

SOUTHERN PINES

BEING A PORTION OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 24 EAST, MASSAU COUNTY, FLORIDA.

CAPTION
A PORTION OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 24 EAST, MASSAU COUNTY,
FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE SOUTHEAST CORNER OF SAID SECTION 23. THENCE NORTH 00°16'41" WEST,
ALONG THE EAST LINE OF SAID SECTION 23, 2722.34 FEET TO AN ANGLE ON THE SOUTH
LINE OF SAID SECTION 23, RECORDS BOOK 1802, PAGE 1023. ON THE RADIUS
LINE OF SAID SECTION 23, RECORDS BOOK 1802, PAGE 1023, 1033.34 FEET TO THE SOUTHWEST
CORNER THEREOF SAID POINT BEING IN THE CENTERLINE OF A 60.00 FOOT EASEMENT
FOR INGRESS AND EGRESS AND UTILITIES, THENCE NORTH 07°44'08" WEST, ALONG THE
CENTERLINE OF SAID 60 FOOT EASEMENT AND THE WESTERLY BOUNDARY OF SAID
OFFICIAL RECORDS BOOK 1802, PAGE 1073, 97.62 FEET TO A POINT OF CURVE TO THE
RIGHT AND CONTINUING ALONG SAID WESTERLY BOUNDARY AND AROUND
CURVE TO THE RIGHT AND CONTINUING ALONG SAID WESTERLY BOUNDARY AND AROUND
DISTANCE OF 401.30 FEET TO A POINT OF TANGENCY OF SAID CURVE BEING SUBTENDED
BY A CHORD BEARING AND DISTANCE OF NORTH 02°55'02" WEST, 400.83 FEET, THENCE
NORTH 01°54'04" EAST, CONTINUING ALONG THE CENTERLINE OF SAID 60.00 FOOT
EASEMENT FOR INGRESS, EGRESS AND UTILITIES AND THE WESTERLY BOUNDARY OF
OFFICIAL RECORDS BOOK 1802, PAGE 1073, 663.69 FEET TO AN ANGLE POINT, THENCE
NORTH 07°28'31" EAST, CONTINUING ALONG SAID CENTERLINE AND WESTERLY BOUNDARY,
642.83 FEET, THENCE SOUTH 33°04'34" WEST, ALONG THE CENTERLINE OF A 60.00 FOOT
EASEMENT FOR INGRESS, EGRESS AND UTILITIES, THENCE SOUTH 32°33'35" EAST, CONTINUING
ALONG SAID CENTERLINE AND WESTERLY BOUNDARY OF SAID SECTION 23, SAID POINT BEING
DESCRIBED IN OFFICIAL RECORDS BOOK 1802, PAGE 1077, 2770.88 FEET TO AN ANGLE
POINT, THENCE SOUTH 55°02'34" WEST, CONTINUING ALONG THE CENTERLINE OF SAID
60.00 FOOT EASEMENT AND SAID SOUTHERLY BOUNDARY OF OFFICIAL RECORDS BOOK
1802, PAGE 1077, 843.18 FEET TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT OF
WAY LINE OF U.S. HIGHWAY NO. 1 (A 150 FOOT RIGHT OF WAY) SAID POINT BEING ON A
NON-TANGENT CURVE TO THE RIGHT AND HAVING A RADIUS OF 2846.93 FEET, THENCE
NORTH 07°28'31" EAST, CONTINUING ALONG SAID CENTERLINE AND WESTERLY BOUNDARY,
WAY LINE OF U.S. HIGHWAY NO. 1, AN ARC DISTANCE OF 445.34 FEET TO A POINT OF
TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH
36°40'48" EAST, 444.92 FEET, THENCE SOUTH 32°33'35" EAST, CONTINUING ALONG SAID
NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, 2129.12 FEET TO ITS
INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 23, SAID POINT BEING THE
NORTH CORNER OF SAID SECTION 23, THENCE SOUTH 02°55'02" WEST, ALONG THE
WESTERLY BOUNDARY OF SAID SECTION 23, RECORDS BOOK 1802, PAGE 1073, 1313.
00 FEET TO AN ANGLE POINT, THENCE SOUTH 02°55'02" WEST, ALONG THE
NORTH LINE OF SAID OFFICIAL RECORDS BOOK 1802, PAGE 1313 AND OFFICIAL RECORDS
BOOK 2058, PAGE 942 AND THE SOUTH LINE OF SAID SECTION 23, 2546.01 FEET TO THE
POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THE FOLLOWING THREE EASEMENTS FOR INGRESS,
EGRESS AND UTILITIES BEING 60 FEET IN WIDTH AND LYING 30 FEET EACH SIDE OF THE
FOLLOWING DESCRIBED CENTERLINES.

FOR A POINT OF REFERENCE COMMENCE AT A 4" ROUND CONCRETE MONUMENT MARKED
"MANZIE L.B. 7039" WEST ALONG THE SOUTHEAST CORNER OF SAID SECTION 14, THENCE
NORTH 04°23'07" WEST, ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF
207.28 FEET, THENCE NORTH 89°36'29" WEST, A DISTANCE OF 1006.58 FEET TO A POINT
OF NON-TANGENT CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 400.00
FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 400.00
FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
ANGLE OF 28°49'10", AN ARC DISTANCE OF 201.08 FEET AND BEING SUBTENDED BY A
CHORD BEARING AND DISTANCE OF NORTH 13°28'50" EAST, 198.97 FEET, THENCE NORTH
27°52'55" EAST, A DISTANCE OF 478.93 FEET TO TERMINATION OF CENTERLINE NO. 2.

