

ORDINANCE 2020 - _____

AN ORDINANCE OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 437.70 ACRES OF REAL PROPERTY LOCATED ON THE NORTH AND SOUTH SIDE OF WILLIAM BURGESS BOULEVARD, BETWEEN THE ROBERT M. FOSTER JUSTICE CENTER AND HARVESTER STREET, FROM OPEN RURAL (OR), COMMERCIAL JUDICIAL (CJ) AND RESIDENTIAL JUDICIAL (RJ) 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 R20-003 to rezone the land described herein; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on March 3, 2020 and voted to recommend approval of R20-003 to the Commission; and

WHEREAS, taking into consideration the above recommendations, the Commission finds that such rezoning is consistent with the 2030 Comprehensive Plan and the orderly development of Nassau County; and

WHEREAS, the proposed 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 comply with the underlying Future Land Use Map (FLUM) designations of T-4 Urban Edge/Urban General Zone, T-3.5 Urban Transitional Zone, T-3 Sub-Urban Zone, And T-1 Conservation Zone; and

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

WHEREAS, public notice of all hearings has been provided in accordance with Chapters 125 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 proposed rezoning is generally consistent 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.

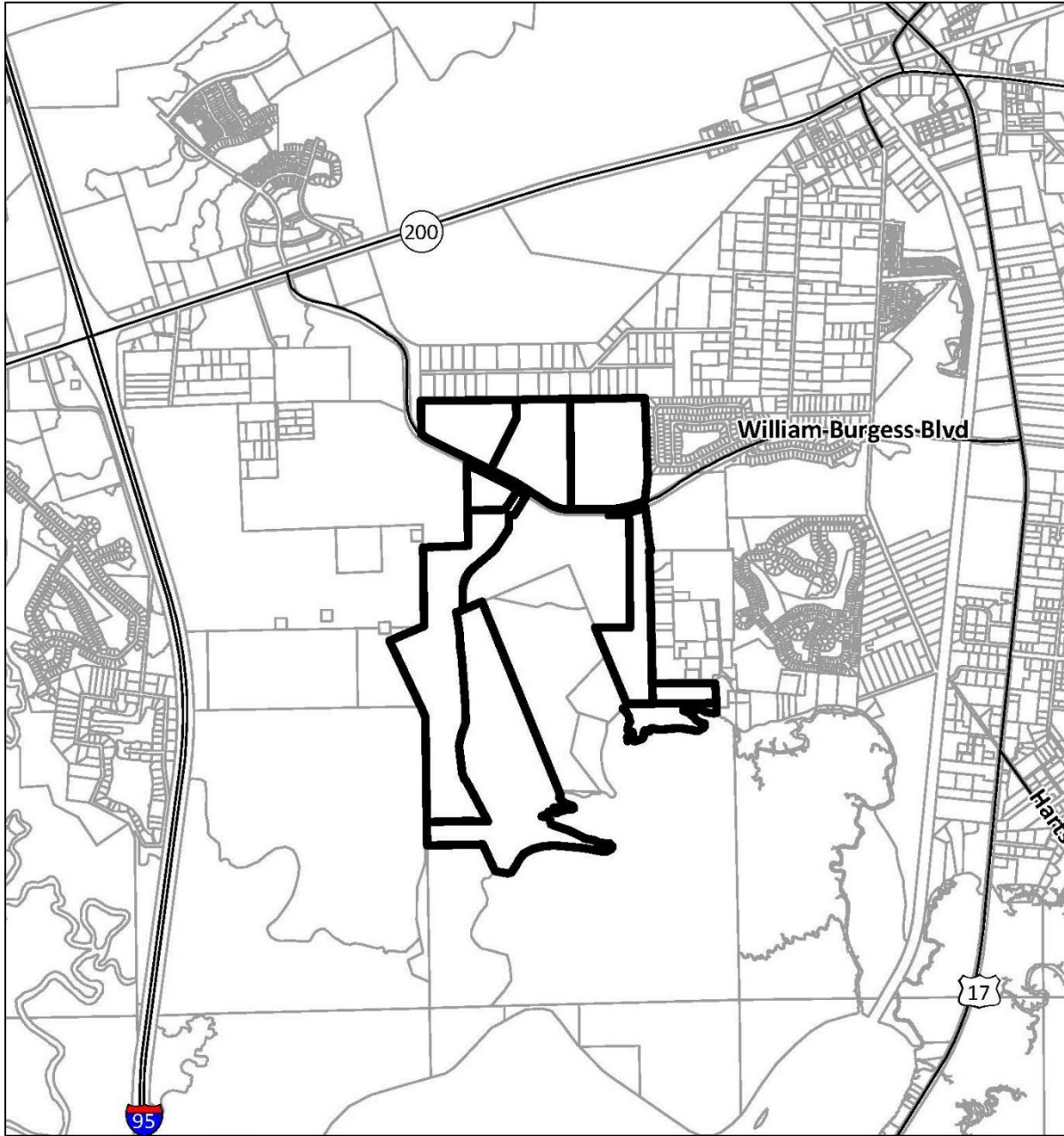
SECTION 2. PROPERTY REZONED.

- A. The real property described in Section 3 is rezoned and reclassified 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 upon the effective date of the ordinance, the Planning and Economic Opportunity Department is authorized to amend the Official Zoning Map to reflect this change.
- 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

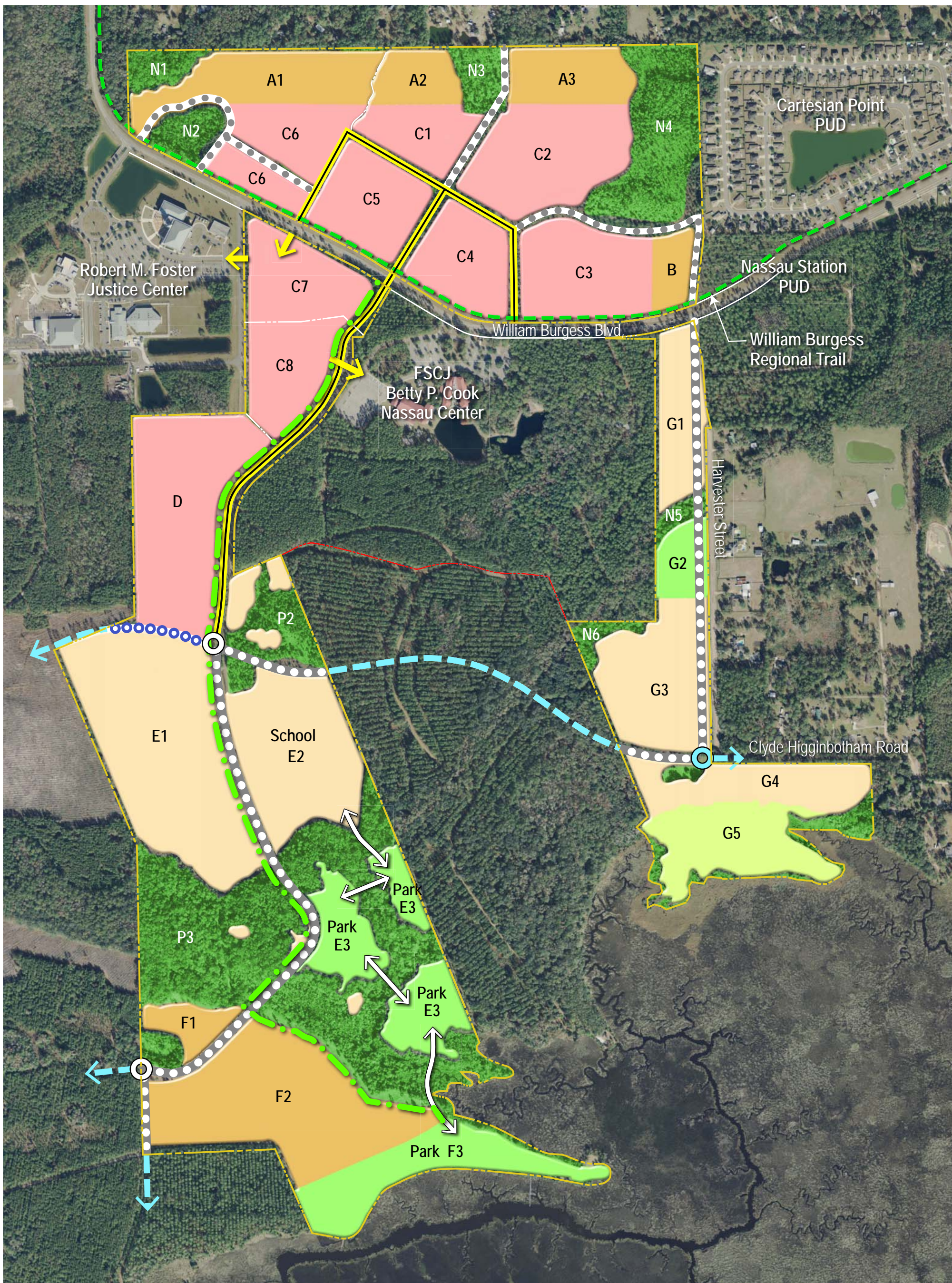
DANIEL B. LEEPER,
Its: Chairman

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.

