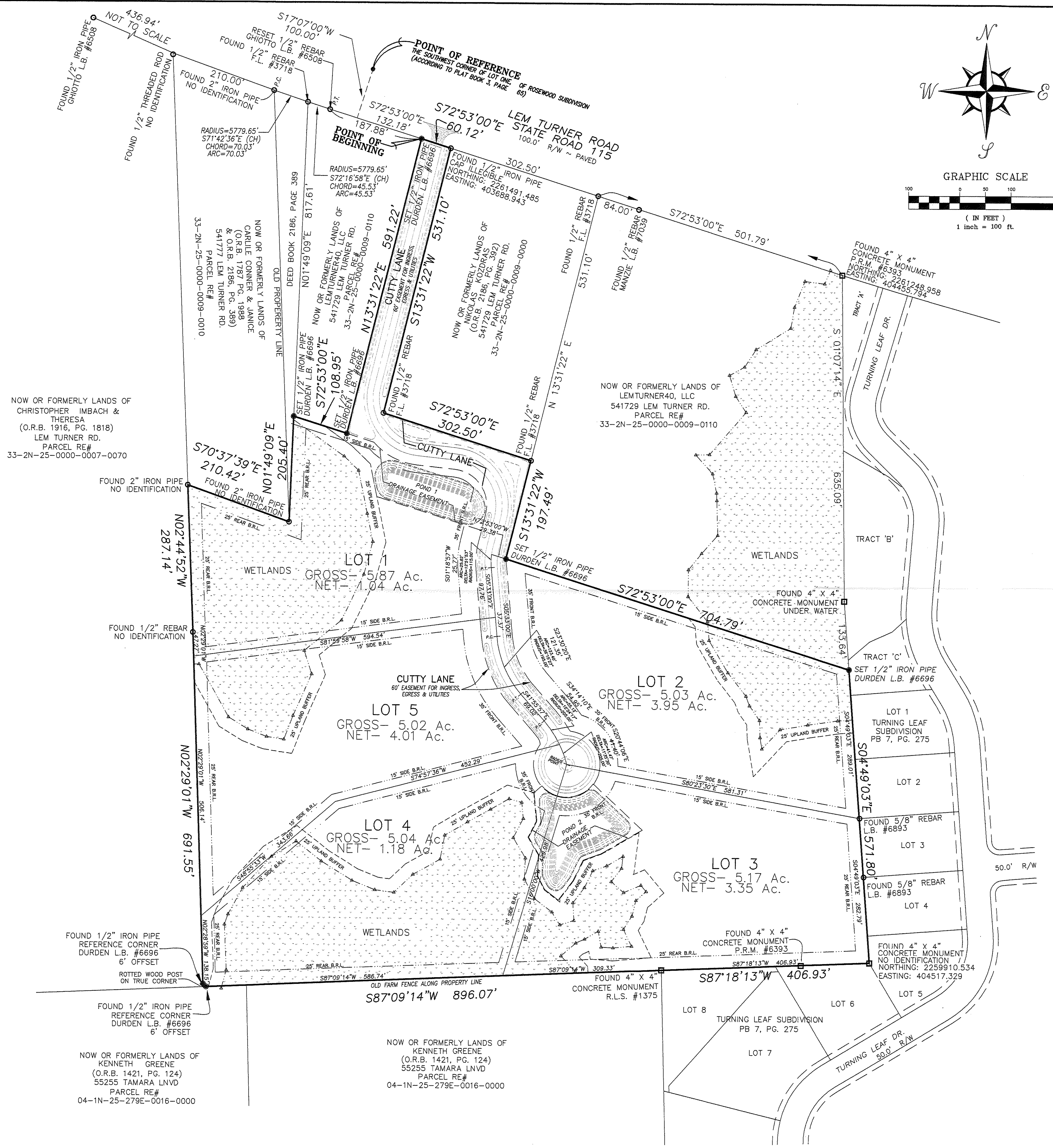
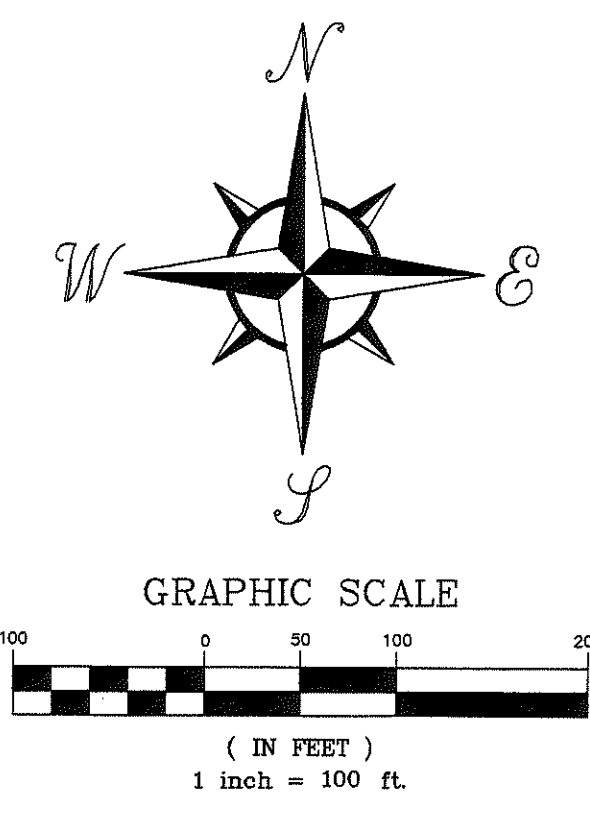


