OFFICIAL RECORDS BOOK 2251 PAGE 722

SHEET 1 OF 1

Instrument # 201945002573

BELLAMY POINT

A PORTION OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA

CAPTION:

A PART OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE SOUTH 88°50'39" WEST, ALONG THE SOUTH LINE OF SAID SECTION 4, A DISTANCE OF 639.17 FEET TO AN INTERSECTION WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF MUSSLEWHITE ROAD (AN 80 FOOT PUBLIC RIGHT-OF-WAY AS NOW ESTABLISHED), SAID SOUTHEAST RIGHT-OF-WAY LINE BEING A NON-TANGENT CURVE CONCAVE NORTHWEST HAVING A RADIUS OF 21,268.18 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE (DELTA) 01°59'20", AN ARC DISTANCE OF 738.25 FEET ALONG A CHORD BEARING OF NORTH 31°31'21" EAST, A CHORD DISTANCE OF 738.21 FEET TO A POINT ON SAID CURVE; THENCE NORTH 28°30'15" EAST, CONTINUING ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 97.46 FEET; THENCE SOUTH 61°32'17" EAST, A DISTANCE OF 224.90 FEET TO AN INTERSECTION WITH THE EAST LINE OF AFORESAID SECTION 4; THENCE SOUTH 00°51'10" EAST, ALONG SAID EAST LINE OF SECTION 4, A DISTANCE OF 594.91 FEET TO THE AFORESAID SOUTHEAST CORNER OF SECTION 4 AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A TOTAL OF 280,505 SQUARE FEET OR 6.44 ACRES, MORE OR LESS.

TITLE CERTIFICATION

I, Timothy P Kelly 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 BENNETT'S PROPERTY SERVICES, INC., 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

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 7th DAY OF January C.E. 2019

CHIEF OF FIRE-RESCUE

COUNTY TAX COLLECTOR CERTIFICATE

TAX IDENTIFICATION NUMBER 04-2N-25-0000-0001-0070
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 5th DAY OF January C.E. 2019

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 4th DAY OF January C.E. 2019

DIRECTOR OF ENGINEERING SERVICES

COMMISION APPROVAL CERTIFICATE

EXAMINED AND APPROVED THIS 28th DAY OF January C.E. 2019 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

COMMISSION CHAIRMAN

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY

APPROVED FOR THE RECORD, THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE NASSAU COUNTY ATTORNEY, THIS 11th DAY OF Jan. C.E. 20__.

MICHAEL S. MULLIN, ATTORNEY
FLORIDA BAR NO. 301094

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER 177.081, FLORIDA STATUTES, AND IS FILED FOR RECORD IN PLAT BOOK 4951 PAGE 722 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THIS 29th DAY OF January C.E. 2019.

CLERK OF THE CIRCUIT COURT

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 THE REQUIREMENTS OF CHAPTER 177 FLORIDA 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 19TH DAY OF DECEMBER C.E. 2018.

H. BRUCE DURDEN JR.
FLORIDA CERTIFICATE NO. 4707

DURDEN SURVEYING AND MAPPING, INC.
1825-B 3RD STREET NORTH
JACKSONVILLE BEACH, FL 32250
CERTIFICATE OF AUTHORIZATION NUMBER "LB 6696"

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED / CONTRACTED SURVEYOR / MAPPER

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HEREIN AS AN AGENT THEREOF. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, 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: 1/10/19

MICHAEL A. MANZE

FLORIDA REGISTRATION NO.: LS 4069

ZONING CERTIFICATION

I HEREBYCERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND IS IN COMPLIANCE WITH THE ZONING RULES AND REGULATIONS OF NASSU COUNTY, FLORIDA, CURRENTLY IN EFFECT.

THIS 3rd DAY OF Jan. C.E. 2018

ZONING CLERK

COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS 8th DAY OF January C.E. 2019 AND THESE LOTS AE APPROVED TO BE REVIEWED ON AN INDIVIDUAL LOT BASIS ACCORDING TO F.A.C. 64E-6, 64E-8 AND 40C-3.

COUNTY HEALTH DEPARTMENT

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BENNETT'S PROPERTY SERVICES, INC. (OWNER), IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS "BELLAMY POINT", AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE CORRECT PLAT OF SAID LAND

IN WITNESS WHEREOF, OWNER 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.

TRACT "A" (5-FOOT ADDITIONAL RIGHT-OF-WAY) IS HEREBY DEDICATED TO NASSAU COUNTY.

