

# VILLAGES OF WOODBRIDGE - PHASE IV "A" OFFICIAL RECORDS BOOK PAGE

SHEET 1 OF 5 SHEETS

## CAPTION:

A PORTION OF SECTION 41 (D. FERNANDEZ GRANT) AND SECTION 42 (A. TUCKER GRANT), TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A 5/8" IRON ROD WITH PLASTIC CAP MARKED "PLS-1558" LOCATED AT THE SOUTHWEST CORNER OF SAID SECTION 42 (A. TUCKER GRANT); THENCE SOUTH 85°47'37" EAST, ALONG THE SOUTH LINE OF SAID SECTION 42 (A. TUCKER GRANT), A DISTANCE OF 607.63 FEET TO THE POINT OF BEGINNING; THENCE NORTH 04°38'54" WEST, ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1247, PAGE 1368, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 50.60 FEET; THENCE SOUTH 85°47'37" EAST A DISTANCE OF 133.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 180.00 FEET; THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°74'10", AN ARC DISTANCE OF 184.81 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 21°54'4" EAST A DISTANCE OF 353.26 FEET; THENCE NORTH 04°38'54" WEST A DISTANCE OF 147.89 FEET; THENCE NORTH 60°54'17" WEST A DISTANCE OF 6.00 FEET; THENCE NORTH 04°38'54" WEST A DISTANCE OF 14.40 FEET; THENCE NORTH 33°49'20" EAST A DISTANCE OF 8.02 FEET; THENCE NORTH 04°38'54" WEST A DISTANCE OF 346.76 FEET; THENCE SOUTH 86°36'11" WEST A DISTANCE OF 94.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°15'05", AN ARC DISTANCE OF 39.82 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 40°58'38" WEST A DISTANCE OF 35.74 FEET; THENCE SOUTH 87°51'11" WEST A DISTANCE OF 50.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°14'55", AN ARC DISTANCE OF 38.72 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 49°01'22" WEST A DISTANCE OF 34.97 FEET; THENCE SOUTH 86°36'11" WEST A DISTANCE OF 95.57 FEET TO INTERSECT THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1247, PAGE 1368, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 04°38'54" WEST, ALONG THE WEST LINE, OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1247, PAGE 1368, A DISTANCE OF 136.82 FEET TO THE PERIMETER OF "VILLAGES OF WOODBRIDGE - PHASE II"; ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 152, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THE FOLLOWING (18) COURSES: (1) THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 185.00 FEET, THROUGH A CENTRAL ANGLE OF 57°14'10"; AN ARC DISTANCE OF 184.81 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 21°54'4" EAST A DISTANCE OF 177.22 FEET; (2) THENCE NORTH 83°31'59" EAST A DISTANCE OF 180.09 FEET; (3) THENCE NORTH 13°04'45" WEST A DISTANCE OF 109.69 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET; (4) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°41'30", AN ARC DISTANCE OF 39.14 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 57°53'30" WEST A DISTANCE OF 35.26 FEET; (5) THENCE NORTH 71°34'46" EAST A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET; (6) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°18'30", AN ARC DISTANCE OF 39.40 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 32°04'30" WEST A DISTANCE OF 35.45 FEET; (7) THENCE SOUTH 13°04'45" EAST A DISTANCE OF 69.06 FEET; (8) THENCE NORTH 83°31'59" EAST A DISTANCE OF 31.51 FEET; (9) THENCE SOUTH 06°06'48" EAST A DISTANCE OF 300.00 FEET; (10) THENCE SOUTH 23°02'21" WEST A DISTANCE OF 114.49 FEET; (11) THENCE SOUTH 02°43'48" EAST A DISTANCE OF 32.32 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 275.00 FEET; (12) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°46'40", AN ARC DISTANCE OF 22.83 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 02°02'28" EAST A DISTANCE OF 22.93 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 175.00 FEET; (13) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°36'36", AN ARC DISTANCE OF 32.41 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 12°46'24" EAST A DISTANCE OF 32.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 285.00 FEET; (14) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°74'10", AN ARC DISTANCE OF 75.78 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 15°01'01" WEST A DISTANCE OF 75.56 FEET; (15) THENCE SOUTH 21°33'03" WEST A DISTANCE OF 159.28 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 215.00 FEET; (16) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°01'13", AN ARC DISTANCE OF 71.37 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 14°04'27" WEST A DISTANCE OF 71.05 FEET; (17) THENCE SOUTH 15°01'01" WEST A DISTANCE OF 74.73 FEET; (18) THENCE NORTH 85°21'08" EAST A DISTANCE OF 146.61 FEET; THENCE SOUTH 04°38'55" EAST A DISTANCE OF 212.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 180.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°41'06", AN ARC DISTANCE OF 272.33 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 03°22'40" EAST A DISTANCE OF 272.33 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°20'39", AN ARC DISTANCE OF 68.56 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 09°37'39" WEST A DISTANCE OF 68.00 FEET; THENCE SOUTH 22°17'58" WEST A DISTANCE OF 92.82 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 155.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°12'03", AN ARC DISTANCE OF 72.58 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 15°41'57" WEST A DISTANCE OF 72.42 FEET; THENCE SOUTH 09°05'55" WEST A DISTANCE OF 100.75 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 155.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°04'41", AN ARC DISTANCE OF 2.92 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 09°36'16" WEST A DISTANCE OF 2.92 FEET; THENCE SOUTH 80°39'22" EAST A DISTANCE OF 120.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 275.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°42'53", AN ARC DISTANCE OF 3.43 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 09°27'22" EAST A DISTANCE OF 3.43 FEET; THENCE NORTH 09°05'55" EAST A DISTANCE OF 25.47 FEET; THENCE SOUTH 80°54'05" EAST A DISTANCE OF 50.00 FEET; THENCE NORTH 09°05'55" EAST A DISTANCE OF 5.89 FEET; THENCE SOUTH 80°39'22" EAST A DISTANCE OF 120.00 FEET; THENCE NORTH 51°31'01" EAST A DISTANCE OF 43.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 245.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°39'00", AN ARC DISTANCE OF 36.99 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 3°31'33" WEST A DISTANCE OF 36.99 FEET; THENCE NORTH 09°05'55" EAST A DISTANCE OF 15.21 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°12'03", AN ARC DISTANCE OF 5.76 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 15°41'57" EAST A DISTANCE OF 5.75 FEET; THENCE NORTH 22°17'58" EAST A DISTANCE OF 92.82 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 155.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°20'39", AN ARC DISTANCE OF 196.84 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 09°37'39" EAST A DISTANCE OF 195.24 FEET; THENCE NORTH 03°02'40" WEST A DISTANCE OF 87.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 180.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°59'01", AN ARC DISTANCE OF 45.82 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 25°39'59" EAST A DISTANCE OF 45.69 FEET; THENCE NORTH 69°31'13" EAST A DISTANCE OF 279.61 FEET TO INTERSECT THE WESTERLY LINE OF "VILLAGES OF WOODBRIDGE - PHASE III"; ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 273, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF SAID "VILLAGES OF WOODBRIDGE - PHASE III" THE FOLLOWING (5) COURSES: (1) SOUTH 20°28'47" EAST A DISTANCE OF 1,052.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1,025.00 FEET; (2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°05'38", AN ARC DISTANCE OF 198.47 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 66°22'14" EAST A DISTANCE OF 198.16 FEET; (3) THENCE NORTH 71°55'04" EAST A DISTANCE OF 241.79 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,025.00 FEET; (4) THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°54'10", AN ARC DISTANCE OF 34.04 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 72°52'09" EAST A DISTANCE OF 34.04 FEET; (5) THENCE SOUTH 16°10'46" EAST A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 975.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°54'10", AN ARC DISTANCE OF 32.38 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 72°52'09" WEST A DISTANCE OF 32.38 FEET; THENCE SOUTH 71°55'04" WEST A DISTANCE OF 241.79 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 975.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°05'38", AN ARC DISTANCE OF 202.07 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 65°58'49" WEST A DISTANCE OF 201.71 FEET; THENCE SOUTH 60°21'24" WEST A DISTANCE OF 119.01 FEET; THENCE SOUTH 08°08'41" EAST A DISTANCE OF 1,108.50 FEET TO INTERSECT THE SOUTHERLY LINE OF SECTION 42 (A. TUCKER GRANT), TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; THENCE NORTH 85°47'37" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 42, A DISTANCE OF 1,211.45 FEET TO THE POINT OF BEGINNING.

## 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 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 177.089 (7); AND THAT PERMANENT POINTS (P.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. 2020.

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.