CENTERLINE NO. 3. BEGIN AT THE ABOVE REFERENCED POINT "X", THENCE SOUTH
01°26'31" WEST, A DISTANCE OF 462.85 FEET, THENCE SOUTH 01°54'04" WEST, A
DISTANCE OF 663.69 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A
RADIUS OF 2386.00 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH
A CENTRAL ANGLE OF 09°38'12", AN ARC DISTANCE OF 401.30 FEET AND BEING
SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°55'02" EAST, 400.83
FEET, THENCE SOUTH 07°44'08" EAST, A DISTANCE OF 97.62 TO INTERSECT THE
SOUTHERLY LINE OF THE NORTHEAST 1/4 (NE 1/4) OF SECTION 23 AND THE
TERMINATION OF CENTERLINE NO. 3.

SAID LANDS CONTAIN 242.88 ACRES, MORE OR LESS.

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/ CONTRACTED SURVEYOR/MAPPER

I, HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER
177, F.S., AND THAT AN EMPLOYEE OR UNDER CONTRACT TO THE APPROPRIATE
LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT OF THE COUNTY, THIS
LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF
CERTIFICATION IS NOT INTENDED TO BE AND SHOULD NOT BE CONSIDERED AS A
CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING/MAPPING REFLECTED
ON THIS PLAT.

SURVEYOR/MAPPER _____ DATE _____
PRINT NAME: _____
FLORIDA REGISTRATION NO. _____

SURVEYOR'S CERTIFICATE:
THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF
THE LANDS SURVEYED, PLATED AND DESCRIBED IN THE CAPTION AND THAT
THE SURVEYING AND MAPPING WAS CONDUCTED IN ACCORDANCE WITH THE
CONTROL POINTS WILL BE PLACED ACCORDING TO CHAPTER 177, FLORIDA
STATUTES, AND THAT THE ABOVE PLAT COMPLES WITH ZONING RULES AND
REGULATIONS OF MASSAU COUNTY, FLORIDA CURRENTLY IN EFFECT. THIS PLAT
WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLES WITH ALL
OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, F.A.C.M.R., FLORIDA STATUTES
SIGNED THIS _____ DAY OF _____ A.D., 2021.

WILLIAM J. MEIROSE,
FLORIDA REGISTERED SURVEYOR AND MAPPER
REGISTRATION NO. 5943
MEIROSE SURVEYING AND MAPPING, INC.
11000 W. STATE ROAD 107
JACKSONVILLE, FLORIDA 32224
TELEPHONE (904) 721-1226
CERTIFICATE OF AUTHORIZATION NO. LB, 8295

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE MASSAU COUNTY BOARD
AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK _____ PAGE(S)
OF _____ OF THE PUBLIC RECORDS OF MASSAU COUNTY, FLORIDA THIS _____ DAY
OF _____ A.D., 2021.

CLERK OF THE CIRCUIT COURT

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE
BOARD OF COUNTY COMMISSIONERS OF MASSAU COUNTY, FLORIDA THIS _____ DAY
OF _____ A.D., 2021.

CERTIFICATE OF APPROVAL BY COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE
BOARD OF COUNTY COMMISSIONERS OF MASSAU COUNTY, FLORIDA THIS _____ DAY
OF _____ A.D., 2021.

CHAIRMAN OF THE BOARD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE
BOARD OF COUNTY COMMISSIONERS OF MASSAU COUNTY, FLORIDA THIS _____ DAY
OF _____ A.D., 2021.

CERTIFICATE OF APPROVAL COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE
COUNTY ATTORNEY OF MASSAU COUNTY, FLORIDA THIS _____ DAY OF _____
A.D., 2021.

COUNTY ATTORNEY

CERTIFICATE OF APPROVAL BY DIRECTOR OF ENGINEERING SERVICES

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE
DIRECTOR OF ENGINEERING SERVICES OF MASSAU COUNTY, FLORIDA THIS _____ DAY OF
_____, A.D., 2021.

DIRECTOR OF ENGINEERING SERVICES

COUNTY HEALTH CERTIFICATE
THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS _____ DAY OF
_____, 2021 A.D., AND THESE LOTS ARE APPROVED TO BE
REMOVED ON AN INDIVIDUAL LOT BASIS ACCORDING TO F.A.C. 64E-6, 64E-8 AND 40C-3.

COUNTY HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL BY PLANNER
THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE
PLANNER OF MASSAU COUNTY, FLORIDA THIS _____ DAY OF _____ A.D., 2021

PLANNER

CERTIFICATE OF APPROVAL BY MASSAU
COUNTY FIRE-RESCUE CHIEF
THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE
FIRE-RESCUE CHIEF OF MASSAU COUNTY, FLORIDA THIS _____ DAY OF
_____, A.D., 2021.

MASSAU COUNTY FIRE-RESCUE CHIEF

COUNTY TAX COLLECTOR CERTIFICATE
THIS IS TO CERTIFY THAT TAXES HAVE BEEN PAID ON PARCEL
IDENTIFICATION NUMBERS _____ 23--3N--24--0000--0001--0050
THROUGH AND INCLUDING THE TAX YEAR 2020.

COUNTY TAX COLLECTOR

DATE: _____

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, LGI HOMES-FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
AS SOUTHERN PINES, AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED.

ALL ALLEYS, EASEMENTS, RIGHTS OF WAY (SOUTHERN PINES AVENUE, PITCH LANE, SLASH COURT, SHORTLEAF
AVENUE, AND SOUTHERN PINES DRIVE), AND UTILITIES ARE HEREBY DEDICATED TO THE PUBLIC FOR
FOR USES AND PURPOSES THEREON, STATED AND REMAINS THE MAINTENANCE OBLIGATION OF THE SOUTHERN
PINES HOMEOWNERS ASSOCIATION OF MASSAU COUNTY, INC. NOTHING HEREIN SHALL BE CONSTRUED AS
CREATING AN OBLIGATION UPON MASSAU COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE
WITHIN SUCH DEDICATED AREAS.

