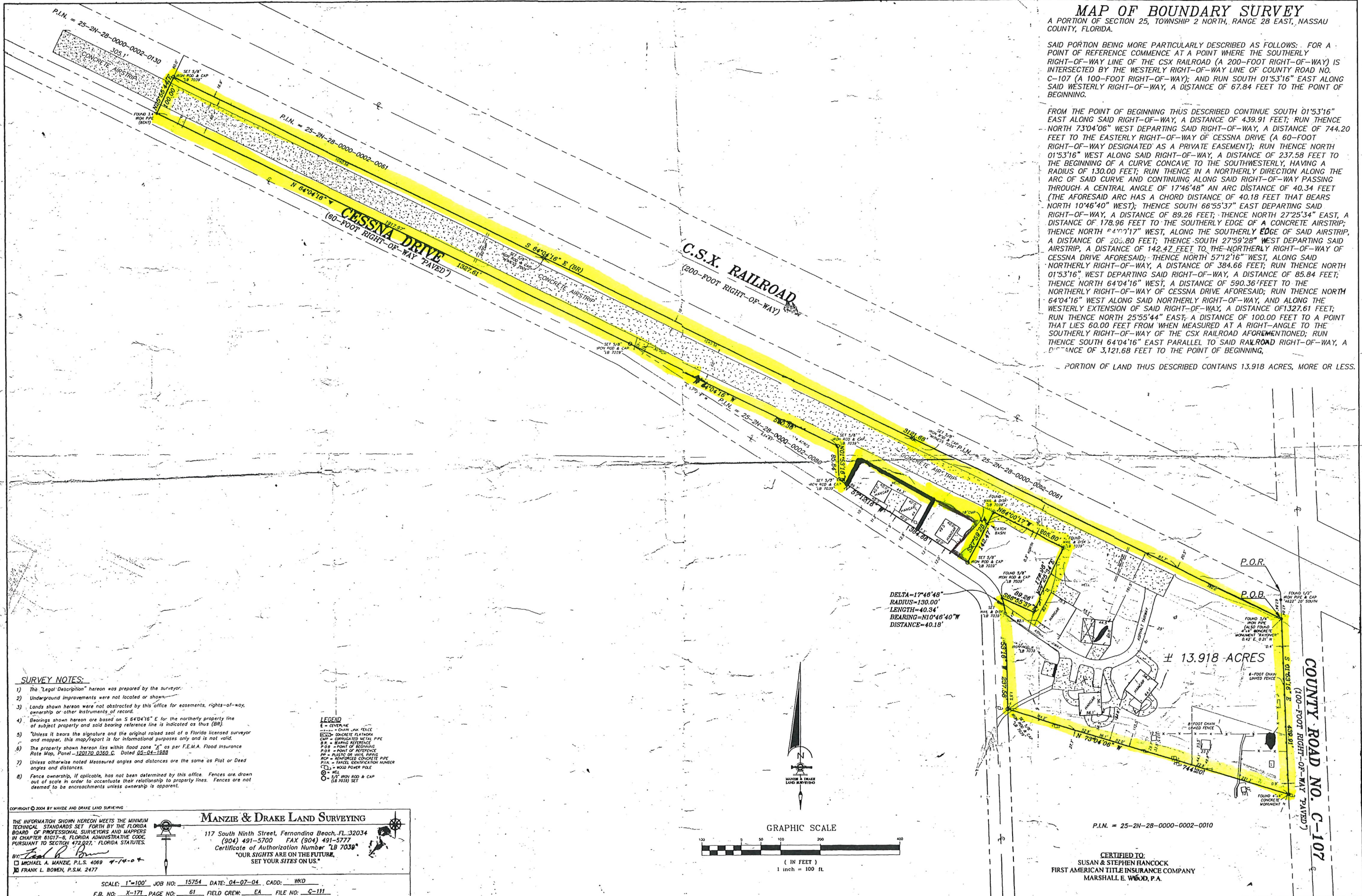


MAP OF BOUNDARY SURVEY  
A PORTION OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD (A 200-FOOT RIGHT-OF-WAY) IS INTERSECTED BY THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-107 (A 100-FOOT RIGHT-OF-WAY); AND RUN SOUTH 01°53'16" EAST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 67.84 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 01°53'16" EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 439.91 FEET; RUN THENCE NORTH 73°04'06" WEST DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 744.20 FEET TO THE EASTERLY RIGHT-OF-WAY OF CESSNA DRIVE (A 60-FOOT RIGHT-OF-WAY DESIGNATED AS A PRIVATE EASEMENT); RUN THENCE NORTH 01°53'16" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 237.58 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWESTERLY, HAVING A RADIUS OF 130.00 FEET; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY PASSING THROUGH A CENTRAL ANGLE OF 17°46'48" AN ARC DISTANCE OF 40.34 FEET (THE AFORESAID ARC HAS A CHORD DISTANCE OF 40.18 FEET THAT BEARS NORTH 10°46'40" WEST); THENCE SOUTH 66°55'37" EAST DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 89.26 FEET; THENCE NORTH 27°25'34" EAST, A DISTANCE OF 178.96 FEET TO THE SOUTHERLY EDGE OF A CONCRETE AIRSTRIP; THENCE NORTH 84°04'16" WEST, ALONG THE SOUTHERLY EDGE OF SAID AIRSTRIP, A DISTANCE OF 205.80 FEET; THENCE SOUTH 27°59'28" WEST DEPARTING SAID AIRSTRIP, A DISTANCE OF 142.47 FEET TO THE NORTHERLY RIGHT-OF-WAY OF CESSNA DRIVE AFORESAID; THENCE NORTH 57°12'16" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 384.66 FEET; RUN THENCE NORTH 01°53'16" WEST DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 85.84 FEET; THENCE NORTH 64°04'16" WEST, A DISTANCE OF 590.36 FEET TO THE NORTHERLY RIGHT-OF-WAY OF CESSNA DRIVE AFORESAID; RUN THENCE NORTH 64°04'16" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, AND ALONG THE WESTERLY EXTENSION OF SAID RIGHT-OF-WAY, A DISTANCE OF 1327.61 FEET; RUN