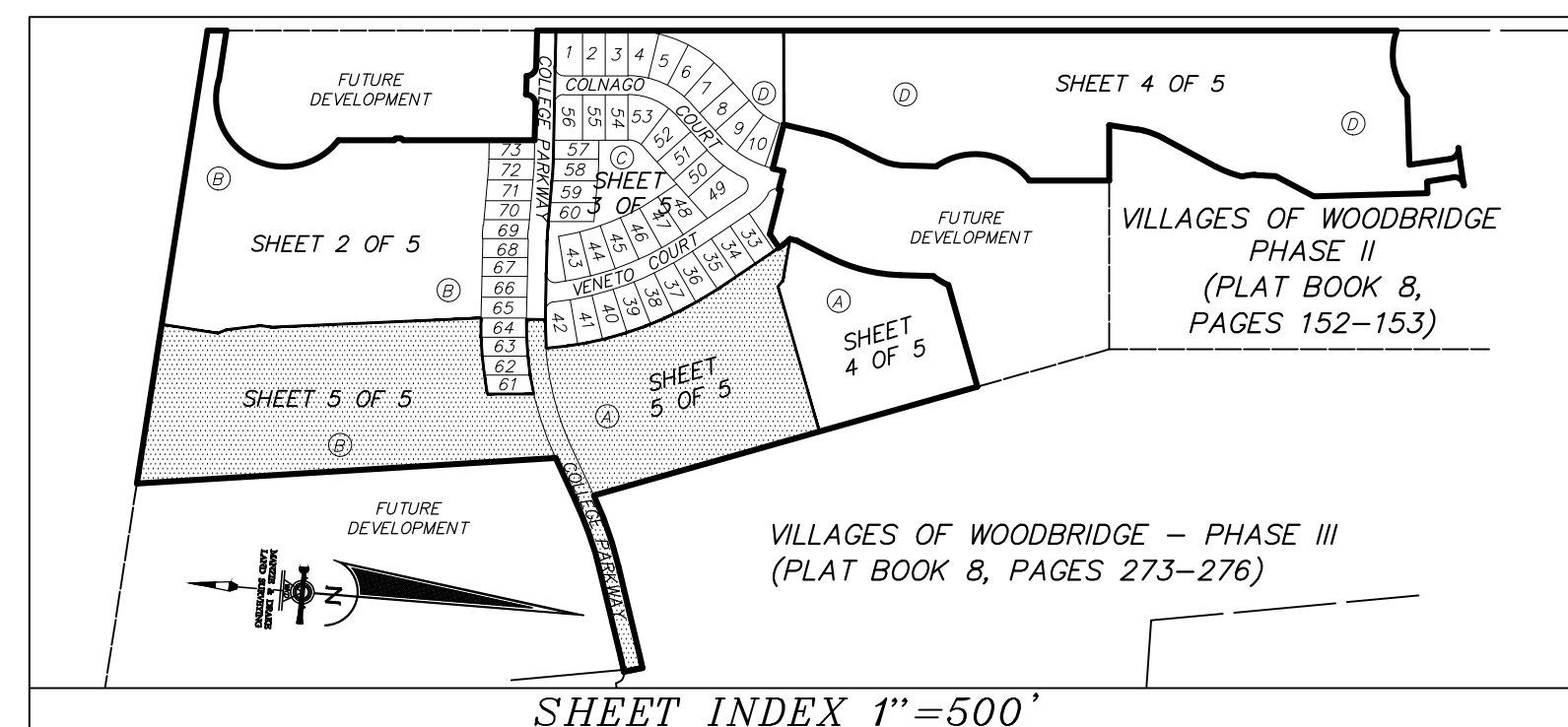
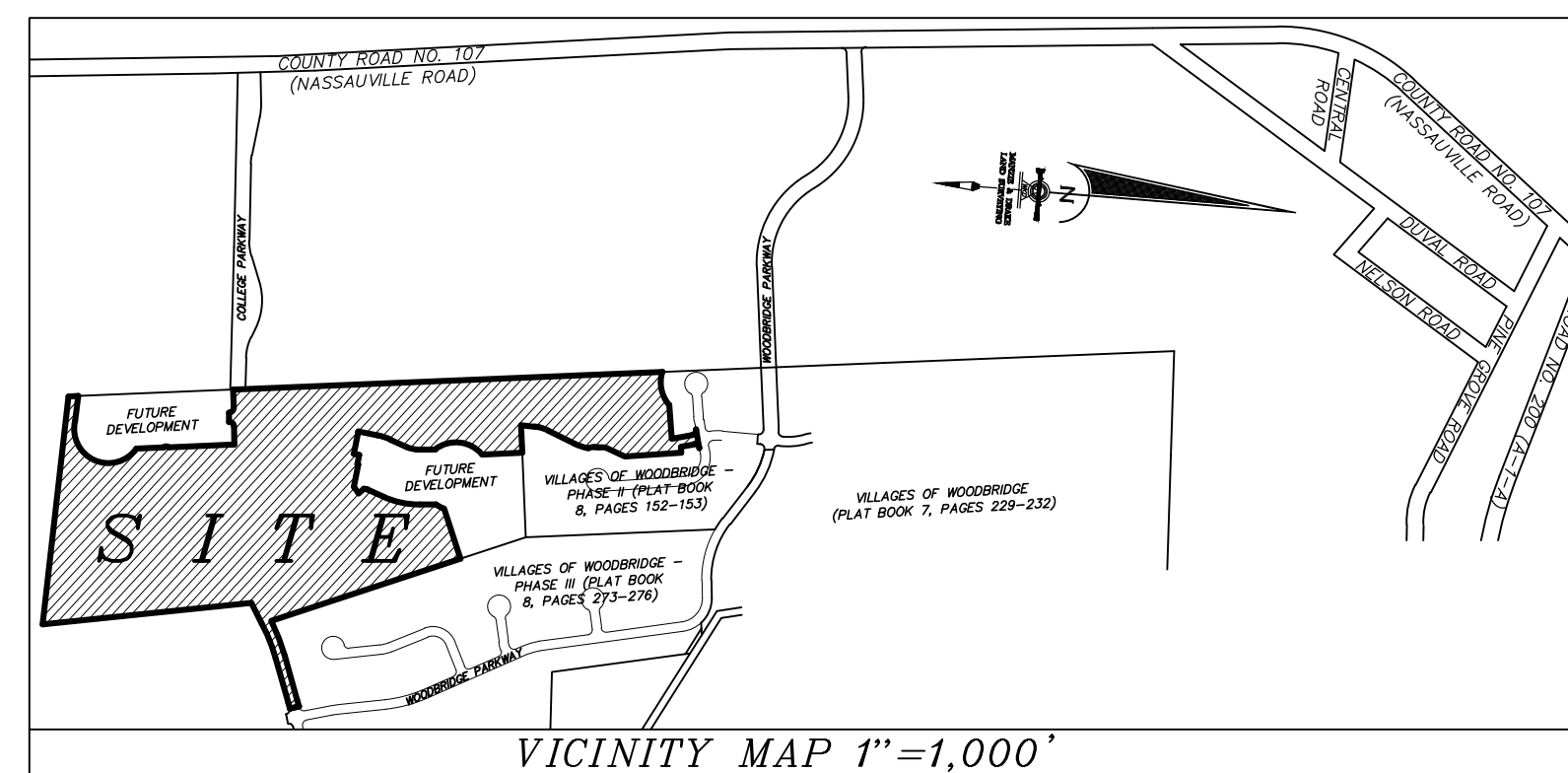
SURVEYOR / MAPPER \_\_\_\_\_ DATE \_\_\_\_\_

CHARLES ROBERT LEE

FLORIDA REGISTRATION NO.: LS 5618

COPYRIGHT © 2020 BY MANZIE AND DRAKE LAND SURVEYING

## A PORTION OF SECTION 41 (D. FERNANDEZ GRANT) AND SECTION 42 (A. TUCKER GRANT), TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.



## COUNTY TAX COLLECTOR CERTIFICATE

TAX IDENTIFICATION NUMBERS: 41-2N-28-0000-0008-0000  
42-2N-28-0000-0002-0000

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. 2020.

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. 2020.

DIRECTOR OF ENGINEERING SERVICES

## 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. 2020

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 OFFICIAL RECORDS BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2020.

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 \_\_\_\_\_ 2020.

COUNTY PLANNER

## TITLE CERTIFICATION

WE, \_\_\_\_\_, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY VESTED IN WOODBRIDGE NASSAU, 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.

TITLE COMPANY REPRESENTATIVE

## 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. 2020.

CHIEF OF FIRE-RESCUE

## COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2020, AND THESE LOTS ARE APPROVED TO BE PLACED ON APPROVED PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS

COUNTY HEALTH DEPARTMENT

## COMMISSION APPROVAL CERTIFICATE

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2020 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

COMMISSION CHAIRMAN

## ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WOODBRIDGE NASSAU, LLC IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS "VILLAGES OF WOODBRIDGE - PHASE IV "A" AND THAT THEY HAVE 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, DEVELOPER 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.

ALL EASEMENTS AND RIGHTS-OF-WAY (COLLEGE PARKWAY, COLNAGO COURT & VENETO COURT), SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR THE USES AND PURPOSES THEREON STATED AND REMAINS A MAINTENANCE OBLIGATION OF THE OWNER OR A RESPONSIBLE PROPERTY OWNERS' ASSOCIATION. NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON NASSAU COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS.

FLORIDA POWER & LIGHT COMPANY (FPL) AND ITS SUCCESSORS AND ASSIGNS ARE HEREBY IRREVOCABLY DEDICATED A TEN FOOT EASEMENT ALONG THE FRONT OF EACH LOT & TRACT FOR ITS USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

THE OWNER(S) HEREBY AND IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO FLORIDA POWER & LIGHT COMPANY (FPL), IT'S SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF FPL UTILITIES, TOGETHER WITH THE RIGHT OF FPL, IT'S SUCCESSORS OR ASSIGNS, TO INGRESS AND EGRESS OVER AND UPON THOSE ROADWAYS FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF ITS UTILITY SYSTEMS IN EASEMENTS ADJACENT TO THOSE ROAD RIGHTS OF WAY.

ALL DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE "VILLAGES OF WOODBRIDGE MASTER ASSOCIATION, INC."

ALL JEA WATER AND SEWER UTILITY EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

TRACTS "A", "B" & "D" (RECREATION/OPEN SPACE, WETLANDS, WETLAND BUFFER & POND TRACT) ARE HEREBY DEDICATED TO AND WILL REMAIN A MAINTENANCE OBLIGATION OF THE "VILLAGES OF WOODBRIDGE MASTER ASSOCIATION, INC."

TRACT "C" (RECREATION/OPEN SPACE & POND TRACT) IS HEREBY DEDICATED TO AND WILL REMAIN A MAINTENANCE OBLIGATION OF THE "VILLAGES OF WOODBRIDGE MASTER ASSOCIATION, INC."

FLORIDA POWER & LIGHT COMPANY (FPL) AND ITS SUCCESSORS AND ASSIGNS ARE HEREBY IRREVOCABLY DEDICATED A TEN FOOT EASEMENT WITHIN TRACT "D" FOR ITS USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

WOODBRIDGE NASSAU, LLC

WITNESS \_\_\_\_\_ DAN MCCRANIE  
PARTNER

PRINT OR TYPE NAME \_\_\_\_\_

WITNESS \_\_\_\_\_

PRINT OR TYPE NAME \_\_\_\_\_

WITNESS \_\_\_\_\_ SHEP COLLEDGE  
PARTNER

PRINT OR TYPE NAME \_\_\_\_\_

WITNESS \_\_\_\_\_

PRINT OR TYPE NAME \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_\_ 2020 BY

\_\_\_\_\_ AS \_\_\_\_\_ WHO PRODUCED \_\_\_\_\_

\_\_\_\_\_ AS IDENTIFICATION OR WHO IS PERSONALLY KNOWN

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME: \_\_\_\_\_

MY COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF FLORIDA

MORTGAGEE'S CONSENT

I, \_\_\_\_\_ ON BEHALF OF \_\_\_\_\_ DO HEREBY JOIN IN AND CONSENT TO THE ADOPTION AND DEDICATION OF SAID LANDS BY THE OWNERS THEREOF AS SHOWN HEREON, AND AGREE THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORDS BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA SHALL BE SUBORDINATED TO SAID ADOPTION AND DEDICATION.

