIGHTS-OF-WAY (HEADWATERS DRIVE, LIVING WATERS RUN, OAR ROW (NORTH), OAR ROW (SOUTH), SHIFT LAUNCH LANE), MEDITATION COURT), AND PUBLIC AREAS SHOWN ON THIS PLAT ARE DEDICATED TO THE "HEADWATERS AT LOFTON CREEK OWNERS ASSOCIATION, INC." FOR THE USES AND PURPOSES THEREON STATED AND REMAINS A MAINTENANCE OBLIGATION OF THE OWNER OR A RESPONSIBLE PROPERTY OWNERS' ASSOCIATION. NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON NASSAU COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS.

TRACTS "A", "O" & "P" (20' LANDSCAPE BUFFER TRACTS) ARE HEREBY DEDICATED TO THE "HEADWATERS AT LOFTON CREEK OWNERS ASSOCIATION, INC."

TRACT "B" (RECREATION/OPEN SPACE & UPLAND BUFFER TRACT) IS HEREBY DEDICATED TO THE "HEADWATERS AT LOFTON CREEK OWNERS ASSOCIATION, INC."

TRACTS "C", "I" & "K" (WETLAND CONSERVATION TRACTS) ARE HEREBY DEDICATED TO THE "HEADWATERS AT LOFTON CREEK OWNERS ASSOCIATION, INC."

TRACTS "D", "E" & "G" (POND & UPLAND BUFFER TRACTS) ARE HEREBY DEDICATED TO THE "HEADWATERS AT LOFTON CREEK OWNERS ASSOCIATION, INC."

TRACT "H" (UPLAND BUFFER TRACT) IS HEREBY DEDICATED TO THE "HEADWATERS AT LOFTON CREEK OWNERS ASSOCIATION, INC."

TRACTS "J", "L", "N" & "Q" (RECREATION/OPEN SPACE TRACTS) ARE HEREBY DEDICATED TO THE "HEADWATERS AT LOFTON CREEK OWNERS ASSOCIATION, INC."

TRACTS "M" & "R" (POND & RECREATION/OPEN SPACE TRACTS) ARE HEREBY DEDICATED TO THE "HEADWATERS AT LOFTON CREEK OWNERS ASSOCIATION, INC."

TRACT "I" (LIFT STATION TRACT) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE.

TRACT "S" (LIFT STATION BUFFER & MAINTENANCE TRACT) IS HEREBY DEDICATED TO THE "HEADWATERS AT LOFTON CREEK OWNERS ASSOCIATION, INC."

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

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

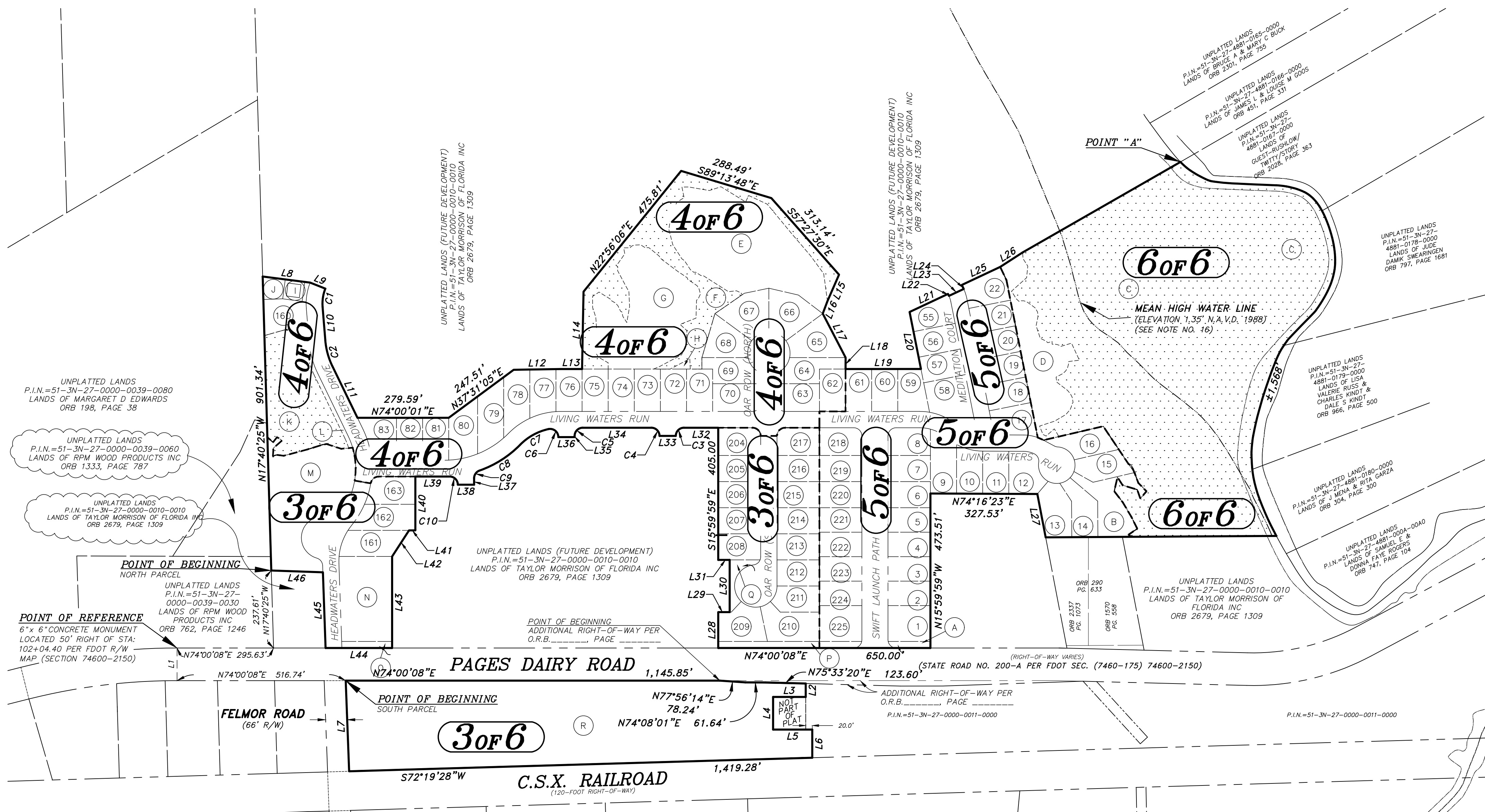
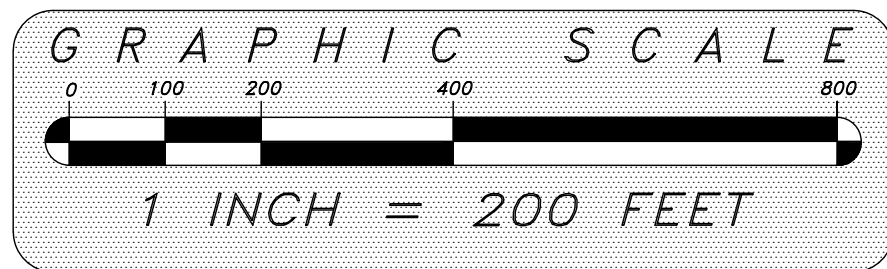
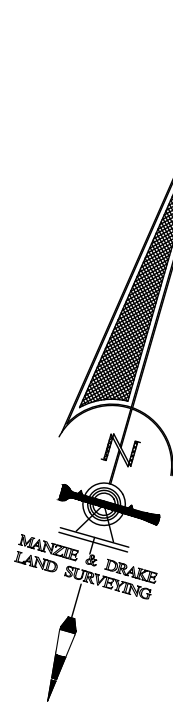
OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY CONDUCT OR USE OF THE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

