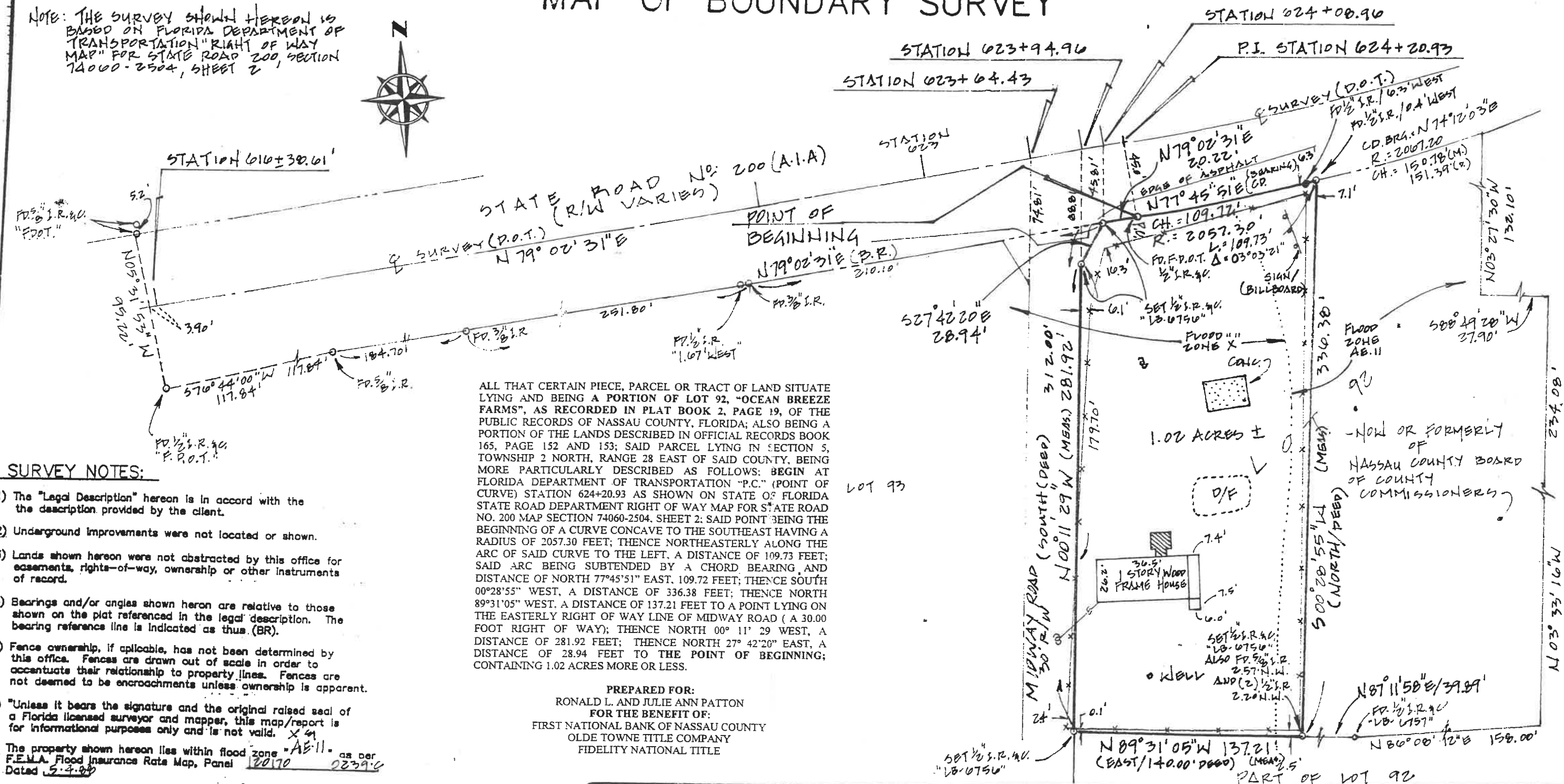


# MAP OF BOUNDARY SURVEY

NOTE: THE SURVEY SHOWN HEREON IS BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION "RIGHT OF WAY MAP" FOR STATE ROAD 200, SECTION 74000-2504, SHEET 2



## SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings and/or angles shown hereon are relative to those shown on the plat referenced in the legal description. The bearing reference line is indicated as thus: (BR).
- 5) Fence ownership, if applicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
- 6) "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."
- 7) The property shown hereon lies within flood zone AB-11 as per F.E.M.A. Flood Insurance Rate Map, Panel 120170 Dated 2-7-99
- 8) Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE LYING AND BEING A PORTION OF LOT 92, "OCEAN BREEZE FARMS", AS RECORDED IN PLAT BOOK 2, PAGE 19, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 165, PAGE 152 AND 153; SAID PARCEL LYING IN SECTION 5, TOWNSHIP 2 NORTH, RANGE 28 EAST OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT FLORIDA DEPARTMENT OF TRANSPORTATION "P.C." (POINT OF CURVE) STATION 624+20.93 AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP FOR STATE ROAD NO. 200 MAP SECTION 74060-2504, SHEET 2; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2057.30 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 109.73 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING, AND DISTANCE OF NORTH 77°45'51" EAST, 109.72 FEET; THENCE SOUTH 00°28'55" WEST, A DISTANCE OF 336.38 FEET; THENCE NORTH 89°31'05" WEST, A DISTANCE OF 137.21 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF MIDWAY ROAD (A 30.00 FOOT RIGHT OF WAY); THENCE NORTH 00°11'29" WEST, A DISTANCE OF 281.92 FEET; THENCE NORTH 27°42'20" EAST, A DISTANCE OF 28.94 FEET TO THE POINT OF BEGINNING; CONTAINING 1.02 ACRES MORE OR LESS.

PREPARED FOR:  
RONALD L. AND JULIE ANN PATTON  
FOR THE BENEFIT OF:  
FIRST NATIONAL BANK OF NASSAU COUNTY  
OLDE TOWNE TITLE COMPANY  
FIDELITY NATIONAL TITLE

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: *Stephen W. Hoffmann*  
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FLORIDA REGISTERED SURVEYOR  
AND MAPPER CERTIFICATE No. 5774

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Certificate of Authorization Number "LB 6756"

LEGEND		9. (D.O.T.) DEPARTMENT OF TRANSPORTATION	
A/C = AERIAL UTILITY WIRES	CMP = CORRUGATED METAL PIPE	MEAS. = MEASURED	R = RADIUS
A/C = AIR CONDITIONER	D.B. = DEED BOOK	N.L.V.D. = NATIONAL GEODETIC VERTICAL DATUM	ROP = REINFORCED CONCRETE PIPE
B.R. = BEARING RESTRICTION	D.E. = DRAINAGE EASEMENT	O.R.B. = OFFICIAL RECORD BOOK	R/W = RIGHT-OF-WAY
B.R.L. = BUILDING RESTRICTION LINE	D/F = DRAIN FIELD	P.B. = PLAT BOOK	S/T = SEPTIC TANK
CL = CALCULATED	DIA = DIAMETER	P.C. = POINT OF CURVATURE	(12.3) = SPOT ELEVATION
CA = CENTRAL ANGLE	EASE = EASEMENT	P.C.C. = POINT OF COMPOUND CURVATURE	U.E. = UTILITY EASEMENT
CL = CENTERLINE	ELEV. = ELEVATION	P.C.P. = PERMANENT CONTROL POINT	W.F. = WOOD FENCE
CL = CHAIN LINK FENCE	FD = FOUND	P.I. = POINT OF INTERSECTION	W.F. = WOOD FLATWORK
CH BRG = CHORD BEARING	F.F.E. = FINISHED FLOOR ELEVATION	P.I.N. = PARCEL IDENTIFICATION NUMBER	W.P.P. = WOOD POWER POLE
CH = CHORD DISTANCE	I.P. = IRON PIPE	P.O.B. = POINT OF BEGINNING	
CONC. = CONCRETE	I.P. & C. = IRON PIPE & CAP	P.O.C. = POINT OF COMMENCEMENT	
CONC. = CONCRETE FLATWORK	I.R. = IRON ROD	P.R.C. = POINT OF REVERSE CURVATURE	
CM = CONCRETE MONUMENT	I.R. & C. = IRON ROD & CAP	P.R.M. = PERMANENT REFERENCE MONUMENT	
	L = ARC LENGTH	P.T. = POINT OF TANGENT	

SCALE:	1" = 60'
DATE:	8.19.04
DRN BY:	SHW
CKD BY:	B.H.
JOB NO:	04342
F.B. NO:	134
PAGE NO:	20