WITNESS \_\_\_\_\_

PRINT OR TYPE NAME \_\_\_\_\_ NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

WITNESS \_\_\_\_\_

PRINT OR TYPE NAME \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_\_ 2020 BY

\_\_\_\_\_ AS \_\_\_\_\_ WHO PRODUCED \_\_\_\_\_

\_\_\_\_\_ AS IDENTIFICATION OR WHO IS PERSONALLY KNOWN

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME: \_\_\_\_\_

MY COMMISSION NUMBER: \_\_\_\_\_

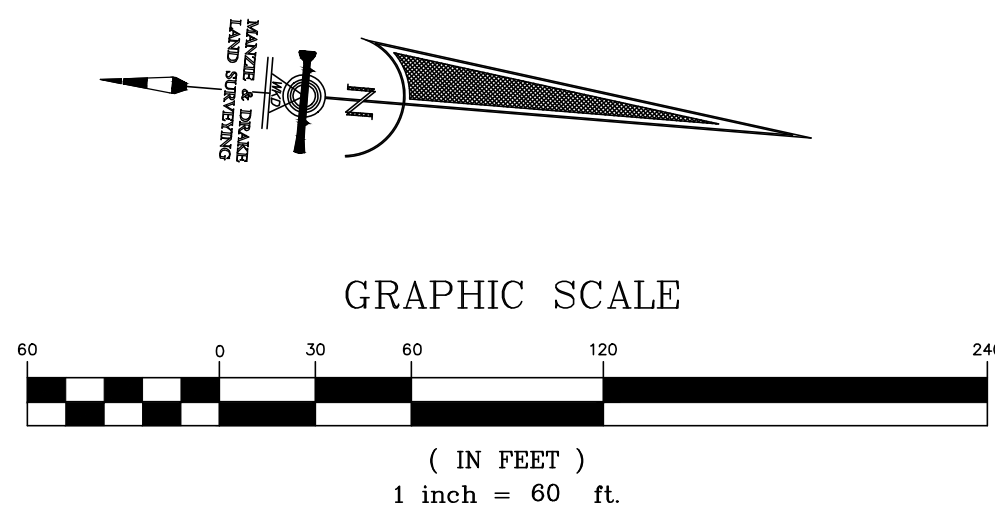
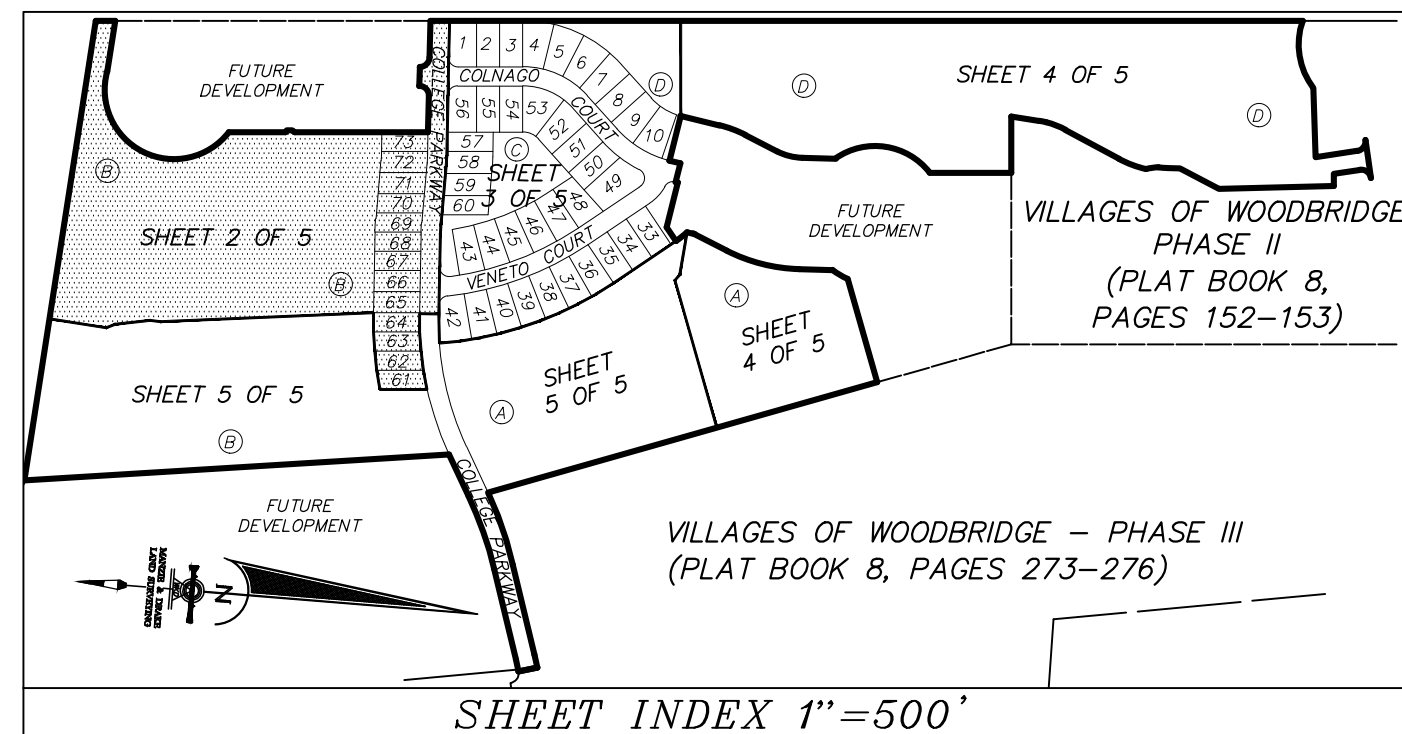
MY COMMISSION EXPIRES: \_\_\_\_\_





# VILLAGES OF WOODBRIDGE - PHASE IV "A"

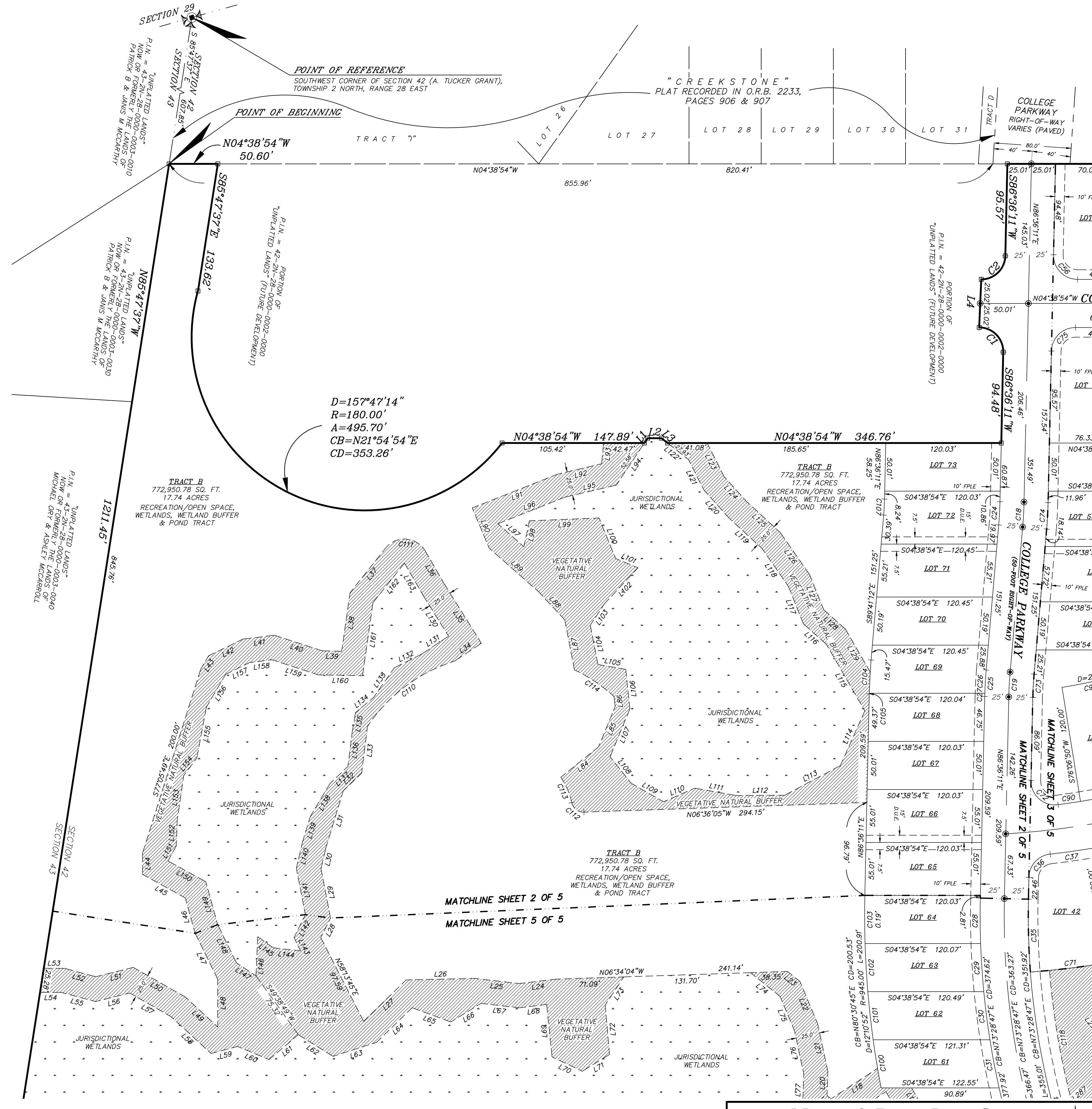
A PORTION OF SECTION 41 (D. FERNANDEZ GRANT) AND SECTION 42 (A. TUCKER GRANT), TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.



LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N60°54'17"W	6.00'	L110	N28°13'16"W	35.35'
L2	N4°38'54"W	14.40'	L111	N5°27'15"E	43.28'
L3	N33°49'20"E	8.02'	L112	N4°51'31"W	50.81'
L4	S87°51'11"W	50.05'	L113	N32°44'49"W	65.55'
L29	N74°23'59"E	52.18'	L114	N70°33'47"W	62.20'
L30	S81°23'27"E	22.22'	L115	S55°24'00"W	79.70'
L31	S77°43'14"E	61.87'	L116	S37°03'54"W	32.07'
L32	N48°33'56"W	26.45'	L117	S63°31'54"W	42.00'
L33	S87°23'22"E	49.25'	L118	S50°28'07"W	47.95'
L34	N38°26'56"W	33.31'	L119	S38°02'50"W	47.16'
L35	S53°20'01"W	71.48'	L120	S43°30'33"W	38.40'
L36	S55°19'02"W	40.59'	L121	S58°26'13"W	35.47'
L37	S56°07'26"E	59.38'	L122	N33°49'20"E	35.95'
L38	S86°31'47"E	61.31'	L123	S58°26'13"W	38.99'
L39	S33°31'6"E	20.10'	L124	S43°30'33"W	33.93'
L40	S13°23'18"W	52.39'	L125	S38°02'50"W	48.69'
L41	S11°32'50"E	32.90'	L126	S50°28'07"W	53.54'
L42	S30°39'28"E	39.74'	L127	S63°31'54"W	38.99'
L43	S64°12'51"E	16.41'	L128	S37°03'54"W	30.23'
L44	N85°29'06"E	22.22'	L129	S55°24'00"W	51.51'
L45	S24°10'55"W	50.73'	L130	S53°20'01"W	47.68'
L46	S69°49'28"W	38.17'	L131	N38°26'56"W	32.77'
L84	S43°27'59"E	50.25'	L132	N31°20'02"W	32.59'
L85	S72°11'13"E	45.35'	L133	N59°37'27"W	37.96'
L86	N79°20'30"E	10.53'	L134	N44°14'52"W	24.08'
L87	N74°23'25"E	52.78'	L135	S85°03'16"E	21.30'
L88	N42°20'20"E	40.47'	L136	S87°32'25"E	35.26'
L89	N36°44'50"E	67.85'	L137	S48°33'56"E	26.07'
L90	N62°35'35"E	45.34'	L138	S63°47'23"E	39.59'
L91	S26°16'01"E	95.28'	L139	S77°43'14"E	27.24'
L92	S17°51'32"E	46.97'	L140	S81°23'27"E	26.38'
L93	S89°13'46"E	21.70'	L141	N74°23'59"E	49.13'
L94	N60°54'17"W	58.58'	L149	S69°49'28"W	46.36'
L95	S17°51'32"E	54.97'	L150	S24°10'55"W	44.86'
L96	S26°16'01"E	74.84'	L151	N65°33'10"W	17.73'
L97	N36°44'50"E	36.07'	L152	S87°35'25"W	26.40'
L98	N82°39'12"W	27.50'	L153	N86°29'13"W	47.20'
L99	N85°54'3"W	72.49'	L154	N57°51'38"W	22.72'
L100	N63°08'20"E	45.44'	L155	S83°56'42"E	53.99'
L101	N17°48'26"E	25.13'	L156	S64°12'51"E	39.50'
L102	S5143'11"E	50.71'	L157	S30°39'28"E	27.99'
L103	S60°51'12"E	27.00'	L158	S11°32'50"E	23.16'
L104	N74°23'25"E	41.70'	L159	S13°23'18"W	50.59'
L105	N51°7'25"E	29.35'	L160	S33°31'6"E	45.93'
L106	N79°20'30"E	41.21'	L161	S86°31'47"E	76.62'
L107	S72°11'13"E	53.88'	L162	S56°07'26"E	52.59'
L108	N46°51'19"E	35.23'	L163	S55°19'02"W	41.03'
L109	N25°01'03"E	38.80'			

LOT ACREAGE TABLE (GROSS & NET)		
LOT	ACRES	SQUARE FOOTAGE
65	0.15 (G&N)	6,601.57 (G&N)
66	0.15 (G&N)	6,601.57 (G&N)
67	0.14 (G&N)	6,001.43 (G&N)
68	0.14 (G&N)	6,001.43 (G&N)
69	0.14 (G&N)	6,015.42 (G&N)
70	0.14 (G&N)	6,022.57 (G&N)
71	0.15 (G&N)	6,624.83 (G&N)
72	0.15 (G&N)	6,615.62 (G&N)
73	0.14 (G&N)	6,001.43 (G&N)

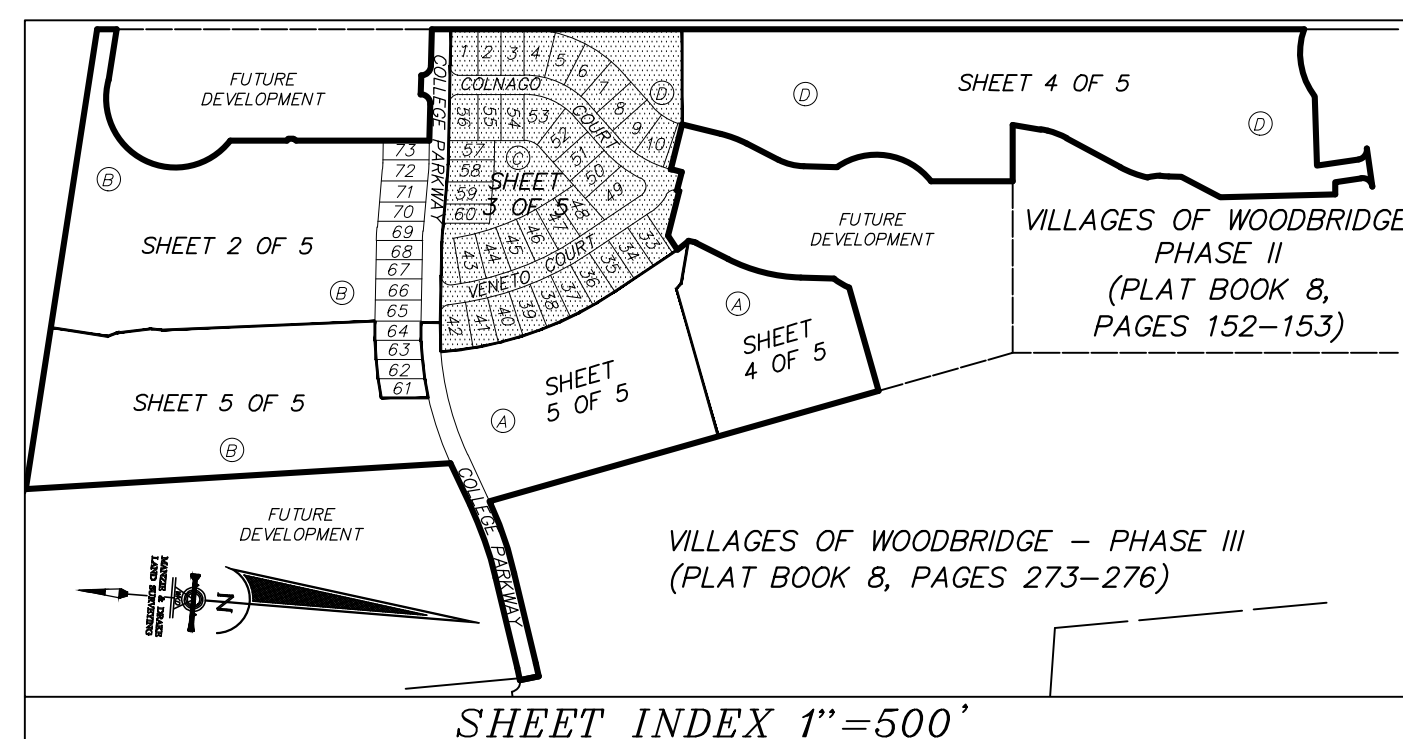
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	39.82'	25.00'	91°15'05"	S40°58'38"W	35.74'
C2	38.72'	25.00'	88°44'55"	N49°01'22"W	34.97'
C18	25.90'	400.00'	3°42'38"	S88°27'29"W	25.90'
C19	25.90'	400.00'	3°42'38"	N88°27'29"E	25.90'
C24	24.28'	375.00'	3°42'38"	S88°27'29"W	24.28'
C25	27.52'	425.00'	3°42'38"	N88°27'29"E	27.52'
C26	24.26'	425.00'	3°16'13"	N88°40'42"E	24.25'
C27	3.27'	425.00'	0°26'25"	N86°49'23"E	3.27'
C104	35.29'	545.00'	3°42'38"	N88°27'29"E	35.29'
C105	0.64'	545.00'	0°04'04"	N86°38'12"E	0.64'
C106	34.65'	545.00'	3°38'34"	N88°29'31"E	34.64'
C107	16.51'	255.00'	3°42'38"	S88°27'29"W	16.51'
C108	117.09'	845.00'	7°56'22"	N64°51'35"E	117.00'
C109	25.01'	845.00'	1°41'45"	N69°40'38"E	25.01'
C110	115.27'	170.00'	38°50'57"	S41°26'24"E	113.07'
C111	48.63'	25.00'	111°26'28"	S02°41'2"E	41.32'
C112	17.43'	12.50'	79°54'10"	N33°19'00"E	16.05'
C113	28.82'	72.50'	22°46'47"	S61°52'41"W	28.63'
C114	49.94'	170.00'	16°49'50"	S29°26'31"W	49.76'



