

ORDINANCE 2020 - _____

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 437.70 ACRES OF REAL PROPERTY ON THE NORTH AND SOUTH SIDE OF WILLIAM BURGESS BOULEVARD, BETWEEN THE ROBERT M. FOSTER JUSTICE CENTER AND HARVESTER STREET, FROM AGRICULTURE (AGR), HIGH DENSITY RESIDENTIAL (HDR), MEDIUM DENSITY RESIDENTIAL (MDR) AND CONSERVATION 1 (CSV-1) TO TRANSECT DISTRICTS DEFINED IN THE WILLIAM BURGESS DISTRICT CONTEXT AND CONNECTIVITY BLUEPRINT AS T-4 URBAN EDGE/URBAN GENERAL ZONE, T-3.5 URBAN TRANSITIONAL ZONE, T-3 SUB-URBAN ZONE, AND T-1 CONSERVATION ZONE; ADOPTING A UNIFIED DEVELOPMENT PLAN; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Cook Family Haverstick, LLC., Cook Family Vanzant LLC, Cook Family Burgess Faye Jones, LLC., and JMC Nassau County Properties, LLC are the owners of eight parcels comprising +/-437.70 acres identified as Tax Parcel #s 08-2N-27-0000-0002-0000(portion), 08-2N-27-0000-0007-0000, 17-2N-27-0000-0001-0000, 08-2N-27-0000-0003-0000, 45-2N-27-0000-0002-0000, 08-2N-27-0000-0003-007008-2N-27-0000-0003-0060, and 08-2N-27-0000-0004-0000, by virtue of Deed recorded at O.R.1776, page 1424, and O.R. 2022, pages 1450, 1459, and 1466 in the Public Records of Nassau County, Florida; and

WHEREAS, Cook Family Haverstick, LLC., Cook Family Vanzant LLC, Cook Family Burgess Faye Jones, LLC., and JMC Nassau County Properties, LLC have authorized Gregory E. Matovina to file Application CPA20-004 to change the Future Land Use Map classification of the land described herein; and

WHEREAS, Cook Family Haverstick, LLC., Cook Family Vanzant LLC, Cook Family Burgess Faye Jones, LLC., and JMC Nassau County Properties, LLC have not been granted a change of Future Land Use Map designation on the subject property within the previous 12 months; and

WHEREAS, the Planning and Zoning Board, acting in their capacity as Local Planning Agency for Nassau County, conducted a public hearing on this application on March 3, 2020; and

WHEREAS, the Board of County Commissioners held a public hearing for transmittal of this amendment on March 23, 2020; and

WHEREAS, the Florida Division of Community Planning conducted a limited interagency review of this application in accordance with the state-coordinated review procedures pursuant to Sec. 163.3184(4), F.S.; and

WHEREAS, the Board of County Commissioners held a public hearing for adoption of this amendment on November 9, 2020; and

WHEREAS, public notice of all hearings has been provided in accordance with Chapters 125 and 163, Florida Statutes, and the Nassau County Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. FINDINGS.

The FLUM amendment complies with the Goals, Objectives and Policies of the 2030 Comprehensive Plan in particular Policies FL.01.02(I), FL.01.04, FL.02.05, FL.08.01 and CI.02.01.

SECTION 2. PROPERTY RECLASSIFIED.

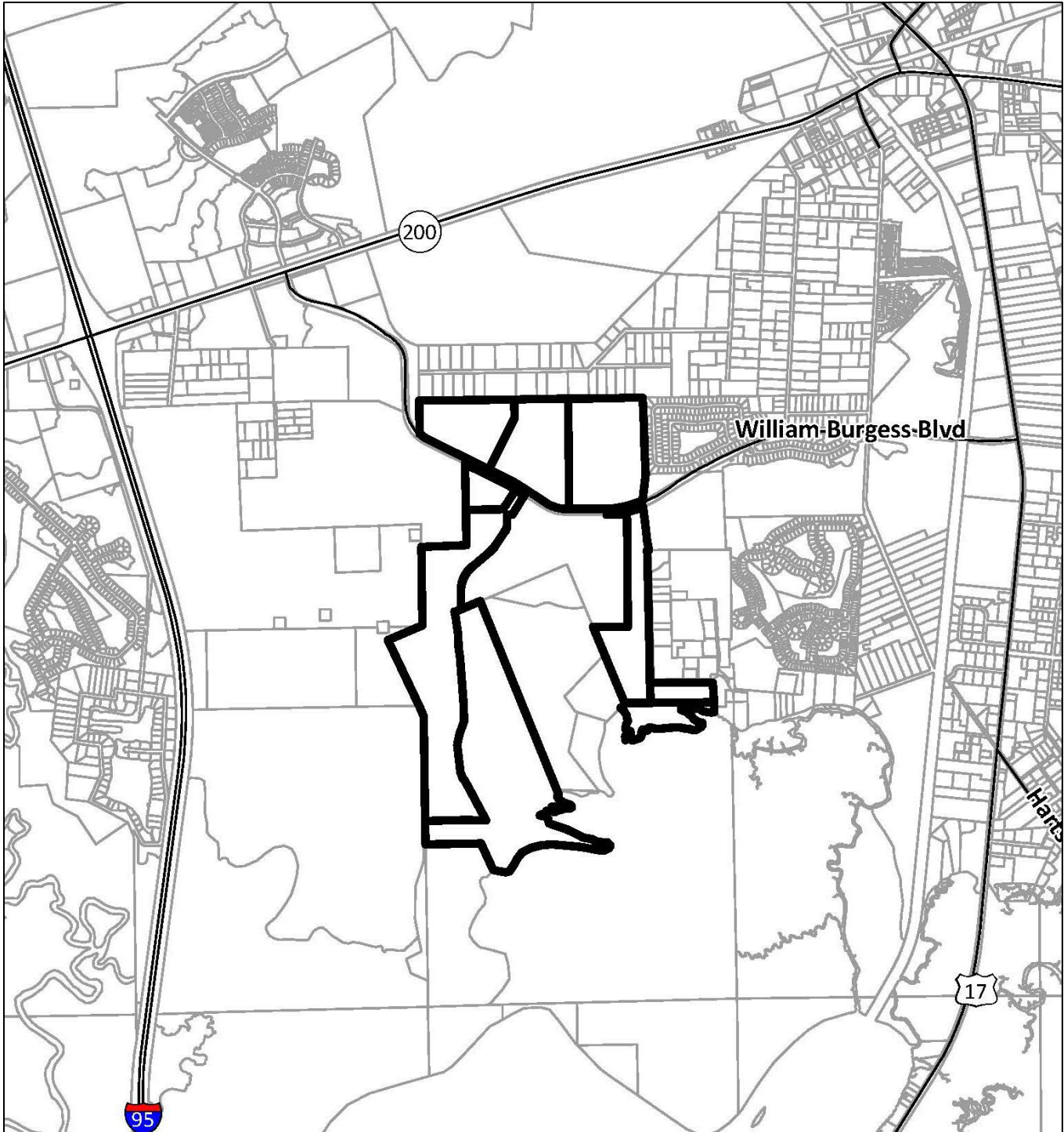
- A. The real property described in Section 3 is reclassified from Agriculture (AGR), High Density Residential (HDR), Medium Density Residential (MDR) And Conservation 1 (CSV-1) To Transect Districts defined in the William Burgess District Context and Connectivity Blueprint as T-4 Urban Edge/Urban General Zone, T-3.5 Urban Transitional Zone, T-3 Sub-Urban Zone, and T-1 Conservation Zone on the Future Land Use Map of Nassau County. The Planning and Economic Opportunity Department is hereby authorized to amend the Future Land Use Map to reflect this reclassification upon the effective date of this Ordinance.

- B. The property is subject to the Unified Development Plan shown in Exhibit "A" attached herein. The Unified Development Program is the implementation mechanism for all development within the lands of the proposed amendment, including, but not limited to, the transportation network, reserved recreation lands, and reserved public school site. Substantial variations from this unified development program, including, but not limited to, relocation of roadway network or park lands shall require approval of the Board of County Commissioners.

SECTION 3. OWNER AND DESCRIPTION.

The land reclassified by this Ordinance is owned by Cook Family Haverstick, LLC., Cook Family Vanzant LLC, Cook Family Burgess Faye Jones, LLC., and JMC Nassau County Properties, LLC and is identified by the following tax identification numbers, graphic illustration, and transect map and legal descriptions included in Exhibit "B" attached herein.

Parcel #s 08-2N-27-0000-0002-0000 (portion), 08-2N-27-0000-0007-0000, 17-2N-27-0000-0001-0000, 08-2N-27-0000-0003-0000, 45-2N-27-0000-0002-0000, 08-2N-27-0000-0003-007008-2N-27-0000-0003-0060, and 08-2N-27-0000-0004-0000



SECTION 4. EFFECTIVE DATE.

The Board of County Commissioners shall cause this Ordinance to be filed with the Department of Economic Opportunity and the Secretary of State. This Ordinance shall become effective on the thirty-first (31st) day after adoption by the Board of County Commissioners.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2020.

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

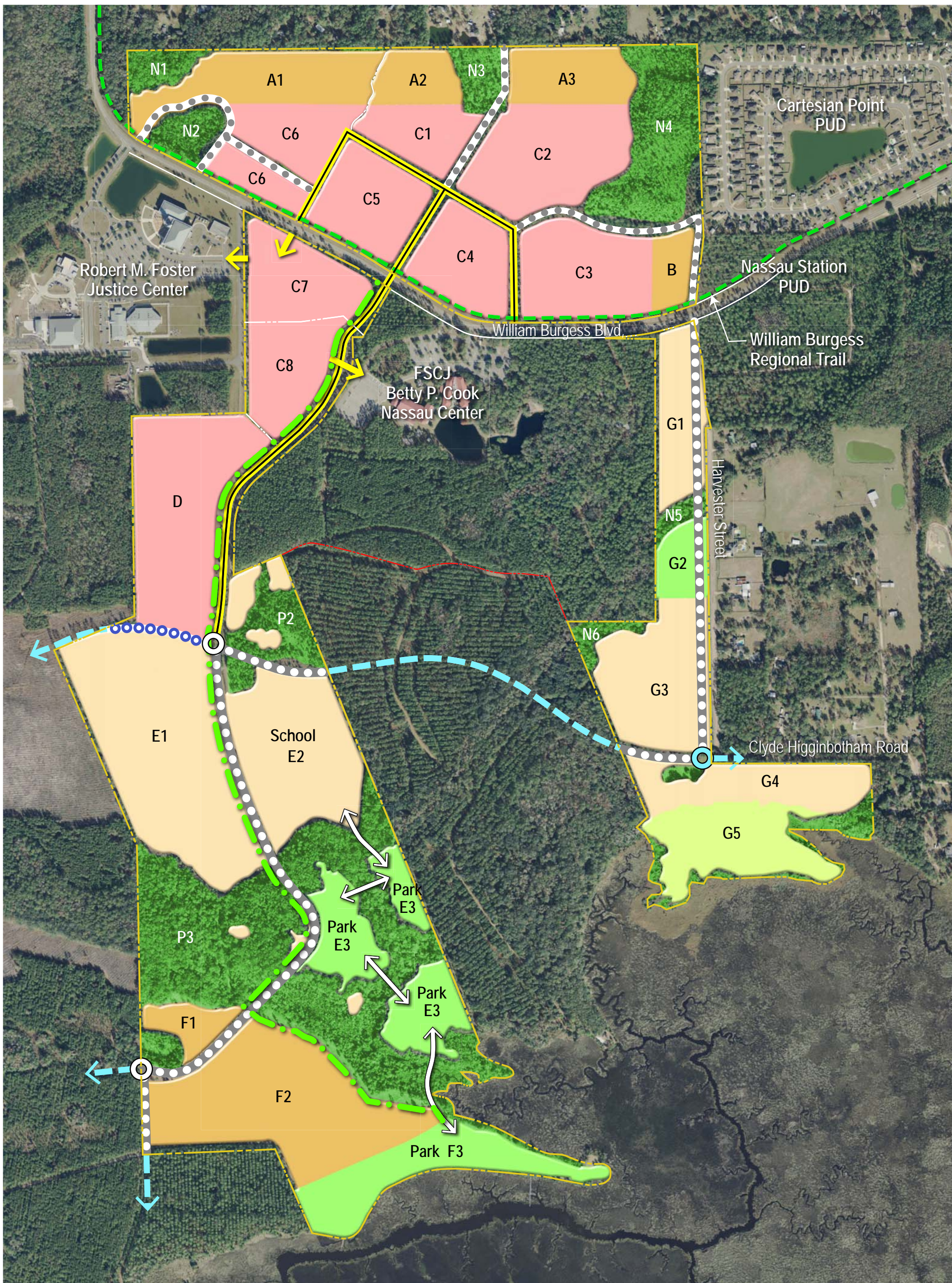
DANIEL B. LEEPER,
Its: Chairman

ATTEST as to Chairman's Signature:

JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form and legality by the
Nassau County Attorney:

MICHAEL S. MULLIN,
County Attorney



LEGEND

- Main Street Type A
- Main Street Type B
- Main Street Type C
- Boulevard Type A
- Future Connection by Others
- Vehicular Connection
- Conservation
- William Burgess Regional Trail
- Linear Park (Avg. 50 ft.)
- Park
- Pedestrian Connection

1. All wetlands depicted are generalized areas and subject to change based upon final engineering and permitting.
2. Road alignments are approximate and subject to engineering design and final permitting.
3. Recreation demand is 14 acres per 1,000 persons, assuming 2.65 persons per single-family household; 1.72 persons per multi-family household; and 2.43 persons per duplex, triplex or quad.
4. C Parcels located within the T-4 Transect shall collectively include a minimum of 45,000 square feet of Retail and Office uses.
5. The maximum non-residential square footage within the T-4. Transect shall be limited by building height, floor area ratio (FAR) standards, and operational traffic limitations.

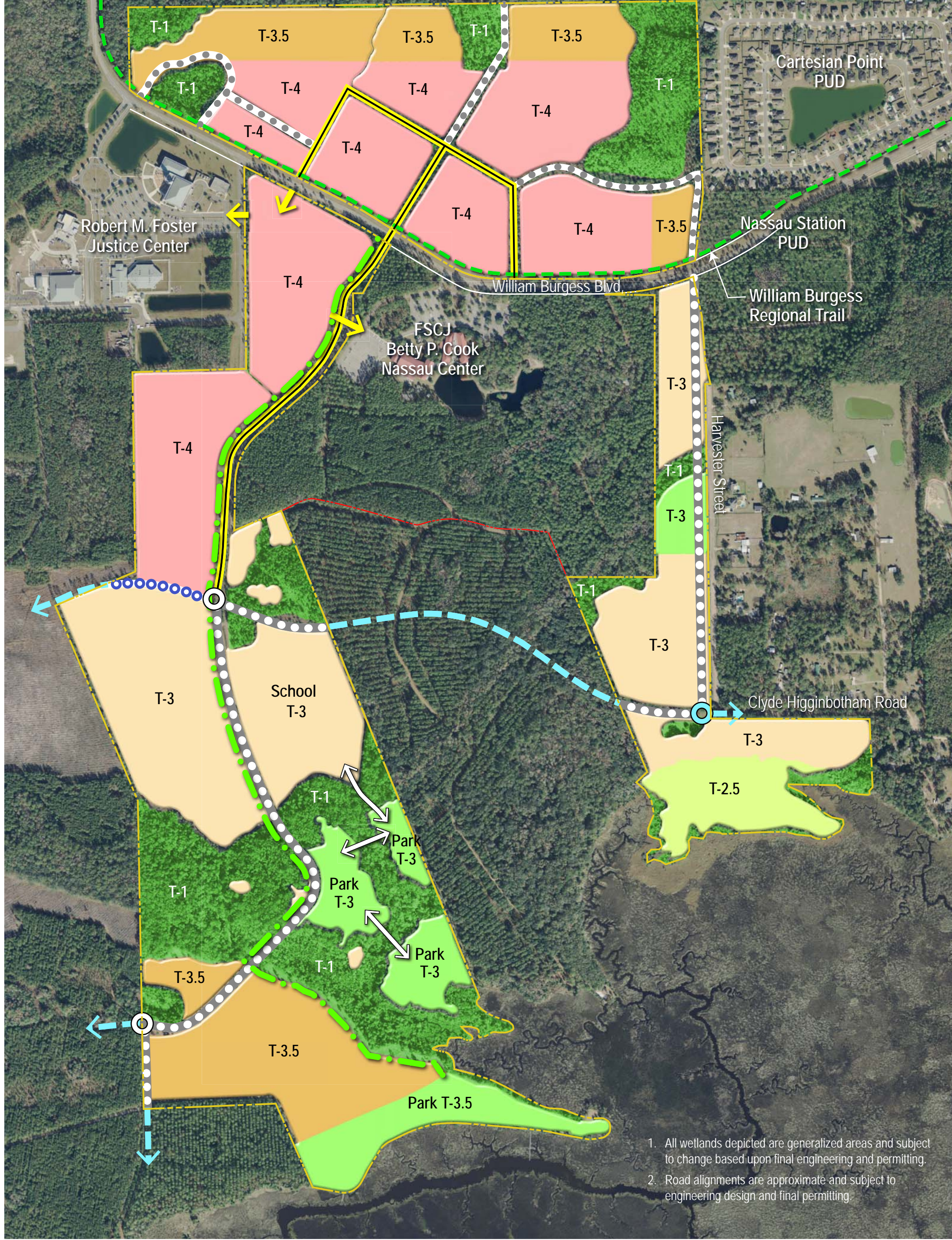
COOK / COLEMAN HOLDINGS

WILLIAM BURGESS BLUEPRINT LAND USE AND DENSITY

| NORTH OF WILLIAM BURGESS BOULEVARD | | | | | | | | | | | | | | |
|------------------------------------|----------|---------------|---------------------|------------------------|-------------|--------------|----------------|--|--------------|--------------|----------------|--------------|--------------|-----------|
| PARCEL | TRANSECT | GROSS ACRES | GROSS WETLAND ACRES | IMPACTED WETLAND ACRES | LINEAR PARK | ROW | NET DEV. ACRES | MAJOR LAND USES | PARK | SCHOOL | NON-RESID USES | RESID USES | PARK REQ'D | HHOLD POP |
| A1 | T-3.5 | 14.34 | 3.04 | 0.00 | 0.00 | 0.52 | 10.78 | Medical, Office, Commercial | 0.00 | 0.00 | 109,610 | 0 | - | - |
| A2 | T-3.5 | 5.32 | 0.00 | 0.00 | 0.00 | 0.00 | 5.32 | Multi-family Residential | 0.00 | 0.00 | 0 | 100 | 2.4 | 1.72 |
| A3 | T-3.5 | 7.99 | 0.00 | 0.00 | 0.00 | 0.29 | 7.70 | Assisted Living | 0.00 | 0.00 | 0 | 210 | 5.1 | 1.72 |
| B | T-3.5 | 4.79 | 0.00 | 0.00 | 0.00 | 1.31 | 3.48 | Park | 4.79 | 0.00 | 0 | 0 | - | - |
| C1 | T-4 | 8.41 | 0.14 | 0.14 | 0.00 | 1.33 | 7.08 | Multi-family Residential | 0.00 | 0.00 | 0 | 150 | 3.6 | 1.72 |
| C2 | T-4 | 18.16 | 0.00 | 0.00 | 0.00 | 0.70 | 17.46 | Assisted Living | 0.00 | 0.00 | 222,300 | 0 | - | - |
| C3 | T-4 | 15.63 | 0.00 | 0.00 | 0.00 | 1.55 | 14.08 | Mixed Use | 0.00 | 0.00 | 100,000 | 220 | 5.3 | 1.72 |
| C4 | T-4 | 11.69 | 0.00 | 0.00 | 0.00 | 0.76 | 10.93 | Mixed Use | 0.00 | 0.00 | 300,000 | 0 | - | - |
| C5 | T-4 | 12.40 | 4.11 | 0.00 | 0.00 | 1.15 | 7.14 | Multi-family Residential | 0.00 | 0.00 | 0 | 150 | 3.6 | 1.72 |
| C6 | T-4 | 14.05 | 5.86 | 0.38 | 0.00 | 1.58 | 6.99 | Medical, Office, Commercial | 0.00 | 0.00 | 70,390 | 0 | - | - |
| N1 | T-1 | 2.56 | 2.56 | 0.00 | 0.00 | 0.00 | 0.00 | Nature Preserve | 0.00 | 0.00 | 0 | 0 | - | - |
| N2 | T-1 | 3.04 | 3.04 | 0.00 | 0.00 | 0.00 | 0.00 | Nature Preserve | 0.00 | 0.00 | 0 | 0 | - | - |
| N3 | T-1 | 3.58 | 3.29 | 0.00 | 0.00 | 0.29 | 0.00 | Nature Preserve | 0.00 | 0.00 | 0 | 0 | - | - |
| N4 | T-1 | 15.87 | 15.87 | 0.00 | 0.00 | 0.00 | 0.00 | Nature Preserve | 0.00 | 0.00 | 0 | 0 | - | - |
| Subtotal | | 137.83 | 37.91 | 0.52 | 0.00 | 9.48 | 90.96 | | 4.79 | 0.00 | 802,300 | 830 | 19.99 | |
| SOUTH OF WILLIAM BURGESS BOULEVARD | | | | | | | | | | | | | | |
| PARCEL | TRANSECT | GROSS ACRES | GROSS WETLAND ACRES | IMPACTED WETLAND ACRES | LINEAR PARK | ROW | NET DEV. ACRES | MAJOR LAND USES | PARK | SCHOOL | NON-RESID USES | RESID USES | PARK REQ'D | HHOLD POP |
| C7 | T-4 | 11.87 | 4.71 | 4.71 | 0.40 | 0.25 | 11.22 | Retail, Office | 0.40 | 0.00 | 83,000 | 0 | - | - |
| C8 | T-4 | 11.75 | 0.98 | 0.08 | 1.18 | 0.71 | 8.96 | Multi-family Residential | 1.18 | 0.00 | 0 | 200 | 4.8 | 1.72 |
| D | T-4 | 25.28 | 10.73 | 2.02 | 1.71 | 0.85 | 14.01 | Multi-family Residential | 1.71 | 0.00 | 0 | 230 | 5.5 | 1.72 |
| E1 | T-3 | 38.17 | 4.38 | 3.16 | 1.82 | 1.32 | 33.81 | SFR attached (limited) and detached, neighborhood, civic | 1.82 | 0.00 | 0 | 125 | 4.6 | 2.65 |
| E2 | T-3 | 30.12 | 3.87 | 0.45 | 0.00 | 1.25 | 25.45 | Elementary School | 0.00 | 25.45 | 0 | 0 | - | - |
| E3 | T-3 | 17.28 | 0.00 | 0.00 | 0.51 | 0.41 | 16.36 | Park | 17.28 | 0.00 | 0 | 0 | - | - |
| F1 | T-3.5 | 4.32 | 0.00 | 0.00 | 0.00 | 0.33 | 3.99 | River Village | 0.33 | 0.00 | 0 | 20 | 0.7 | 2.65 |
| F2 | T-3.5 | 33.15 | 0.00 | 0.00 | 1.84 | 1.05 | 30.26 | River Village | 1.05 | 0.00 | 0 | 151 | 5.6 | 2.65 |
| F3 | T-3.5 | 13.24 | 0.00 | 0.00 | 0.00 | 0.00 | 13.24 | Park | 13.24 | 0.00 | 0 | 0 | - | - |
| G1 | T-3 | 9.95 | 0.00 | 0.00 | 0.00 | 1.68 | 8.27 | Single Family Residential | 0.00 | 0.00 | 0 | 25 | 0.9 | 2.65 |
| G2 | T-3 | 4.33 | 0.00 | 0.00 | 0.00 | 0.77 | 3.56 | Park | 4.33 | 0.00 | 0 | 0 | - | - |
| G3 | T-3 | 16.77 | 0.00 | 0.00 | 0.00 | 1.49 | 15.28 | Single Family Residential | 0.00 | 0.00 | 0 | 40 | 1.5 | 2.65 |
| G4 | T-3 | 13.48 | 0.90 | 0.00 | 0.00 | 0.45 | 12.13 | Single Family Residential | 0.00 | 0.00 | 0 | 30 | 1.1 | 2.65 |
| G5 | T-2.5 | 14.97 | 2.88 | 0.00 | 0.00 | 0.00 | 12.09 | Single Family Residential | 0.00 | 0.00 | 0 | 10 | 0.4 | 2.65 |
| N5 | T-1 | 1.32 | 1.10 | 0.00 | 0.00 | 0.22 | 0.00 | Nature Preserve | 0.00 | 0.00 | 0 | 0 | - | - |
| N6 | T-1 | 1.56 | 1.56 | 0.00 | 0.00 | 0.00 | 0.00 | Nature Preserve | 0.00 | 0.00 | 0 | - | - | - |
| P2 | T-3 | 9.86 | 5.75 | 0.00 | 0.00 | 0.54 | 3.57 | Nature Preserve | 0.00 | 0.00 | 0 | 0 | - | - |
| P3 | T-3 | 42.45 | 41.22 | 0.00 | 0.78 | 0.45 | 0.00 | Nature Preserve | 0.00 | 0.00 | 0 | 0 | - | - |
| Subtotal | | 299.87 | 78.08 | 10.42 | 8.24 | 11.77 | 212.20 | | 41.34 | 25.45 | 83,000 | 831 | 25.23 | |
| Total | | 437.70 | 115.99 | 10.94 | 8.24 | 21.25 | 303.16 | | 46.13 | 25.45 | 885,300 | 1,661 | 45.22 | |

* Total required park to be trued up and met through Linear Park or expansion of River Village or other parks.

EXHIBIT B- Transect Map



Cartesian Point PUD
Nassau Station PUD

Robert M. Foster Justice Center

FSCJ Betty P. Cook Nassau Center

William Burgess Regional Trail

Harvester Street

Clyde Higginbotham Road

1. All wetlands depicted are generalized areas and subject to change based upon final engineering and permitting.
2. Road alignments are approximate and subject to engineering design and final permitting.

- LEGEND**
- Main Street Type A
 - Main Street Type B
 - Main Street Type C
 - Boulevard Type A
 - Future Connection by Others
 - Vehicular Connection

- Conservation
- William Burgess Regional Trail
- Linear Park (Avg. 50 ft.)
- Park
- Pedestrian Connection

COOK/COLEMAN HOLDINGS

Comprehensive Plan Amendment

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

T-1 (A) WEST PARCEL

06/03/2020

A PARCEL OF LAND SITUATE IN SECTION 17 AND THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 00°41'02" EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 3,952.33 FEET TO INTERSECT THE NORTHERLY LINE OF SAID SECTION 45; THENCE S 63°03'48" W, ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 610.15 FEET; THENCE S 22°54'20" E, ALONG THE WEST LINE OF SAID SECTION 45, A DISTANCE OF 1,483.34 FEET TO THE **POINT OF BEGINNING**; THENCE N 57°02'27" E, A DISTANCE OF 36.24 FEET; THENCE S 43°03'52" E, A DISTANCE OF 60.73 FEET; THENCE S 24°43'11" E, A DISTANCE OF 44.59 FEET; THENCE N 64°34'25" E, A DISTANCE OF 28.20 FEET; THENCE S 51°55'43" E, A DISTANCE OF 34.19 FEET; THENCE S 84°18'01" E, A DISTANCE OF 30.16 FEET; THENCE N 85°15'32" E, A DISTANCE OF 66.44 FEET; THENCE S 61°06'25" E, A DISTANCE OF 38.25 FEET; THENCE S 18°31'08" E, A DISTANCE OF 29.87 FEET; THENCE S 10°14'23" E, A DISTANCE OF 38.14 FEET; THENCE S 82°57'23" E, A DISTANCE OF 29.64 FEET; THENCE N 83°12'13" E, A DISTANCE OF 30.62 FEET; THENCE S 43°34'14" E, A DISTANCE OF 49.23 FEET; THENCE S 30°43'59" E, A DISTANCE OF 34.75 FEET; THENCE S 61°39'57" E, A DISTANCE OF 43.36 FEET; THENCE S 46°27'14" E, A DISTANCE OF 43.93 FEET; THENCE S 44°05'20" E, A DISTANCE OF 54.49 FEET; THENCE S 60°39'52" E, A DISTANCE OF 48.18 FEET; THENCE S 33°24'17" E, A DISTANCE OF 43.83 FEET; THENCE N 64°18'23" E, A DISTANCE OF 58.65 FEET; THENCE N 51°12'38" E, A DISTANCE OF 153.94 FEET; THENCE N 75°46'00" E, A DISTANCE OF 47.28 FEET; THENCE N 56°23'01" E, A DISTANCE OF 131.12 FEET; THENCE N 79°41'37" E, A DISTANCE OF 96.71 FEET; THENCE N 11°52'15" W, A DISTANCE OF 75.81 FEET; THENCE N 44°00'52" E, A DISTANCE OF 81.02 FEET; THENCE N 33°22'59" E, A DISTANCE OF 133.93 FEET; THENCE N 60°54'32" E, A DISTANCE OF 142.22 FEET; THENCE N 82°20'46" E, A DISTANCE OF 64.50 FEET; THENCE S 68°42'24" E, A DISTANCE OF 148.56 FEET; THENCE S 64°05'59" E, A DISTANCE OF 127.86 FEET; THENCE N 02°10'45" E, A DISTANCE OF 76.90 FEET; THENCE N 11°19'47" E, A DISTANCE OF 75.73 FEET; THENCE N 05°17'16" E, A DISTANCE OF 56.89 FEET; THENCE N 03°27'16" E, A DISTANCE OF 109.39 FEET; THENCE N 04°28'21" E, A DISTANCE OF 68.59 FEET; THENCE N 10°48'02" E, A DISTANCE OF 103.25 FEET TO INTERSECT THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF SAID SECTION 45; THENCE S 22°01'07" E, ALONG THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF SAID SECTION 45, A DISTANCE OF 547.60 FEET; THENCE S 30°25'28" W, A DISTANCE OF 48.99 FEET; THENCE N 88°12'41" W, A DISTANCE OF 31.63 FEET; THENCE N 82°39'24" W, A DISTANCE OF 25.52 FEET; THENCE S 35°03'02" W, A DISTANCE OF 39.05 FEET; THENCE S 62°28'36" W, A DISTANCE OF 48.98 FEET; THENCE S 63°31'44" W, A DISTANCE OF 36.65 FEET; THENCE S 74°04'52" W, A DISTANCE OF 31.38 FEET; THENCE S 37°34'22" W, A DISTANCE OF 29.37 FEET; THENCE S 27°41'15" E, A DISTANCE OF 21.89 FEET; THENCE N 79°37'28" E, A DISTANCE OF 8.78 FEET; THENCE S 03°54'51" E, A DISTANCE OF 35.05 FEET; THENCE S 19°16'06" E, A DISTANCE OF 48.32 FEET; THENCE S 83°38'23" E, A DISTANCE OF 34.10 FEET; THENCE S 03°53'02" E, A DISTANCE OF 48.66 FEET; THENCE S 76°06'18" E, A DISTANCE OF 32.02 FEET; THENCE S 02°05'35" E, A DISTANCE OF 60.25 FEET; THENCE N 56°35'15"

