

NORTH HAMPTON ~ PHASE TWO ~ A

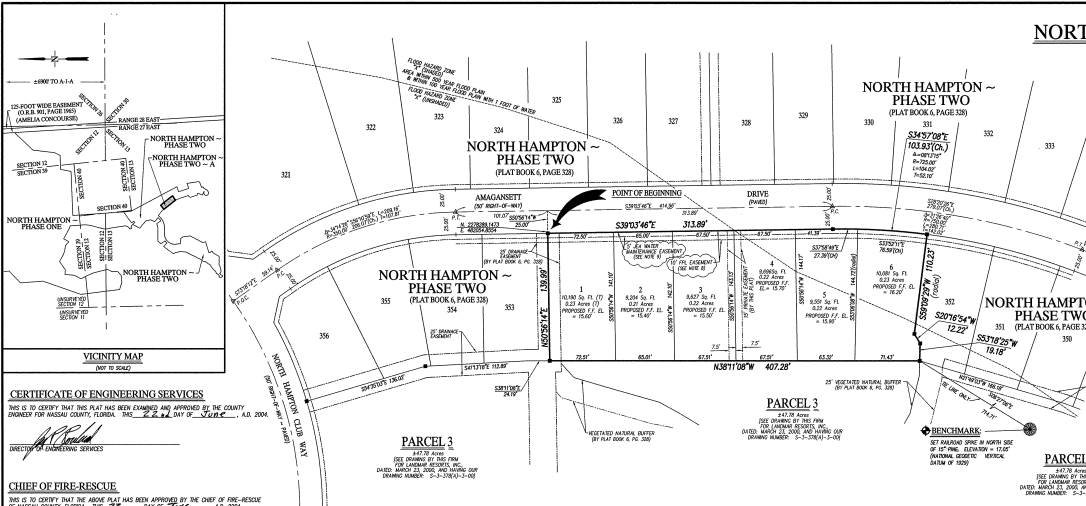
LYING IN SECTION 13,
TOWNSHIP 2 NORTH, RANGE 27 EAST,
NASSAU COUNTY, FLORIDA

CFN #200423052

BEING A PORTION OF LANDS DESCRIBED IN DEED RECORDED IN BOOK 104, PAGE 1045,
OPTIONAL RECORDS OF SAID COUNTY

PROPERTY IDENTIFICATION NUMBER: 13-26-27-0000-000-000

- NOTES:**
- 1) "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL EXPRESSION OF THE SURVEYOR'S LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL REVISIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY.
 - 2) BEARINGS SHOWN HEREIN REFER TO THE BEARING OF CIRCULARS FOR THE WESTERLY (RIGHT-OF-WAY) LINE OF ANGLESEA DRIVE, ACCORDING TO THE BEARING OF LOT 353, NORTH HAMPTON PHASE TWO, PLAT BOOK 6, PAGE 328 OF THE OFFICIAL RECORDS OF SAID COUNTY.
 - 3) COORDINATES SHOWN HEREIN ARE STATE PLANE COORDINATES FOR THE EAST ZONE OF FLORIDA (NAD 83), ARE BASED ON THE DATUM OF 1983, AND ARE "TRUE" AS OF THE DATE OF RECORDING. STANDARD GPS METHODOLOGY TO CONVERT BEARING SYSTEMS TO GRID BEARINGS, ROUTE CLOSURE 00'-00".
 - 4) THE LOCATION OF SECTION, TOWNSHIP AND RANGE LINES SHOWN HEREIN WAS COMPILED BY PLOTTING FROM GOVERNMENT LAND OFFICE TOWNSHIP PLAT AND SURVEY BY ANGUS ASSOCIATES OF PENNSYLVANIA BEACH, OF PATENTED INCORPORATED LARGES, DATED APRIL, MAY, JUNE 1951.
 - 5) REFERENCE BEARING: NATIONAL GEODETIC SURVEY MONUMENT WITH DESIGNATION "M51", LOCATED 252' SOUTH AND 142' WEST OF THE CENTERLINE PROJECTION OF SHARADON CASTLE (HARDWOOD) AND CHESTER ROAD. ELEVATION = 27.737' (NATIONAL GEODETIC VERTICAL DATUM OF 1929).
 - 6) THE SHOWN ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS THAT PLANNED UNIT DEVELOPMENT BY CORRECTIVE ORDINANCE 99-38, DATED SEPTEMBER 22, 1999.
 - 7) BUILDING RESTRICTION SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CURRENT COUNTY ZONING ORDINANCE AND CORRECTLY ARE AS FOLLOWS:
FRONT LINE: _____ FEET (20 FEET)
SIDE LINE: _____ FEET (5 FEET)
REAR LINE: _____ FEET (10 FEET)
 - 8) THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONES "X" (MODERATE), "Y" (UNDESIGNED), AS PER FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 1200000000 FOR NASSAU COUNTY, FLORIDA, DATED MAY 4, 1998. FLOOD HAZARD ZONE LINES HEREIN WERE SCALDED FROM SAID FLOOD INSURANCE RATE MAPS.
 - 9) THERE IS AN EASEMENT BY THIS PLAT, 10 FEET IN WIDTH AND 5 FEET EACH SIDE OF ALL SIDE LOT LINES RESERVED TO FORD POWER AND LIGHT, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 - 10) 5 FOOT WIDE SEA WATER MAINTENANCE EASEMENTS SHOWN HEREIN ARE FOR MAINTENANCE ONLY OF THE WATER AND SEWER LINES THAT LIE WITHIN THE FRONT PORTION OF SAID NORTH HAMPTON.
