

CROSSROADS
A PORTION OF SECTIONS 4, 8, 9 AND 37, TOWNSHIP 3 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA

CAPTION:

A PORTION OF THAT CERTAIN PROPERTY AS IDENTIFIED IN OFFICIAL RECORDS BOOK 1872, PAGE 920 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, LYING IN SECTIONS 4, 8, 9 AND 37, TOWNSHIP 3 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 121A (STATE ROAD NO. 121A, MIDDLE ROAD), A VARIABLE-WIDTH RIGHT-OF-WAY AS DELINEATED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 7456-151, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 108 (STATE ROAD NO. 108), A 100 FOOT-WIDE RIGHT-OF-WAY AS DELINEATED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 7452-175; THENCE SOUTH 84°00'23" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 108 A DISTANCE OF 4892.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2814.79 FEET AND A CENTRAL ANGLE OF 07°56'50"; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE AN ARC DISTANCE OF 390.43, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°58'48" WEST 390.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 88°02'47" WEST, A DISTANCE OF 52.73 FEET TO A POINT LYING SOUTH 88°02'47" EAST, A DISTANCE OF 30.04 FROM THE SOUTHEAST CORNER OF THAT CERTAIN PROPERTY IDENTIFIED AS PARCEL 8" AND DESCRIBED IN OFFICIAL RECORDS BOOK 1298, PAGE 1132 OF THE AFORESAID PUBLIC RECORDS OF NASSAU COUNTY; THENCE NORTH 01°03'17" WEST, ALONG A LINE 30' EASTERLY OF AND PARALLEL TO THE EAST BOUNDARY OF LAST SAID PROPERTY AND THE NORTHERLY PROJECTION THEREOF, A DISTANCE OF 1025.70 FEET TO A POINT LYING NORTH 89°57'40" EAST, A DISTANCE OF 30.01 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF AFORESAID SECTION 8 AND THE SOUTHWEST CORNER OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2151, PAGE 1554 OF THE AFORESAID PUBLIC RECORDS OF NASSAU COUNTY; THENCE NORTH 89°57'40" EAST ALONG THE SOUTH BOUNDARY OF LAST SAID PROPERTY A DISTANCE OF 1300.00 FEET TO THE SOUTHEAST CORNER THEREOF ON THE WEST BOUNDARY OF AFORESAID SECTION 9; THENCE NORTH 00°12'22" EAST ALONG SAID WEST BOUNDARY OF SECTION 9 A DISTANCE OF 285.29 FEET TO THE SOUTH BOUNDARY OF AFORESAID SECTION 37; THENCE SOUTH 88°06'36" WEST ALONG SAID SOUTH BOUNDARY OF SECTION 37 A DISTANCE OF 148.31 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 05°45'28" EAST ALONG THE WEST BOUNDARY OF SAID SECTION 37 A DISTANCE OF 2117.5 FEET, MORE OR LESS, TO A POINT HEREINAFTER REFERRED TO AS POINT "A" AT THE WATERS EDGE OF THE LITTLE ST. MARY'S RIVER; THENCE RETURNING TO THE POINT OF BEGINNING, PROCEED NORTH 43°31'31" WEST ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 121A A DISTANCE OF 878.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 88°13'54" WEST ALONG THE SOUTH BOUNDARY OF THE PROPERTIES DESCRIBED IN OFFICIAL RECORDS BOOK 1755, PAGE 1618, AND OFFICIAL RECORDS BOOK 1871, PAGE 1672 OF THE AFORESAID PUBLIC RECORDS, AND THE EASTERLY PROJECTION THEREOF A DISTANCE OF 763.21 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1871, PAGE 1672; THENCE NORTH 00°28'30" WEST ALONG THE WEST BOUNDARY OF LAST SAID PROPERTY A DISTANCE OF 1015.97 FEET TO THE NORTHERLY CORNER THEREOF ON THE AFORESAID WESTERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 121A, SAID POINT LYING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1959.86 FEET AND A CENTRAL ANGLE OF 17°06'15"; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE AN ARC DISTANCE OF 585.07 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°38'48" WEST 582.80 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 05°05'41" WEST A DISTANCE OF 337.7 FEET, MORE OR LESS, TO POINT "B" AT THE AFORESAID WATERS EDGE OF THE LITTLE ST. MARY'S RIVER; THENCE WESTERLY ALONG AND WITH SAID WATERS EDGE A DISTANCE OF 2668 FEET, MORE OR LESS, TO THE TERMINATION OF THIS DESCRIPTION AT AFORESAID POINT "A".