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

OFFICE (904) 491-5700 • FAX (904) 491-5777 • TOLL FREE (888) 832-7730

www.manzieanddrake.com

MANZIE & DRAKE LAND SURVEYING



E, A DISTANCE OF 30.00 FEET; THENCE S 88°22'47" E, A DISTANCE OF 40.53 FEET; THENCE S 15°25'28" W, A DISTANCE OF 29.26 FEET; THENCE S 18°55'09" E, A DISTANCE OF 48.00 FEET; THENCE S 28°31'03" W, A DISTANCE OF 32.41 FEET; THENCE S 55°04'25" E, A DISTANCE OF 31.04 FEET; THENCE S 42°47'01" E, A DISTANCE OF 40.83 FEET; THENCE S 03°26'45" E, A DISTANCE OF 38.54 FEET; THENCE S 28°10'45" E, A DISTANCE OF 38.78 FEET; THENCE S 05°22'39" E, A DISTANCE OF 20.25 FEET; THENCE S 43°37'24" E, A DISTANCE OF 24.34 FEET; THENCE N 71°56'20" E, A DISTANCE OF 42.81 FEET; THENCE S 54°03'09" E, A DISTANCE OF 42.81 FEET; THENCE S 68°02'47" E, A DISTANCE OF 35.64 FEET; THENCE S 56°47'01" E, A DISTANCE OF 36.58 FEET; THENCE S 29°35'42" E, A DISTANCE OF 20.32 FEET; THENCE N 68°54'42" E, A DISTANCE OF 51.78 FEET; THENCE N 45°20'45" E, A DISTANCE OF 37.04 FEET TO INTERSECT THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF SAID SECTION 45; THENCE S 22°01'07" E, ALONG THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF SAID SECTION 45, A DISTANCE OF 216.49 FEET; THENCE S 61°55'50" W, A DISTANCE OF 43.71 FEET; THENCE S 70°15'38" W, A DISTANCE OF 46.25 FEET; THENCE S 79°48'22" W, A DISTANCE OF 79.54 FEET; THENCE N 59°41'57" W, A DISTANCE OF 24.23 FEET; THENCE S 39°22'38" W, A DISTANCE OF 23.15 FEET; THENCE S 01°04'08" W, A DISTANCE OF 43.02 FEET; THENCE S 57°37'26" W, A DISTANCE OF 18.03 FEET; THENCE S 40°36'38" W, A DISTANCE OF 45.01 FEET; THENCE S 50°52'26" W, A DISTANCE OF 26.26 FEET; THENCE S 62°35'35" W, A DISTANCE OF 46.56 FEET; THENCE S 27°27'49" W, A DISTANCE OF 14.78 FEET; THENCE S 14°52'03" E, A DISTANCE OF 26.03 FEET; THENCE S 54°35'04" W, A DISTANCE OF 60.30 FEET; THENCE S 44°04'08" W, A DISTANCE OF 11.14 FEET; THENCE S 60°42'17" W, A DISTANCE OF 44.05 FEET; THENCE S 30°22'08" W, A DISTANCE OF 41.41 FEET; THENCE S 18°54'58" E, A DISTANCE OF 46.86 FEET; THENCE S 16°04'10" W, A DISTANCE OF 32.87 FEET; THENCE S 04°29'24" E, A DISTANCE OF 35.58 FEET; THENCE S 36°59'36" W, A DISTANCE OF 33.12 FEET; THENCE S 16°56'57" W, A DISTANCE OF 43.54 FEET; THENCE S 43°24'39" W, A DISTANCE OF 32.13 FEET; THENCE S 14°37'18" E, A DISTANCE OF 42.85 FEET; THENCE S 44°32'33" E, A DISTANCE OF 24.45 FEET; THENCE S 42°44'13" E, A DISTANCE OF 40.39 FEET; THENCE S 50°45'27" E, A DISTANCE OF 48.60 FEET; THENCE S 50°56'33" E, A DISTANCE OF 52.38 FEET; THENCE S 59°32'10" E, A DISTANCE OF 36.72 FEET; THENCE N 62°56'54" E, A DISTANCE OF 38.15 FEET; THENCE N 27°44'00" E, A DISTANCE OF 37.88 FEET; THENCE S 49°00'17" E, A DISTANCE OF 45.43 FEET; THENCE S 74°36'40" E, A DISTANCE OF 79.74 FEET; THENCE S 74°12'05" E, A DISTANCE OF 48.94 FEET; THENCE N 74°50'00" E, A DISTANCE OF 35.00 FEET; THENCE S 78°48'29" E, A DISTANCE OF 42.25 FEET; THENCE S 62°12'08" E, A DISTANCE OF 36.85 FEET; THENCE S 73°59'51" E, A DISTANCE OF 15.36 FEET; THENCE S 78°17'06" E, A DISTANCE OF 38.08 FEET; THENCE N 76°25'48" E, A DISTANCE OF 32.74 FEET; THENCE N 15°24'57" E, A DISTANCE OF 20.86 FEET; THENCE N 10°26'22" W, A DISTANCE OF 45.61 FEET; THENCE N 62°34'07" W, A DISTANCE OF 46.57 FEET; THENCE S 82°30'43" W, A DISTANCE OF 44.57 FEET; THENCE N 13°52'15" W, A DISTANCE OF 32.79 FEET; THENCE N 01°46'10" W, A DISTANCE OF 40.74 FEET; THENCE N 27°16'28" E, A DISTANCE OF 74.77 FEET; THENCE S 52°22'41" E, A DISTANCE OF 56.32 FEET; THENCE N 28°34'38" E, A DISTANCE OF 16.67 FEET; THENCE S 75°10'58" E, A DISTANCE OF 35.54 FEET; THENCE N 87°55'41" E, A DISTANCE OF 91.22 FEET TO INTERSECT THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF SAID SECTION 45; THENCE S 22°10'07" E, ALONG THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF SAID SECTION 45, A DISTANCE OF 72.59 FEET TO THE MARSHLANDS OF THE NASSAU RIVER AND A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTHEASTERLY, WESTERLY AND SOUTHEASTERLY ALONG THE MARSHLANDS OF THE NASSAU RIVER, A DISTANCE OF 1,972 FEET MORE OR LESS TO A POINT THAT BEARS S 40°50'52" E A

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

OFFICE (904) 491-5700 • FAX (904) 491-5777 • TOLL FREE (888) 832-7730

www.manzieanddrake.com

MANZIE & DRAKE LAND SURVEYING



DISTANCE OF 1,106.38 FEET FROM ABOVE REFERENCED POINT "A"; THENCE S 28°55'55" W, A DISTANCE OF 48.47 FEET; THENCE N 71°06'43" W, A DISTANCE OF 455.78 FEET; THENCE N 57°33'36" W, A DISTANCE OF 85.87 FEET; THENCE N 55°37'52" W, A DISTANCE OF 86.93 FEET; THENCE N 77°18'08" W, A DISTANCE OF 75.71 FEET; THENCE N 86°07'07" W, A DISTANCE OF 73.09 FEET; THENCE N 65°34'43" W, A DISTANCE OF 99.63 FEET; THENCE N 67°40'07" W, A DISTANCE OF 148.70 FEET; THENCE N 19°55'32" W, A DISTANCE OF 40.55 FEET; THENCE N 46°12'28" W, A DISTANCE OF 67.43 FEET; THENCE S 82°27'10" W, A DISTANCE OF 85.15 FEET; THENCE N 80°15'46" W, A DISTANCE OF 373.56 FEET; THENCE N 41°35'53" W, A DISTANCE OF 37.67 FEET; THENCE N 37°40'02" W, A DISTANCE OF 219.14 FEET; THENCE N 44°37'20" W, A DISTANCE OF 253.92 FEET; THENCE N 51°47'52" W, A DISTANCE OF 73.54 FEET; THENCE N 67°55'56" W, A DISTANCE OF 59.60 FEET; THENCE N 58°59'41" W, A DISTANCE OF 64.80 FEET; THENCE N 80°18'07" W, A DISTANCE OF 78.31 FEET; THENCE N 68°10'40" W, A DISTANCE OF 183.70 FEET; THENCE N 44°31'20" W, A DISTANCE OF 73.55 FEET; THENCE N 76°39'45" W, A DISTANCE OF 64.41 FEET; THENCE N 78°16'53" W, A DISTANCE OF 75.05 FEET; THENCE S 18°34'22" W, A DISTANCE OF 30.10 FEET; THENCE N 70°12'55" W, A DISTANCE OF 37.23 FEET; THENCE N 83°30'10" W, A DISTANCE OF 39.78 FEET; THENCE S 77°01'12" W, A DISTANCE OF 83.97 FEET; THENCE N 74°39'11" W, A DISTANCE OF 89.92 FEET; THENCE N 67°57'20" W, A DISTANCE OF 87.65 FEET; THENCE S 84°03'10" W, A DISTANCE OF 175.97 FEET; THENCE S 68°29'39" W, A DISTANCE OF 29.83 FEET; THENCE N 74°55'55" W, A DISTANCE OF 70.16 FEET; THENCE S 58°47'40" W, A DISTANCE OF 67.76 FEET TO INTERSECT THE WESTERLY LINE OF GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE N 01°00'34" W, ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 1,123.98 FEET; THENCE N 22°54'20" W, ALONG THE WEST LINE OF SAID SECTION 45, A DISTANCE OF 8.88 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE S 00°41'02" E, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 3952.33 FEET TO INTERSECT THE NORTH LINE OF SAID SECTION 45; THENCE N 67°22'00" E, ALONG THE NORTH LINE OF SAID SECTION 45, A DISTANCE OF 750.12 FEET; THENCE N 67°21'52" E, CONTINUING ALONG THE NORTH LINE OF SAID SECTION 45, A DISTANCE OF 356.69 FEET; THENCE S 22°10'07" E, ALONG THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF SAID SECTION 45, A DISTANCE OF 1597.20 FEET; THENCE SOUTH 28°43'44" WEST A DISTANCE OF 739.30 FEET TO THE POINT OF BEGINNING; THENCE S 73°12'50" E, A DISTANCE OF 28.46 FEET; THENCE S 68°40'50" E, A DISTANCE OF 13.19 FEET; THENCE S 50°35'11" E, A DISTANCE OF 50.68 FEET; THENCE S 00°08'31" E, A DISTANCE OF 31.41 FEET; THENCE N 59°31'56" E, A DISTANCE OF 32.03 FEET; THENCE S 23°13'21" E, A DISTANCE OF 32.35 FEET; THENCE N 44°26'19" E, A DISTANCE OF 31.16 FEET; THENCE S 55°44'39" E, A DISTANCE OF 45.89 FEET; THENCE S 43°20'19" E, A DISTANCE OF 34.62 FEET; THENCE S 48°06'39" E, A DISTANCE OF 36.91 FEET; THENCE S 42°41'38" E, A DISTANCE OF 62.00 FEET; THENCE S 37°27'43" E, A DISTANCE OF 38.26 FEET; THENCE S 29°17'49" E, A DISTANCE OF 46.37 FEET;

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

OFFICE (904) 491-5700 • FAX (904) 491-5777 • TOLL FREE (888) 832-7730

www.manzieanddrake.com

MANZIE & DRAKE LAND SURVEYING



THENCE S 04°20'49" W, A DISTANCE OF 58.66 FEET; THENCE S 08°35'58" W, A DISTANCE OF 62.66 FEET; THENCE S 82°59'48" E, A DISTANCE OF 20.77 FEET; THENCE S 57°14'57" E, A DISTANCE OF 56.23 FEET; THENCE S 31°53'11" E, A DISTANCE OF 42.75 FEET; THENCE S 13°01'45" E, A DISTANCE OF 92.89 FEET; THENCE S 17°13'06" E, A DISTANCE OF 68.47 FEET; THENCE S 39°03'19" E, A DISTANCE OF 20.42 FEET; THENCE S 79°19'52" E, A DISTANCE OF 39.60 FEET; THENCE S 47°14'52" E, A DISTANCE OF 38.14 FEET; THENCE S 17°59'55" E, A DISTANCE OF 31.82 FEET; THENCE S 00°05'01" E, A DISTANCE OF 42.82 FEET; THENCE S 27°36'59" W, A DISTANCE OF 46.19 FEET; THENCE S 75°53'16" W, A DISTANCE OF 21.33 FEET; THENCE S 48°17'03" W, A DISTANCE OF 34.24 FEET; THENCE S 34°40'01" W, A DISTANCE OF 36.41 FEET; THENCE S 48°22'55" W, A DISTANCE OF 44.80 FEET; THENCE N 86°51'47" W, A DISTANCE OF 60.87 FEET; THENCE N 76°01'02" W, A DISTANCE OF 71.96 FEET; THENCE S 48°26'37" W, A DISTANCE OF 74.50 FEET; THENCE S 22°55'32" W, A DISTANCE OF 43.98 FEET; THENCE S 39°14'00" W, A DISTANCE OF 32.67 FEET; THENCE N 57°01'55" W, A DISTANCE OF 53.79 FEET; THENCE N 35°28'56" E, A DISTANCE OF 33.19 FEET; THENCE N 73°47'21" E, A DISTANCE OF 16.00 FEET; THENCE N 13°21'00" E, A DISTANCE OF 52.12 FEET; THENCE N 50°47'54" W, A DISTANCE OF 50.00 FEET; THENCE S 64°37'26" W, A DISTANCE OF 45.63 FEET; THENCE N 72°57'48" W, A DISTANCE OF 61.64 FEET; THENCE N 71°34'56" W, A DISTANCE OF 60.47 FEET; THENCE N 62°24'45" W, A DISTANCE OF 67.40 FEET; THENCE S 27°53'37" W, A DISTANCE OF 33.43 FEET; THENCE S 63°42'56" W, A DISTANCE OF 52.08 FEET; THENCE N 67°40'09" W, A DISTANCE OF 40.68 FEET; THENCE N 14°21'52" W, A DISTANCE OF 46.39 FEET; THENCE N 30°46'48" W, A DISTANCE OF 43.65 FEET; THENCE N 34°16'13" W, A DISTANCE OF 29.60 FEET; THENCE N 26°33'52" E, A DISTANCE OF 66.50 FEET; THENCE N 08°46'10" E, A DISTANCE OF 47.03 FEET; THENCE N 62°37'03" E, A DISTANCE OF 28.62 FEET; THENCE N 31°26'44" W, A DISTANCE OF 55.41 FEET; THENCE N 35°33'56" W, A DISTANCE OF 18.30 FEET; THENCE N 67°23'25" W, A DISTANCE OF 25.04 FEET; THENCE N 73°10'18" E, A DISTANCE OF 54.13 FEET; THENCE S 44°36'07" E, A DISTANCE OF 50.56 FEET; THENCE N 75°09'38" E, A DISTANCE OF 48.54 FEET; THENCE N 50°52'48" E, A DISTANCE OF 28.71 FEET; THENCE N 65°51'24" W, A DISTANCE OF 42.49 FEET; THENCE N 07°29'17" W, A DISTANCE OF 63.65 FEET; THENCE N 23°39'18" W, A DISTANCE OF 44.67 FEET; THENCE N 04°12'30" E, A DISTANCE OF 54.16 FEET; THENCE N 17°33'30" E, A DISTANCE OF 76.15 FEET; THENCE N 78°08'30" E, A DISTANCE OF 86.57 FEET; THENCE N 66°47'49" E, A DISTANCE OF 60.62 FEET; THENCE N 08°18'15" W, A DISTANCE OF 45.66 FEET; THENCE N 43°22'48" W, A DISTANCE OF 22.80 FEET; THENCE N 10°51'53" E, A DISTANCE OF 63.21 FEET; THENCE N 83°16'58" W, A DISTANCE OF 37.68 FEET; THENCE N 11°01'01" W, A DISTANCE OF 43.82 FEET; THENCE N 40°12'12" E, A DISTANCE OF 35.45 FEET TO THE POINT OF BEGINNING.

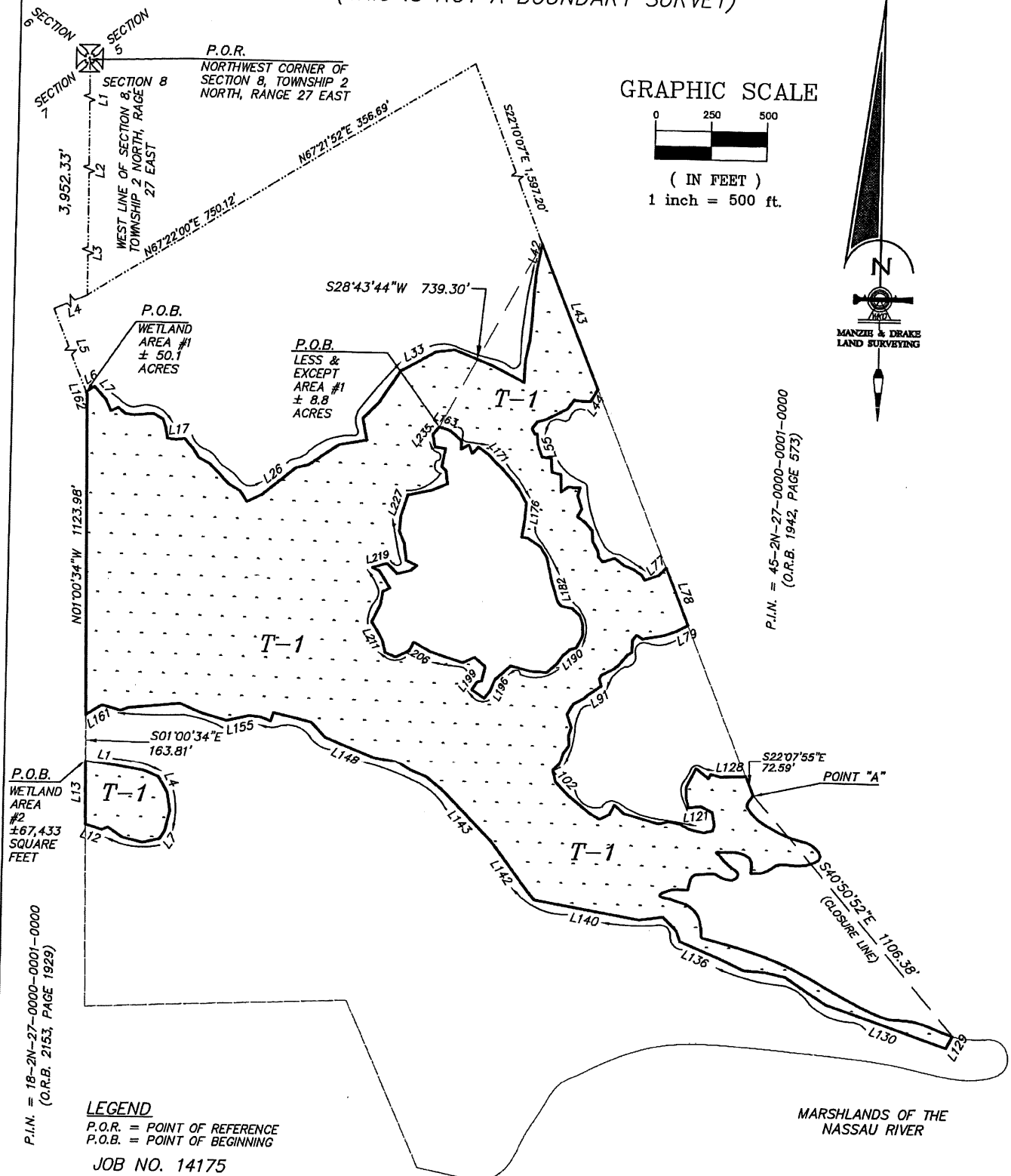
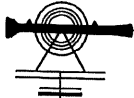
Michael A. Manzie

MICHAEL A. MANZIE, P.L.S.
 FLORIDA REGISTRATION NO. 4069
 JOB NO. 14175 6/19/20

MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

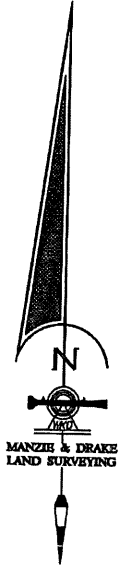
(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)



GRAPHIC SCALE



(IN FEET)
1 inch = 500 ft.



P.I.N. = 45-2N-27-0000-0001-0000
(O.R.B. 1942, PAGE 573)

P.I.N. = 18-2N-27-0000-0001-0000
(O.R.B. 2153, PAGE 1929)

LEGEND
P.O.R. = POINT OF REFERENCE
P.O.B. = POINT OF BEGINNING

JOB NO. 14175
SHEET 6 OF 8

MARSHLANDS OF THE
NASSAU RIVER

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

T-1 (A) WEST PARCEL

WETLAND PARCEL #2

06/03/2020

A PARCEL OF LAND SITUATE IN SECTION 17, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH $00^{\circ}41'02''$ EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 3,952.33 FEET; THENCE S $63^{\circ}03'48''$ W, ALONG THE NORTH LINE OF SAID SECTION 45, A DISTANCE OF 610.15 FEET; THENCE S $22^{\circ}54'20''$ E, A DISTANCE OF 1,501.10 FEET; THENCE S $01^{\circ}00'34''$ E, ALONG THE WEST LINE OF GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, A DISTANCE OF 1,287.79 FEET TO THE **POINT OF BEGINNING**; THENCE S $81^{\circ}54'26''$ E, A DISTANCE OF 124.38 FEET; THENCE S $80^{\circ}28'17''$ E, A DISTANCE OF 83.60 FEET; THENCE S $67^{\circ}36'11''$ E, A DISTANCE OF 56.90 FEET; THENCE S $29^{\circ}36'03''$ E, A DISTANCE OF 61.69 FEET; THENCE S $09^{\circ}40'26''$ E, A DISTANCE OF 67.06 FEET; THENCE S $13^{\circ}19'43''$ W, A DISTANCE OF 76.36 FEET; THENCE S $32^{\circ}53'50''$ W, A DISTANCE OF 31.91 FEET; THENCE S $76^{\circ}14'21''$ W, A DISTANCE OF 59.39 FEET; THENCE N $75^{\circ}35'01''$ W, A DISTANCE OF 72.01 FEET; THENCE N $56^{\circ}10'49''$ W, A DISTANCE OF 63.31 FEET; THENCE S $65^{\circ}38'47''$ W, A DISTANCE OF 23.02 FEET; THENCE N $72^{\circ}53'25''$ W, A DISTANCE OF 62.96 FEET; THENCE N $01^{\circ}00'34''$ W, A DISTANCE OF 225.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.5 ACRES, MORE OR LESS

A handwritten signature in cursive script, appearing to read "Michael A. Manzie".

MICHAEL A. MANZIE, P.L.S.

FLORIDA REGISTRATION NO. 4069

JOB NO. 14175 6/19/20

MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | LENGTH |
| L1 | S0°41'02"E | 574.38' |
| L2 | S0°41'02"E | 1983.59' |
| L3 | S0°41'02"E | 1394.36' |
| L4 | S67°03'48"W | 610.15' |
| L5 | S22°54'20"E | 1483.34' |
| L6 | N57°02'27"E | 36.24' |
| L7 | S43°03'52"E | 60.73' |
| L8 | S24°43'11"E | 44.59' |
| L9 | N64°34'25"E | 28.20' |
| L10 | S51°55'43"E | 34.19' |
| L11 | S84°18'01"E | 30.16' |
| L12 | N85°15'32"E | 66.44' |
| L13 | S61°06'25"E | 38.25' |
| L14 | S18°31'08"E | 29.87' |
| L15 | S10°14'23"E | 38.14' |
| L16 | S82°57'23"E | 29.64' |
| L17 | N83°12'13"E | 30.62' |
| L18 | S43°34'14"E | 49.23' |
| L19 | S30°43'59"E | 34.75' |
| L20 | S61°39'57"E | 43.36' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L21 | S46°27'14"E | 43.93' |
| L22 | S44°05'20"E | 54.49' |
| L23 | S60°39'52"E | 48.18' |
| L24 | S33°24'17"E | 43.83' |
| L25 | N64°18'23"E | 58.65' |
| L26 | N51°12'38"E | 153.94' |
| L27 | N75°46'00"E | 47.28' |
| L28 | N56°23'01"E | 131.12' |
| L29 | N79°41'37"E | 96.71' |
| L30 | N11°52'15"W | 75.81' |
| L31 | N44°00'52"E | 81.02' |
| L32 | N33°22'59"E | 133.93' |
| L33 | N60°54'32"E | 142.22' |
| L34 | N82°20'46"E | 64.50' |
| L35 | S68°42'24"E | 148.56' |
| L36 | S64°05'59"E | 127.86' |
| L37 | N27°10'45"E | 76.90' |
| L38 | N11°19'47"E | 75.73' |
| L39 | N51°17'16"E | 56.89' |
| L40 | N32°17'16"E | 109.39' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L41 | N42°28'21"E | 68.59' |
| L42 | N10°48'02"E | 103.25' |
| L43 | S22°01'07"E | 547.60' |
| L44 | S30°25'28"W | 48.99' |
| L45 | N88°12'41"W | 31.63' |
| L46 | N82°39'24"W | 25.52' |
| L47 | S35°03'02"W | 39.05' |
| L48 | S62°28'36"W | 48.98' |
| L49 | S63°31'44"W | 36.65' |
| L50 | S74°04'52"W | 31.38' |
| L51 | S37°34'22"W | 29.37' |
| L52 | S27°41'15"E | 21.89' |
| L53 | N79°37'28"E | 8.78' |
| L54 | S35°45'51"E | 35.05' |
| L55 | S19°16'06"E | 48.32' |
| L56 | S83°38'23"E | 34.10' |
| L57 | S3°53'02"E | 48.66' |
| L58 | S76°06'18"E | 32.02' |
| L59 | S2°05'35"E | 60.25' |
| L60 | N56°35'15"E | 30.00' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L61 | S88°22'47"E | 40.53' |
| L62 | S15°25'28"W | 29.26' |
| L63 | S18°55'09"E | 48.00' |
| L64 | S28°31'03"W | 32.41' |
| L65 | S55°04'25"E | 31.04' |
| L66 | S42°47'01"E | 40.83' |
| L67 | S3°26'45"E | 38.54' |
| L68 | S28°10'45"E | 38.78' |
| L69 | S5°22'39"E | 20.25' |
| L70 | S43°37'24"E | 24.34' |
| L71 | N71°56'20"E | 42.81' |
| L72 | S54°03'09"E | 42.81' |
| L73 | S68°02'47"E | 35.64' |
| L74 | S56°47'01"E | 36.58' |
| L75 | S29°35'42"E | 20.32' |
| L76 | N68°54'42"E | 51.78' |
| L77 | N45°20'45"E | 37.04' |
| L78 | S22°10'07"E | 216.49' |
| L79 | S61°55'50"W | 43.71' |
| L80 | S70°15'38"W | 46.25' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L81 | S79°48'22"W | 79.54' |
| L82 | N59°41'57"W | 24.23' |
| L83 | S39°22'38"W | 23.15' |
| L84 | S1°04'08"W | 43.02' |
| L85 | S57°37'26"W | 18.03' |
| L86 | S40°36'38"W | 45.01' |
| L87 | S50°52'26"W | 26.26' |
| L88 | S62°35'35"W | 46.56' |
| L89 | S27°27'49"W | 14.78' |
| L90 | S14°52'03"E | 26.03' |
| L91 | S54°35'04"W | 60.30' |
| L92 | S44°04'08"W | 11.14' |
| L93 | S60°42'17"W | 44.05' |
| L94 | S30°22'08"W | 41.41' |
| L95 | S18°54'58"E | 46.86' |
| L96 | S16°04'10"W | 32.87' |
| L97 | S4°29'24"E | 35.58' |
| L98 | S36°59'36"W | 33.12' |
| L99 | S16°56'57"W | 43.54' |
| L100 | S43°24'39"W | 32.13' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L101 | S14°37'18"E | 42.85' |
| L102 | S44°32'33"E | 24.45' |
| L103 | S42°44'13"E | 40.39' |
| L104 | S50°45'27"E | 48.60' |
| L105 | S50°56'33"E | 52.38' |
| L106 | S59°32'10"E | 36.72' |
| L107 | N62°56'54"E | 38.15' |
| L108 | N27°44'00"E | 37.88' |
| L109 | S49°00'17"E | 45.43' |
| L110 | S74°36'40"E | 79.74' |
| L111 | S74°12'05"E | 48.94' |
| L112 | N74°50'00"E | 35.00' |
| L113 | S78°48'28"E | 42.25' |
| L114 | S62°12'08"E | 36.85' |
| L115 | S73°59'51"E | 15.36' |
| L116 | S78°17'06"E | 38.08' |
| L117 | N76°25'48"E | 32.74' |
| L118 | N15°24'57"E | 20.86' |
| L119 | N10°26'22"W | 45.61' |
| L120 | N62°34'07"W | 46.57' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L121 | S82°30'43"W | 44.57' |
| L122 | N13°52'15"W | 32.79' |
| L123 | N1°46'10"W | 40.74' |
| L124 | N27°16'28"E | 74.77' |
| L125 | S52°22'41"E | 56.32' |
| L126 | N28°34'38"E | 16.67' |
| L127 | S75°10'58"E | 35.54' |
| L128 | N87°55'41"E | 91.22' |
| L129 | S28°55'55"W | 48.47' |
| L130 | N71°06'43"W | 455.78' |
| L131 | N57°33'36"W | 85.87' |
| L132 | N55°37'52"W | 86.93' |
| L133 | N77°18'08"W | 75.71' |
| L134 | N86°07'07"W | 73.09' |
| L135 | N65°34'43"W | 99.63' |
| L136 | N67°40'07"W | 148.70' |
| L137 | N19°55'32"W | 40.55' |
| L138 | N46°12'28"W | 67.43' |
| L139 | S82°27'10"W | 85.15' |
| L140 | N80°15'46"W | 373.56' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L141 | N41°35'53"W | 37.67' |
| L142 | N37°40'02"W | 219.14' |
| L143 | N44°37'20"W | 253.92' |
| L144 | N51°47'52"W | 73.54' |
| L145 | N67°55'56"W | 59.60' |
| L146 | N58°59'41"W | 64.80' |
| L147 | N80°18'07"W | 78.31' |
| L148 | N68°10'40"W | 183.70' |
| L149 | N44°31'20"W | 73.55' |
| L150 | N76°39'45"W | 64.41' |
| L151 | N78°16'53"W | 75.05' |
| L152 | S18°34'22"W | 30.10' |
| L153 | N70°12'55"W | 37.23' |
| L154 | N83°30'10"W | 39.78' |
| L155 | S77°01'12"W | 83.97' |
| L156 | N74°39'11"W | 89.92' |
| L157 | N67°57'20"W | 87.65' |
| L158 | S84°03'10"W | 175.97' |
| L159 | S68°29'39"W | 28.83' |
| L160 | N74°55'55"W | 70.16' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L161 | S58°47'40"W | 67.76' |
| L162 | N22°54'20"W | 8.88' |

MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L163 | S73°12'50"E | 28.46' |
| L164 | S68°40'50"E | 13.19' |
| L165 | S50°35'11"E | 50.68' |
| L166 | S0°08'31"E | 31.41' |
| L167 | N59°31'56"E | 32.03' |
| L168 | S23°13'21"E | 32.35' |
| L169 | N44°26'19"E | 31.16' |
| L170 | S55°44'39"E | 45.89' |
| L171 | S43°20'19"E | 34.62' |
| L172 | S48°06'39"E | 36.91' |
| L173 | S42°41'38"E | 62.00' |
| L174 | S37°27'43"E | 38.26' |
| L175 | S29°17'49"E | 46.37' |
| L176 | S4°20'49"W | 58.66' |
| L177 | S8°35'58"W | 62.66' |
| L178 | S82°59'48"E | 20.77' |
| L179 | S57°14'57"E | 56.23' |
| L180 | S31°53'11"E | 42.75' |
| L181 | S13°01'45"E | 92.89' |
| L182 | S17°13'06"E | 68.47' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L183 | S39°03'19"E | 20.42' |
| L184 | S79°19'52"E | 39.60' |
| L185 | S47°14'52"E | 38.14' |
| L186 | S17°59'55"E | 31.82' |
| L187 | S0°05'01"E | 42.82' |
| L188 | S27°36'59"W | 46.19' |
| L189 | S75°53'16"W | 21.33' |
| L190 | S48°17'03"W | 34.24' |
| L191 | S34°40'01"W | 36.41' |
| L192 | S48°22'55"W | 44.80' |
| L193 | N86°51'47"W | 60.87' |
| L194 | N76°01'02"W | 71.96' |
| L195 | S48°26'37"W | 74.50' |
| L196 | S22°55'32"W | 43.98' |
| L197 | S39°14'00"W | 32.67' |
| L198 | N57°01'55"W | 53.79' |
| L199 | N35°28'56"E | 33.19' |
| L200 | N73°47'21"E | 16.00' |
| L201 | N13°21'00"E | 52.12' |
| L202 | N50°47'54"W | 50.00' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L203 | S64°37'26"W | 45.63' |
| L204 | N72°57'48"W | 61.64' |
| L205 | N71°34'56"W | 60.47' |
| L206 | N62°24'45"W | 67.40' |
| L207 | S27°53'37"W | 33.43' |
| L208 | S63°42'56"W | 52.08' |
| L209 | N67°40'09"W | 40.68' |
| L210 | N14°21'52"W | 46.39' |
| L211 | N30°46'48"W | 43.65' |
| L212 | N34°16'13"W | 29.60' |
| L213 | N26°33'52"E | 66.50' |
| L214 | N8°46'10"E | 47.03' |
| L215 | N62°37'03"E | 28.62' |
| L216 | N31°26'44"W | 55.41' |
| L217 | N35°33'56"W | 18.30' |
| L218 | N67°23'25"W | 25.04' |
| L219 | N73°10'18"E | 54.13' |
| L220 | S44°36'07"E | 50.56' |
| L221 | N75°09'38"E | 48.54' |
| L222 | N50°52'48"E | 28.71' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L223 | N65°51'24"W | 42.49' |
| L224 | N72°17'17"W | 63.65' |
| L225 | N23°39'18"W | 44.67' |
| L226 | N4°12'30"E | 54.16' |
| L227 | N17°33'30"E | 76.15' |
| L228 | N78°08'30"E | 86.57' |
| L229 | N66°47'49"E | 60.62' |
| L230 | N8°18'15"W | 45.66' |
| L231 | N43°22'48"W | 22.80' |
| L232 | N10°51'53"E | 63.21' |
| L233 | N83°16'58"W | 37.68' |
| L234 | N11°01'01"W | 43.82' |
| L235 | N40°12'12"E | 35.45' |

| WETLAND AREA #2 | | |
|-----------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S81°54'26"E | 124.38' |
| L2 | S80°28'17"E | 83.60' |
| L3 | S67°36'11"E | 56.90' |
| L4 | S29°36'03"E | 61.69' |
| L5 | S9°40'26"E | 76.15' |
| L6 | S13°19'43"W | 76.36' |
| L7 | S32°53'50"W | 31.91' |
| L8 | S76°14'21"W | 59.39' |
| L9 | N75°35'01"W | 72.01' |
| L10 | N56°10'49"W | 63.31' |
| L11 | S65°38'47"W | 23.02' |
| L12 | N72°53'25"W | 62.96' |
| L13 | N0°58'22"W | 225.83' |