BENNETT'S PROPERTY SERVICES, INC. (OWNER)

BENNETT'S PROPERTY SERVICES, INC.
BY: Ralph W. Bennett
NAME: RALPH BENNETT
ITS: PRESIDENT

WITNESS: Donna F Gaither
PRINT OR TYPE NAME: DONNA F GAITHER
WITNESS: Timothy P Kelly
PRINT OR TYPE NAME: Timothy P Kelly

STATE OF: Florida
COUNTY OF: Duval

THIS TO CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, RALPH BENNETT, AS PRESIDENT OF BENNETT'S PROPERTY SERVICES, INC., TO ME WELL KNOWN AND KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING ADOPTION AND DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USE AND PURPOSES THEREIN EXPRESSED.

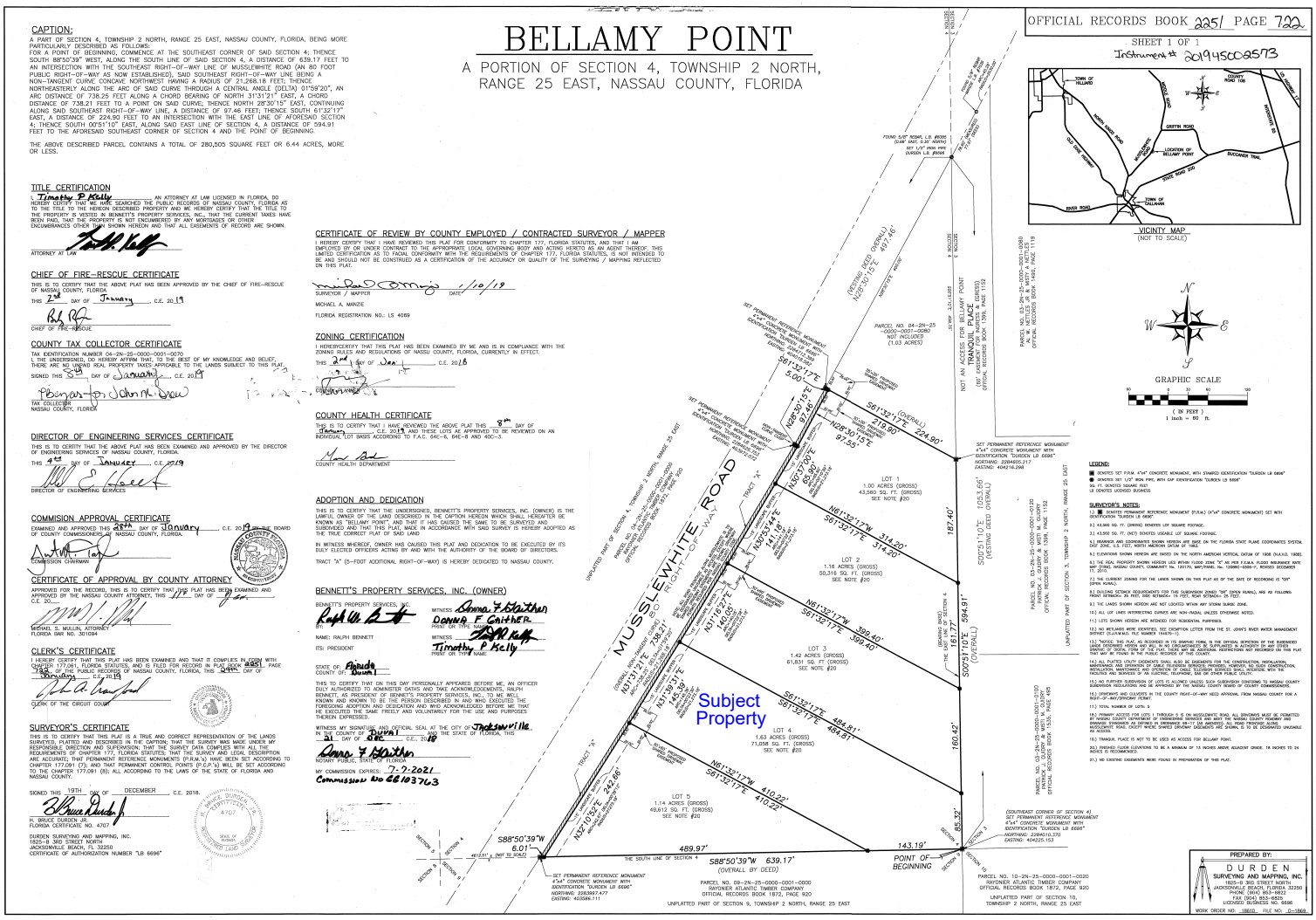
WITNESS MY SIGNATURE AND OFFICIAL SEAL AT THE CITY OF Jacksonville IN THE COUNTY OF Duval AND THE STATE OF FLORIDA, THIS 21 DAY OF Dec. C.E. 2018

Donna F Gaither
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: 7-7-2021
Commission No GG103763

VICINITY MAP
(NOT TO SCALE)

GRAPHIC SCALE
0 1 2 50 100
(IN FEET)
1 inch = 50 ft.