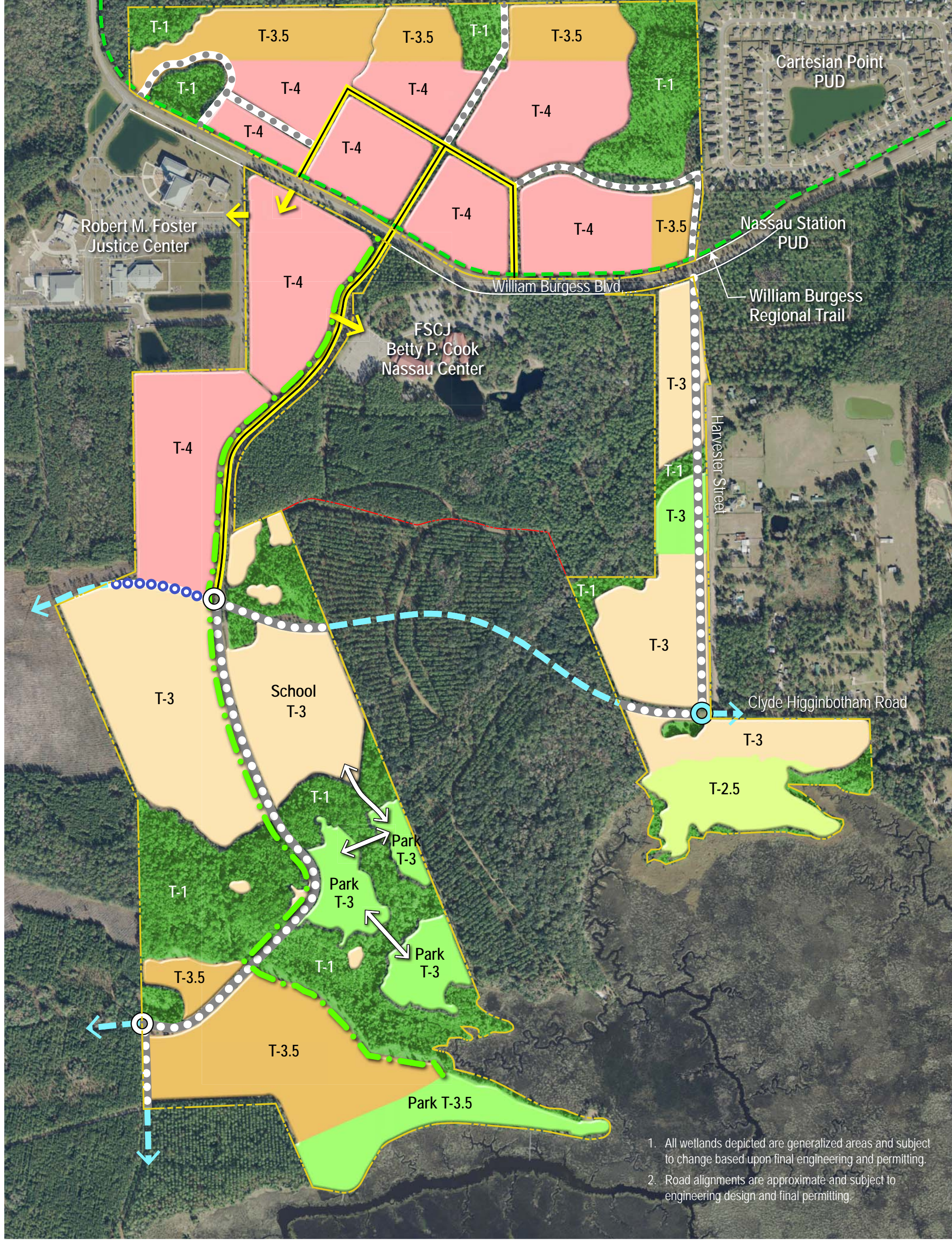
COOK / COLEMAN HOLDINGS

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



1. All welllands 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

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"

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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

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SHEET 2 OF 8

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;

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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.

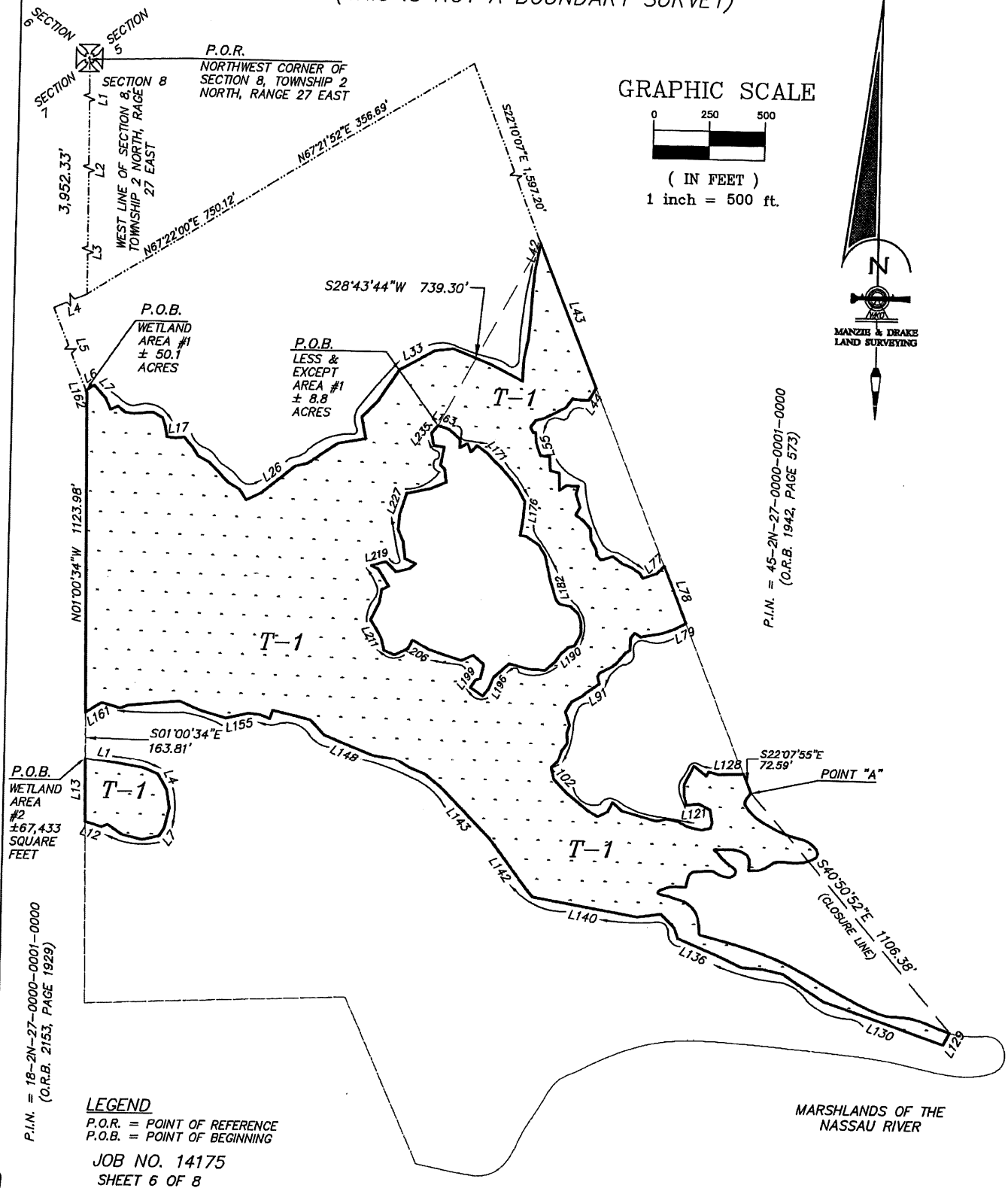
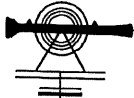
Michael A. Manzie

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)



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°41'02" EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 3,952.33 FEET; THENCE S 63°03'48" W, ALONG THE NORTH LINE OF SAID SECTION 45, A DISTANCE OF 610.15 FEET; THENCE S 22°54'20" E, A DISTANCE OF 1,501.10 FEET; THENCE S 01°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°54'26" E, A DISTANCE OF 124.38 FEET; THENCE S 80°28'17" E, A DISTANCE OF 83.60 FEET; THENCE S 67°36'11" E, A DISTANCE OF 56.90 FEET; THENCE S 29°36'03" E, A DISTANCE OF 61.69 FEET; THENCE S 09°40'26" E, A DISTANCE OF 67.06 FEET; THENCE S 13°19'43" W, A DISTANCE OF 76.36 FEET; THENCE S 32°53'50" W, A DISTANCE OF 31.91 FEET; THENCE S 76°14'21" W, A DISTANCE OF 59.39 FEET; THENCE N 75°35'01" W, A DISTANCE OF 72.01 FEET; THENCE N 56°10'49" W, A DISTANCE OF 63.31 FEET; THENCE S 65°38'47" W, A DISTANCE OF 23.02 FEET; THENCE N 72°53'25" W, A DISTANCE OF 62.96 FEET; THENCE N 01°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 black ink, 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

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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".