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

T-1 (B) WEST PARCEL

06/02/2020

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE S 00°41'02" E, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 3,952.33 FEET TO INTERSECT THE NORTH LINE OF SAID SECTION 45; THENCE S 84°25'46" E, A DISTANCE OF 661.81 FEET; THENCE N 05°26'55" E, A DISTANCE OF 354.52 FEET TO INTERSECT THE NORTH LINE OF SAID SECTION 45; THENCE N 67°21'52" E, ALONG THE NORTH LINE OF SAID SECTION 45, A DISTANCE OF 197.19 FEET; TO THE **POINT OF BEGINNING**; THENCE N 67°21'52" E, CONTINUING ALONG THE NORTH LINE OF SAID SECTION 45, A DISTANCE OF 36.91 FEET; THENCE S 16°57'03" E, A DISTANCE OF 113.63 FEET; THENCE S 11°15'35" W, A DISTANCE OF 33.64 FEET; THENCE S 05°36'55" E, A DISTANCE OF 43.15 FEET; THENCE S 17°24'28" W, A DISTANCE OF 17.20 FEET; THENCE S 70°12'44" E, A DISTANCE OF 39.46 FEET; THENCE N 69°40'37" E, A DISTANCE OF 56.07 FEET; THENCE N 86°50'50" E, A DISTANCE OF 42.72 FEET; THENCE S 43°48'08" E, A DISTANCE OF 20.31 FEET; THENCE N 54°55'42" E, A DISTANCE OF 24.59 FEET; THENCE N 05°14'57" E, A DISTANCE OF 37.62 FEET TO INTERSECT THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF SAID SECTION 45; THENCE S 22°10'07" E, ALONG THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF SAID SECTION 45, A DISTANCE OF 633.76 FEET; THENCE N 87°55'42" W, A DISTANCE OF 54.03 FEET; THENCE N 72°49'03" W, A DISTANCE OF 31.15 FEET; THENCE N 57°44'03" W, A DISTANCE OF 31.50 FEET; THENCE N 88°47'22" W, A DISTANCE OF 46.47 FEET; THENCE N 61°10'23" W, A DISTANCE OF 85.05 FEET; THENCE N 87°17'14" W, A DISTANCE OF 64.96 FEET; THENCE S 70°18'47" W, A DISTANCE OF 34.94 FEET; THENCE S 82°09'34" W, A DISTANCE OF 71.35 FEET; THENCE S 72°51'17" W, A DISTANCE OF 52.93 FEET; THENCE N 88°02'38" W, A DISTANCE OF 56.21 FEET; THENCE S 28°02'01" W, A DISTANCE OF 28.06 FEET; THENCE S 17°13'07" E, A DISTANCE OF 35.82 FEET; THENCE S 02°51'45" W, A DISTANCE OF 38.15 FEET; THENCE S 02°07'44" E, A DISTANCE OF 41.73 FEET; THENCE S 33°13'10" W, A DISTANCE OF 31.55 FEET; THENCE S 73°50'40" W, A DISTANCE OF 56.24 FEET; THENCE S 55°32'20" W, A DISTANCE OF 24.95 FEET; THENCE S 76°10'24" W, A DISTANCE OF 35.35 FEET; THENCE S 72°00'32" W, A DISTANCE OF 48.34 FEET; THENCE N 03°11'36" W, A DISTANCE OF 417.61 FEET; THENCE N 77°36'56" E, A DISTANCE OF 37.80 FEET; THENCE N 75°46'15" E, A DISTANCE OF 48.46 FEET; THENCE N 33°09'40" E, A DISTANCE OF 38.49 FEET; THENCE N 44°40'30" E, A DISTANCE OF 52.97 FEET; THENCE N 03°51'42" E, A DISTANCE OF 56.60 FEET; THENCE N 41°11'51" E, A DISTANCE OF 42.10 FEET; THENCE N 57°51'00" E, A DISTANCE OF 40.58 FEET; THENCE N 26°39'30" W, A DISTANCE OF 36.45 FEET; THENCE N 37°25'04" E, A DISTANCE

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

OFFICE (904) 491-5700 • FAX (904) 491-5777 • TOLL FREE (888) 832-7730

www.manzieanddrake.com

MANZIE & DRAKE LAND SURVEYING



OF 39.08 FEET; THENCE N 25°52'19" W, A DISTANCE OF 41.88 FEET; THENCE N 40°14'47" E, A DISTANCE OF 40.74 FEET; THENCE N 43°37'02" W, A DISTANCE OF 41.51 FEET; THENCE N 56°18'37" E, A DISTANCE OF 55.60 FEET; THENCE N 10°34'58" E, A DISTANCE OF 42.26 FEET; THENCE S 86°59'19" E, A DISTANCE OF 25.78 FEET; THENCE N 32°55'54" W, A DISTANCE OF 70.21 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE S 00°41'02" E, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 3,952.33 FEET TO INTERSECT THE NORTH LINE OF SAID SECTION 45; THENCE S 84°25'46" E, A DISTANCE OF 661.81 FEET; THENCE N 05°26'55" E, A DISTANCE OF 354.52 FEET TO INTERSECT THE NORTH LINE OF SAID SECTION 45; THENCE N 67°21'52" E, ALONG THE NORTH LINE OF SAID SECTION 45, A DISTANCE OF 356.67 FEET; THENCE S 22°10'07" E, ALONG THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF SAID SECTION 45, A DISTANCE OF 498.01 FEET; THENCE S 67°52'05" W, A DISTANCE OF 224.78 FEET TO THE **POINT OF BEGINNING**; THENCE N 47°51'36" W, A DISTANCE OF 25.22 FEET; THENCE S 84°17'15" W, A DISTANCE OF 29.00 FEET; THENCE S 44°43'20" W, A DISTANCE OF 32.61 FEET; THENCE N 65°38'14" W, A DISTANCE OF 33.85 FEET; THENCE N 48°20'45" W, A DISTANCE OF 22.30 FEET; THENCE S 77°29'40" W, A DISTANCE OF 53.09 FEET; THENCE N 59°39'06" W, A DISTANCE OF 37.75 FEET; THENCE S 43°48'58" W, A DISTANCE OF 40.10 FEET; THENCE S 02°48'18" W, A DISTANCE OF 30.46 FEET; THENCE S 60°26'54" E, A DISTANCE OF 29.01 FEET; THENCE S 73°39'54" E, A DISTANCE OF 29.70 FEET; THENCE S 67°10'45" E, A DISTANCE OF 48.13 FEET; THENCE S 12°32'59" E, A DISTANCE OF 23.23 FEET; THENCE S 31°59'40" E, A DISTANCE OF 24.10 FEET; THENCE S 87°43'49" E, A DISTANCE OF 48.45 FEET; THENCE N 80°46'35" E, A DISTANCE OF 44.23 FEET; THENCE N 46°00'03" E, A DISTANCE OF 43.87 FEET; THENCE N 18°53'36" E, A DISTANCE OF 19.04 FEET; THENCE N 12°35'56" W, A DISTANCE OF 64.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.14 ACRES MORE OR LESS

A handwritten signature in cursive script, appearing to read "Michael A. Manzie".

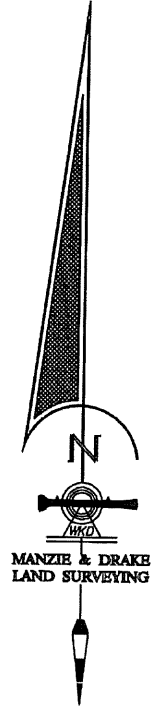
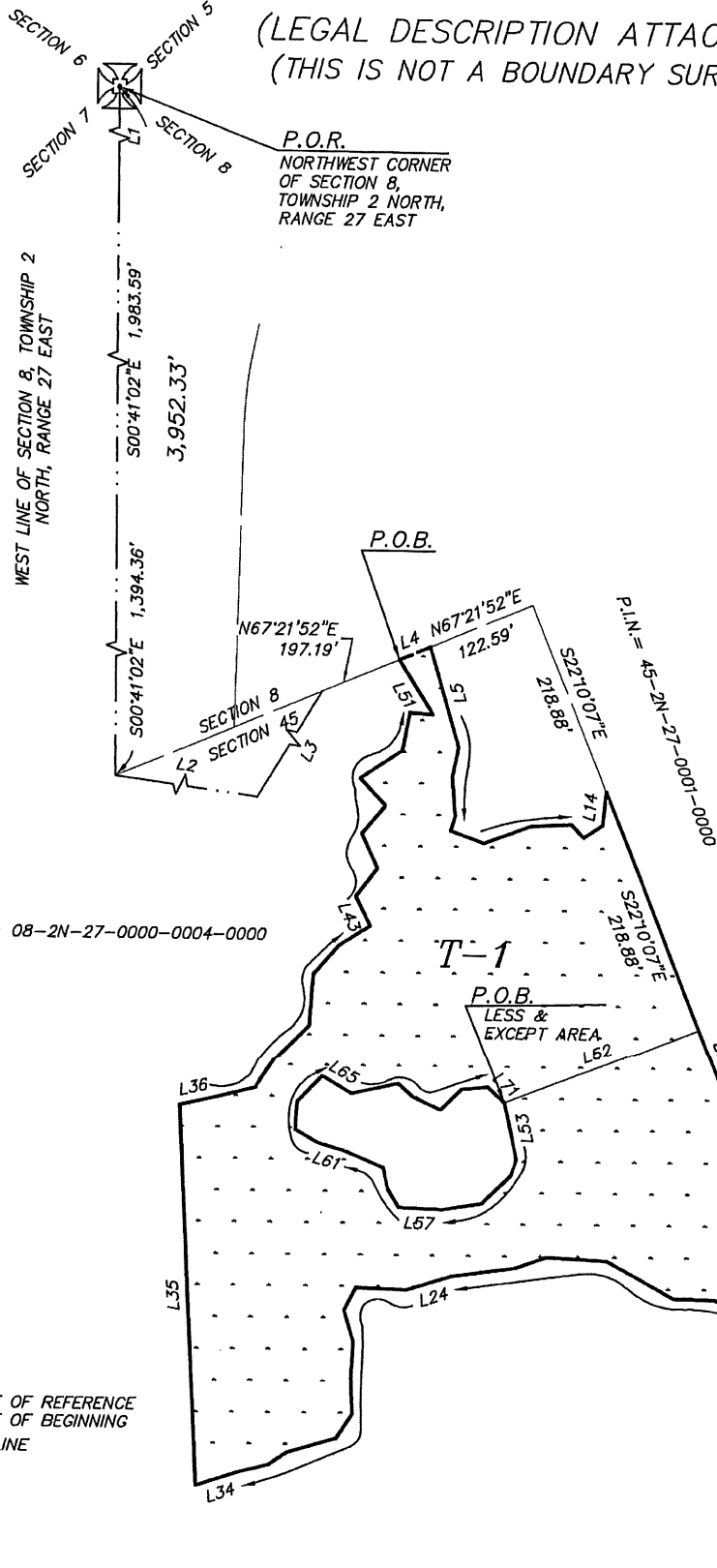
MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 14175 6/19/20

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034
OFFICE (904) 491-5700 • FAX (904) 491-5777 • TOLL FREE (888) 832-7730
www.manzieanddrake.com

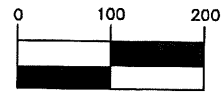
MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

LEGEND

- P.O.R. = POINT OF REFERENCE
- P.O.B. = POINT OF BEGINNING
- ⊙ = CENTERLINE

JOB NO. 14175
SHEET 3 OF 4

MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S0°41'02"E | 574.38' |
| L2 | S84°25'46"E | 661.81' |
| L3 | N05°26'55"E | 354.52' |
| L4 | N67°21'52"E | 36.91' |
| L5 | S16°57'03"E | 113.63' |
| L6 | S11°15'35"W | 33.64' |
| L7 | S5°36'55"E | 43.15' |
| L8 | S17°24'28"W | 17.20' |
| L9 | S70°12'44"E | 39.46' |
| L10 | N69°40'37"E | 56.07' |
| L11 | N86°50'50"E | 42.72' |
| L12 | S43°48'08"E | 20.31' |
| L13 | N54°55'42"E | 24.59' |
| L14 | N5°14'57"E | 37.62' |
| L15 | S22°10'07"E | 633.76' |
| L16 | N87°55'42"W | 54.03' |
| L17 | N72°49'03"W | 31.15' |
| L18 | N57°44'03"W | 31.50' |
| L19 | N88°47'22"W | 46.47' |
| L20 | N61°10'23"W | 85.05' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L21 | N87°17'14"W | 64.96' |
| L22 | S70°18'47"W | 34.94' |
| L23 | S82°09'34"W | 71.35' |
| L24 | S72°51'17"W | 52.93' |
| L25 | N88°02'38"W | 56.21' |
| L26 | S28°02'01"W | 28.06' |
| L27 | S17°13'07"E | 35.82' |
| L28 | S2°51'45"W | 38.15' |
| L29 | S2°07'44"E | 41.73' |
| L30 | S33°13'10"W | 31.55' |
| L31 | S73°50'40"W | 56.24' |
| L32 | S55°32'20"W | 24.95' |
| L33 | S76°10'24"W | 35.35' |
| L34 | S72°00'32"W | 48.34' |
| L35 | N3°11'36"W | 417.61' |
| L36 | N77°36'56"E | 37.80' |
| L37 | N75°46'15"E | 48.46' |
| L38 | N33°09'40"E | 38.49' |
| L39 | N44°40'30"E | 52.97' |
| L40 | N3°51'42"E | 56.60' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L41 | N41°11'51"E | 42.10' |
| L42 | N57°51'00"E | 40.58' |
| L43 | N26°39'30"W | 36.45' |
| L44 | N37°25'04"E | 39.08' |
| L45 | N25°52'19"W | 41.88' |
| L46 | N40°14'47"E | 40.74' |
| L47 | N43°37'02"W | 41.51' |
| L48 | N56°18'37"E | 55.60' |
| L49 | N10°34'58"E | 42.26' |
| L50 | S86°59'19"E | 25.78' |
| L51 | N32°55'54"W | 70.21' |
| L52 | N67°52'05"E | 224.78' |
| L53 | N12°35'56"W | 64.47' |
| L54 | S18°53'36"W | 19.04' |
| L55 | S46°00'03"W | 43.87' |
| L56 | S80°46'35"W | 44.23' |
| L57 | N87°43'49"W | 48.45' |
| L58 | N31°59'40"W | 24.10' |
| L59 | N12°32'59"W | 23.23' |
| L60 | N67°10'45"W | 48.13' |
| L61 | N73°39'54"W | 29.70' |
| L62 | N60°26'54"W | 29.01' |
| L63 | N2°48'18"E | 30.46' |
| L64 | N43°48'58"E | 40.10' |
| L65 | S59°39'06"E | 37.75' |
| L66 | N77°29'40"E | 53.09' |
| L67 | S48°20'45"E | 22.30' |
| L68 | S65°38'14"E | 33.85' |
| L69 | N44°43'20"E | 32.61' |
| L70 | N84°17'15"E | 29.00' |
| L71 | S47°51'36"E | 25.22' |

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION
T-3(A) AREA #1 WEST PARCEL
06/02/2020

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE S 00°41'02" E, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 3,952.33 FEET TO INTERSECT THE NORTH LINE OF SAID SECTION 45 AND THE **POINT OF BEGINNING**; THENCE S 84°25'46" E, A DISTANCE OF 661.81 FEET; THENCE N 05°26'55" E, A DISTANCE OF 354.52 FEET TO INTERSECT THE NORTH LINE OF SAID SECTION 45; THENCE N 67°21'52" E, ALONG THE NORTH LINE OF SAID SECTION 45, A DISTANCE OF 197.19 FEET; THENCE S 32°55'54" E, A DISTANCE OF 70.21 FEET; THENCE N 86°59'19" W, A DISTANCE OF 25.78 FEET; THENCE S 10°34'58" W, A DISTANCE OF 42.26 FEET; THENCE S 56°18'37" W, A DISTANCE OF 55.60 FEET; THENCE S 43°37'02" E, A DISTANCE OF 41.51 FEET; THENCE S 40°14'47" W, A DISTANCE OF 40.74 FEET; THENCE S 25°52'19" E, A DISTANCE OF 41.88 FEET; THENCE S 37°25'04" W, A DISTANCE OF 39.08 FEET; THENCE S 26°39'30" E, A DISTANCE OF 36.45 FEET; THENCE S 57°51'00" W, A DISTANCE OF 40.58 FEET; THENCE S 41°11'51" W, A DISTANCE OF 42.10 FEET; THENCE S 03°51'42" W, A DISTANCE OF 56.60 FEET; THENCE S 44°40'30" W, A DISTANCE OF 52.97 FEET; THENCE S 33°09'40" W, A DISTANCE OF 38.49 FEET; THENCE S 75°46'15" W, A DISTANCE OF 48.46 FEET; THENCE S 77°36'56" W, A DISTANCE OF 37.80 FEET; THENCE S 03°11'36" E, A DISTANCE OF 417.61 FEET; THENCE N 72°00'32" E, A DISTANCE OF 48.34 FEET; THENCE N 76°10'24" E, A DISTANCE OF 35.35 FEET; THENCE N 55°32'20" E, A DISTANCE OF 24.95 FEET; THENCE N 73°50'40" E, A DISTANCE OF 56.24 FEET; THENCE N 33°13'10" E, A DISTANCE OF 31.55 FEET; THENCE N 02°07'44" W, A DISTANCE OF 41.73 FEET; THENCE N 02°51'45" E, A DISTANCE OF 38.15 FEET; THENCE N 17°13'07" W, A DISTANCE OF 35.82 FEET; THENCE N 28°02'01" E, A DISTANCE OF 28.06 FEET; THENCE S 88°02'38" E, A DISTANCE OF 56.21 FEET; THENCE N 72°51'17" E, A DISTANCE OF 52.93 FEET; THENCE N 82°09'34" E, A DISTANCE OF 71.35 FEET; THENCE N 70°18'47" E, A DISTANCE OF 34.94 FEET; THENCE S 87°17'14" E, A DISTANCE OF 64.96 FEET; THENCE S 61°10'23" E, A DISTANCE OF 85.05 FEET; THENCE S 88°47'22" E, A DISTANCE OF 46.47 FEET; THENCE S 57°44'03" E, A DISTANCE OF 31.50 FEET; THENCE S 72°49'03" E, A DISTANCE OF 31.15 FEET; THENCE S 87°55'42" E, A DISTANCE OF 54.03 FEET TO INTERSECT THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF SAID SECTION 45; THENCE S 22°10'07" E, ALONG THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF SAID SECTION 45, A DISTANCE OF 744.56 FEET; THENCE S 10°48'02" W, A DISTANCE OF 103.25 FEET; THENCE S 04°28'21" W, A DISTANCE OF 68.59 FEET; THENCE S 03°27'16" W, A DISTANCE OF 109.39 FEET; THENCE S 05°17'16" W, A DISTANCE OF 56.89 FEET; THENCE S 11°19'47" W, A DISTANCE

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

OFFICE (904) 491-5700 • FAX (904) 491-5777 • TOLL FREE (888) 832-7730

www.manzieanddrake.com

MANZIE & DRAKE LAND SURVEYING



OF 75.73 FEET; THENCE S 02°10'45" W, A DISTANCE OF 76.90 FEET; THENCE N 64°05'59" W, A DISTANCE OF 127.86 FEET; THENCE N 68°42'24" W, A DISTANCE OF 148.56 FEET; THENCE S 82°20'46" W, A DISTANCE OF 64.50 FEET; THENCE S 60°54'32" W, A DISTANCE OF 142.22 FEET; THENCE S 33°22'59" W, A DISTANCE OF 133.93 FEET; THENCE S 44°00'52" W, A DISTANCE OF 81.02 FEET; THENCE S 11°52'15" E, A DISTANCE OF 75.81 FEET; THENCE S 79°41'37" W, A DISTANCE OF 96.71 FEET; THENCE S 56°23'01" W, A DISTANCE OF 131.12 FEET; THENCE S 75°46'00" W, A DISTANCE OF 47.28 FEET; THENCE S 51°12'38" W, A DISTANCE OF 153.94 FEET; THENCE S 64°18'23" W, A DISTANCE OF 58.65 FEET; THENCE N 33°24'17" W, A DISTANCE OF 43.83 FEET; THENCE N 60°39'52" W, A DISTANCE OF 48.18 FEET; THENCE N 44°05'20" W, A DISTANCE OF 54.49 FEET; THENCE N 46°27'14" W, A DISTANCE OF 43.93 FEET; THENCE N 61°39'57" W, A DISTANCE OF 43.36 FEET; THENCE N 30°43'59" W, A DISTANCE OF 34.75 FEET; THENCE N 43°34'14" W, A DISTANCE OF 49.23 FEET; THENCE S 83°12'13" W, A DISTANCE OF 30.62 FEET; THENCE N 82°57'23" W, A DISTANCE OF 29.64 FEET; THENCE N 10°14'23" W, A DISTANCE OF 38.14 FEET; THENCE N 18°31'08" W, A DISTANCE OF 29.87 FEET; THENCE N 61°06'25" W, A DISTANCE OF 38.25 FEET; THENCE S 85°15'32" W, A DISTANCE OF 66.44 FEET; THENCE N 84°18'01" W, A DISTANCE OF 30.16 FEET; THENCE N 51°55'43" W, A DISTANCE OF 34.19 FEET; THENCE S 64°34'25" W, A DISTANCE OF 28.20 FEET; THENCE N 24°43'11" W, A DISTANCE OF 44.59 FEET; THENCE N 43°03'52" W, A DISTANCE OF 60.73 FEET; THENCE S 57°02'27" W, A DISTANCE OF 36.24 FEET TO INTERSECT THE WEST LINE OF SAID SECTION 45; THENCE N 22°54'20" W, ALONG THE WEST LINE OF SAID SECTION 45, A DISTANCE OF 1,484.05 FEET; THENCE N 67°03'48" E, ALONG THE NORTH LINE OF SAID SECTION 45, A DISTANCE OF 610.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 62.94 ACRES, MORE OR LESS

A handwritten signature in cursive script, appearing to read "Michael A. Manzie".

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 14175 6/19/20

MANZIE & DRAKE LAND SURVEYING

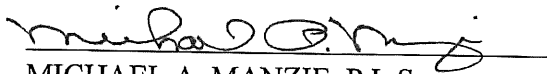


LEGAL DESCRIPTION
T-3(A) AREA #2 WEST PARCEL
06/02/2020

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE S 00°41'02" E, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 3,952.33 FEET TO INTERSECT THE NORTH LINE OF SAID SECTION 45; THENCE S 84°25'46" E, A DISTANCE OF 661.81 FEET; THENCE N 05°26'55" E, A DISTANCE OF 354.52 FEET, TO INTERSECT THE NORTH LINE OF SAID SECTION 45; THENCE N 67°21'52" E, ALONG THE NORTH LINE OF SAID SECTION 45, A DISTANCE OF 234.10 FEET TO THE **POINT OF BEGINNING**; THENCE N 67°21'52" E, ALONG THE NORTH LINE OF SAID SECTION 45, A DISTANCE OF 122.59 FEET; THENCE S 22°10'07" E, ALONG THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF SAID SECTION 45, A DISTANCE OF 218.88 FEET; THENCE S 05°14'57" W, A DISTANCE OF 37.62 FEET; THENCE S 54°55'42" W, A DISTANCE OF 24.59 FEET; THENCE N 43°48'08" W, A DISTANCE OF 20.31 FEET; THENCE S 86°50'50" W, A DISTANCE OF 42.72 FEET; THENCE S 69°40'37" W, A DISTANCE OF 56.07 FEET; THENCE N 70°12'44" W, A DISTANCE OF 39.46 FEET; THENCE N 17°24'28" E, A DISTANCE OF 17.20 FEET; THENCE N 05°36'55" W, A DISTANCE OF 43.15 FEET; THENCE N 11°15'35" E, A DISTANCE OF 33.64 FEET; THENCE N 16°57'03" W, A DISTANCE OF 113.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.75 ACRE, MORE OF LESS


MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 14175 6/18/20

MANZIE & DRAKE LAND SURVEYING




LEGAL DESCRIPTION
T-3(A) AREA #3 WEST PARCEL
06/02/2020

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE S 00°41'02" E, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 3,952.33 FEET TO INTERSECT THE NORTH LINE OF SAID SECTION 45; THENCE S 84°25'46" E, A DISTANCE OF 661.81 FEET; THENCE N 05°26'55" E, A DISTANCE OF 354.52 FEET TO INTERSECT THE NORTH LINE OF SAID SECTION 45; THENCE N 67°21'52" E, ALONG THE NORTH LINE OF SAID SECTION 45, A DISTANCE OF 356.67 FEET; THENCE S 22°10'07" E, ALONG THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF SAID SECTION 45, A DISTANCE OF 498.01 FEET; THENCE S 67°52'05" W, A DISTANCE OF 224.78 FEET TO THE **POINT OF BEGINNING**; THENCE N 47°51'36" W, A DISTANCE OF 25.22 FEET; THENCE S 84°17'15" W, A DISTANCE OF 29.00 FEET; THENCE S 44°43'20" W, A DISTANCE OF 32.61 FEET; THENCE N 65°38'14" W, A DISTANCE OF 33.85 FEET; THENCE N 48°20'45" W, A DISTANCE OF 22.30 FEET; THENCE S 77°29'40" W, A DISTANCE OF 53.09 FEET; THENCE N 59°39'06" W, A DISTANCE OF 37.75 FEET; THENCE S 43°48'58" W, A DISTANCE OF 40.10 FEET; THENCE S 02°48'18" W, A DISTANCE OF 30.46 FEET; THENCE S 60°26'54" E, A DISTANCE OF 29.01 FEET; THENCE S 73°39'54" E, A DISTANCE OF 29.70 FEET; THENCE S 67°10'45" E, A DISTANCE OF 48.13 FEET; THENCE S 12°32'59" E, A DISTANCE OF 23.23 FEET; THENCE S 31°59'40" E, A DISTANCE OF 24.10 FEET; THENCE S 87°43'49" E, A DISTANCE OF 48.45 FEET; THENCE N 80°46'35" E, A DISTANCE OF 44.23 FEET; THENCE N 46°00'03" E, A DISTANCE OF 43.87 FEET; THENCE N 18°53'36" E, A DISTANCE OF 19.04 FEET; THENCE N 12°35'56" W, A DISTANCE OF 64.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.53 ACRE MORE OR LESS

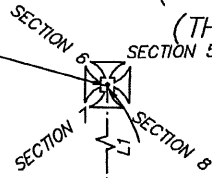

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 14175 6/19/20

MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)

P.O.R.
NORTHWEST CORNER
OF SECTION 8,
TOWNSHIP 2 NORTH,
RANGE 27 EAST



P.I.N. = 08-2N-27-0000-0001-0000
(O.R.B. 2153, PAGE 1929)

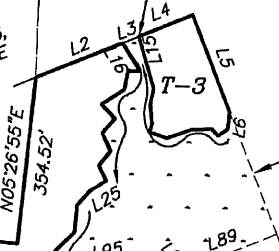
WEST LINE OF SECTION 8,
TOWNSHIP 2 NORTH, RANGE 27
EAST

S00°41'02"E
1,983.59
3,952.33'

NORTH LINE OF SECTION 45,
TOWNSHIP 2 NORTH, RANGE
27 EAST

S00°41'02"E
1,394.36
S84°25'46"E 661.81'

P.O.B.
T-3 AREA #2
± 0.75 ACRE



S22°10'07"E
279.13'

P.O.B.
T-3 AREA #1
INTERSECTION
OF NORTH LINE
OF SECTION 45

P.O.B.
T-3 AREA #3
± 0.53 ACRE

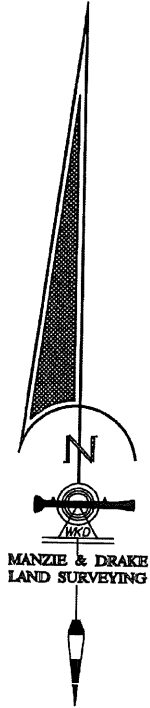
N67°03'48"E 610.15'

P.I.N. = 07-2N-27-0000-0005-0000
(O.R.B. 2153, PAGE 1929)

N02°34'20"N
1,484.05'

T-3
± 62.94 ACRES

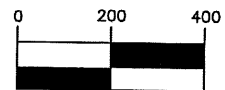
P.I.N. = 45-2N-27-0000-0001-0000
(O.R.B. 1942, PAGE 573)



LEGEND
P.O.R. = POINT OF REFERENCE
P.O.B. = POINT OF BEGINNING

JOB NO. 14175
SHEET 5 OF 6

GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.

MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S0°41'02"E | 574.38' |
| L2 | N67°21'52"E | 197.19' |
| L3 | N67°21'52"E | 36.91' |
| L4 | N67°21'52"E | 122.59' |
| L5 | S22°10'07"E | 218.88' |
| L6 | S5°14'57"W | 37.62' |
| L7 | S54°55'42"W | 24.59' |
| L8 | N43°48'08"W | 20.31' |
| L9 | S86°50'50"W | 42.72' |
| L10 | S69°40'37"W | 56.07' |
| L11 | N70°12'44"W | 39.46' |
| L12 | N17°24'28"E | 17.20' |
| L13 | N5°36'55"W | 43.15' |
| L14 | N11°15'35"E | 33.64' |
| L15 | N16°57'03"W | 113.63' |
| L16 | S32°55'54"E | 70.21' |
| L17 | N86°59'19"W | 25.78' |
| L18 | S10°34'58"W | 42.26' |
| L19 | S56°18'37"W | 55.80' |
| L20 | S43°37'02"E | 41.51' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L21 | S40°14'47"W | 40.74' |
| L22 | S25°52'19"E | 41.88' |
| L23 | S37°25'04"W | 39.08' |
| L24 | S26°39'30"E | 36.45' |
| L25 | S57°51'00"W | 40.58' |
| L26 | S41°11'51"W | 42.10' |
| L27 | S3°51'42"W | 56.60' |
| L28 | S44°40'30"W | 52.97' |
| L29 | S33°09'40"W | 38.49' |
| L30 | S75°46'15"W | 48.46' |
| L31 | S77°36'56"W | 37.80' |
| L32 | S3°11'36"E | 417.61' |
| L33 | N72°00'32"E | 48.34' |
| L34 | N76°10'24"E | 35.35' |
| L35 | N55°32'20"E | 24.95' |
| L36 | N73°50'40"E | 56.24' |
| L37 | N33°13'10"E | 31.55' |
| L38 | N2°07'44"W | 41.73' |
| L39 | N2°51'45"E | 38.15' |
| L40 | N17°13'07"W | 35.82' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L41 | N28°02'01"E | 28.06' |
| L42 | S88°02'38"E | 56.21' |
| L43 | N72°51'17"E | 52.93' |
| L44 | N82°09'34"E | 71.35' |
| L45 | N70°18'47"E | 34.94' |
| L46 | S87°17'14"E | 64.96' |
| L47 | S61°10'23"E | 85.05' |
| L48 | S88°47'22"E | 46.47' |
| L49 | S57°44'03"E | 31.50' |
| L50 | S72°49'03"E | 31.15' |
| L51 | S87°55'42"E | 54.03' |
| L52 | S10°48'02"W | 103.25' |
| L53 | S4°28'21"W | 68.59' |
| L54 | S3°27'16"W | 109.39' |
| L55 | S5°17'16"W | 56.89' |
| L56 | S11°19'47"W | 75.73' |
| L57 | S2°10'45"W | 76.90' |
| L58 | N64°05'59"W | 127.86' |
| L59 | N68°42'24"W | 148.56' |
| L60 | S82°20'46"W | 64.50' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L61 | S60°54'32"W | 142.22' |
| L62 | S33°22'59"W | 133.93' |
| L63 | S44°00'52"W | 81.02' |
| L64 | S11°52'15"E | 75.81' |
| L65 | S79°41'37"W | 96.71' |
| L66 | S56°23'01"W | 131.12' |
| L67 | S75°46'00"W | 47.28' |
| L68 | S51°12'38"W | 153.94' |
| L69 | S64°18'23"W | 58.65' |
| L70 | N33°24'17"W | 43.83' |
| L71 | N60°39'52"W | 48.18' |
| L72 | N44°05'20"W | 54.49' |
| L73 | N46°27'14"W | 43.93' |
| L74 | N61°39'57"W | 43.36' |
| L75 | N30°43'59"W | 34.75' |
| L76 | N43°34'14"W | 49.23' |
| L77 | S83°12'13"W | 30.62' |
| L78 | N82°57'23"W | 29.64' |
| L79 | N10°14'23"W | 38.14' |
| L80 | N18°31'08"W | 29.87' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L81 | N61°06'25"W | 38.25' |
| L82 | S85°15'32"W | 66.44' |
| L83 | N84°18'01"W | 30.16' |
| L84 | N51°55'43"W | 34.19' |
| L85 | S64°34'25"W | 28.20' |
| L86 | N24°43'11"W | 44.59' |
| L87 | N43°03'52"W | 60.73' |
| L88 | S57°02'27"W | 36.24' |
| L89 | N67°52'05"E | 224.78' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L90 | N47°51'36"W | 25.22' |
| L91 | S84°17'15"W | 29.00' |
| L92 | S44°43'20"W | 32.61' |
| L93 | N65°38'14"W | 33.85' |
| L94 | N48°20'45"W | 22.30' |
| L95 | S77°29'40"W | 53.09' |
| L96 | N59°39'06"W | 37.75' |
| L97 | S43°48'58"W | 40.10' |
| L98 | S2°48'18"W | 30.46' |
| L99 | S60°26'54"E | 29.01' |
| L100 | S73°39'54"E | 29.70' |
| L101 | S67°10'45"E | 48.13' |
| L102 | S12°32'59"E | 23.23' |
| L103 | S31°59'40"E | 24.10' |
| L104 | S87°43'49"E | 48.45' |
| L105 | N80°46'35"E | 44.23' |
| L106 | N46°00'03"E | 43.87' |
| L107 | N18°53'36"E | 19.04' |
| L108 | N12°35'56"W | 64.47' |

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

T-3(B) AREA #1 WEST PARCEL

06/02/2020

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE S 00°41'02" E, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 3,952.33 FEET TO INTERSECT THE NORTH LINE OF SAID SECTION 45; THENCE N 67°22'00" E, ALONG THE NORTH LINE OF SAID SECTION 45, A DISTANCE OF 750.12 FEET; THENCE N 67°21'52" E, CONTINUING ALONG THE NORTH LINE OF SAID SECTION 45, A DISTANCE OF 356.69 FEET; THENCE S 22°10'07" E, ALONG THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF SAID SECTION 45, A DISTANCE OF 2,144.80 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S 22°10'07" E, ALONG THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF SAID SECTION 45, A DISTANCE OF 672.06 FEET; THENCE S 45°20'45" W, A DISTANCE OF 37.04 FEET; THENCE S 68°54'42" W, A DISTANCE OF 51.78 FEET; THENCE N 29°35'42" W, A DISTANCE OF 20.32 FEET; THENCE N 56°47'01" W, A DISTANCE OF 36.58 FEET; THENCE N 68°02'47" W, A DISTANCE OF 35.64 FEET; THENCE N 54°03'09" W, A DISTANCE OF 42.81 FEET; THENCE S 71°56'20" W, A DISTANCE OF 42.81 FEET; THENCE N 43°37'24" W, A DISTANCE OF 24.34 FEET; THENCE N 05°22'39" W, A DISTANCE OF 20.25 FEET; THENCE N 28°10'45" W, A DISTANCE OF 38.78 FEET; THENCE N 03°26'45" W, A DISTANCE OF 38.54 FEET; THENCE N 42°47'01" W, A DISTANCE OF 40.83 FEET; THENCE N 55°04'25" W, A DISTANCE OF 31.04 FEET; THENCE N 28°31'03" E, A DISTANCE OF 32.41 FEET; THENCE N 18°55'09" W, A DISTANCE OF 48.00 FEET; THENCE N 15°25'28" E, A DISTANCE OF 29.26 FEET; THENCE N 88°22'47" W, A DISTANCE OF 40.53 FEET; THENCE S 56°35'15" W, A DISTANCE OF 30.00 FEET; THENCE N 02°05'35" W, A DISTANCE OF 60.25 FEET; THENCE N 76°06'18" W, A DISTANCE OF 32.02 FEET; THENCE N 03°53'02" W, A DISTANCE OF 48.66 FEET; THENCE N 83°38'23" W, A DISTANCE OF 34.10 FEET; THENCE N 19°16'06" W, A DISTANCE OF 48.32 FEET; THENCE N 03°54'51" W, A DISTANCE OF 35.05 FEET; THENCE S 79°37'28" W, A DISTANCE OF 8.78 FEET; THENCE N 27°41'15" W, A DISTANCE OF 21.89 FEET; THENCE N 37°34'22" E, A DISTANCE OF 29.37 FEET; THENCE N 74°04'52" E, A DISTANCE OF 31.38 FEET; THENCE N 63°31'44" E, A DISTANCE OF 36.65 FEET; THENCE N 62°28'36" E, A DISTANCE OF 48.98 FEET; THENCE N 35°03'02" E, A DISTANCE OF 39.05 FEET; THENCE S 82°39'24" E, A DISTANCE OF 25.52 FEET; THENCE S 88°12'41" E, A DISTANCE OF 31.63 FEET; THENCE N 30°25'28" E, A DISTANCE OF 48.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.15 ACRES, MORE OR LESS

MICHAEL A. MANZIE, P.L.S.