THENCE NORTH 25°55'44" EAST, A DISTANCE OF 100.00 FEET TO A POINT THAT LIES 60.00 FEET FROM WHEN MEASURED AT A RIGHT-ANGLE TO THE SOUTHERLY RIGHT-OF-WAY OF THE CSX RAILROAD AFORESAID; RUN THENCE SOUTH 64°04'16" EAST PARALLEL TO SAID RAILROAD RIGHT-OF-WAY, A DISTANCE OF 3,121.68 FEET TO THE POINT OF BEGINNING.

PORTION OF LAND THUS DESCRIBED CONTAINS 13.918 ACRES, MORE OR LESS.



- SURVEY NOTES:**
- 1) The "Legal Description" hereon was prepared by the surveyor.
  - 2) Underground improvements were not located or shown.
  - 3) Lands shown hereon were not obstructed by this office for easements, rights-of-way, ownership or other instruments of record.
  - 4) Bearings shown hereon are based on S 64°04'16" E for the northerly property line of subject property and said bearing reference line is indicated as thus (BR).
  - 5) 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.
  - 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel - 120170 0369 C. Dated 02-04-1998.
  - 7) Unless otherwise noted, measured angles and distances are the same as Plat or Deed angles and distances.
  - 8) 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.

- LEGEND**
- CHAIN LINK FENCE
  - CONCRETE FLATWORK
  - CORRUGATED METAL PIPE
  - BEARING REFERENCE
  - POINT OF BEGINNING
  - POINT OF REFERENCE
  - PLASTIC OR VINYL FENCING
  - REINFORCED CONCRETE PIPE
  - TANGENT IDENTIFICATION NUMBER
  - WOOD PIVOT POLE
  - IRON ROD & CAP (LB 7033) SET

**MANZIE & DRAKE LAND SURVEYING**  
117 South Ninth Street, Fernandina Beach, FL 32034  
(904) 491-5700 FAX (904) 491-5777  
Certificate of Authorization Number "LB 7039"  
"OUR SIGHTS ARE ON THE FUTURE"  
"SET YOUR SITES ON US"

SCALE: 1"=100' JOB NO: 15754 DATE: 04-07-04 CADD: MKD  
F.B. NO: X-171 PAGE NO: 61 FIELD CREW: EA FILE NO: C-111

P.I.N. = 25-2N-28-0000-0002-0010

CERTIFIED TO:  
SUSAN & STEPHEN HANCOCK  
FIRST AMERICAN TITLE INSURANCE COMPANY  
MARSHALL E. WOOD, P.A.

COUNTY ROAD NO. C-107  
(100-FOOT RIGHT-OF-WAY PAVED)