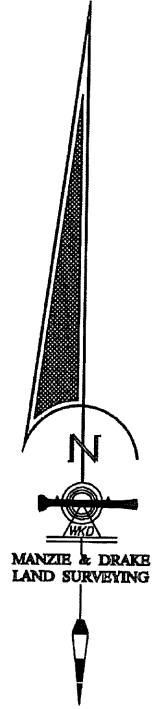
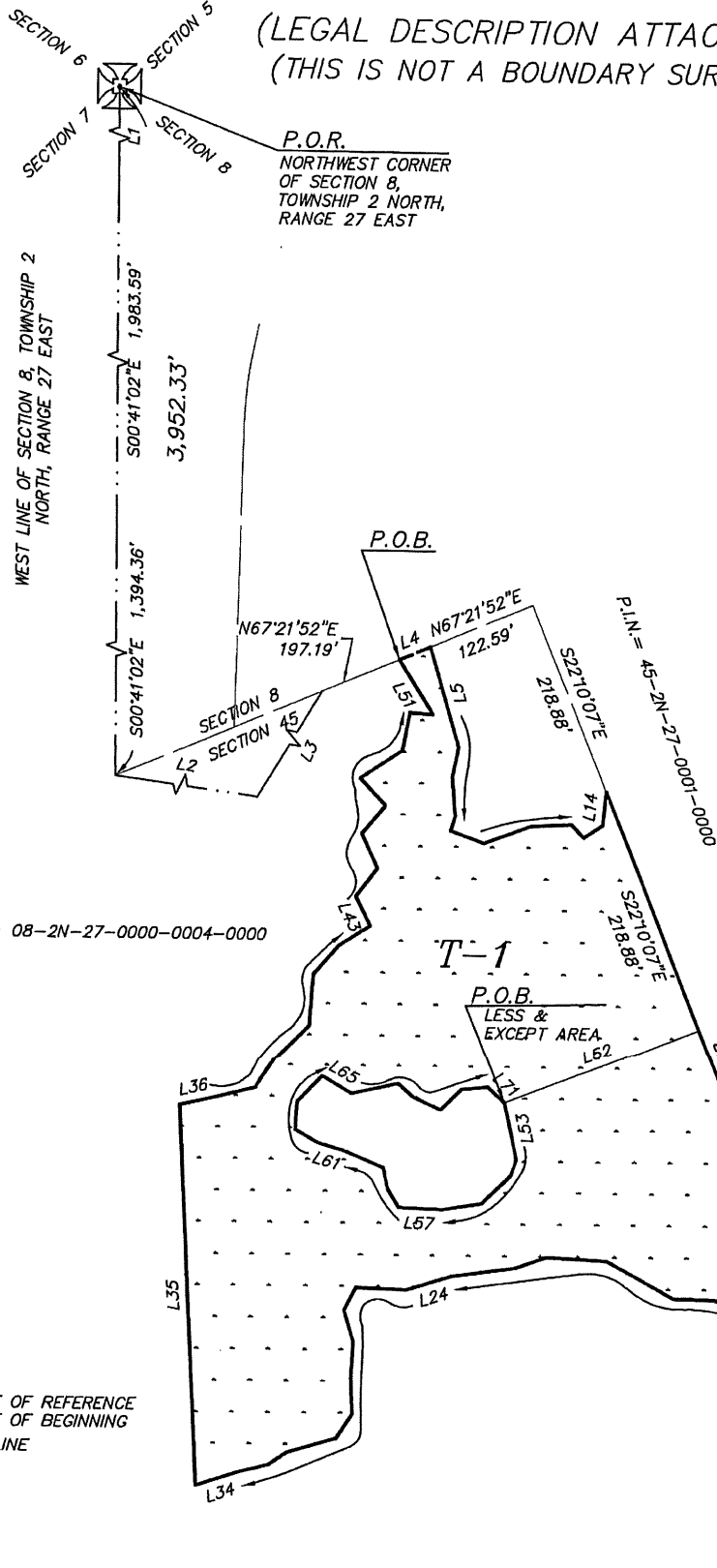
MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 14175 6/19/20

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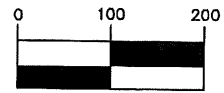
MANZIE & DRAKE LAND SURVEYING

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

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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

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




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

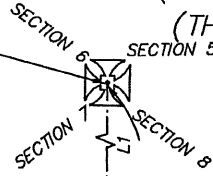
MANZIE & DRAKE LAND SURVEYING

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'

N05°26'55"E
354.52'

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

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

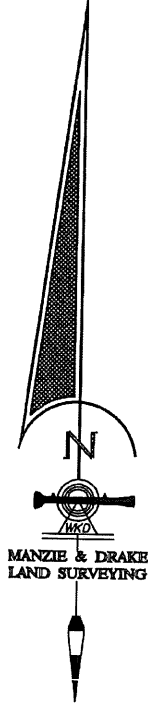
N67°03'48"E 610.15'

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

N02°54'20"N
1,484.05'

T-3
± 62.94 ACRES

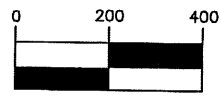
S22°10'07"E 744.56'



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	55.60'
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

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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;

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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;

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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

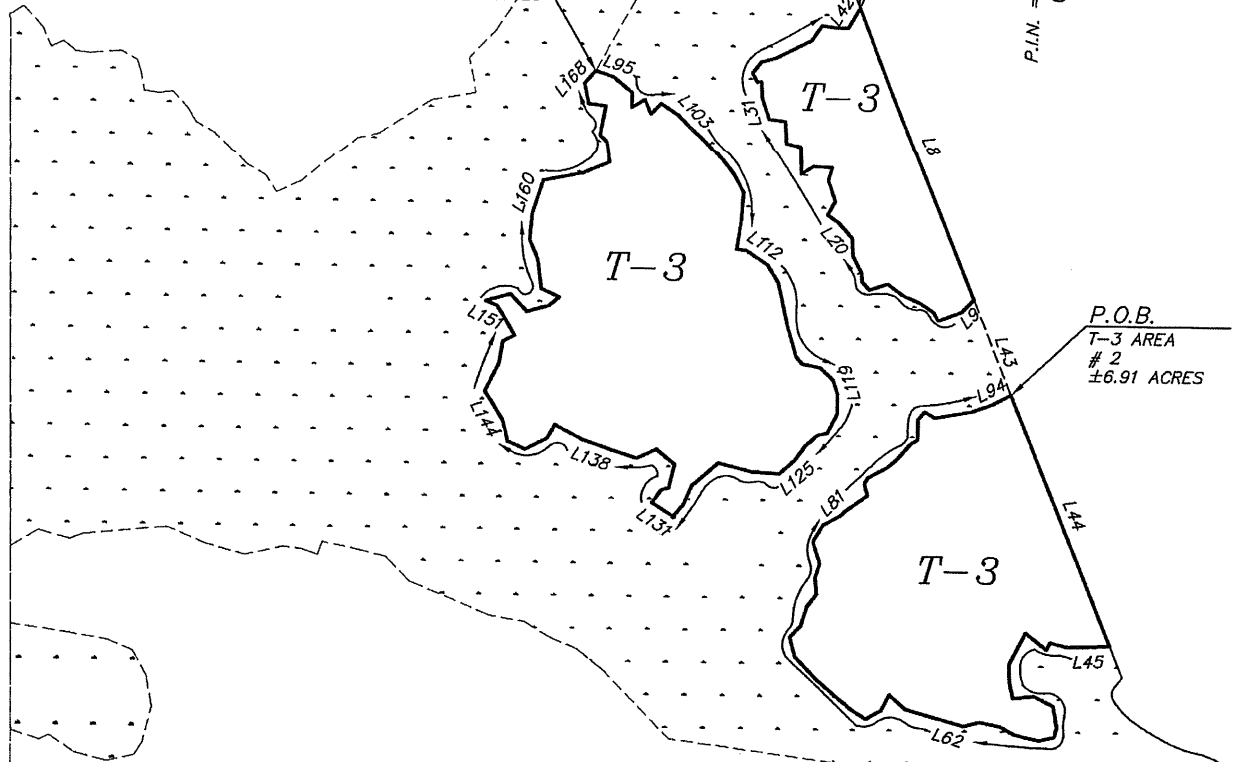
P.O.R. = POINT OF REFERENCE
P.O.B. = POINT OF BEGINNING

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

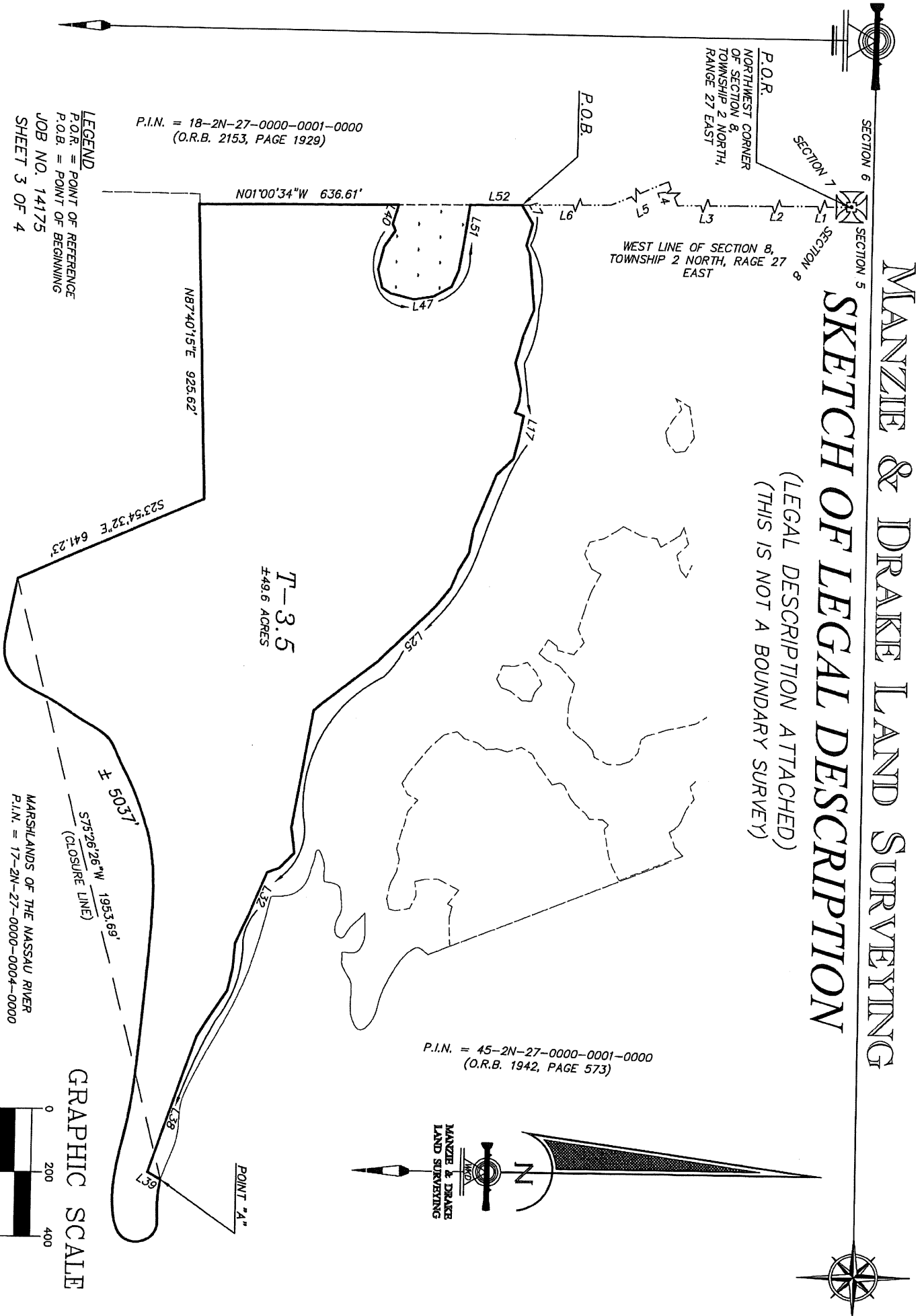
A handwritten signature in cursive script, appearing to read "Michael A. Manzie".

