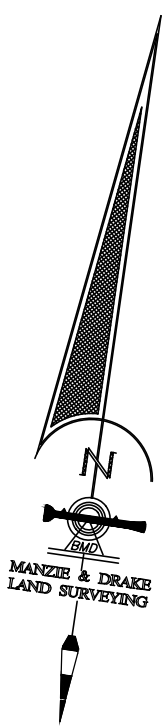


MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

O.R.B. 2476, PAGE 1453
ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING PART OF LOTS 5, 6 AND 7 IN BLOCK 308; PART OF LOTS 3 AND 4 IN BLOCK 185; PART OF LOTS 1, 2, 3, 6 AND 7 IN BLOCK 309, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA) AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1887 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901, AS BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE CENTER OF THE INTERSECTION OF LIME STREET AND 8TH STREET ACCORDING TO THE OFFICIAL CITY MAP OF FERNANDINA; THENCE GO SOUTH 8 DEGREES 03 MINUTES EAST ALONG THE CENTER LINE OF STATE ROAD NO. 200, WHICH HAS A RIGHT-OF-WAY OF 50 FEET, FOR 160.89 FEET; THENCE GO AT RIGHT ANGLES SOUTH 81 DEGREES 57 MINUTES WEST FOR 25 FEET TO THE POINT OF BEGINNING ON THE WESTERLY SIDE OF SAID STATE ROAD NO. 200 (THIS BEING THE SOUTHEAST CORNER OF THE FLORIDA PUBLIC UTILITIES ICE PLANT); THENCE GO SOUTH 8 DEGREES 03 MINUTES EAST ALONG WESTERLY SIDE OF STATE ROAD NO. 200 FOR 579 FEET; THENCE GO AT RIGHT ANGLES SOUTH 81 DEGREES 57 MINUTES WEST FOR 114.4 FEET TO THE EASTERLY SIDE OF THE 120-FOOT RIGHT-OF-WAY OF THE SEABOARD COAST LINE RAILROAD; THENCE GO NORTH 8 DEGREES 04 MINUTES WEST ALONG EASTERLY RIGHT-OF-WAY OF SAID RAILROAD FOR 610.75 FEET TO THE SOUTHWEST CORNER OF SAID ICE PLANT; THENCE GO SOUTH 82 DEGREES 28 MINUTES EAST ALONG THE SOUTHERLY LINE OF THE ICE PLANT LAND FOR 118.11 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO:
AMELIA ISLAND MIDDLE EAST TRADERS LLC
PROPERTY ADDRESS:
1315 EIGHTH STREET
FERNANDINA BEACH, FL 32034



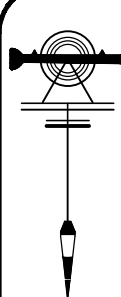
GRAPHIC SCALE
0 15 30 60
(IN FEET) 1 inch = 30 ft.

LEGEND
— = CENTERLINE
— = CONCRETE FLATWORK
☆ = LIGHT POLE
☆ = WATER METER
— = WOOD POWER POLE
—x—x— = CHAIN LINK FENCE
O.R.B. = OFFICIAL RECORDS BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
AKA = ALSO KNOWN AS
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
(D) = DEED
(M) = MEASURED

SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client
- 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 shown hereon are based on the Westerly right-of-way of State Road No. 200 as S08°05'54"E. The bearing reference line is indicated as thus (BR).
- The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0239 G", Dated "08/02/2012". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- Site Benchmark is as shown hereon.
- Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- The Reference Benchmark is a nail & disc "Manzie LB 7039" in the E face of a utility pole at the Southwest corner of Lime Street and Tenth Street. (Elevation = 18.59' (NAVD88))

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.



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."

MICHAEL A. MANZIE, P.L.S. 4069

9/26/2022

SCALE: 1"=30' JOB NO: 21516 DATE: 4/6/2022 CADD: B. DAVIS
F.B. NO: X-342 PAGE NO: 54 CREW: RS FILE NO: C-1150