MUSSLEWHITE ROAD
(80' PUBLIC RIGHT-OF-WAY)
Subject Property
POINT OF BEGINNING
S88°50'39"W 639.17'
(OVERALL BY DEED)
S88°50'39"W 489.97'
143.19'
S00°51'10"E 1053.66'
(VESTING DEED OVERALL)
S00°51'10"E 594.91'
(OVERALL)
S00°51'10"E 161.77'
S00°51'10"E 160.42'
N00°51'10"W 187.40'
N28°30'15"E 97.46'
N28°30'15"E 97.55'
S61°32'17"E 5.00'
S61°32'17"E 218.90'
S61°32'17"E 224.90'
N61°32'17"W 314.20'
S61°32'17"E 314.20'
N61°32'17"W 392.40'
S61°32'17"E 392.40'
N61°32'17"W 410.22'
S61°32'17"E 410.22'
N61°32'17"W 484.81'
S61°32'17"E 484.81'
N31°32'17"E 108.21'
N31°32'17"E 242.66'
N31°32'17"E 242.66'
N31°32'17"E 145.39'
N00°16'27"E 140.05'
N00°53'44"E 141.18'
N00°53'44"E 85.89'
N00°16'27"E 85.89'
LOT 1
1.00 ACRES (GROSS)
43,560 SQ. FT. (GROSS)
SEE NOTE #20
LOT 2
1.16 ACRES (GROSS)
50,316 SQ. FT. (GROSS)
SEE NOTE #20
LOT 3
1.42 ACRES (GROSS)
61,831 SQ. FT. (GROSS)
SEE NOTE #20
LOT 4
1.63 ACRES (GROSS)
71,058 SQ. FT. (GROSS)
SEE NOTE #20
LOT 5
1.14 ACRES (GROSS)
49,612 SQ. FT. (GROSS)
SEE NOTE #20
TRACT "A"
S88°50'39"W 6.01'
(49.61' FEET TO SCALE)
SECTION 4
SECTION 9
SECTION 10
SECTION 3
SET PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH IDENTIFICATION "DURDEN LB 6696"
NORTHING: 2383397.477
EASTING: 403586.111
(SOUTHEAST CORNER OF SECTION 4)
SET PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH IDENTIFICATION "DURDEN LB 6696"
NORTHING: 2384010.370
EASTING: 404225.153
SET PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH IDENTIFICATION "DURDEN LB 6696"
NORTHING: 2384665.217
EASTING: 404216.248
FOUND 5/8" ROBWL LB 6696 (LAW UNIT, 0.30' NORTH)
SET 1/2" IRON PIPE DURDEN LB 6696
PARCEL NO. 09-2N-25-0000-0001-0000
RAYONIER ATLANTIC TIMBER COMPANY
OFFICIAL RECORDS BOOK 1872, PAGE 920
UNPLATTED PART OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 25 EAST
PARCEL NO. 03-2N-25-0000-0011-0010
RAYONIER ATLANTIC TIMBER COMPANY
OFFICIAL RECORDS BOOK 1535, PAGE 485
UNPLATTED PART OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 25 EAST
PARCEL NO. 03-2N-25-0000-0021-0020
RAYONIER ATLANTIC TIMBER COMPANY
OFFICIAL RECORDS BOOK 1872, PAGE 920
UNPLATTED PART OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 25 EAST
PARCEL NO. 04-2N-25-0000-0001-0080
NOT INCLUDED
(1.03 ACRES)
NOT AN ACCESS FOR BELLAMY POINT
(50' EASEMENT FOR INGRESS & EGRESS)
OFFICIAL RECORDS BOOK 1396, PAGE 1132
PARCEL NO. 03-2N-25-0000-0051-0060
AL M. NETTLES JR & MARY A NETTLES
OFFICIAL RECORDS BOOK 1440, PAGE 1119
UNPLATTED PART OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 25 EAST
PARCEL NO. 04-2N-25-0000-0001-0070
PATRICK C. GILBRY & MEITI M. GILBRY
OFFICIAL RECORDS BOOK 1396, PAGE 1132
(VESTING DEED)
TRACT "A" (5' ADDITIONAL RIGHT-OF-WAY)
DEDICATED TO NASSAU COUNTY
(ORIGINAL RECTANGULAR GOVERNMENT SURVEY, SECTIONS 3 & 4, T2N, R25E)
(ACTUAL SECTIONS 3 & 4, T2N, R25E)
(GRID BEARINGS BASED ON THE EAST LINE OF SECTION 4)
(GRID DISTANCES ARE HORIZONTAL)
(GRID DISTANCES ARE HORIZONTAL)
(SURVEY DISTANCE)
(SURVEY DISTANCE)
(SURVEY DISTANCE