FLORIDA REGISTRATION NO. 4069

JOB NO. 14175 6/18/20

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

OFFICE (904) 491-5700 • FAX (904) 491-5777 • TOLL FREE (888) 832-7730

www.manzieanddrake.com

Sh. 1 of 8

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

T-3(B) AREA #2 WEST PARCEL

06/02/2020

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE S 00°41'02" E, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 3,952.33 FEET TO INTERSECT THE NORTH LINE OF SAID SECTION 45; THENCE N 67°22'00" E, ALONG THE NORTH LINE OF SAID SECTION 45, A DISTANCE OF 750.12 FEET; THENCE N 67°21'52" E, CONTINUING ALONG THE NORTH LINE OF SAID SECTION 45, A DISTANCE OF 356.69 FEET; THENCE S 22°10'07" E, ALONG THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF SAID SECTION 45, A DISTANCE OF 3,033.35 FEET; TO THE **POINT OF BEGINNING**; THENCE CONTINUE S 22°10'07" E, ALONG THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF SAID SECTION 45, A DISTANCE OF 575.23 FEET; THENCE S 87°55'41" W, A DISTANCE OF 91.22 FEET; THENCE N 75°10'58" W, A DISTANCE OF 35.54 FEET; THENCE S 28°34'38" W, A DISTANCE OF 16.67 FEET; THENCE N 52°22'41" W, A DISTANCE OF 56.32 FEET; THENCE S 27°16'28" W, A DISTANCE OF 74.77 FEET; THENCE S 01°46'10" E, A DISTANCE OF 40.74 FEET; THENCE S 13°52'15" E, A DISTANCE OF 32.79 FEET; THENCE N 82°30'43" E, A DISTANCE OF 44.57 FEET; THENCE S 62°34'07" E, A DISTANCE OF 46.57 FEET; THENCE S 10°26'22" E, A DISTANCE OF 45.61 FEET; THENCE S 15°24'57" W, A DISTANCE OF 20.86 FEET; THENCE S 76°25'48" W, A DISTANCE OF 32.74 FEET; THENCE N 78°17'06" W, A DISTANCE OF 38.08 FEET; THENCE N 73°59'51" W, A DISTANCE OF 15.36 FEET; THENCE N 62°12'08" W, A DISTANCE OF 36.85 FEET; THENCE N 78°48'29" W, A DISTANCE OF 42.25 FEET; THENCE S 74°50'00" W, A DISTANCE OF 35.00 FEET; THENCE N 74°12'05" W, A DISTANCE OF 48.94 FEET; THENCE N 74°36'40" W, A DISTANCE OF 79.74 FEET; THENCE N 49°00'17" W, A DISTANCE OF 45.43 FEET; THENCE S 27°44'00" W, A DISTANCE OF 37.88 FEET; THENCE S 62°56'54" W, A DISTANCE OF 38.15 FEET; THENCE N 59°32'10" W, A DISTANCE OF 36.72 FEET; THENCE N 50°56'33" W, A DISTANCE OF 52.38 FEET; THENCE N 50°45'27" W, A DISTANCE OF 48.60 FEET; THENCE N 42°44'13" W, A DISTANCE OF 40.39 FEET; THENCE N 44°32'33" W, A DISTANCE OF 24.45 FEET; THENCE N 14°37'18" W, A DISTANCE OF 42.85 FEET; THENCE N 43°24'39" E, A DISTANCE OF 32.13 FEET; THENCE N 16°56'57" E, A DISTANCE OF 43.54 FEET; THENCE N 36°59'36" E, A DISTANCE OF 33.12 FEET; THENCE N 04°29'24" W, A DISTANCE OF 35.58 FEET; THENCE N 16°04'10" E, A DISTANCE OF 32.87 FEET; THENCE N 18°54'58" W, A DISTANCE OF 46.86 FEET; THENCE N 30°22'08" E, A DISTANCE OF 41.41 FEET; THENCE N 60°42'17" E, A DISTANCE OF 44.05 FEET; THENCE N 44°04'08" E, A DISTANCE OF 11.14 FEET; THENCE N 54°35'04" E, A DISTANCE OF 60.30 FEET; THENCE N 14°52'03" W, A DISTANCE OF 26.03 FEET; THENCE N 27°27'49" E, A DISTANCE OF 14.78 FEET; THENCE N 62°35'35" E, A DISTANCE OF 46.56 FEET; THENCE N 50°52'26" E, A DISTANCE OF 26.26 FEET; THENCE N 40°36'38" E, A DISTANCE OF 45.01 FEET; THENCE N 57°37'26" E, A DISTANCE OF 18.03 FEET; THENCE N 01°04'08" E, A DISTANCE OF 43.02 FEET;

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

OFFICE (904) 491-5700 • FAX (904) 491-5777 • TOLL FREE (888) 832-7730

www.manzieanddrake.com

Sh. 2 of 8

MANZIE & DRAKE LAND SURVEYING



THENCE N 39°22'38" E, A DISTANCE OF 23.15 FEET; THENCE S 59°41'57" E, A DISTANCE OF 24.23 FEET; THENCE N 79°48'22" E, A DISTANCE OF 79.54 FEET; THENCE N 70°15'38" E, A DISTANCE OF 46.25 FEET; THENCE N 61°55'50" E, A DISTANCE OF 43.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.91 ACRES, MORE OR LESS

A handwritten signature in cursive script, appearing to read "Michael A. Manzie".

MICHAEL A. MANZIE, P.L.S.

FLORIDA REGISTRATION NO. 4069

JOB NO. 14175 6/18/20

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION
T-3(B) AREA #3 WEST PARCEL
06/02/2020

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE S 00°41'02" E, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 3,952.33 FEET TO INTERSECT THE NORTH LINE OF SAID SECTION 45; THENCE N 67°22'00" E, ALONG THE NORTH LINE OF SAID SECTION 45, A DISTANCE OF 750.12 FEET; THENCE N 67°21'52" E, CONTINUING ALONG THE NORTH LINE OF SAID SECTION 45, A DISTANCE OF 356.69 FEET; THENCE S 22°10'07" E, ALONG THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF SAID SECTION 45, A DISTANCE OF 1,597.20 FEET; THENCE SOUTH 28°43'44" WEST A DISTANCE OF 739.30 FEET TO THE POINT OF BEGINNING; THENCE S 73°12'50" E, A DISTANCE OF 28.46 FEET; THENCE S 68°40'50" E, A DISTANCE OF 13.19 FEET; THENCE S 50°35'11" E, A DISTANCE OF 50.68 FEET; THENCE S 00°08'31" E, A DISTANCE OF 31.41 FEET; THENCE N 59°31'56" E, A DISTANCE OF 32.03 FEET; THENCE S 23°13'21" E, A DISTANCE OF 32.35 FEET; THENCE N 44°26'19" E, A DISTANCE OF 31.16 FEET; THENCE S 55°44'39" E, A DISTANCE OF 45.89 FEET; THENCE S 43°20'19" E, A DISTANCE OF 34.62 FEET; THENCE S 48°06'39" E, A DISTANCE OF 36.91 FEET; THENCE S 42°41'38" E, A DISTANCE OF 62.00 FEET; THENCE S 37°27'43" E, A DISTANCE OF 38.26 FEET; THENCE S 29°17'49" E, A DISTANCE OF 46.37 FEET; THENCE S 04°20'49" W, A DISTANCE OF 58.66 FEET; THENCE S 08°35'58" W, A DISTANCE OF 62.66 FEET; THENCE S 82°59'48" E, A DISTANCE OF 20.77 FEET; THENCE S 57°14'57" E, A DISTANCE OF 56.23 FEET; THENCE S 31°53'11" E, A DISTANCE OF 42.75 FEET; THENCE S 13°01'45" E, A DISTANCE OF 92.89 FEET; THENCE S 17°13'06" E, A DISTANCE OF 68.47 FEET; THENCE S 39°03'19" E, A DISTANCE OF 20.42 FEET; THENCE S 79°19'52" E, A DISTANCE OF 39.60 FEET; THENCE S 47°14'52" E, A DISTANCE OF 38.14 FEET; THENCE S 17°59'55" E, A DISTANCE OF 31.82 FEET; THENCE S 00°05'01" E, A DISTANCE OF 42.82 FEET; THENCE S 27°36'59" W, A DISTANCE OF 46.19 FEET; THENCE S 75°53'16" W, A DISTANCE OF 21.33 FEET; THENCE S 48°17'03" W, A DISTANCE OF 34.24 FEET; THENCE S 34°40'01" W, A DISTANCE OF 36.41 FEET; THENCE S 48°22'55" W, A DISTANCE OF 44.80 FEET; THENCE N 86°51'47" W, A DISTANCE OF 60.87 FEET; THENCE N 76°01'02" W, A DISTANCE OF 71.96 FEET; THENCE S 48°26'37" W, A DISTANCE OF 74.50 FEET; THENCE S 22°55'32" W, A DISTANCE OF 43.98 FEET; THENCE S 39°14'00" W, A DISTANCE OF 32.67 FEET; THENCE N 57°01'55" W, A DISTANCE OF 53.79 FEET; THENCE N 35°28'56" E, A DISTANCE OF 33.19 FEET; THENCE N 73°47'21" E, A DISTANCE OF 16.00 FEET; THENCE N 13°21'00" E, A DISTANCE OF 52.12 FEET; THENCE N 50°47'54" W, A DISTANCE OF 50.00 FEET; THENCE S 64°37'26" W, A DISTANCE OF 45.63 FEET; THENCE N 72°57'48" W, A DISTANCE OF 61.64 FEET; THENCE N 71°34'56" W, A DISTANCE OF 60.47 FEET; THENCE N 62°24'45" W, A DISTANCE OF 67.40 FEET; THENCE S 27°53'37" W, A DISTANCE OF 33.43 FEET; THENCE S 63°42'56" W, A DISTANCE OF 52.08 FEET; THENCE N 67°40'09" W, A DISTANCE OF 40.68 FEET; THENCE N 14°21'52" W, A DISTANCE OF 46.39 FEET;

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

OFFICE (904) 491-5700 • FAX (904) 491-5777 • TOLL FREE (888) 832-7730

www.manzieanddrake.com

Sh. 4 of 8

MANZIE & DRAKE LAND SURVEYING



THENCE N 30°46'48" W, A DISTANCE OF 43.65 FEET; THENCE N 34°16'13" W, A DISTANCE OF 29.60 FEET; THENCE N 26°33'52" E, A DISTANCE OF 66.50 FEET; THENCE N 08°46'10" E, A DISTANCE OF 47.03 FEET; THENCE N 62°37'03" E, A DISTANCE OF 28.62 FEET; THENCE N 31°26'44" W, A DISTANCE OF 55.41 FEET; THENCE N 35°33'56" W, A DISTANCE OF 18.30 FEET; THENCE N 67°23'25" W, A DISTANCE OF 25.04 FEET; THENCE N 73°10'18" E, A DISTANCE OF 54.13 FEET; THENCE S 44°36'07" E, A DISTANCE OF 50.56 FEET; THENCE N 75°09'38" E, A DISTANCE OF 48.54 FEET; THENCE N 50°52'48" E, A DISTANCE OF 28.71 FEET; THENCE N 65°51'24" W, A DISTANCE OF 42.49 FEET; THENCE N 07°29'17" W, A DISTANCE OF 63.65 FEET; THENCE N 23°39'18" W, A DISTANCE OF 44.67 FEET; THENCE N 04°12'30" E, A DISTANCE OF 54.16 FEET; THENCE N 17°33'30" E, A DISTANCE OF 76.15 FEET; THENCE N 78°08'30" E, A DISTANCE OF 86.57 FEET; THENCE N 66°47'49" E, A DISTANCE OF 60.62 FEET; THENCE N 08°18'15" W, A DISTANCE OF 45.66 FEET; THENCE N 43°22'48" W, A DISTANCE OF 22.80 FEET; THENCE N 10°51'53" E, A DISTANCE OF 63.21 FEET; THENCE N 83°16'58" W, A DISTANCE OF 37.68 FEET; THENCE N 11°01'01" W, A DISTANCE OF 43.82 FEET; THENCE N 40°12'12" E, A DISTANCE OF 35.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.77 ACRES, MORE OR LESS

A handwritten signature in black ink, appearing to read "Michael A. Manzie".

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 14175 6/18/20

MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)

(THIS IS NOT A BOUNDARY SURVEY)

JOB NO. 14175
SHEET 6 OF 8

SECTION 6 SECTION 5

P.O.R.
NORTHWEST CORNER
OF SECTION 8,
TOWNSHIP 2 NORTH,
RANGE 27 EAST

SECTION 7 SECTION 8

GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.

WEST LINE OF SECTION 8,
TOWNSHIP 2 NORTH, RANGE 27
EAST

3,952.33'

2,144.48'

739.30'

S28°43'44" W

LEGEND

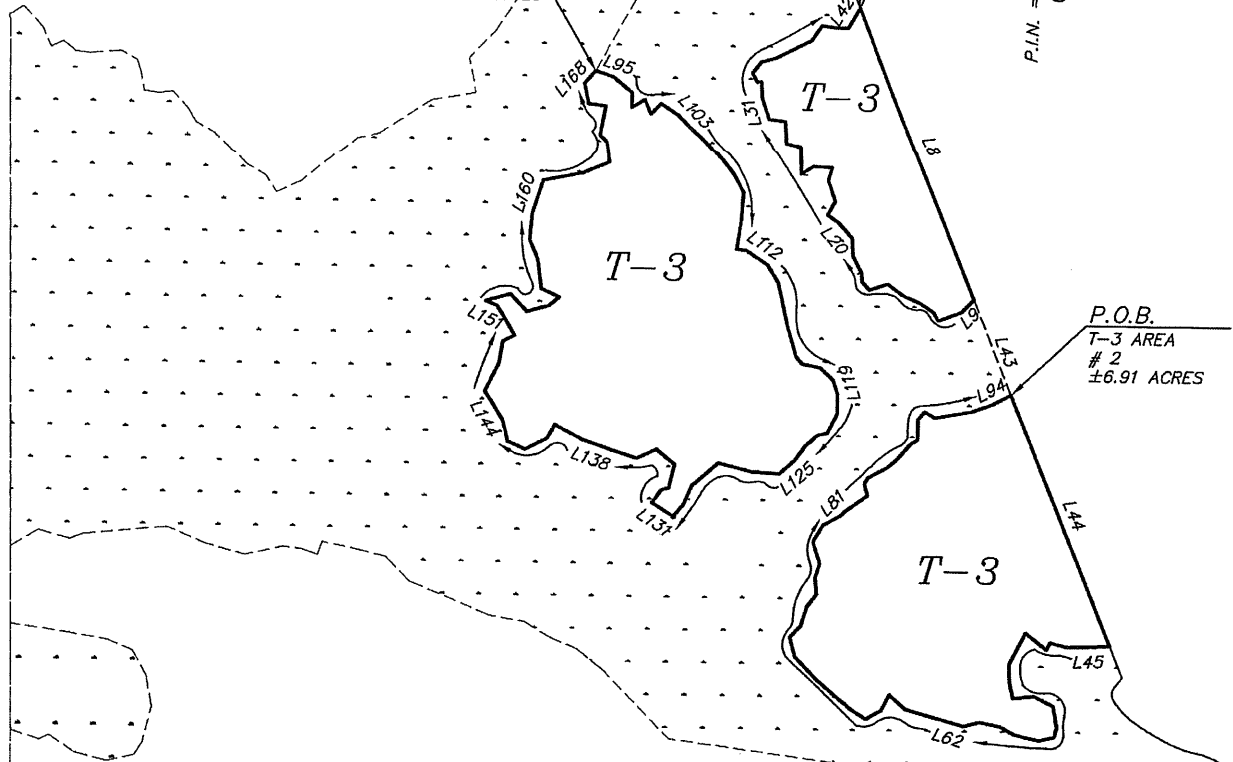
P.O.R. = POINT OF REFERENCE
P.O.B. = POINT OF BEGINNING

P.O.B.
T-3 AREA
3
± 8.77 ACRES

P.O.B.
T-3 AREA
1
± 3.15 ACRES

P.I.N. = 45-2N-27-0000-0001-0000
(O.R.B. 1942, PAGE 573)

P.O.B.
T-3 AREA
2
± 6.91 ACRES



MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | LENGTH |
| L1 | S0°41'02"E | 574.38' |
| L2 | S0°41'02"E | 1983.59' |
| L3 | S0°41'02"E | 1394.36' |
| L4 | N67°22'00"E | 750.12' |
| L5 | N67°21'52"E | 356.69' |
| L6 | S22°10'07"E | 1597.20' |
| L7 | S22°10'07"E | 547.60' |
| L8 | S22°10'07"E | 672.06' |
| L9 | S45°20'45"W | 37.04' |
| L10 | S68°54'42"W | 51.78' |
| L11 | N29°35'42"W | 20.32' |
| L12 | N56°47'01"W | 36.58' |
| L13 | N68°02'47"W | 35.64' |
| L14 | N54°03'09"W | 42.81' |
| L15 | S71°56'20"W | 42.81' |
| L16 | N43°37'24"W | 24.34' |
| L17 | N5°22'39"W | 20.25' |
| L18 | N28°10'45"W | 38.78' |
| L19 | N3°26'45"W | 38.54' |
| L20 | N42°47'01"W | 40.83' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L61 | S74°50'00"W | 35.00' |
| L62 | N74°12'05"W | 48.94' |
| L63 | N74°36'40"W | 79.74' |
| L64 | N49°00'17"W | 45.43' |
| L65 | S27°44'00"W | 37.88' |
| L66 | S62°56'54"W | 38.15' |
| L67 | N59°32'10"W | 36.72' |
| L68 | N50°56'33"W | 52.38' |
| L69 | N50°45'27"W | 48.60' |
| L70 | N42°44'13"W | 40.39' |
| L71 | N44°32'33"W | 24.45' |
| L72 | N14°37'18"W | 42.85' |
| L73 | N43°24'39"E | 32.13' |
| L74 | N16°56'57"E | 43.54' |
| L75 | N36°59'36"E | 33.12' |
| L76 | N4°29'24"W | 35.58' |
| L77 | N16°04'10"E | 32.87' |
| L78 | N18°54'58"W | 46.86' |
| L79 | N30°22'08"E | 41.41' |
| L80 | N60°42'17"E | 44.05' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L21 | N55°04'25"W | 31.04' |
| L22 | N28°31'03"E | 32.41' |
| L23 | N18°55'09"W | 48.00' |
| L24 | N15°25'28"E | 29.26' |
| L25 | N88°22'47"W | 40.53' |
| L26 | S56°35'15"W | 30.00' |
| L27 | N2°05'35"W | 60.25' |
| L28 | N76°06'18"W | 32.02' |
| L29 | N3°53'02"W | 48.66' |
| L30 | N83°38'23"W | 34.10' |
| L31 | N19°16'06"W | 48.32' |
| L32 | N3°54'51"W | 35.05' |
| L33 | S79°37'28"W | 8.78' |
| L34 | N27°41'15"W | 21.89' |
| L35 | N37°34'22"E | 29.37' |
| L36 | N74°04'52"E | 31.38' |
| L37 | N63°31'44"E | 36.65' |
| L38 | N62°28'36"E | 48.98' |
| L39 | N35°03'02"E | 39.05' |
| L40 | S82°39'24"E | 25.52' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L41 | S88°12'41"E | 31.63' |
| L42 | N30°25'28"E | 48.99' |
| L43 | S22°10'07"E | 216.49' |
| L44 | S22°10'07"E | 575.23' |
| L45 | S87°55'41"W | 91.22' |
| L46 | N75°10'58"W | 35.54' |
| L47 | S28°34'38"W | 16.67' |
| L48 | N52°22'41"W | 56.32' |
| L49 | S27°16'28"W | 74.77' |
| L50 | S1°46'10"E | 40.74' |
| L51 | S13°52'15"E | 32.79' |
| L52 | N82°30'43"E | 44.57' |
| L53 | S62°34'07"E | 46.57' |
| L54 | S10°26'22"E | 45.61' |
| L55 | S15°24'57"W | 20.86' |
| L56 | S76°25'48"W | 32.74' |
| L57 | N78°17'06"W | 38.08' |
| L58 | N73°59'51"W | 15.36' |
| L59 | N62°12'08"W | 36.85' |
| L60 | N78°48'29"W | 42.25' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L81 | N44°04'08"E | 11.14' |
| L82 | N54°35'04"E | 60.30' |
| L83 | N14°52'03"W | 26.03' |
| L84 | N27°27'49"E | 14.78' |
| L85 | N62°35'35"E | 46.56' |
| L86 | N50°52'26"E | 26.26' |
| L87 | N40°36'38"E | 45.01' |
| L88 | N57°37'26"E | 18.03' |
| L89 | N1°04'08"E | 43.02' |
| L90 | N39°22'38"E | 23.15' |
| L91 | S59°41'57"E | 24.23' |
| L92 | N79°48'22"E | 79.54' |
| L93 | N70°15'38"E | 46.25' |
| L94 | N61°55'50"E | 43.71' |

JOB NO. 14175
SHEET 7 OF 8

MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L95 | S73°12'50"E | 28.46' |
| L96 | S68°40'50"E | 13.19' |
| L97 | S50°35'11"E | 50.68' |
| L98 | S0°08'31"E | 31.41' |
| L99 | N59°31'56"E | 32.03' |
| L100 | S23°13'21"E | 32.35' |
| L101 | N44°26'19"E | 31.16' |
| L102 | S55°44'39"E | 45.89' |
| L103 | S43°20'19"E | 34.62' |
| L105 | S48°06'39"E | 36.91' |
| L106 | S42°41'38"E | 62.00' |
| L107 | S37°27'43"E | 38.26' |
| L108 | S29°17'49"E | 46.37' |
| L109 | S4°20'49"W | 58.66' |
| L110 | S8°35'58"W | 62.66' |
| L111 | S82°59'48"E | 20.77' |
| L112 | S57°14'57"E | 56.23' |
| L113 | S31°53'11"E | 42.75' |
| L114 | S13°01'45"E | 92.89' |
| L115 | S17°13'06"E | 68.47' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L116 | S39°03'19"E | 20.42' |
| L117 | S79°19'52"E | 39.60' |
| L118 | S47°14'52"E | 38.14' |
| L119 | S17°59'55"E | 31.82' |
| L120 | S0°05'01"E | 42.82' |
| L121 | S27°36'59"W | 46.19' |
| L122 | S75°53'16"W | 21.33' |
| L123 | S48°17'03"W | 34.24' |
| L124 | S34°40'01"W | 36.41' |
| L125 | S48°22'55"W | 44.80' |
| L126 | N86°51'47"W | 60.87' |
| L127 | N76°01'02"W | 71.96' |
| L128 | S48°26'37"W | 74.50' |
| L129 | S22°55'32"W | 43.98' |
| L130 | S39°14'00"W | 32.67' |
| L131 | N57°01'55"W | 53.79' |
| L132 | N35°28'56"E | 33.19' |
| L133 | N73°47'21"E | 16.00' |
| L134 | N13°21'00"E | 52.12' |
| L135 | N50°47'54"W | 50.00' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L136 | S64°37'26"W | 45.63' |
| L137 | N72°57'48"W | 61.64' |
| L138 | N71°34'56"W | 60.47' |
| L139 | N62°24'45"W | 67.40' |
| L140 | S27°53'37"W | 33.43' |
| L141 | S63°42'56"W | 52.08' |
| L142 | N67°40'09"W | 40.68' |
| L143 | N14°21'52"W | 46.39' |
| L144 | N30°46'48"W | 43.65' |
| L145 | N34°16'13"W | 29.60' |
| L146 | N26°33'52"E | 66.50' |
| L147 | N8°46'10"E | 47.03' |
| L148 | N62°37'03"E | 28.62' |
| L149 | N31°26'44"W | 55.41' |
| L150 | N35°33'56"W | 18.30' |
| L151 | N67°23'25"W | 25.04' |
| L152 | N73°10'18"E | 54.13' |
| L153 | S44°36'07"E | 50.56' |
| L154 | N75°09'38"E | 48.54' |
| L155 | N50°52'48"E | 28.71' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L156 | N65°51'24"W | 42.49' |
| L157 | N7°29'17"W | 63.65' |
| L158 | N23°39'18"W | 44.67' |
| L159 | N4°12'30"E | 54.16' |
| L160 | N17°33'30"E | 76.15' |
| L161 | N78°08'30"E | 86.57' |
| L162 | N66°47'49"E | 60.62' |
| L163 | N8°18'15"W | 45.66' |
| L164 | N43°22'48"W | 22.80' |
| L165 | N10°51'53"E | 63.21' |
| L166 | N83°16'58"W | 37.68' |
| L167 | N11°01'01"W | 43.82' |
| L168 | N40°12'12"E | 35.45' |

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

T-3.5 WEST PARCEL

06/2/2020

A PARCEL OF LAND SITUATE IN SECTION 17 AND THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH $00^{\circ}41'02''$ EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 3,952.33 FEET TO THE NORTH LINE OF SAID SECTION 45; THENCE S $63^{\circ}03'48''$ W, ALONG THE NORTH LINE OF SAID SECTION 45, A DISTANCE OF 610.15 FEET; THENCE S $22^{\circ}54'20''$ E, ALONG THE WEST LINE OF SAID SECTION 45, A DISTANCE OF 1,492.22 FEET; THENCE S $01^{\circ}00'34''$ E, ALONG THE WEST LINE OF GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, A DISTANCE OF 1,123.98 FEET TO THE **POINT OF BEGINNING**; THENCE N $58^{\circ}47'40''$ E, A DISTANCE OF 67.76 FEET; THENCE S $74^{\circ}55'55''$ E, A DISTANCE OF 70.16 FEET; THENCE N $68^{\circ}29'39''$ E, A DISTANCE OF 29.83 FEET; THENCE N $84^{\circ}03'10''$ E, A DISTANCE OF 175.97 FEET; THENCE S $67^{\circ}57'20''$ E, A DISTANCE OF 87.65 FEET; THENCE S $74^{\circ}39'11''$ E, A DISTANCE OF 89.92 FEET; THENCE N $77^{\circ}01'12''$ E, A DISTANCE OF 83.97 FEET; THENCE S $83^{\circ}30'10''$ E, A DISTANCE OF 39.78 FEET; THENCE S $70^{\circ}12'55''$ E, A DISTANCE OF 37.23 FEET; THENCE N $18^{\circ}34'22''$ E, A DISTANCE OF 30.10 FEET; THENCE S $78^{\circ}16'53''$ E, A DISTANCE OF 75.05 FEET; THENCE S $76^{\circ}39'45''$ E, A DISTANCE OF 64.41 FEET; THENCE S $44^{\circ}31'20''$ E, A DISTANCE OF 73.55 FEET; THENCE S $68^{\circ}10'40''$ E, A DISTANCE OF 183.70 FEET; THENCE S $80^{\circ}18'07''$ E, A DISTANCE OF 78.31 FEET; THENCE S $58^{\circ}59'41''$ E, A DISTANCE OF 64.80 FEET; THENCE S $67^{\circ}55'56''$ E, A DISTANCE OF 59.60 FEET; THENCE S $51^{\circ}47'52''$ E, A DISTANCE OF 73.54 FEET; THENCE S $44^{\circ}37'20''$ E, A DISTANCE OF 253.92 FEET; THENCE S $37^{\circ}40'02''$ E, A DISTANCE OF 219.14 FEET; THENCE S $41^{\circ}35'53''$ E, A DISTANCE OF 37.67 FEET; THENCE S $80^{\circ}15'46''$ E, A DISTANCE OF 373.56 FEET; THENCE N $82^{\circ}27'10''$ E, A DISTANCE OF 85.15 FEET; THENCE S $46^{\circ}12'28''$ E, A DISTANCE OF 67.43 FEET; THENCE S $19^{\circ}55'32''$ E, A DISTANCE OF 40.55 FEET; THENCE S $67^{\circ}40'07''$ E, A DISTANCE OF 148.70 FEET; THENCE S $65^{\circ}34'43''$ E, A DISTANCE OF 99.63 FEET; THENCE S $86^{\circ}07'07''$ E, A DISTANCE OF 73.09 FEET; THENCE S $77^{\circ}18'08''$ E, A DISTANCE OF 75.71 FEET; THENCE S $55^{\circ}37'52''$ E, A DISTANCE OF 86.93 FEET; THENCE S $57^{\circ}33'36''$ E, A DISTANCE OF 85.87 FEET; THENCE S $71^{\circ}06'43''$ E, A DISTANCE OF 455.78 FEET; THENCE N $28^{\circ}55'55''$ E, A DISTANCE OF 48.47 FEET TO THE

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034
OFFICE (904) 491-5700 • FAX (904) 491-5777 • TOLL FREE (888) 832-7730
www.manzieanddrake.com

MANZIE & DRAKE LAND SURVEYING



MARSHLANDS OF THE NASSAU RIVER AND A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE EASTERLY, SOUTHERLY AND WESTERLY, ALONG THE MARSHLANDS OF NASSAU RIVER, A DISTANCE OF 5,037 FEET MORE OR LESS TO A POINT THAT BEARS S 75°26'26" W A DISTANCE OF 1,953.69 FEET FROM SAID POINT "A"; THENCE N 23°52'20" W, ALONG THE EAST LINE OF GOVERNMENT LOT 2, SECTION 17, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, A DISTANCE OF 641.23 FEET; THENCE S 87°42'27" W, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 925.62 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 1; THENCE N 00°58'22" W, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 636.61 FEET; THENCE S 72°53'25" E, A DISTANCE OF 62.96 FEET; THENCE N 65°38'47" E, A DISTANCE OF 23.02 FEET; THENCE S 56°10'49" E, A DISTANCE OF 63.31 FEET; THENCE S 75°35'01" E, A DISTANCE OF 72.01 FEET; THENCE N 76°14'21" E, A DISTANCE OF 59.39 FEET; THENCE N 32°53'50" E, A DISTANCE OF 31.91 FEET; THENCE N 13°19'43" E, A DISTANCE OF 76.36 FEET; THENCE N 09°40'26" W, A DISTANCE OF 67.06 FEET; THENCE N 29°36'03" W, A DISTANCE OF 61.69 FEET; THENCE N 67°36'11" W, A DISTANCE OF 56.90 FEET; THENCE N 80°28'17" W, A DISTANCE OF 83.60 FEET; THENCE N 81°54'26" W, A DISTANCE OF 124.38 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 1; THENCE N 01°00'34" W, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 163.81 FEET TO THE POINT OF BEGINNING

CONTAINING 49.6 ACRES, MORE OR LESS

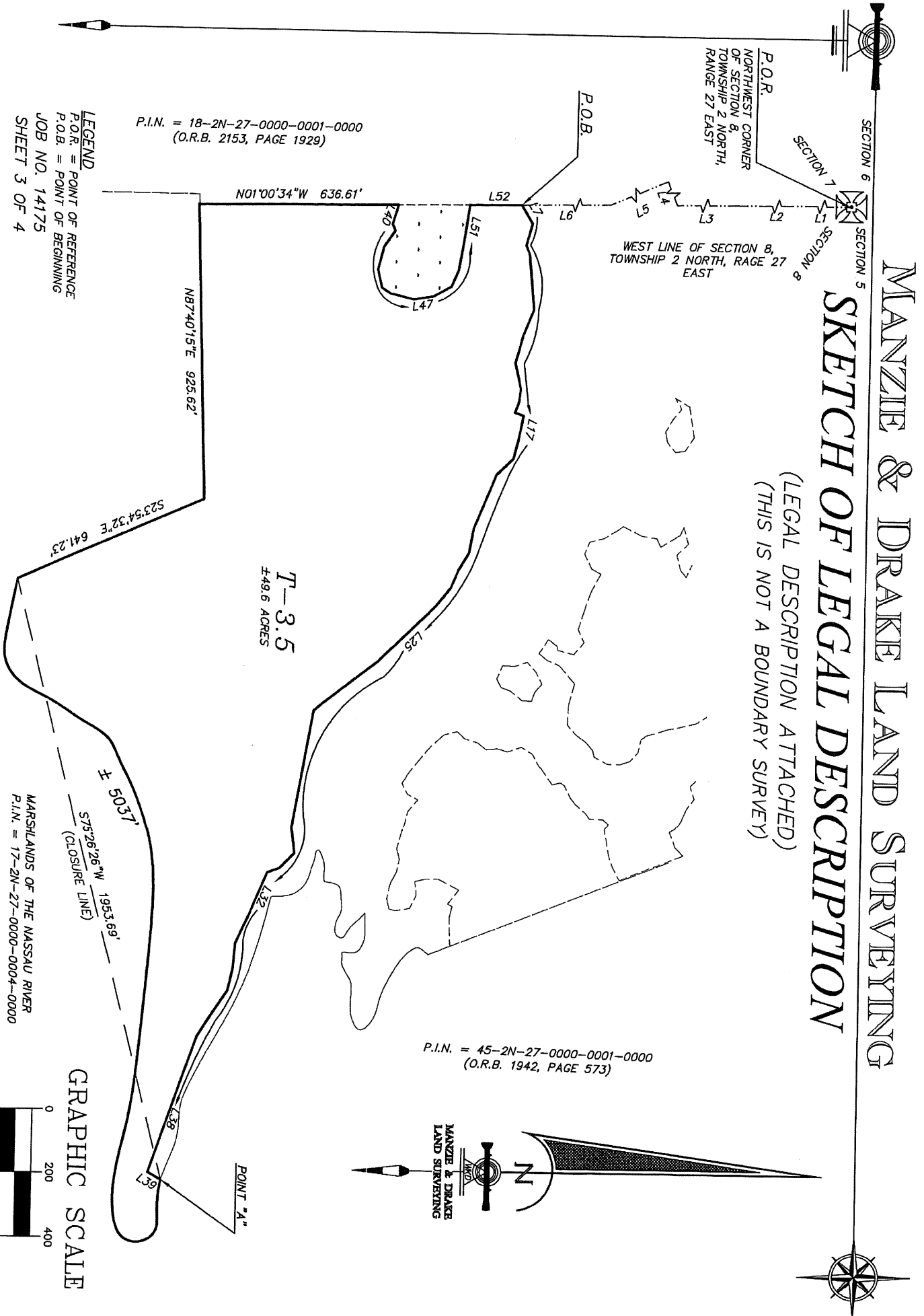
A handwritten signature in cursive script, appearing to read "Michael A. Manzie".