THOSE EASEMENTS DESIGNATED AS "JEA ACCESS & UTILITY EASEMENT" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE ACCESS, INSTALLATION, MAINTENANCE, AND USE OF WATER REUSE, WATER, SEWER AND/OR OTHER PUBLIC UTILITIES.

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

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

A PORTION OF SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	LENGTH
L1	S15°59'52"E	100.00'
L2	S15°59'52"E	41.14'
L3	S74°00'08"W	100.00'
L4	S15°59'52"E	100.00'
L5	N74°00'08"E	120.00'
L6	S15°59'52"E	86.29'
L7	N18°08'25"W	278.04'
L8	N81°21'12"E	146.64'
L9	S84°24°20"E	50.00'
L10	S20°36'50"E	102.07'
L11	S41°53'25"E	175.59'
L12	N73°03'13"E	144.49'
L13	N74°00'01"E	65.00'
L14	N14°54'29"W	236.94'
L15	S73°42'11"W	88.84'
L16	S43°56'56"W	40.58'
L17	S43°29'33"E	151.84'
L18	S15°40'08"E	35.00'
L19	N74°00'01"E	33.00'
L20	N27°14'55"W	178.17'
L21	N48°48'02"E	130.00'
L22	N41°11'58"E	6.73'
L23	N48°48'02"E	50.00'
L24	N41°11'58"W	13.59'
L25	N48°48'02"E	130.00'
L26	N41°09'34"E	81.35'
L27	S26°50'31"E	135.21'
L28	S15°59'59"E	109.98'
L29	S73°59'58"W	35.00'
L30	S15°59'59"E	160.00'
L31	N74°00'01"E	35.00'
L32	N74°00'01"E	105.00'
L33	N74°00'01"E	50.00'
L34	N74°00'01"E	210.00'
L35	N15°59'59"W	3.64'
L36	N74°00'01"E	50.00'
L37	N15°59'59"W	19.75'
L38	N74°00'01"E	50.00'
L39	N74°00'01"E	105.00'
L40	N15°59'59"E	165.00'
L41	N74°00'01"E	19.28'
L42	N16°57'42"E	95.35'
L43	N15°59'52"E	280.40'
L44	N74°00'08"E	203.80'
L45	S18°02'18"E	232.01'
L46	N67°02'51"E	158.19'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH 30°	CH D
C1	57.18'	125.00'	26°72'29"	C73 B35 E	56.68'
C2	83.55'	225.00'	21°16'35"	S31°15'07"E	83.07'
C3	39.27'	25.00'	90°00'00"	S29°00'01"W	35.36'
C4	39.27'	25.00'	90°00'00"	N60°59'59"W	35.36'
C5	39.27'	25.00'	90°00'00"	S29°00'01"W	35.36'
C6	44.79'	25.00'	102°39'12"	N67°19'35"W	39.04'
C7	100.33'	175.00'	32°50'51"	S44°55'23"W	98.96'
C8	148.40'	325.00'	26°09'42"	N41°34'48"E	147.11'
C9	30.83'	25.00'	70°39'18"	N19°19'50"E	28.91'

(LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 67, 68, 69, 70, 71, 73, 74, 75, 76 & 78)

A "CONDITIONAL LETTER OF MAP REVISION BASED ON FILL" (CLOMR-F), DATED OCTOBER 16, 2023, WITH CASE NO. 23-04-6339C, WAS ISSUED PATRICK "RICK" F. SACIBITI, P.E., BRANCH CHIEF OF THE ENGINEERING SERVICES BRANCH OF THE FEDERAL INSURANCE AND MITIGATION ADMINISTRATION (F.E.M.A.). LOTS IN THIS PHASE THAT ARE AFFECTED BY THIS DOCUMENT ARE LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 67, 68, 69, 70, 71, 73, 74, 75, 76 & 78. BASED ON THE REFERENCED DOCUMENT, THE PROPOSED STRUCTURES WOULD, PENDING SEPARATE LETTER OF MAP REVISION (LOMR) APPROVAL BY F.E.M.A., BE PLACED IN FLOOD ZONE "X" (UNSHADED) WITH A 1% ANNUAL CHANCE FLOOD ELEVATION OF:

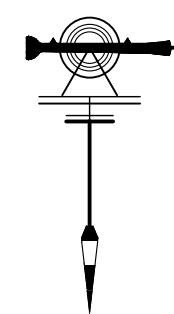
LOTS 13 THROUGH 22: 10.5' N.A.V.D. 1988 WITH A LOWEST ADJACENT GRADE ELEVATION OF 12.0' N.A.V.D. 1988
 LOTS 67 THROUGH 71: 10.4' N.A.V.D. 1988 WITH A LOWEST ADJACENT GRADE ELEVATION OF 13.8' N.A.V.D. 1988
 LOTS 73 THROUGH 76: 10.5' N.A.V.D. 1988 WITH A LOWEST ADJACENT GRADE ELEVATION OF 14.0' N.A.V.D. 1988
 LOT 78: 10.5' N.A.V.D. 1988 WITH A LOWEST ADJACENT GRADE ELEVATION OF 14.7' N.A.V.D. 1988

PORTIONS OF THE ABOVE LISTED LOTS NOT AFFECTED BY THE ENVELOPE OF THE RESIDENCE (ONCE CONSTRUCTED AND SEPARATE LETTER OF MAP REVISION (LOMR) GRANTED) WILL REMAIN UNAFFECTED AND REMAIN IN THE SAME FLOOD ZONE AS PREVIOUSLY DETERMINED.

