

A PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA.

SHEET 1 OF 4 SHEETS

\\Computer1\c\Civil 3D Projects\14175 LIBERTY COVE\PLAT\14175-1-1-PLAT.dwg

LIBERTY COVE ~ PHASE 1, UNIT 1

A PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA.

OFFICIAL RECORDS BOOK _____ PAGE _____

SHEET 2 OF 4 SHEETS

SECTION 6
SECTION 7

SECTION 5
SECTION 8

POINT OF REFERENCE
NORTHWEST CORNER OF SECTION 8,
TOWNSHIP 2 NORTH, RANGE 27 EAST
N=2264601.5414 / E=457581.5825

LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE			
LOT #	SQUARE FOOTAGE	ACREAGE		LOT #	SQUARE FOOTAGE	ACREAGE		LOT #	SQUARE FOOTAGE	ACREAGE	
20-A	1,904.66 SF	0.04 AC		24-B	1,440.00 SF	0.03 AC		27-F	1,440.00 SF	0.03 AC	
20-B	1,368.21 SF	0.03 AC		24-C	1,440.00 SF	0.03 AC		27-G	1,440.00 SF	0.03 AC	
20-C	1,368.00 SF	0.03 AC		24-D	1,440.00 SF	0.03 AC		27-H	1,840.00 SF	0.04 AC	
20-D	1,368.00 SF	0.03 AC		24-E	1,440.00 SF	0.03 AC		28-A	1,840.00 SF	0.04 AC	
20-E	1,368.00 SF	0.03 AC		24-F	1,440.00 SF	0.03 AC		28-B	1,440.00 SF	0.03 AC	
20-F	1,748.00 SF	0.04 AC		24-G	1,440.00 SF	0.03 AC		28-C	1,440.00 SF	0.03 AC	
21-A	1,748.00 SF	0.04 AC		24-H	1,840.00 SF	0.04 AC		28-D	1,440.00 SF	0.03 AC	
21-B	1,368.00 SF	0.03 AC		25-A	2,004.06 SF	0.05 AC		28-E	1,440.00 SF	0.03 AC	
21-C	1,368.00 SF	0.03 AC		25-B	1,497.07 SF	0.03 AC		28-F	1,440.00 SF	0.03 AC	
21-D	1,368.00 SF	0.03 AC		25-C	1,458.53 SF	0.03 AC		28-G	1,440.00 SF	0.03 AC	
21-E	1,748.00 SF	0.04 AC		25-D	1,441.47 SF	0.03 AC		28-H	1,830.98 SF	0.04 AC	
22-A	1,748.00 SF	0.04 AC		25-E	1,445.66 SF	0.03 AC					
22-B	1,368.00 SF	0.03 AC		25-F	1,471.16 SF	0.03 AC					
22-C	1,368.00 SF	0.03 AC		25-G	2,318.94 SF	0.05 AC					
22-D	1,368.00 SF	0.03 AC		26-A	1,916.01 SF	0.04 AC					
22-E	1,368.00 SF	0.03 AC		26-B	1,440.00 SF	0.03 AC					
22-F	1,368.00 SF	0.03 AC		26-C	1,440.00 SF	0.03 AC					
22-G	1,938.00 SF	0.04 AC		26-D	1,440.00 SF	0.03 AC					
23-A	1,938.00 SF	0.04 AC		26-E	1,440.00 SF	0.03 AC					
23-B	1,368.00 SF	0.03 AC		26-F	1,440.00 SF	0.03 AC					
23-C	1,368.00 SF	0.03 AC		26-G	1,440.00 SF	0.03 AC					
23-D	1,368.00 SF	0.03 AC		26-H	1,840.00 SF	0.04 AC					
23-E	1,368.00 SF	0.03 AC		27-A	1,840.00 SF	0.04 AC					
23-F	1,368.54 SF	0.03 AC		27-B	1,440.00 SF	0.03 AC					
23-G	1,382.09 SF	0.03 AC		27-C	1,440.00 SF	0.03 AC					
23-H	1,826.74 SF	0.04 AC		27-D	1,440.00 SF	0.03 AC					
24-A	1,840.00 SF	0.04 AC		27-E	1,440.00 SF	0.03 AC					