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 14175 6/19/20

MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)



P.I.N. = 18-2N-27-0000-0001-0000
(O.R.B. 2153, PAGE 1929)

P.I.N. = 45-2N-27-0000-0001-0000
(O.R.B. 1942, PAGE 573)

LEGEND
P.O.R. = POINT OF REFERENCE
P.O.B. = POINT OF BEGINNING
JOB NO. 14175
SHEET 3 OF 4

MARSHLANDS OF THE NASSAU RIVER
P.I.N. = 17-2N-27-0000-0004-0000

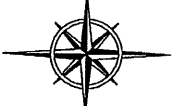
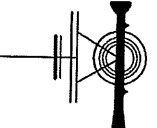
GRAPHIC SCALE



117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034
OFFICE (904)491-5700 WWW.MANZIEANDDRAKE.COM

(IN FEET)
1 inch = 400 ft.

MANZIE & DRAKE LAND SURVEYING



SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | LENGTH |
| L1 | S0°41'02"E | 574.38' |
| L2 | S0°41'02"E | 1983.59' |
| L3 | S0°41'02"E | 1394.36' |
| L4 | S67°03'48"W | 610.15' |
| L5 | S22°54'20"E | 1492.22' |
| L6 | S01°00'34"E | 1123.98' |
| L7 | N58°47'40"E | 67.76' |
| L8 | S74°55'55"E | 70.16' |
| L9 | N68°29'39"E | 29.83' |
| L10 | N84°03'10"E | 175.97' |
| L11 | S67°57'20"E | 87.65' |
| L12 | S74°39'11"E | 89.92' |
| L13 | N77°01'12"E | 83.97' |
| L14 | S63°30'10"E | 39.78' |
| L15 | S70°12'55"E | 37.23' |
| L16 | N18°34'22"E | 30.10' |
| L17 | S78°16'53"E | 75.05' |
| L18 | S76°39'45"E | 64.41' |
| L19 | S44°31'20"E | 73.55' |
| L20 | S68°10'40"E | 183.70' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L21 | S80°18'07"E | 78.31' |
| L22 | S58°59'41"E | 64.80' |
| L23 | S67°55'56"E | 59.60' |
| L24 | S51°47'52"E | 73.54' |
| L25 | S44°37'20"E | 253.92' |
| L26 | S37°40'02"E | 219.14' |
| L27 | S41°35'53"E | 37.67' |
| L28 | S80°15'46"E | 373.56' |
| L29 | N82°27'10"E | 85.15' |
| L30 | S46°12'28"E | 67.43' |
| L31 | S19°55'32"E | 40.55' |
| L32 | S67°40'07"E | 148.70' |
| L33 | S65°34'43"E | 99.63' |
| L34 | S86°07'07"E | 73.09' |
| L35 | S77°18'08"E | 75.71' |
| L36 | S55°37'52"E | 86.93' |
| L37 | S57°33'36"E | 85.87' |
| L38 | S71°06'43"E | 455.78' |
| L39 | N28°55'55"E | 48.47' |
| L40 | S72°53'25"E | 62.96' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L41 | N65°38'47"E | 23.02' |
| L42 | S86°10'49"E | 63.31' |
| L43 | S75°35'01"E | 72.01' |
| L44 | N76°14'21"E | 59.39' |
| L45 | N32°53'50"E | 31.91' |
| L46 | N13°19'43"E | 76.36' |
| L47 | N9°40'26"W | 67.06' |
| L48 | N29°36'03"W | 61.69' |
| L49 | N67°36'11"W | 56.90' |
| L50 | N80°28'17"W | 83.60' |
| L51 | N81°54'26"W | 124.38' |
| L52 | S01°00'34"E | 163.81' |

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

T-4 WEST PARCEL

06/02/2020

A PARCEL OF LAND SITUATE IN SECTION 8 AND THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE S 00°41'02" E, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2,557.97 FEET TO THE **POINT OF BEGINNING**; THENCE ALONG THE PERIMETER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1776, PAGE 1424 AND OFFICIAL RECORDS BOOK 2022, PAGE 1450, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THE FOLLOWING TWO COURSES: (1) N 88°05'41" E, A DISTANCE OF 793.66 FEET; (2) THENCE N 00°30'43" W, A DISTANCE OF 1,416.65 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT RIGHT-OF-WAY); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: (1) THENCE S 63°06'44" E, A DISTANCE OF 840.04 FEET; (2) THENCE IN A SOUTHEASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 925.00 FEET, HAVING A CHORD BEARING OF S 60°18'50" E AND A CHORD DISTANCE OF 90.32, HAVING A CENTRAL ANGLE OF 05°35'48" AND AN ARC LENGTH OF 90.35 TO A POINT; (3) THENCE S 57°30'56" E, A DISTANCE OF 234.54 FEET; THENCE ALONG THE PERIMETER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1776, PAGE 1424, THE FOLLOWING NONE COURSES: (1) THENCE S 30°11'39" W, A DISTANCE OF 390.53 FEET; (2) THENCE N 89°41'20" W, A DISTANCE OF 68.74 FEET; (3) THENCE S 01°22'37" E, A DISTANCE OF 116.75 FEET; (4) THENCE IN A SOUTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 430.00 FEET, HAVING A CHORD BEARING OF S 16°15'07" W AND A CHORD DISTANCE OF 260.53, HAVING A CENTRAL ANGLE OF 35°16'07" AND AN ARC LENGTH OF 264.69 TO A POINT; (5) THENCE S 33°55'12" W, A DISTANCE OF 220.27 FEET; (6) THENCE IN A SOUTHWESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 530.00 FEET, HAVING A CHORD BEARING OF S 41°26'40" W AND A CHORD DISTANCE OF 139.41, HAVING A CENTRAL ANGLE OF 15°06'53" AND AN ARC LENGTH OF 139.81 TO A POINT; (7) THENCE S 49°00'06" W, A DISTANCE OF 502.90 FEET; (8) THENCE IN A SOUTHWESTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 470.00 FEET, HAVING A CHORD BEARING OF S 25°03'00" W AND A CHORD DISTANCE OF 381.58, HAVING A CENTRAL ANGLE OF 47°54'00" AND AN ARC LENGTH OF 392.93 TO A POINT; (9) THENCE S 01°06'41" W, A DISTANCE OF 331.15 FEET; THENCE S 05°26'55" W, A DISTANCE OF 354.52 FEET; THENCE N 84°25'46" W, A DISTANCE OF 661.81 FEET; THENCE N 00°41'02" W, A DISTANCE OF 1,394.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 50.3 ACRES, MORE OR LESS

A handwritten signature in cursive script, appearing to read "Michael A. Manzie".

MICHAEL A. MANZIE, P.L.S.

FLORIDA REGISTRATION NO. 4069

JOB NO. 14175 6/19/20

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

OFFICE (904) 491-5700 • FAX (904) 491-5777 • TOLL FREE (888) 832-7730

www.manzieanddrake.com

SHEET 1 OF 2

MANZIE & DRAKE LAND SURVEYING

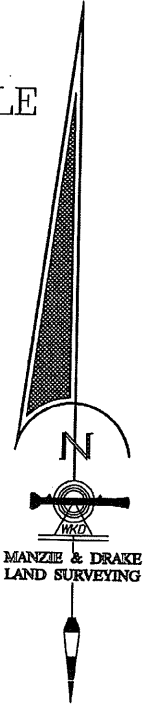
SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)

GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.



P.O.R.
NORTHWEST CORNER
OF SECTION 8,
TOWNSHIP 2 NORTH,
RANGE 27 EAST

P.I.N. = 08-2N-27-0000-0003-0040
(O.R.B. 936, PAGE 890)

SECTION 6 SECTION 5
SECTION 7 SECTION 8
S00°41'02"E 1,983.59'
574.38'
WEST LINE OF SECTION 8,
TOWNSHIP 2 NORTH, RANGE 27
EAST

P.I.N. = 08-2N-27-0000-0003-0040
(O.R.B. 936, PAGE 890)

WILLIAM BURGESS ROAD
(100' RIGHT-OF-WAY)

S63°08'56"E 840.54'
C1 55°32'57"E 234.37'
S30°08'27"W 390.53'

P.I.N. = 08-2N-27-0000-0003-0010
(O.R.B. 705, PAGE 173)

P.O.B.
N88°03'30"E 793.66'

T-4
±219,1991 SQUARE FEET

P.I.N. = 08-2N-27-0000-0001-0000
(O.R.B. 2153, PAGE 1929)

N00°41'02"W 1394.36'

N00°32'55"W 1416.65'

S01°04'29"W 331.34'
S05°26'55"W 354.52'

P.I.N. = 45-2N-27-0000-0002-0000
(O.R.B. 2022, PAGE 1466)

N84°25'46"W 661.81'

LEGEND

P.O.R. = POINT OF REFERENCE

P.O.B. = POINT OF BEGINNING

C = CENTERLINE

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | N89°43'32"W | 68.74' |
| L2 | S33°55'12"W | 220.40' |

| CURVE TABLE | | | | | |
|-------------|---------|---------|-----------|---------------|----------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE |
| C1 | 90.40' | 925.00' | 5°35'59" | S60°20'57"E | 90.37' |
| C2 | 264.90' | 430.00' | 35°17'49" | S16°14'06"W | 260.73' |
| C3 | 139.51' | 530.00' | 15°04'54" | S41°25'27"W | 139.11' |
| C4 | 392.74' | 470.00' | 47°53'25" | S25°01'12"W | 381.51' |

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

OFFICE (904)491-5700 WWW.MANZIEANDDRAKE.COM

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

T-1(A) EAST PARCEL

05/28/2020

A PARCEL OF LAND SITUATE IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE N 89°22'34" E, ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 3,979.10 FEET; THENCE S 01°53'20" E, ALONG THE WESTERLY LINE OF "CARTESIAN POINTE UNIT 3", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 124, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 1,347.13 FEET; THENCE S 06°32'07" W, ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2286, PAGE 795, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 471.76 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY LINE IN A WESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1,859.86 FEET, HAVING A CHORD BEARING OF S 73°30'36" W AND A CHORD DISTANCE OF 682.17 FEET, HAVING A CENTRAL ANGLE OF 021°08'06" AND AN ARC LENGTH OF 686.06 FEET TO A POINT; THENCE S 00°02'09" W, A DISTANCE OF 100.00 FEET; THENCE ALONG THE PERIMETER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 664, PAGE 915, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THE FOLLOWING TWO COURSES (1) N 89°59'57" E, A DISTANCE OF 389.85 FEET; (2) THENCE S 00°14'43" E, A DISTANCE OF 849.66 FEET; THENCE ALONG THE PERIMETER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 949, PAGE 1462, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THE FOLLOWING TWO COURSES: (1) THENCE S 00°13'25" E, A DISTANCE OF 1,127.00 FEET; (2) THENCE S 89°59'34" W, A DISTANCE OF 94.41 FEET TO THE **POINT OF BEGINNING**; THENCE S 89°59'34" W, ALONG THE PERIMETER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 949, PAGE 1462, A DISTANCE OF 533.62 FEET; THENCE S 22°37'50" E, ALONG THE EASTERLY LINE OF SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, A DISTANCE OF 389.66 FEET; THENCE N 41°08'17" E, A DISTANCE OF 54.53 FEET; THENCE N 33°15'32" E, A DISTANCE OF 53.22 FEET; THENCE N 26°44'58" W, A DISTANCE OF 52.07 FEET; THENCE N 20°15'17" W, A DISTANCE OF 55.43 FEET; THENCE N 22°30'53" E, A DISTANCE OF 32.48 FEET; THENCE N 59°47'48" E, A DISTANCE OF 38.76 FEET; THENCE N 61°02'10" E, A DISTANCE OF 45.43 FEET; THENCE N 61°39'59" E, A DISTANCE OF 64.26 FEET; THENCE N 61°53'24" E, A DISTANCE OF 49.88 FEET; THENCE S 80°29'44" E, A DISTANCE OF 57.54 FEET; THENCE S 78°08'17" E, A DISTANCE OF 55.95 FEET; THENCE S 71°43'16" E, A DISTANCE OF 51.01 FEET; THENCE N 28°47'28" E, A DISTANCE OF

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

OFFICE (904) 491-5700 • FAX (904) 491-5777 • TOLL FREE (888) 832-7730

www.manzieanddrake.com

MANZIE & DRAKE LAND SURVEYING



38.80 FEET; THENCE N 00°25'47" W, A DISTANCE OF 42.00 FEET; THENCE N 08°42'29" W, A DISTANCE OF 11.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.6 ACRES, MORE OR LESS

A handwritten signature in cursive script, appearing to read "Michael A. Manzie".

MICHAEL A. MANZIE, P.L.S.

FLORIDA REGISTRATION NO. 4069

JOB NO. 14175 6/19/20

MANZIE & DRAKE LAND SURVEYING

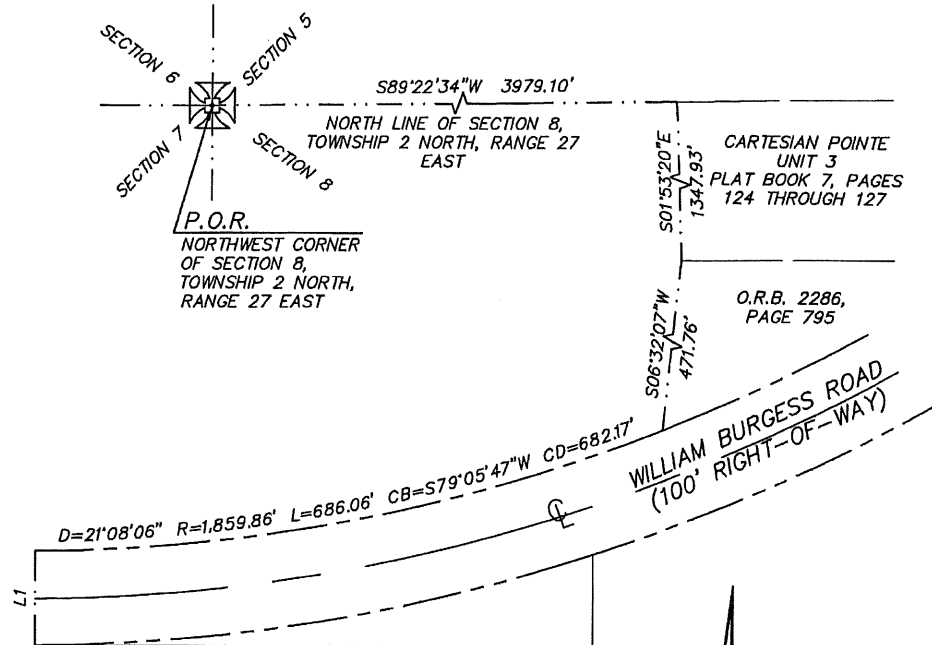
SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)

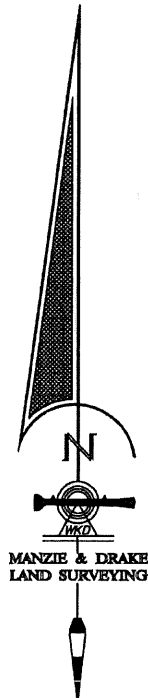
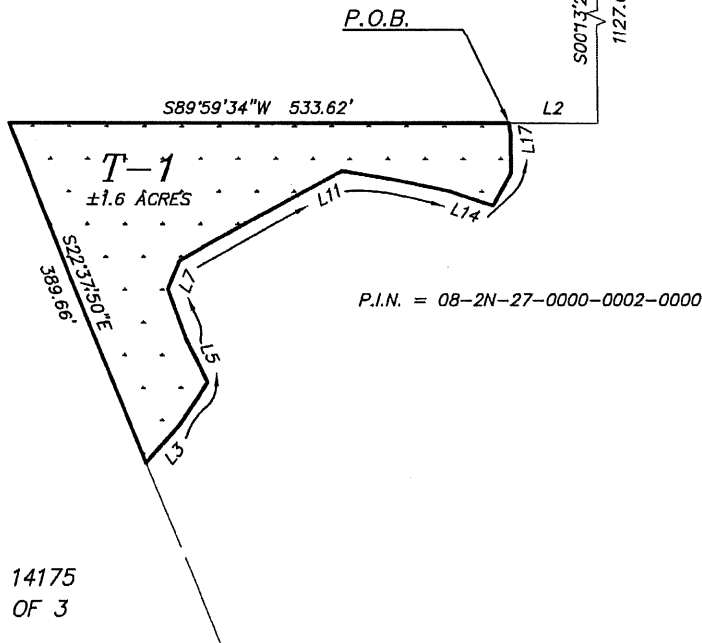
LEGEND

- P.O.R. = POINT OF REFERENCE
- P.O.B. = POINT OF BEGINNING
- O.R.B. = OFFICIAL RECORDS BOOK
- ⊕ = CENTERLINE

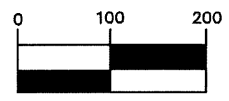
| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S0°02'09"W | 100.00' |
| L2 | S89°59'34"W | 94.41' |
| L3 | N41°08'17"E | 54.53' |
| L4 | N33°15'32"E | 53.22' |
| L5 | N26°44'58"W | 52.07' |
| L6 | N20°15'17"W | 55.43' |
| L7 | N22°30'53"E | 32.48' |
| L8 | N59°47'48"E | 38.76' |
| L9 | N61°02'10"E | 45.43' |
| L10 | N61°39'59"E | 64.26' |
| L11 | N61°53'24"E | 49.88' |
| L12 | S80°29'44"E | 57.54' |
| L13 | S78°08'17"E | 55.95' |
| L14 | S71°43'16"E | 51.01' |
| L15 | N28°47'28"E | 38.80' |
| L16 | N0°25'47"W | 42.00' |
| L17 | N8°42'29"W | 11.92' |



P.I.N. = 08-2N-27-0000-0003-0010



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

JOB NO. 14175
SHEET 3 OF 3



MANZIE & DRAKE LAND SURVEYING


LEGAL DESCRIPTION

T-1(B) EAST PARCEL

05/28/2020

A PARCEL OF LAND SITUATE IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE N 89°22'34" E, ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 3,979.10 FEET; THENCE S 01°53'20" E, ALONG THE WESTERLY LINE OF "CARTESIAN POINTE UNIT 3", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 124, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 1,347.13 FEET; THENCE S 06°32'07" W, ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2286, PAGE 795, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 471.76 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY LINE IN A WESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1,859.86 FEET, HAVING A CHORD BEARING OF S 73°30'36" W AND A CHORD DISTANCE OF 682.17 FEET, HAVING A CENTRAL ANGLE OF 021°08'06" AND AN ARC LENGTH OF 686.06 FEET TO A POINT; THENCE S 00°02'09" W, A DISTANCE OF 100.00 FEET; THENCE ALONG THE PERIMETER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 664, PAGE 915, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THE FOLLOWING TWO COURSES (1) N 89°59'57" E, A DISTANCE OF 389.85 FEET; (2) THENCE S 00°14'43" E, A DISTANCE OF 849.66 FEET; THENCE S 00°13'25" E, ALONG THE PERIMETER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 949, PAGE 1462, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 401.01 FEET TO THE **POINT OF BEGINNING**; THENCE N 40°03'29" E, A DISTANCE OF 50.51 FEET; THENCE N 42°37'00" E, A DISTANCE OF 58.43 FEET; THENCE N 51°11'22" E, A DISTANCE OF 75.00 FEET; THENCE N 62°14'57" E, A DISTANCE OF 47.25 FEET; THENCE N 65°19'46" E, A DISTANCE OF 57.50 FEET; THENCE N 59°40'53" E, A DISTANCE OF 21.79 FEET; THENCE N 61°48'48" E, A DISTANCE OF 59.28 FEET; THENCE N 53°06'25" E, A DISTANCE OF 39.15 FEET; THENCE S 72°22'34" E, A DISTANCE OF 5.60 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HARVESTER ROAD (A 60 FOOT RIGHT-OF-WAY; THENCE S 01°14'00" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 156.57 FEET; THENCE S 44°16'48" W, A DISTANCE OF 55.56 FEET; THENCE S 81°22'14" W, A DISTANCE OF 46.66 FEET; THENCE S 65°53'20" W, A DISTANCE OF 107.71 FEET; THENCE S 52°31'44" W, A DISTANCE OF 92.06 FEET; THENCE S 42°37'44" W, A

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

OFFICE (904) 491-5700 • FAX (904) 491-5777 • TOLL FREE (888) 832-7730

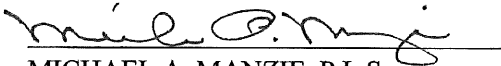
www.manzieanddrake.com

MANZIE & DRAKE LAND SURVEYING



DISTANCE OF 52.33 FEET; THENCE S 26°01'09" W, A DISTANCE OF 70.66 FEET;
THENCE S 29°52'33" W, A DISTANCE OF 24.62 FEET; THENCE N 00°13'25" W, ALONG
THE PERIMETER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 949,
PAGE 1462, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A
DISTANCE OF 191.20 FEET TO THE POINT OF BEGINNING.

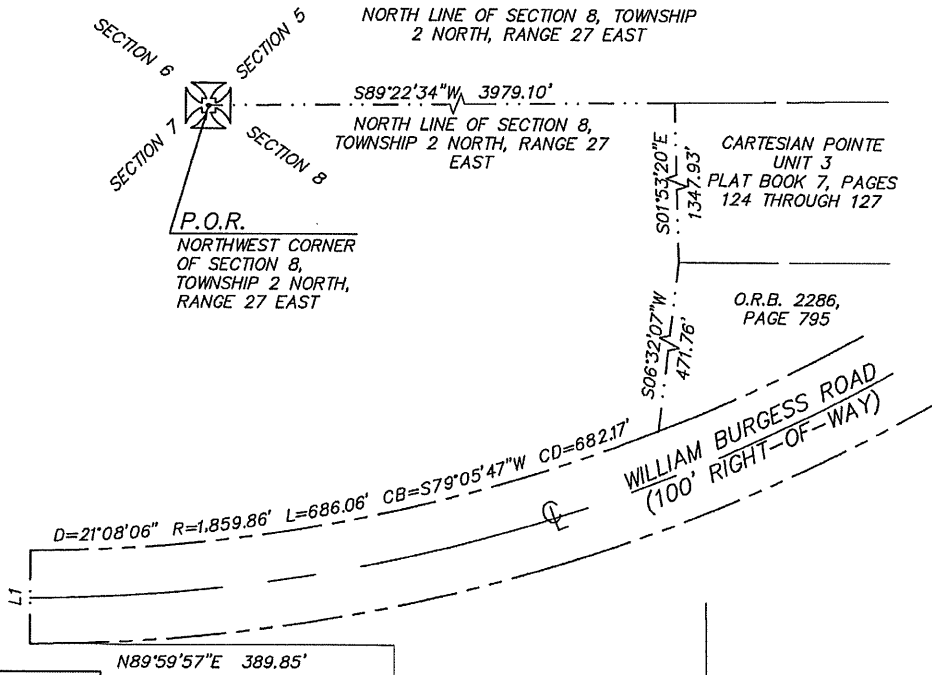
CONTAINING 1.23 ACRES, MORE OR LESS


MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 14175 6/19/20

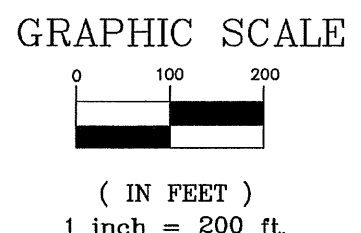
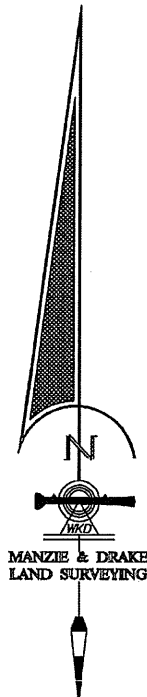
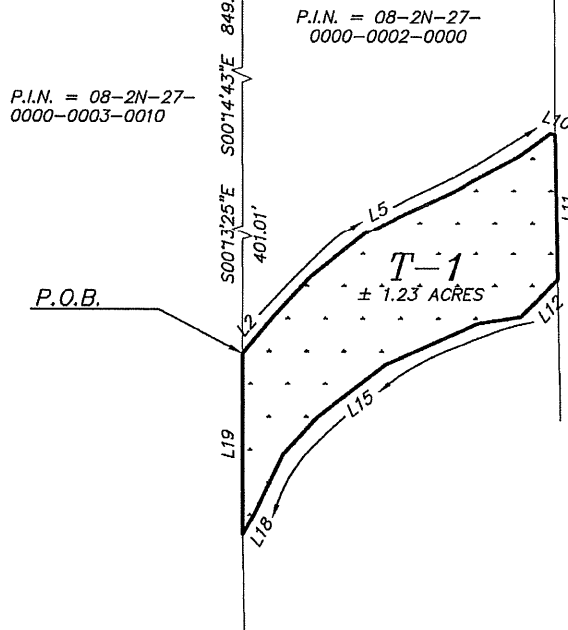
MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)



| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S0°02'09"W | 100.00' |
| L2 | N40°03'29"E | 50.51' |
| L3 | N42°37'00"E | 58.43' |
| L4 | N51°11'22"E | 75.00' |
| L5 | N62°14'57"E | 47.25' |
| L6 | N65°19'46"E | 57.50' |
| L7 | N59°40'53"E | 21.79' |
| L8 | N61°48'48"E | 59.28' |
| L9 | N53°06'25"E | 39.15' |
| L10 | S72°22'34"E | 5.60' |
| L11 | S1°14'00"E | 156.57' |
| L12 | S44°16'48"W | 55.56' |
| L13 | S81°22'14"W | 46.66' |
| L14 | S65°53'20"W | 107.71' |
| L15 | S52°31'44"W | 92.06' |
| L16 | S42°37'44"W | 52.33' |
| L17 | S26°01'09"W | 70.66' |
| L18 | S29°52'33"W | 24.62' |
| L19 | N0°13'25"W | 191.20' |



LEGEND
P.O.R. = POINT OF REFERENCE
P.O.B. = POINT OF BEGINNING
CL = CENTERLINE

JOB NO. 14175
SHEET 3 OF 3

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

T-1(C) EAST PARCEL

05/28/2020

A PARCEL OF LAND SITUATE IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE N 89°22'34" E, ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 3,979.10 FEET; THENCE S 01°53'20" E, ALONG THE WESTERLY LINE OF "CARTESIAN POINTE UNIT 3", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 124, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 1,347.13 FEET; THENCE S 06°32'07" W, ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2286, PAGE 795, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 471.76 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY LINE IN A WESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1,859.86 FEET, HAVING A CHORD BEARING OF S 73°30'36" W AND A CHORD DISTANCE OF 682.17 FEET, HAVING A CENTRAL ANGLE OF 021°08'06" AND AN ARC LENGTH OF 686.06 FEET TO A POINT; THENCE S 00°02'09" W, A DISTANCE OF 100.00 FEET; THENCE ALONG THE PERIMETER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 664, PAGE 915, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THE FOLLOWING TWO COURSES (1) N 89°59'57" E, A DISTANCE OF 389.85 FEET; (2) THENCE S 00°14'43" E, A DISTANCE OF 849.66 FEET; THENCE ALONG THE PERIMETER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 949, PAGE 1462, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THE FOLLOWING TWO COURSES: (1) THENCE S 00°13'25" E, A DISTANCE OF 1,127.00 FEET; (2) THENCE S 89°59'34" W, A DISTANCE OF 628.03 FEET, THENCE S 22°37'50" E, ALONG THE EASTERLY LINE OF SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, A DISTANCE OF 1,057.73 FEET; THENCE S 22°37'50" E, ALONG THE EAST LINE OF SECTION 47, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, A DISTANCE OF 1,057.73 FEET; THENCE N 89°55'45" E, A DISTANCE OF 461.73 FEET; THENCE N 89°55'35" E, A DISTANCE OF 69.74 FEET; THENCE N 89°47'01" E, A DISTANCE OF 453.63 FEET TO THE **POINT OF BEGINNING**; THENCE N 09°39'07" E, A DISTANCE OF 3.19 FEET; THENCE S 63°15'15" E, A DISTANCE OF 54.45 FEET; THENCE S 59°17'35" E, A DISTANCE OF 81.27 FEET; THENCE N

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

OFFICE (904) 491-5700 • FAX (904) 491-5777 • TOLL FREE (888) 832-7730

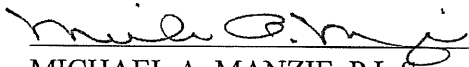
www.manzieanddrake.com

MANZIE & DRAKE LAND SURVEYING



70°20'12" E, A DISTANCE OF 53.50 FEET; THENCE N 78°59'05" E, A DISTANCE OF 47.12 FEET; THENCE N 84°06'54" E, A DISTANCE OF 39.02 FEET; THENCE N 68°08'50" E, A DISTANCE OF 51.04 FEET; THENCE N 89°03'40" E, A DISTANCE OF 61.07 FEET; THENCE N 69°28'07" E, A DISTANCE OF 38.09 FEET; THENCE N 69°28'07" E, A DISTANCE OF 24.65 FEET; THENCE N 58°09'53" E, A DISTANCE OF 73.94 FEET; THENCE N 42°09'11" E, A DISTANCE OF 133.54 FEET; THENCE N 35°47'41" E, A DISTANCE OF 19.40 FEET; THENCE S 00°59'24" E, A DISTANCE OF 299.93 FEET; THENCE S 43°42'07" W, A DISTANCE OF 26.24 FEET; THENCE S 13°34'44" E, A DISTANCE OF 21.47 FEET; THENCE S 55°22'07" W, A DISTANCE OF 15.23 FEET; THENCE N 84°09'32" W, A DISTANCE OF 80.52 FEET; THENCE N 77°01'01" W, A DISTANCE OF 22.23 FEET; THENCE N 76°25'31" W, A DISTANCE OF 61.97 FEET; THENCE N 54°50'58" W, A DISTANCE OF 74.95 FEET; THENCE N 89°15'30" W, A DISTANCE OF 332.55 FEET; THENCE N 32°14'55" W, A DISTANCE OF 15.17 FEET; THENCE N 15°47'56" E, A DISTANCE OF 37.42 FEET; THENCE N 25°42'05" W, A DISTANCE OF 44.39 FEET; THENCE N 09°39'07" E, A DISTANCE OF 20.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.8 ACRES, MORE OR LESS


MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 14175 6/19/20

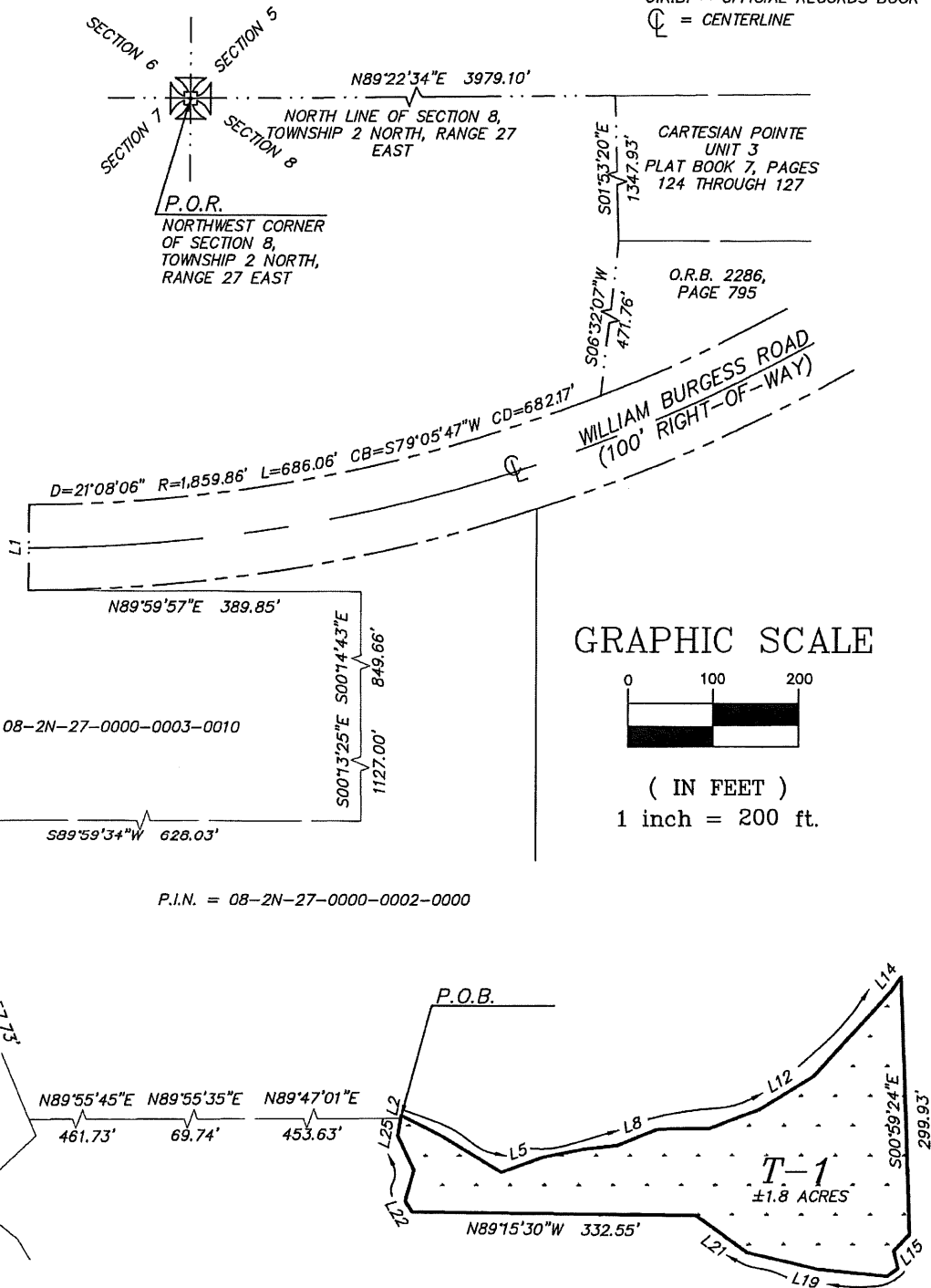
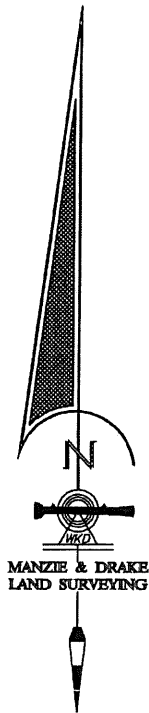
MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

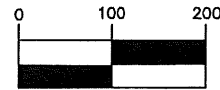
(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)

LEGEND

- P.O.R. = POINT OF REFERENCE
- P.O.B. = POINT OF BEGINNING
- O.R.B. = OFFICIAL RECORDS BOOK
- Ⓢ = CENTERLINE



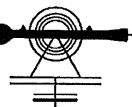
GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

JOB NO. 14175
SHEET 3 OF 4

MANZIE & DRAKE LAND SURVEYING



SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)
 (THIS IS NOT A BOUNDARY SURVEY)

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S0°02'09"W | 100.00' |
| L2 | N9°39'07"E | 3.19' |
| L3 | S63°15'15"E | 54.45' |
| L4 | S59°17'35"E | 81.27' |
| L5 | N70°20'12"E | 53.50' |
| L6 | N78°59'05"E | 47.12' |
| L7 | N84°06'54"E | 39.02' |
| L8 | N68°08'50"E | 51.04' |
| L9 | N89°03'40"E | 61.07' |
| L10 | N69°28'07"E | 38.05' |
| L11 | N69°28'07"E | 24.65' |
| L12 | N58°09'53"E | 73.94' |
| L13 | N42°09'11"E | 133.54' |
| L14 | N35°47'41"E | 19.40' |
| L15 | S43°42'07"W | 26.24' |
| L16 | S13°34'44"E | 21.47' |
| L17 | S55°22'07"W | 15.23' |
| L18 | N84°09'32"W | 80.52' |
| L19 | N77°01'01"W | 22.23' |
| L20 | N76°25'31"W | 61.97' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L21 | N54°50'58"W | 74.95' |
| L22 | N32°14'55"W | 15.17' |
| L23 | N15°47'56"E | 37.42' |
| L24 | N25°42'05"W | 44.39' |
| L25 | N9°39'07"E | 20.65' |

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

T-3(A) EAST PARCEL

05/28/2020

A PARCEL OF LAND SITUATE IN SECTIONS 8 & 17, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE N 89°22'34" E, ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 3,979.10 FEET; THENCE S 01°53'20" E, ALONG THE WESTERLY LINE OF "CARTESIAN POINTE UNIT 3", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 124, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 1,347.13 FEET; THENCE S 06°32'07" W, ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2286, PAGE 795, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 471.76 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY LINE IN A WESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1,859.86 FEET, HAVING A CHORD BEARING OF S 73°30'36" W AND A CHORD DISTANCE OF 682.17 FEET, HAVING A CENTRAL ANGLE OF 021°08'06" AND AN ARC LENGTH OF 686.06 FEET TO A POINT; THENCE S 00°02'09" W, A DISTANCE OF 100.00 FEET; THENCE ALONG THE PERIMETER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 664, PAGE 915, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THE FOLLOWING TWO COURSES (1) N 89°59'57" E, A DISTANCE OF 389.85 FEET; (2) THENCE S 00°14'43" E, A DISTANCE OF 849.66 FEET; THENCE S 00°13'25" E, ALONG THE PERIMETER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 949, PAGE 1462, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 592.21 FEET TO THE **POINT OF BEGINNING**; THENCE N 29°52'32" E, A DISTANCE OF 24.62 FEET; THENCE N 26°01'09" E, A DISTANCE OF 70.66 FEET; THENCE N 42°37'44" E, A DISTANCE OF 52.33 FEET; THENCE N 52°31'44" E, A DISTANCE OF 92.06 FEET; THENCE N 65°53'20" E, A DISTANCE OF 107.71 FEET; THENCE N 81°22'14" E, A DISTANCE OF 46.66 FEET; THENCE N 44°16'48" E, A DISTANCE OF 55.56 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HARVESTER STREET (A 60 FOOT RIGHT-OF-WAY); THENCE S 01°14'00" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,812.39 FEET; THENCE N 89°25'00" E, ALONG THE SOUTHERLY LINE OF CLYDE HIGGINBOTHAM ROAD (A 60 FOOT RIGHT-OF-WAY), A DISTANCE OF 1,119.92 FEET; THENCE S 01°58'45" E, A DISTANCE OF 174.50 FEET; THENCE S 35°47'41" W, A DISTANCE OF 19.40 FEET; THENCE S 42°09'11" W, A DISTANCE OF 133.54 FEET; THENCE S 58°09'53" W, A DISTANCE OF 73.94 FEET; THENCE S 69°28'07" W, A DISTANCE OF 24.69 FEET; THENCE S 69°28'07" W, A DISTANCE OF 38.05 FEET; THENCE S 89°03'40" W, A DISTANCE OF 61.07 FEET; THENCE S 68°08'50" W, A DISTANCE OF 51.04 FEET; THENCE S 84°06'54" W, A DISTANCE

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

OFFICE (904) 491-5700 • FAX (904) 491-5777 • TOLL FREE (888) 832-7730

www.manzieanddrake.com

MANZIE & DRAKE LAND SURVEYING



OF 39.02 FEET; THENCE S 78°59'05" W, A DISTANCE OF 47.12 FEET; THENCE S 70°20'12" W, A DISTANCE OF 53.50 FEET; THENCE N 59°17'35" W, A DISTANCE OF 81.27 FEET; THENCE N 63°15'15" W, A DISTANCE OF 47.30 FEET; THENCE S 89°47'45" W, A DISTANCE OF 459.86 FEET; THENCE S 89°55'35" W, A DISTANCE OF 69.74 FEET; THENCE S 89°55'45" W, A DISTANCE OF 462.42 FEET TO INTERSECT THE EASTERLY LINE OF SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE N 22°37'50" W, ALONG THE EASTERLY LINE OF SAID SECTION 45, A DISTANCE OF 1,057.73 FEET; THENCE N 41°08'17" E, A DISTANCE OF 54.53 FEET; THENCE N 33°15'32" E, A DISTANCE OF 53.22 FEET; THENCE N 26°44'58" W, A DISTANCE OF 52.07 FEET; THENCE N 20°15'17" W, A DISTANCE OF 55.43 FEET; THENCE N 22°30'53" E, A DISTANCE OF 32.48 FEET; THENCE N 59°47'48" E, A DISTANCE OF 38.76 FEET; THENCE N 61°02'10" E, A DISTANCE OF 45.43 FEET; THENCE N 61°39'59" E, A DISTANCE OF 64.26 FEET; THENCE N 61°53'24" E, A DISTANCE OF 49.88 FEET; THENCE S 80°29'44" E, A DISTANCE OF 57.54 FEET; THENCE S 78°08'17" E, A DISTANCE OF 55.95 FEET; THENCE S 71°43'16" E, A DISTANCE OF 51.01 FEET; THENCE N 28°47'28" E, A DISTANCE OF 38.80 FEET; THENCE N 00°25'47" W, A DISTANCE OF 42.00 FEET; THENCE N 08°42'29" W, A DISTANCE OF 11.92 FEET TO INTERSECT THE SOUTHERLY LINE OF LANDS LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 949, PAGE 1462, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF LAST SAID LANDS THE FOLLOWING TWO COURSES: (1) THENCE N 89°59'34" E, A DISTANCE OF 94.41 FEET; (2) THENCE N 00°13'25" W, A DISTANCE OF 534.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 34.5 ACRES, MORE OR LESS

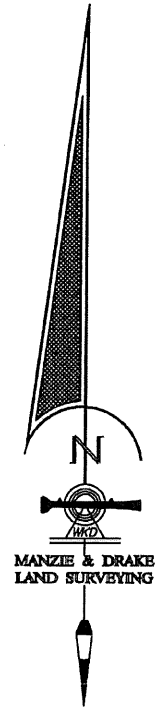
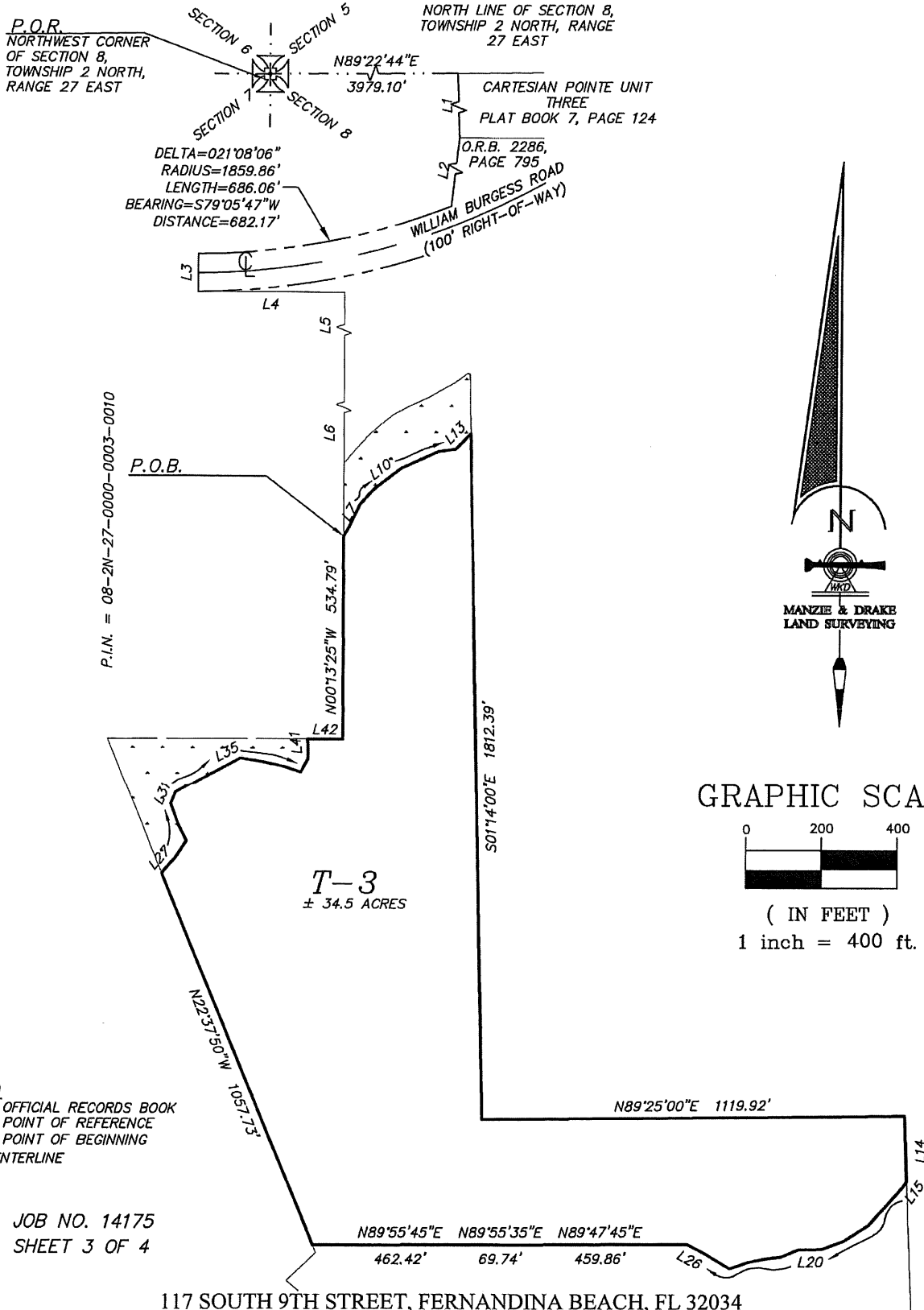
A handwritten signature in cursive script, appearing to read "Michael A. Manzie", written over a horizontal line.

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 14175 6/19/20

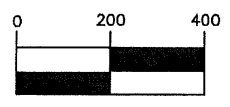
MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)



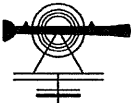
GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.

LEGEND
O.R.B. = OFFICIAL RECORDS BOOK
P.O.R. = POINT OF REFERENCE
P.O.B. = POINT OF BEGINNING
CL = CENTERLINE

JOB NO. 14175
SHEET 3 OF 4



SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | LENGTH |
| L1 | S1°53'20"E | 1347.93' |
| L2 | S6°32'07"W | 471.76' |
| L3 | S0°02'09"W | 100.00' |
| L4 | N89°59'57"E | 389.85' |
| L5 | S0°14'43"E | 849.66' |
| L6 | S0°13'25"E | 1250.61' |
| L7 | N29°52'33"E | 24.62' |
| L8 | N26°01'09"E | 70.66' |
| L9 | N42°37'44"E | 52.33' |
| L10 | N52°31'44"E | 92.06' |
| L11 | N65°53'20"E | 107.71' |
| L12 | N81°22'14"E | 46.66' |
| L13 | N44°16'48"E | 55.56' |
| L14 | N00°59'24"W | 174.50' |
| L15 | S35°47'41"W | 19.40' |
| L16 | S42°09'11"W | 133.54' |
| L17 | S58°09'53"W | 73.94' |
| L18 | S69°28'07"W | 24.65' |
| L19 | S69°28'07"W | 38.05' |
| L20 | S89°03'40"W | 61.07' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L21 | S68°08'50"W | 51.04' |
| L22 | S84°06'54"W | 39.02' |
| L23 | S78°59'05"W | 47.12' |
| L24 | S70°20'12"W | 53.50' |
| L25 | N59°17'35"W | 81.27' |
| L26 | N63°15'15"W | 47.30' |
| L27 | N41°08'17"E | 54.53' |
| L28 | N33°15'32"E | 53.22' |
| L29 | N26°44'58"W | 52.07' |
| L30 | N20°15'17"W | 55.43' |
| L31 | N22°30'53"E | 32.48' |
| L32 | N59°47'48"E | 38.76' |
| L33 | N61°02'10"E | 45.43' |
| L34 | N61°39'59"E | 64.26' |
| L35 | N61°53'24"E | 49.88' |
| L36 | S80°29'44"E | 57.54' |
| L37 | S78°08'17"E | 55.95' |
| L38 | S71°43'16"E | 51.01' |
| L39 | N28°47'28"E | 38.80' |
| L40 | N0°25'47"W | 42.00' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L41 | N8°42'29"W | 11.92' |
| L42 | S89°59'34"W | 94.41' |

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

T-3(B) EAST PARCEL

05/28/2020

A PARCEL OF LAND SITUATE IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE N 89°22'34" E, ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 3,979.10 FEET; THENCE S 01°53'20" E, ALONG THE WESTERLY LINE OF "CARTESIAN POINTE UNIT 3", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 124, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 1,347.13 FEET; THENCE S 06°32'07" W, ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2286, PAGE 795, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 471.76 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY LINE IN A WESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1,859.86 FEET, HAVING A CHORD BEARING OF S 73°30'36" W AND A CHORD DISTANCE OF 682.17 FEET, HAVING A CENTRAL ANGLE OF 021°08'06" AND AN ARC LENGTH OF 686.06 FEET TO A POINT; THENCE S 00°02'09" W, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1959.86 FEET, HAVING A CHORD BEARING OF N 80°49'07" E AND A CHORD DISTANCE OF 603.89, HAVING A CENTRAL ANGLE OF 17°43'30" AND AN ARC LENGTH OF 606.30 TO A POINT; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF HARVESTER ROAD (A 60 FOOT RIGHT-OF-WAY) THE FOLLOWING SEVEN COURSES: (1) THENCE S 58°23'29" E, A DISTANCE OF 25.74 FEET; (2) THENCE S 08°26'46" E, A DISTANCE OF 234.37 FEET; (3) THENCE IN A SOUTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1,170.00 FEET, HAVING A CHORD BEARING OF S 06°40'28" E AND A CHORD DISTANCE OF 72.37, HAVING A CENTRAL ANGLE OF 03°32'41" AND AN ARC LENGTH OF 72.38 TO A POINT; (4) THENCE S 04°54'08" E, A DISTANCE OF 232.87 FEET; (5) THENCE IN A SOUTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 530.00 FEET, HAVING A CHORD BEARING OF S 08°49'20" E AND A CHORD DISTANCE OF 72.47, HAVING A CENTRAL ANGLE OF 07°50'24" AND AN ARC LENGTH OF 72.52 TO A POINT; (6) THENCE S 12°44'32" E, A DISTANCE OF 123.42 FEET; (7) THENCE S 01°16'00" E, A DISTANCE OF 370.42 FEET; THENCE N 72°22'34" W, A DISTANCE OF 5.60 FEET; THENCE S 53°06'25" W, A DISTANCE OF 39.15 FEET; THENCE S 61°48'48" W, A DISTANCE OF 59.28 FEET; THENCE S 59°40'53" W, A DISTANCE OF 21.79 FEET; THENCE S 65°19'46" W, A DISTANCE OF 57.50 FEET; THENCE S 62°14'57" W, A DISTANCE OF 47.25 FEET; THENCE S 51°11'22" W, A DISTANCE OF 75.00 FEET; THENCE S 42°37'00" W, A DISTANCE OF 58.43 FEET; THENCE S

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

OFFICE (904) 491-5700 • FAX (904) 491-5777 • TOLL FREE (888) 832-7730

www.manzieanddrake.com

MANZIE & DRAKE LAND SURVEYING



40°03'29" W, A DISTANCE OF 50.51 FEET; THENCE N 00°13'25" W, ALONG THE PERIMETER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 949, PAGE 1462, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 401.01 FEET; THENCE ALONG THE PERIMETER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 664, PAGE 915, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THE FOLLOWING TWO COURSES (1) N 00°14'43" W, A DISTANCE OF 849.66 FEET; THENCE (2) S 89°59'57" W, A DISTANCE OF 389.85 FEET TO THE POINT OF BEGINNING

CONTAINING 8.2 ACRES, MORE OR LESS

A handwritten signature in cursive script, appearing to read "Michael A. Manzie", written over a horizontal line.

MICHAEL A. MANZIE, P.L.S.

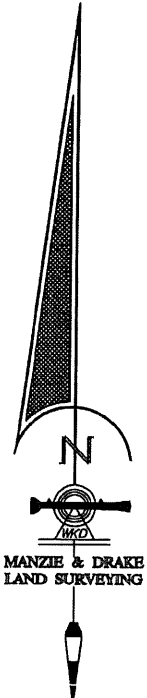
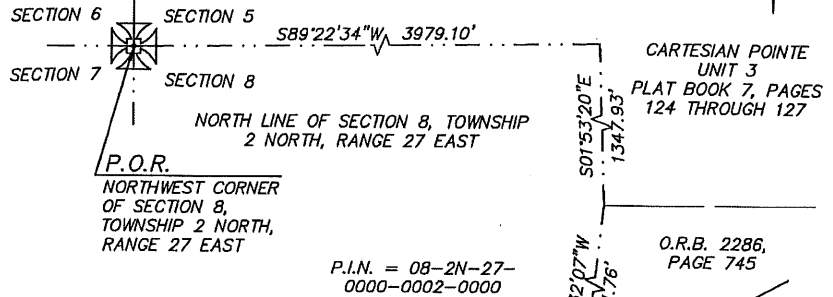
FLORIDA REGISTRATION NO. 4069

JOB NO. 14175 6/18/20

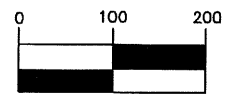
MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

| LINE TABLE | | |
|------------|--------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S0°02'09\"W | 100.00' |
| L2 | S58°23'29\"E | 25.74' |
| L3 | S12°44'32\"E | 123.42' |
| L4 | N72°22'31\"W | 5.60' |
| L5 | S53°06'25\"W | 39.15' |
| L6 | S61°48'48\"W | 59.28' |
| L7 | S59°40'53\"W | 21.79' |
| L8 | S65°19'46\"W | 57.50' |
| L9 | S62°14'57\"W | 47.25' |
| L10 | S51°11'22\"W | 75.00' |
| L11 | S42°37'00\"W | 58.43' |
| L12 | S40°03'29\"W | 50.51' |

LEGEND
P.O.R. = POINT OF REFERENCE
P.O.B. = POINT OF BEGINNING
C = CENTERLINE

| CURVE TABLE | | | | | |
|-------------|---------|-----------|------------|---------------|----------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE |
| C1 | 606.30' | 1,959.86' | 17°43'30\" | N80°49'07\"E | 603.89' |
| C2 | 72.39' | 1,170.00' | 3°32'42\" | N6°40'28\"W | 72.38' |
| C3 | 72.52' | 530.00' | 7°50'22\" | S8°49'20\"E | 72.46' |

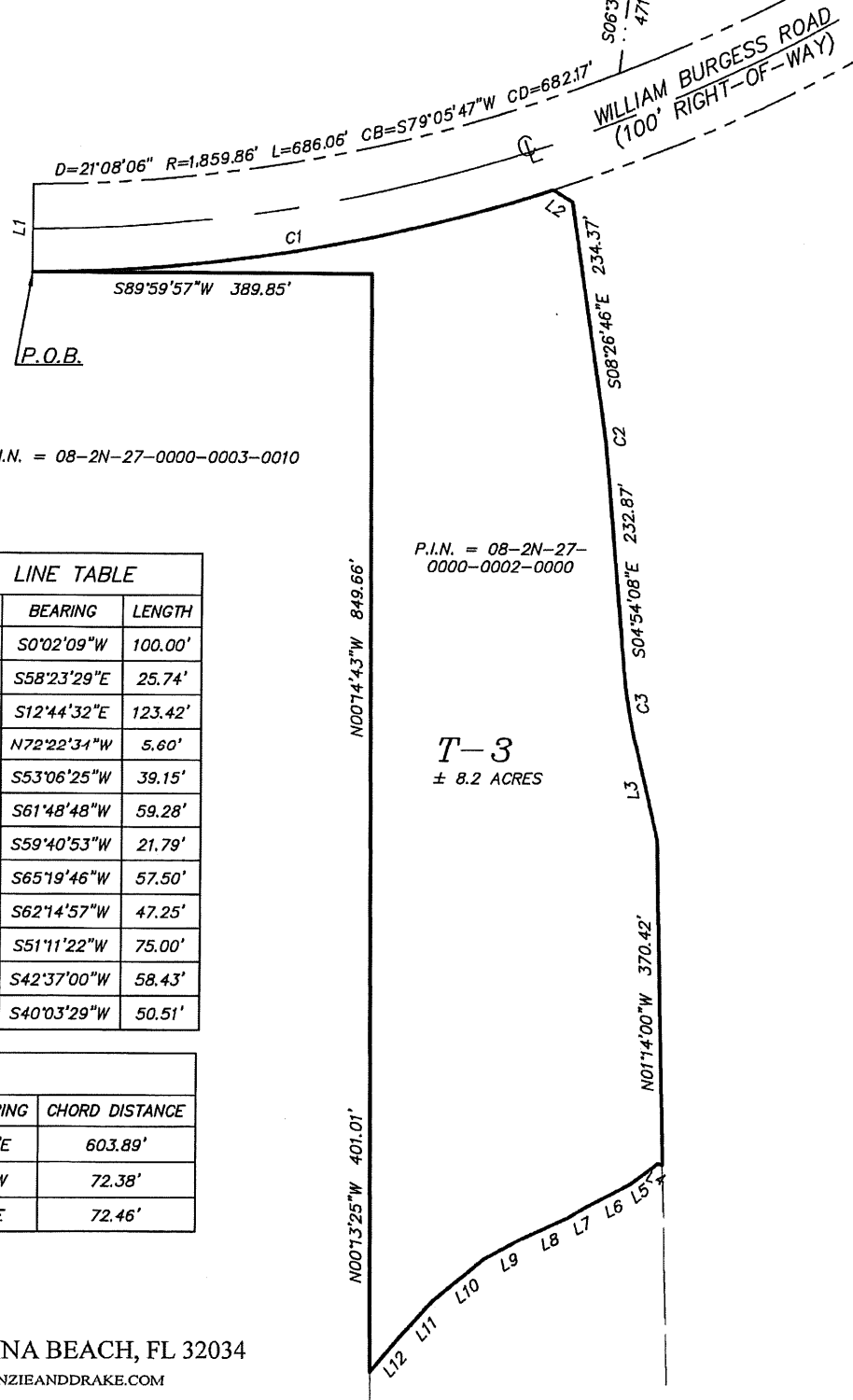
P.I.N. = 08-2N-27-0000-0003-0010

P.I.N. = 08-2N-27-0000-0002-0000

T-3
± 8.2 ACRES

JOB NO. 14175
SHEET 3 OF 3

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034
OFFICE (904)491-5700 WWW.MANZIEANDDRAKE.COM



MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

T-2.5 EAST PARCEL

05/28/2020

A PARCEL OF LAND SITUATE IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE N 89°22'34" E, ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 3,979.10 FEET; THENCE S 01°53'20" E, ALONG THE WESTERLY LINE OF "CARTESIAN POINTE UNIT 3", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 124, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 1,347.13 FEET; THENCE S 06°32'07" W, ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2286, PAGE 795, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 471.76 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY LINE IN A WESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1,859.86 FEET, HAVING A CHORD BEARING OF S 73°30'36" W AND A CHORD DISTANCE OF 682.17 FEET, HAVING A CENTRAL ANGLE OF 021°08'06" AND AN ARC LENGTH OF 686.06 FEET TO A POINT; THENCE S 00°02'09" W, A DISTANCE OF 100.00 FEET; THENCE ALONG THE PERIMETER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 664, PAGE 915, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THE FOLLOWING TWO COURSES (1) N 89°59'57" E, A DISTANCE OF 389.85 FEET; (2) THENCE S 00°14'43" E, A DISTANCE OF 849.66 FEET; THENCE ALONG THE PERIMETER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 949, PAGE 1462, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THE FOLLOWING TWO COURSES: (1) THENCE S 00°13'25" E, A DISTANCE OF 1,127.00 FEET; (2) THENCE S 89°59'34" W, A DISTANCE OF 628.03 FEET; THENCE S 22°37'50" E, ALONG THE EASTERLY LINE OF SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, A DISTANCE OF 1,057.73 FEET TO THE **POINT OF BEGINNING**; THENCE N 89°55'45" E, A DISTANCE OF 461.73 FEET; THENCE N 89°55'35" E, A DISTANCE OF 69.74 FEET; THENCE N 89°47'01" E, A DISTANCE OF 453.63 FEET; THENCE S 09°39'07" W, A DISTANCE OF 20.65 FEET; THENCE S 25°42'05" E, A DISTANCE OF 44.39 FEET; THENCE S 15°47'56" W, A DISTANCE OF 37.42 FEET; THENCE S 32°14'55" E, A DISTANCE OF 15.17 FEET; THENCE ALONG THE MARSHLANDS OF THE NASSAU RIVER THE FOLLOWING 33 COURSES: THENCE S 13°56'04" E, A

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

OFFICE (904) 491-5700 • FAX (904) 491-5777 • TOLL FREE (888) 832-7730

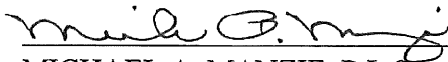
www.manzieanddrake.com

MANZIE & DRAKE LAND SURVEYING



DISTANCE OF 17.66 FEET; THENCE S 65°01'18" E, A DISTANCE OF 92.36 FEET; THENCE S 53°20'45" E, A DISTANCE OF 112.23 FEET; THENCE S 39°15'09" E, A DISTANCE OF 79.42 FEET; THENCE S 58°20'14" E, A DISTANCE OF 86.18 FEET; THENCE S 78°01'23" E, A DISTANCE OF 78.38 FEET; THENCE S 09°28'47" E, A DISTANCE OF 33.96 FEET; THENCE S 23°39'34" W, A DISTANCE OF 11.69 FEET; THENCE S 27°35'21" W, A DISTANCE OF 38.13 FEET; THENCE S 60°51'52" W, A DISTANCE OF 115.02 FEET; THENCE N 90°00'00" W, A DISTANCE OF 55.84 FEET; THENCE N 69°26'20" W, A DISTANCE OF 47.69 FEET; THENCE N 82°14'00" W, A DISTANCE OF 123.95 FEET; THENCE N 75°57'53" W, A DISTANCE OF 69.06 FEET; THENCE N 90°00'00" W, A DISTANCE OF 55.84 FEET; THENCE S 87°10'49" W, A DISTANCE OF 111.79 FEET; THENCE S 85°58'30" W, A DISTANCE OF 78.35 FEET; THENCE S 86°31'59" W, A DISTANCE OF 95.08 FEET; THENCE N 90°00'00" W, A DISTANCE OF 92.71 FEET; THENCE N 63°12'19" W, A DISTANCE OF 6.07 FEET; THENCE N 63°11'44" W, A DISTANCE OF 6.45 FEET; THENCE N 80°40'41" W, A DISTANCE OF 40.78 FEET; THENCE N 90°00'00" W, A DISTANCE OF 61.41 FEET; THENCE S 26°32'00" W, A DISTANCE OF 50.02 FEET; THENCE N 82°20'56" W, A DISTANCE OF 84.50 FEET; THENCE S 30°53'22" W, A DISTANCE OF 32.63 FEET; THENCE S 00°00'00" E, A DISTANCE OF 67.00 FEET; THENCE S 35°05'44" W, A DISTANCE OF 72.32 FEET TO INTERSECT THE EASTERLY LINE OF SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE N 22°37'50" W, ALONG THE EASTERLY LINE OF SAID SECTION 45, A DISTANCE OF 680.13 FEET TO THE POINT OF BEGINNING.