117 SOUTH NINTH STREET, FERNANDINA BEACH, FL 32034

CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"

"OUR *SIGHTS* ARE ON THE FUTURE,
SET YOUR *SITES* ON US."

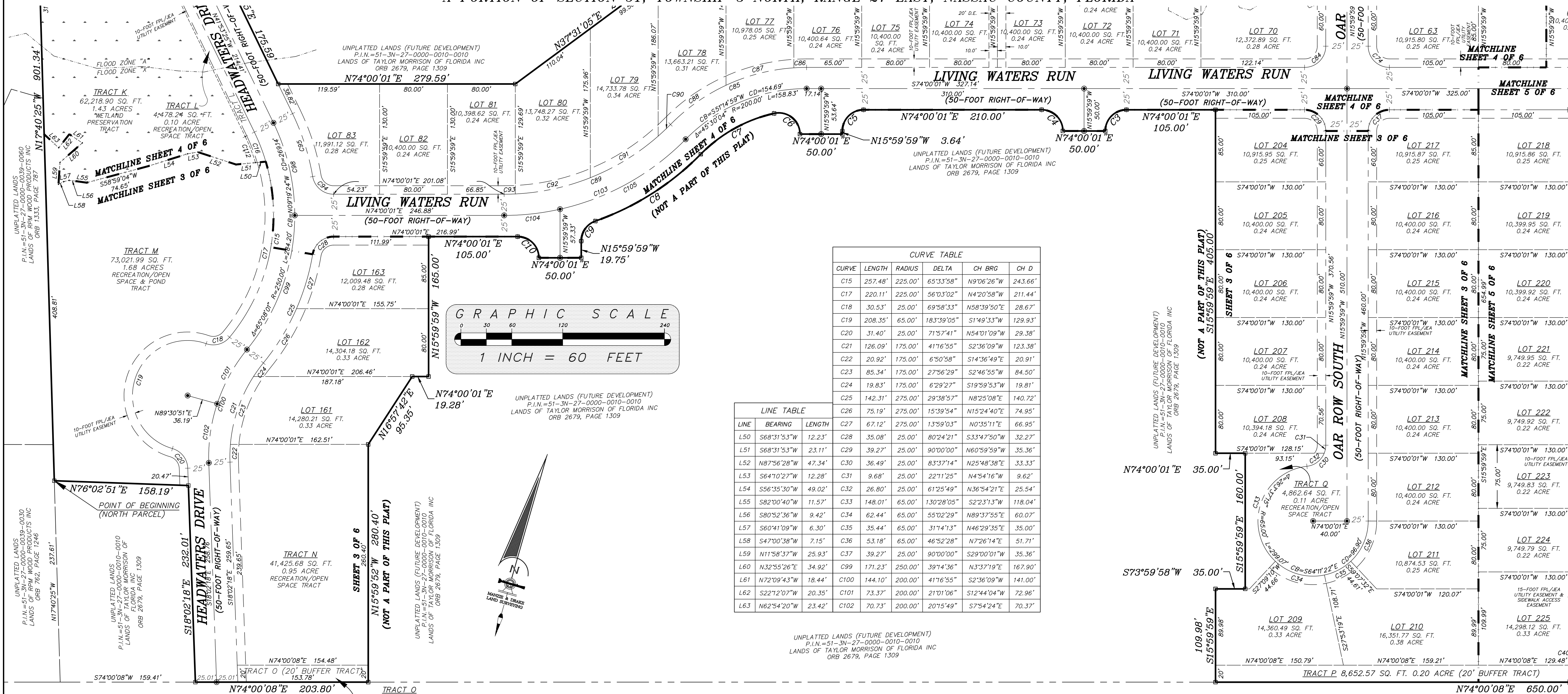


HEADWATERS AT LOFTON CREEK PHASE ONE

A PORTION OF SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA

OFFICIAL RECORDS BOOK PAGE

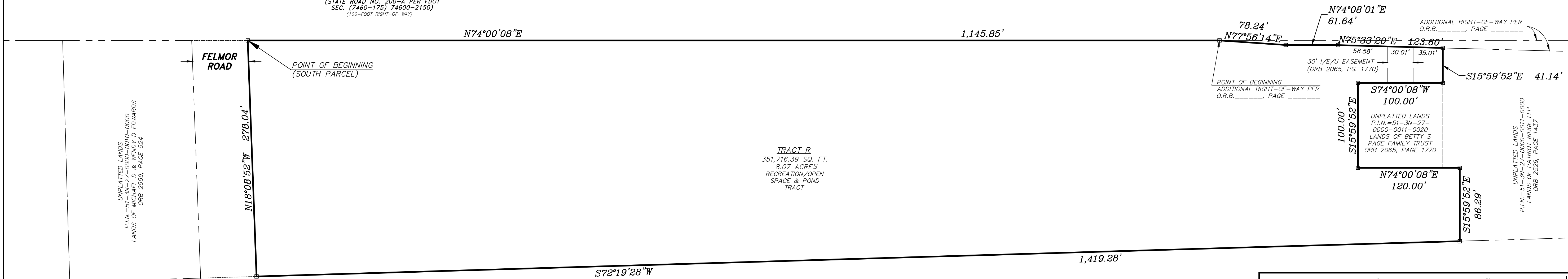
SHEET 3 OF 6 SHEETS



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH BRG	CH D
C15	257.48'	225.00'	65°33'58"	N9°06'26"W	243.66'
C17	220.11'	225.00'	56°03'02"	N4°20'58"W	211.44'
C18	30.53'	25.00'	69°58'33"	N58°39'50"E	28.67'
C19	208.35'	65.00'	183°39'05"	S1°49'33"W	129.93'
C20	31.40'	25.00'	71°57'41"	N54°01'09"W	29.38'
C21	126.09'	175.00'	41°16'55"	S2°36'09"W	123.38'
C22	20.92'	175.00'	6°50'58"	S14°36'49"E	20.91'
C23	85.34'	175.00'	27°56'29"	S2°46'55"W	84.50'
C24	19.83'	175.00'	6°29'27"	S19°59'53"W	19.81'
C25	142.31'	275.00'	29°38'57"	N8°25'08"E	140.72'
C26	75.19'	275.00'	15°39'54"	N15°24'40"E	74.95'
C27	67.12'	275.00'	13°59'03"	N0°35'11"E	66.95'
C28	35.08'	25.00'	80°24'21"	S33°47'50"W	32.27'
C29	39.27'	25.00'	90°00'00"	N60°59'59"W	35.36'
C30	36.49'	25.00'	83°37'14"	N25°48'38"E	33.33'
C31	9.68'	25.00'	22°11'25"	N4°54'16"W	9.62'
C32	26.80'	25.00'	61°25'49"	N36°54'21"E	25.54'
C33	148.01'	65.00'	130°28'05"	S2°23'13"W	118.04'
C34	62.44'	65.00'	55°02'29"	N89°37'55"E	60.07'
C35	35.44'	65.00'	31°14'13"	N46°29'35"E	35.00'
C36	53.18'	65.00'	46°52'28"	N7°26'14"E	51.71'
C37	39.27'	25.00'	90°00'00"	S29°00'01"W	35.36'
C39	171.23'	250.00'	39°14'36"	N3°37'19"E	167.90'
C100	144.10'	200.00'	41°16'55"	S2°36'09"W	141.00'
C101	73.37'	200.00'	21°01'06"	S12°44'04"W	72.96'
C102	70.73'	200.00'	20°15'49"	S7°54'24"E	70.37'

LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L50	S68°31'53"W	12.23'	L51	S68°31'53"W	23.11'
L52	N87°56'28"W	47.34'	L53	S64°10'27"W	12.28'
L54	S56°35'30"W	49.02'	L55	S82°00'40"W	11.57'
L56	S80°52'36"W	9.42'	L57	S60°41'09"W	6.30'
L58	S47°00'38"W	7.15'	L59	N11°58'37"W	25.93'
L60	N32°55'26"E	34.92'	L61	N72°09'43"W	18.44'
L62	S22°12'07"W	20.35'	L63	N62°54'20"W	23.42'

PAGES DAIRY ROAD
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(100-FOOT RIGHT-OF-WAY)



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HEADWATERS AT LOFTON CREEK PHASE ONE

OFFICIAL RECORDS BOOK PAGE

SHEET 4 OF 6 SHEETS

A PORTION OF SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA

CURVE TABLE						CURVE TABLE						LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
CURVE	LENGTH	RADIUS	DELTA	CH BRG	CH D	CURVE	LENGTH	RADIUS	DELTA	CH BRG	CH D	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
C11	80.05'	175.00'	26°12'29"	S7°30'35"E	79.35'	C85	178.68'	225.00'	45°30'04"	S51°14'59"W	174.02'	L209	S18°59'29"W	35.64'	L228	S19°55'28"E	24.22'	L234	S46°16'34"E	14.43'	L240	N83°05'31"W	82.99'	L246	S63°40'30"E	3.81'
