

MAP OF BOUNDARY SURVEY

PARCEL 1
A PARCEL OF LAND SITUATE LYING AND BEING WITHIN SECTION 31, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA AND BEING ALL OF LOT 8, BLOCK 2, AND A PORTION OF LOT 5, 9, 10, 11, & 12, BLOCK 3 AND ALL OF LOTS 1, 2, 3, 4, 13, 14, 15, 16, 17, 18, 19, 28, 29, 30 & 31, BLOCK 3 AND ALL OF LOTS 7, 8, 9 & 10, BLOCK 4 OF NEWCOMB'S SUBDIVISION OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 25 EAST AS RECORDED IN PLAT BOOK 1, PAGE 16 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, ALSO INCLUDING A PORTION OF THE RIGHT-OF-WAYS OF FLORIDA AVENUE, COMMANCHEE ROAD, SIOUX ROAD, & MOHAWK HIGHWAY, ALL RECORDED IN SAID NEWCOMB'S SUBDIVISION OF SECTION 31, AS RECORDED IN PLAT BOOK 1, PAGE 16 OF THE PUBLIC RECORDS OF NASSAU COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 89°28'22" EAST, ALONG THE SOUTHERLY LING OF SAID SECTION 31, A DISTANCE OF 1,329.91 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°13'56" WEST, ALONG THE WEST LINE OF SAID LOTS 28 & 19, BLOCK 3, A DISTANCE OF 1,342.78 FEET TO THE CENTERLINE OF SAID SIOUX ROAD (A 25 RIGHT-OF-WAY NOT IN USE) (CLOSURE INFORMATION NOT PROVIDED); THENCE SOUTH 89°12'57" WEST, ALONG THE CENTERLINE OF SAID SIOUX ROAD, A DISTANCE OF 1,007.50 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY OF STATE ROAD NO. 200 (ALSO KNOWN AS U.S. NO. 301) (A VARIABLE WIDTH RIGHT-OF-WAY PER F.D.O.T. MAP SECTION 74040-2530); THENCE NORTH 35°53'36" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 200, A DISTANCE OF 730.09 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1631, PAGE 1050; THENCE ALONG THE PERIMETER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1631, PAGE 1050 THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 54°06'24" EAST, A DISTANCE OF 637.05 FEET; (2) NORTH 35°53'38" EAST, A DISTANCE OF 394.42 FEET; (3) THENCE SOUTH 85°05'36" WEST, A DISTANCE OF 81.75 FEET; (4) THENCE NORTH 48°45'24" WEST, A DISTANCE OF 439.14 FEET; (5) THENCE NORTH 00°43'24" WEST, A DISTANCE OF 218.55 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 200; THENCE NORTH 35°53'36" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 200, A DISTANCE OF 292.32 FEET TO INTERSECT A POINT ON THE PERIMETER OF SECTION 31 OF SECTION 31 TO THE SOUTH TO THE TOWNSHIP 2 NORTH, RANGE 25 EAST; THENCE NORTH 66°21'56" EAST, ALONG SAID COMMON LINE OF SAID SECTION 31 & SAID SOUTH LINE OF SECTION 37, A DISTANCE OF 209.36 FEET TO THE CENTERLINE OF SAID COMMANCHEE ROAD (A 25 RIGHT-OF-WAY) (SHOWN AS PROPERTY LINE PER F.D.O.T. RIGHT-OF-WAY MAP SECTION NO. 74040-2530) ; THENCE NORTH 88°55'18" EAST, ALONG THE CENTERLINE OF SAID COMMANCHEE ROAD, A DISTANCE OF 883.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK 2, NEWCOMB'S SUBDIVISION; THENCE NORTH 00°14'16" WEST, ALONG THE WEST LINE OF SAID LOT 8, BLOCK 2, A DISTANCE OF 657.78 FEET TO THE NORTHWEST CORNER OF SAID LOT 8, BLOCK 2; THENCE NORTH 89°11'06" EAST, ALONG THE NORTH LINE OF SAID LOT 8, BLOCK 2, A DISTANCE OF 331.77 FEET TO THE CENTERLINE OF SAID FLORIDA AVENUE (A 30 RIGHT-OF-WAY) (CLOSED PER O.R.B. 606, PAGE 1088 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA); THENCE SOUTH 00°16'11" EAST, ALONG THE CENTERLINE OF SAID FLORIDA AVENUE, A DISTANCE OF 656.25 FEET TO INTERSECT THE CENTERLINE OF SAID COMMANCHEE ROAD; THENCE NORTH 88°55'18" EAST, ALONG THE CENTERLINE OF SAID COMMANCHEE ROAD, A DISTANCE OF 767.95 FEET TO THE NORTHEAST CORNER OF SAID LOT 7, BLOCK 4, NEWCOMB'S SUBDIVISION; THENCE SOUTH 00°00'53" WEST, ALONG THE EAST LINE OF SAID LOT 7 & LOT 10, BLOCK 4, A DISTANCE OF 1,353.40 FEET TO INTERSECT THE CENTERLINE OF SAID SIOUX ROAD; THENCE SOUTH 89°12'57" WEST, ALONG THE CENTERLINE OF SAID SIOUX ROAD, A DISTANCE OF 761.18 FEET TO INTERSECT THE CENTERLINE OF SAID FLORIDA AVENUE; THENCE SOUTH 00°16'11" EAST, ALONG THE CENTERLINE OF SAID FLORIDA AVENUE, A DISTANCE OF 1,348.73 FEET TO INTERSECT THE CENTERLINE OF SAID MOHAWK HIGHWAY (A 25 RIGHT-OF-WAY) (CLOSED PER O.R.B. 606, PAGE 1088 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA); THENCE SOUTH 89°28'22" WEST, ALONG THE CENTERLINE OF SAID MOHAWK HIGHWAY, A DISTANCE OF 1,329.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 121.04 ACRES, MORE OR LESS.