 - 11) UTILITY EASEMENTS IDENTIFIED AS SEA WATER EASEMENTS ARE HEREBY DEDICATED TO JACKSONVILLE ELECTRICAL AUTHORITY, ITS SUCCESSORS AND ASSIGNS. LANDMARK GROUP, LLC AND NORTH HAMPTON, LLC IS TO RETAIN OWNERSHIP OF ALL OTHER TRACTS NOT HEREBY DEDICATED.
 - 12) THE LOTS SHOWN HEREIN MAY NOT BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE NASSAU COUNTY GOVERNMENT.
 - 13) THIS PROPERTY IS SUBJECT TO STORM SURGE INUNDATION DURING A CATEGORY 3 HURRICANE ACCORDING TO THE STORM SURGE ALLEYS FOR NASSAU COUNTY FOR NASSAU COUNTY PLANNERS.
 - 14) PERMANENT REFERENCE MONUMENTS ESTABLISHED ARE BASED ON CORRECTED 4-800ES SQUARE & 24-INCHES LONG WITH A 1-INCH CAP STAMPED "TRM 2014" AND ARE SHOWN IN THIS PLAT.
 - 15) ALL CORNERS OF BOUNDARIES AND INTERIOR POINTS OF CORNERS & POINTS OF INTERSECTION ARE TO BE SET UPON COMPLETION OF ROAD AND UTILITY CONSTRUCTION.
 - 16) TOTAL AREA: 15.148 ACRES.
 - 17) PARCELS SHOWN SHOWN HEREIN ARE FROM DRAWING BY THIS FIRM FOR LANDMARK GROUP, INC., DATED MARCH 23, 2004, AND HAVING OUR DRAWING NUMBER: 5-3-3787A-3-01.
 - 18) TOTAL ADJACENT: 15.148 ACRES.
 - 19) THE PROPOSED FLOOD ZONE ELEVATIONS SHOWN HEREIN ARE HIGHER ELEVATIONS AND WERE TAKEN FROM ENGINEERING DESIGN PLANS BY ENGARD-TRING AND MILLER, INC.
 - 20) AREAS DESIGNATED AS "PARCELS" HEREIN ARE FOR THE DEVELOPMENT OF THE NORTH HAMPTON GOLF COURSE, THE BOUNDARY BETWEEN THE NORTH HAMPTON GOLF COURSE & REMAINDER OF PARCEL 3 SHOWN HEREIN IS NOT A PART OF THIS PLAT.
 - 21) THE DESIGNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND PAING OF ALL ROADS TO MEET CURRENT COUNTY STANDARDS.
 - 22) NO PART OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN INCLUDED IN THE ORIGINAL NORTH HAMPTON, PHASE I OR II PLAT.
 - 23) FOR METERS LOCATED SHOWN HEREIN REFER TO APPROVED SITE PLAN (APPROVAL NO. 2004-019).
 - 24) METERS LOCATED WITHIN THE SUBJECT PROPERTY AS SHOWN ON MAP PRODUCED BY CHARLES BASKET & ASSOCIATES, INC. DATED NOVEMBER 19, 2004, ARE NOW BEING WITHDRAWN THROUGH THE PURCHASE OF 238 ACRES FROM THE NASSAU COUNTY NASSAU WATSON BANK AS INDICATED IN THE ST. JOHNES RIVER WATER MANAGEMENT DISTRICT PERMIT NUMBER 04-089-0288-4 AND THE U.S. ARMY CORPS OF ENGINEERS PERMIT NUMBER 18999003-000-000.



CERTIFICATE OF ENGINEERING SERVICES
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ENGINEER FOR NASSAU COUNTY, FLORIDA, THIS 22ND DAY OF JUNE, A.D. 2004.

[Signature]
DIRECTOR OF ENGINEERING SERVICES

CHIEF OF FIRE RESCUE
THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE CHIEF OF FIRE RESCUE OF NASSAU COUNTY, FLORIDA, THIS 22ND DAY OF JUNE, A.D. 2004.