C12	60.47'	175.00'	19°47'57"	S4°18'19"E	60.17'	C86	15.01'	225.00'	3°49'22"	S72°05'21"W	15.01'	L210	S33°23'42"W	8.86'	L229	S20°23'42"E	38.54'	L235	S76°14'47"E	30.21'	L241	S88°32'28"E	116.40'	L247	S2°54'51"E	38.70'
C13	19.58'	175.00'	6°24'32"	S17°24'34"E	19.56'	C87	83.07'	225.00'	21°09'09"	S59°36'05"W	82.59'	L211	S69°06'00"E	7.17'	L230	S9°42'06"W	17.16'	L236	S70°26'19"E	3.23'	L242	N41°07'55"E	51.74'	L248	S4°57'24"W	42.20'
C14	102.12'	275.00'	21°16'35"	S31°15'07"E	101.53'	C88	80.61'	225.00'	20°31'34"	S38°45'44"W	80.18'	L212	S14°16'47"E	12.24'	L231	S26°00'56"E	12.23'	L237	N74°00'01"E	1.17'	L243	S18°18'07"W	80.42'	L249	S17°00'38"W	11.77'
C15	257.48'	225.00'	65°33'58"	N9°06'26"W	243.66'	C89	218.39'	275.00'	45°30'04"	N51°14'59"E	212.70'	L213	S43°56'03"E	53.16'	L232	S11°20'41"E	8.73'	L238	S15°59'59"E	19.40'	L244	S0°57'02"W	6.63'	L250	S36°29'42"W	45.22'
C16	37.37'	225.00'	9°30'56"	N37°07'57"W	37.32'	C90	19.99'	275.00'	4°09'53"	N30°34'53"E	19.98'	L214	S45°09'50"E	19.74'	L233	S26°14'32"E	11.57'	L239	S34°22'22"W	8.42'	L245	S52°31'20"W	3.54'	L251	S25°56'00"W	26.39'
C28	35.08'	25.00'	80°24'21"	S33°47'50"W	32.27'	C91	94.30'	275.00'	19°38'50"	N42°29'15"E	93.84'	L215	S18°34'16"E	46.11'												
C29	39.27'	25.00'	90°00'00"	N60°59'59"W	35.36'	C92	90.94'	275.00'	18°56'52"	N61°47'06"E	90.53'	L216	S6°10'36"E	49.39'												
C37	39.27'	25.00'	90°00'00"	S29°00'01"W	35.36'	C93	13.16'	275.00'	2°44'29"	N72°37'46"E	13.16'	L217	N49°26'45"W	21.88'												
C74	39.27'	25.00'	90°00'00"	S60°59'59"E	35.36'	C94	35.08'	25.00'	80°24'21"	S65°47'48"E	32.27'	L218	N29°15'43"W	15.31'												
C75	24.54'	25.00'	56°15'04"	S12°07'33"W	23.57'	C95	78.22'	275.00'	16°17'47"	N33°44'31"W	77.95'	L219	N89°33'40"W	3.59'												
C76	50.54'	65.00'	44°33'00"	N17°58'35"E	49.28'	C96	68.61'	150.00'	26°12'29"	S7°30'35"E	68.02'	L220	N41°20'12"W	19.14'												
C77	54.51'	65.00'	48°03'04"	N28°19'27"W	52.93'	C97	92.84'	250.00'	21°16'35"	S31°15'07"E	92.30'	L221	N58°52'29"W	11.70'												
C78	60.86'	65.00'	53°39'00"	N79°10'29"W	58.66'	C98	112.97'	250.00'	25°53'26"	N28°56'42"W	112.01'	L222	N76°33'33"W	12.35'												
C79	60.86'	65.00'	53°39'00"	S47°10'31"W	58.66'	C103	238.24'	300.00'	45°30'04"	N51°14'59"E	232.03'	L223	N29°06'49"W	3.52'												
C80	331.83'	65.00'	292°30'07"	S74°00'01"W	72.22'	C104	66.45'	300.00'	12°41'27"	N67°39'17"E	66.31'	L224	N74°11'38"W	45.20'												
C81	54.51'	65.00'	48°03'04"	S3°40'31"E	52.93'	C105	53.40'31"	52.93'	32°48'37"	N44°54'16"E	169.46'	L225	S39°54'51"W	23.96'												
C82	50.54'	65.00'	44°33'00"	S49°58'33"E	49.28'	C111	106.58'	287.00'	21°16'35"	S31°15'07"E	105.96'	L226	S16°11'44"E	33.79'												
C83	24.54'	25.00'	56°15'04"	N44°07'31"W	23.57'	C112	33.06'	213.00'	8°53'34"	N37°26'38"W	33.03'	L227	S34°16'59"E	31.21'												
C84	39.27'	25.00'	90°00'00"	N29°00'01"E	35.36'																					