PARCEL 2
A PARCEL OF LAND SITUATE LYING AND BEING WITHIN SECTION 31, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA AND BEING, A PORTION OF LOT 6, 7, 8 & 9, BLOCK 3 AND A PORTION OF THE RIGHT-OF-WAY OF SIOUX ROAD OF NEWCOMB'S SUBDIVISION OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 25 EAST AS RECORDED IN PLAT BOOK 1, PAGE 16 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE CORNER COMMON TO SECTION 31 & SECTION 37, TOWNSHIP 2 NORTH, RANGE 25 EAST AND SECTION 36 & SECTION 37, TOWNSHIP 2 NORTH, RANGE 24 EAST; THENCE NORTH 66°21'56" EAST, ALONG THE LINE COMMON TO SAID SECTION 31, TOWNSHIP 2 NORTH, RANGE 25 EAST & THE SOUTH LINE OF SECTION 37, TOWNSHIP 2 NORTH, RANGE 25 EAST, A DISTANCE OF 751.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 66°21'56" EAST, ALONG SAID COMMON SECTION LINE, A DISTANCE OF 154.89 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (ALSO KNOWN AS U.S. NO. 301) (A VARIABLE WIDTH RIGHT-OF-WAY PER F.D.O.T. MAP SECTION 74040-2530); THENCE SOUTH 35°53'36" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 200, A DISTANCE OF 1,354.05 FEET TO THE CENTERLINE OF SAID SIOUX ROAD (A 25 RIGHT-OF-WAY NOT IN USE) (CLOSURE INFORMATION NOT PROVIDED); THENCE SOUTH 89°12'57" WEST, ALONG THE CENTERLINE OF SAID SIOUX ROAD, A DISTANCE OF 19.48 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TALLAHASSEE AVENUE (A 15 RIGHT-OF-WAY NOT IN USE) (SHOWN PER F.D.O.T. SECTION NO. 74040-2530); THENCE NORTH 00°13'47" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID TALLAHASSEE AVENUE, A DISTANCE OF 113.38 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIRLINE RAILROAD (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE NORTH 36°05'25" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SEABOARD AIRLINE RAILROAD, A DISTANCE OF 1,140.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.33 ACRES, MORE OR LESS.

CERTIFIED TO:
Raydient LLC dba Raydient Places + Properties LLC, a Delaware Limited Liability Company

LINE TABLE		
LINE	BEARING	LENGTH
L1	N66°21'56"E	154.89'
L2	S89°12'57"W	19.48'
L3	N0°13'47"W	113.38'
L4	S85°06'36"W	91.75'
L5	N0°43'24"W	218.55'
L6	N35°53'36"E	292.32'
L7	N66°21'56"E	209.36'
L8	N66°21'56"E	32.59'
L9	N66°21'56"E	98.53'

