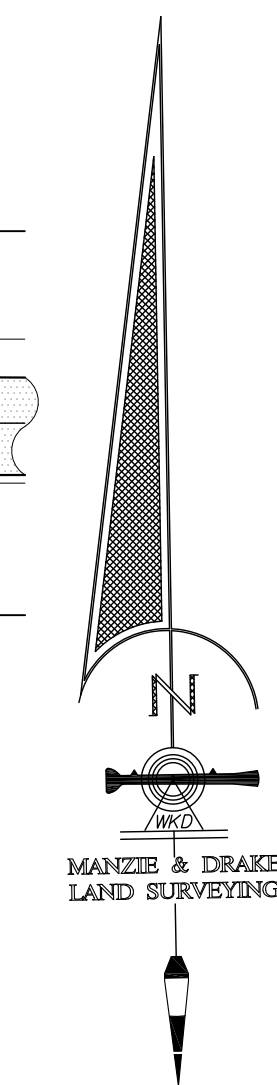


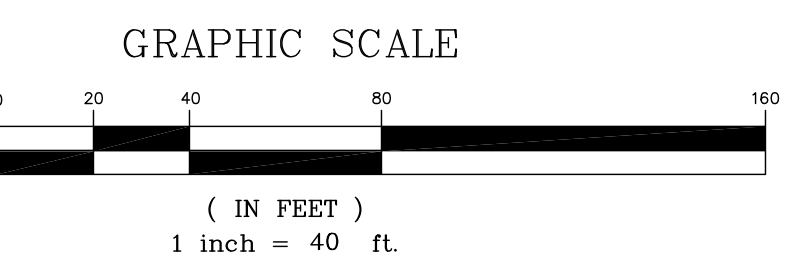
MAP OF BOUNDARY SURVEY & SITE PLAN

OFFICIAL RECORDS BOOK 2012, PAGE 352;
 STARTING AT THE NORTHEAST CORNER OF LOT 10, OCEANBREEZE SUBDIVISION AS THE PLAT THEREOF APPEARS IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, PLAT BOOK 1, PAGE 10, THENCE GO WEST ALONG THE NORTH LINE OF LOT 10 FOR 372 FEET TO A POINT; THENCE GO SOUTH PARALLEL WITH THE EAST LINE OF LOT 10 FOR 330 FEET TO A POINT; THENCE WEST ALONG THE SOUTH LINE OF LOT 10 FOR 130 FEET TO A POINT; THENCE SOUTH PARALLEL WITH THE EAST LINE OF LOT 9 FOR 330 FEET TO A POINT; THENCE EAST ALONG THE SOUTH LINE OF LOT 9 FOR 502 FEET TO THE SOUTHEAST CORNER OF LOT 9; THENCE NORTH ALONG THE EAST LINE OF LOT 9 AND LOT 10 FOR 660 FEET TO THE NORTHEAST CORNER OF LOT 10.

LESS AND EXCEPT ANY PART LYING IN ROAD RIGHT OF WAY.



PREPARED FOR:
 BRIAN PATTEN



P.I.N. = 00-00-30-044A-0011-0000
 O.R.B. 1216, PAGE 1716

P.I.N. = 00-00-30-044A-0016-0020
 O.R.B. 1921, PAGE 1712

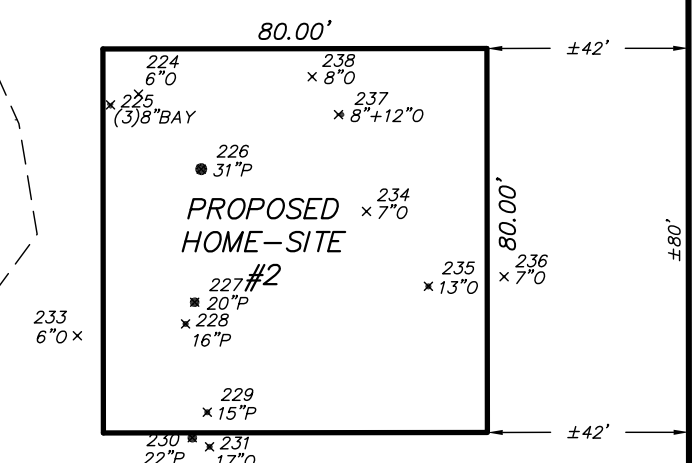
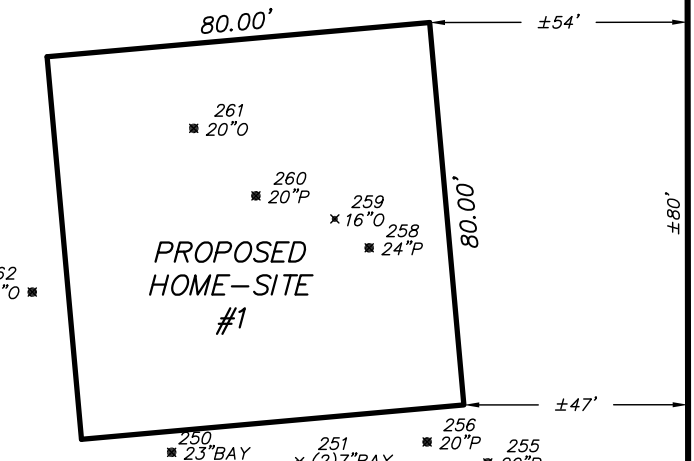
P.I.N. = 00-00-30-044A-0009-0030
 O.R.B. 81, PAGE 162

