

**AGREEMENT FOR TRAFFIC CONTROL ON PRIVATE ROADS
BETWEEN HIDEAWAY OWNERS ASSOCIATION,
NASSAU COUNTY, FLORIDA, AND
THE NASSAU COUNTY SHERIFF'S OFFICE**

THIS AGREEMENT is entered into by and between the **HIDEAWAY OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation (hereinafter referred to as "Hideaway" or "Association"), **NASSAU COUNTY, FLORIDA**, a political subdivision of the State of Florida (hereinafter referred to as "County"), and the **NASSAU COUNTY SHERIFF'S OFFICE**, (hereinafter referred to as "Sheriff").

W I T N E S S E T H:

WHEREAS, the Association controls all the private roadways (hereinafter referred to collectively as the "Hideaway") within a community more particularly described in Exhibit "A" attached hereto and by reference incorporated herein; and

WHEREAS, pursuant to state statute, the County does not have traffic control jurisdiction over private roads such as those controlled by the Association; and

WHEREAS, Section 316.006(3)(b), Florida Statutes provides that a county may exercise jurisdiction over any private roads if the county and the party owning such roads provide for county traffic control jurisdiction by a written agreement approved by the governing board of the county; and

WHEREAS, Section 316.006(3)(b), Florida Statutes further provides that, prior to entering into an agreement for traffic control jurisdiction over private roads, the governing board shall consult with the Sheriff; and

WHEREAS, the Association wants the County to exercise traffic control jurisdiction over the Hideaway Roadways, and;

WHEREAS, pursuant to consultations between the parties, the County and the Sheriff are willing to exercise traffic control jurisdiction upon the Hideaway Roadways; and

WHEREAS, pursuant to Section 30.2905, Florida Statutes, the Sheriff operates a secondary employment program; and

WHEREAS, Section 316.006(3)(2), Florida Statutes provides *inter alia* that no such agreement shall take effect prior to October 1 unless such provision is waived in writing by the sheriff of the county; and

WHEREAS, the Sheriff has waived the above provision as evidenced by Exhibit "B" attached hereto and by referenced incorporated herein.

NOW, THEREFORE, in consideration of the covenants and conditions herein, the County and the Association hereby agree as follows:

1. Recitals

The above recitals are true and correct and are incorporated herein by reference and form a material part of this Agreement.

2. Jurisdiction

The County agrees to exercise jurisdiction over traffic control upon the Hideaway Roadways, pursuant to the terms and conditions expressed in Section 316.006 (3)(b), Florida Statutes, including without limitation enforcement of multi-party stop signs, pursuant to Sections 316.006 (3)(b)4 and 316.123, Florida Statutes, and also subject to the following and conditions:

i. The Association shall obtain traffic enforcement exclusively by employing deputies through the Sheriff's Secondary Employment Program. The employment of deputies through the Sheriff's Secondary Employment Program is expressly subject to all policies and agency directives then established by the Sheriff, and expressly subject to the availability of deputies participating in the Sheriff's Secondary Employment Program. The

compensation of deputies so employed shall be negotiated separately through the Secondary Employment Program.

ii. Notwithstanding the foregoing, and in addition to any traffic enforcement the Association schedules through the Sheriff's Secondary Employment Program, if a deputy responding to any non-traffic enforcement issue witnesses a traffic violation on Hideaway Roadways, he or she may take appropriate enforcement action having jurisdiction, pursuant to this Agreement.

iii. If a resident of the Hideaway Owners Association wishes to make a traffic complaint, or to request a traffic enforcement detail, he or she shall contact the Association for further action. If a resident contacts the Sheriff directly with such a complaint or request, he or she shall be directed to the Association.

3. Signage

The Association shall establish the speed limit for the Hideaway Roadways and shall be responsible for posting the speed limit by appropriate Department of Transportation approved signage along said roads.

At its option, the Association may install multi-party stop signs if it determines that such signage will enhance traffic safety. Such signs, if any, must conform to the manual and specifications of the Department of Transportation.

The Association shall provide a signed and sealed Engineer Certification in a form acceptable to the Sheriff and Nassau County that the signage, marking and speed limit establishment conform to the Manual on Uniform Traffic Control Devices, and the requirements of the Florida Department of Transportation (FDOT) and Chapter 316, Florida Statutes.

4. Authority in Addition to Existing Authority

Pursuant to this Agreement, the County's exercise of traffic control jurisdiction shall be in addition to the authority presently exercised by the County and/or Sheriff over the Hideaway Roadways, and nothing herein shall be construed to limit or remove such authority. The County agrees to continue to provide such police and fire services as are otherwise required by law.

5. **County to Retain Revenues**

All revenue from the fines, costs and penalties imposed by the traffic citations issued for violation of traffic laws on the Hideaway Roadways shall be apportioned in the manner set forth in the applicable *Florida Statutes*.

6. **Liability Not Increased**

Neither the existence of this Agreement nor anything contained herein shall give rise to any greater liability on the part of the County or the Sheriff than that which the County and the Sheriff would ordinarily be subject to when providing its normal police services. Nothing contained herein shall constitute a waiver by either Sheriff or County, or their agents, employees, or designees respectively of their sovereign immunity or a waiver of the limitations on liability, claims, or judgments as set forth in Section 768.28, Florida Statutes.

7. **Indemnification**

To the fullest extent permitted by law, the Association shall indemnify, defend and hold the County and the Sheriff harmless from any loss, cost, damage or expense, including court costs and attorney fees, arising out of or resulting from this Agreement, the maintenance, repair or reconstruction of any roads, road drainage, signage, or the negligence or misconduct of the Association.

To ensure its ability to fulfill its obligation under this paragraph, the Association shall maintain General Liability Insurance in the minimum amount of One Million Dollars (\$1,000,000.00) and shall file with the County current certificates of the required insurance. Such insurance shall be issued by companies authorized to do business under the laws of the State of Florida and acceptable to the County.

8. **Road Maintenance**

Neither the existence of this Agreement nor anything contained herein shall impose any obligation or duty upon the County to provide maintenance on and/or drainage of the Hideaway Roadways. The maintenance, repair, construction, and/or reconstruction of all roads, drainage, and signage within the Hideaway Owners Association shall at all times be solely and exclusively the responsibility of the Association.

9. **Term**

The term of this Agreement shall be for one (1) year, commencing on the date of the execution by the last of the parties signing hereto. This Agreement shall thereafter automatically continue for successive one (1) year terms unless terminated by any party by giving thirty (30) days written notice to the other parties. Nothing contained in this paragraph shall limit the right of any party to terminate this Agreement, at any time and for any reason, as outlined further in Paragraph 10 herein. The provisions of Paragraph 7 shall survive the termination of this Agreement.

10. **Termination**

Should the Sheriff change, modify or abolish the Secondary Enforcement Program causing this Agreement to be impossible to perform, or should the Sheriff determine in the Sheriff's sole discretion that this Agreement should be terminated, the Sheriff shall notify the County and Association of same and this Agreement shall be terminated upon thirty (30) days written notice of termination under this paragraph. Similarly, the County and Association may terminate this Agreement, for any reason, without any cause or breach, upon thirty (30) days written notice to the other parties.

11. **Entire Agreement**

This Agreement, including all exhibits attached hereto, constitutes the entire understanding and agreement between the parties and may not be changed, altered, or otherwise modified, except when reduced to writing and executed in the same manner with approval by the Nassau County Board of County Commissioners.

12. **Notice**

All notices to be given shall be in writing and sent by Certified Mail, Return Receipt Requested to the following addresses:

As to the Association: **Hideaway Owners Association, Inc.**
 P.O. Box 1987
 Yulee, FL 32097

As to the County:

**Denise May, Esq.
Nassau County Attorney
96135 Nassau Place, Suite 6
Yulee, FL 32097**

As to the Sheriff

**Bill Leeper
Sheriff, Nassau County, Florida
77151 Citizens Circle
Yulee, FL 32097**

13. Savings Clause

The parties agree that to the extent any of the written terms of this Agreement, including the indemnification provisions set forth in Paragraph 7, conflict with any provisions of Florida law or statutes, the written terms of this Agreement shall be deemed by any court of competent jurisdiction to be modified in such a manner as to be in full and complete compliance with all such laws or statutes and to contain such limiting conditions, or limitations of liability, or to not contain any unenforceable or prohibited term or terms, such that this Agreement shall be enforceable, in accordance with and to the greatest extent permitted by Florida law.

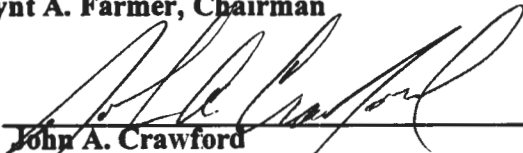
IN WITNESS WHEREOF, the parties have executed this Agreement on the dates indicated below.

BOARD OF COUNTY COMMISSIONERS, NASSAU COUNTY, FLORIDA

By: 

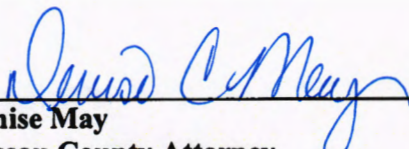
Klynt A. Farmer, Chairman

Dated: 12-11-23

Attest: 


**John A. Crawford
Ex-Officio Clerk**

APPROVED AS TO FORM:

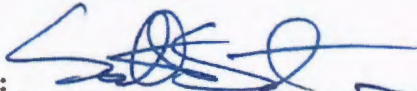


**Denise May
Nassau County Attorney**


HIDEAWAY OWNERS ASSOCIATION, INC.

By: 
Fred Blaz
Its: President

Dated: 07/24/2023

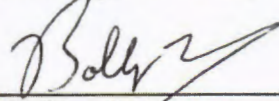
By: 
Scott Steffen, PMSI
Its: Property Manager, Hideaway Owners Association, Inc.

NASSAU COUNTY SHERIFF'S OFFICE


Bill Leeper
Sheriff, Nassau County, Florida

Dated: 8-1-2023

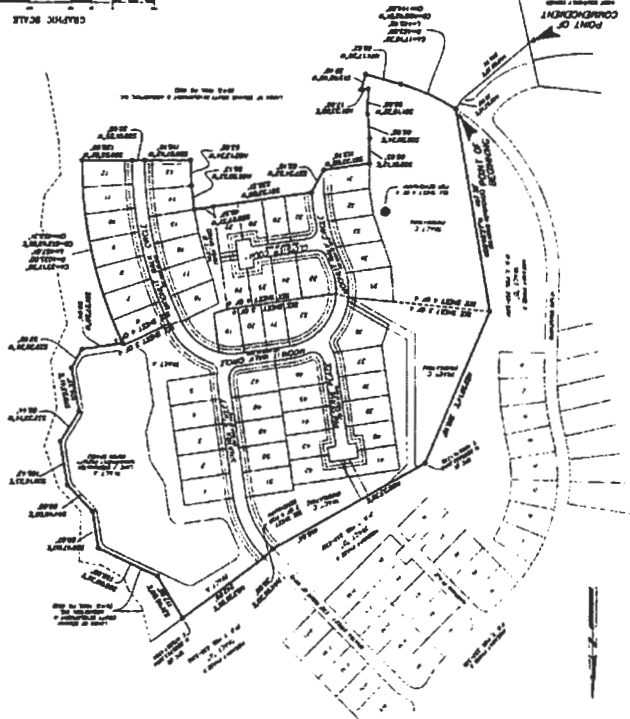
For the use and reliance of Sheriff Bill Leeper,
Nassau County, Florida, only approval as to
form and legal sufficiency:


Bobby Lippelman
General Counsel
Nassau County Sheriff's Office

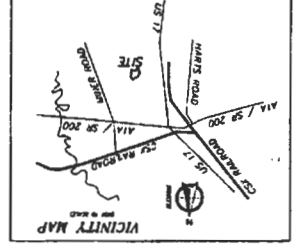
DATE: 10-10-57
 DRAWN BY: JAS
 CHECKED BY: JAS
 APPROVED BY: JAS



- 1. ALL RIGHTS RESERVED BY THE ENGINEER
- 2. THIS PLAN IS FOR THE USE OF THE CITY OF...
- 3. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ENGINEER
- 4. THE ENGINEER ACCEPTS NO LIABILITY FOR ANY DAMAGE...
- 5. THE CITY OF... HAS REVIEWED THIS PLAN AND...
- 6. THE CITY OF... HAS REVIEWED THIS PLAN AND...
- 7. THE CITY OF... HAS REVIEWED THIS PLAN AND...
- 8. THE CITY OF... HAS REVIEWED THIS PLAN AND...
- 9. THE CITY OF... HAS REVIEWED THIS PLAN AND...
- 10. THE CITY OF... HAS REVIEWED THIS PLAN AND...