UNPLATTED LANDS (FLORIDA DEPT. OF LANDS & WATER)
(FLORIDA DEPT. OF LANDS & WATER)
PLANTATION, JACKSONVILLE, FLORIDA
LANDS OF TALLAHASSEE COUNTY, FLORIDA
CROSS SECTION 138

589°13'48"E

286.49'

557°22'30"E

1475.81'

1475.81'

1475.81'

1475.81'

1475.81'

1475.81'

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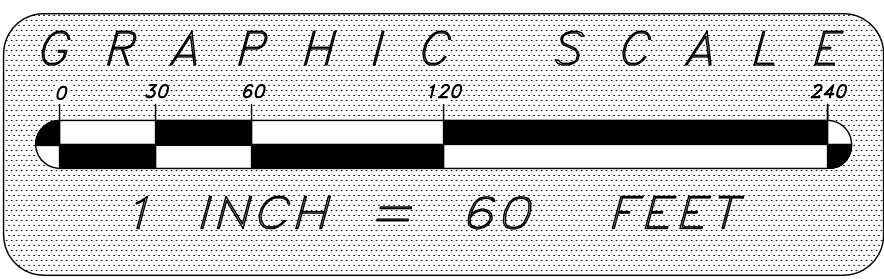
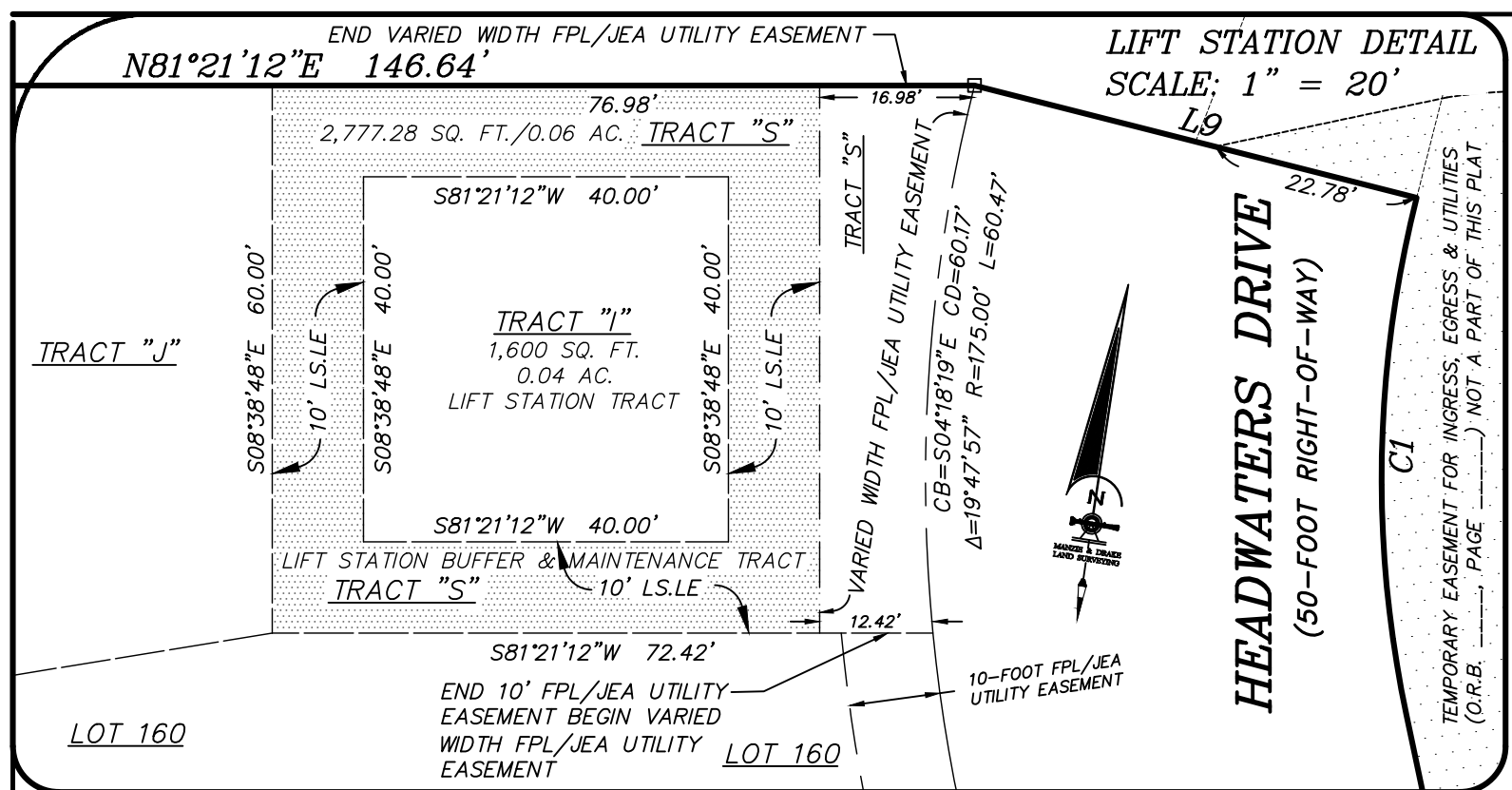
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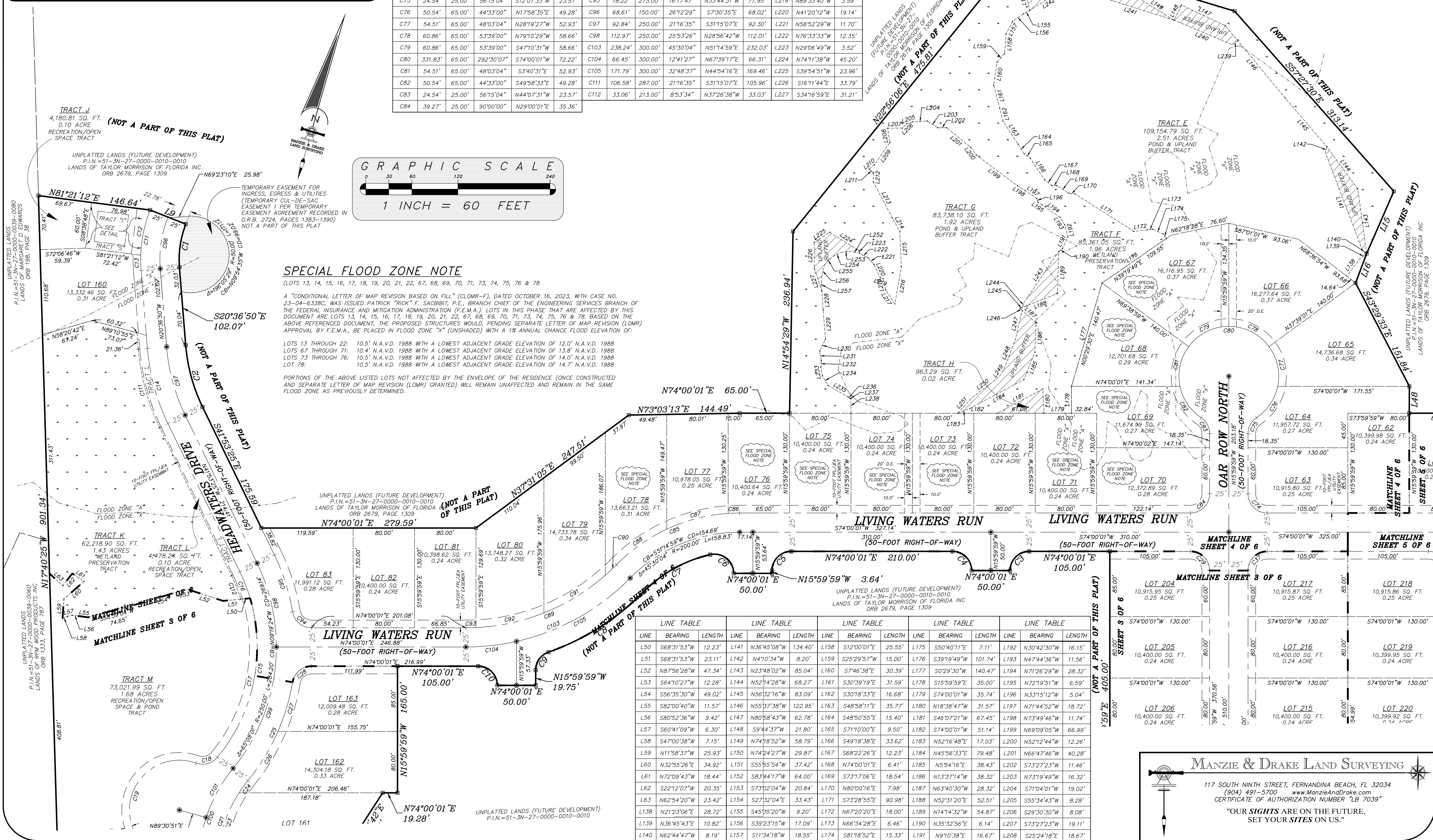


SPECIAL FLOOD ZONE NOTE

(LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 67, 68, 69, 70, 71, 73, 74, 75, 76 & 78)

A "CONDITIONAL LETTER OF MAP REVISION BASED ON FILL" (CLOMR-F), DATED OCTOBER 16, 2023, WITH CASE NO. 23-04-6338C, WAS ISSUED PATRICK "RICK" F. SABBIBI, P.E., BRANCH CHIEF OF THE ENGINEERING SERVICES BRANCH OF THE