CONTAINING 215.29 ACRES, MORE OR LESS.

TITLE CERTIFICATION

I, _____, AN ATTORNEY AT LAW LICENSED IN FLORIDA, DO HEREBY CERTIFY THAT WE HAVE SEARCHED THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AS TO THE TITLE TO THE HEREON DESCRIBED PROPERTY AND WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY IS VESTED IN RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OTHER THAN SHOWN HEREON AND THAT ALL EASEMENTS OF RECORD ARE SHOWN.

ATTORNEY AT LAW

CHIEF OF FIRE-RESCUE CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE CHIEF OF FIRE-RESCUE OF NASSAU COUNTY, FLORIDA.

THIS _____ DAY OF _____, A.D. 2019.

CHIEF OF FIRE-RESCUE

COUNTY TAX COLLECTOR CERTIFICATE

TAX IDENTIFICATION NUMBERS: 08-3N-25-0000-0002-0000; 09-3N-25-0000-0003-0000; 37-3N-25-0000-0001-0000; 04-3N-25-0000-0002-0000

I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO UNPAID REAL PROPERTY TAXES APPLICABLE TO THE LANDS SUBJECT TO THIS PLAT:

SIGNED THIS _____ DAY OF _____, A.D. 2019.

TAX COLLECTOR
NASSAU COUNTY, FLORIDA

DIRECTOR OF ENGINEERING SERVICES CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE DIRECTOR OF ENGINEERING SERVICES OF NASSAU COUNTY, FLORIDA

THIS _____ DAY OF _____, A.D. 2019.

DIRECTOR OF ENGINEERING SERVICES

COMMISSION APPROVAL CERTIFICATE

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D. 2019 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

COMMISSION CHAIRMAN

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY

APPROVED FOR THE RECORD, THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE NASSAU COUNTY ATTORNEY, THIS _____ DAY OF _____, A.D. 2019

MICHAEL S. MULLIN, ATTORNEY
FLORIDA BAR NO. 301094

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER 177.061, FLORIDA STATUTES, AND IS FILED FOR RECORD IN PLAT BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THIS _____ DAY OF _____, A.D. 2019.

CLERK OF THE CIRCUIT COURT

ZONING CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND IS IN COMPLIANCE WITH THE ZONING RULES AND REGULATIONS OF NASSAU COUNTY, FLORIDA, CURRENTLY IN EFFECT.

THIS _____ DAY OF _____, 2019.

COUNTY PLANNER

COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS _____ DAY OF _____, A.D. 2019, AND THESE LOTS ARE APPROVED TO BE REVIEWED ON AN INDIVIDUAL LOT BASIS ACCORDING TO F.A.C. 64E-6, 64E-8 AND 40C-3.

COUNTY HEALTH DEPARTMENT

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN SET ACCORDING TO CHAPTER 177.091 (7); AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET ACCORDING TO THE CHAPTER 177.091 (8); ALL ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

SIGNED THIS _____ DAY OF _____, A.D. 2019.

