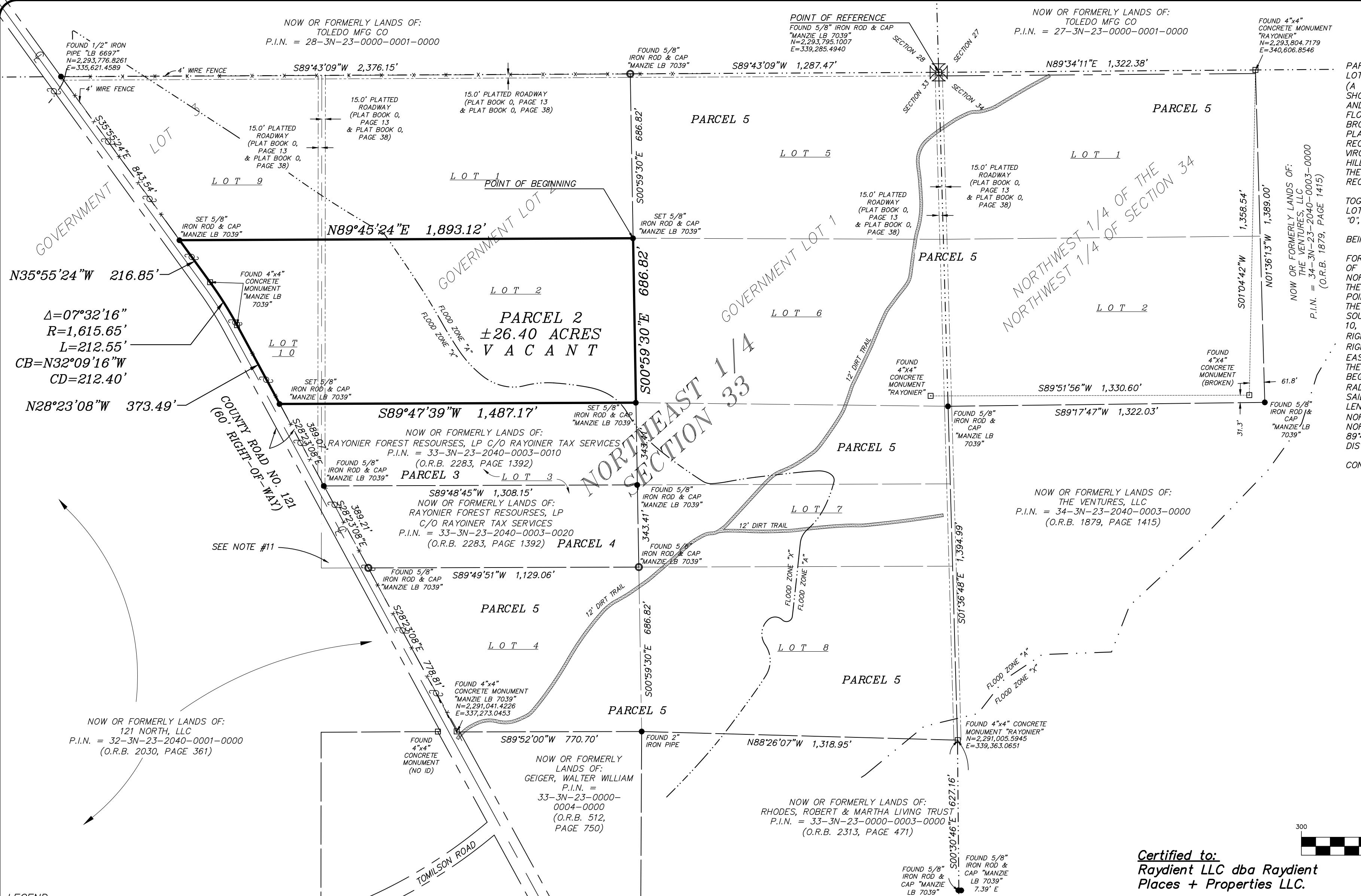


# MAP OF BOUNDARY SURVEY



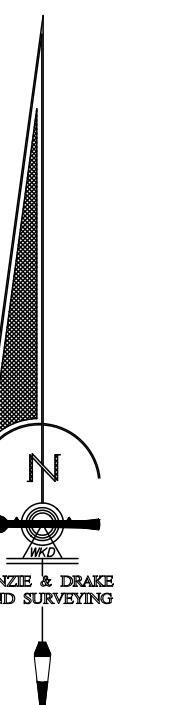
**PARCEL 2**  
LOTS 2 AND 10, SECTION 33, LYING EASTERLY OF COUNTY ROAD 121 (A 60 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE), AS SHOWN ON "DIAGRAM" SHOWING THOSE PARTS OF SECTIONS 33, 34, 35 AND 36, TOWNSHIP 3 NORTH, RANGE 23 EAST, NASSAU COUNTY, FLORIDA, AS SUBDIVIDED INTO LOTS FOR HERBERT GORDON & VENSEL BROTHERS, HILLIARD, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "O", PAGE 13, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND ALSO SHOWN AS "THE VIRGINIA COLONY" ON THAT CERTAIN PLAT OF VIRGINIA COLONY FARMS, HILLIARD, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "O", PAGE 38, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

TOGETHER WITH ANY AND ALL PLATTED ROADWAYS ADJACENT TO SAID LOTS AS SHOWN ON SAID PLAT BOOK "O", PAGE 13 AND PLAT BOOK "O", PAGE 38.

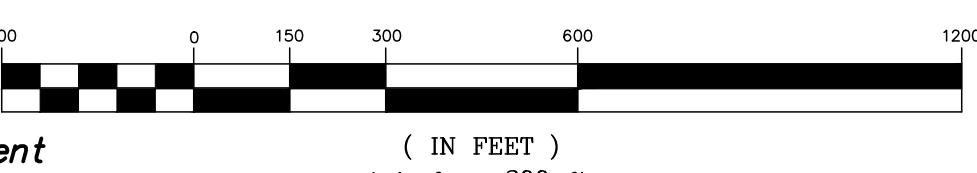
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 33; THENCE SOUTH 89°43'09" WEST, ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 1,287.47 FEET; THENCE SOUTH 00°59'30" EAST A DISTANCE OF 686.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°59'30" EAST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 686.82 FEET; THENCE SOUTH 89°47'39" WEST, ALONG THE SOUTH LINE OF SAID LOTS 2 AND 10, A DISTANCE OF 1,487.17 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 121 (A 60 FOOT RIGHT-OF-WAY) AS LAID OUT AND IN USE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO FOLLOWING THREE COURSES: (1) THENCE NORTH 28°23'08" WEST A DISTANCE OF 373.49 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1,615.65 FEET; (2) THENCE NORTHERLY ALONG ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°32'16", AN ARC LENGTH OF 212.55 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 32°09'16" WEST A DISTANCE OF 212.40 FEET; (3) THENCE NORTH 35°55'24" WEST A DISTANCE OF 216.85 FEET; THENCE NORTH 89°45'24" EAST, ALONG THE NORTH LINE OF SAID LOTS 2 AND 10, A DISTANCE OF 1,893.