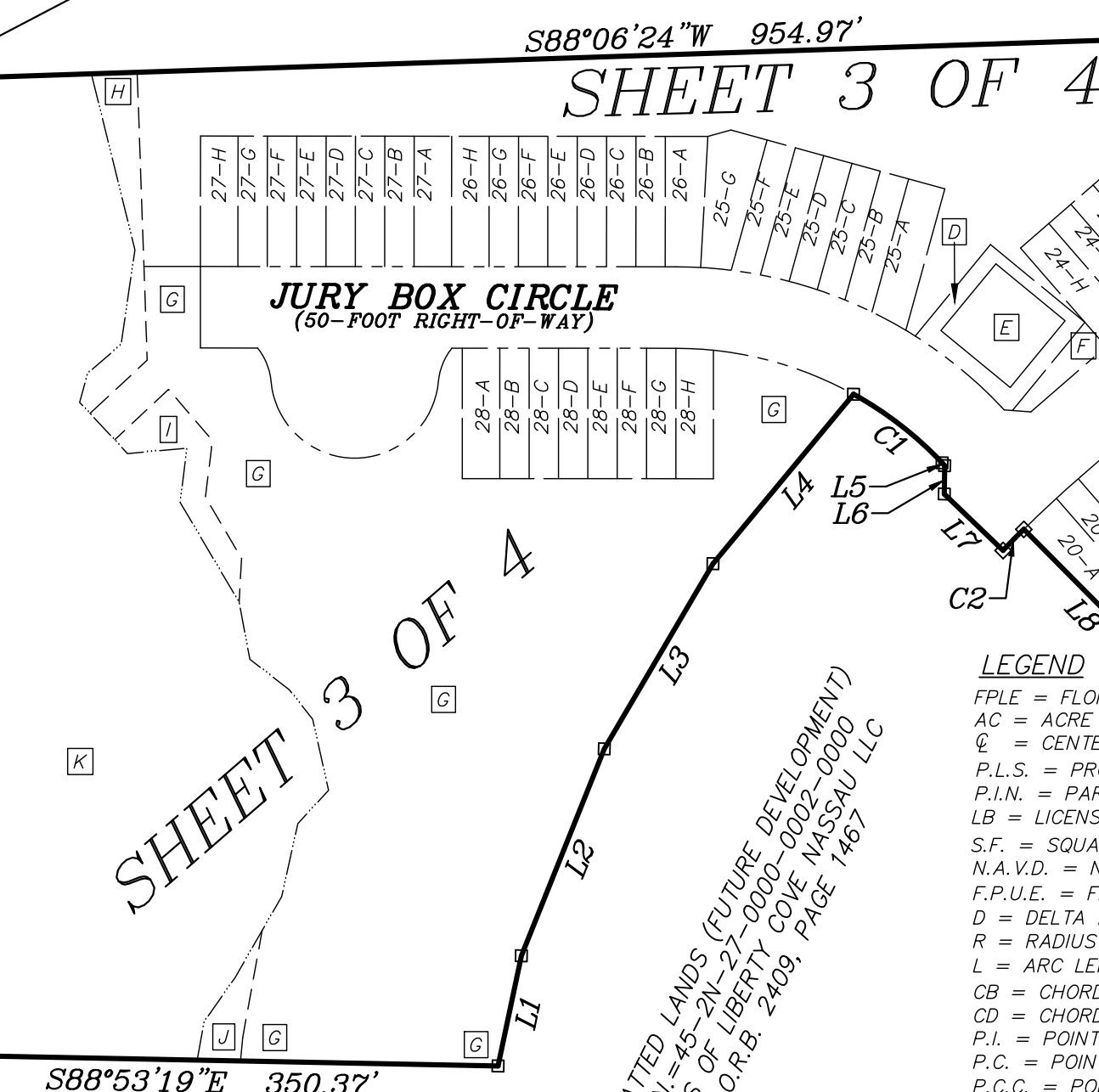
UNPLATTED LANDS
P.I.N.=08-2N-27-0000-0003-0040
LANDS OF NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS
O.R.B. 936, PAGE 888

UNPLATTED LANDS
P.I.N.=07-2N-27-0000-0001-0000
LANDS OF RAYDIENT LLC DBA RAYDIENT
O.R.B. 2153, PAGE 1929

UNPLATTED LANDS
P.I.N.=07-2N-27-0000-0001-0000
LANDS OF JEA
(O.R.B. 1376, PAGE 651)

POINT OF BEGINNING
N=2,282,043.2900 / E=457,609.9313

UNPLATTED LANDS:
P.I.N.=07-2N-27-0000-0001-0000
LANDS OF RAYDIENT LLC DBA RAYDIENT
(O.R.B. 2153, PAGE 1929)



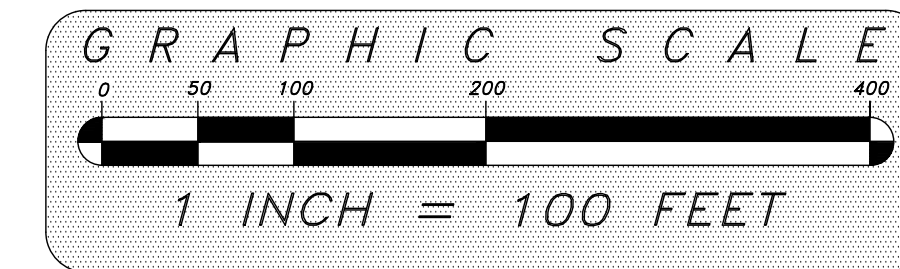
UNPLATTED LANDS (FUTURE DEVELOPMENT)
P.I.N.=45-2N-27-0000-0002-0000
LANDS OF LIBERTY COVE NASSAU LLC
O.R.B. 2409, PAGE 1467