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

MANZIE & DRAKE LAND SURVEYING

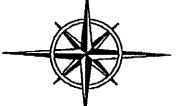
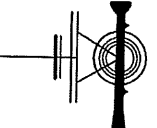
SKETCH OF LEGAL DESCRIPTION

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



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	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



MICHAEL A. MANZIE, P.L.S.

FLORIDA REGISTRATION NO. 4069

JOB NO. 14175 6/19/20

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SHEET 1 OF 2

MANZIE & DRAKE LAND SURVEYING

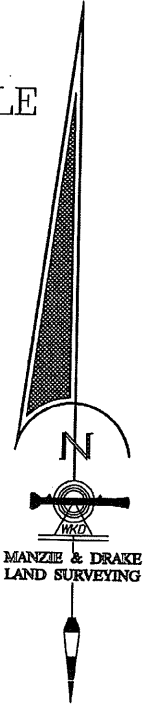
SKETCH OF LEGAL DESCRIPTION

(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)

N00°32'55"W 1416.65'

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

L1 S01°24'49"E 116.83'

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'

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'

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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

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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

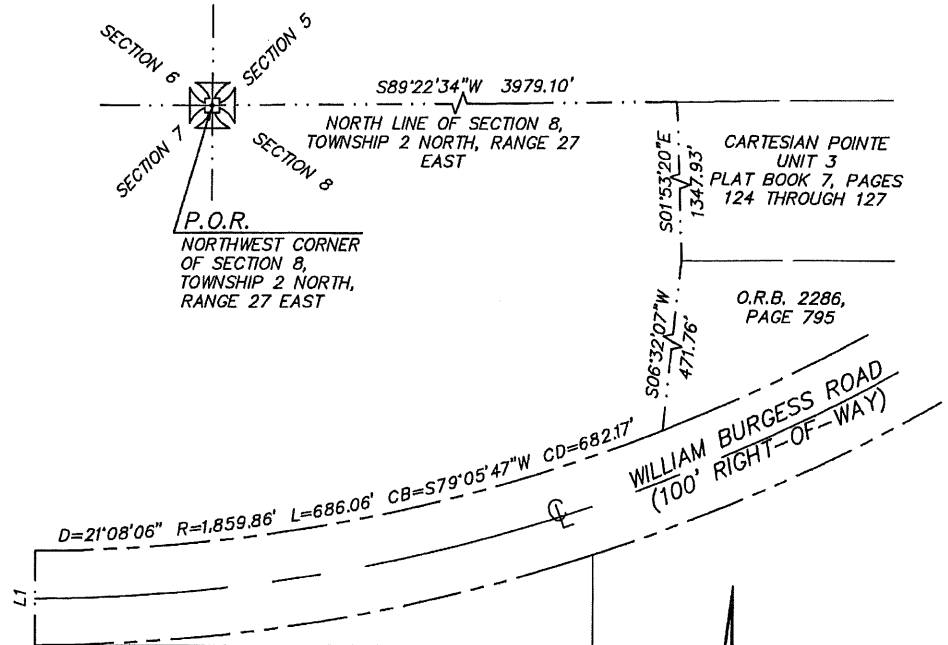
SKETCH OF LEGAL DESCRIPTION

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

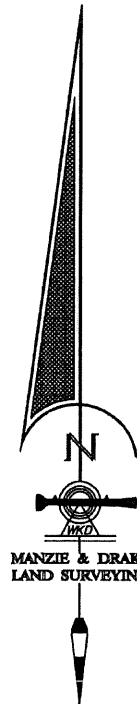
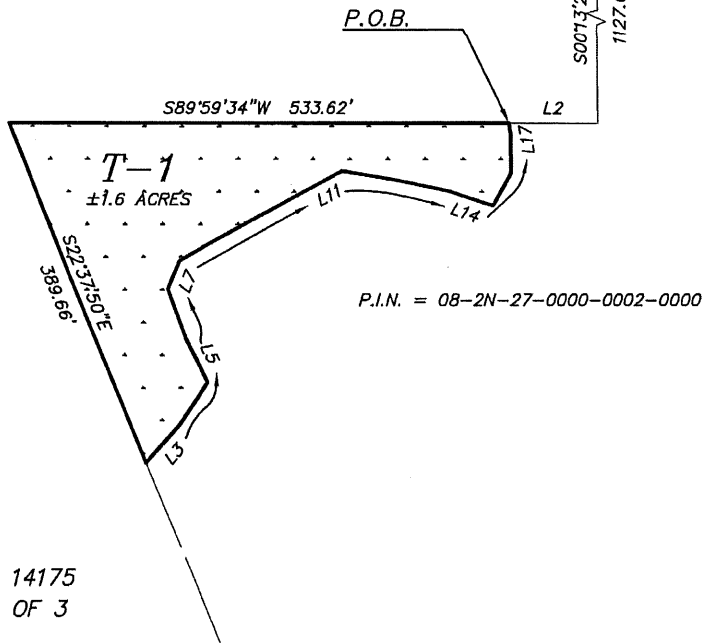
LEGEND

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

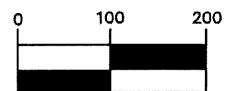
LINE TABLE		
LINE	BEARING	LENGTH
L1	S0°02'09"W	100.00'
L2	S89°59'34"W	94.41'
L3	N41°08'17"E	54.53'
L4	N33°15'32"E	53.22'
L5	N26°44'58"W	52.07'
L6	N20°15'17"W	55.43'
L7	N22°30'53"E	32.48'
L8	N59°47'48"E	38.76'
L9	N61°02'10"E	45.43'
L10	N61°39'59"E	64.26'
L11	N61°53'24"E	49.88'
L12	S80°29'44"E	57.54'
L13	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

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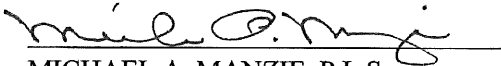
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DISTANCE OF 52.33 FEET; THENCE S 26°01'09" W, A DISTANCE OF 70.66 FEET;
THENCE S 29°52'33" W, A DISTANCE OF 24.62 FEET; THENCE N 00°13'25" W, ALONG
THE PERIMETER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 949,
PAGE 1462, OF THE PUBLIC RECORDS OF NASSAU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

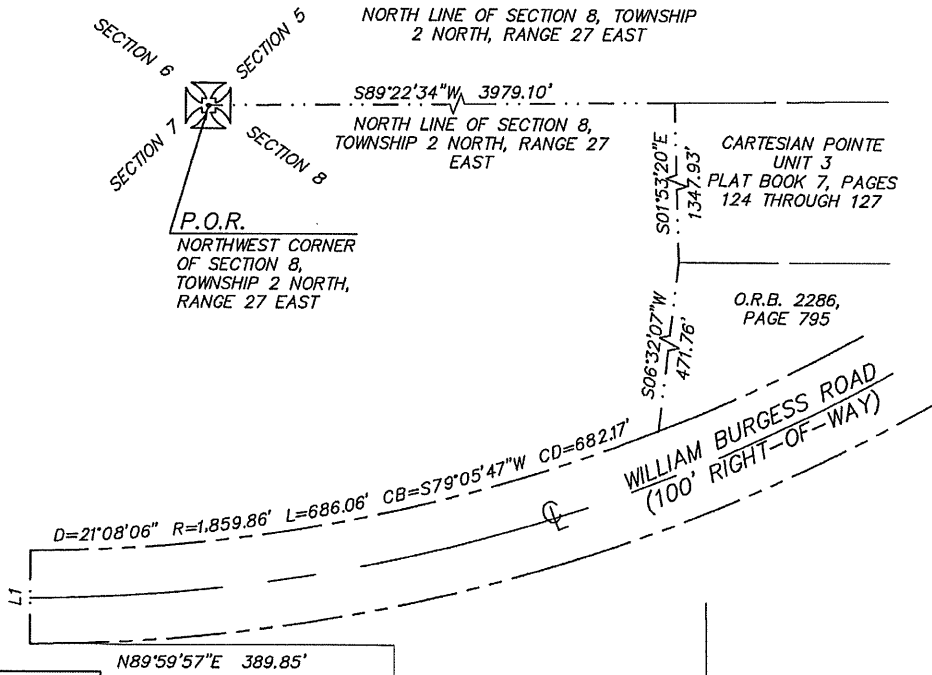
CONTAINING 1.23 ACRES, MORE OR LESS


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

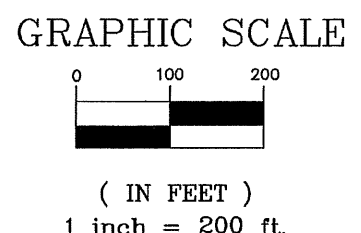
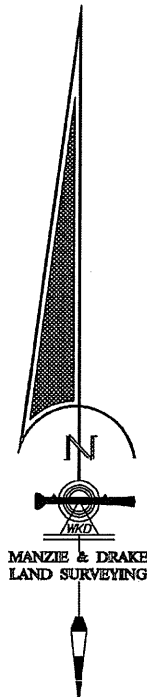
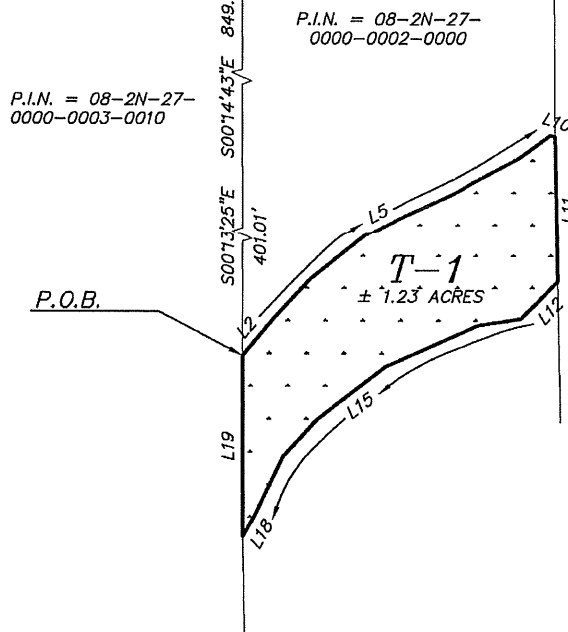
MANZIE & DRAKE LAND SURVEYING