FEDERAL INSURANCE AND MITIGATION ADMINISTRATION (F.E.M.A.). LOTS IN THIS PHASE THAT ARE AFFECTED BY THIS DOCUMENT ARE LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 67, 68, 69, 70, 71, 73, 74, 75, 76 & 78. BASED ON THE ABOVE REFERENCED DOCUMENT, THE PROPOSED STRUCTURES WOULD, PENDING SEPARATE LETTER OF MAP REVISION (LOMR) APPROVAL BY F.E.M.A., BE PLACED IN FLOOD ZONE "X" (UNSHADED) WITH A 1% ANNUAL CHANCE FLOOD ELEVATION OF: LOTS 13 THROUGH 22: 10.5' N.A.V.D. 1988 WITH A LOWEST ADJACENT GRADE ELEVATION OF 12.0' N.A.V.D. 1988 LOTS 67 THROUGH 71: 10.4' N.A.V.D. 1988 WITH A LOWEST ADJACENT GRADE ELEVATION OF 13.8' N.A.V.D. 1988 LOTS 73 THROUGH 76: 10.5' N.A.V.D. 1988 WITH A LOWEST ADJACENT GRADE ELEVATION OF 14.0' N.A.V.D. 1988 LOTS 78: 10.5' N.A.V.D. 1988 WITH A LOWEST ADJACENT GRADE ELEVATION OF 14.7' N.A.V.D. 1988