NON-EXCLUSIVE EASEMENTS FOR DRAINAGE ("NE" (UNOBSTRUCTED DRAINAGE EASEMENTS), "S" (NORMAL WATER
MANAGEMENT FACILITY (UNOBSTRUCTED DRAINAGE EASEMENTS)), TRACT "A" (15' LANDSCAPE BUFFER FOR
MEDIUM DENSITY ADJACENT USE), TRACTS "B" AND "C" (LANDSCAPE, SIGNAGE, UTILITIES AND DRAINAGE
EASEMENT), TRACT "D" (245.00' NON-ACCESS LANDSCAPE EASEMENT), TRACT "E" (INGRESS, EGRESS AND
UTILITIES EASEMENT), TRACT "F" (10' LIMITED ACCESS LANDSCAPE EASEMENT (NOT FOR VEHICULAR USE, ACCESS
TO ANY LOT IS PROHIBITED)), TRACT "G" (OPEN SPACE) AND TRACT "H" (REGULATION) ARE HEREBY
DEDICATED TO THE HOMEOWNERS ASSOCIATION OF MASSAU COUNTY, INC. ITS SUCCESSORS AND
ASSIGNS, IN SOLETTEN FOR THE BENEFIT OF THE RIGHTS-OF-WAY, ACCESS AND DRAINAGE, WHICH ARE NOW
OR HEREAFTER CONSTRUCTED THEREON.

FLORIDA POWER AND LIGHT COMPANY ("F&L") AND ITS SUCCESSORS AND ASSIGNS, ARE HEREBY
RECOGNIZED DEDICATED A 10 FOOT EASEMENT ALONG THE FRONT OF EACH LOT AND TRACT. FOR ITS USE IN
CONDUCTION AND MAINTENANCE OF ELECTRICITY AND TELEVISION SERVICES AND UTILITIES, INCLUDING
REGULATORY AND MAINTENANCE DEDICATED TRACTS "I" (SUTERSSING AND SUTERSSING EASEMENTS OVER,
UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN
CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF FPL UTILITIES, TOGETHER WITH THE RIGHT OF
FPL, ITS SUCCESSORS OR ASSIGNS, TO INGRESS AND EGRESS OVER AND UPON THOSE ROADWAYS FOR ITS
NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF ITS UTILITY SYSTEMS
IN EASEMENTS ADJACENT TO THOSE ROAD RIGHTS OF WAY.

ALL UTILITY EASEMENTS (EXCEPT F&L) AS SHOWN HERON SHALL ALSO BE EASEMENTS FOR THE
CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER
AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) OF THE FLORIDA STATUTES (2004). PROVIDED,
HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION
PUBLIC UTILITY.

DRY HYDRANT'S PROVIDING WATER FROM NON-PRESSURIZED WATER SOURCES (POND/S, CISTERNS, TANKS ETC.)
SHALL BE PERMITTED, DESIGNED, INSTALLED, TESTED AND MAINTAINED PER THE REQUIREMENTS OF NFPA 1142.
SPECIALTY CONTRACTORS OR SUBGRANTEE AND OTHER PERSONS, AS DETERMINED BY THE FLORIDA FIRE
ASSOCIATION OF MASSAU COUNTY, INC. AND IS RESERVED FOR USE BY MASSAU COUNTY FIRE DEPARTMENT, THE
SOUTHERN PINES HOMEOWNERS ASSOCIATION OF MASSAU COUNTY, INC. BY ITS SIGNATURE BELOW ACCEPTS
RESPONSIBILITY FOR THE MAINTENANCE OF EASEMENTS, POND/S, AND DRY HYDRANT(S).

DEVELOPER HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE
CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLITICAL THEN
HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE
LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY IT.
IT WITNESS WHEREOF, DEVELOPER HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS
DULY ELECTED OFFICERS ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.
THIS _____ DAY OF _____, A.D., 2021.

LGI HOMES-FLORIDA, LLC.

WITNESS _____ JEFF RORFELLE
OFFICER OF LGI HOMES-FLORIDA, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS _____
PRINT OR TYPE NAME _____
WITNESS _____

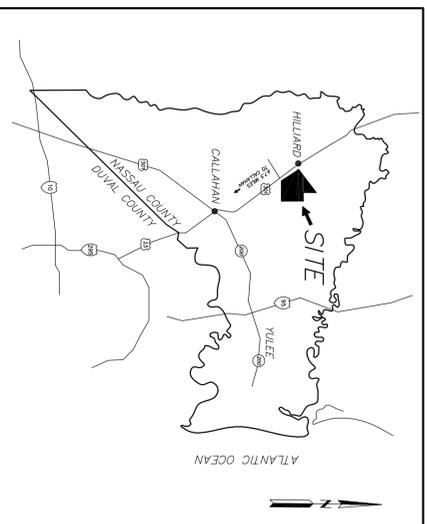
NOTARY FOR LGI HOMES-FLORIDA, LLC.

STATE OF FLORIDA COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE
OR ONLINE NOTARIZATION, THIS DAY OF _____, 2021, BY JEFF RORFELLE
AS OFFICER OF LGI HOMES-FLORIDA, LLC.

(SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA)

(PRINT, TYPE, OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC)
PERSONALLY KNOWN OR PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED _____

VICINITY MAP (NOT TO SCALE)



OFFICIAL RECORDS BOOK _____ PAGE _____

SHEET 1 OF 15 SHEETS
SEE SHEET 2 FOR NOTES & LEGEND

SOUTHERN PINES HOMEOWNERS ASSOCIATION OF MASSAU COUNTY, INC.
IN WITNESS WHEREOF, BRIAN MARTIN, AS PRESIDENT OF SOUTHERN PINES HOMEOWNERS
ASSOCIATION OF MASSAU COUNTY, INC. HEREBY JOINS AND CONSENTS TO THE FOREGOING
ADOPTION AND DEDICATION AND HEREBY ACCEPTS RESPONSIBILITY FOR MAINTAINING THE POND/S,
DRY HYDRANTS, AND ASSOCIATED EASEMENTS IF ANY AND HAS CAUSED THESE PRESENTS TO BE
SIGNED THIS _____ DAY OF _____, A.D., 2021

WITNESS _____ BRIAN MARTIN/PRESIDENT
SOUTHERN PINES HOMEOWNERS ASSOCIATION OF MASSAU COUNTY, INC.

WITNESS _____
PRINT OR TYPE NAME _____
WITNESS _____

NOTARY FOR SOUTHERN PINES HOMEOWNERS ASSOCIATION OF MASSAU COUNTY, INC.

STATE OF FLORIDA COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE
AS PRESIDENT OF THE SOUTHERN PINES HOMEOWNERS ASSOCIATION OF MASSAU COUNTY, INC.

(SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA)

(PRINT, TYPE, OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC)
PERSONALLY KNOWN OR PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED _____

TITLE CERTIFICATION

I, LEROY OTTE, ESQ., ON BEHALF OF THE RESOURCES GUARANTY COMPANY, A TITLE INSURANCE COMPANY
AND A MEMBER OF THE TITLE INSURANCE COMPANY GROUP, HEREBY CERTIFY THAT THE SOUTHERN PINES
COUNTY, FLORIDA, AS TO THE TITLE TO THE HEREON DESCRIBED PROPERTY, AND I DO CERTIFY THAT THE TITLE
TO THE PROPERTY IS VESTED IN LGI HOMES-FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT
THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OR
OTHER ENCUMBRANCES OTHER THAN THOSE SHOWN HEREON AND THAT ALL EASEMENTS OF RECORD ARE SHOWN.

TITLE RESOURCES GUARANTY COMPANY REPRESENTATIVE _____

SOUTHERN PINES

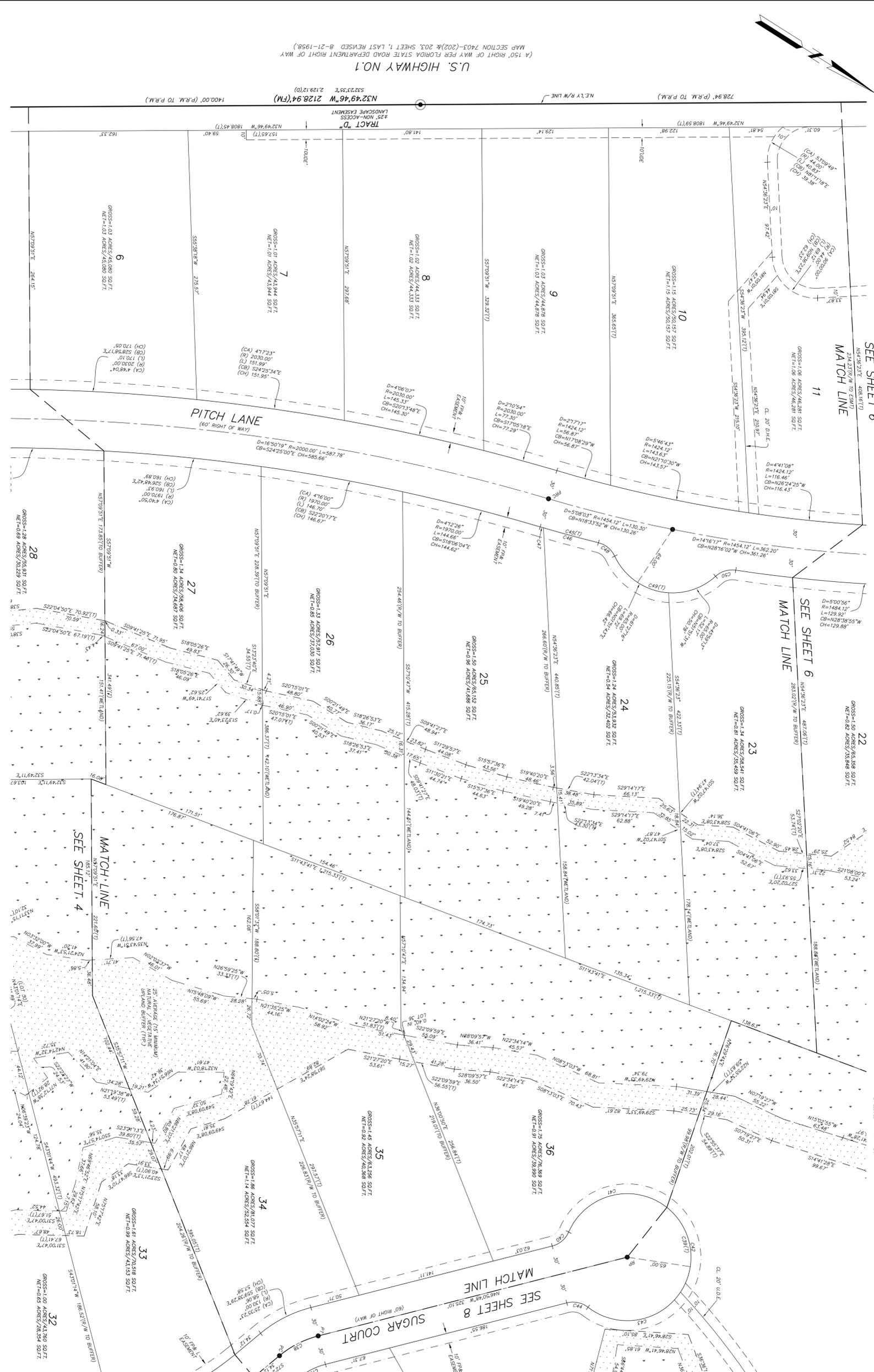
BEING A PORTION OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 24 EAST, MASSAU COUNTY, FLORIDA.