**MAP SHOWING PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY OF:  
"LEM TURNER ACRES"  
"MINOR DEVELOPMENT"**

ALL THAT TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT SOUTHWEST CORNER OF LOT 1, OF ROSEWOOD SUBDIVISION (ACCORDING TO PLAT BOOK 3, PAGE 65) OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 17°07'00" WEST, A DISTANCE OF 100 FEET, TO A POINT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 115 (ALSO KNOWN AS LEM TURNER ROAD, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 72°53'00" EAST, ALONG THE SOUTH LINE OF SAID STATE ROAD 115, A DISTANCE OF 132.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 72°53'00" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 60.12 FEET; THENCE SOUTH 13°31'22" WEST, ALONG THE WEST BOUNDARY LINE OF DEED BOOK 2186, PAGE 392, A DISTANCE OF 531.10 FEET; THENCE SOUTH 72°53'00" EAST, ALONG THE SOUTH BOUNDARY LINE OF DEED BOOK 2186, PAGE 392, FOR A DISTANCE OF 302.50 FEET; THENCE SOUTH 13°31'22" WEST, A DISTANCE OF 197.49 FEET; THENCE SOUTH 72°53'00" EAST, A DISTANCE OF 704.79 FEET TO AN INTERSECTION WITH THE WEST LINE OF TURNING LEAF, AS RECORDED IN PLAT BOOK 7, PAGE 275 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; THENCE SOUTH 04°49'03" EAST, ALONG THE WEST LINE OF SAID TURNING LEAF, A DISTANCE OF 571.80 FEET; THENCE SOUTH 87°18'13" WEST, A DISTANCE OF 406.93 FEET; THENCE SOUTH 87°09'14" WEST, A DISTANCE OF 896.07 FEET; THENCE NORTH 02°29'01" WEST, A DISTANCE OF 691.55 FEET; THENCE NORTH 02°44'52" WEST, A DISTANCE OF 287.14 FEET; THENCE SOUTH 70°37'39" EAST, A DISTANCE OF 210.42 FEET; THENCE NORTH 01°49'09" EAST, A DISTANCE OF 205.40 FEET; THENCE SOUTH 72°53'00" EAST, A DISTANCE OF 108.95 FEET; THENCE NORTH 13°31'22" EAST, A DISTANCE OF 591.22 FEET TO AN INTERSECTION WITH THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 115 AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A TOTAL OF 1,138,162 SQUARE FEET OR 26.13 ACRES, MORE OR LESS.



**NOTES:**

- BEARINGS BASED ON THE SOUTHWEST RIGHT-OF-WAY LINE OF STATE ROAD #115 (LEM TURNER ROAD) AS BEING S 72°53'00" E.
- NON-VEHICULAR ACCESS: THIS IS A 60' UNPAVED ROAD, AND CANNOT BE ACCESSED BY ANY ADDITIONAL LOTS, OR IT WILL NEED TO BE UPGRADED TO THE NASSAU COUNTY ROADWAY DRAINAGE STANDARDS FOR A LOCAL ROAD.
- 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.
- THE LOTS CONTAINED IN THIS MINOR DEVELOPMENT CANNOT BE FURTHER SUBDIVIDED OR SPLIT.
- BUILDING SETBACKS FOR OPEN RURAL ZONING DISTRICT: FRONT-35', SIDE-15', BACK-25'.
- BUILDING PERMITS TO BE ISSUED UPON PRESENTATION OF A "HOLD-HARMLESS INDEMNIFICATION AGREEMENT" BETWEEN EACH LOT OWNER AND NASSAU COUNTY.
- NO ADDITIONAL PARCELS SHALL CONNECT TO THE 60' ROADWAY WITHOUT A RECOMMENDATION OF THE DEVELOPMENT REVIEW COMMITTEE AND APPROVAL OF THE PLANNING AND ZONING BOARD.
- THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), NASSAU COUNTY, COMMUNITY No. 120170, MAP/PANEL No. 12089C-0316-F, REVISED DECEMBER 17, 2010.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- 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 RETORED. THESE AREAS SHALL BE REPLANTED WITH COMPARABLE NATIVE VEGETATIVE SPECIES AS WERE REMOVED OR DESTROYED. NOXIOUS AND NON-NATIVE INVASIVE PLANT MATERIALS CAN BE REMOVED. DEAD VEGETATION CAN BE REMOVED. LIMBING CAN OCCUR WITHIN THE BUFFERS. PROVIDED THE LIMBS TO BE REMOVED ARE LESS THAN THREE (3) INCHES IN DIAMETER.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY H. BRUCE DURDEN JR., P.L.#4707, DATED 05/20/2020 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CERTIFIED TO:  
LEM TURNER 40, LLC

REVISED MAY 9, 2020 TO SHOW PROPOSED PONDS AND DRAINAGE EASEMENTS

**DURDEN**  
SURVEYING AND MAPPING, INC.  
1825-B 3RD STREET NORTH  
JACKSONVILLE BEACH, FLORIDA 32250  
(904) 853-6822 FAX 853-6825  
LICENSED BUSINESS NO. 6696

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT SECTION 472.027 FLORIDA STATUTES AND CHAPTER 5J17 FLORIDA ADMINISTRATIVE CODE.

*H. Bruce Durden Jr.*  
FLORIDA REGISTERED SURVEYOR NO. 67  
H. BRUCE DURDEN JR.

**SURVEYOR'S NOTE:**  
THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

SURVEY DATE: 04/16/2020 SIGNED: 04/27/2020  
SCALE: 1" = 100'  
ACAD FILE = LEMTURNERACRES-BNDY.DWG  
WORK ORDER NO. = 20152 FILE NO. = D-2098