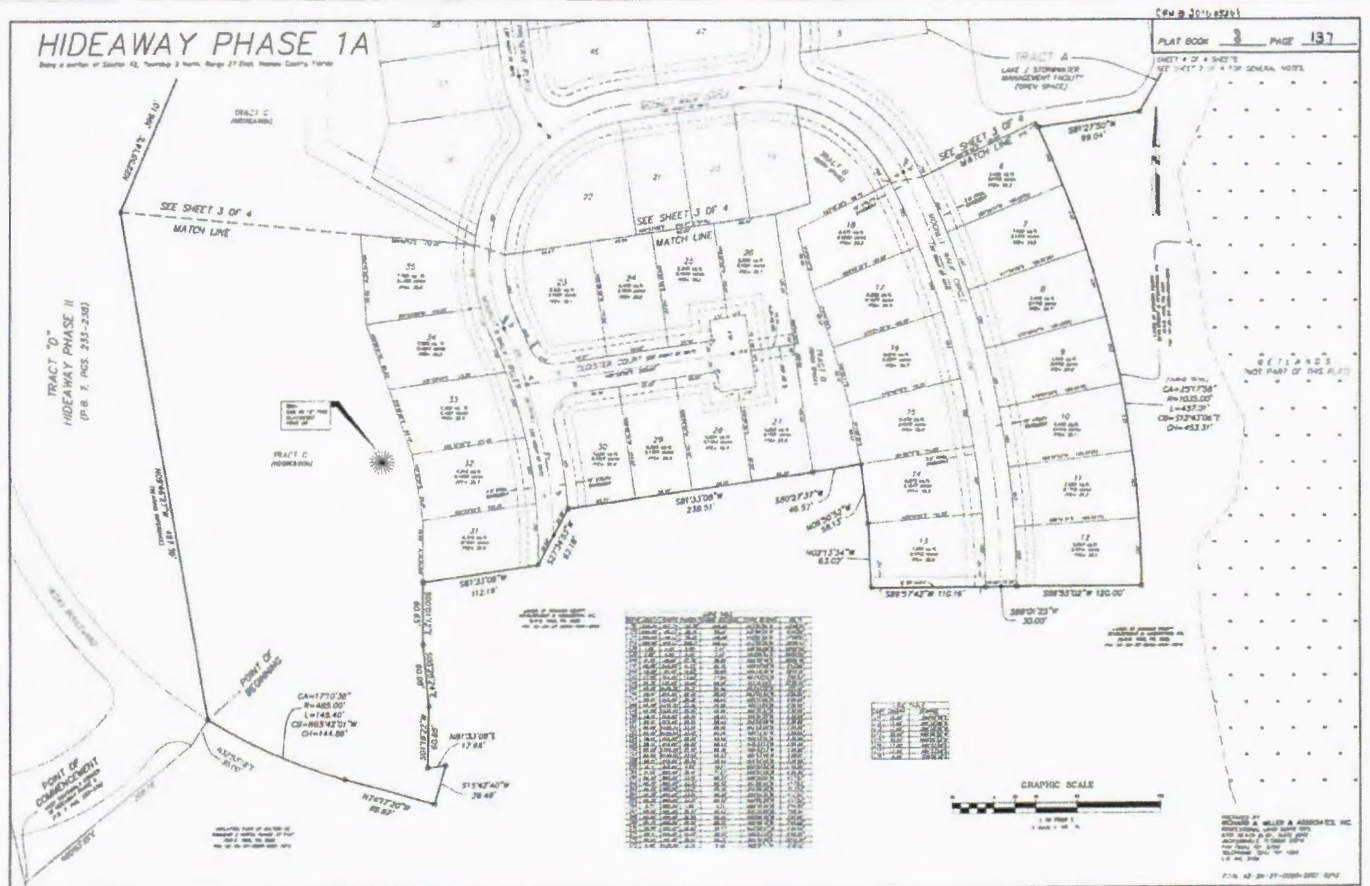


SECTION 1. THE CITY OF... HAS REVIEWED THIS PLAN AND...
 SECTION 2. THE CITY OF... HAS REVIEWED THIS PLAN AND...
 SECTION 3. THE CITY OF... HAS REVIEWED THIS PLAN AND...
 SECTION 4. THE CITY OF... HAS REVIEWED THIS PLAN AND...
 SECTION 5. THE CITY OF... HAS REVIEWED THIS PLAN AND...
 SECTION 6. THE CITY OF... HAS REVIEWED THIS PLAN AND...
 SECTION 7. THE CITY OF... HAS REVIEWED THIS PLAN AND...
 SECTION 8. THE CITY OF... HAS REVIEWED THIS PLAN AND...
 SECTION 9. THE CITY OF... HAS REVIEWED THIS PLAN AND...
 SECTION 10. THE CITY OF... HAS REVIEWED THIS PLAN AND...



HIDEAWAY PHASE 1A

CP# 8464245



HIDEAWAY PHASE III REPLAT

A REPLAT OF HIDEAWAY PHASE III AS RECORDED IN PLAT BOOK 4, PAGE 270, 271, 272, 273, 274 IN THE OFFICIAL RECORDS OF MADISON COUNTY, MISSISSIPPI, BEING PART OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 27 WEST, MISSISSIPPI COUNTY, MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PLAT BOOK 47, PAGE 313
SHEET 1 OF 3
FORM 2 2017-2020

APPROVED FOR THE STATE:
 MISSISSIPPI DEPARTMENT OF REVENUE
 STATE TREASURER
 J. B. [Signature]
 7-16-07

APPROVED FOR THE COUNTY:
 MISSISSIPPI DEPARTMENT OF REVENUE
 COUNTY CLERK
 J. B. [Signature]
 7-16-07

APPROVED FOR THE RECORD:
 MISSISSIPPI DEPARTMENT OF REVENUE
 COUNTY CLERK
 J. B. [Signature]
 7-16-07

APPROVED FOR THE REDEVELOPMENT:
 MISSISSIPPI DEPARTMENT OF REVENUE
 COUNTY CLERK
 J. B. [Signature]
 7-16-07

APPROVED FOR THE PLATTING:
 MISSISSIPPI DEPARTMENT OF REVENUE
 COUNTY CLERK
 J. B. [Signature]
 7-16-07

SECTION 1: [Detailed description of land parcels, including acreage and boundaries]

SECTION 2: [Detailed description of land parcels, including acreage and boundaries]

SECTION 3: [Detailed description of land parcels, including acreage and boundaries]

SECTION 4: [Detailed description of land parcels, including acreage and boundaries]

SECTION 5: [Detailed description of land parcels, including acreage and boundaries]

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SECTION 36: [Detailed description of land parcels, including acreage and boundaries]

SECTION 37: [Detailed description of land parcels, including acreage and boundaries]

SECTION 38: [Detailed description of land parcels, including acreage and boundaries]

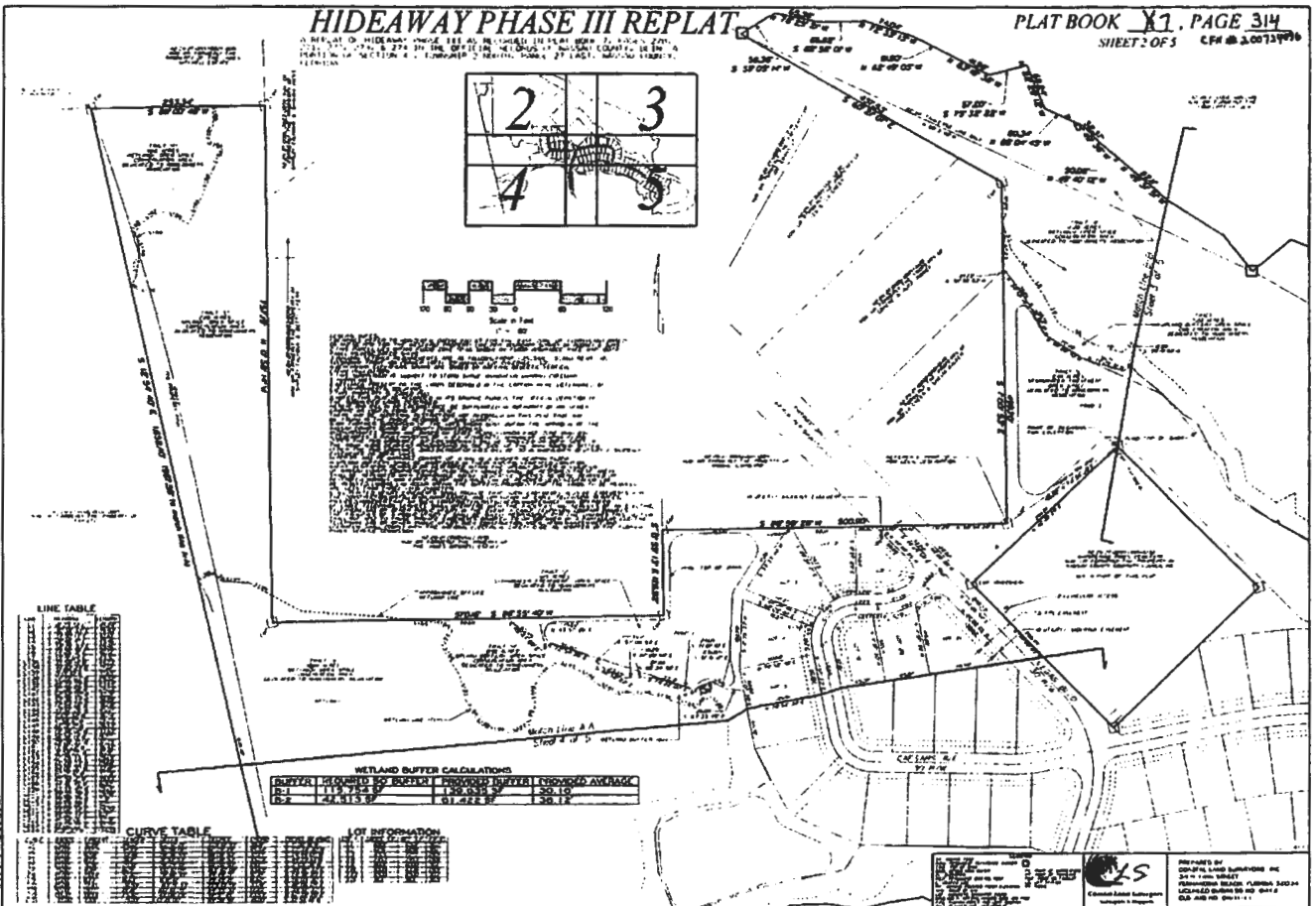
SECTION 39: [Detailed description of land parcels, including acreage and boundaries]