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

OFFICIAL RECORDS BOOK PAGE

SHEET 5 OF 15 SHEETS
SEE SHEET 2 FOR NOTES & LEGEND

LINE	BEARING	DISTANCE	BEARING	DISTANCE
C01	N00°00'00"E	100.00	S00°00'00"W	100.00
C02	N00°00'00"E	100.00	S00°00'00"W	100.00
C03	N00°00'00"E	100.00	S00°00'00"W	100.00
C04	N00°00'00"E	100.00	S00°00'00"W	100.00
C05	N00°00'00"E	100.00	S00°00'00"W	100.00
C06	N00°00'00"E	100.00	S00°00'00"W	100.00
C07	N00°00'00"E	100.00	S00°00'00"W	100.00
C08	N00°00'00"E	100.00	S00°00'00"W	100.00
C09	N00°00'00"E	100.00	S00°00'00"W	100.00
C10	N00°00'00"E	100.00	S00°00'00"W	100.00



U.S. HIGHWAY NO. 1
MAP SECTION 7403-(202)& 203, SHEET 1, LAST REVISED 8-21-1958.
(A 150' RIGHT OF WAY PER FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY)

PREPARED BY:
MEL ROSE SURVEYING AND MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 107
DADE COUNTY, FLORIDA 33154
TELEPHONE (954) 721-1226
CERTIFICATE OF AUTHORIZATION NO. LB 8295

INDICATES SHOWN JURISDICTIONAL WETLAND
SPACE OF LOGGED FURNACE, 2005, BY BRAUN

PLAN 23-30-24-0000-0001-0050

SOUTHERN PINES

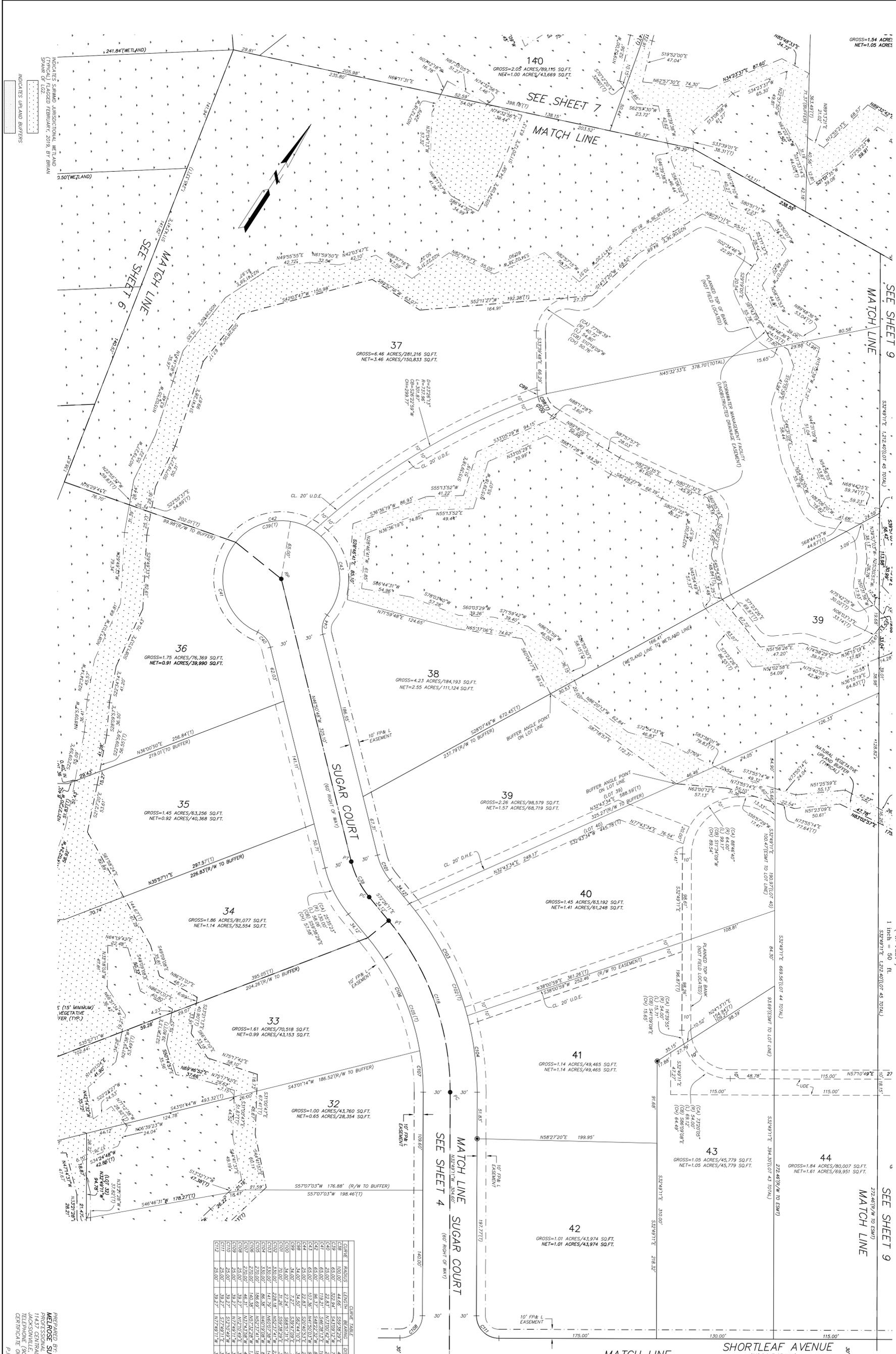
BEING A PORTION OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 24 EAST, MASSAU COUNTY, FLORIDA.

