

MAP SHOWING SURVEY OF

A PARCEL OF LAND BEING A PORTION OF SECTION 37, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF GENE LASSERRE BOULEVARD (A 125 FOOT RIGHT OF WAY) WITH THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 200 (A VARIABLE WIDTH RIGHT OF WAY AS ESTABLISHED BY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 74060-2503), THENCE NORTH 84°44'03" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 11.44 FEET TO A POINT OF INTERSECTION BETWEEN ASPHALT AND A CONCRETE CURB, SAID POINT BEING A POINT OF CUSP WITH A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 9.73 FEET; SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY AND ALONG THE OUTSIDE EDGE OF A CONCRETE CURB THE FOLLOWING SEVEN (7) COURSES: COURSE 1 - NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°32'05", AN ARC DISTANCE OF 10.51 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°30'49" WEST, 9.73 FEET; COURSE 2 - NORTH 05°15'14" EAST, ON A NON-TANGENT LINE, A DISTANCE OF 202.69 FEET; COURSE 3 - NORTH 03°20'53" EAST, A DISTANCE OF 25.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 7.86 FEET; COURSE 4 - ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 180°00'00" AN ARC DISTANCE OF 24.70 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°24'08" EAST, 15.72 FEET TO THE END OF SAID CURVE; COURSE 5 - SOUTH 03°50'50" WEST, ON A NON-TANGENT LINE, A DISTANCE OF 33.98 FEET; COURSE 6 - SOUTH 05°18'09" WEST, A DISTANCE OF 194.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 7.77 FEET; COURSE 7 - THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°30'37" AN ARC DISTANCE OF 10.51 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°03'27" WEST, A DISTANCE OF 9.73 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200; THENCE NORTH 84°44'03" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3.35 FEET TO THE POINT OF BEGINNING, CONTAINING 3,758 SQUARE FEET, MORE OR LESS.

SURVEY NOTES:

- 1. THIS IS A BOUNDARY SURVEY.
- 2. BEARINGS BASED ON THE WESTERLY LINE OF PARCEL 1 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2180, PAGE 982, BEING SOUTH 07°52'10" WEST.
- 3. ○ DENOTES SET MAGNAIL & DISK, LB3672, UNLESS OTHERWISE NOTED.

