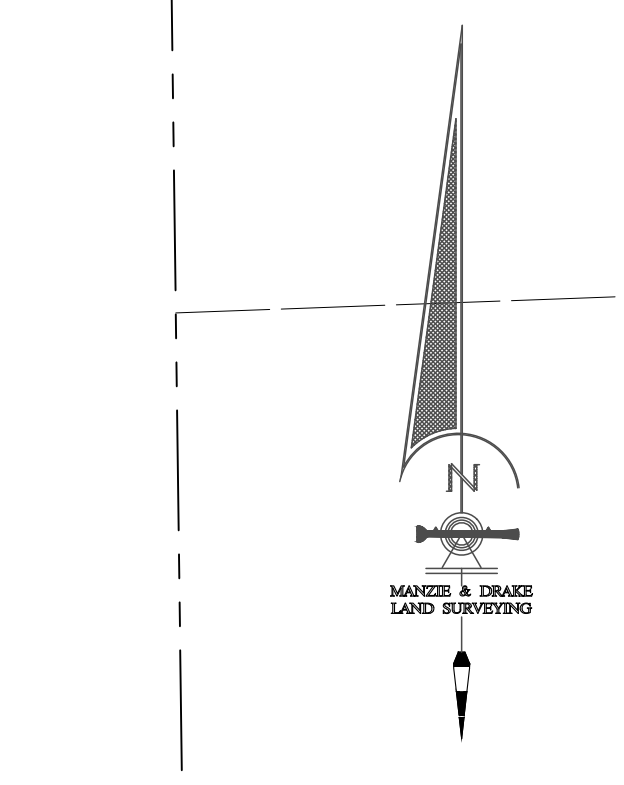
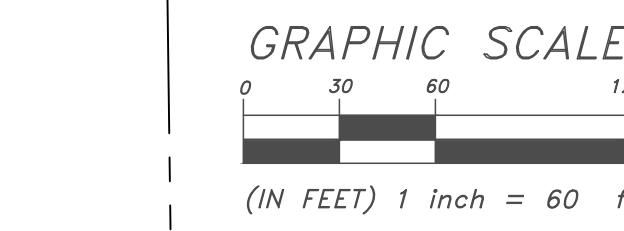


MAP OF BOUNDARY SURVEY

A PARCEL OF LAND SITUATE IN SECTION 50, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 90, PAGE 36, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 38, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; THENCE NORTH 88°30'00" EAST, ALONG THE NORTH LINE OF SAID SECTION 38, A DISTANCE OF 299.80 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-107 (ALSO KNOWN AS BLACKROCK ROAD) (A 100 FOOT RIGHT-OF-WAY); THENCE NORTH 00°45'00" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1030.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF LANG ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) AS CURRENTLY MONUMENTED; THENCE NORTH 83°50'00" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 394.56 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1934, PAGE 1902, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 84°30'00" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 481.78 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 368.00 FEET; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°56'18"; AN ARC DISTANCE OF 179.44 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 81°27'15" EAST A DISTANCE OF 177.67 FEET; THENCE SOUTH 87°25'00" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 431.83 FEET TO A POINT ON THE WESTERLY LINE OF A 30 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2504, PAGE 92; THENCE NORTH 16°50'35" EAST, ALONG THE WESTERLY LINE OF SAID 30 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2504, PAGE 92, A DISTANCE OF 418 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF LANCEFORD CREEK AND A POINT HERINAFTER REFERRED TO AS POINT "C"; THENCE RETURN TO ABOVE REFERENCED POINT OF BEGINNING AND RUN NORTH 00°31'20" WEST, ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1934, PAGE 1902, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 160.96 FEET; THENCE NORTH 89°28'40" EAST A DISTANCE OF 25.00 FEET; THENCE NORTH 00°31'20" WEST A DISTANCE OF 25.00 FEET TO INTERSECT THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1934, PAGE 1902; THENCE NORTH 00°31'20" WEST, ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1934, PAGE 1902, A DISTANCE OF 211.42 FEET; THENCE SOUTH 88°03'30" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 45.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1945, PAGE 1927, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 00°30'58" WEST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 112.05 FEET; THENCE NORTH 87°53'59" EAST A DISTANCE OF 869.94 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1930, PAGE 1928, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 00°41'16" WEST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 210.23 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF MARANATHA ROAD (A 40 FOOT RIGHT-OF-WAY) AS NOW LAD OUT AND IN USE; THENCE NORTH 87°53'54" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 400.00 FEET; THENCE ALONG THE PERIMETER OF OFFICIAL RECORDS BOOK 1955, PAGE 1776, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THE FOLLOWING TWO COURSES: (1) THENCE SOUTH 00°36'35" EAST A DISTANCE OF 365.58 FEET; (2) THENCE NORTH 89°40'27" EAST A DISTANCE OF 430 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF LANCEFORD CREEK; THENCE SOUTHERLY ALONG THE MEAN HIGH WATER LINE OF LANCEFORD CREEK, A DISTANCE OF 252 FEET MORE OR LESS TO ABOVE REFERENCED POINT "C" AND THE CLOSE OF THIS DESCRIPTION.

CONTAINING 18.9 ACRES MORE OR LESS.