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

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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

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

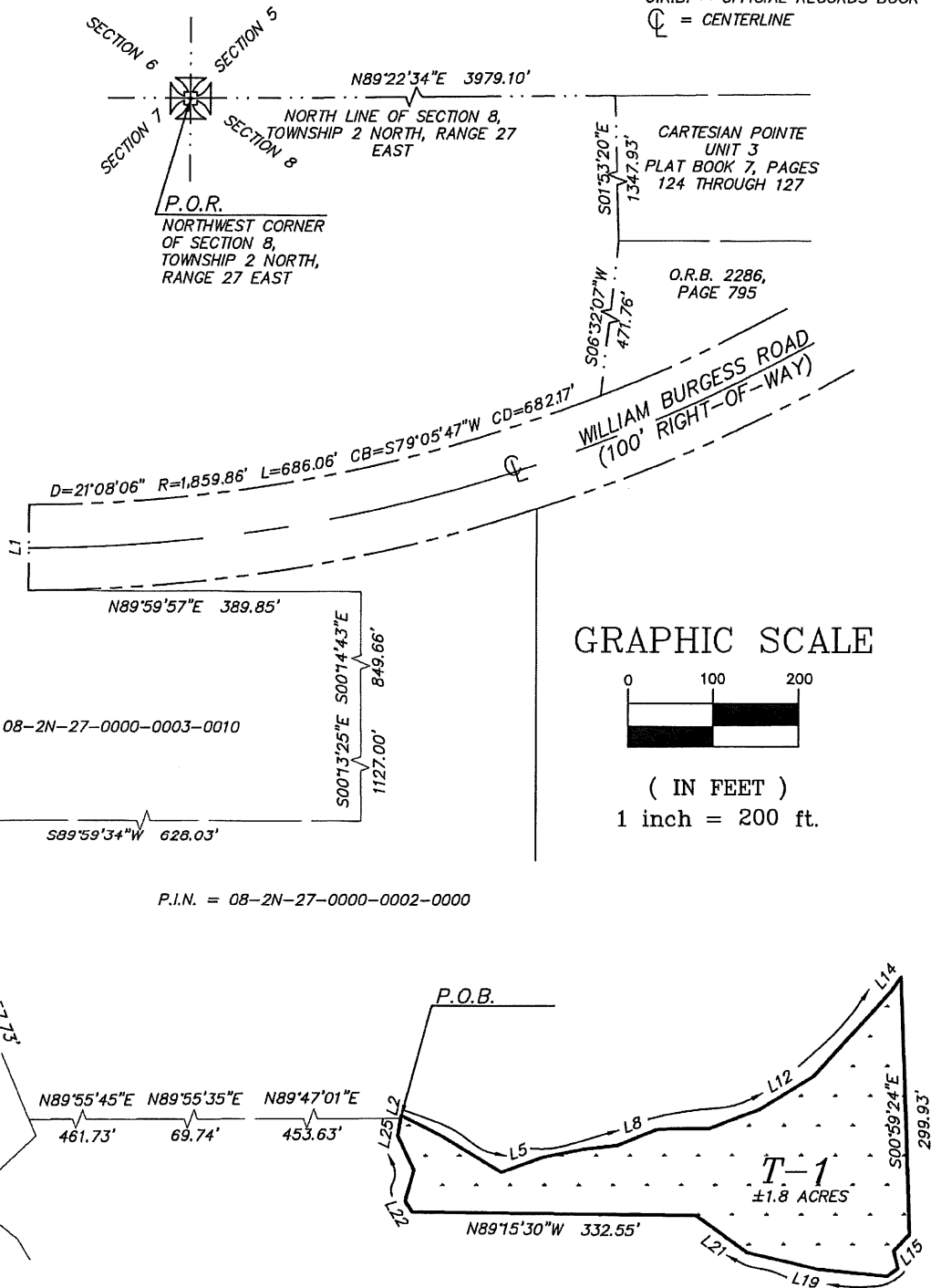
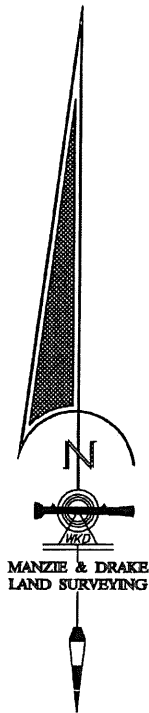
MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

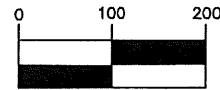
(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)

LEGEND

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



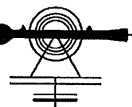
GRAPHIC SCALE



(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

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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

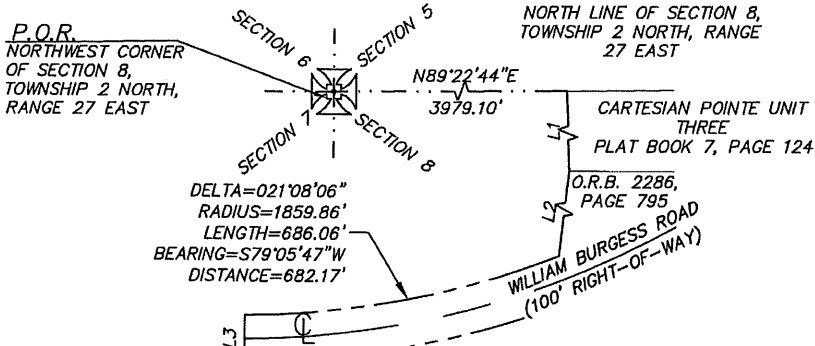
A handwritten signature in cursive script, appearing to read "Michael A. Manzie", written over a horizontal line.

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

MANZIE & DRAKE LAND SURVEYING

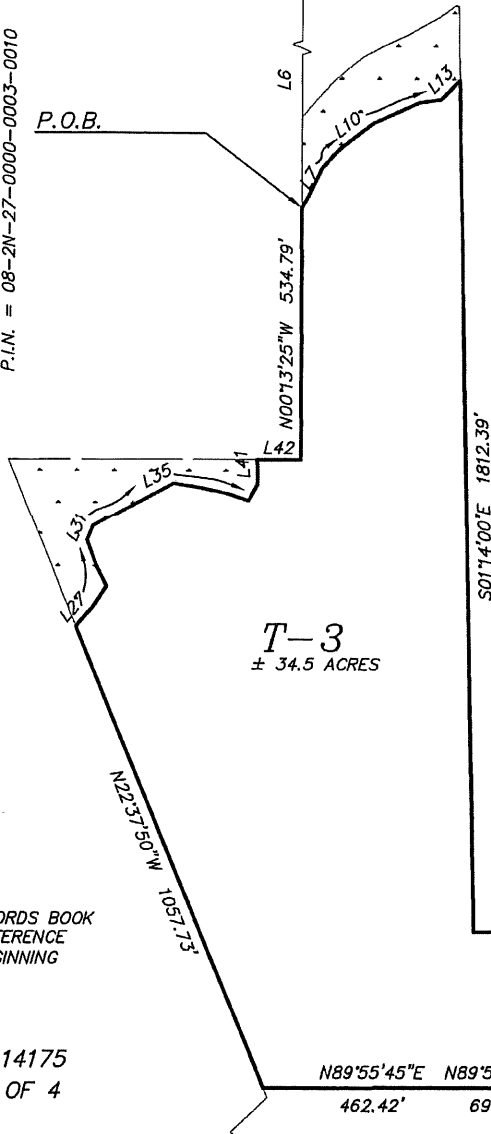
SKETCH OF LEGAL DESCRIPTION

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

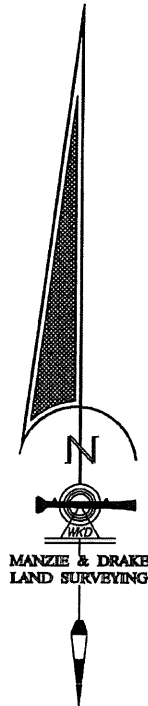


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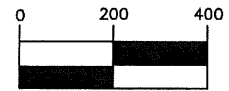
P.O.B.



T-3
± 34.5 ACRES



GRAPHIC SCALE



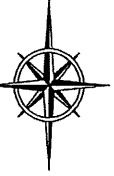
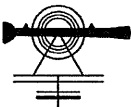
(IN FEET)
1 inch = 400 ft.

LEGEND

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

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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.

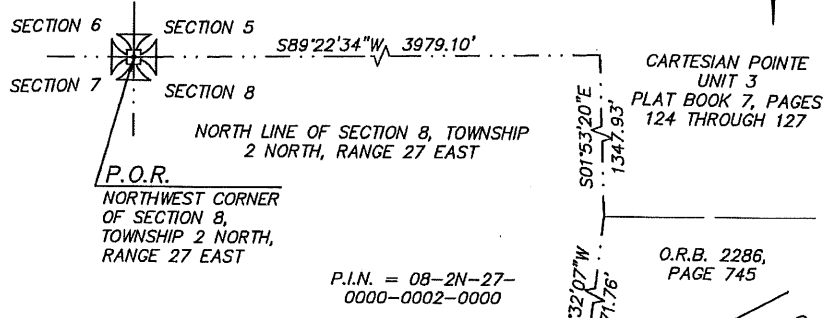
FLORIDA REGISTRATION NO. 4069

JOB NO. 14175 6/18/20

MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

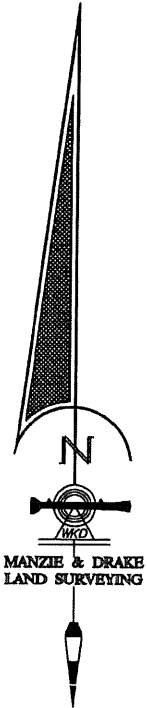
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(THIS IS NOT A BOUNDARY SURVEY)



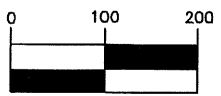
CARTESIAN POINT
UNIT 3
PLAT BOOK 7, PAGES
124 THROUGH 127