[Signature]
CHIEF OF FIRE RESCUE

TAX COLLECTORS CERTIFICATE
ALL TAXABLE PARCELS ARE PAID BY OR ALL PARCELS ASSASSED ON THIS PLAT FOR THE YEARS PRECEDING THE RECORDING DATE OF THIS PLAT.

[Signature]
COUNTY TAX COLLECTOR

ZONING CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT WAS EXAMINED BY ME AND IS IN CONFORMANCE WITH THE ZONING RULES AND REGULATIONS OF NASSAU COUNTY, FLORIDA CURRENTLY IN EFFECT.

DATED THIS 23RD DAY OF JUNE, A.D. 2004.

[Signature]
COUNTY PLANNER

COUNTY HEALTH CERTIFICATE
THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS 22ND DAY OF JUNE, A.D. 2004, AND THESE LOTS ARE APPROVED TO BE PLACED ON APPROVED PUBLIC WATER AND APPROVED PUBLIC SEWERAGE SYSTEMS.

[Signature]
NASSAU COUNTY HEALTH DEPARTMENT
PLANNING CHIEF

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED CONTRACTED SURVEYOR/MAPPER
I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMANCE TO CHAPTER 173, FLORIDA STATUTES AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNMENT BODY AND AMING HERETO AS AN AGENT OF THE COUNTY. THIS LIMITED CERTIFICATION AS TO THE CONFORMANCE WITH REQUIREMENTS OF CHAPTER 173 IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OF THE SURVEYING REFLECTED ON THIS PLAT.

DATED: 06/17/04
[Signature]
PLANNING & SURVEYING DIVISION

COMMISSIONERS APPROVAL
I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, THIS 22ND DAY OF JUNE, A.D. 2004.

[Signature]
COUNTY COMMISSIONER

ADOPTION AND DEDICATION
THIS IS TO CERTIFY THAT NORTH HAMPTON, LLC (NORTH HAMPTON), A LIMITED LIABILITY COMPANY INCORPORATED UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAHRE OWNER OF THE LANDS DESCRIBED IN "NORTH HAMPTON PHASE TWO ~ A" AS SHOWN ON THIS PLAT. THE SAID LANDS ARE HEREBY ADOPED AS THE WIDE AND CORRECT PLAT OF SAID LANDS. ALL OF SAID LANDS WERE ACQUIRED BY NORTH HAMPTON, LLC FROM LANDMARK GROUP, INC. BY DEED RECORDED IN BOOK 104, PAGE 1045, OPTIONAL RECORDS OF SAID COUNTY, FLORIDA, DATED MARCH 23, 2004, AND HAVING OUR DRAWING NUMBER: 5-3-3787A-3-02.

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CERTIFICATE OF COUNTY ATTORNEY
I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND IT COMPLES IN FORM WITH CHAPTER 173, FLORIDA STATUTES AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNMENT BODY AND AMING HERETO AS AN AGENT OF THE COUNTY. THIS LIMITED CERTIFICATION AS TO THE CONFORMANCE WITH REQUIREMENTS OF CHAPTER 173 IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OF THE SURVEYING REFLECTED ON THIS PLAT.

DATED: 06/17/04
[Signature]
COUNTY ATTORNEY

CERTIFICATE OF COUNTY SURVEYOR
I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND IT COMPLES IN FORM WITH CHAPTER 173, FLORIDA STATUTES AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNMENT BODY AND AMING HERETO AS AN AGENT OF THE COUNTY. THIS LIMITED CERTIFICATION AS TO THE CONFORMANCE WITH REQUIREMENTS OF CHAPTER 173 IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OF THE SURVEYING REFLECTED ON THIS PLAT.

DATED: 06/17/04
[Signature]
COUNTY SURVEYOR

CLERKS CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND IT COMPLES IN FORM WITH CHAPTER 173, FLORIDA STATUTES AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNMENT BODY AND AMING HERETO AS AN AGENT OF THE COUNTY. THIS LIMITED CERTIFICATION AS TO THE CONFORMANCE WITH REQUIREMENTS OF CHAPTER 173 IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OF THE SURVEYING REFLECTED ON THIS PLAT.

DATED: 06/17/04
[Signature]
COUNTY CLERK

CLERKS CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND IT COMPLES IN FORM WITH CHAPTER 173, FLORIDA STATUTES AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNMENT BODY AND AMING HERETO AS AN AGENT OF THE COUNTY. THIS LIMITED CERTIFICATION AS TO THE CONFORMANCE WITH REQUIREMENTS OF CHAPTER 173 IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OF THE SURVEYING REFLECTED ON THIS PLAT.

DATED: 06/17/04
[Signature]
COUNTY CLERK

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