LEGEND
F.P.L.E. = FLORIDA POWER & LIGHT EASEMENT
AC = ACRE
C.L. = CENTERLINE
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.I.N. = PARCEL IDENTIFICATION NUMBER
L.B. = LICENSED BUSINESS
S.F. = SQUARE FEET
N.A.V.D. = 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
JEA LSLS BUFFER = LIFT STATION LANDSCAPE BUFFER
U.E. = UTILITY EASEMENT
O.R.B. = OFFICIAL RECORDS BOOK
DITTO (BEARING AND/OR DISTANCE THE SAME)
A.E. = ACCESS & UTILITY EASEMENT
LCDD = LIBERTY COVE COMMUNITY DEVELOPMENT DISTRICT
D.E. = DRAINAGE EASEMENT

TRACT AREA & PURPOSE TABLE			
TRACT	SQUARE FOOTAGE	ACREAGE	PURPOSE
A	27,202.77 SF	0.62 AC	NASSAU COUNTY LINEAR PARK TRACT
B	2,051.90 SF	0.05 AC	RECREATION/OPEN SPACE & DRAINAGE TRACT
C	52,676.76 SF	1.21 AC	RECREATION/OPEN SPACE & DRAINAGE TRACT
D	2,430.95 SF	0.06 AC	LIFT STATION BUFFER TRACT
E	2,915.00 SF	0.07 AC	LIFT STATION TRACT
F	928.32 SF	0.02 AC	RECREATION/OPEN SPACE & DRAINAGE TRACT
G	90,784.65 SF	2.08 AC	POND, DRAINAGE AND RECREATION/OPEN SPACE TRACT
H	3,263.18 SF	0.07 AC	WETLAND BUFFER TRACT
I	2,617.08 SF	0.06 AC	WETLAND BUFFER TRACT
J	1,275.67 SF	0.03 AC	WETLAND BUFFER TRACT
K	102,612.98 SF	2.36 AC	WETLAND CONSERVATION TRACT
L	18,557.48 SF	0.43 AC	RECREATION/OPEN SPACE & DRAINAGE TRACT
M	119,730.55 SF	2.75 AC	POND, DRAINAGE AND RECREATION/OPEN SPACE TRACT
N	11,786.87 SF	0.27 AC	NASSAU COUNTY LINEAR PARK TRACT
O	41,432.91 SF	0.95 AC	NASSAU COUNTY LINEAR PARK TRACT

**TRACTS D/E/F
DETAIL (1"=10')**

CURVE TABLE						LINE TABLE		
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	LINE	BEARING	LENGTH
C1	69.01'	225.00'	17°34'24"	S52°14'26"E	68.74'	L1	N11°55'46"E	69.05'
C2	18.15'	716.00'	1°27'08"	N44°29'09"E	18.15'	L2	N21°50'46"E	136.73'
C3	39.03'	590.00'	3°47'24"	N47°06'25"E	39.02'	L3	N30°23'25"E	131.69'
C4	139.85'	530.00'	15°07'06"	N41°27'16"E	139.44'	L4	N39°39'29"E	135.01'
C5	265.19'	430.00'	35°20'10"	N16°17'52"E	261.01'	L5	S43°27'14"E	2.32'
C6	90.35'	925.00'	5°35'48"	N60°18'07"W	90.32'	L6	S0°44'46"W	17.43'
C7	432.70'	432.50'	57°19'18"	S1°45'39"E	414.88'	L7	S46°08'08"E	50.01'
C8	120.49'	237.50'	29°04'00"	S15°53'19"E	119.20'	L8	S44°47'17"E	126.00'
C9	160.47'	260.00'	35°21'43"	S16°18'25"W	157.93'	L9	S40°59'54"E	119.90'
C10	45.95'	354.22'	7°25'56"	S37°32'31"W	45.92'	L10	N49°00'49"E	8.20'
C11	44.32'	225.00'	11°17'09"	N50°26'13"W	44.25'	L11	N1°21'54"W	116.75'
C12	46.06'	175.00'	15°04'54"	S41°27'39"W	45.93'	L12	S89°40'38"E	68.74'
						L13	S26°53'59"W	96.51'
						L14	S1°21'54"E	94.48'
						L15	N44°47'39"W	8.29'
						L16	N56°04'48"W	94.83'
						L17	S33°55'12"W	56.89'
						L18	S49°00'06"W	56.68'