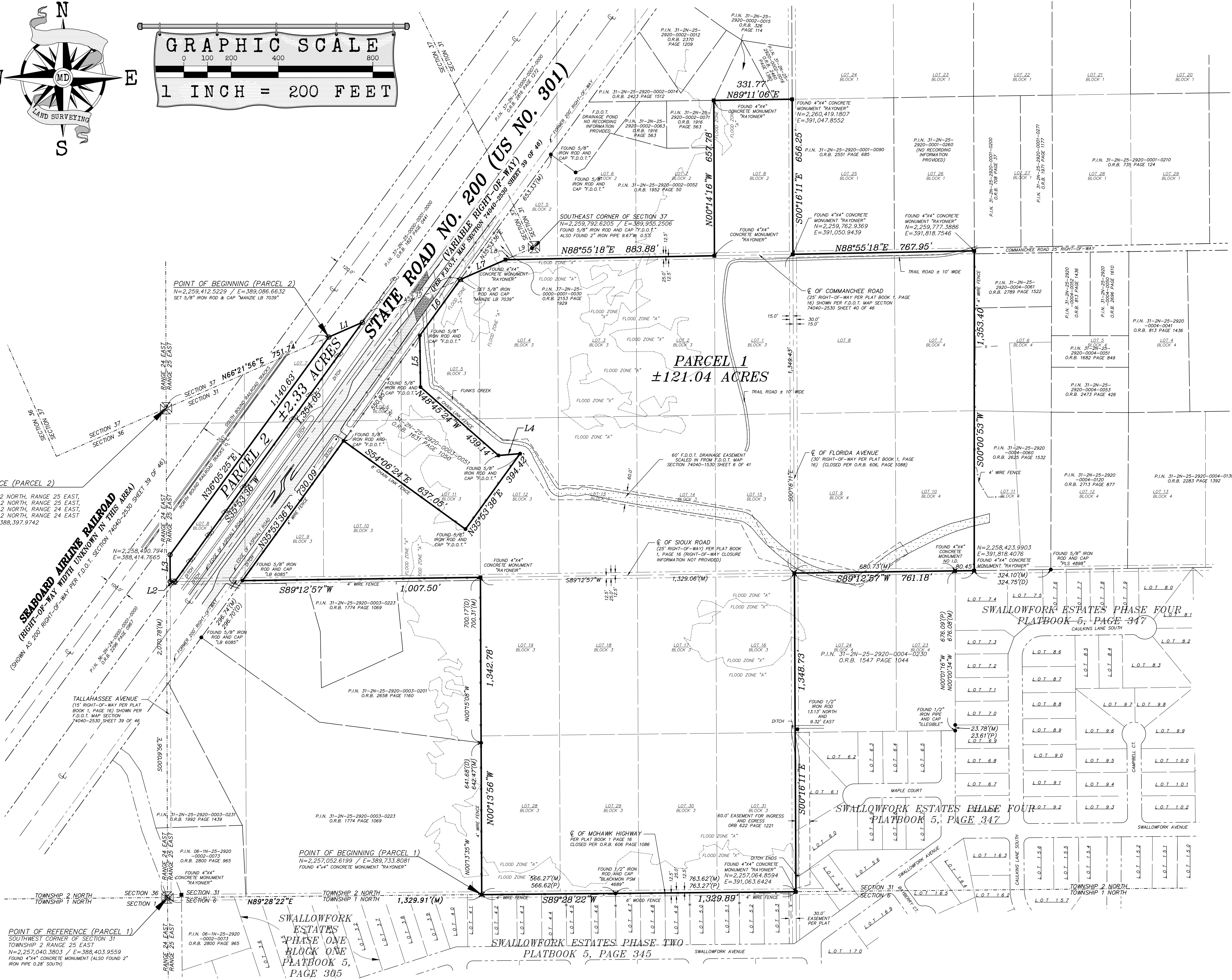
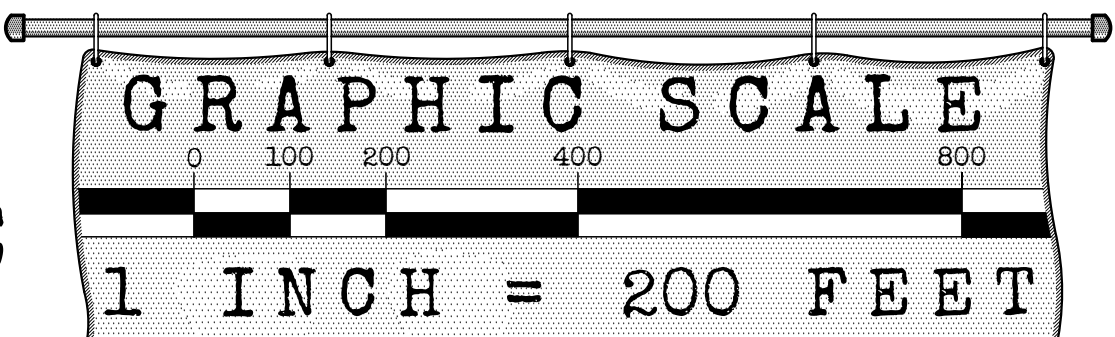
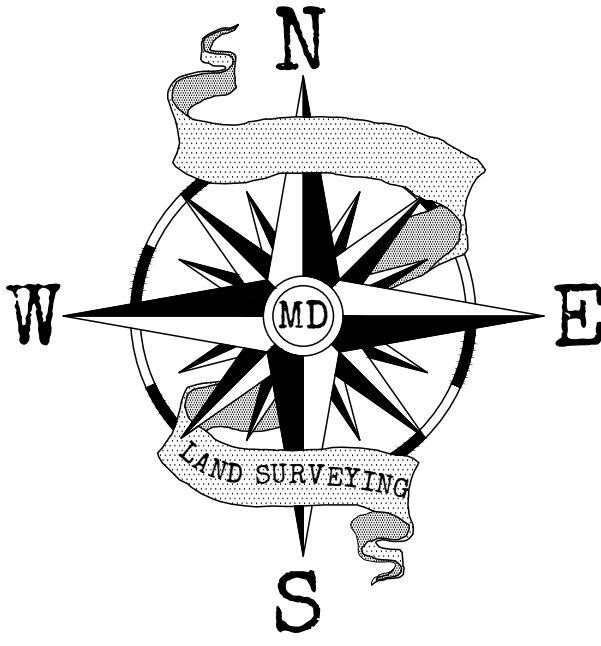
SURVEY NOTES:

- Unless it bears the original signature and the original raised seal of a Florida licensed Surveyor and Mapper of Validated Digital Signature by a Florida licensed Surveyor and Mapper, this map/report is for informational purposes only and is not valid.
- The "Legal Description" hereon was prepared by the Surveyor.
- This firms "Certificate of Authorization" number is "LB 7039".
- Underground Improvements were 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 & coordinates shown hereon are based the State Plane Coordinate System, East Zone, State of Florida, North American Datum of 1983/1990 (N.A.D. '83/'90). The south line of Section 31, Township 2 North, Range 25 East bears a Grid Bearing of N89°28'22"E.
- The property shown hereon lies within flood zone "A" & "X" per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 12089C 0311F dated 08/02/2017.
- There may be jurisdictional wetlands present on this property that have not been located or shown as part of this survey.

POINT OF REFERENCE (PARCEL 2)
CORNER COMMON TO SECTION 31, TOWNSHIP 2 NORTH, RANGE 25 EAST AND SECTION 36 & SECTION 37, TOWNSHIP 2 NORTH, RANGE 24 EAST, SECTION 37, TOWNSHIP 2 NORTH, RANGE 25 EAST, SECTION 37, TOWNSHIP 2 NORTH, RANGE 24 EAST, SECTION 36, TOWNSHIP 2 NORTH, RANGE 25 EAST
N=2,259,111.1498 / E=388,397.9742
FOUND 3/4" IRON PIPE

POINT OF BEGINNING (PARCEL 1)
N=2,257,040.3803 / E=389,733.8081
FOUND 4"x4" CONCRETE MONUMENT (ALSO FOUND 2" IRON PIPE 0.28" SOUTH)

LEGEND
(D) = DEED
(M) = MEASURED
(P) = PLAT
E = CENTERLINE
C = CONCRETE FLATWORK
O.R.B. = OFFICIAL RECORDS BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
= 5/8" IRON ROD & CAP (LB 7039) SET



REVISIONS:

- REVISED ON 10/22/2025 TO CORRECT L3 IN LINE TABLE. (LP)

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
Digitally signed by Melanie G
Melanie G Platt
Date: 2025.10.23 07:51:26 -0400

MELANIE G. PLATT, P.S.M. 7605

PROJECT: 22286	CADD: GS/WKD
SCALE: 1"=200'	CREW: GS
DATE: 10-02-2025	FIELD BOOK: X-398
FILE: C-1379	F.B. PAGE: 28-32

Manzie & Drake
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Certificate of Authorization Number "LB 7039"