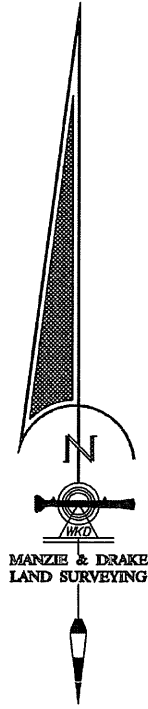
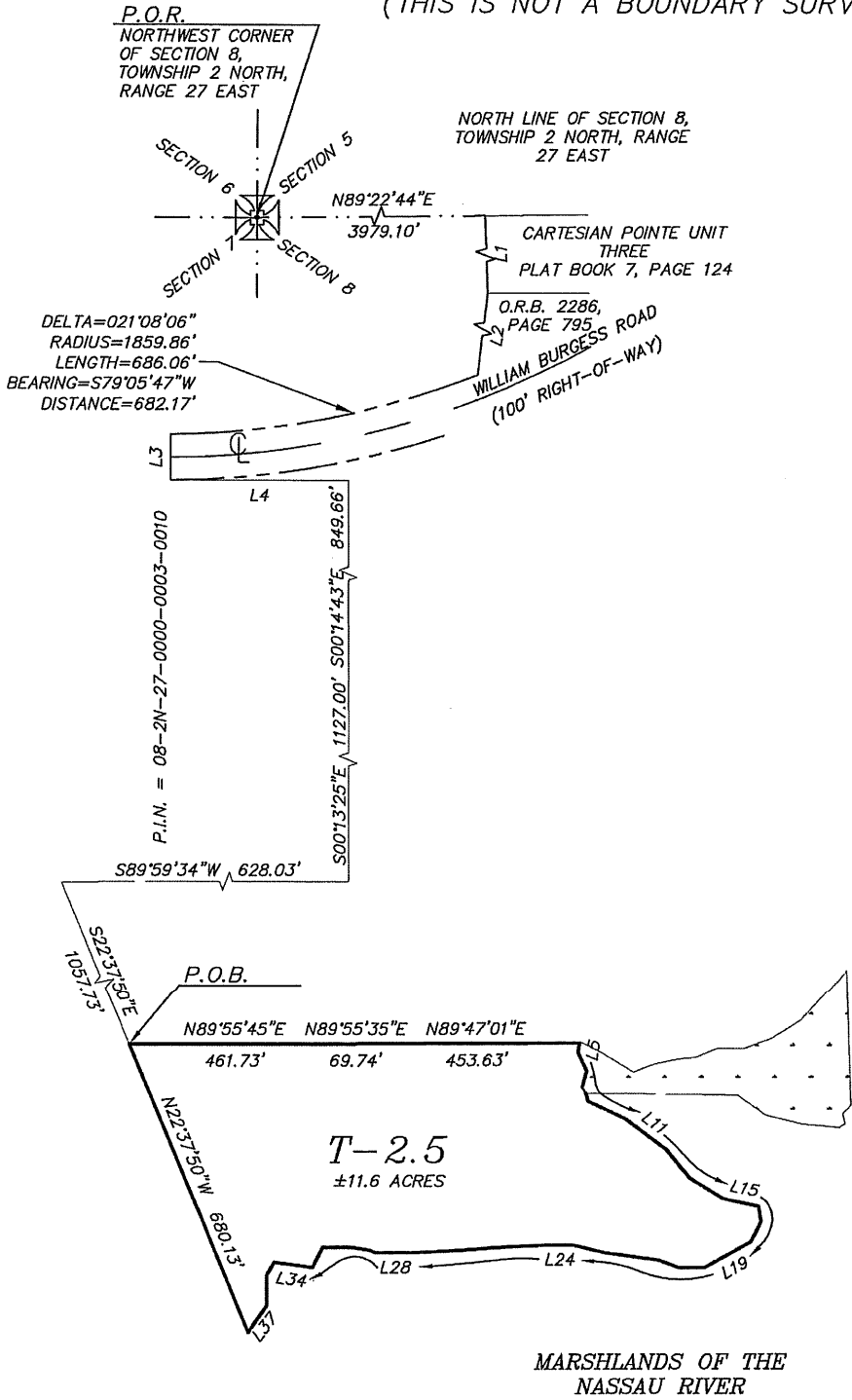
CONTAINING 11.6 ACRES, MORE OR LESS


MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 14175 6/19/20

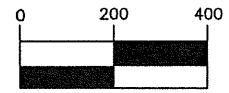
MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)



GRAPHIC SCALE



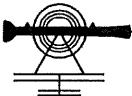
(IN FEET)
1 inch = 400 ft.

JOB NO. 14175
SHEET 3 OF 4

LEGEND

- P.O.R. = POINT OF REFERENCE
- P.O.B. = POINT OF BEGINNING
- O.R.B. = OFFICIAL RECORDS BOOK
- \odot = CENTERLINE

MANZIE & DRAKE LAND SURVEYING



SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)
 (THIS IS NOT A BOUNDARY SURVEY)

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | LENGTH |
| L1 | S1°53'20"E | 1347.93' |
| L2 | S6°32'07"W | 471.76' |
| L3 | N0°02'09"E | 100.00' |
| L4 | N89°59'57"E | 389.85' |
| L5 | S9°39'07"W | 20.65' |
| L6 | S25°42'05"E | 44.39' |
| L7 | S15°47'56"W | 37.42' |
| L8 | N32°14'55"W | 15.17' |
| L9 | S13°56'04"E | 17.66' |
| L10 | S65°01'18"E | 92.36' |
| L11 | S53°20'45"E | 112.23' |
| L12 | S39°15'09"E | 79.42' |
| L13 | S58°20'14"E | 85.25' |
| L14 | S74°41'11"E | 5.36' |
| L15 | S78°01'23"E | 73.91' |
| L16 | S9°28'47"E | 33.96' |
| L17 | S23°39'34"W | 11.69' |
| L18 | S27°35'21"W | 38.13' |
| L19 | S60°51'52"W | 115.02' |
| L20 | N90°00'00"W | 55.84' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L21 | N69°26'20"W | 47.69' |
| L22 | N82°14'00"W | 123.95' |
| L23 | N75°57'53"W | 69.06' |
| L24 | N90°00'00"W | 55.84' |
| L25 | S87°10'49"W | 111.79' |
| L26 | S85°58'30"W | 78.35' |
| L27 | S86°31'59"W | 95.08' |
| L28 | N90°00'00"W | 92.71' |
| L29 | N63°12'19"W | 6.07' |
| L30 | N63°11'44"W | 6.45' |
| L31 | N80°40'41"W | 40.78' |
| L32 | N90°00'00"W | 61.41' |
| L33 | S26°32'00"W | 50.02' |
| L34 | N82°20'56"W | 84.50' |
| L35 | S30°53'22"W | 32.63' |
| L36 | S0°00'00"E | 67.00' |
| L37 | S33°31'23"W | 70.12' |

Exhibit B- Legal Descriptions of Transects

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

NORTH PARCEL

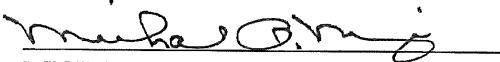
T-1 (A)

05/28/2020

A PARCEL OF LAND SITUATE IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE N 89°22'34" E, ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 587.31 FEET; THENCE S 52°51'02" W, A DISTANCE OF 73.71 FEET; THENCE S 87°35'38" W, A DISTANCE OF 46.87 FEET; THENCE S 20°12'11" W, A DISTANCE OF 34.89 FEET; THENCE S 36°02'23" W, A DISTANCE OF 46.45 FEET; THENCE S 21°23'53" W, A DISTANCE OF 43.23 FEET; THENCE S 81°46'32" W, A DISTANCE OF 36.94 FEET; THENCE S 23°51'05" W, A DISTANCE OF 29.18 FEET; THENCE S 42°24'36" W, A DISTANCE OF 48.13 FEET; THENCE S 51°04'38" W, A DISTANCE OF 45.68 FEET; THENCE N 46°12'51" W, A DISTANCE OF 32.40 FEET; THENCE S 88°38'47" W, A DISTANCE OF 54.06 FEET; THENCE S 62°04'13" W, A DISTANCE OF 39.91 FEET; THENCE S 50°41'52" W, A DISTANCE OF 32.24 FEET; THENCE N 71°23'36" W, A DISTANCE OF 33.65 FEET; THENCE S 87°38'22" W, A DISTANCE OF 19.28 FEET; THENCE S 48°53'09" W, A DISTANCE OF 79.26 FEET; THENCE N 35°32'34" W, A DISTANCE OF 70.22 FEET; THENCE S 10°31'40" W, A DISTANCE OF 42.60 FEET; THENCE S 24°44'12" W, A DISTANCE OF 22.33 FEET, TO INTERSECT THE WEST LINE OF SAID SECTION 8; THENCE N 00°41'02" W, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 312.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.5 ACRES, MORE OR LESS


MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 14175 6/19/20

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

NORTH PARCEL

T-1 (B)

05/28/2020

A PARCEL OF LAND SITUATE IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE S 00°41'02" E, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 574.38 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT RIGHT-OF-WAY) AND A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 595 FEET; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°29'11", AN ARC DISTANCE OF 150.44 FEET AND BEING SUBTENDED BY A CHORD BEARING OF S 55°52'08" E, A DISTANCE OF 150.04 FEET; THENCE S 63°08'56" E, A DISTANCE OF 34.81 FEET TO THE **POINT OF BEGINNING**; THENCE N 05°13'28" W, A DISTANCE OF 36.12 FEET; THENCE N 01°59'33" E, A DISTANCE OF 38.89 FEET; THENCE N 17°47'17" E, A DISTANCE OF 35.43 FEET; THENCE N 40°21'19" E, A DISTANCE OF 20.71 FEET; THENCE N 63°42'20" E, A DISTANCE OF 48.30 FEET; THENCE N 30°37'05" E, A DISTANCE OF 34.02 FEET; THENCE N 31°02'13" E, A DISTANCE OF 29.95 FEET; THENCE N 75°02'46" E, A DISTANCE OF 26.48 FEET; THENCE N 79°20'58" E, A DISTANCE OF 29.41 FEET; THENCE N 72°17'13" E, A DISTANCE OF 35.10 FEET; THENCE N 87°13'13" E, A DISTANCE OF 45.40 FEET; THENCE S 86°30'50" E, A DISTANCE OF 22.65 FEET; THENCE N 41°13'13" E, A DISTANCE OF 32.80 FEET; THENCE N 63°36'23" E, A DISTANCE OF 43.97 FEET; THENCE N 78°48'10" E, A DISTANCE OF 46.47 FEET; THENCE N 87°35'55" E, A DISTANCE OF 57.11 FEET; THENCE N 88°20'22" E, A DISTANCE OF 38.71 FEET; THENCE S 44°54'51" E, A DISTANCE OF 45.26 FEET; THENCE S 26°12'46" E, A DISTANCE OF 37.37 FEET; THENCE S 02°26'54" E, A DISTANCE OF 49.75 FEET; THENCE S 12°46'57" W, A DISTANCE OF 40.70 FEET; THENCE S 53°57'56" W, A DISTANCE OF 44.68 FEET; THENCE S 41°52'50" W, A DISTANCE OF 47.64 FEET; THENCE S 53°34'07" W, A DISTANCE OF 49.21 FEET; THENCE S 42°36'25" W, A DISTANCE OF 51.30 FEET; THENCE S 26°30'06" W, A DISTANCE OF 36.95 FEET; THENCE S 19°29'11" W, A DISTANCE OF 27.21 FEET; THENCE S 38°09'03" E, A DISTANCE OF 19.64 FEET; THENCE S 16°17'20" E, A DISTANCE OF 23.23 FEET; THENCE S 51°37'45" W, A DISTANCE OF 42.84 FEET; THENCE S 46°08'10" W, A DISTANCE OF 32.48 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WILLIAM BURGESS ROAD; THENCE N 63°08'56" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 327.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.0 ACRES, MORE OR LESS

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 14175

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034
OFFICE (904) 491-5700 • FAX (904) 491-5777 • TOLL FREE (888) 832-7730
www.manzieanddrake.com

MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

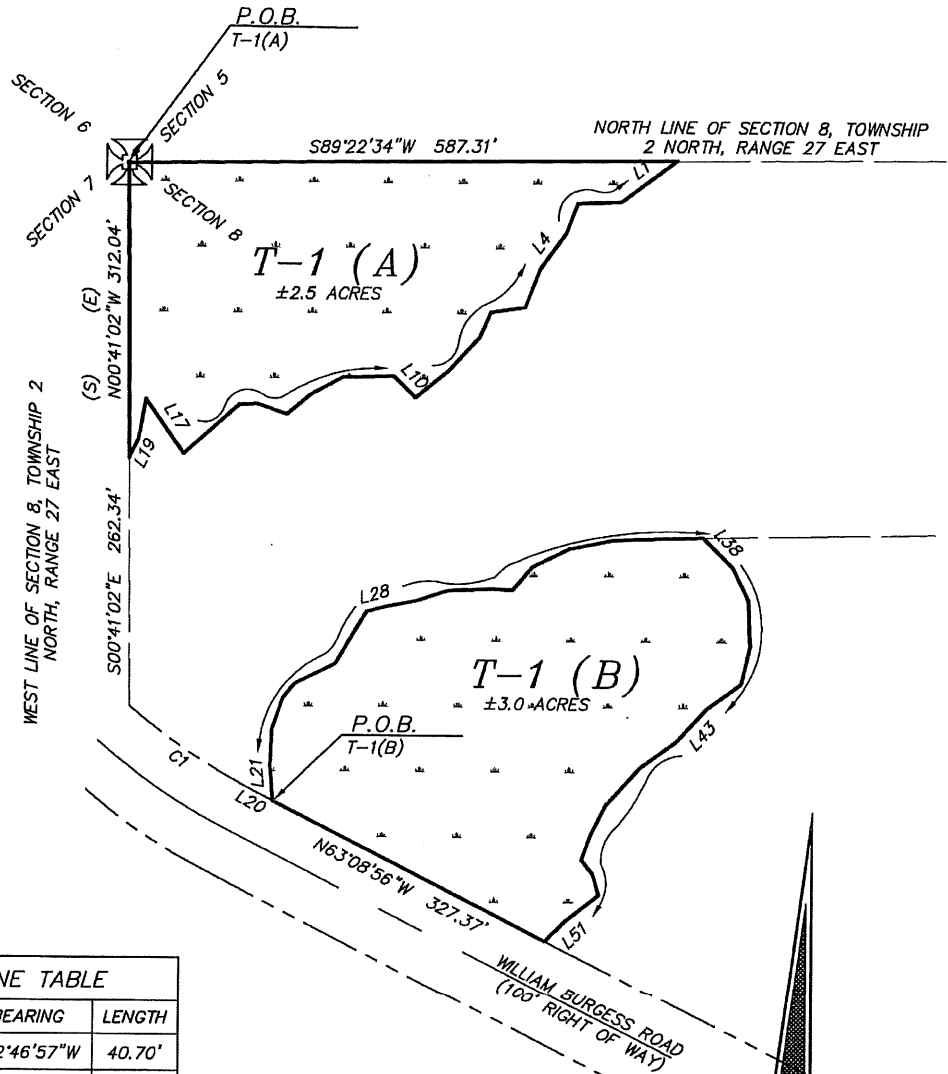
(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | S52°51'02"W | 73.71' |
| L2 | S87°35'38"W | 46.87' |
| L3 | S20°12'11"W | 34.89' |
| L4 | S36°02'23"W | 46.45' |
| L5 | S21°23'53"W | 43.23' |
| L6 | S81°46'32"W | 36.94' |
| L7 | S23°51'05"W | 29.18' |
| L8 | S42°24'36"W | 48.13' |
| L9 | S51°04'38"W | 45.68' |
| L10 | S46°12'51"W | 32.40' |
| L11 | S88°38'47"W | 54.06' |
| L12 | S62°04'13"W | 39.91' |
| L13 | S50°41'52"W | 32.24' |
| L14 | N71°23'36"W | 33.65' |
| L15 | S87°38'22"W | 19.28' |
| L16 | S48°53'09"W | 79.26' |
| L17 | N35°32'34"W | 70.22' |
| L18 | S10°31'40"W | 42.60' |
| L19 | S24°44'12"W | 22.33' |
| L20 | S63°08'56"E | 34.81' |

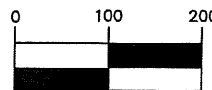
| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L21 | N5°13'28"W | 36.12' |
| L22 | N1°59'33"E | 38.89' |
| L23 | N17°47'17"E | 35.43' |
| L24 | N40°21'19"E | 20.71' |
| L25 | N63°42'20"E | 48.30' |
| L26 | N30°37'05"E | 34.02' |
| L27 | N31°02'13"E | 29.95' |
| L28 | N75°02'46"E | 26.48' |
| L29 | N79°20'58"E | 29.41' |
| L30 | N72°17'13"E | 35.10' |
| L31 | N87°13'13"E | 45.40' |
| L32 | S86°30'50"E | 22.65' |
| L33 | N41°13'13"E | 32.80' |
| L34 | N63°36'23"E | 43.97' |
| L35 | N78°48'10"E | 46.47' |
| L36 | N87°35'55"E | 57.11' |
| L37 | N88°20'22"E | 38.71' |
| L38 | S44°54'51"E | 45.26' |
| L39 | S26°12'46"E | 37.37' |
| L40 | S2°26'54"E | 49.75' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L41 | S12°46'57"W | 40.70' |
| L42 | S53°57'56"W | 44.68' |
| L43 | S41°52'50"W | 47.64' |
| L44 | S53°34'07"W | 49.21' |
| L45 | S42°36'25"W | 51.30' |
| L46 | S26°30'06"W | 36.95' |
| L47 | S19°29'11"W | 27.21' |
| L48 | S38°09'03"E | 19.64' |
| L49 | S16°17'20"E | 23.23' |
| L50 | S51°37'45"W | 42.84' |
| L51 | S46°08'10"W | 32.48' |

| CURVE TABLE | | | | | |
|-------------|---------|---------|-----------|---------------|----------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE |
| C1 | 150.44' | 595.00' | 14°29'11" | S55°54'20"E | 150.04' |

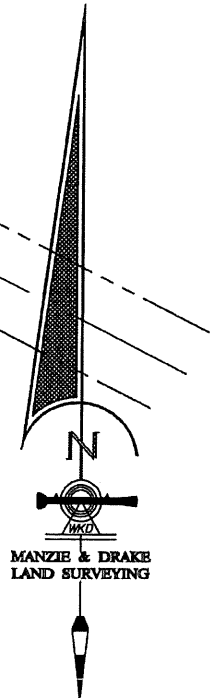


GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.



LEGEND

- P.O.R. = POINT OF REFERENCE
- P.O.B. = POINT OF BEGINNING
- CL = CENTERLINE

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

T-1(C) NORTH PARCEL

05/28/2020

A PARCEL OF LAND SITUATE IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE N 89°22'34" E, ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 2,240.50 FEET TO THE **POINT OF BEGINNING**; THENCE N 89°22'34" E, ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 398.48 FEET; THENCE S 00°33'54" E, A DISTANCE OF 404.99 FEET; THENCE S 00°44'20" E, A DISTANCE OF 47.56 FEET; THENCE N 67°04'14" W, A DISTANCE OF 47.51 FEET; THENCE S 89°18'47" W, A DISTANCE OF 24.32 FEET; THENCE S 89°18'47" W, A DISTANCE OF 41.33 FEET; THENCE S 63°28'01" W, A DISTANCE OF 34.07 FEET; THENCE S 69°51'26" W, A DISTANCE OF 39.65 FEET; THENCE S 80°24'03" W, A DISTANCE OF 31.06 FEET; THENCE N 80°28'12" W, A DISTANCE OF 17.39 FEET; THENCE S 81°11'51" W, A DISTANCE OF 40.34 FEET; THENCE N 74°17'54" W, A DISTANCE OF 29.69 FEET; THENCE N 01°49'37" E, A DISTANCE OF 59.72 FEET; THENCE N 01°02'25" E, A DISTANCE OF 9.58 FEET; THENCE N 21°34'24" W, A DISTANCE OF 24.11 FEET; THENCE N 08°28'42" W, A DISTANCE OF 54.92 FEET; THENCE N 04°33'01" E, A DISTANCE OF 47.34 FEET; THENCE N 17°53'35" W, A DISTANCE OF 46.01 FEET; THENCE N 35°05'43" W, A DISTANCE OF 27.04 FEET; THENCE N 22°30'37" W, A DISTANCE OF 35.80 FEET; THENCE N 14°28'54" W, A DISTANCE OF 60.30 FEET; THENCE N 27°09'26" W, A DISTANCE OF 57.85 FEET; THENCE N 21°49'03" W, A DISTANCE OF 40.57 FEET; THENCE N 03°43'45" E, A DISTANCE OF 20.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.4 ACRES, MORE OR LESS

A handwritten signature in cursive script, appearing to read "Michael A. Manzie".

MICHAEL A. MANZIE, P.L.S.

FLORIDA REGISTRATION NO. 4069

JOB NO. 14175-T1(B)-N 6/19/20

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

T-1(D) NORTH PARCEL

05/28/2020

A PARCEL OF LAND SITUATE IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE N 89°22'34" E, ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 3,453.57 FEET TO THE **POINT OF BEGINNING**; THENCE N 89°22'34" E, ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 525.53 FEET; THENCE S 01°53'20" E, ALONG THE WEST LINE OF "CARTESIAN POINTE UNIT 3", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 124, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 1,247.13 FEET; THENCE N 83°28'16" W, A DISTANCE OF 92.64 FEET; THENCE IN A WESTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 100.00 FEET, HAVING A CHORD BEARING OF S 81°22'09" W AND A CHORD DISTANCE OF 52.30, HAVING A CENTRAL ANGLE OF 30°19'10" AND AN ARC LENGTH OF 52.92 TO A POINT; THENCE S 66°12'34" W, A DISTANCE OF 39.57 FEET; THENCE IN A WESTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 100.00 FEET, HAVING A CHORD BEARING OF S 83°47'38" W AND A CHORD DISTANCE OF 60.42, HAVING A CENTRAL ANGLE OF 35°10'07" AND AN ARC LENGTH OF 61.38 TO A POINT; THENCE N 78°37'19" W, A DISTANCE OF 122.46 FEET; THENCE S 00°00'00" E, A DISTANCE OF 62.08 FEET; THENCE N 90°00'00" W, A DISTANCE OF 115.34 FEET; THENCE IN A WESTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 795.36 FEET, HAVING A CHORD BEARING OF N 78°29'21" W AND A CHORD DISTANCE OF 317.43, HAVING A CENTRAL ANGLE OF 23°01'18" AND AN ARC LENGTH OF 319.58 TO A POINT; THENCE N 61°14'13" W, A DISTANCE OF 62.88 FEET; THENCE IN A NORTHERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 186.07 FEET, HAVING A CHORD BEARING OF N 05°55'21" E AND A CHORD DISTANCE OF 96.97, HAVING A CENTRAL ANGLE OF 30°12'29" AND AN ARC LENGTH OF 98.10 TO A POINT; THENCE N 28°59'29" E, A DISTANCE OF 70.37 FEET; THENCE IN A NORTHEASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 100.00 FEET, HAVING A CHORD BEARING OF N 55°43'51" E AND A CHORD DISTANCE OF 89.99, HAVING A CENTRAL ANGLE OF 53°28'42" AND AN ARC LENGTH OF 93.34 TO A POINT; THENCE N 82°28'12" E, A DISTANCE OF 12.00 FEET; THENCE IN A EASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 100.00 FEET, HAVING A CHORD BEARING OF N 72°14'38" E AND A CHORD DISTANCE OF 35.51, HAVING A CENTRAL ANGLE OF 20°27'08" AND AN ARC LENGTH OF 35.70 TO A POINT; THENCE N 62°01'04" E, A DISTANCE OF 110.56 FEET; THENCE IN A NORTHEASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 100.00 FEET, HAVING A CHORD BEARING OF N 27°26'41" E AND A CHORD DISTANCE OF 113.49, HAVING A CENTRAL ANGLE OF 69°08'45" AND AN ARC LENGTH OF 120.68 TO A POINT; THENCE N 07°07'42" W, A DISTANCE OF 52.80 FEET; THENCE IN A NORTHERLY DIRECTION WITH A

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

OFFICE (904) 491-5700 • FAX (904) 491-5777 • TOLL FREE (888) 832-7730

www.manzieanddrake.com

MANZIE & DRAKE LAND SURVEYING



TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 100.00 FEET, HAVING A CHORD BEARING OF N 06°10'44" E AND A CHORD DISTANCE OF 46.03, HAVING A CENTRAL ANGLE OF 26°36'51" AND AN ARC LENGTH OF 46.45 TO A POINT; THENCE N 19°29'10" E, A DISTANCE OF 79.62 FEET; THENCE IN A NORTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 100.00 FEET, HAVING A CHORD BEARING OF N 03°47'54" E AND A CHORD DISTANCE OF 54.08, HAVING A CENTRAL ANGLE OF 31°22'31" AND AN ARC LENGTH OF 54.76 TO A POINT; THENCE N 11°53'21" W, A DISTANCE OF 175.77 FEET; THENCE IN A NORTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 100.00 FEET, HAVING A CHORD BEARING OF N 12°58'38" E AND A CHORD DISTANCE OF 84.10, HAVING A CENTRAL ANGLE OF 49°43'59" AND AN ARC LENGTH OF 86.80 TO A POINT; THENCE N 37°50'38" E, A DISTANCE OF 22.74 FEET; THENCE IN A NORTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 100.00 FEET, HAVING A CHORD BEARING OF N 00°04'57" W AND A CHORD DISTANCE OF 122.93, HAVING A CENTRAL ANGLE OF 75°51'10" AND AN ARC LENGTH OF 132.39 TO A POINT; THENCE N 38°00'33" W, A DISTANCE OF 68.15 FEET; THENCE IN A NORTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 100.00 FEET, HAVING A CHORD BEARING OF N 19°17'48" W AND A CHORD DISTANCE OF 64.16, HAVING A CENTRAL ANGLE OF 37°25'28" AND AN ARC LENGTH OF 65.32 TO A POINT; THENCE N 00°35'04" W, A DISTANCE OF 94.93 FEET TO THE POINT OF BEGINNING.

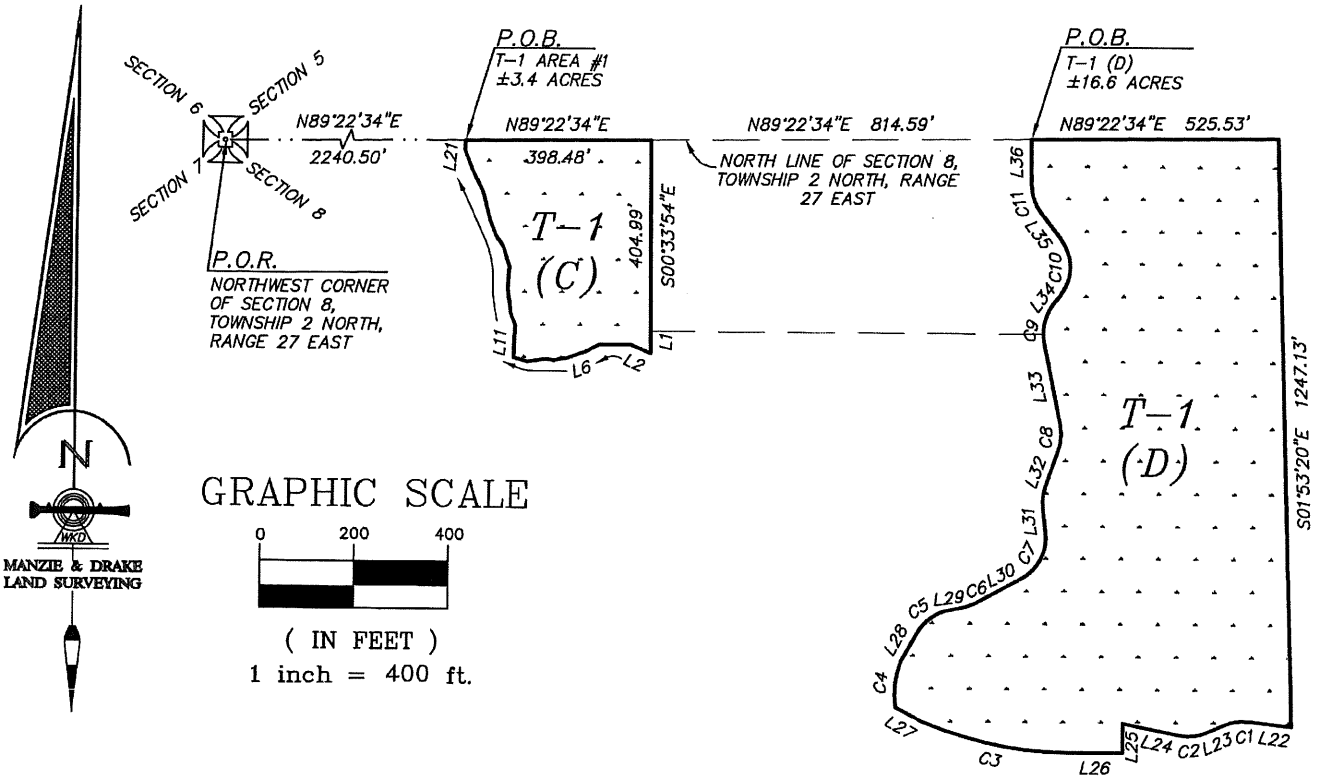
CONTAINING 16.6 ACRES, MORE OR LESS

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 14175

MANZIE & DRAKE LAND SURVEYING

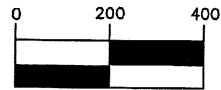
SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)



MANZIE & DRAKE
LAND SURVEYING

GRAPHIC SCALE



(IN FEET)

1 inch = 400 ft.

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | S0°44'20"E | 47.56' |
| L2 | N67°04'14"W | 47.51' |
| L3 | S89°18'47"W | 24.32' |
| L4 | S89°18'47"W | 41.33' |
| L5 | S63°28'01"W | 34.07' |
| L6 | S69°51'26"W | 39.65' |
| L7 | S80°24'03"W | 31.06' |
| L8 | N80°28'12"W | 17.39' |
| L9 | S81°11'51"W | 40.34' |
| L10 | N74°17'54"W | 29.69' |
| L11 | N1°49'37"E | 59.72' |
| L12 | S21°34'24"E | 24.11' |
| L13 | S8°28'42"E | 54.92' |
| L14 | S4°33'01"W | 47.34' |
| L15 | S17°53'35"E | 46.01' |
| L16 | S35°05'43"E | 27.04' |
| L17 | S22°30'37"E | 35.80' |
| L18 | S14°28'54"E | 60.30' |
| L19 | S27°09'26"E | 57.85' |
| L20 | S21°49'03"E | 40.57' |

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L21 | S3°43'45"W | 20.65' |
| L22 | N83°28'16"W | 92.64' |
| L23 | S66°12'34"W | 39.57' |
| L24 | N78°37'19"W | 122.46' |
| L25 | S0°00'00"E | 62.08' |
| L26 | N90°00'00"W | 115.34' |
| L27 | N61°14'13"W | 62.88' |
| L28 | N28°59'29"E | 70.37' |
| L29 | N82°28'12"E | 12.00' |
| L30 | N62°01'04"E | 110.56' |
| L31 | N7°07'42"W | 52.80' |
| L32 | N19°29'10"E | 79.62' |
| L33 | N11°53'21"W | 175.77' |
| L34 | N37°50'38"E | 22.74' |
| L35 | N38°00'33"W | 68.15' |
| L36 | N0°35'04"W | 94.93' |

LEGEND

P.O.R. = POINT OF REFERENCE
P.O.B. = POINT OF BEGINNING

JOB NO. 14175
SHEET 4 OF 4

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE |
|-------|---------|---------|-----------|---------------|----------------|
| C1 | 52.92' | 100.00' | 30°19'10" | S81°22'09"W | 52.30' |
| C2 | 61.38' | 100.00' | 35°10'07" | S83°47'38"W | 60.42' |
| C3 | 319.58' | 795.36' | 23°01'18" | N78°29'21"W | 317.43' |
| C4 | 98.10' | 186.07' | 30°12'29" | N5°55'21"E | 96.97' |
| C5 | 93.34' | 100.00' | 53°28'42" | N55°43'51"E | 89.99' |
| C6 | 35.70' | 100.00' | 20°27'08" | N72°14'38"E | 35.51' |
| C7 | 120.68' | 100.00' | 69°08'45" | N27°26'41"E | 113.49' |
| C8 | 54.76' | 100.00' | 31°22'31" | N3°47'54"E | 54.08' |
| C9 | 86.80' | 100.00' | 49°43'59" | N12°58'38"E | 84.10' |
| C10 | 132.39' | 100.00' | 75°51'10" | N0°04'57"W | 122.93' |
| C11 | 65.32' | 100.00' | 37°25'28" | N19°17'48"W | 64.16' |