MICHAEL A. MANZIE, P.L.S.
FLORIDA CERTIFICATE NO. 4069

MANZIE & DRAKE LAND SURVEYING
117 SOUTH 9TH STREET
FERNANDINA BEACH, FL 32034
CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED / CONTRACTED SURVEYOR / MAPPER

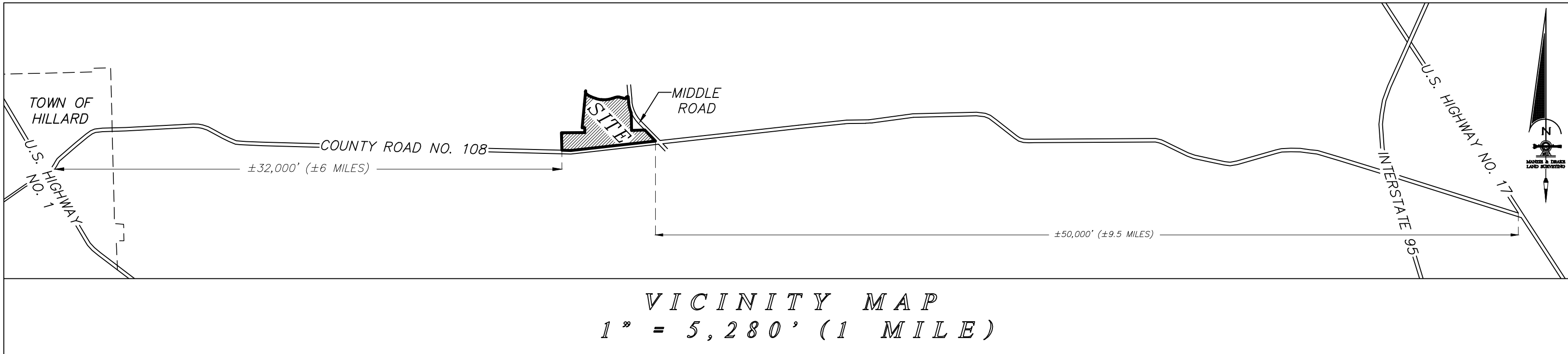
I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, F.S., AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT THEREOF. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, F.S., IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING / MAPPING REFLECTED ON THIS PLAT.

SURVEYOR / MAPPER

DATE

CHARLES ROBERT LEE

FLORIDA REGISTRATION NO.: LS 5618



ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY (OWNER) IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS "CROSSROADS", AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LAND.

IN WITNESS WHEREOF, OWNER HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

LEGEND

- P.L.S. = PROFESSIONAL LAND SURVEYOR
- P.I.N. = PARCEL IDENTIFICATION NUMBER
- LB = LICENSED BUSINESS
- P.R.M. = PERMANENT REFERENCE MONUMENT
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- U.E. = UTILITY EASEMENT
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- AKA = ALSO KNOWN AS
- I.E. = INGRESS & EGRESS
- ESMT = EASEMENT
- M.N. F.F.E. = MINIMUM FINISHED FLOOR ELEVATION
- (G) = GROSS
- (N) = NET