**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."

# VILLAGES OF WOODBRIDGE - PHASE IV "A"

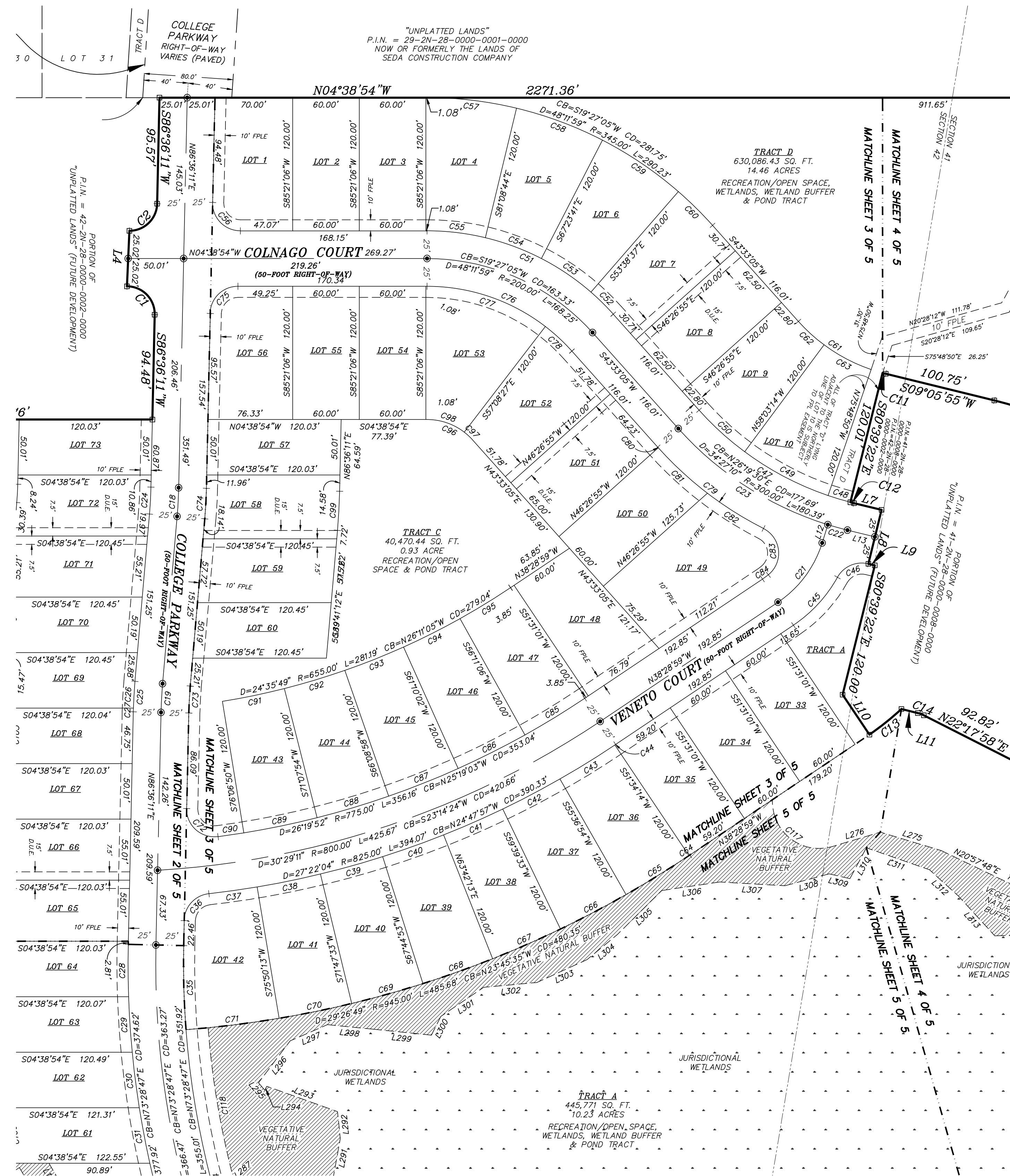
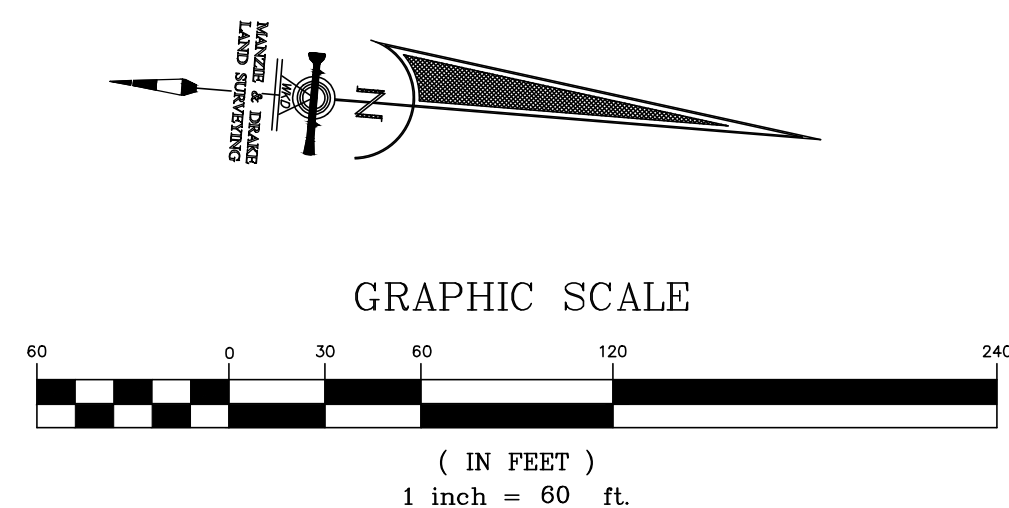
A PORTION OF SECTION 41 (D. FERNANDEZ GRANT) AND SECTION 42 (A. TUCKER GRANT), TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.



LOT	ACRES	SQUARE FOOTAGE
1	0.19 (G&N)	8,416.17 (G&N)
2	0.17 (G&N)	7,200 (G&N)
3	0.17 (G&N)	7,200 (G&N)
4	0.19 (G&N)	8,189.89 (G&N)
5	0.19 (G&N)	8,208 (G&N)
6	0.19 (G&N)	8,208 (G&N)
7	0.18 (G&N)	7,980.63 (G&N)
8	0.17 (G&N)	7,500 (G&N)
9	0.18 (G&N)	7,961.62 (G&N)
10	0.18 (G&N)	7,997.30 (G&N)
33	0.17 (G&N)	7,200 (G&N)
34	0.17 (G&N)	7,200 (G&N)
35	0.17 (G&N)	7,200 (G&N)
36	0.17 (G&N)	7,496.47 (G&N)
37	0.17 (G&N)	7,496.47 (G&N)
38	0.17 (G&N)	7,496.47 (G&N)
39	0.17 (G&N)	7,496.47 (G&N)
40	0.17 (G&N)	7,496.47 (G&N)
41	0.17 (G&N)	7,496.47 (G&N)
42	0.21 (G&N)	9,044.91 (G&N)
43	0.17 (G&N)	7,460.87 (G&N)
44	0.17 (G&N)	7,460.87 (G&N)
45	0.17 (G&N)	7,460.87 (G&N)
46	0.17 (G&N)	7,460.87 (G&N)
47	0.17 (G&N)	7,451.88 (G&N)
48	0.19 (G&N)	8,207.47 (G&N)
49	0.26 (G&N)	11,466.13 (G&N)
50	0.17 (G&N)	7,315.68 (G&N)
51	0.18 (G&N)	7,800 (G&N)
52	0.20 (G&N)	8,798.90 (G&N)
53	0.21 (G&N)	9,163.89 (G&N)
54	0.17 (G&N)	7,200 (G&N)
55	0.17 (G&N)	7,200 (G&N)
56	0.20 (G&N)	8,875.44 (G&N)
57	0.14 (G&N)	6,001.43 (G&N)
58	0.16 (G&N)	6,912.39 (G&N)
59	0.16 (G&N)	6,925.99 (G&N)
60	0.14 (G&N)	6,022.57 (G&N)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C34	279.23'	775.00'	20°38'36"	N70°40'42"E	277.72'
C35	75.79'	775.00'	5°36'11"	N83°48'05"E	75.76'
C36	35.90'	25.00'	82°16'54"	S52°15'22"E	32.90'
C37	43.88'	825.00'	3°02'52"	N12°38'21"W	43.88'
C38	58.24'	825.00'	4°02'40"	N16°11'07"W	58.22'
C39	58.24'	825.00'	4°02'40"	N20°13'47"W	58.22'
C40	58.24'	825.00'	4°02'40"	N24°16'27"W	58.22'
C41	58.24'	825.00'	4°02'40"	N28°19'07"W	58.22'
C42	58.24'	825.00'	4°02'40"	N32°21'46"W	58.22'
C43	58.24'	825.00'	4°02'40"	N36°24'26"W	58.22'
C44	0.77'	825.00'	0°03'13"	N38°27'23"W	0.77'
C45	59.22'	125.00'	27°08'41"	N52°03'20"W	58.67'
C46	32.61'	25.00'	74°43'35"	S28°15'52"E	30.34'
C47	161.93'	275.00'	33°44'17"	N26°40'56"E	159.60'
C48	20.99'	275.00'	4°22'22"	N11°59'59"E	20.98'
C49	85.24'	275.00'	17°45'37"	N23°03'58"E	84.90'
C50	55.70'	275.00'	11°36'19"	N37°44'56"E	55.61'
C51	189.28'	225.00'	48°11'59"	S19°27'05"W	183.75'
C52	28.26'	225.00'	7°11'42"	S39°57'14"W	28.24'
C53	54.00'	225.00'	13°45'04"	S29°28'51"W	53.87'
C54	54.00'	225.00'	13°45'04"	S15°43'47"W	53.87'
C55	53.03'	225.00'	13°30'10"	S2°06'11"W	52.90'
C56	39.82'	25.00'	91°15'05"	N40°58'38"E	35.74'
C57	81.31'	345.00'	13°30'10"	S2°06'11"W	81.12'
C58	82.80'	345.00'	13°45'04"	S15°43'47"W	82.60'
C59	82.80'	345.00'	13°45'04"	S29°28'51"W	82.60'
C60	43.32'	345.00'	7°11'42"	S39°57'14"W	43.30'
C61	79.44'	155.00'	29°21'56"	N28°52'07"E	78.57'
C62	31.40'	155.00'	11°36'19"	N37°44'56"E	31.34'
C63	48.05'	155.00'	17°45'37"	N23°03'58"E	47.85'
C64	0.88'	945.00'	0°03'13"	N38°27'23"W	0.88'
C65	66.71'	945.00'	4°02'40"	N36°24'26"W	66.69'
C66	66.71'	945.00'	4°02'40"	N32°21'46"W	66.69'
C67	66.71'	945.00'	4°02'40"	N28°19'07"W	66.69'
C68	66.71'	945.00'	4°02'40"	N24°16'27"W	66.69'
C69	66.71'	945.00'	4°02'40"	N20°13'47"W	66.69'
C70	66.71'	945.00'	4°02'40"	N16°11'07"W	66.69'
C71	84.56'	945.00'	5°07'37"	N11°35'59"W	84.53'
C72	43.09'	25.00'	98°45'18"	N37°13'32"E	37.95'
C73	24.28'	375.00'	3°42'38"	N88°27'29"E	24.28'
C74	27.52'	425.00'	3°42'38"	S88°27'29"W	27.52'
C75	38.72'	25.00'	88°44'55"	S49°01'22"E	34.97'
C76	147.22'	175.00'	48°11'59"	S19°27'05"W	142.92'
C77	114.56'	175.00'	37°30'27"	S14°06'19"W	112.53'
C78	32.66'	175.00'	10°41'32"	S38°12'19"W	32.61'
C79	120.94'	325.00'	21°19'19"	N32°53'26"E	120.25'
C80	0.77'	325.00'	0°08'06"	N43°29'02"E	0.77'
C81	60.36'	325.00'	10°38'28"	N38°05'45"E	60.27'
C82	59.82'	325.00'	10°32'44"	N27°30'09"E	59.73'
C83	49.86'	25.00'	114°15'39"	S79°21'36"W	42.00'
C84	6.58'	75.00'	5°01'35"	N40°59'47"W	6.58'
C85	63.14'	775.00'	4°40'05"	N36°08'57"W	63.12'
C86	67.39'	775.00'	4°58'56"	N31°19'26"W	67.37'
C87	67.39'	775.00'	4°58'56"	N26°20'30"W	67.37'
C88	67.39'	775.00'	4°58'56"	N21°21'34"W	67.37'
C89	67.39'	775.00'	4°58'56"	N16°22'38"W	67.37'
C90	23.46'	775.00'	1°44'03"	N13°01'09"W	23.46'