O.R.B. 2286,
PAGE 745

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



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'

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

P.I.N. = 08-2N-27-
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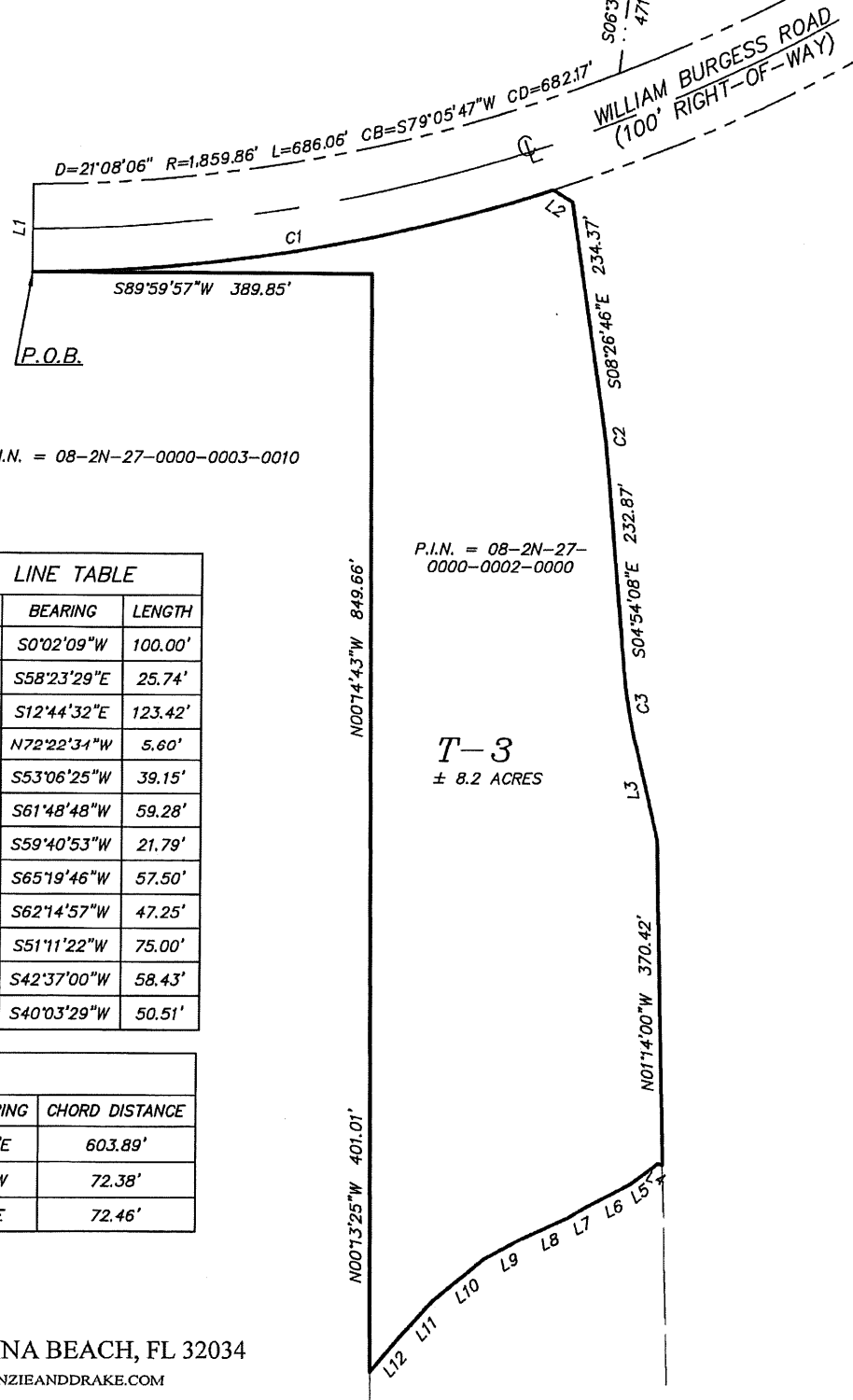
T-3
± 8.2 ACRES

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'

JOB NO. 14175
SHEET 3 OF 3

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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

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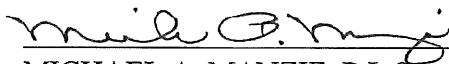
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DISTANCE OF 17.66 FEET; THENCE S 65°01'18" E, A DISTANCE OF 92.36 FEET; THENCE S 53°20'45" E, A DISTANCE OF 112.23 FEET; THENCE S 39°15'09" E, A DISTANCE OF 79.42 FEET; THENCE S 58°20'14" E, A DISTANCE OF 86.18 FEET; THENCE S 78°01'23" E, A DISTANCE 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.

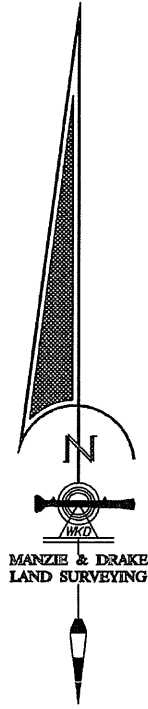
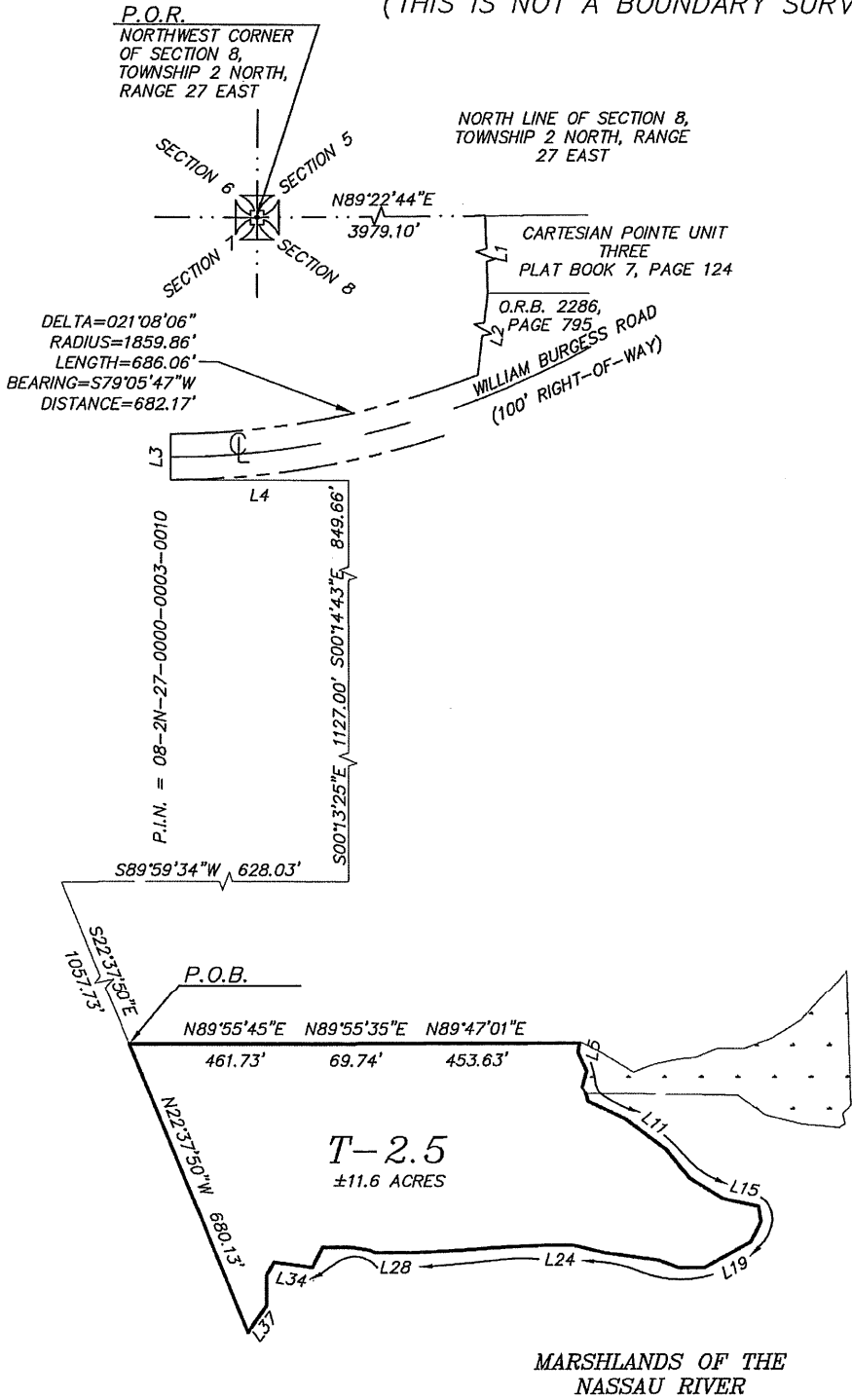
CONTAINING 11.6 ACRES, MORE OR LESS


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

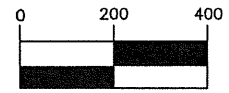
MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

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



GRAPHIC SCALE

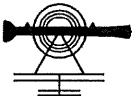


(IN FEET)
1 inch = 400 ft.