SECTION 40: [Detailed description of land parcels, including acreage and boundaries]

HIDEAWAY PHASE III REPLAT

PLAT BOOK X7, PAGE 314

SHEET 2 OF 5 CPM 20073796



LINE TABLE

LINE NUMBER	DESCRIPTION
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CURVE TABLE

LINE NUMBER	START CHAINAGE	END CHAINAGE	CURVE DATA
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LOT INFORMATION

LOT NUMBER	AREA	PERCENT
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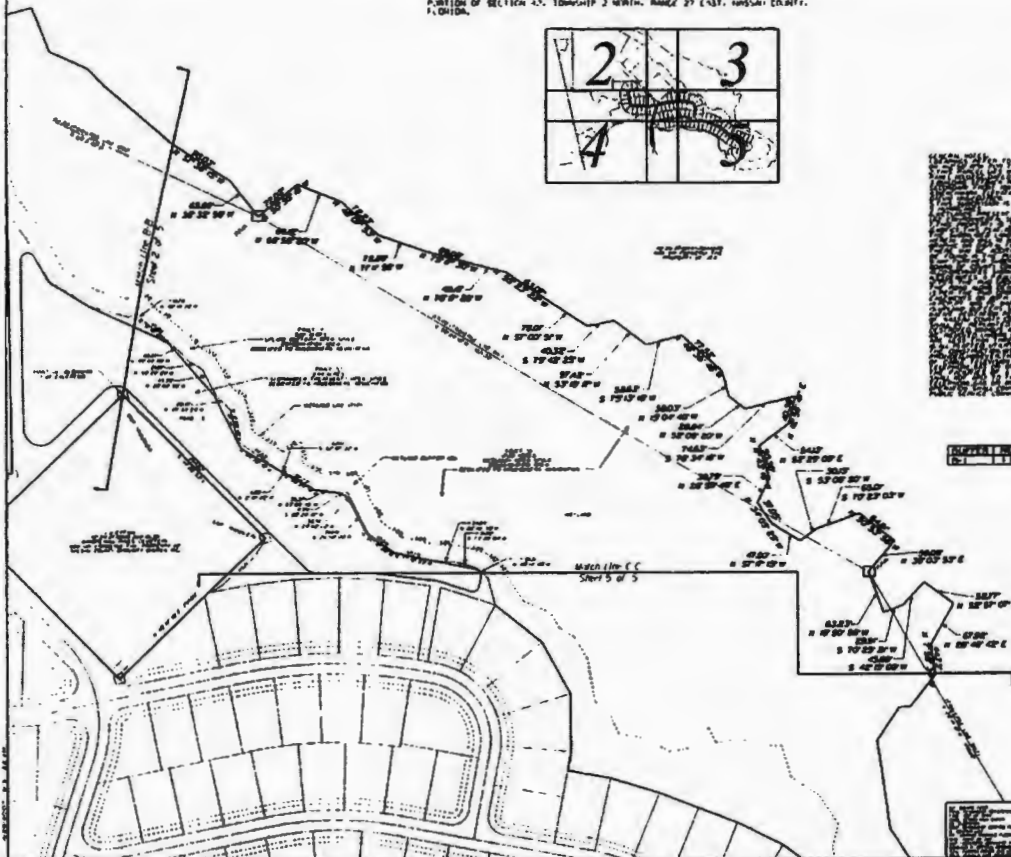
Prepared by: CPM Land Solutions Inc. 3111 W. 10th Street, Pompano Beach, Florida 33064. License Number: CE 00073796. Date: 08/08/08.

PLAT BOOK 37, PAGE 315

HIDEAWAY PHASE III REPLAT

A REPLAT OF HIDEAWAY PHASE III, AS SHOWN ON PLAT BOOK 37, PAGE 315, IN THE CITY OF WEST PALM BEACH, FLORIDA, TO BE A SUBDIVISION OF LAND IN SECTION 4, TOWNSHIP 2 NORTH, RANGE 27 EAST, PALM BEACH COUNTY, FLORIDA.

PLAT BOOK **37**, PAGE **315**
SHEET 3 OF 3 C/P # 200114044



THIS PLAN IS SUBJECT TO ANY AND ALL RECORDS IN THE PUBLIC RECORDS OF THE COUNTY OF PALM BEACH, FLORIDA, THAT MAY AFFECT THE RIGHTS OF THE PARTIES TO THIS PLAN. THE PARTIES HERETO SHALL BE DEEMED TO HAVE BEEN ADVISED OF THE CONTENTS OF SAID RECORDS AND TO HAVE AGREED TO BE BOUND BY THE SAME. THE PARTIES HERETO SHALL BE DEEMED TO HAVE BEEN ADVISED OF THE CONTENTS OF SAID RECORDS AND TO HAVE AGREED TO BE BOUND BY THE SAME.

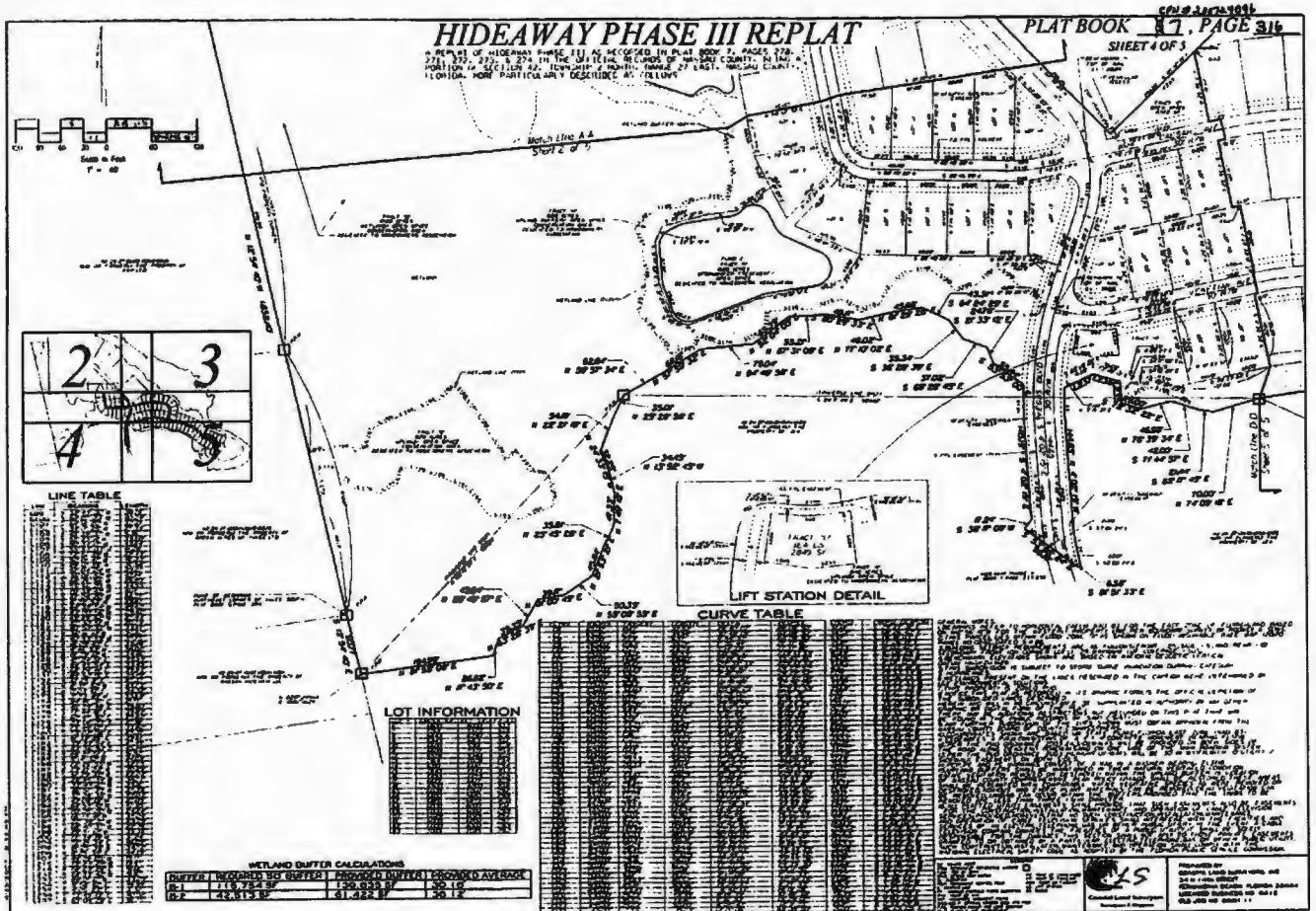
WETLAND BUFFER CALCULATIONS

APPLICABLE BUFFERING REQUIREMENT	WETLAND BUFFER	PROPOSED BUFFER
15'	150.00 FT	150.00 FT

LINE TABLE

LINE NO.	BEARING	DISTANCE
1	S 22° 15' 00" W	120.00 FT
2	S 89° 59' 00" E	100.00 FT
3	S 17° 15' 00" W	100.00 FT
4	S 89° 59' 00" E	100.00 FT
5	S 22° 15' 00" W	120.00 FT

PREPARED BY
SUNSHINE LAND SURVEYING, INC.
200 S. PALM BEACH BLVD.
WEST PALM BEACH, FLORIDA 33411
PHONE: 561-833-1111
FAX: 561-833-1112



UNITED STATES DEPARTMENT OF AGRICULTURE
BUREAU OF PLANT INDUSTRY
WASHINGTON, D. C.