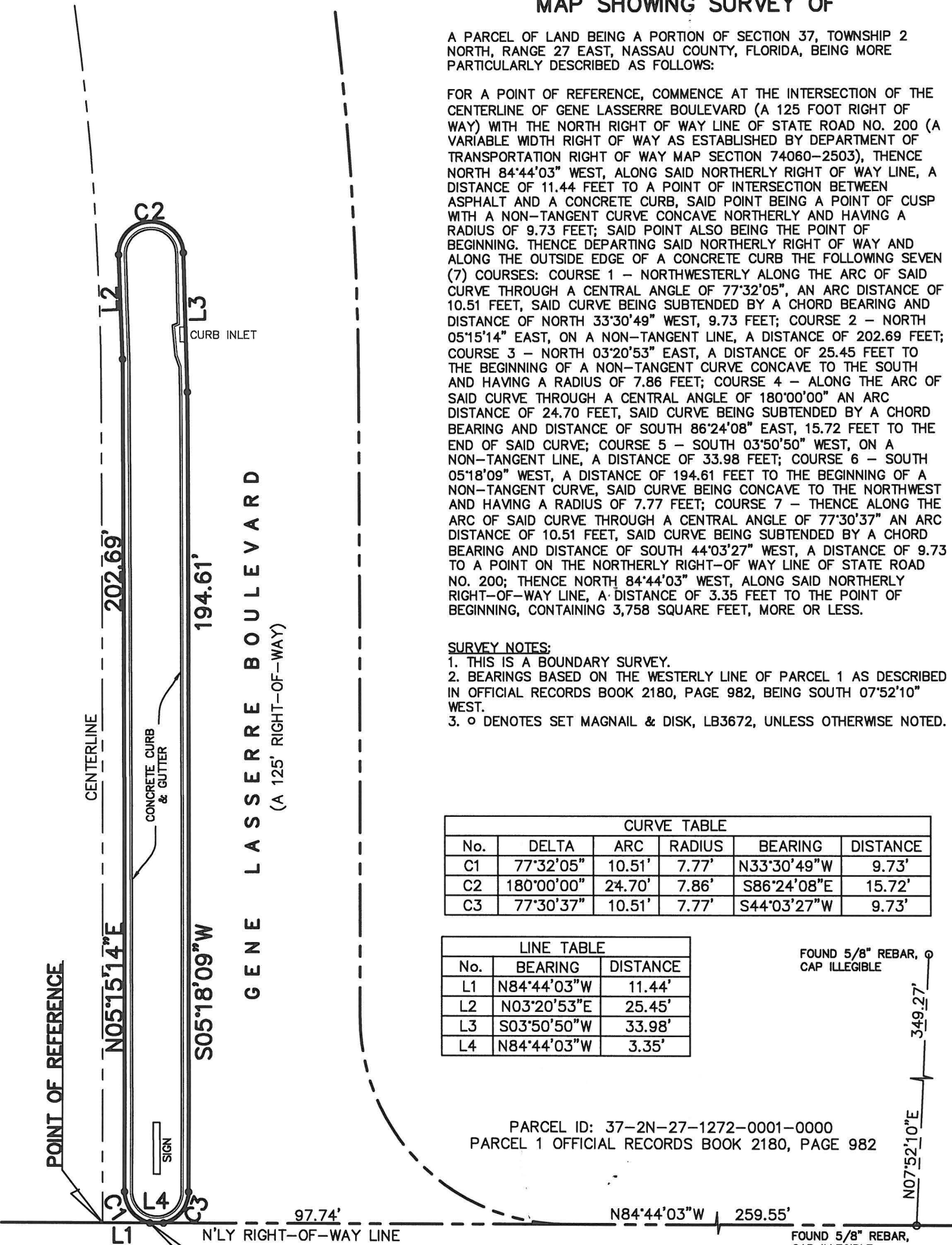
| CURVE TABLE | | | | | |
|-------------|------------|--------|--------|-------------|----------|
| No. | DELTA | ARC | RADIUS | BEARING | DISTANCE |
| C1 | 77°32'05" | 10.51' | 7.77' | N33°30'49"W | 9.73' |
| C2 | 180°00'00" | 24.70' | 7.86' | S86°24'08"E | 15.72' |
| C3 | 77°30'37" | 10.51' | 7.77' | S44°03'27"W | 9.73' |

| LINE TABLE | | |
|------------|-------------|----------|
| No. | BEARING | DISTANCE |
| L1 | N84°44'03"W | 11.44' |
| L2 | N03°20'53"E | 25.45' |
| L3 | S03°50'50"W | 33.98' |
| L4 | N84°44'03"W | 3.35' |

FOUND 5/8" REBAR, ○
CAP ILLEGIBLE

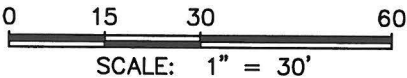
PARCEL ID: 37-2N-27-1272-0001-0000
PARCEL 1 OFFICIAL RECORDS BOOK 2180, PAGE 982

FOUND 5/8" REBAR, ○
CAP ILLEGIBLE



STATE ROAD NO. 200
(A VARIABLE WIDTH RIGHT OF WAY AS ESTABLISHED BY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 74060-2503)

THIS SURVEY WAS MADE FOR THE BENEFIT OF
OCEAN HIGHWAY AND PORT AUTHORITY.



*NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.*

DONN W. BOATWRIGHT, P.S.M.
FLA. LIC. SURVEYOR AND MAPPER No. LS 3295
FLA. LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: _____
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DATE: FEBRUARY 6, 2020
SHEET 1 OF 1