LINE TABLE		
LINE	BEARING	LENGTH
L7	N9°05'55"E	25.47'
L8	S80°54'05"E	50.00'
L9	N9°05'55"E	5.99'
L10	N51°31'01"E	43.39'
L11	N9°05'55"E	15.21'
L12	N77°23'26"W	17.20'
L13	S9°05'55"W	25.47'



**MANZIE & DRAKE LAND SURVEYING**

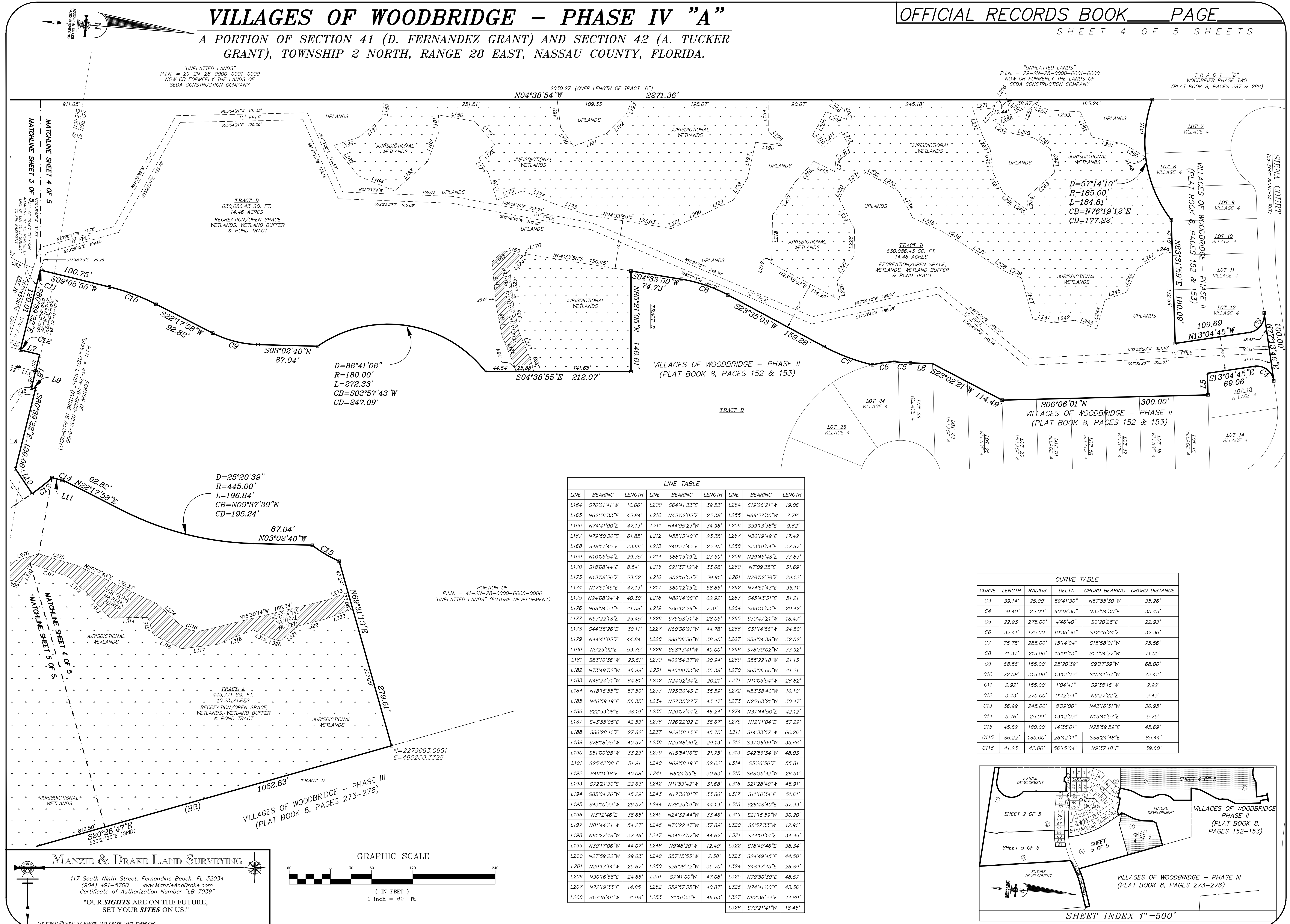
117 South Ninth Street, Fernandina Beach, FL 32034  
 (904) 491-5700 www.ManzieAndDrake.com  
 Certificate of Authorization Number LB 7039

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



# VILLAGES OF WOODBRIDGE - PHASE IV "A"

A PORTION OF SECTION 41 (D. FERNANDEZ GRANT) AND SECTION 42 (A. TUCKER GRANT), TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

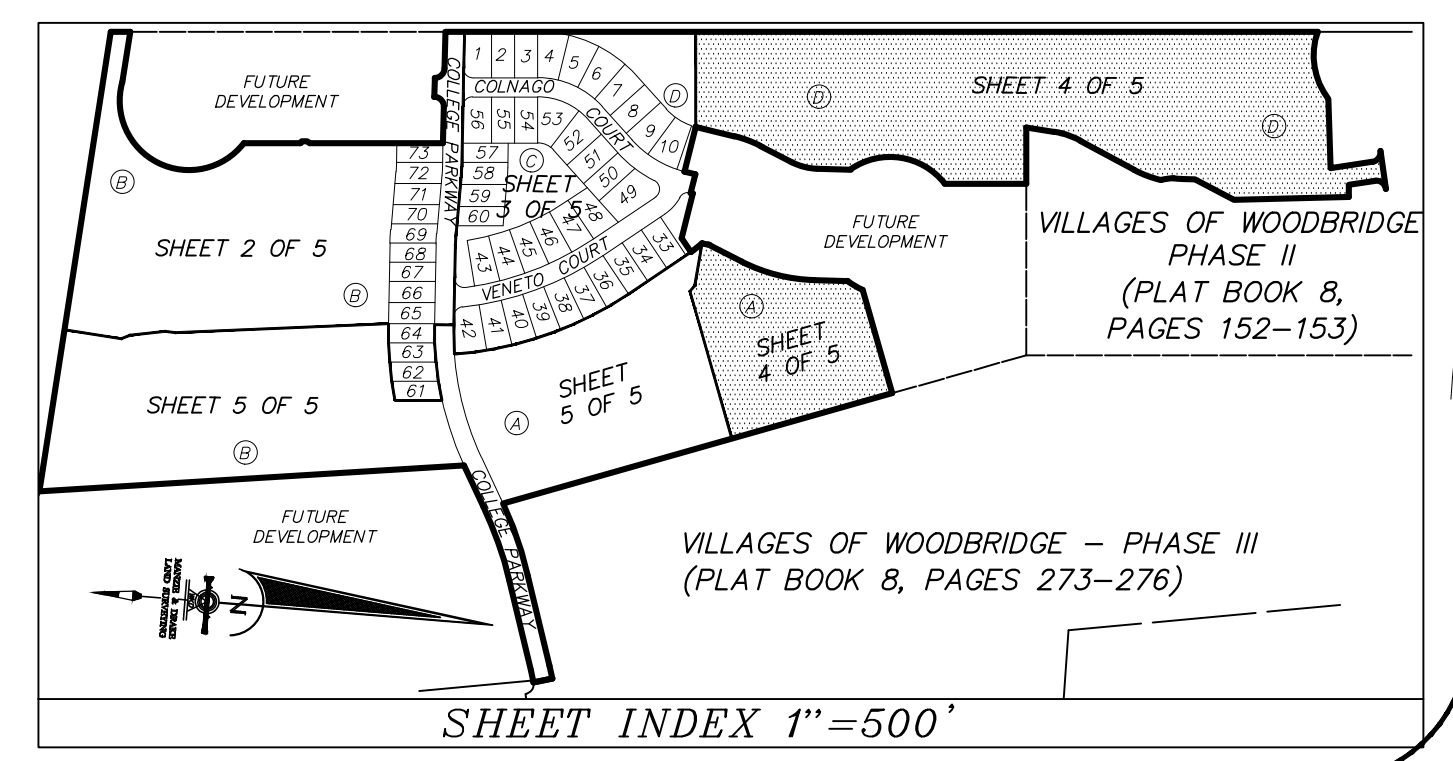


$D=86^{\circ}41'06''$   
 $R=180.00'$   
 $L=272.33'$   
 $CB=S03^{\circ}57'43''W$   
 $CD=247.09'$

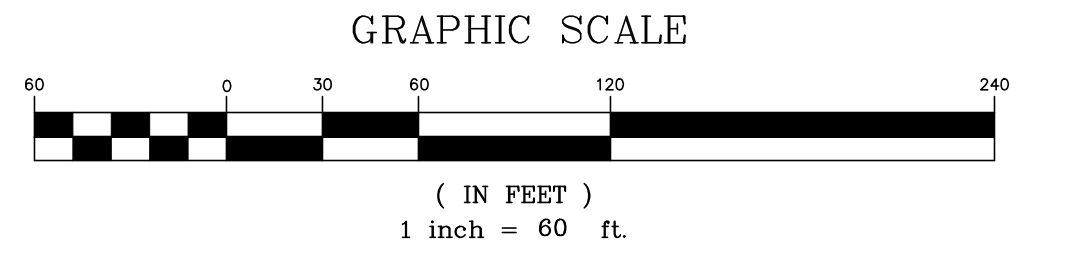
$D=25^{\circ}20'39''$   
 $R=445.00'$   
 $L=196.84'$   
 $CB=N09^{\circ}37'39''E$   
 $CD=195.24'$