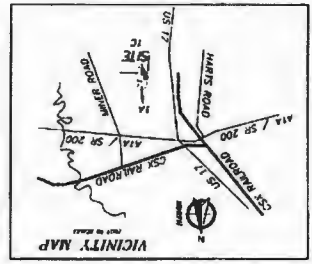
PLANT INDUSTRY
PLANT PROTECTION
PLANT PROPAGATION
PLANT PRODUCTS

OFFICIAL RECORDS BOOK 1571 PAGE 1571

PLANT PROPAGATION
PLANT PRODUCTS

PLANT PROPAGATION
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PLANT PROPAGATION
PLANT PRODUCTS

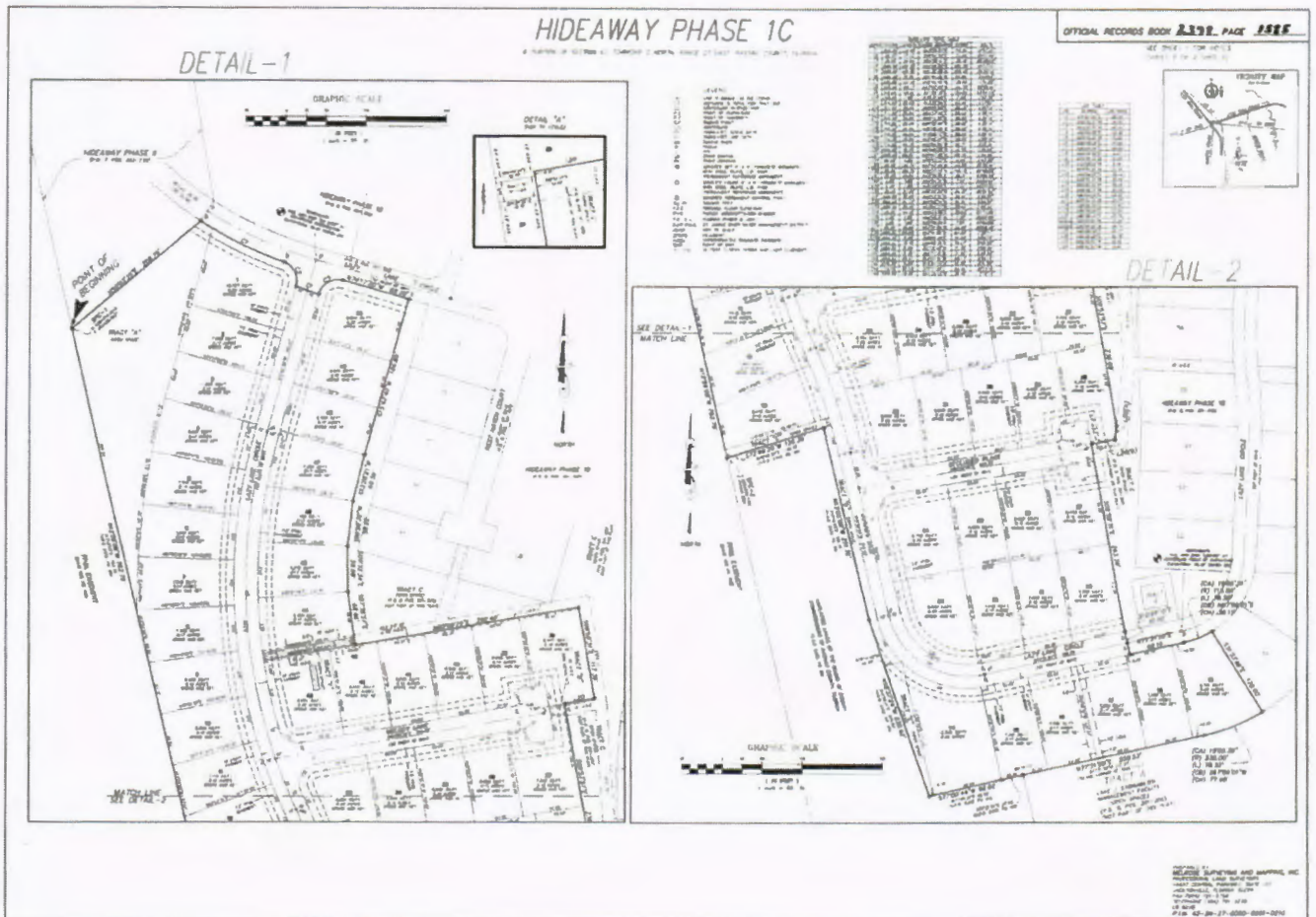
PLANT PROPAGATION
PLANT PRODUCTS

PLANT PROPAGATION
PLANT PRODUCTS

PLANT PROPAGATION
PLANT PRODUCTS

HIDEAWAY PHASE 1C

File Number: 2024022024, Date: 2024-02-20, Page: 1 of 2, Scale: 1/2" = 100'-0", Date: 02/20/24



HIDEAWAY PHASE III

200035128
PLAT BOOK 117, PAGE 270
SHEET 1 OF 3

A PORTION OF SECTION 42, TOWNSHIP 2 NORTH,
RANGE 27 EAST, MASSAQU COUNTY, FLORIDA;
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

APPROVED FOR THE RECORD
THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN EXAMINED AND
APPROVED BY THE MASSAQU COUNTY CLERK.

THE 12th day of Sept. 2006
By *[Signature]* Clerk of the County

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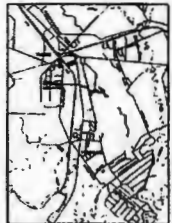
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[Detailed legal description text, partially illegible]

[Detailed legal description text, partially illegible]



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THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN EXAMINED AND
APPROVED BY THE MASSAQU COUNTY CLERK.

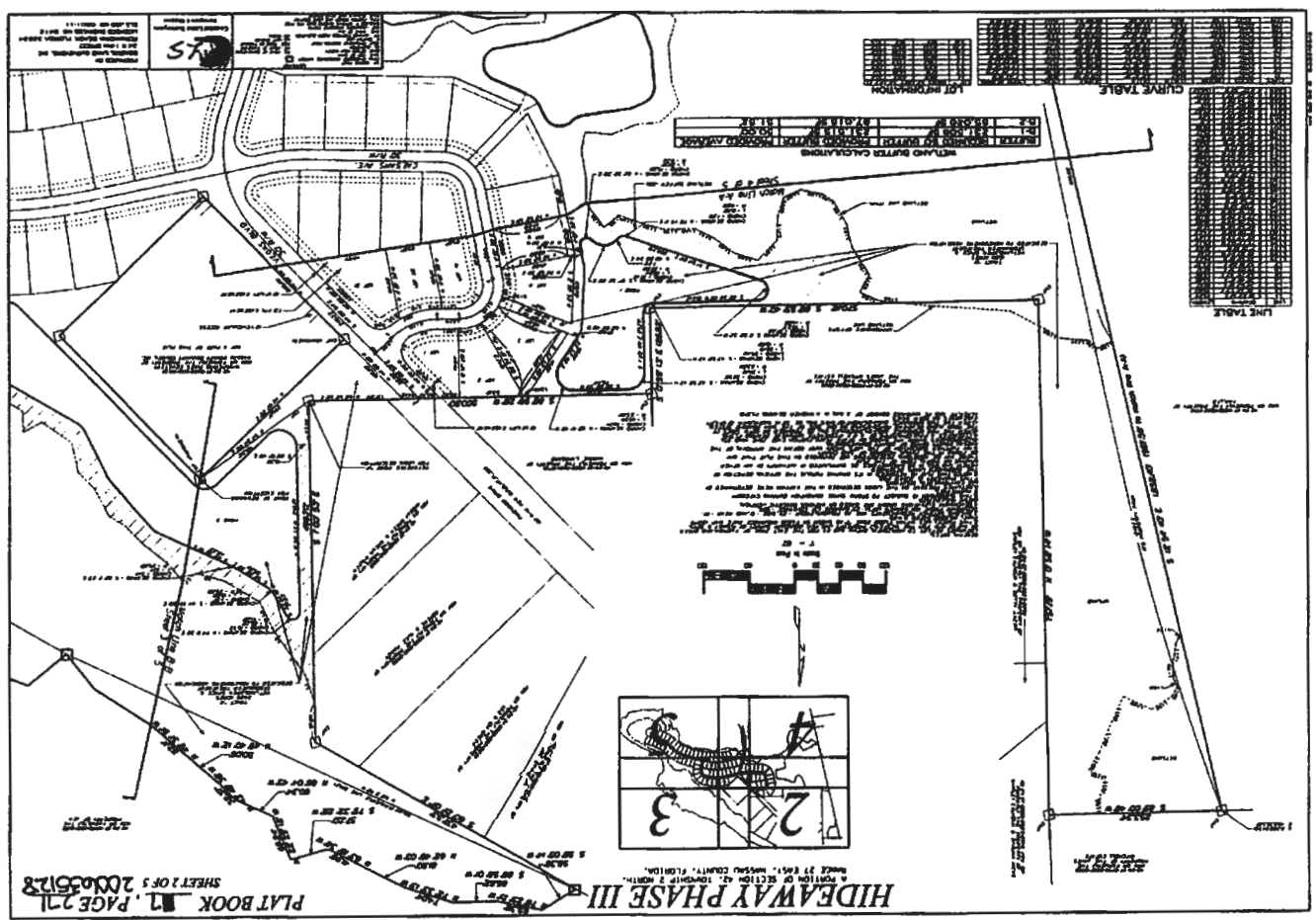
THE 12th day of Sept. 2006
By *[Signature]* Clerk of the County

APPROVED FOR THE RECORD
THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN EXAMINED AND
APPROVED BY THE MASSAQU COUNTY CLERK.

THE 12th day of Sept. 2006
By *[Signature]* Clerk of the County



KEY MAP
MASSAQU COUNTY CLERK
200035128



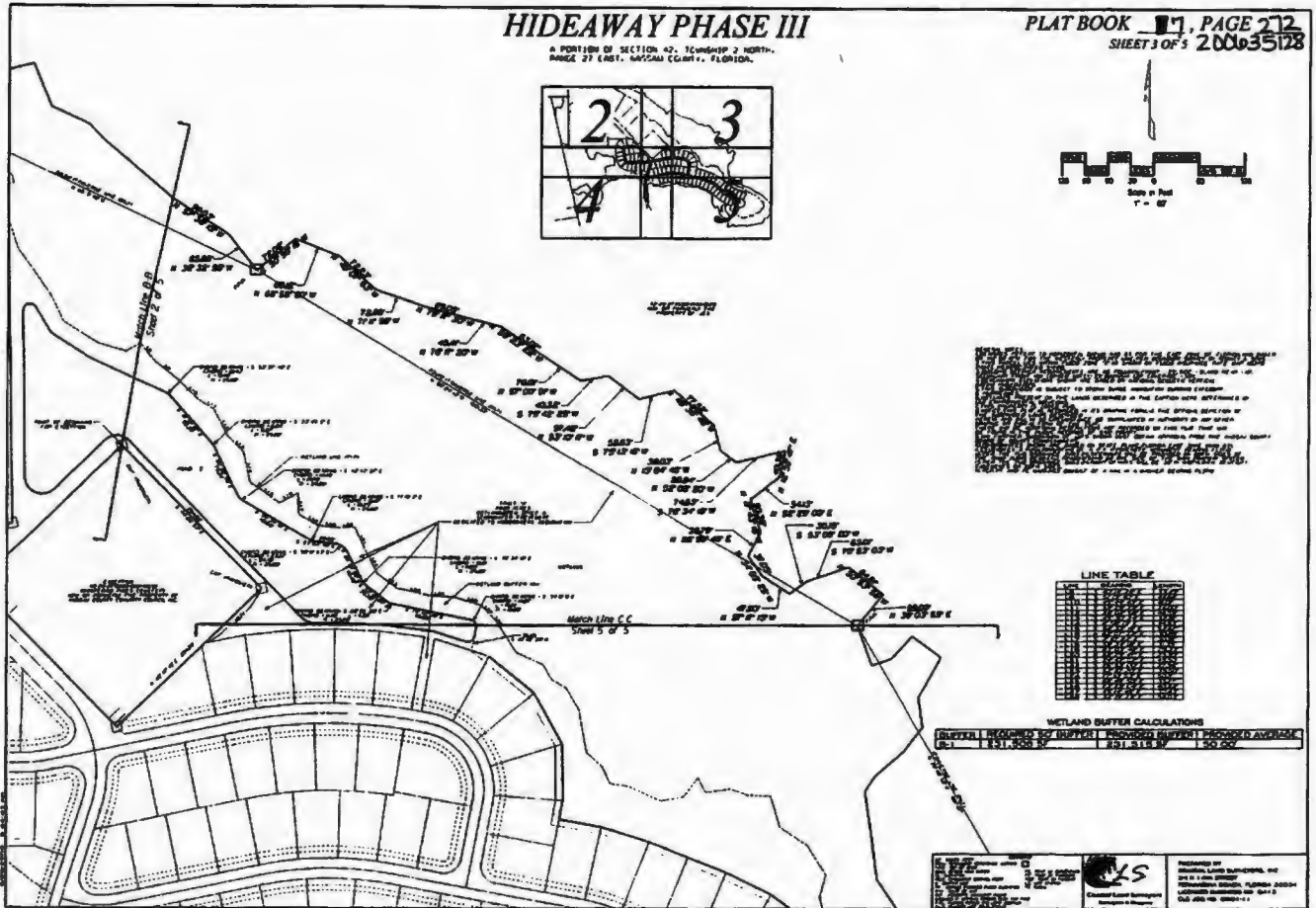
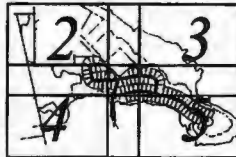
HIDEAWAY PHASE III

PLAT BOOK 17, PAGE 271
SHEET 1 OF 3 200605128

HIDEAWAY PHASE III

A PORTION OF SECTION 42, TOWNSHIP 2 NORTH,
RANGE 27 EAST, WACALA COUNTY, FLORIDA.