GRAPHIC SCALE
(IN FEET)
1 inch = 50 FT.

OFFICIAL RECORDS BOOK

PAGE

SHEET 8 OF 15 SHEETS
SEE SHEET 2 FOR NOTES & LEGEND



CHUTE TABLE

CHUTE	FRANUS	LENGTH	BEARING	DISTANCE	DELTA
C18	100.00'	44.66'	S53°39'29"E	44.66'	23.35°33'
C19	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C20	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C21	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C22	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C23	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C24	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C25	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C26	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C27	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C28	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C29	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C30	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C31	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C32	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C33	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C34	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C35	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C36	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C37	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C38	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C39	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C40	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C41	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C42	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C43	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C44	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C45	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C46	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C47	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C48	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C49	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C50	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C51	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C52	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C53	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C54	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C55	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C56	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C57	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C58	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C59	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C60	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C61	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C62	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C63	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C64	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C65	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C66	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C67	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C68	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C69	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C70	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C71	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'
C72	50.00'	53.29'	S72°12'27"E	44.66'	23.35°33'

PREPARED BY:
MELROSE SURVEYING AND MAPPING, INC.
11437 CENTRAL PARKWAY, SUITE 107
JACKSONVILLE, FLORIDA 32224
TELEPHONE (904) 721-1226
CERTIFICATE OF AUTHORIZATION NO. LB 8295
PLAN 23-3N-24-0000-0001-0050

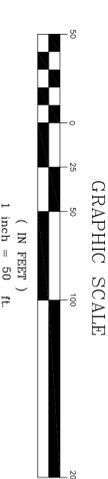
INDICATES SHARAD JURISDICTIONAL WETLAND (TYPICAL) FLAGGED FEBRUARY, 2018, BY BRIAN SHARAD, INC.

INDICATES UPLAND BUFFERS

SOUTHERN PINES

BEING A PORTION OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 24 EAST, MASSAU COUNTY, FLORIDA.

INDICATES SURVIVOR JURISDICTIONAL WETLAND
(TYPICAL) FLAGGED FEBRUARY, 2019, BY BRIAN
SPRUE OF LDC
INDICATES UPLAND BUFFERS



OFFICIAL RECORDS BOOK PAGE

SHEET 10 OF 15 SHEETS & LEGEND
SEE SHEET 2 FOR NOTES



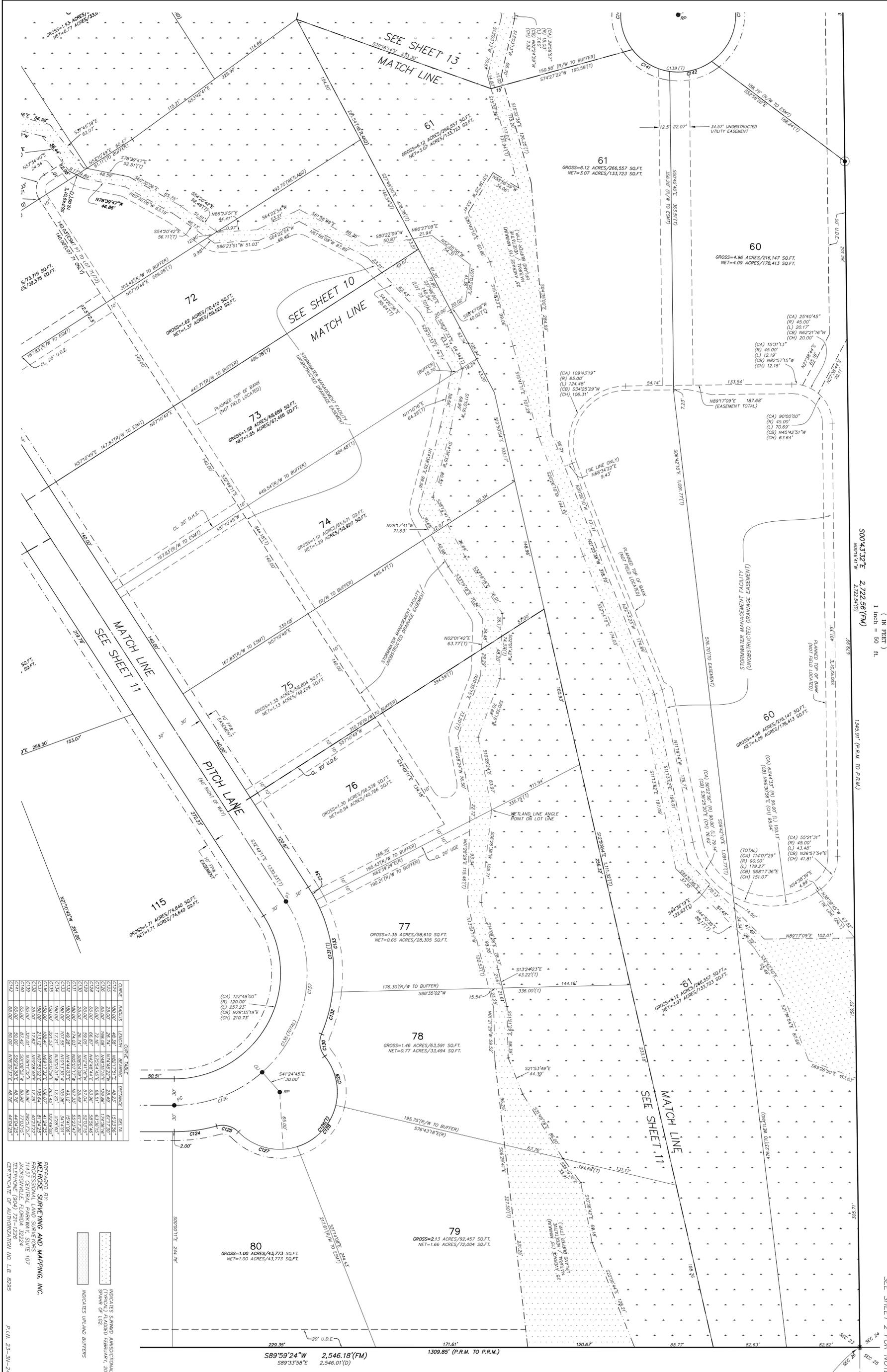
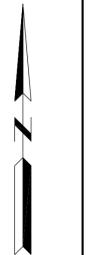
CURVE TABLE