BLACKROCK ROAD
(100-FOOT RIGHT-OF-WAY)
(FORMERLY KNOWN AS STATE ROAD NO. 107)

LANG ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

MARANATHA ROAD
(40-FOOT RIGHT-OF-WAY)

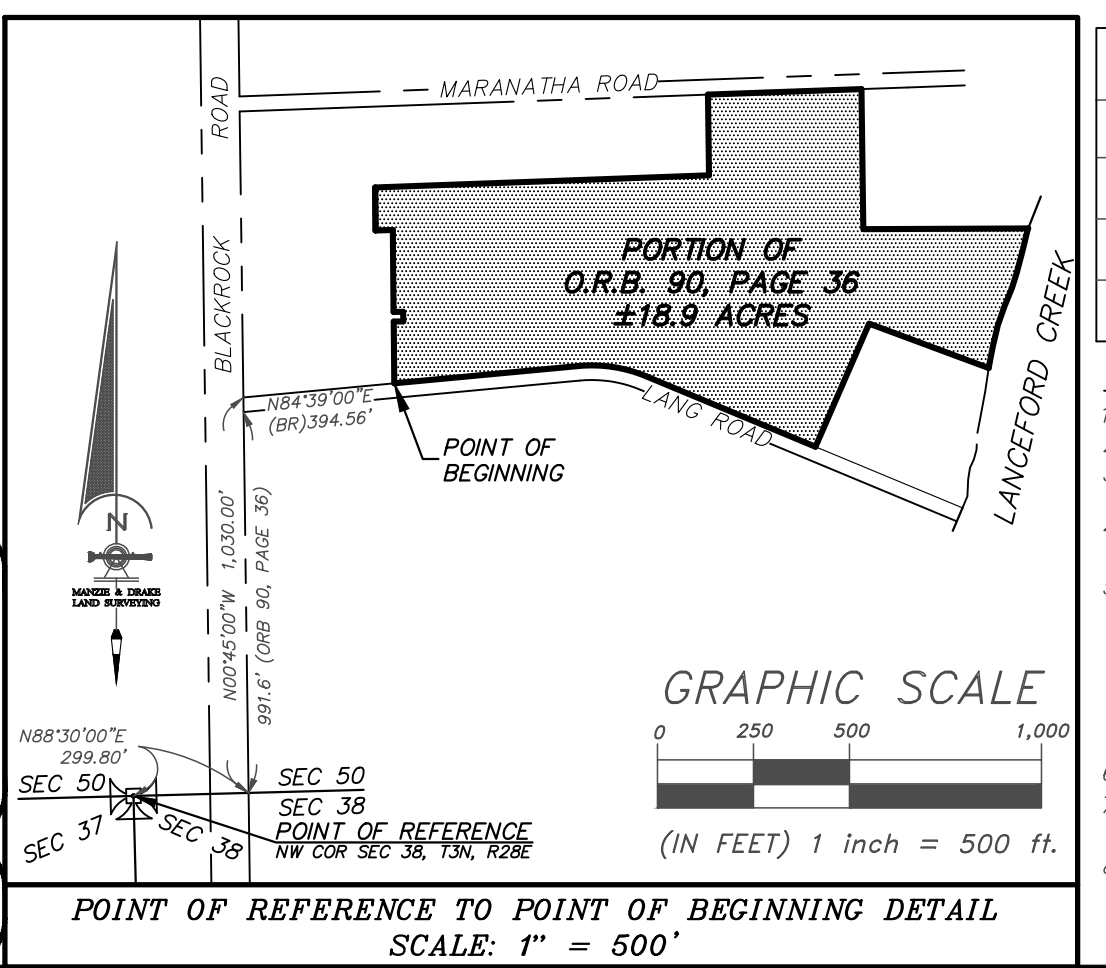
PORTION OF
O.R.B. 90, PAGE 36
±18.9 ACRES

LANCEFORD CREEK

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,
SEE YOUR SITES ON US."

SCALE: 1"=60' JOB NO: 21473 DATE: 1/31/22 CADD: WKD
F.B. NO: X-363 PAGE NO: 6 CREW: JM FILE NO: C-1124-S



LINE	BEARING	LENGTH
L1	N89°28'40"E	25.00'
L2	N0°31'20"W	25.00'
L3	S89°28'40"W	25.00'

SURVEY NOTES:

- The "Legal Description" hereon was written by the surveyor.
- 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 N84°39'00"E for the northerly right-of-way line of Lang Road. The bearing reference line is indicated as thus (BR).
- The property shown hereon lies within flood zones "X" & "AE 12" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C-0219 0", 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 51-17, 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) and were G.P.S. derived.
- 4"x4" concrete witness monuments, set by property owner at a height of approximately 18-inches above natural ground, are present throughout subject property near existing monumentation. Witness monuments were not located and are not shown on this survey.

LEGEND

- OVERHEAD UTILITY WIRES
- CONCRETE FLATWORK
- ELECTRICITY METER
- LIGHT POLE
- COVERED AREA
- SEWER CLEANOUT
- SEWER MANHOLE
- TELEPHONE PEDESTAL
- WATER METER
- WOOD FENCE
- WOOD FLATWORK
- WOOD POWER POLE
- WELL
- 5/8" IRON ROD & CAP (LB 7039) SET
- BENCHMARK
- SECTION CORNER

- C = CENTERLINE
- A/C = AIR CONDITIONER
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- CH = CHORD
- X-X-X = CHAIN LINK OR WIRE FENCE
- NAVD = NORTH AMERICAN VERTICAL DATUM
- R = BEARING REFERENCE
- O.R.B. = OFFICIAL RECORDS BOOK
- R = RADIUS
- R/W = RIGHT-OF-WAY
- (D) = DEED
- (M) = MEASURED
- (C) = CALCULATED
- M. HOME = MOBILE HOME

POINT OF REFERENCE TO POINT OF BEGINNING DETAIL
SCALE: 1" = 500'