PLAT BOOK **17**, PAGE **272**
SHEET 3 OF 5 **200035128**



THIS PLAN IS A REVISION OF THE PLAN OF THE
HIDEAWAY PHASE III, PLAT BOOK 17, PAGE 272,
SHEET 3 OF 5, 200035128, AND IS SUBJECT TO THE
RECORDS OF THE WACALA COUNTY ENGINEER'S OFFICE.
IT IS HEREBY CERTIFIED THAT THE PLAN IS A
CORRECT REVISION OF THE PLAN OF THE
HIDEAWAY PHASE III, PLAT BOOK 17, PAGE 272,
SHEET 3 OF 5, 200035128, AND IS SUBJECT TO THE
RECORDS OF THE WACALA COUNTY ENGINEER'S OFFICE.

LINE TABLE

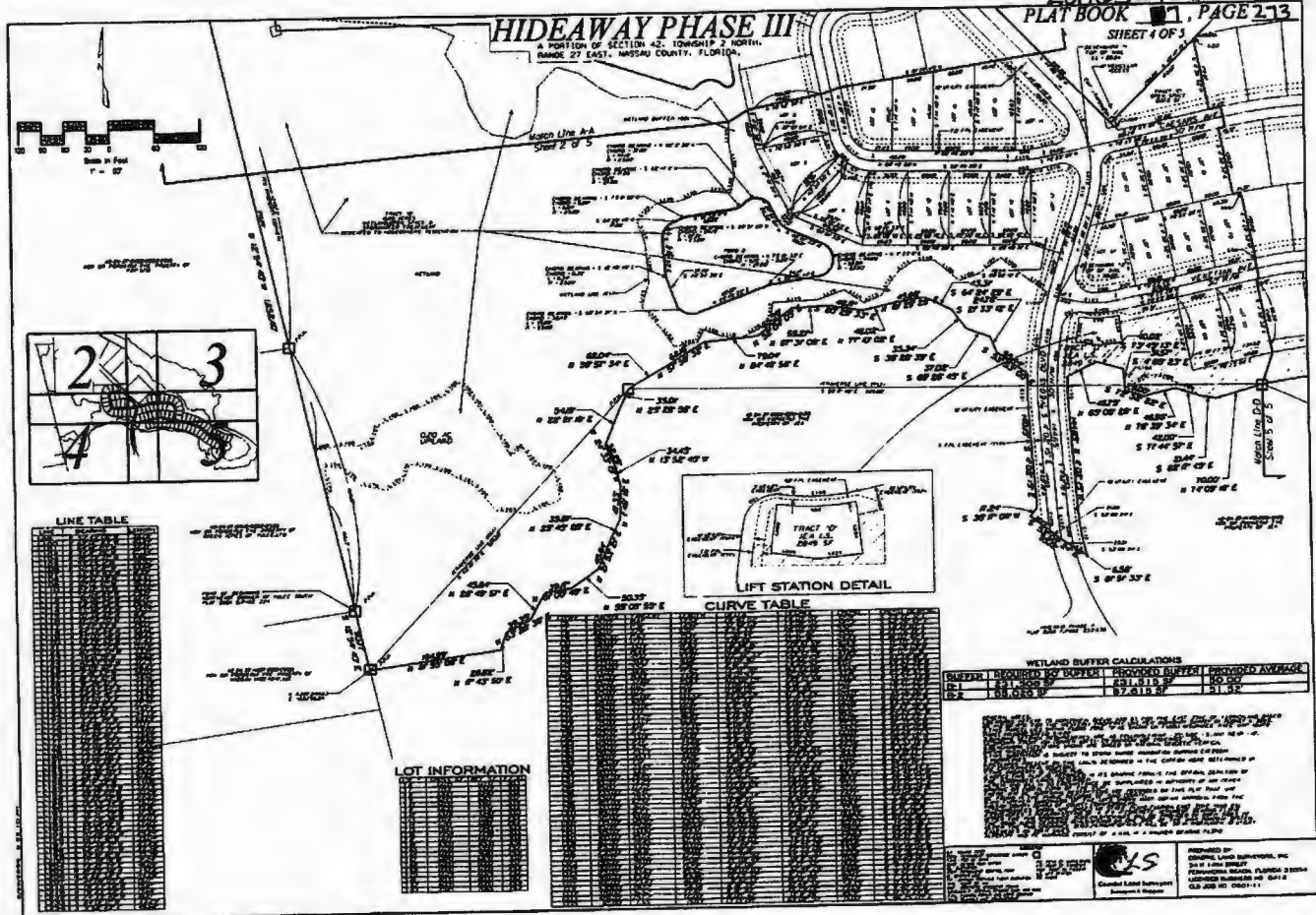
LINE NO.	BEARING	DISTANCE
1	N 00° 00' 00" E	100.00
2	S 00° 00' 00" E	100.00
3	N 00° 00' 00" E	100.00
4	S 00° 00' 00" E	100.00
5	N 00° 00' 00" E	100.00
6	S 00° 00' 00" E	100.00
7	N 00° 00' 00" E	100.00
8	S 00° 00' 00" E	100.00
9	N 00° 00' 00" E	100.00
10	S 00° 00' 00" E	100.00
11	N 00° 00' 00" E	100.00
12	S 00° 00' 00" E	100.00
13	N 00° 00' 00" E	100.00
14	S 00° 00' 00" E	100.00
15	N 00° 00' 00" E	100.00
16	S 00° 00' 00" E	100.00
17	N 00° 00' 00" E	100.00
18	S 00° 00' 00" E	100.00
19	N 00° 00' 00" E	100.00
20	S 00° 00' 00" E	100.00
21	N 00° 00' 00" E	100.00
22	S 00° 00' 00" E	100.00
23	N 00° 00' 00" E	100.00
24	S 00° 00' 00" E	100.00
25	N 00° 00' 00" E	100.00
26	S 00° 00' 00" E	100.00
27	N 00° 00' 00" E	100.00
28	S 00° 00' 00" E	100.00
29	N 00° 00' 00" E	100.00
30	S 00° 00' 00" E	100.00
31	N 00° 00' 00" E	100.00
32	S 00° 00' 00" E	100.00
33	N 00° 00' 00" E	100.00
34	S 00° 00' 00" E	100.00
35	N 00° 00' 00" E	100.00
36	S 00° 00' 00" E	100.00
37	N 00° 00' 00" E	100.00
38	S 00° 00' 00" E	100.00
39	N 00° 00' 00" E	100.00
40	S 00° 00' 00" E	100.00
41	N 00° 00' 00" E	100.00
42	S 00° 00' 00" E	100.00
43	N 00° 00' 00" E	100.00
44	S 00° 00' 00" E	100.00
45	N 00° 00' 00" E	100.00
46	S 00° 00' 00" E	100.00
47	N 00° 00' 00" E	100.00
48	S 00° 00' 00" E	100.00
49	N 00° 00' 00" E	100.00
50	S 00° 00' 00" E	100.00

WETLAND BUFFER CALCULATIONS

LINE NO.	BEARING	DISTANCE	WETLAND BUFFER DISTANCE
1	N 00° 00' 00" E	100.00	100.00
2	S 00° 00' 00" E	100.00	100.00
3	N 00° 00' 00" E	100.00	100.00
4	S 00° 00' 00" E	100.00	100.00
5	N 00° 00' 00" E	100.00	100.00
6	S 00° 00' 00" E	100.00	100.00
7	N 00° 00' 00" E	100.00	100.00
8	S 00° 00' 00" E	100.00	100.00
9	N 00° 00' 00" E	100.00	100.00
10	S 00° 00' 00" E	100.00	100.00
11	N 00° 00' 00" E	100.00	100.00
12	S 00° 00' 00" E	100.00	100.00
13	N 00° 00' 00" E	100.00	100.00
14	S 00° 00' 00" E	100.00	100.00
15	N 00° 00' 00" E	100.00	100.00
16	S 00° 00' 00" E	100.00	100.00
17	N 00° 00' 00" E	100.00	100.00
18	S 00° 00' 00" E	100.00	100.00
19	N 00° 00' 00" E	100.00	100.00
20	S 00° 00' 00" E	100.00	100.00
21	N 00° 00' 00" E	100.00	100.00
22	S 00° 00' 00" E	100.00	100.00
23	N 00° 00' 00" E	100.00	100.00
24	S 00° 00' 00" E	100.00	100.00
25	N 00° 00' 00" E	100.00	100.00
26	S 00° 00' 00" E	100.00	100.00
27	N 00° 00' 00" E	100.00	100.00
28	S 00° 00' 00" E	100.00	100.00
29	N 00° 00' 00" E	100.00	100.00
30	S 00° 00' 00" E	100.00	100.00
31	N 00° 00' 00" E	100.00	100.00
32	S 00° 00' 00" E	100.00	100.00
33	N 00° 00' 00" E	100.00	100.00
34	S 00° 00' 00" E	100.00	100.00
35	N 00° 00' 00" E	100.00	100.00
36	S 00° 00' 00" E	100.00	100.00
37	N 00° 00' 00" E	100.00	100.00
38	S 00° 00' 00" E	100.00	100.00
39	N 00° 00' 00" E	100.00	100.00
40	S 00° 00' 00" E	100.00	100.00
41	N 00° 00' 00" E	100.00	100.00
42	S 00° 00' 00" E	100.00	100.00
43	N 00° 00' 00" E	100.00	100.00
44	S 00° 00' 00" E	100.00	100.00
45	N 00° 00' 00" E	100.00	100.00
46	S 00° 00' 00" E	100.00	100.00
47	N 00° 00' 00" E	100.00	100.00
48	S 00° 00' 00" E	100.00	100.00
49	N 00° 00' 00" E	100.00	100.00
50	S 00° 00' 00" E	100.00	100.00

Prepared by
 K. S. [Name]
 Registered Professional Engineer
 State of Florida, License No. [Number]
 Date: [Date]

2006035128
PLAT BOOK #1, PAGE 273
SHEET # OF 3



HIDEAWAY PHASE III

A PORTION OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, HARSAN COUNTY, FLORIDA.