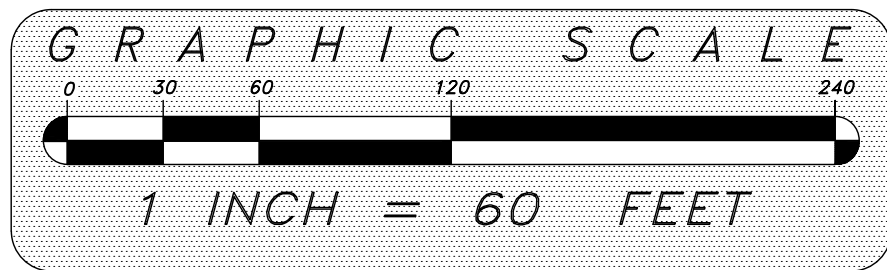
PORTIONS OF THE ABOVE LISTED LOTS NOT AFFECTED BY THE ENVELOPE OF THE RESIDENCE (ONCE CONSTRUCTED AND SEPARATE LETTER OF MAP REVISION (LOMR) GRANTED) WILL REMAIN UNAFFECTED AND REMAIN IN THE SAME FLOOD ZONE AS PREVIOUSLY DETERMINED.



MANZIE & DRAKE LAND SURVEYING
117 SOUTH NINTH STREET, FERNANDINA BEACH, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"
"OUR SIGHTS ARE ON THE FUTURE, SET YOUR SITES ON US."

OFFICIAL RECORDS BOOK _____ PAGE _____

SHEET 5 OF 6 SHEETS



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L64	S62°08'24"E	9.86'	L84	S24°38'20"W	12.64'	L104	S86°43'27"E	6.30'	L124	S32°12'26"W	62.11'
L65	S39°50'42"W	31.86'	L85	S29°59'38"W	5.70'	L105	N84°17'51"E	7.48'	L125	S10°06'33"E	35.6'
L66	S42°34'40"E	41.07'	L86	S61°7'31"W	12.25'	L106	N73°00'56"E	8.56'	L126	S48°26'24"E	26.80'
L67	S46°35'58"E	50.08'	L87	S2°41'27"E	7.72'	L107	S18°58'52"E	8.76'	L127	S21°77'57"E	19.41'
L68	S53°26'46"E	43.63'	L88	S19°24'20"W	5.69'	L108	N56°25'57"E	13.69'	L128	S30°53'48"E	15.50'
L69	S2°54'08"E	43.98'	L89	S25°57'29"E	15.81'	L109	S64°04'55"E	7.61'	L129	S49°59'22"W	7.71'
L70	N48°44'52"W	29.07'	L90	S43°09'11"E	12.28'	L110	S79°52'14"E	19.49'	L130	S41°05'08"E	11.90'
L71	N85°57'30"W	46.82'	L91	S56°15'30"E	13.96'	L111	S34°02'18"E	20.72'	L131	N53°44'00"E	7.92'
L72	N35°15'45"W	28.54'	L92	S68°28'19"E	12.93'	L112	S34°17'25"E	19.61'	L132	S36°16'52"E	11.16'
L73	S24°46'47"W	28.95'	L93	S68°29'12"E	28.26'	L113	S43°51'51"E	22.11'	L133	S56°45'21"E	7.65'
L74	S66°04'29"E	36.67'	L94	S24°08'10"E	15.45'	L114	S64°44'56"E	7.44'	L134	S65°56'12"E	7.23'
L75	S36°39'51"E	31.80'	L95	S46°31'56"W	22.80'	L115	S21°26'14"E	13.28'	L135	S25°15'48"E	58.85'
L76	S39°04'55"E	24.81'	L96	S32°26'48"W	11.32'	L116	S45°35'14"E	14.86'	L136	S42°28'54"E	27.70'
L77	S74°49'08"E	10.87'	L97	S17°54'28"W	11.02'	L117	S69°22'57"E	21.19'	L138	N21°23'06"E	28.72'
L78	S46°32'52"E	27.59'	L98	S0°44'10"E	11.98'	L118	S27°19'50"E	10.17'	L139	N36°45'43"E	10.82'
L79	N32°31'36"E	33.48'	L99	S11°48'51"E	8.98'	L119	S86°36'08"E	9.51'	L140	N62°44'47"W	8.19'
L80	S77°51'32"E	3.52'	L100	S66°32'05"W	33.00'	L120	N57°16'20"E	11.54'	L141	N36°54'08"E	134.40'
L81	S37°52'27"E	27.67'	L101	S40°44'20"E	57.31'	L121	N44°35'01"E	4.05'	L144	N23°48'02"W	85.04'
L82	S55°53'40"W	48.26'	L102	N57°04'23"E	33.73'	L122	N61°40'29"E	11.40'	L143	N52°14'28"W	68.27'
L83	S43°31'54"W	40.24'	L103	S74°14'40"E	6.20'	L123	S48°11'55"E	27.36'			