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
⊙ = 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

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

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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
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SKETCH OF LEGAL DESCRIPTION

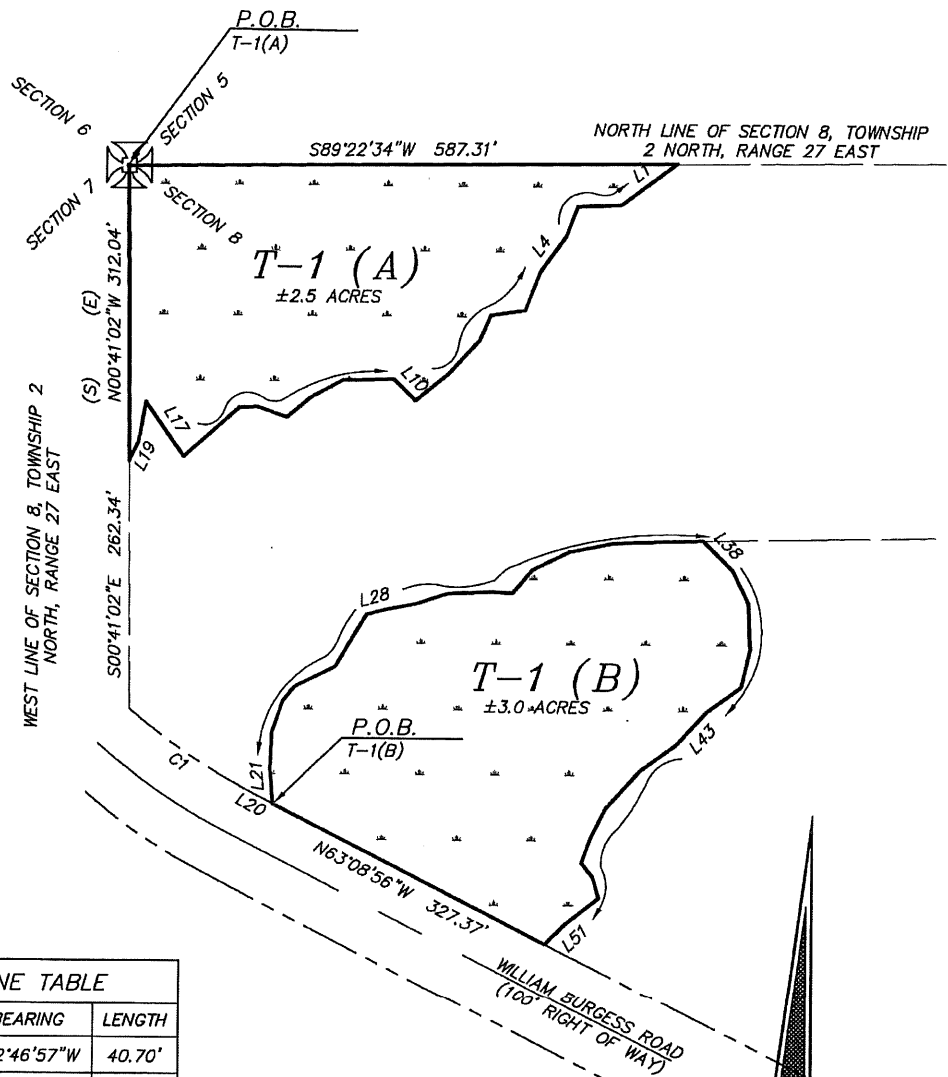
(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)

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'

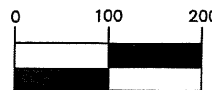
LINE TABLE		
LINE	BEARING	LENGTH
L21	N5°13'28"W	36.12'
L22	N1°59'33"E	38.89'
L23	N17°47'17"E	35.43'
L24	N40°21'19"E	20.71'
L25	N63°42'20"E	48.30'
L26	N30°37'05"E	34.02'
L27	N31°02'13"E	29.95'
L28	N75°02'46"E	26.48'
L29	N79°20'58"E	29.41'
L30	N72°17'13"E	35.10'
L31	N87°13'13"E	45.40'
L32	S86°30'50"E	22.65'
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'

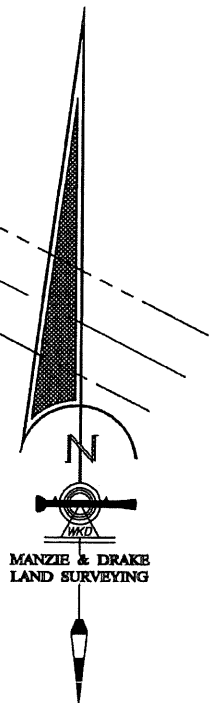


GRAPHIC SCALE



(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

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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.

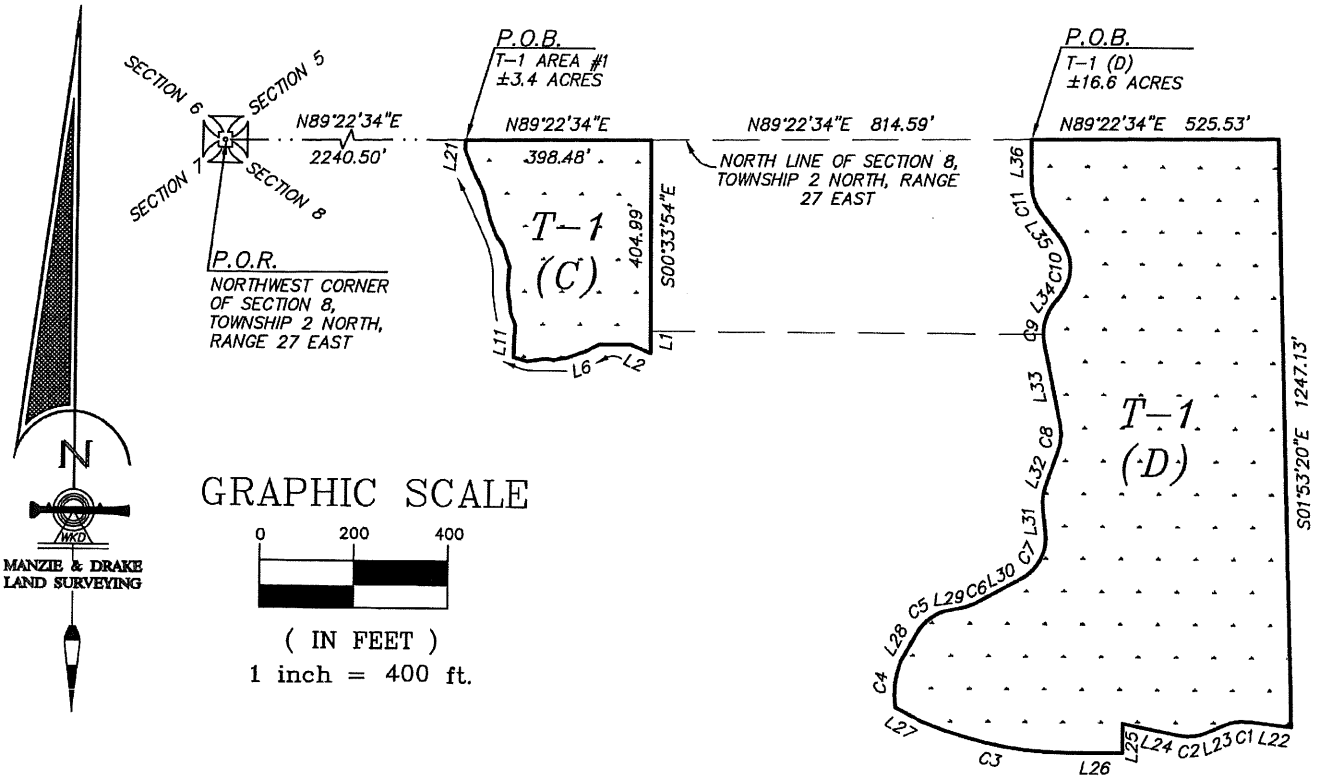
CONTAINING 16.6 ACRES, MORE OR LESS

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

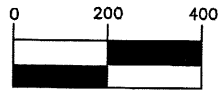
MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

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



GRAPHIC SCALE



(IN FEET)

1 inch = 400 ft.

MANZIE & DRAKE
LAND SURVEYING

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;

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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

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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.

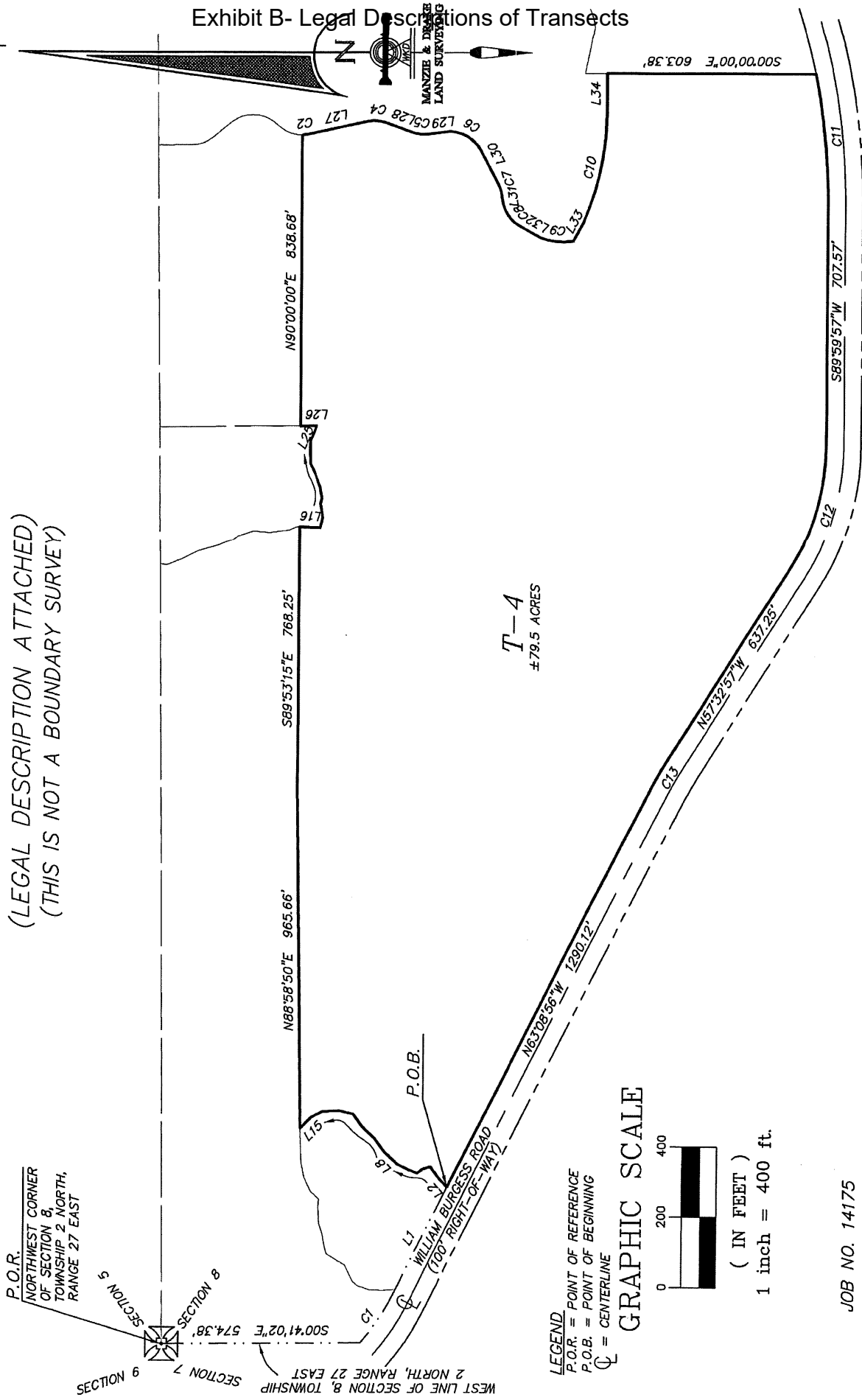
FLORIDA REGISTRATION NO. 4069

JOB NO. 14175 6/19/20

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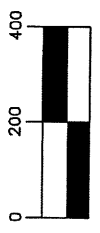
SKETCH OF LEGAL DESCRIPTION

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



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

GRAPHIC SCALE



(IN FEET)
 1 inch = 400 ft.