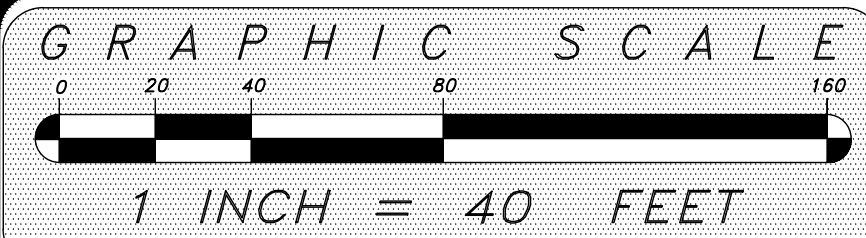
Manzie & Drake Land Surveying
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"
"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

SHEET 3 OF 4 SHEETS

SHEET 3 OF 4 SHEETS

\\Computer1\c\Civil 3D Projects\14175 LIBERTY COVE\PLAT\14175-1-1-PLAT.dwg

UNPLATTED LANDS: P.I.N.=07-2N-27-0000-0001-0000 LANDS OF RAYDIENT LLC DBA RAYDIENT (O.R.B. 2153, PAGE 1929)
S00°38'06"E 598.22'



LIBERTY COVE ~ PHASE 1, UNIT 1

A PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA.

OFFICIAL RECORDS BOOK _____ PAGE _____

SHEET 4 OF 4 SHEETS

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O	41,432.91 SF	0.95 AC	NASSAU COUNTY LINEAR PARK TRACT

LINE TABLE		
LINE	BEARING	LENGTH
L10	N49°00'49"E	8.20'
L19	S49°00'06"W	7.85'
L20	S49°00'06"W	7.85'
L21	N49°00'06"E	7.83'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C10	45.95'	354.22'	7°25'56"	N37°32'31"E	45.92'
C19	30.31'	457.50'	3°47'45"	N47°06'14"E	30.30'
C20	90.12'	457.50'	11°17'09"	N39°33'47"E	89.97'
C21	50.10'	252.50'	11°22'04"	S84°00'03"E	50.02'
C48	55.74'	410.00'	7°47'24"	N37°48'54"E	55.70'
C49	31.18'	300.00'	5°57'18"	S83°47'06"E	31.17'
C50	30.12'	205.00'	8°25'09"	S80°25'09"E	30.10'
C51	96.72'	432.50'	12°48'47"	S20°29'36"W	96.52'
C52	20.00'	432.50'	2°38'59"	S12°45'43"W	20.00'
C53	41.89'	432.50'	5°32'58"	S8°39'45"W	41.87'
C54	48.26'	432.50'	6°23'34"	S2°41'29"W	48.23'
C55	49.01'	432.50'	6°29'33"	S3°45'05"E	48.98'
C56	176.82'	432.50'	23°25'27"	S18°42'35"E	175.59'
C57	17.03'	382.50'	2°33'05"	S10°01'00"W	17.03'
C58	20.00'	382.50'	2°59'46"	S12°47'25"W	20.00'
C59	84.11'	382.50'	12°35'58"	S20°35'17"W	83.94'

LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE			
LOT #	SQUARE FOOTAGE	ACREAGE		LOT #	SQUARE FOOTAGE	ACREAGE		LOT #	SQUARE FOOTAGE	ACREAGE	
20-A	1,904.66 SF	0.04 AC		24-B	1,440.00 SF	0.03 AC		27-F	1,440.00 SF	0.03 AC	
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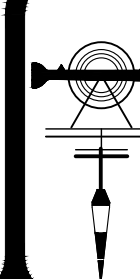
UNPLATTED LANDS
P.I.N.=45-2N-27-0000-0002-0030
LANDS OF HP-212012 YULEE LLC
O.R.B. 2687, PAGE 1712

UNPLATTED LANDS
P.I.N.=45-2N-27-0000-0002-0030
LANDS OF HP-212012 YULEE LLC
O.R.B. 2687, PAGE 1712

UNPLATTED LANDS
P.I.N.=08-2N-27-0000-0003-0010
LANDS OF DISTRICT BOARD OF
TRUSTEES OF FLORIDA COMMUNITY
COLLEGE AT JACKSONVILLE
O.R.B. 705, PAGE 173

LEGEND

FPLE = FLORIDA POWER & LIGHT EASEMENT
AC = ACRE
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P.L.S. = PROFESSIONAL LAND SURVEYOR
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LCDD = LIBERTY COVE COMMUNITY DEVELOPMENT DISTRICT
D.E. = DRAINAGE EASEMENT



MANZIE & DRAKE LAND SURVEYING

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