LINE TABLE

LINE NO.	BEARING	DISTANCE
1	N 89° 50' 25" W	63.27
2	S 10° 25' 0" W	75.51
3	S 42° 19' 06" W	45.58
4	N 35° 30' 42" E	55.17
5	N 27° 46' 37" E	68.07
6	N 37° 49' W	37.08
7	N 30° 05' 08" W	92.30
8	N 52° 55' 0" W	56.28
9	N 66° 04' 40" W	54.08
10	N 56° 35' 42" W	73.08
11	N 87° 42' 30" E	43.28
12	N 87° 42' 30" E	33.57
13	N 87° 42' 30" E	41.28
14	N 87° 42' 30" E	71.08
15	N 87° 42' 30" E	33.57
16	N 87° 42' 30" E	41.28
17	N 87° 42' 30" E	71.08
18	N 87° 42' 30" E	33.57
19	N 87° 42' 30" E	41.28
20	N 87° 42' 30" E	71.08

QT INFORMATION

LINE NO.	BEARING	DISTANCE
1	N 89° 50' 25" W	63.27
2	S 10° 25' 0" W	75.51
3	S 42° 19' 06" W	45.58
4	N 35° 30' 42" E	55.17
5	N 27° 46' 37" E	68.07
6	N 37° 49' W	37.08
7	N 30° 05' 08" W	92.30
8	N 52° 55' 0" W	56.28
9	N 66° 04' 40" W	54.08
10	N 56° 35' 42" W	73.08
11	N 87° 42' 30" E	43.28
12	N 87° 42' 30" E	33.57
13	N 87° 42' 30" E	41.28
14	N 87° 42' 30" E	71.08
15	N 87° 42' 30" E	33.57
16	N 87° 42' 30" E	41.28
17	N 87° 42' 30" E	71.08
18	N 87° 42' 30" E	33.57
19	N 87° 42' 30" E	41.28
20	N 87° 42' 30" E	71.08



CURVE TABLE

LINE NO.	BEARING	DISTANCE
1	N 89° 50' 25" W	63.27
2	S 10° 25' 0" W	75.51
3	S 42° 19' 06" W	45.58
4	N 35° 30' 42" E	55.17
5	N 27° 46' 37" E	68.07
6	N 37° 49' W	37.08
7	N 30° 05' 08" W	92.30
8	N 52° 55' 0" W	56.28
9	N 66° 04' 40" W	54.08
10	N 56° 35' 42" W	73.08
11	N 87° 42' 30" E	43.28
12	N 87° 42' 30" E	33.57
13	N 87° 42' 30" E	41.28
14	N 87° 42' 30" E	71.08
15	N 87° 42' 30" E	33.57
16	N 87° 42' 30" E	41.28
17	N 87° 42' 30" E	71.08
18	N 87° 42' 30" E	33.57
19	N 87° 42' 30" E	41.28
20	N 87° 42' 30" E	71.08

CURVE TABLE (CONTINUED)

LINE NO.	BEARING	DISTANCE
21	N 87° 42' 30" E	33.57
22	N 87° 42' 30" E	41.28
23	N 87° 42' 30" E	71.08
24	N 87° 42' 30" E	33.57
25	N 87° 42' 30" E	41.28
26	N 87° 42' 30" E	71.08
27	N 87° 42' 30" E	33.57
28	N 87° 42' 30" E	41.28
29	N 87° 42' 30" E	71.08
30	N 87° 42' 30" E	33.57

WETLAND BUFFER CALCULATIONS

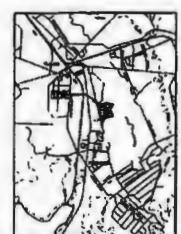
BUFFER	REQUIRED 50' BUFFER	PROPOSED BUFFER	PROPOSED AVERAGE
(A)	231,515.24'	231,515.24'	231,515.24'

INFORMED BY: COASTAL LAND SURVEYORS, INC. 2415 N. LINE STREET, TAMPA, FLORIDA 33602
DATE: 08/03/2000
DRAWN: [Name] 08/03/2000

HIDEAWAY PHASE II

A PORTION OF SECTION 12, TOWNSHIP 2 NORTH,
RANGE 17 EAST, HIGHLAND COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION	RANGE	TOWNSHIP	ACRES	OWNER	DATE	REMARKS
12	17	2	36.00	...	...	...
13	17	2	36.00	...	...	...
14	17	2	36.00	...	...	...
15	17	2	36.00	...	...	...
16	17	2	36.00	...	...	...
17	17	2	36.00	...	...	...
18	17	2	36.00	...	...	...
19	17	2	36.00	...	...	...
20	17	2	36.00	...	...	...
21	17	2	36.00	...	...	...
22	17	2	36.00	...	...	...
23	17	2	36.00	...	...	...
24	17	2	36.00	...	...	...
25	17	2	36.00	...	...	...
26	17	2	36.00	...	...	...
27	17	2	36.00	...	...	...
28	17	2	36.00	...	...	...
29	17	2	36.00	...	...	...
30	17	2	36.00	...	...	...
31	17	2	36.00	...	...	...
32	17	2	36.00	...	...	...
33	17	2	36.00	...	...	...
34	17	2	36.00	...	...	...
35	17	2	36.00	...	...	...
36	17	2	36.00	...	...	...
37	17	2	36.00	...	...	...
38	17	2	36.00	...	...	...
39	17	2	36.00	...	...	...
40	17	2	36.00	...	...	...
41	17	2	36.00	...	...	...
42	17	2	36.00	...	...	...
43	17	2	36.00	...	...	...
44	17	2	36.00	...	...	...
45	17	2	36.00	...	...	...
46	17	2	36.00	...	...	...
47	17	2	36.00	...	...	...
48	17	2	36.00	...	...	...
49	17	2	36.00	...	...	...
50	17	2	36.00	...	...	...
51	17	2	36.00	...	...	...
52	17	2	36.00	...	...	...
53	17	2	36.00	...	...	...
54	17	2	36.00	...	...	...
55	17	2	36.00	...	...	...
56	17	2	36.00	...	...	...
57	17	2	36.00	...	...	...
58	17	2	36.00	...	...	...
59	17	2	36.00	...	...	...
60	17	2	36.00	...	...	...
61	17	2	36.00	...	...	...
62	17	2	36.00	...	...	...
63	17	2	36.00	...	...	...
64	17	2	36.00	...	...	...
65	17	2	36.00	...	...	...
66	17	2	36.00	...	...	...
67	17	2	36.00	...	...	...
68	17	2	36.00	...	...	...
69	17	2	36.00	...	...	...
70	17	2	36.00	...	...	...
71	17	2	36.00	...	...	...
72	17	2	36.00	...	...	...
73	17	2	36.00	...	...	...
74	17	2	36.00	...	...	...
75	17	2	36.00	...	...	...
76	17	2	36.00	...	...	...
77	17	2	36.00	...	...	...
78	17	2	36.00	...	...	...
79	17	2	36.00	...	...	...
80	17	2	36.00	...	...	...
81	17	2	36.00	...	...	...
82	17	2	36.00	...	...	...
83	17	2	36.00	...	...	...
84	17	2	36.00	...	...	...
85	17	2	36.00	...	...	...
86	17	2	36.00	...	...	...
87	17	2	36.00	...	...	...
88	17	2	36.00	...	...	...
89	17	2	36.00	...	...	...
90	17	2	36.00	...	...	...
91	17	2	36.00	...	...	...
92	17	2	36.00	...	...	...
93	17	2	36.00	...	...	...
94	17	2	36.00	...	...	...
95	17	2	36.00	...	...	...
96	17	2	36.00	...	...	...
97	17	2	36.00	...	...	...
98	17	2	36.00	...	...	...
99	17	2	36.00	...	...	...
100	17	2	36.00	...	...	...



APPROVED FOR THE RECORDS
THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN EXAMINED AND APPROVED BY THE HIGHLAND COUNTY ATTORNEY.
THE HIGHLAND COUNTY ATTORNEY'S OFFICE IS LOCATED AT 100 SOUTH MAIN STREET, HIGHLAND COUNTY, FLORIDA 32909.
DATE: 10/15/2014
BY: [Signature]

APPROVED FOR THE RECORDS
THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN EXAMINED AND APPROVED BY THE HIGHLAND COUNTY PLANNING AND ZONING COMMISSION.
THE HIGHLAND COUNTY PLANNING AND ZONING COMMISSION IS LOCATED AT 100 SOUTH MAIN STREET, HIGHLAND COUNTY, FLORIDA 32909.
DATE: 10/15/2014
BY: [Signature]

APPROVED FOR THE RECORDS
THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN EXAMINED AND APPROVED BY THE HIGHLAND COUNTY HEALTH DEPARTMENT.
THE HIGHLAND COUNTY HEALTH DEPARTMENT IS LOCATED AT 100 SOUTH MAIN STREET, HIGHLAND COUNTY, FLORIDA 32909.
DATE: 10/15/2014
BY: [Signature]

APPROVED FOR THE RECORDS
THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN EXAMINED AND APPROVED BY THE HIGHLAND COUNTY ENGINEERING DEPARTMENT.
THE HIGHLAND COUNTY ENGINEERING DEPARTMENT IS LOCATED AT 100 SOUTH MAIN STREET, HIGHLAND COUNTY, FLORIDA 32909.
DATE: 10/15/2014
BY: [Signature]

APPROVED FOR THE RECORDS
THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN EXAMINED AND APPROVED BY THE HIGHLAND COUNTY SURVEYOR.
THE HIGHLAND COUNTY SURVEYOR IS LOCATED AT 100 SOUTH MAIN STREET, HIGHLAND COUNTY, FLORIDA 32909.
DATE: 10/15/2014
BY: [Signature]

Certs # 20660247
PLATBOOK #17, PAGE 299
SHEET 1 OF 6

APPROVED FOR THE RECORDS
THIS IS TO CERTIFY THAT THE HIGHLAND COUNTY PLANNING AND ZONING COMMISSION HAS REVIEWED AND APPROVED THIS PLAN FOR THE HIGHLAND COUNTY PLANNING AND ZONING COMMISSION.
THE HIGHLAND COUNTY PLANNING AND ZONING COMMISSION IS LOCATED AT 100 SOUTH MAIN STREET, HIGHLAND COUNTY, FLORIDA 32909.
DATE: 10/15/2014
BY: [Signature]

APPROVED FOR THE RECORDS
THIS IS TO CERTIFY THAT THE HIGHLAND COUNTY HEALTH DEPARTMENT HAS REVIEWED AND APPROVED THIS PLAN FOR THE HIGHLAND COUNTY HEALTH DEPARTMENT.
THE HIGHLAND COUNTY HEALTH DEPARTMENT IS LOCATED AT 100 SOUTH MAIN STREET, HIGHLAND COUNTY, FLORIDA 32909.
DATE: 10/15/2014
BY: [Signature]