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

T-4 NORTH PARCEL

05/28/2020

A PARCEL OF LAND SITUATE IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE SOUTH $00^{\circ}41'02''$ EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 574.38 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT RIGHT-OF-WAY) AND A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 595 FEET; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $14^{\circ}29'11''$, AN ARC DISTANCE OF 150.44 FEET AND BEING SUBTENDED BY A CHORD BEARING OF $S\ 55^{\circ}54'20''\ E$, A DISTANCE OF 150.04 FEET; THENCE $S\ 63^{\circ}08'56''\ E$, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 362.18 FEET TO THE **POINT OF BEGINNING**; THENCE $N\ 46^{\circ}08'10''\ E$, A DISTANCE OF 32.48 FEET; THENCE $N\ 51^{\circ}37'45''\ E$, A DISTANCE OF 42.84 FEET; THENCE $N\ 16^{\circ}17'20''\ W$, A DISTANCE OF 23.23 FEET; THENCE $N\ 38^{\circ}09'03''\ W$, A DISTANCE OF 19.64 FEET; THENCE $N\ 19^{\circ}29'11''\ E$, A DISTANCE OF 27.21 FEET; THENCE $N\ 26^{\circ}30'06''\ E$, A DISTANCE OF 36.95 FEET; THENCE $N\ 42^{\circ}36'25''\ E$, A DISTANCE OF 51.30 FEET; THENCE $N\ 53^{\circ}34'07''\ E$, A DISTANCE OF 49.21 FEET; THENCE $N\ 41^{\circ}52'50''\ E$, A DISTANCE OF 47.64 FEET; THENCE $N\ 53^{\circ}57'56''\ E$, A DISTANCE OF 44.68 FEET; THENCE $N\ 12^{\circ}46'57''\ E$, A DISTANCE OF 40.70 FEET; THENCE $N\ 02^{\circ}26'54''\ W$, A DISTANCE OF 49.75 FEET; THENCE $N\ 26^{\circ}12'46''\ W$, A DISTANCE OF 37.37 FEET; THENCE $N\ 44^{\circ}54'51''\ W$, A DISTANCE OF 45.26 FEET; THENCE $N\ 88^{\circ}58'50''\ E$, A DISTANCE OF 965.66 FEET; THENCE $S\ 89^{\circ}53'15''\ E$, A DISTANCE OF 768.25 FEET; THENCE $S\ 01^{\circ}49'37''\ W$, A DISTANCE OF 59.72 FEET; THENCE $S\ 74^{\circ}17'54''\ E$, A DISTANCE OF 29.69 FEET; THENCE $N\ 81^{\circ}11'51''\ E$, A DISTANCE OF 40.34 FEET; THENCE $S\ 80^{\circ}28'12''\ E$, A DISTANCE OF 17.39 FEET; THENCE $N\ 80^{\circ}24'03''\ E$, A DISTANCE OF 31.06 FEET; THENCE $N\ 69^{\circ}51'26''\ E$, A DISTANCE OF 39.65 FEET; THENCE $N\ 63^{\circ}28'01''\ E$, A DISTANCE OF 34.07 FEET; THENCE $N\ 89^{\circ}18'47''\ E$, A DISTANCE OF 41.33 FEET; THENCE $N\ 89^{\circ}18'47''\ E$, A DISTANCE OF 24.32 FEET; THENCE $S\ 67^{\circ}04'14''\ E$, A DISTANCE OF 47.51 FEET; THENCE $N\ 00^{\circ}44'20''\ W$, A DISTANCE OF 47.56 FEET; THENCE $N\ 90^{\circ}00'00''\ E$, A DISTANCE OF 838.68 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 100.00 FEET, HAVING A CHORD BEARING OF $S\ 06^{\circ}37'57''\ E$ AND A CHORD DISTANCE OF 18.32, HAVING A CENTRAL ANGLE OF $10^{\circ}30'48''$ AND AN ARC LENGTH OF 18.35 TO A POINT; THENCE $S\ 11^{\circ}53'21''\ E$, A DISTANCE OF 175.77 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 100.00 FEET, HAVING A CHORD BEARING OF $S\ 03^{\circ}47'54''\ W$ AND A CHORD DISTANCE OF 54.08, HAVING A CENTRAL ANGLE OF $31^{\circ}22'31''$ AND AN ARC LENGTH OF 54.76 TO A POINT;

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

OFFICE (904) 491-5700 • FAX (904) 491-5777 • TOLL FREE (888) 832-7730

www.manzieanddrake.com

MANZIE & DRAKE LAND SURVEYING



THENCE S 19°29'10" W, A DISTANCE OF 79.62 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 100.00 FEET, HAVING A CHORD BEARING OF S 06°10'44" W AND A CHORD DISTANCE OF 46.03, HAVING A CENTRAL ANGLE OF 26°36'51" AND AN ARC LENGTH OF 46.45 TO A POINT; THENCE S 07°07'42" E, A DISTANCE OF 52.80 FEET; THENCE IN A SOUTHWESTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 100.00 FEET, HAVING A CHORD BEARING OF S 27°26'41" W AND A CHORD DISTANCE OF 113.49, HAVING A CENTRAL ANGLE OF 69°08'45" AND AN ARC LENGTH OF 120.68 TO A POINT; THENCE S 62°01'04" W, A DISTANCE OF 110.56 FEET; THENCE IN A WESTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 100.00 FEET, HAVING A CHORD BEARING OF S 72°14'38" W AND A CHORD DISTANCE OF 35.51, HAVING A CENTRAL ANGLE OF 20°27'08" AND AN ARC LENGTH OF 35.70 TO A POINT; THENCE S 82°28'12" W, A DISTANCE OF 12.00 FEET; THENCE IN A SOUTHWESTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 100.00 FEET, HAVING A CHORD BEARING OF S 55°43'51" W AND A CHORD DISTANCE OF 89.99, HAVING A CENTRAL ANGLE OF 53°28'42" AND AN ARC LENGTH OF 93.34 TO A POINT; THENCE S 28°59'29" W, A DISTANCE OF 70.37 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 186.07 FEET, HAVING A CHORD BEARING OF S 05°55'21" W AND A CHORD DISTANCE OF 96.97, HAVING A CENTRAL ANGLE OF 30°12'29" AND AN ARC LENGTH OF 98.10 TO A POINT; THENCE S 61°14'13" E, A DISTANCE OF 62.88 FEET; THENCE IN A EASTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 795.36 FEET, HAVING A CHORD BEARING OF S 78°29'21" E AND A CHORD DISTANCE OF 317.43, HAVING A CENTRAL ANGLE OF 23°01'18" AND AN ARC LENGTH OF 319.58 TO A POINT; THENCE N 90°00'00" E, A DISTANCE OF 115.34 FEET; THENCE S 00°00'00" E, A DISTANCE OF 603.38 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT RIGHT-OF-WAY); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE IN A WESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1,859.86 FEET, HAVING A CHORD BEARING OF S 84°04'39" W AND A CHORD DISTANCE OF 362.09, HAVING A CENTRAL ANGLE OF 11°10'21" AND AN ARC LENGTH OF 362.67 TO A POINT; THENCE S 89°59'57" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 707.57 FEET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE IN A WESTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 675.00 FEET, HAVING A CHORD BEARING OF N 73°44'24" W AND A CHORD DISTANCE OF 377.19, HAVING A CENTRAL ANGLE OF 32°26'55" AND AN ARC LENGTH OF 382.28 TO A POINT; THENCE N 57°32'57" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 637.25 FEET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE IN A NORTHWESTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1025.00 FEET, HAVING A CHORD BEARING OF N 60°18'50" W AND A CHORD DISTANCE OF 100.08, HAVING A CENTRAL ANGLE

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

OFFICE (904) 491-5700 • FAX (904) 491-5777 • TOLL FREE (888) 832-7730

www.manzieanddrake.com

MANZIE & DRAKE LAND SURVEYING



OF 05°35'48" AND AN ARC LENGTH OF 100.12 TO A POINT; THENCE N 63°08'56 W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,290.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 79.5 ACRES, MORE OR LESS

A handwritten signature in cursive script, reading "Michael A. Manzie", written over a horizontal line.

MICHAEL A. MANZIE, P.L.S.

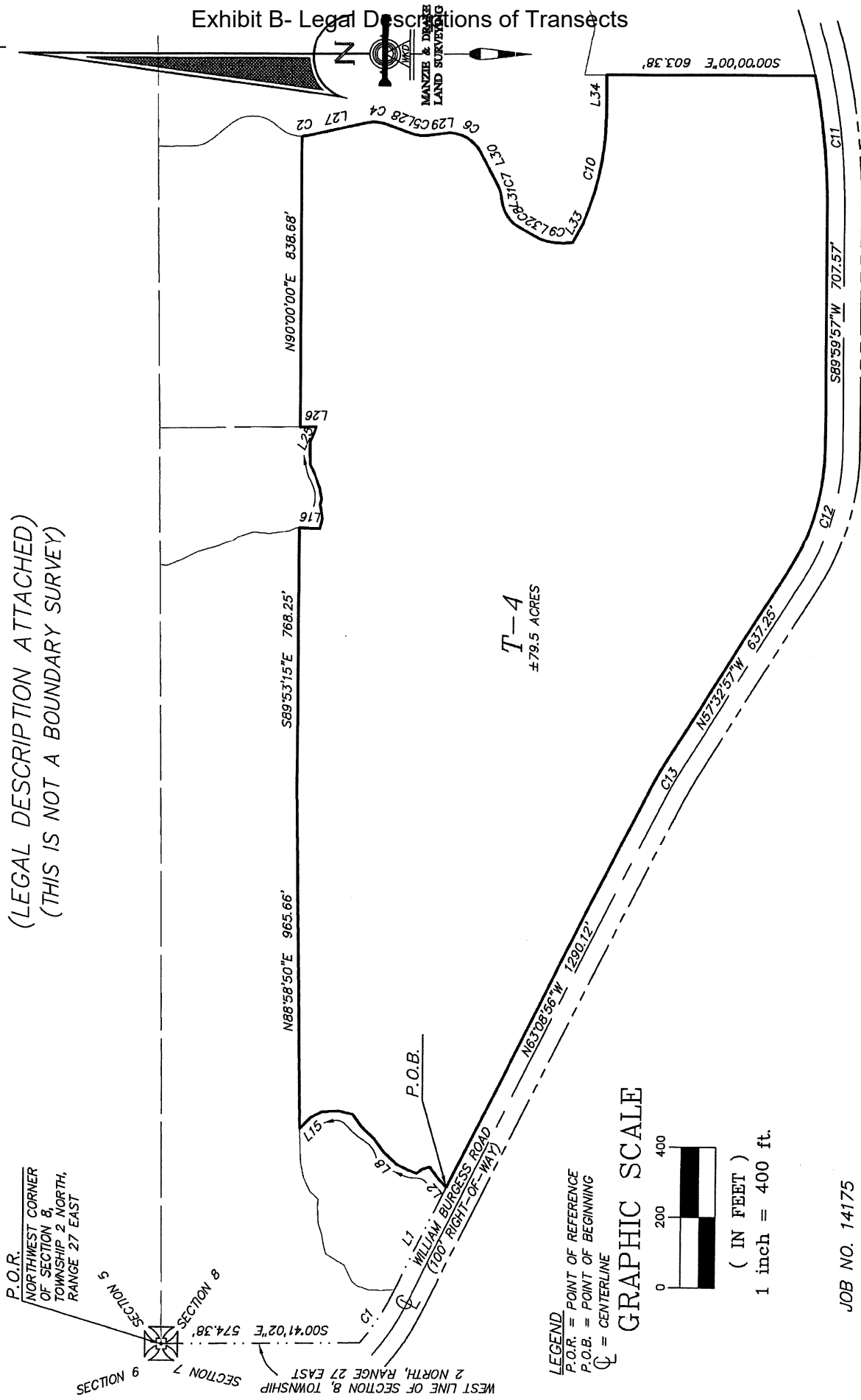
FLORIDA REGISTRATION NO. 4069

JOB NO. 14175 6/19/20

MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)
 (THIS IS NOT A BOUNDARY SURVEY)



117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034
 OFFICE (904)491-5700 WWW.MANZIEANDDRAKE.COM

JOB NO. 14175
 SHEET 4 OF 5

SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S63°08'56"E | 362.18' |
| L2 | N46°08'10"E | 32.48' |
| L3 | N51°37'45"E | 42.84' |
| L4 | N16°17'20"W | 23.23' |
| L5 | N38°09'03"W | 19.64' |
| L6 | N19°29'11"E | 27.21' |
| L7 | N26°30'06"E | 36.95' |
| L8 | N42°36'25"E | 51.30' |
| L9 | N53°34'07"E | 49.21' |
| L10 | N41°52'50"E | 47.64' |
| L11 | N53°57'56"E | 44.68' |
| L12 | N12°46'57"E | 40.70' |
| L13 | N2°26'54"W | 49.75' |
| L14 | N26°12'46"W | 37.37' |
| L15 | N44°54'51"W | 45.26' |
| L16 | S1°49'37"W | 59.72' |
| L17 | S74°17'54"E | 29.69' |
| L18 | N81°11'51"E | 40.34' |
| L19 | S80°28'12"E | 17.39' |
| L20 | N80°24'03"E | 31.06' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L21 | N69°51'26"E | 39.65' |
| L22 | N63°28'01"E | 34.07' |
| L23 | N89°18'47"E | 41.33' |
| L24 | S89°18'47"W | 24.32' |
| L25 | N67°04'14"W | 47.51' |
| L26 | S0°44'20"E | 47.56' |
| L27 | S11°53'21"E | 175.77' |
| L28 | S19°29'10"W | 79.62' |
| L29 | S7°07'42"E | 52.80' |
| L30 | S62°01'04"W | 110.56' |
| L31 | S82°28'12"W | 12.00' |
| L32 | S28°59'29"W | 70.37' |
| L33 | S61°14'13"E | 62.88' |
| L34 | N90°00'00"E | 115.34' |
| L35 | S89°59'57"W | 71.56' |

| CURVE TABLE | | | | | | |
|-------------|---------|----------|-----------|---------------|----------------|--|
| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE | |
| C1 | 150.44' | 595.00' | 14°29'11" | S55°52'08"E | 150.04' | |
| C2 | 18.35' | 100.00' | 10°30'48" | S6°37'57"E | 18.32' | |
| C4 | 54.76' | 100.00' | 31°22'31" | S3°47'54"W | 54.08' | |
| C5 | 46.45' | 100.00' | 26°36'51" | S6°10'44"W | 46.03' | |
| C6 | 120.68' | 100.00' | 69°08'45" | S27°26'41"W | 113.49' | |
| C7 | 35.70' | 100.00' | 20°27'08" | S72°14'38"W | 35.51' | |
| C8 | 93.34' | 100.00' | 53°28'42" | S55°43'51"W | 89.99' | |
| C9 | 98.10' | 186.07' | 30°12'29" | S5°55'21"W | 96.97' | |
| C10 | 319.58' | 795.36' | 23°01'18" | S78°29'21"E | 317.43' | |
| C11 | 362.65' | 1859.86' | 11°10'19" | S84°04'41"W | 362.07' | |
| C12 | 382.28' | 675.00' | 32°26'55" | N73°46'35"W | 377.19' | |
| C13 | 100.12' | 1025.00' | 5°35'48" | N60°21'02"W | 100.08' | |

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

T-3.5(A) NORTH PARCEL

05/28/2020

A PARCEL OF LAND SITUATE IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE N 89°22'34" E, ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 587.31 FEET TO THE **POINT OF BEGINNING**; THENCE N 89°22'34" E, ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 1,653.21 FEET; THENCE S 03°43'45" W, A DISTANCE OF 20.65 FEET; THENCE S 21°49'03" E, A DISTANCE OF 40.57 FEET; THENCE S 27°09'26" E, A DISTANCE OF 57.85 FEET; THENCE S 14°28'54" E, A DISTANCE OF 60.30 FEET; THENCE S 22°30'37" E, A DISTANCE OF 35.80 FEET; THENCE S 35°05'43" E, A DISTANCE OF 27.04 FEET; THENCE S 17°53'35" E, A DISTANCE OF 46.01 FEET; THENCE S 04°33'01" W, A DISTANCE OF 47.34 FEET; THENCE S 08°28'42" E, A DISTANCE OF 54.92 FEET; THENCE S 21°34'24" E, A DISTANCE OF 24.11 FEET; THENCE S 01°02'25" W, A DISTANCE OF 9.58 FEET; THENCE N 89°53'15" W, A DISTANCE OF 768.25 FEET; THENCE S 88°58'50" W, A DISTANCE OF 965.66 FEET; THENCE S 88°20'22" W, A DISTANCE OF 38.71 FEET; THENCE S 87°35'55" W, A DISTANCE OF 57.11 FEET; THENCE S 78°48'10" W, A DISTANCE OF 46.47 FEET; THENCE S 63°36'23" W, A DISTANCE OF 43.97 FEET; THENCE S 41°13'13" W, A DISTANCE OF 32.80 FEET; THENCE N 86°30'50" W, A DISTANCE OF 22.65 FEET; THENCE S 87°13'13" W, A DISTANCE OF 45.40 FEET; THENCE S 72°17'13" W, A DISTANCE OF 35.10 FEET; THENCE S 79°20'58" W, A DISTANCE OF 29.41 FEET; THENCE S 75°02'46" W, A DISTANCE OF 26.48 FEET; THENCE S 31°02'13" W, A DISTANCE OF 29.95 FEET; THENCE S 30°37'05" W, A DISTANCE OF 34.02 FEET; THENCE S 63°42'20" W, A DISTANCE OF 48.30 FEET; THENCE S 40°21'19" W, A DISTANCE OF 20.71 FEET; THENCE S 17°47'17" W, A DISTANCE OF 35.43 FEET; THENCE S 01°59'33" W, A DISTANCE OF 38.89 FEET; THENCE S 05°13'28" E, A DISTANCE OF 35.99 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT RIGHT-OF-WAY); THENCE N 63°08'56" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 34.81 FEET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE IN A NORTHWESTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 595.00 FEET, HAVING A CHORD BEARING OF N 55°54'20" W AND A CHORD DISTANCE OF 150.04, HAVING A CENTRAL ANGLE OF 14°29'11" AND AN ARC LENGTH OF 150.44 TO INTERSECT THE WESTERLY LINE OF SAID SECTION 8; THENCE N 00°41'02" W, ALONG SAID WESTERLY LINE OF SECTION 8, A DISTANCE OF 262.34 FEET; THENCE N 24°44'12" E, A DISTANCE OF 22.33 FEET; THENCE N 10°31'40" E, A DISTANCE OF 42.60 FEET; THENCE S 35°32'34" E, A DISTANCE OF 70.22 FEET; THENCE N 48°53'09" E, A DISTANCE OF 79.26 FEET; THENCE N 87°38'22" E, A DISTANCE OF 19.28 FEET; THENCE S 71°23'36" E, A DISTANCE OF 33.65 FEET; THENCE N 50°41'52" E, A DISTANCE OF 32.24 FEET; THENCE N 62°04'13" E, A DISTANCE OF 39.91 FEET; THENCE N 88°38'47" E, A DISTANCE OF 54.06 FEET; THENCE S 46°12'51" E, A DISTANCE OF 32.40 FEET; THENCE N 51°04'38" E, A DISTANCE OF 45.68 FEET; THENCE N 42°24'36" E, A DISTANCE OF 48.13 FEET; THENCE N 23°51'05" E, A DISTANCE OF 29.18 FEET; THENCE N 81°46'32" E, A DISTANCE OF 36.94 FEET; THENCE N 21°23'53" E, A DISTANCE OF 43.23 FEET; THENCE N 36°02'23" E, A DISTANCE OF 46.45 FEET; THENCE N 20°12'11" E, A DISTANCE OF 34.89

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

OFFICE (904) 491-5700 • FAX (904) 491-5777 • TOLL FREE (888) 832-7730

www.manzieanddrake.com

MANZIE & DRAKE LAND SURVEYING



FEET; THENCE N 87°35'38" E, A DISTANCE OF 46.87 FEET; THENCE N 52°51'02" E, A DISTANCE OF 73.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.8 ACRES, MORE OR LESS

A handwritten signature in cursive script, appearing to read "Michael A. Manzie", written over a horizontal line.

MICHAEL A. MANZIE, P.L.S.

FLORIDA REGISTRATION NO. 4069

JOB NO. 14175 6/19/20

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION
T-3.5(B) NORTH PARCEL
05/28/2020

A PARCEL OF LAND SITUATE IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE N 89°22'34" E, ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 2,639.00 FEET TO THE **POINT OF BEGINNING**; THENCE N 89°22'34" E, ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 814.59 FEET; THENCE S 00°35'04" E, A DISTANCE OF 94.93 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 100.00 FEET, HAVING A CHORD BEARING OF S 19°17'48" E AND A CHORD DISTANCE OF 64.16, HAVING A CENTRAL ANGLE OF 37°25'28" AND AN ARC LENGTH OF 65.32 TO A POINT; THENCE S 38°00'33" E, A DISTANCE OF 68.15 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 100.00 FEET, HAVING A CHORD BEARING OF S 00°04'57" E AND A CHORD DISTANCE OF 122.93, HAVING A CENTRAL ANGLE OF 75°51'10" AND AN ARC LENGTH OF 132.39 TO A POINT; THENCE S 37°50'38" W, A DISTANCE OF 22.74 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 100.00 FEET, HAVING A CHORD BEARING OF S 18°14'02" W AND A CHORD DISTANCE OF 67.12, HAVING A CENTRAL ANGLE OF 39°13'11" AND AN ARC LENGTH OF 68.45 TO A POINT; THENCE N 90°00'00" W, A DISTANCE OF 838.68 FEET; THENCE N 00°33'54" W, A DISTANCE OF 404.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.9 ACRES, MORE OR LESS

A handwritten signature in cursive script, appearing to read "Michael A. Manzie".

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 14175 6/19/20

MANZIE & DRAKE LAND SURVEYING

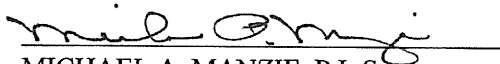


LEGAL DESCRIPTION
T-3.5(C) NORTH PARCEL
05/28/2020

A PARCEL OF LAND SITUATE IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE N 89°22'34" E, ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 3,979.1 FEET; THENCE S 01°53'20" E, ALONG THE WEST LINE OF "CARTESIAN POINTE UNIT 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 124, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 1,247.13 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S 01°53'20" E, ALONG THE WEST LINE OF SAID "CARTESIAN POINTE UNIT 3, A DISTANCE OF 100.80 FEET; THENCE S 06°32'07" W, ALONG THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2286, PAGE 795, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 471.76 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT RIGHT-OF-WAY); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, IN A WESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1,859.86 FEET, HAVING A CHORD BEARING OF S 73°30'36" W AND A CHORD DISTANCE OF 322.98, HAVING A CENTRAL ANGLE OF 09°57'45" AND AN ARC LENGTH OF 323.39 TO A POINT; THENCE N 00°00'00" E, A DISTANCE OF 665.46 FEET; THENCE S 78°37'19" E, A DISTANCE OF 122.46 FEET; THENCE IN A EASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 100.00 FEET, HAVING A CHORD BEARING OF N 83°47'38" E AND A CHORD DISTANCE OF 60.42, HAVING A CENTRAL ANGLE OF 35°10'07" AND AN ARC LENGTH OF 61.38 TO A POINT; THENCE N 66°12'34" E, A DISTANCE OF 39.57 FEET; THENCE IN A EASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 100.00 FEET, HAVING A CHORD BEARING OF N 81°22'09" E AND A CHORD DISTANCE OF 52.30, HAVING A CENTRAL ANGLE OF 30°19'10" AND AN ARC LENGTH OF 52.92 TO A POINT; THENCE S 83°28'16" E, A DISTANCE OF 92.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.8 ACRES, MORE OR LESS

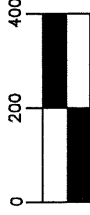

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 14175 6/19/20

MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)

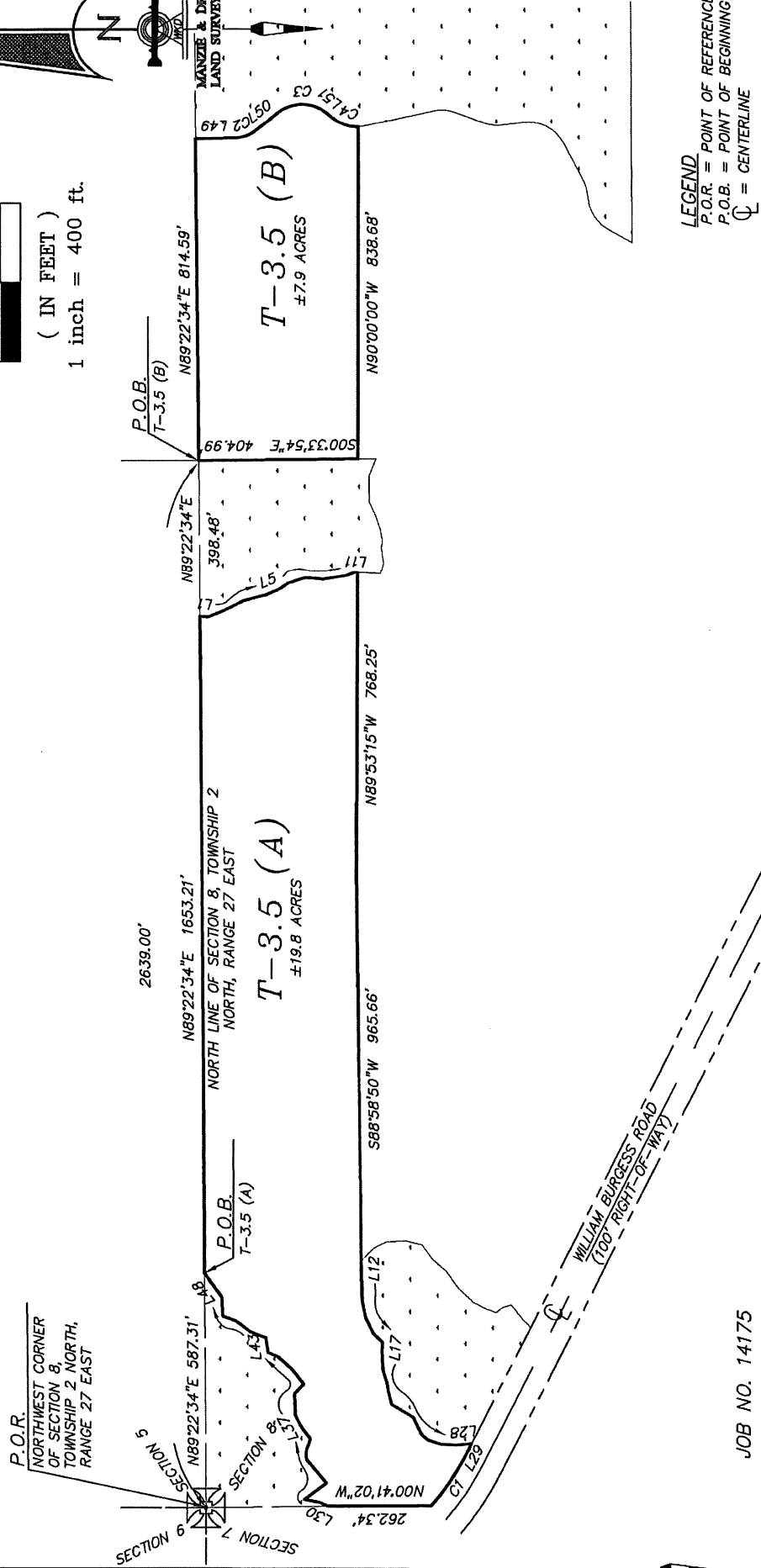
GRAPHIC SCALE



(IN FEET)

1 inch = 400 ft.

Exhibit B - Legal Descriptions of Transects



LEGEND
P.O.R. = POINT OF REFERENCE
P.O.B. = POINT OF BEGINNING
C = CENTERLINE

JOB NO. 14175
SHEET 5 OF 7

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034
OFFICE (904)491-5700 WWW.MANZIEANDDRAKE.COM

MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION



(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | S3°43'45"W | 20.65' |
| L2 | S21°49'03"E | 40.57' |
| L3 | S27°09'26"E | 57.85' |
| L4 | S14°28'54"E | 60.30' |
| L5 | S22°30'37"E | 35.80' |
| L6 | S35°05'43"E | 27.04' |
| L7 | S17°53'35"E | 46.01' |
| L8 | S4°33'01"W | 47.34' |
| L9 | S8°28'42"E | 54.92' |
| L10 | S21°34'24"E | 24.11' |
| L11 | S1°02'25"W | 9.58' |
| L12 | S88°20'22"W | 38.71' |
| L13 | S87°35'55"W | 57.11' |
| L14 | S78°48'10"W | 46.47' |
| L15 | S63°36'23"W | 43.97' |
| L16 | S41°13'13"W | 32.80' |
| L17 | N86°30'50"W | 22.65' |
| L18 | S87°13'13"W | 45.40' |
| L19 | S72°17'13"W | 35.10' |
| L20 | S79°20'58"W | 28.41' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L21 | S75°02'46"W | 26.48' |
| L22 | S31°02'13"W | 29.95' |
| L23 | S30°37'05"W | 34.02' |
| L24 | S63°42'20"W | 48.30' |
| L25 | S40°21'19"W | 20.71' |
| L26 | S17°47'17"W | 35.43' |
| L27 | S1°59'33"W | 38.89' |
| L28 | S5°13'28"E | 35.99' |
| L29 | N63°08'56"W | 34.81' |
| L30 | N24°44'12"E | 22.33' |
| L31 | N10°31'40"E | 42.60' |
| L32 | S35°32'34"E | 70.22' |
| L33 | N48°53'09"E | 79.26' |
| L34 | N87°38'22"E | 19.28' |
| L35 | S71°23'36"E | 33.65' |
| L36 | N50°41'52"E | 32.24' |
| L37 | N62°04'13"E | 39.91' |
| L38 | N88°38'47"E | 54.06' |
| L39 | S46°12'51"E | 32.40' |
| L40 | N51°04'38"E | 45.68' |

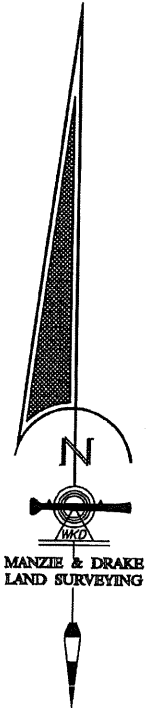
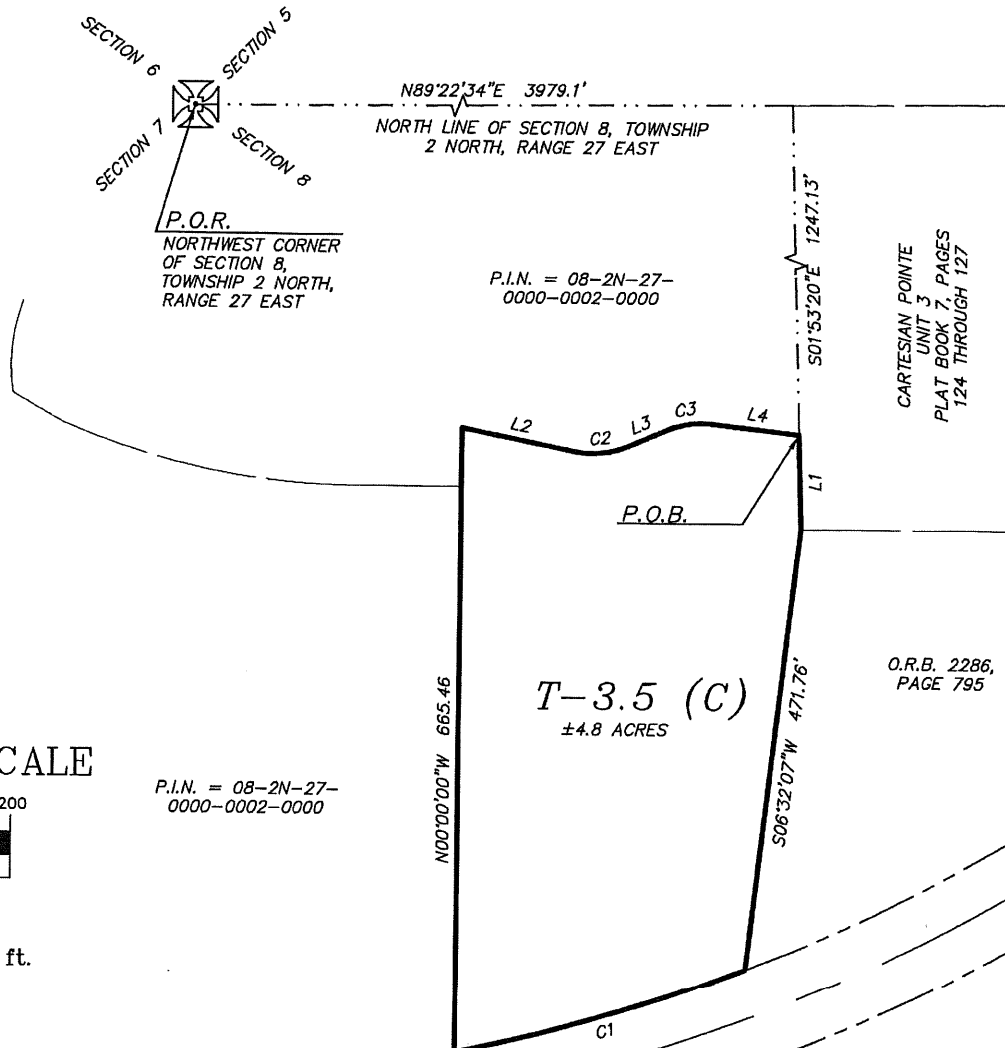
| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L41 | N42°24'36"E | 48.13' |
| L42 | N23°31'05"E | 29.18' |
| L43 | N81°46'32"E | 36.94' |
| L44 | N21°23'53"E | 43.23' |
| L45 | N36°02'23"E | 46.45' |
| L46 | N20°12'11"E | 34.89' |
| L47 | N87°35'38"E | 46.87' |
| L48 | N52°51'02"E | 73.71' |
| L49 | S0°35'04"E | 94.93' |
| L50 | S38°00'33"E | 68.15' |
| L51 | S37°50'38"W | 22.74' |

| CURVE TABLE | | | | | |
|-------------|---------|---------|-----------|---------------|----------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE |
| C1 | 150.44' | 595.00' | 14°29'11" | S55°54'20"E | 150.04' |
| C2 | 65.32' | 100.00' | 37°25'28" | S19°17'48"E | 64.16' |
| C3 | 132.39' | 100.00' | 75°51'10" | S0°04'57"E | 122.93' |
| C4 | 68.45' | 100.00' | 39°13'11" | S18°14'02"W | 67.12' |

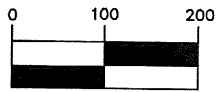
MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

P.I.N. = 08-2N-27-0000-0002-0000

WILLIAM BURGESS ROAD
(100' RIGHT-OF-WAY)

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S1°53'20"E | 100.80' |
| L2 | S78°37'19"E | 122.46' |
| L3 | N66°12'34"E | 39.57' |
| L4 | S83°28'16"E | 92.64' |

LEGEND

P.O.R. = POINT OF REFERENCE
P.O.B. = POINT OF BEGINNING
C = CENTERLINE

| CURVE TABLE | | | | | |
|-------------|---------|-----------|-----------|---------------|----------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE |
| C1 | 323.39' | 1,859.86' | 9°57'45" | S73°30'36"W | 322.98' |
| C2 | 61.38' | 100.00' | 35°10'07" | N83°47'38"E | 60.42' |
| C3 | 52.92' | 100.00' | 30°19'10" | N81°22'09"E | 52.30' |

JOB NO. 14175
SHEET 7 OF 7