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L164	S70°21'41"W	10.06'	L209	S64°41'33"E	39.53'	L254	S19°26'21"W	19.06'
L165	N62°36'33"E	45.84'	L210	N45°02'05"E	23.38'	L255	N69°37'30"W	7.78'
L166	N74°41'00"E	47.13'	L211	N44°05'23"W	34.96'	L256	S59°13'38"E	9.62'
L167	N79°50'30"E	61.85'	L212	N55°13'40"E	23.38'	L257	N30°19'49"E	17.42'
L168	S48°17'45"E	23.66'	L213	S40°27'43"E	23.45'	L258	S23°10'04"E	37.97'
L169	N10°05'54"E	29.35'	L214	S88°15'19"E	23.59'	L259	N29°45'48"E	33.83'
L170	S18°08'44"E	8.54'	L215	S21°37'12"W	33.68'	L260	N7°09'35"E	31.69'
L173	N13°58'56"E	53.52'	L216	S52°16'19"E	39.91'	L261	N28°52'38"E	29.12'
L174	N17°51'45"E	47.13'	L217	S60°21'15"E	58.85'	L262	N74°51'43"E	35.11'
L175	N24°08'24"W	40.30'	L218	N86°14'08"E	62.92'	L263	S45°43'31"E	51.21'
L176	N68°04'24"E	41.59'	L219	S80°12'29"E	7.31'	L264	S88°31'03"E	20.42'
L177	N53°22'18"E	25.45'	L226	S75°58'31"W	28.05'	L265	S30°47'21"W	18.47'
L178	S44°38'26"E	30.11'	L227	N60°36'21"W	44.78'	L266	S31°14'56"W	24.50'
L179	N44°41'05"E	44.84'	L228	S86°06'56"W	38.95'	L267	S59°04'38"W	32.52'
L180	N52°52'02"E	53.75'	L229	S58°13'41"W	49.00'	L268	S78°30'02"W	33.92'
L181	S83°10'36"W	23.81'	L230	N66°54'37"W	20.94'	L269	S55°22'18"W	21.13'
L182	N73°49'52"W	46.99'	L231	N40°00'53"W	35.38'	L270	S65°06'00"W	41.21'
L183	N46°24'31"W	64.81'	L232	N24°32'34"E	20.21'	L271	N11°05'54"W	26.82'
L184	N18°16'55"E	57.50'	L233	N25°36'43"E	35.59'	L272	N53°38'40"W	16.10'
L185	N46°59'19"E	56.35'	L234	N57°35'27"E	43.47'	L273	N25°03'21"W	30.47'
L186	S22°53'06"E	38.19'	L235	N20°07'44"E	46.24'	L274	N37°44'50"E	42.12'
L187	S43°55'05"E	42.53'	L236	N26°22'02"E	38.67'	L275	N12°11'04"E	57.29'
L188	S86°28'11"E	27.82'	L237	N29°38'13"E	45.75'	L311	S14°33'57"W	60.26'
L189	S78°18'35"W	40.57'	L238	N25°48'30"E	29.13'	L312	S37°36'09"W	35.66'
L190	S51°00'08"W	33.23'	L239	N15°54'16"E	21.75'	L313	S42°56'54"W	48.03'
L191	S25°42'08"E	51.91'	L240	N69°58'19"E	62.02'	L314	S52°56'50"E	55.81'
L192	S49°11'18"E	40.08'	L241	N62°45'59"E	30.63'	L315	S68°35'32"W	26.51'
L193	S72°21'30"E	22.63'	L242	N11°53'42"W	31.68'	L316	S21°28'49"W	45.91'
L194	S85°04'26"W	45.29'	L243	N17°36'01"E	33.86'	L317	S11°10'34"E	51.61'
L195	S43°10'33"W	29.57'	L244	N78°25'19"W	44.13'	L318	S26°48'40"E	57.33'
L196	N31°24'46"E	38.65'	L245	N24°32'44"W	33.46'	L319	S21°16'59"W	30.20'
L197	N81°44'21"W	54.27'	L246	N70°22'47"W	37.89'	L320	S8°57'33"W	12.91'
L198	N61°27'48"W	37.46'	L247	N34°57'07"W	44.62'	L321	S44°19'14"E	34.35'
L199	N30°17'06"W	44.07'	L248	N9°48'20"W	12.49'	L322	S18°49'46"E	38.34'
L200	N27°59'22"W	29.63'	L249	S57°15'53"W	2.38'	L323	S24°49'45"E	44.50'
L201	N29°17'14"W	25.67'	L250	S26°08'42"W	35.70'	L324	S48°17'45"E	26.89'
L206	N30°16'58"E	24.66'	L251	S74°10'00"W	47.08'	L325	N79°50'30"E	48.57'
L207	N72°19'33"E	14.85'	L252	S59°57'35"W	40.87'	L326	N74°41'00"E	43.36'
L208	S15°46'46"W	31.98'	L253	S17°16'33"E	46.63'	L327	N62°36'33"E	44.89'
						L328	S70°21'41"W	18.45'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C3	39.14'	25.00'	89°41'30"	N57°55'30"W	35.26'
C4	39.40'	25.00'	90°18'30"	N32°04'30"E	35.45'
C5	22.93'	275.00'	4°46'40"	S02°02'28"E	22.93'
C6	32.41'	175.00'	10°36'36"	S12°46'24"E	32.36'
C7	75.78'	285.00'	15°14'04"	S15°58'01"W	75.56'
C8	71.37'	215.00'	19°01'13"	S14°04'27"W	71.05'
C9	68.56'	155.00'	25°20'39"	S9°37'39"W	68.00'
C10	72.58'	315.00'	13°12'03"	S15°41'57"W	72.42'
C11	2.92'	155.00'	1°04'41"	S9°38'16"W	2.92'
C12	3.43'	275.00'	0°42'53"	N9°27'22"E	3.43'
C13	36.99'	245.00'	8°39'00"	N43°16'31"W	36.95'
C14	5.76'	25.00'	13°12'03"	N15°41'57"E	5.75'
C15	45.82'	185.00'	14°35'01"	N25°59'59"E	45.69'
C115	86.22'	185.00'	26°42'11"	S88°24'48"E	85.44'
C116	41.23'	42.00'	56°15'04"	N9°37'18"E	39.60'

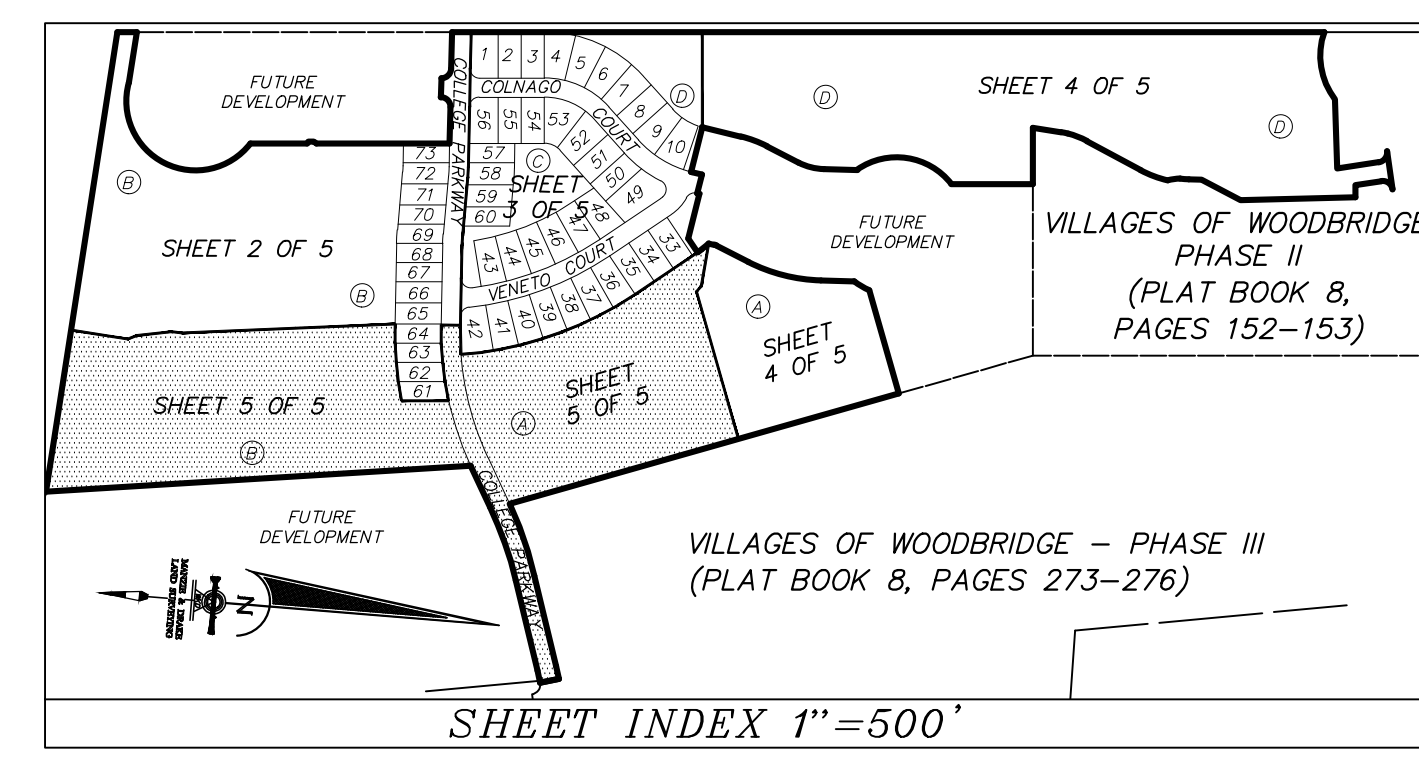
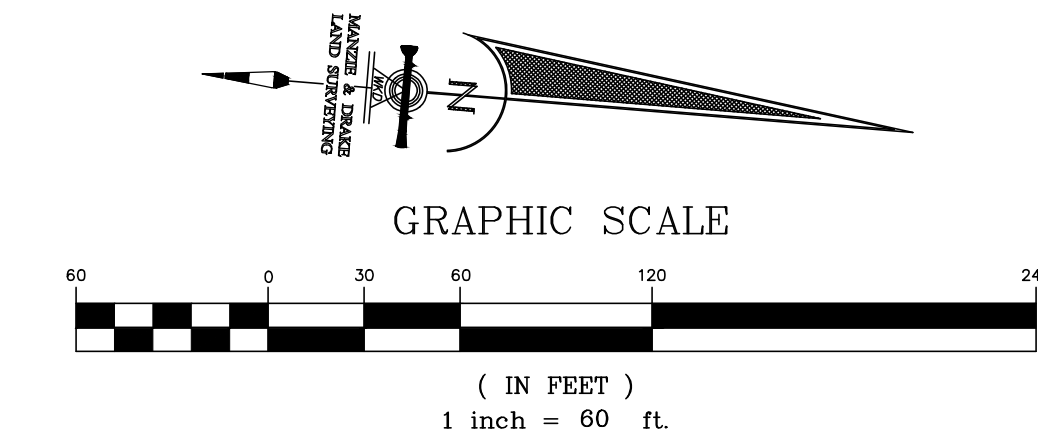
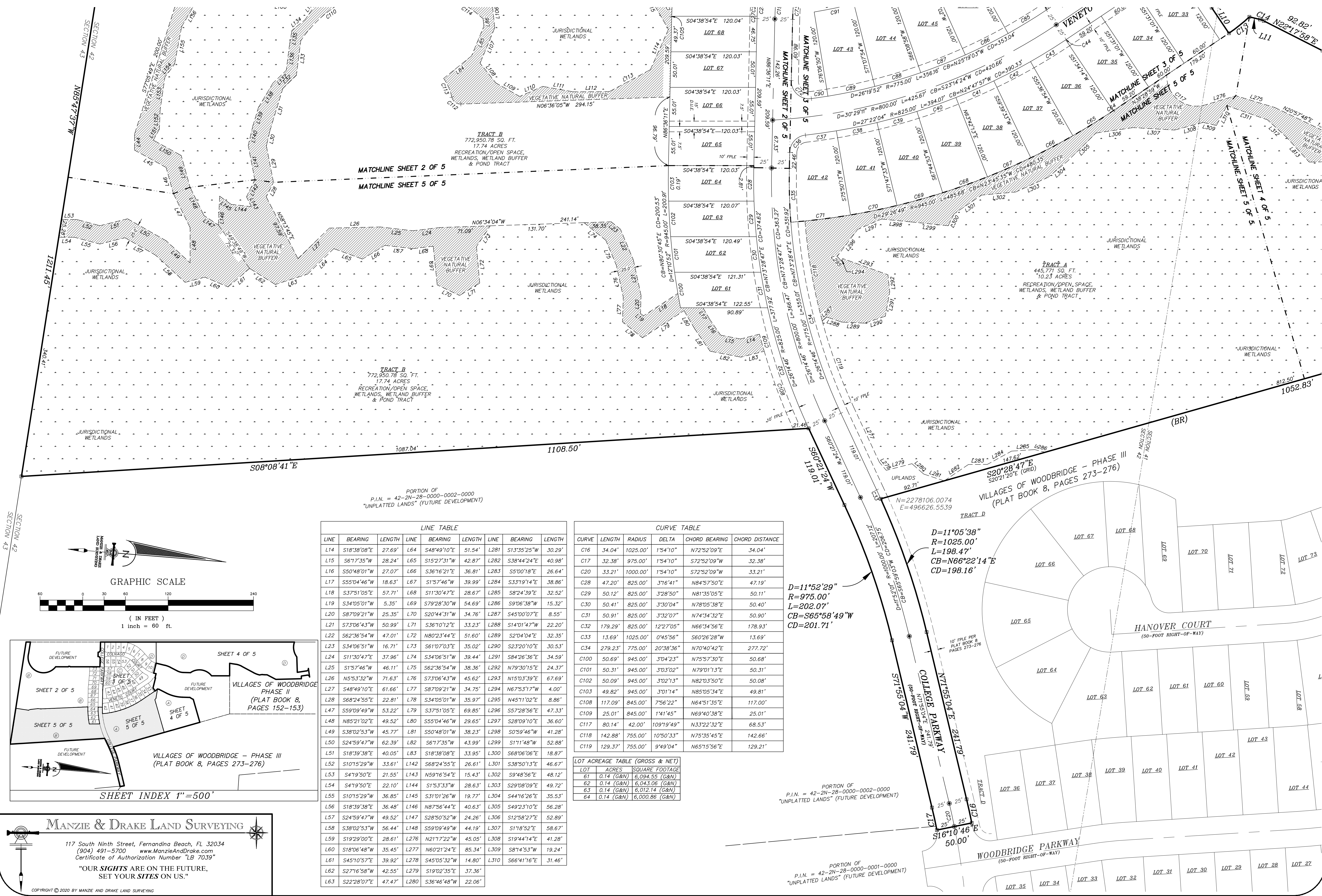