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.40 ACRES MORE OR LESS.



## GRAPHIC SCALE



Certified to:  
Raydient LLC dba Raydient  
Places + Properties LLC.



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."

SCALE: 1"=300' JOB NO: 20927-2 DATE: 05/26/2021 CADD: WKD

F.B. NO: X-347 PAGE NO: 63 FIELD CREW: GS FILE NO: B-1588-2

- Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
- The "Legal Description" shown hereon was prepared by the Surveyor.
- Underground improvements not located or shown.
- Lands shown hereon were not abstracted by this Office for easements, rights-of-way, ownership or other instruments of record.
- Bearings and horizontal control data (State Plane Coordinates) shown hereon are based on State Plane Coordinate System (Florida East Zone) North American Datum of 1983/1990 (NAD 83/90), and were obtained by utilizing a "Leica GS14 GPS/GNSS Rover" and the "Trimble VRS" real time kinematics state-wide GPS network.
- There may be jurisdictional wetlands present on this property that have not been located or shown as part of this survey.
- "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- This firm's "Certificate of Authorization" number is "LB 7039".
- The property shown hereon lies within flood zone "X" & "A" per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 12089C 0120 F, dated 12-17-2010.
- Reference material used for the survey:

  - A. Anthony Paul O'Neill Survey dated 05-19-14
  - B. Right-of-Way Map of CR #121 prepared by Vernon N. Drake (D2-85)

- This area is residue of Lot 3, Section 33-3N-23E, Plat Book 0, Page 13 and Plat Book 0, Page 38 and is not a part of this survey.