

P.I.N.=27-1N-24-2220-0003-00030
O.R.B. 1415 PAGE 396

N02°23'18"W 222.29'

N38°53'40"E 295.94'

SECTION 37 SECTION 21
SECTION 22 4,866.94'(C)

MAP OF BOUNDARY SURVEY

A PARCEL OF LAND SITUATE LYING AND BEING WITHIN SECTIONS 22, 14 AND 15, TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA AND BEING A PORTION OF LOTS 1166, 1167 & 1168 AND ALL OF LOTS 1180, 1181, 1182, 1183 & 1224 OF THE PLAT OF CRAWFORD, FLORIDA ON FILE IN THE OFFICE OF THE CLERK OF COURT OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 02°23'18" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 22, A DISTANCE OF 222.29 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (U.S. HIGHWAY NO. 301) (A 230 FOOT RIGHT-OF-WAY PER F.D.O.T. RIGHT-OF-WAY MAP SECTION NO. 74040-2530); THENCE NORTH 38°53'40" EAST, ALONG THE SOUTHERLY LINE OF SAID STATE ROAD NO. 200 (U.S. HIGHWAY NO. 301) (A 230 FOOT RIGHT-OF-WAY PER F.D.O.T. RIGHT-OF-WAY MAP SECTION NO. 74040-2530), A DISTANCE OF 295.94 FEET; THENCE ALONG THE PERIMETER OF A WATER RETENTION AREA SHOWN PER SAID F.D.O.T. RIGHT-OF-WAY MAP SECTION NO. 74040-2530, THE FOLLOWING SIX (6) COURSES: (1) SOUTH 51°56'49" EAST, A DISTANCE OF 285.74 FEET; (2) SOUTH 60°14'05" EAST, A DISTANCE OF 175.63 FEET; (3) THENCE NORTH 87°33'13" EAST, A DISTANCE OF 77.23 FEET; (4) THENCE NORTH 15°19'54" EAST, A DISTANCE OF 164.23 FEET; (5) THENCE NORTH 31°59'48" EAST, A DISTANCE OF 215.32 FEET; (6) THENCE NORTH 51°56'21" WEST, A DISTANCE OF 404.51 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY OF SAID STATE ROAD NO. 200 (U.S. HIGHWAY NO. 301) (A 230 FOOT RIGHT-OF-WAY PER F.D.O.T. RIGHT-OF-WAY MAP SECTION NO. 74040-2530); THENCE NORTH 38°53'40" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 200 (U.S. HIGHWAY NO. 301) (A 230 FOOT RIGHT-OF-WAY PER F.D.O.T. RIGHT-OF-WAY MAP SECTION NO. 74040-2530), A DISTANCE OF 5,784.97 FEET TO INTERSECT THE NORTHERLY LINE OF SAID SECTION 22; THENCE NORTH 02°23'18" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 22, A DISTANCE OF 560.64 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1254 PER THE MAP OF SAID PLAT OF CRAWFORD; THENCE NORTH 00°13'58" WEST, ALONG THE WEST LINE OF SAID LOT 1254, A DISTANCE OF 662.35 FEET; THENCE NORTH 89°13'04" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1254, A DISTANCE OF 678.57 FEET TO INTERSECT THE EASTERN LINE OF SAID SECTION 15; THENCE NORTH 00°18'43" WEST, ALONG THE EASTERN LINE OF SAID SECTION 15, A DISTANCE OF 848.92 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 200 (U.S. HIGHWAY NO. 301) (A 230 FOOT RIGHT-OF-WAY PER F.D.O.T. RIGHT-OF-WAY MAP SECTION NO. 74040-2530); THENCE NORTH 38°53'40" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID STATE ROAD NO. 200 (U.S. HIGHWAY NO. 301) (A 230 FOOT RIGHT-OF-WAY PER F.D.O.T. RIGHT-OF-WAY MAP SECTION NO. 74040-2530), A DISTANCE OF 1,489.33 FEET TO THE CENTERLINE OF CLAYTON ROAD (A 60' UNIMPROVED RIGHT-OF-WAY SHOWN ON SAID PLAT OF CRAWFORD); THENCE NORTH 89°13'04" EAST, ALONG THE CENTERLINE OF SAID CLAYTON ROAD, A DISTANCE OF 379.94 FEET TO INTERSECT THE CENTERLINE OF 13TH STREET (A 60' UNIMPROVED RIGHT-OF-WAY SHOWN ON SAID PLAT OF CRAWFORD); THENCE SOUTH 00°07'00" EAST, ALONG THE CENTERLINE OF SAID 13TH STREET, A DISTANCE OF 2,657.92 FEET TO INTERSECT THE CENTERLINE OF OHIO AVENUE (A 60' UNIMPROVED RIGHT-OF-WAY SHOWN ON SAID PLAT OF CRAWFORD); THENCE SOUTH 89°16'16" WEST, ALONG THE CENTERLINE OF SAID OHIO AVENUE, A DISTANCE OF 1,312.35 FEET TO THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 01°11'10" WEST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 5,212.75 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 89°10'56" WEST, ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 5,212.75 FEET TO THE POINT OF BEGINNING.