P.I.N. = 00-00-30-044A-0010-0020
 O.R.B. 808, PAGE 1155
 MANZIE & DRAKE
 FILE NO. A-42210

APPROXIMATE WETLAND LOCATION
 ±2.77 ACRES
 PER MAP BY
 LG2 ENVIRONMENTAL SOLUTIONS, INC.
 DATED MARCH 17, 2015

APPROXIMATE WETLAND LINE
 SCALED LINE PER MAP BY
 LG2 ENVIRONMENTAL SOLUTIONS, INC.
 DATED MARCH 17, 2015

APPROXIMATE
 BORROW POND
 ±0.04 ACRE



SOUTH FOURTEENTH STREET
 (80-FOOT RIGHT-OF-WAY)

SIMMONS ROAD
 (80-FOOT RIGHT-OF-WAY)

POINT OF BEGINNING
 NORTHEAST CORNER OF LOT 10

SOUTH
 500°56'08" W

WEST
 N89°29'10" W
 130.00'(D)
 129.39'(M)

SOUTH
 301°04'42" W
 301.50'(M)

EAST
 S89°00'00" E
 502.00'

EAST
 502.00'(D)

FERNANDINA ROAD (30' R/W)
 (NOT OPEN)

NORTH
 N00°56'08" E

LOT 1
 SIMMONS COVE
 PLAT BOOK 6,
 PAGES 140 & 141

LOT 2
 SIMMONS COVE
 PLAT BOOK 6,
 PAGES 140 & 141
 MANZIE &
 DRAKE FILE
 NO A-644

LOT 3
 SIMMONS COVE
 PLAT BOOK 6,
 PAGES 140 & 141

LOT 4
 SIMMONS COVE
 PLAT BOOK 6,
 PAGES 140 & 141

LOT 5
 SIMMONS COVE
 PLAT BOOK 6,
 PAGES 140 & 141

LOT 6
 SIMMONS COVE
 PLAT BOOK 6,
 PAGES 140 & 141

LOT 7
 SIMMONS COVE
 PLAT BOOK 6,
 PAGES 140 & 141
 MANZIE &
 DRAKE FILE
 NO A-3762

LOT 8
 SIMMONS COVE
 PLAT BOOK 6,
 PAGES 140 & 141

LEGEND
 E = CENTERLINE
 X = FIRE HYDRANT
 O.R.B. = OFFICIAL RECORDS BOOK
 P.I.N. = PARCEL IDENTIFICATION NUMBER
 W = WATER METER
 C = WOOD POWER POLE

TREE NOTE:
 TREE LOCATIONS SHOWN HEREON ARE LIMITED TO THE AREA OF THE PROPOSED HOME SITES. ADDITIONAL TREES EXIST ON PROPERTY, BUT WERE NOT LOCATED.

TREE LEGEND
 O = OAK TREE
 BAY = BAY TREE
 P = PINE TREE
 PM = PALM TREE

TREE DISCLAIMER:
 SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.
 TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS AND MAKE A POSITIONAL TOLERANCE OF APPROXIMATELY 2 TO 3 FEET. CRITICAL TREES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

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 S89°00'00"E for the Southerly right-of-way line of Simmons Road. The bearing reference line is indicated as thus (BR).
- 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.
- The property shown hereon lies within Flood Zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12088C-0372C, Dated 12/11/2010. 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.
- This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

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 FAX (904) 491-5777
 Certificate of Authorization Number "LB 7039"
 "OUR SIGHTS ARE ON THE FUTURE,
 SET YOUR SITES ON US."

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

SCALE: 1"=40' JOB NO: 19437 DATE: 01/12/16 CADD: BH
 F.B. NO: X-286 PAGE NO: 13 FIELD CREW: GS FILE NO: C-706