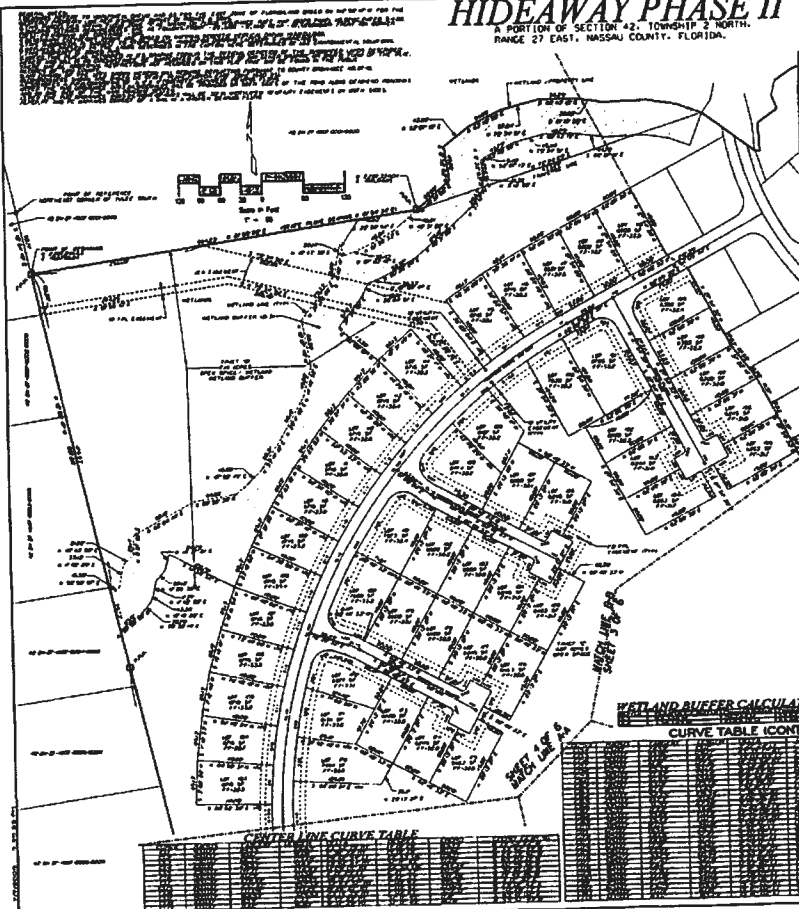
APPROVED FOR THE RECORDS
THIS IS TO CERTIFY THAT THE HIGHLAND COUNTY ENGINEERING DEPARTMENT HAS REVIEWED AND APPROVED THIS PLAN FOR THE HIGHLAND COUNTY ENGINEERING DEPARTMENT.
THE HIGHLAND COUNTY ENGINEERING DEPARTMENT IS LOCATED AT 100 SOUTH MAIN STREET, HIGHLAND COUNTY, FLORIDA 32909.
DATE: 10/15/2014
BY: [Signature]

APPROVED FOR THE RECORDS
THIS IS TO CERTIFY THAT THE HIGHLAND COUNTY SURVEYOR HAS REVIEWED AND APPROVED THIS PLAN FOR THE HIGHLAND COUNTY SURVEYOR.
THE HIGHLAND COUNTY SURVEYOR IS LOCATED AT 100 SOUTH MAIN STREET, HIGHLAND COUNTY, FLORIDA 32909.
DATE: 10/15/2014
BY: [Signature]

HIDEAWAY PHASE II

A PORTION OF SECTION 42, TOWNSHIP 2 NORTH,
RANGE 27 EAST, NASSAU COUNTY, FLORIDA.

PLAT BOOK # 7, PAGE 234
SHEET 2 OF 6



LINE TABLE

LINE NO.	DESCRIPTION	LENGTH
1
2
3
4
5
6
7
8
9
10

CURVE TABLE

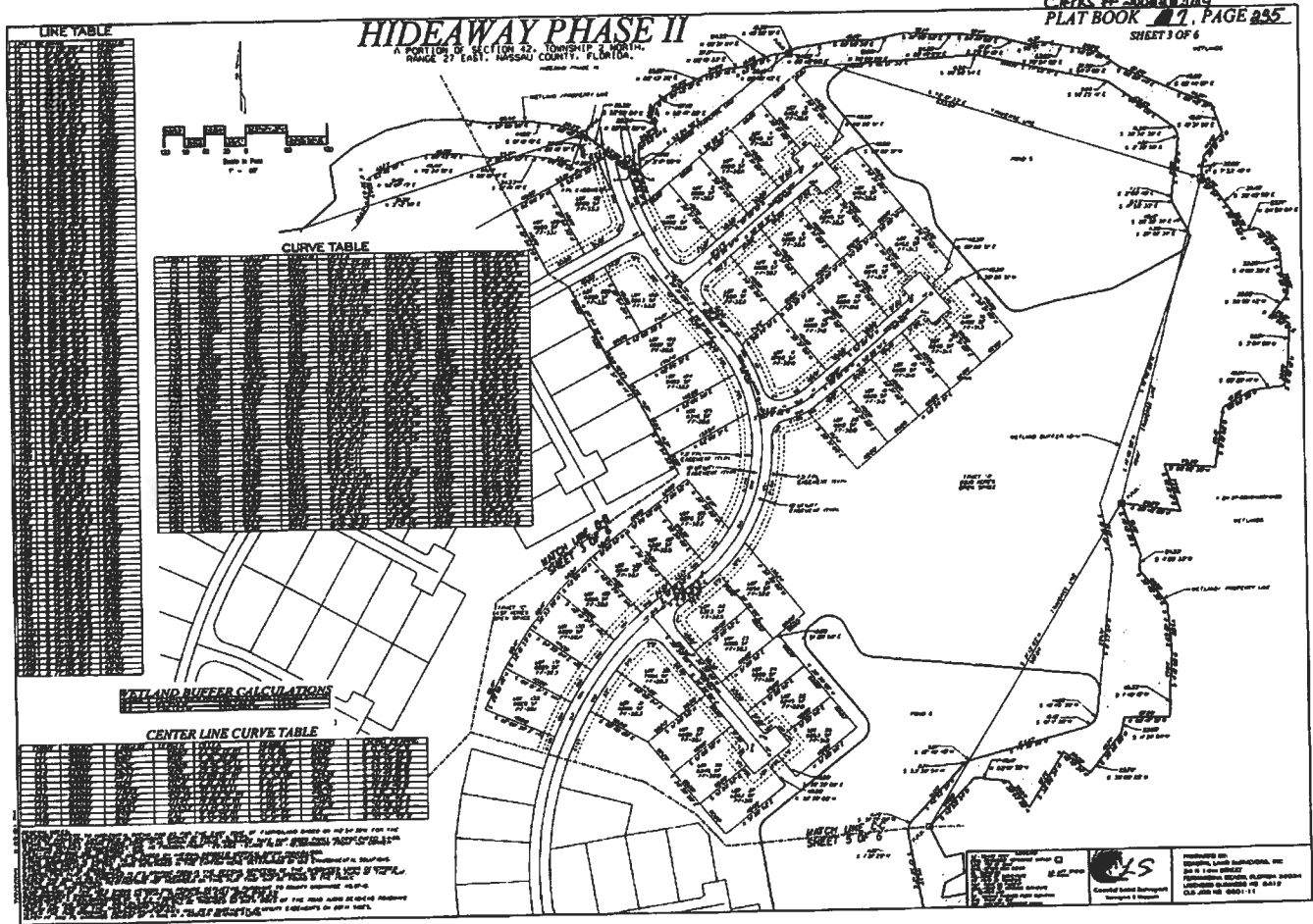
LINE NO.	DESCRIPTION	LENGTH
1
2
3
4
5
6
7
8
9
10

WETLAND BUFFER CALCULATION
CURVE TABLE (CONTINUED)

LINE NO.	DESCRIPTION	LENGTH
1
2
3
4
5
6
7
8
9
10

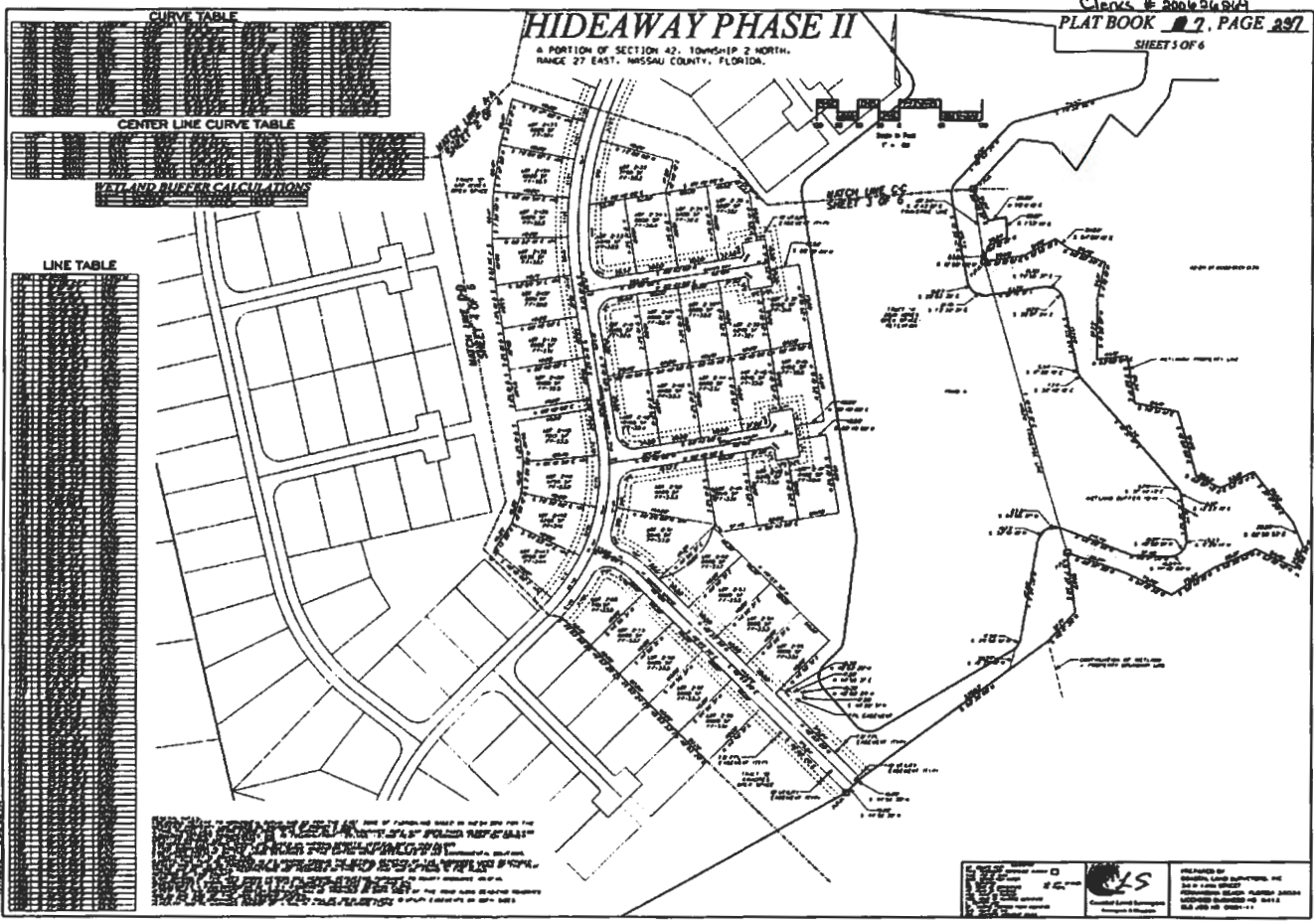
CENTER LINE CURVE TABLE

The block contains a professional seal for a Civil Engineer in the State of Florida, along with a logo for 'K/S' (likely K/S Engineering or Surveying). The seal includes the name of the engineer and their license number. The logo features the letters 'K/S' in a stylized font.