CURVE	RADIUS	LENGTH	BEARING	DISTANCE	DELTA
C29	75.00'	148.79'	N47°19'18"E	124.86'	117°10'00"
C28	75.00'	48.79'	N57°13'55"E	81.19'	65°32'29"
C27	75.00'	48.12'	N52°52'48"W	25.66'	43°48'50"
C26	8000.00'	126.02'	N27°05'12"W	119.87'	11°27'58"

CURVE TABLE

CURVE	RADIUS	LENGTH	BEARING	DISTANCE	DELTA
C17	25.00'	39.27'	S71°02'49"W	33.36'	80°00'00"
C16	25.00'	39.27'	N17°48'11"W	33.36'	80°00'00"
C15	15.00'	63.44'	S57°16'50"W	63.44'	200°00'00"
C14	15.00'	36.12'	S58°16'03"W	36.05'	171°02'28"
C13	170.00'	29.72'	S72°12'44"W	28.68'	100°00'00"
C12	450.00'	78.97'	N25°52'11"W	78.97'	72°00'00"

PREPARED BY:
METRO SURVEYING AND MAPPING, INC.
11437 CENTRAL PARKWAY, SUITE 107
JACKSONVILLE, FLORIDA 32224
TELEPHONE (904) 721-1228
CERTIFICATE OF AUTHORIZATION NO. LB-8295
PLAN 23-3N-24-0000-0001-0050



CHAIN	STATION	LENGTH	BEARING	DISTANCE	BEARING	STATION
C126	65.00'	26.74'	N74°45'22"W	25.49'	S14°17'30"	65.00'
C127	65.00'	198.08'	N48°15'15"E	128.86'	S74°29'16"	65.00'
C128	65.00'	122.44'	N22°42'42"E	63.81'	S68°28'16"	65.00'
C129	65.00'	59.05'	N72°41'16"W	57.04'	S50°31'55"	65.00'
C130	125.00'	78.74'	S58°14'09"E	23.49'	S17°17'30"	125.00'
C131	180.00'	107.55'	N07°13'00"W	108.96'	S44°10'11"	180.00'
C132	180.00'	49.28'	N14°44'02"E	48.12'	S54°10'00"	180.00'
C133	180.00'	108.41'	N68°17'42"E	108.07'	S17°24'55"	180.00'
C134	150.00'	111.12'	N07°33'02"E	108.64'	S17°24'55"	150.00'
C135	150.00'	321.01'	N28°17'32"E	60.86'	S82°52'52"	150.00'
C136	65.00'	87.44'	S01°28'32"W	80.98'	S70°21'15"	65.00'
C137	65.00'	50.00'	N75°03'22"E	48.28'	S44°09'25"	65.00'

PREPARED BY:
METROSE SURVEYING AND MAPPING INC.
11437 CENTRAL PARKWAY, SUITE 107
JACKSONVILLE, FLORIDA 32224
TELEPHONE (904) 721-1226
CERTIFICATE OF AUTHORIZATION NO. LB-8235
PLAN 23-3N-24-0000-0001-0050