SURVEYOR'S NOTES

- 1.) ☐ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (4"x4" CONCRETE MONUMENT) SET WITH IDENTIFICATION "MANZIE LB 7039".
☐ DENOTES CONCRETE MONUMENT FOUND AT P.R.M. POSITION (SIZE, MATERIAL & IDENTIFICATION VARIES)
- 2.) 43,560 SQ. FT. (G) DENOTES TOTAL LOT SQUARE FOOTAGE
- 3.) 43,560 SQ. FT. (N) DENOTES USEABLE LOT SQUARE FOOTAGE.
- 4.) BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983/1990.
- 5.) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988)
- 6.) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X & A" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, PANELS 12089C-0155-G & 12089C-0160-G, DATED 08/02/2017. AREAS SHOW ON THE PLAT AS FLOOD ZONE "A" ARE UNBUILDABLE AREAS.
- 7.) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS "OR".
- 8.) BUILDING SETBACK REQUIREMENTS FOR THIS SUBDIVISION ZONED "OR" (OPEN RURAL), ARE AS FOLLOWS:
FRONT SETBACK = 35 FEET SIDE SETBACK = 15 FEET REAR SETBACK = 25 FEET
BUILDING SETBACK REQUIREMENTS LISTED ABOVE ARE PER THE NASSAU COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 92-19, ARTICLE 22, SECTION 22.05 FOR PROPERTY ZONED OPEN RURAL (OR). (UPDATED ON JANUARY 24, 2019). THERE MAY BE MORE RESTRICTIVE BUILDING RESTRICTIONS AND SET BACKS RECORDED AFTER THE RECORDING OF THIS PLAT UNDER SEPARATE DOCUMENTS IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.
- 9.) THE LANDS SHOWN HEREON ARE LOCATED WITHIN STORM SURGE CATEGORIES 2, 3, 4 & 5, AS SCALED FROM THE NASSAU COUNTY "STORM SURGE" MAP LOCATED ON THE NASSAU COUNTY PROPERTY APPRAISER'S GIS WEBSITE UNDER THE "PUBLIC SAFETY" SECTION (SCALED 05/08/2019).
- 10.) ALL LOT LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED
- 11.) LOTS SHOWN HEREON ARE INTENDED FOR RESIDENTIAL PURPOSES.
- 12.) "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 13.) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
- 14.) NO FURTHER SUBDIVISION OF LOTS IS ALLOWED UNLESS SUCH SUBDIVISION CONFORMS TO NASSAU COUNTY SUBDIVISION REGULATIONS AND BE APPROVED BY THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS.
- 15.) DRIVEWAYS AND CULVERTS IN THE COUNTY RIGHT-OF-WAY NEED APPROVAL FROM NASSAU COUNTY FOR A RIGHT-OF-WAY/DRIVEWAY PERMIT.
- 16.) TOTAL NUMBER OF LOTS: 15
- 17.) THE JURISDICTIONAL WETLANDS AS SHOWN HEREON WERE FLAGGED AND IDENTIFIED BY CARTER ENVIRONMENTAL SOLUTIONS, INC., AND WERE DETERMINED TO BE EXEMPT FROM THE PERMIT REQUIREMENTS OF THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (S.J.R.W.M.D. PERMIT DETERMINATION NUMBER _____)
- 17A.) FOR ADDITIONAL INFORMATION REGARDING THESE WETLAND JURISDICTIONAL AREAS AND THE METHODOLOGY USED TO DETERMINE THESE WETLAND AREAS, THE FOLLOWING AGENCIES MAY BE CONTACTED: US ARMY CORP OF ENGINEERS, STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
- 17B.) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF ANY OF THE JURISDICTIONAL WETLAND AREAS DEPICTED HEREON WITHOUT THE WRITTEN APPROVAL OF NASSAU COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREAS, TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THESE WETLAND JURISDICTIONAL LINES MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- 18.) UPLAND BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL VEGETATED CONDITION. NATIVE VEGETATION REMOVED OR DESTROYED WITHIN THE UPLAND BUFFER IN VIOLATION OF NASSAU COUNTY COMPREHENSIVE PLAN POLICY 1.04A.02 SHALL BE RESTORED. THESE AREAS SHALL BE REPLANTED WITH COMPARABLE NATIVE VEGETATIVE SPECIES AS WERE REMOVED OR DESTROYED. NOXIOUS AND EXOTIC PLANT MATERIALS CAN BE REMOVED. DEAD VEGETATION CAN BE REMOVED. LIMBING CAN OCCUR WITHIN BUFFERS, PROVIDED THAT THE LIMBS TO BE REMOVED ARE LESS THAN THREE (3) INCHES IN DIAMETER.
- 19.) UPLAND BUFFERS MAY BE INCLUDED WITHIN A DEVELOPMENT LOT, TRACT OR PARCEL. THE WETLAND BUFFER SHALL NOT COUNT TOWARD THE MINIMUM SETBACK REQUIREMENT OF THE ZONING DISTRICT IN WHICH IT IS LOCATED.
- 20.) FINISHED FLOOR ELEVATIONS OF DWELLINGS SHALL BE A MINIMUM OF 13-INCHES ABOVE HIGHEST ADJACENT GRADE. IT IS RECOMMENDED BY THE NASSAU COUNTY BUILDING DEPARTMENT TO BE 18-INCHES ABOVE CROWN OF ROAD. ITS CONFORMANCE IS CONSIDERED CORRECT AS OF THE RECORDING DATE OF THIS PLAT AND SHOULD BE VERIFIED WITH THE NASSAU COUNTY BUILDING DEPARTMENT PRIOR TO BUILDING DESIGN.

RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY (OWNER)

WITNESS _____

RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY: RAYONIER TRS OPERATING COMPANY, A DELAWARE
CORPORATION, ITS MANAGING MEMBER

PRINT OR TYPE NAME

WITNESS _____

BY:
NAME: MARK R. BRIDWELL
ITS: VICE PRESIDENT

PRINT OR TYPE NAME

ATTEST: _____
NAME: S. ALLISTER FISHER
ITS: ASSISTANT SECRETARY

STATE OF: FLORIDA
COUNTY OF: NASSAU

THIS IS TO CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, MARK R. BRIDWELL, AS VICE PRESIDENT AND S. ALLISTER FISHER, AS ASSISTANT SECRETARY OF RAYONIER TRS OPERATING COMPANY, A DELAWARE CORPORATION, AS MANAGING MEMBER OF RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY ON BEHALF OF THE LIMITED LIABILITY COMPANY, TO ME WELL KNOWN AND KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING ADOPTION AND DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USE AND PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT THE CITY OF _____ IN THE
COUNTY OF _____ AND THE STATE OF _____, THIS _____
DAY OF _____, A.D., 2019

_____, MY COMMISSION EXPIRES : _____

NOTARY PUBLIC
STATE OF FLORIDA

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

LOT AREA TABLE (G=GROSS / N=NET) & MIN. F.F.E. INFORMATION					
LOT	SQUARE FOOTAGE (G)	ACRES (G)	SQUARE FOOTAGE (N)	ACRES (N)	MIN. F.F.E.
1	379,995.38	8.72	379,995.38	8.72	
2	400,290.86	9.19	386,717.88	8.88	
3	363,650.76	8.81	383,650.76	8.81	
4	366,987.68	8.42	366,987.68	8.42	
5	1,802,676.75	41.38	911,722.71	20.93	
6	1,722,490.93	39.54	866,330.84	19.89	
7	301,008.32	6.91	301,008.32	6.91	
8	291,948.42	6.70	291,948.42	6.70	
9	282,888.52	6.49	282,888.52	6.49	
10	1,461,922.99	33.56	697,979.60	16.02	
11	1,218,612.59	27.98	765,034.82	17.56	
12	296,480.12	6.81	149,780.43	3.44	
13	139,355.26	3.20	90,244.82	2.07	
14	136,902	3.14	127,014.67	2.92	
15	192,185.78	4.41	59,245.44	1.36	

LINE TABLE				
LINE	BEARING	LENGTH	LINE	BEARING
L1	N4°09'22"E	97.08'	L30	S88°21'07"W
L2	N67°52'39"W	112.60'	L31	N56°52'44"W
L3	S46°07'27"W	92.47'	L32	S49°23'44"W
L4	S52°16'00"W	123.08'	L33	S60°02'07"W
L5	S55°17'26"W	38.00'	L34	S53°04'41"W
L6	S52°31'22"W	77.82'	L35	S83°52'59"W
L7	S47°12'24"W	64.34'	L36	N64°58'53"W
L8	S52°58'34"W	47.91'	L37	N64°58'53"W
L9	S54°40'02"W	102.76'	L38	S9°49'01"W
L10	S67°26'12"W	82.29'	L39	S33°52'36"W
L11	S10°53'22"E	61.92'	L40	N86°46'12"W
L12	S41°39'24"W	79.57'	L41	S43°20'51"W
L13	N62°57'12"W	91.25'	L42	S64°55'47"W
L14	S42°09'04"W	87.37'	L43	S7°40'10"W
L15	S89°59'20"W	102.10'	L44	S12°57'12"W
L16	N29°30'49"W	154.11'	L45	S84°01'52"W
L17	N66°00'03"W	95.34'	L46	N68°47'16"W
L18	N66°00'03"W	45.43'	L47	N26°48'33"W
L19	S82°04'33"W	97.52'	L48	N43°02'27"W
L20	S81°58'39"W	80.81'	L49	N15°45'00"E
L21	S80°41'39"W	64.06'	L50	N30°52'42"W
L22	N79°20'07"W	85.31'	L51	N24°09'49"W
L23	S77°34'45"W	96.41'	L52	N18°47'47"W
L24	S53°42'07"W	74.45'	L53	N63°17'22"W
L25	S85°55'51"W	103.31'	L54	S24°23'51"E
L26	S70°03'18"W	70.69'	L55	S43°02'15"E
L27	N77°08'26"W	61.30'	L56	S29°05'52"E
L28	N77°08'26"W	14.30'	L57	S8°12'28"E
L29	N60°05'19"W	85.76'	L58	S21°55'04"E