**MANZIE & DRAKE LAND SURVEYING**  
 117 South Ninth Street, Fernandina Beach, FL 32034  
 (904) 491-5700 www.ManzieAndDrake.com  
 Certificate of Authorization Number "LB 7039"  
 "OUR SIGHTS ARE ON THE FUTURE, SET YOUR SITES ON US."  
 COPYRIGHT © 2020 BY MANZIE AND DRAKE LAND SURVEYING



# VILLAGES OF WOODBRIDGE - PHASE IV "A"

A PORTION OF SECTION 41 (D. FERNANDEZ GRANT) AND SECTION 42 (A. TUCKER GRANT), TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.



LINE TABLE								
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE		
L14	S18°38'08"E	27.69'	L64	S48°49'10"E	51.54'	L281	S13°35'25"W	30.29'
L15	S6°17'35"W	28.24'	L65	S15°27'31"W	42.87'	L282	S38°44'24"E	40.98'
L16	S50°48'01"W	27.07'	L66	S36°16'21"E	36.81'	L283	S5°00'18"E	26.64'
L17	S55°04'46"W	18.63'	L67	S15°7'46"W	39.99'	L284	S33°19'14"E	38.86'
L18	S37°51'05"E	57.71'	L68	S11°30'47"E	28.67'	L285	S8°24'39"E	32.52'
L19	S34°05'01"W	5.35'	L69	S79°28'30"W	54.69'	L286	S9°06'38"W	15.32'
L20	S87°09'21"W	25.35'	L70	S20°44'31"W	34.76'	L287	S45°00'07"E	8.55'
L21	S73°06'43"W	50.99'	L71	S36°10'12"E	33.23'	L288	S14°01'47"W	22.20'
L22	S62°36'54"W	47.01'	L72	N80°23'44"E	51.60'	L289	S2°04'04"E	32.35'
L23	S34°06'51"W	16.71'	L73	S61°07'03"E	35.02'	L290	S23°20'10"E	30.53'
L24	S11°30'47"E	37.96'	L74	S34°06'51"W	39.44'	L291	S84°26'36"E	34.59'
L25	S15°7'46"W	46.11'	L75	S62°36'54"W	36.36'	L292	N79°30'15"E	24.37'
L26	N5°53'32"W	71.63'	L76	S73°06'43"W	45.62'	L293	N15°03'39"E	67.69'
L27	S48°49'10"E	61.66'	L77	S87°09'21"W	34.75'	L294	N67°53'17"W	4.00'
L28	S68°24'55"E	22.81'	L78	S34°05'01"W	35.97'	L295	N45°11'02"E	8.86'
L47	S59°09'49"W	53.22'	L79	S37°51'05"E	69.85'	L296	S57°28'56"E	47.33'
L48	N85°21'02"E	49.52'	L80	S55°04'46"W	29.65'	L297	S28°09'10"E	36.60'
L49	S38°02'53"W	45.77'	L81	S50°48'01"W	38.23'	L298	S05°09'46"W	41.28'
L50	S24°59'47"W	62.39'	L82	S61°7'35"W	43.99'	L299	S11°14'48"W	52.88'
L51	S18°39'38"E	40.05'	L83	S18°38'08"E	33.95'	L300	S68°06'06"E	18.87'
L52	S10°15'29"W	33.61'	L142	S68°24'55"E	26.61'	L301	S38°50'13"E	46.67'
L53	S41°9'50"E	21.55'	L143	N59°16'54"E	15.43'	L302	S9°48'56"E	48.12'
L54	S41°9'50"E	22.10'	L144	S1°53'33"W	28.63'	L303	S29°08'09"E	49.72'
L55	S10°15'29"W	36.85'	L145	S31°01'26"W	19.77'	L304	S44°16'26"E	35.53'
L56	S18°39'38"E	36.48'	L146	N87°56'44"E	40.63'	L305	S49°23'10"E	56.28'
L57	S24°59'47"W	49.52'	L147	S28°50'52"W	24.26'	L306	S12°58'27"E	52.89'
L58	S38°02'53"W	56.44'	L148	S59°09'49"W	44.19'	L307	S18°52'2"E	58.67'
L59	S19°29'00"E	28.61'	L276	N21°17'22"W	45.05'	L308	S19°44'14"E	41.28'
L60	S18°06'48"W	35.45'	L277	N60°21'24"E	85.34'	L309	S8°14'53"W	19.24'
L61	S45°10'57"E	39.92'	L278	S45°05'32"W	14.80'	L310	S66°41'16"E	31.46'
L62	S27°16'58"W	42.55'	L279	S19°02'35"E	37.36'			
L63	S22°28'07"E	47.47'	L280	S36°46'48"W	22.06'			

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C16	34.04'	1025.00'	1°54'10"	N72°52'09"E
C17	32.38'	975.00'	1°54'10"	S72°52'09"W
C20	33.21'	1000.00'	1°54'10"	S72°52'09"W
C28	47.20'	825.00'	3°16'41"	N84°57'50"E
C29	50.12'	825.00'	3°28'50"	N81°35'05"E
C30	50.41'	825.00'	3°30'04"	N78°05'38"E
C31	50.91'	825.00'	3°32'07"	N74°34'32"E
C32	179.29'	825.00'	12°27'05"	N66°34'56"E
C33	13.69'	1025.00'	0°45'56"	S60°26'28"W
C34	279.23'	775.00'	20°38'36"	N70°40'42"E
C100	50.69'	945.00'	3°04'23"	N75°57'30"E
C101	50.31'	945.00'	3°03'02"	N79°01'13"E
C102	50.09'	945.00'	3°02'13"	N82°03'50"E
C103	49.82'	945.00'	3°01'14"	N85°05'34"E
C108	117.09'	845.00'	7°56'22"	N64°51'35"E
C109	25.01'	845.00'	1°41'45"	N69°40'38"E
C117	80.14'	42.00'	109°19'49"	N33°22'32"E
C118	142.88'	755.00'	10°50'33"	N75°35'45"E
C119	129.37'	755.00'	9°49'04"	N65°15'56"E

LOT ACREAGE TABLE (GROSS & NET)		
LOT	ACRES	SQUARE FOOTAGE
61	0.14 (G&N)	6,094.55 (G&N)
62	0.14 (G&N)	6,043.06 (G&N)
63	0.14 (G&N)	6,012.14 (G&N)
64	0.14 (G&N)	6,000.86 (G&N)

D=11°52'29"  
R=1025.00'  
L=202.07'  
CB=S65°58'49"W  
CD=201.71'

D=11°05'38"  
R=1025.00'  
L=198.47'  
CB=N66°22'14"E  
CD=198.16'

**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."  
 COPYRIGHT © 2020 BY MANZIE AND DRAKE LAND SURVEYING