CURVE TABLE					
CURSE	LENGTH	RADIUS	DELTA	CH BRG	CH D
C38	39.27'	25.00'	90°00'00"	N60°59'59"	53.36'
C39	39.27'	25.00'	89°59'53"	N29°00'04"E	35.35'
C40	5.10'	25.00'	11°40'43"	N10°09'30"	5.09'
C41	34.17'	25.00'	78°19'09"	N34°50'26"E	31.57'
C42	39.27'	25.00'	90°00'07"	S60°59'56"E	35.36'
C43	34.17'	25.00'	78°18'46"	N6°50'36"E	31.55'
C44	5.10'	25.00'	11°41'21"	S21°50'33"E	5.09'
C45	39.27'	25.00'	90°00'00"	S29°00'01"W	35.36'
C46	88.26'	125.00'	40°27'13"	N85°46'23"W	86.43'
C47	33.07'	125.00'	15°09'22"	S81°34'42"W	32.97'
C48	55.19'	125.00'	25°57'51"	N78°11'42"E	54.74'
C49	122.72'	175.00'	40°00'47"	S85°38'14"E	120.22'
C50	38.24'	175.00'	12°31'15"	S71°48'28"E	38.17'
C51	83.34'	175.00'	27°17'06"	N88°17'22"E	82.55'
C52	1.14'	175.00'	0°22'26"	N74°27'36"E	1.14'
C53	33.23'	75.00'	25°22'57"	S86°57'52"W	32.95'
C54	31.97'	25.00'	73°16'05"	N43°42'37"	29.84'
C55	69.18'	56.00'	70°46'58"	S42°28'03"E	64.87'
C56	36.65'	56.00'	37°29'55"	N83°32'31"E	36.00'
C57	36.65'	56.00'	37°29'55"	N45°53'35"E	36.00'
C58	22.22'	56.00'	22°43'58"	N15°46'39"E	22.07'
C59	36.65'	56.00'	37°29'55"	N14°20'18"E	36.00'
C60	68.23'	56.00'	69°48'48"	N6°75'40"W	64.09'
C61	10.93'	25.00'	25°02'32"	N89°37'12"E	10.84'
C62	60.80'	125.00'	27°52'05"	S88°12'26"E	60.20'
C63	16.92'	125.00'	74°16'16"	N81°14'10"W	16.90'
C64	43.88'	125.00'	20°06'49"	S84°19'48"W	43.66'
C65	39.75'	25.00'	91°06'27"	S60°02'23"E	35.70'
C66	27.55'	125.00'	12°37'46"	N20°56'02"E	27.50'
C67	30.44'	125.00'	13°57'02"	N34°13'26"W	30.36'
C68	18.26'	75.00'	13°57'02"	N34°13'26"W	18.22'
C69	57.75'	25.00'	132°21'39"	N38°55'54"E	45.74'
C70	20.38'	125.00'	9°20'30"	S75°03'51"E	20.36'
C71	123.55'	175.00'	40°00'02"	N85°46'21"W	121.00'
C72	93.40'	175.00'	30°34'51"	N80°50'16"W	92.30'
C73	30.14'	175.00'	9°52'10"	S78°55'13"E	30.11'
C106	105.91'	150.00'	40°27'13"	N85°46'23"W	103.72'
C107	105.19'	150.00'	40°00'51"	S85°38'12"E	103.05'
C108	48.64'	100.00'	27°52'05"	S88°12'26"E	48.16'
C109	20.11'	100.00'	11°31'18"	N21°29'16"E	20.08'
C110	24.35'	100.00'	13°57'02"	N34°13'26"W	24.29'
C113	7.41'	140.00'	302°02"	S79°22'32"E	7.41'

(LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 67, 68, 69, 70, 71, 73, 74, 75, 76 & 78)

3. A "CONDITIONAL LETTER OF OPINION BASED ON FILE" (CLOM-F), DATED OCTOBER 16, 2023, WITH CASE NO. 23-04-6338C, WAS ISSUED PATRICK "RICK" F. SACIBITI, P.E., BRANCH CHIEF OF THE ENGINEERING SERVICES BRANCH OF THE FEDERAL INSURANCE AND MITIGATION ADMINISTRATION (F.E.M.A.). LOTS IN THIS CASE THAT ARE AFFECTED BY THIS DOCUMENT ARE LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 67, 68, 69, 70, 71, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 86

LOTS 13 THROUGH 22: 10.5' N.A.V.D. 1988 WITH A LOWEST ADJACENT GRADE ELEVATION OF 12.0' N.A.V.D. 1988
 LOTS 67 THROUGH 71: 10.4' N.A.V.D. 1988 WITH A LOWEST ADJACENT GRADE ELEVATION OF 13.8' N.A.V.D. 1988
 LOTS 73 THROUGH 76: 10.5' N.A.V.D. 1988 WITH A LOWEST ADJACENT GRADE ELEVATION OF 14.0' N.A.V.D. 1988
 LOT 78: 10.5' N.A.V.D. 1988 WITH A LOWEST ADJACENT GRADE ELEVATION OF 14.7' N.A.V.D. 1988

PORIONS OF THE ABOVE LISTED LOTS NOT AFFECTED BY THE ENVELOPE OF THE RESIDENCE (ONCE CONSTRUCTED AND SEPARATE LETTER OF MAP REVISION (LOMR) GRANTED) WILL REMAIN UNAFFECTED AND REMAIN IN THE SAME FLOOD ZONE AS PREVIOUSLY DETERMINED.

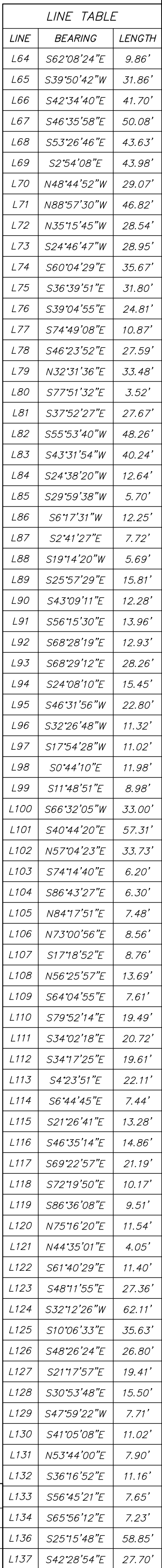
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OFFICIAL RECORDS BOOK PAGE

SHEET 6 OF 6 SHEETS



CURVE TABLE						L133	S56°45'21"E	7.65'
CURVE	LENGTH	RADIUS	DELTA	CH BRG	CH D	L134	S65°56'12"E	7.23'
C63	16.92'	125.00'	7°45'16"	N81°44'10"W	16.90'	L136	S25°15'48"E	58.85'
C113	7.41'	140.00'	3°02'02"	S79°22'32"E	7.41'	L137	S42°28'54"E	27.70'

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