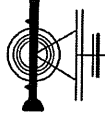
JOB NO. 14175
 SHEET 4 OF 5

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MANZIE & DRAKE LAND SURVEYING

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

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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

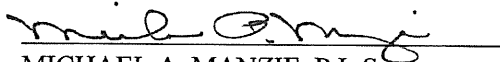


LEGAL DESCRIPTION
T-3.5(C) NORTH PARCEL
05/28/2020

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

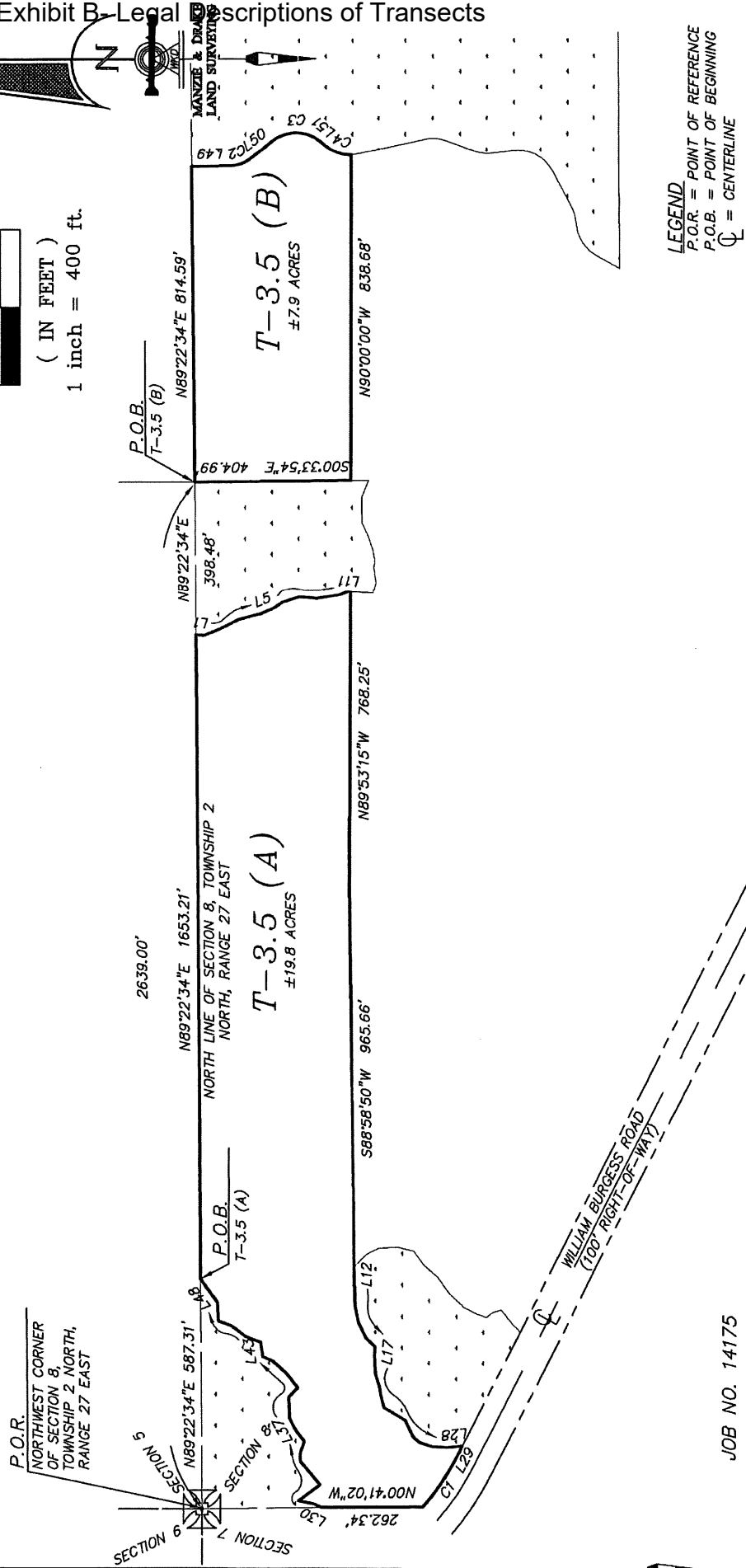
(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)

GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.

Exhibit B - Legal Descriptions of Transects



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'

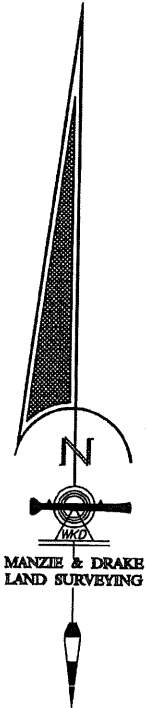
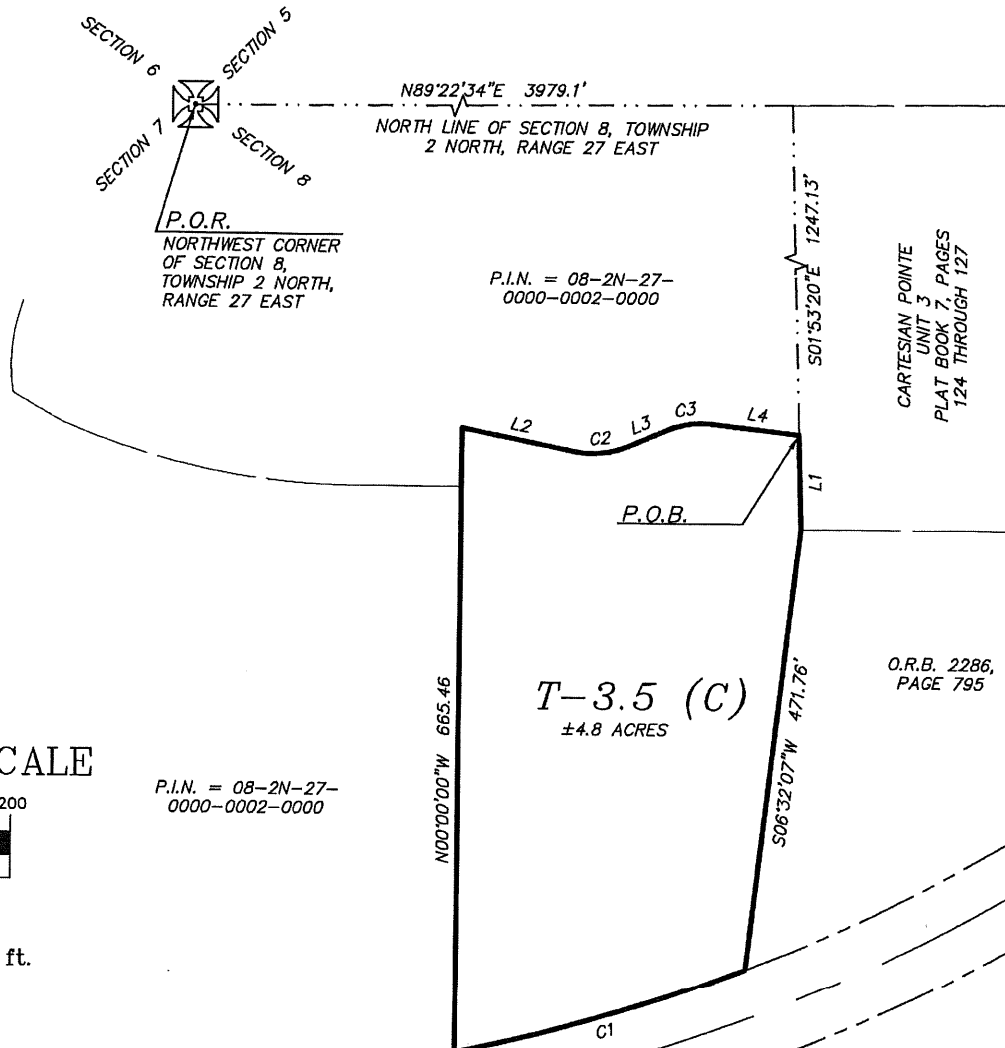
LINE TABLE		
LINE	BEARING	LENGTH
L41	N42°24'36"E	48.13'
L42	N23°31'05"E	29.18'
L43	N81°46'32"E	36.94'
L44	N21°23'53"E	43.23'
L45	N36°02'23"E	46.45'
L46	N20°12'11"E	34.89'
L47	N87°35'38"E	46.87'
L48	N52°51'02"E	73.71'
L49	S0°35'04"E	94.93'
L50	S38°00'33"E	68.15'
L51	S37°50'38"W	22.74'

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'

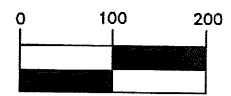
MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

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



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

CARTESIAN POINTE
UNIT 3
PLAT BOOK 7, PAGES
124 THROUGH 127

O.R.B. 2286,
PAGE 795

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