DELTA=07°56'50"
RADIUS=2814.79'
ARC LENGTH=390.43'
CHORD BEARING=S87°58'48"W
CHORD DISTANCE=390.11'

"CROSSROADS"

A PORTION OF SECTIONS 4, 8, 9 AND 37, TOWNSHIP 3 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA



LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L59	S3°24'38"E	16.81'	L88	S45°32'58"W	98.10'
L60	N76°06'08"W	17.25'	L89	S79°29'22"W	15.49'
L61	S22°24'53"W	66.93'	L90	S79°29'22"W	26.78'
L62	S47°26'00"W	41.65'	L91	S46°05'12"W	13.28'
L63	S82°55'20"E	57.59'	L92	S46°05'12"W	34.56'
L64	S48°41'55"E	105.74'	L93	N34°30'56"W	27.57'
L65	S2°38'50"W	105.03'	L94	N34°30'56"W	7.06'
L66	S7°37'38"E	88.39'	L95	N27°03'02"E	65.00'
L67	S20°20'14"W	128.56'	L96	N51°43'27"E	63.86'
L68	N60°12'50"W	63.27'	L97	N51°43'27"E	26.85'
L69	N88°37'40"W	56.56'	L98	N26°30'26"E	87.66'
L70	N39°28'27"W	50.49'	L99	N83°57'56"W	61.39'
L71	N24°30'53"W	69.56'	L100	N83°57'56"W	80.35'
L72	N14°32'37"E	99.57'	L101	S86°31'11"W	98.69'
L73	N20°24'37"W	93.60'	L102	S59°08'57"W	63.79'
L74	N13°58'59"E	80.87'	L103	S47°18'37"W	88.49'
L75	S82°55'20"E	62.19'	L104	S75°14'49"W	104.26'
L76	N91°14'49"E	25.23'	L105	S77°48'27"W	91.51'
L77	N64°29'21"E	62.75'	L106	S70°55'43"W	118.82'
L78	N21°35'17"E	29.91'	L107	S39°45'34"W	61.51'
L79	N21°35'17"E	76.03'	L108	S39°45'34"W	40.07'
L80	N5°39'37"E	84.49'	L109	N39°00'46"E	22.07'
L81	N18°42'41"W	53.42'	L110	S64°03'01"E	50.76'
L82	N18°20'33"W	68.03'	L111	S83°10'50"E	67.38'
L83	N18°20'33"W	36.25'	L112	N48°17'15"E	167.45'
L84	N48°56'32"W	94.93'	L113	S64°34'57"E	19.23'
L85	S36°42'16"W	74.86'	L114	S2°43'03"W	73.17'
L86	N56°37'33"W	63.31'	L115	S10°19'09"E	58.78'
L87	N83°04'20"W	135.28'	L116	S19°42'16"E	109.38'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	317.51'	2814.79'	6°27'47"	N88°43'20"E	317.34'
C2	72.91'	2814.79'	1°29'03"	N84°44'55"E	72.91'

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034
OFFICE: (904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"

"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."