

MAP OF BOUNDARY SURVEY

PARCEL A, DEED OF RECORD OFFICIAL RECORD BOOK 2168, PAGE 593

LOTS 53 THROUGH 58 OF CORNWALL SURVEY, IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 23 EAST, NASSAU COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS VOLUME 669, PAGE 1168, OF THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA.

PARCEL A, SURVEYOR DEED

ALL OF LOTS 53 THROUGH 58 OF THE CORNWALL SURVEY PLAT, LOCATED IN SECTION 25, TOWNSHIP 4 NORTH, RANGE 23 EAST, NASSAU COUNTY, FLORIDA. SAID PLAT BEING RECORDED IN PLAT BOOK "0" PAGE 30, RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY AND STATE, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 58, BEING A FOUND 5/8 INCH REBAR AND CAP, UNREADABLE, SAID POINT ALSO BEING ON THE EASTERLY LINE OF SECTION 25 AFORESAID; THENCE S 00°21'03" W ALONG THE AFORESAID EASTERLY LINE, A DISTANCE OF 1986.48 FEET TO THE SOUTHEAST CORNER OF LOT 53 AFOREMENTIONED; THENCE N 89°46'46" W ALONG THE SOUTHERLY LINE OF SAID LOT 53, A DISTANCE OF 1334.61 FEET TO THE SOUTHWEST CORNER OF SAID LOT 53; THENCE N 00°00'28"E ALONG THE WESTERLY LINE OF SAID LOT 53, A DISTANCE OF 21.63 FEET TO THE NORTHEAST CORNER OF PROPERTY PER DEED, OFFICIAL RECORD BOOK 2496, PAGE 886, RECORDED IN THE PUBLIC RECORDS AFORESAID AND ALSO BEING ON THE EASTERLY LINE OF PROPERTY'S PER DEED, OFFICIAL RECORD BOOK 1503, PAGE 887, OFFICIAL RECORD BOOK 2331, PAGE 22 AND OFFICIAL RECORD BOOK 2498, PAGE 1454; THENCE N 00°07'014" E ALONG THE EASTERLY LINE AFORESAID, A DISTANCE OF 1637.59 FEET TO THE NORTHEAST CORNER OF PROPERTY PER DEED, OFFICIAL RECORD BOOK 2498, PAGE 1454 AFOREMENTIONED AND ALSO BEING THE NORTHWEST CORNER OF LOT 57 AFOREMENTIONED, THENCE N 00°36'31" E ALONG THE WESTERLY LINE OF LOTS 57 AND 58 AFORESAID, A DISTANCE OF 328.44 FEET TO THE NORTHWEST CORNER OF SAID LOT 58; THENCE S 89°44'06" E (BEARING BASIS FOR THIS DEED) ALONG THE NORTHERLY LINE OF SAID LOT 58, A DISTANCE OF 1339.94 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 61.06 ACRES NET; ACREAGE EXCLUDING THAT PORTION LYING IN FRANKLIN ROAD 59.82 ACRES.

SAID PARECL BEING SUBJECT TO AN EXISTING EASEMENT (FRANKLIN ROAD) PER DEED, OFFICIAL RECORD BOOK 1679, PAGE 916, RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. SAID EASEMENT HAVING A VARIABLE WIDTH RIGHT OF WAY.