HIDEAWAY PHASE II

A PORTION OF SECTION 42, TOWNSHIP 2 NORTH,
RANGE 27 EAST, MISSISSIPPI COUNTY, FLORIDA.



Station	Curve	Length
---------	-------	--------

Station	Curve	Length
---------	-------	--------

Station	Buffer	Width
---------	--------	-------

Station	Line	Length
---------	------	--------

NOT TO SCALE
REVISIONS:
DATE: 1/15/10
BY: [Signature]

	Prepared by ENGINEERING FIRM 1000 S. US HIGHWAY 90 TALLAHASSEE, FLORIDA 32310 TEL: 904-386-1111
--	---

HIDEAWAY PHASE II

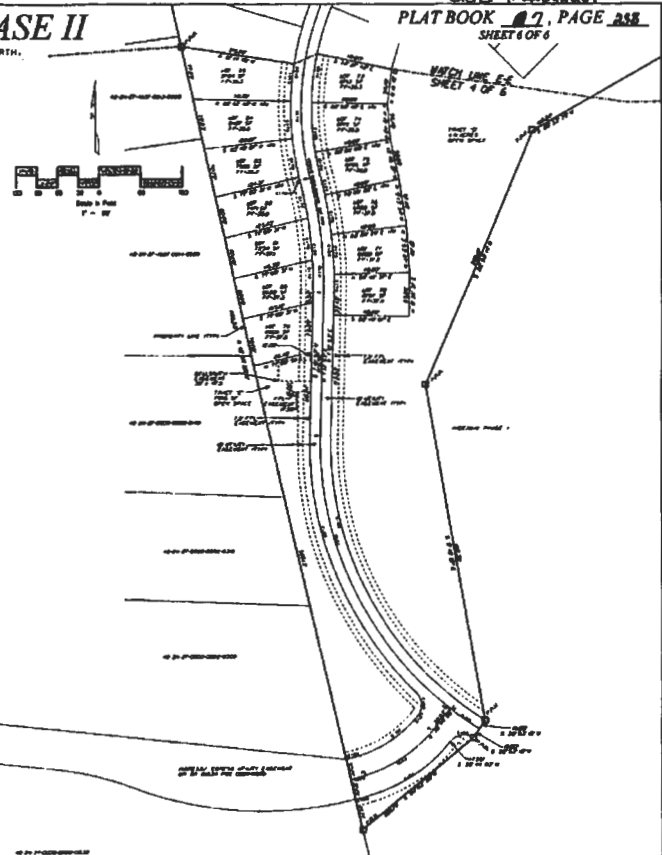
A PORTION OF SECTION 42, TOWNSHIP 2 NORTH,
RANGE 27 EAST, NASSAU COUNTY, FLORIDA.

Client: **4 000000000**
PLAT BOOK # 7, PAGE 258
SHEET 6 OF 6

THIS PLAN IS TO BE CONSIDERED AS A PART OF THE RECORD MAPS OF THE COUNTY OF FLORIDA. THE RECORD MAPS OF THE COUNTY OF FLORIDA ARE THE ONLY AUTHORITY FOR THE LOCATION OF THE CORNER POINTS OF THE SECTIONS OF THE PUBLIC LANDS OF THE COUNTY OF FLORIDA. THE RECORD MAPS OF THE COUNTY OF FLORIDA ARE THE ONLY AUTHORITY FOR THE LOCATION OF THE CORNER POINTS OF THE SECTIONS OF THE PUBLIC LANDS OF THE COUNTY OF FLORIDA. THE RECORD MAPS OF THE COUNTY OF FLORIDA ARE THE ONLY AUTHORITY FOR THE LOCATION OF THE CORNER POINTS OF THE SECTIONS OF THE PUBLIC LANDS OF THE COUNTY OF FLORIDA.

CURVE TABLE

Stationing	Curve Data	Stationing	Curve Data
1+00	100.00	1+00	100.00
1+05	105.00	1+05	105.00
1+10	110.00	1+10	110.00
1+15	115.00	1+15	115.00
1+20	120.00	1+20	120.00
1+25	125.00	1+25	125.00
1+30	130.00	1+30	130.00
1+35	135.00	1+35	135.00
1+40	140.00	1+40	140.00
1+45	145.00	1+45	145.00
1+50	150.00	1+50	150.00
1+55	155.00	1+55	155.00
1+60	160.00	1+60	160.00
1+65	165.00	1+65	165.00
1+70	170.00	1+70	170.00
1+75	175.00	1+75	175.00
1+80	180.00	1+80	180.00
1+85	185.00	1+85	185.00
1+90	190.00	1+90	190.00
1+95	195.00	1+95	195.00
2+00	200.00	2+00	200.00
2+05	205.00	2+05	205.00
2+10	210.00	2+10	210.00
2+15	215.00	2+15	215.00
2+20	220.00	2+20	220.00
2+25	225.00	2+25	225.00
2+30	230.00	2+30	230.00
2+35	235.00	2+35	235.00
2+40	240.00	2+40	240.00
2+45	245.00	2+45	245.00
2+50	250.00	2+50	250.00
2+55	255.00	2+55	255.00
2+60	260.00	2+60	260.00
2+65	265.00	2+65	265.00
2+70	270.00	2+70	270.00
2+75	275.00	2+75	275.00
2+80	280.00	2+80	280.00
2+85	285.00	2+85	285.00
2+90	290.00	2+90	290.00
2+95	295.00	2+95	295.00
3+00	300.00	3+00	300.00
3+05	305.00	3+05	305.00
3+10	310.00	3+10	310.00
3+15	315.00	3+15	315.00
3+20	320.00	3+20	320.00
3+25	325.00	3+25	325.00
3+30	330.00	3+30	330.00
3+35	335.00	3+35	335.00
3+40	340.00	3+40	340.00
3+45	345.00	3+45	345.00
3+50	350.00	3+50	350.00
3+55	355.00	3+55	355.00
3+60	360.00	3+60	360.00
3+65	365.00	3+65	365.00
3+70	370.00	3+70	370.00
3+75	375.00	3+75	375.00
3+80	380.00	3+80	380.00
3+85	385.00	3+85	385.00
3+90	390.00	3+90	390.00
3+95	395.00	3+95	395.00
4+00	400.00	4+00	400.00
4+05	405.00	4+05	405.00
4+10	410.00	4+10	410.00
4+15	415.00	4+15	415.00
4+20	420.00	4+20	420.00
4+25	425.00	4+25	425.00
4+30	430.00	4+30	430.00
4+35	435.00	4+35	435.00
4+40	440.00	4+40	440.00
4+45	445.00	4+45	445.00
4+50	450.00	4+50	450.00
4+55	455.00	4+55	455.00
4+60	460.00	4+60	460.00
4+65	465.00	4+65	465.00
4+70	470.00	4+70	470.00
4+75	475.00	4+75	475.00
4+80	480.00	4+80	480.00
4+85	485.00	4+85	485.00
4+90	490.00	4+90	490.00
4+95	495.00	4+95	495.00
5+00	500.00	5+00	500.00
5+05	505.00	5+05	505.00
5+10	510.00	5+10	510.00
5+15	515.00	5+15	515.00
5+20	520.00	5+20	520.00
5+25	525.00	5+25	525.00
5+30	530.00	5+30	530.00
5+35	535.00	5+35	535.00
5+40	540.00	5+40	540.00
5+45	545.00	5+45	545.00
5+50	550.00	5+50	550.00
5+55	555.00	5+55	555.00
5+60	560.00	5+60	560.00
5+65	565.00	5+65	565.00
5+70	570.00	5+70	570.00
5+75	575.00	5+75	575.00
5+80	580.00	5+80	580.00
5+85	585.00	5+85	585.00
5+90	590.00	5+90	590.00
5+95	595.00	5+95	595.00
6+00	600.00	6+00	600.00
6+05	605.00	6+05	605.00
6+10	610.00	6+10	610.00
6+15	615.00	6+15	615.00
6+20	620.00	6+20	620.00
6+25	625.00	6+25	625.00
6+30	630.00	6+30	630.00
6+35	635.00	6+35	635.00
6+40	640.00	6+40	640.00
6+45	645.00	6+45	645.00
6+50	650.00	6+50	650.00
6+55	655.00	6+55	655.00
6+60	660.00	6+60	660.00
6+65	665.00	6+65	665.00
6+70	670.00	6+70	670.00
6+75	675.00	6+75	675.00
6+80	680.00	6+80	680.00
6+85	685.00	6+85	685.00
6+90	690.00	6+90	690.00
6+95	695.00	6+95	695.00
7+00	700.00	7+00	700.00
7+05	705.00	7+05	705.00
7+10	710.00	7+10	710.00
7+15	715.00	7+15	715.00
7+20	720.00	7+20	720.00
7+25	725.00	7+25	725.00
7+30	730.00	7+30	730.00
7+35	735.00	7+35	735.00
7+40	740.00	7+40	740.00
7+45	745.00	7+45	745.00
7+50	750.00	7+50	750.00
7+55	755.00	7+55	755.00
7+60	760.00	7+60	760.00
7+65	765.00	7+65	765.00
7+70	770.00	7+70	770.00
7+75	775.00	7+75	775.00
7+80	780.00	7+80	780.00
7+85	785.00	7+85	785.00
7+90	790.00	7+90	790.00
7+95	795.00	7+95	795.00
8+00	800.00	8+00	800.00
8+05	805.00	8+05	805.00
8+10	810.00	8+10	810.00
8+15	815.00	8+15	815.00
8+20	820.00	8+20	820.00
8+25	825.00	8+25	825.00
8+30	830.00	8+30	830.00
8+35	835.00	8+35	835.00
8+40	840.00	8+40	840.00
8+45	845.00	8+45	845.00
8+50	850.00	8+50	850.00
8+55	855.00	8+55	855.00
8+60	860.00	8+60	860.00
8+65	865.00	8+65	865.00
8+70	870.00	8+70	870.00
8+75	875.00	8+75	875.00
8+80	880.00	8+80	880.00
8+85	885.00	8+85	885.00
8+90	890.00	8+90	890.00
8+95	895.00	8+95	895.00
9+00	900.00	9+00	900.00
9+05	905.00	9+05	905.00
9+10	910.00	9+10	910.00
9+15	915.00	9+15	915.00
9+20	920.00	9+20	920.00
9+25	925.00	9+25	925.00
9+30	930.00	9+30	930.00
9+35	935.00	9+35	935.00
9+40	940.00	9+40	940.00
9+45	945.00	9+45	945.00
9+50	950.00	9+50	950.00
9+55	955.00	9+55	955.00
9+60	960.00	9+60	960.00
9+65	965.00	9+65	965.00
9+70	970.00	9+70	970.00
9+75	975.00	9+75	975.00
9+80	980.00	9+80	980.00
9+85	985.00	9+85	985.00
9+90	990.00	9+90	990.00
9+95	995.00	9+95	995.00
10+00	1000.00	10+00	1000.00



1.5' (7.5' RUN)

PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 12345
 EXPIRES 12/31/2025