INDICATES SPRAWL JURISDICTIONAL WETLAND SHADE OF COLOR PERMITS: 2015, BY BRYAN

INDICATES UPLAND BUFFERS

POINT OF BEGINNING
SOUTHEAST CORNER OF SECTION 23 TWP. 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA

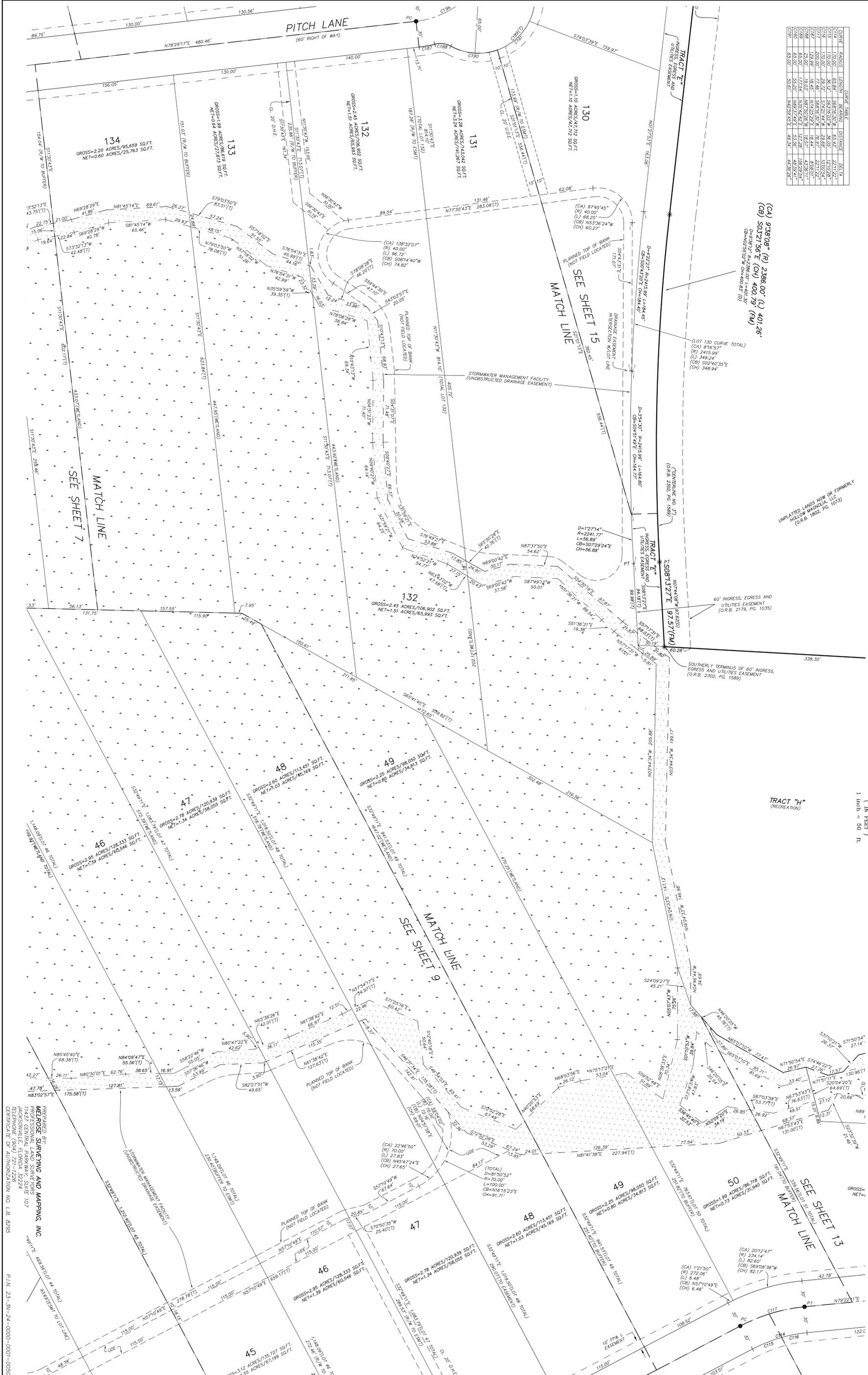
589°59'24"W 2,546.18'(FM) 1309.85'(P.R.M. TO P.R.M.) 2,546.01'(D)

NOW OR FORMERLY LANDS OF JOSHUA & JANE PRICE (O.R.B. 2142, PG. 1174)

SOUTHERN PINES

BEING A PORTION OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA.

CURVE	RADIUS	LENGTH	BEARING	DISTANCE	AREA
C108	170.00'	36.42'	S62°16'03"W	36.05'	47.0226'
C109	170.00'	29.72'	S72°21'44"W	28.68'	10.00324'
C110	200.00'	72.46'	S68°56'30"W	78.97'	28.71722'
C111	200.00'	42.00'	N67°53'43"E	41.95'	10.00000'
C112	250.00'	19.03'	N67°50'26"W	18.57'	4.39111'
C113	65.00'	17.734'	N55°42'42"E	17.728'	1.9529344'
C114	50.00'	22.00'	N55°42'42"E	22.00'	4.482876'
C115	50.00'	22.00'	N55°42'42"E	22.00'	4.482876'



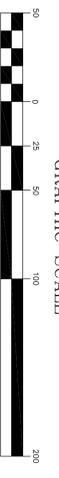
OFFICIAL RECORDS BOOK PAGE
SHEET 14 OF 15 SHEETS
SEE SHEET 2 FOR NOTES & LEGEND

PREPARED BY:
MEIROSE SURVEYING AND MAPPING, INC.
11435 SCOTLAND PARK DRIVE, SUITE 107
JACKSONVILLE, FLORIDA 32224
TELEPHONE (904) 721-1226
CERTIFICATE OF AUTHORIZATION NO. LR-8295
PLAN 23-3W-24-0000-0001-0050

BEING A PORTION OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA.

SOUTHERN PINES

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft



INDICATES SHARED JURISDICTION, WETLAND
(TYPICAL) FLAGGED FEBRUARY, 2019, BY BRIAN
SMITH OF L&Z
INDICATES UPLAND BUFFERS

OFFICIAL
RECORDS BOOK PAGE

SHEET 15 OF 15 SHEETS
SEE SHEET 2 FOR NOTES & LEGEND

POINT "A"
POINT OF BEGINNING FOR
CENTERLINE NO. 1 (O.R.B. 2302, PG. 1589)
(O.R.B. 2302, PG. 1589)
(SEE SHEET 2 FOR POINT OF
REFERENCE DETAIL)

(L10) 34.2881 (9.0)
FORMERLY
310' WIDE HIGHWAY
WAY

(CA) 938.08' (R) 2386.00' (L) 401.26'
(CB) 503.2156' E (CH) 400.79' (FW)
D=938.08' R=2386.00' L=401.26'
D=503.2156' R=400.79' L=164.77'

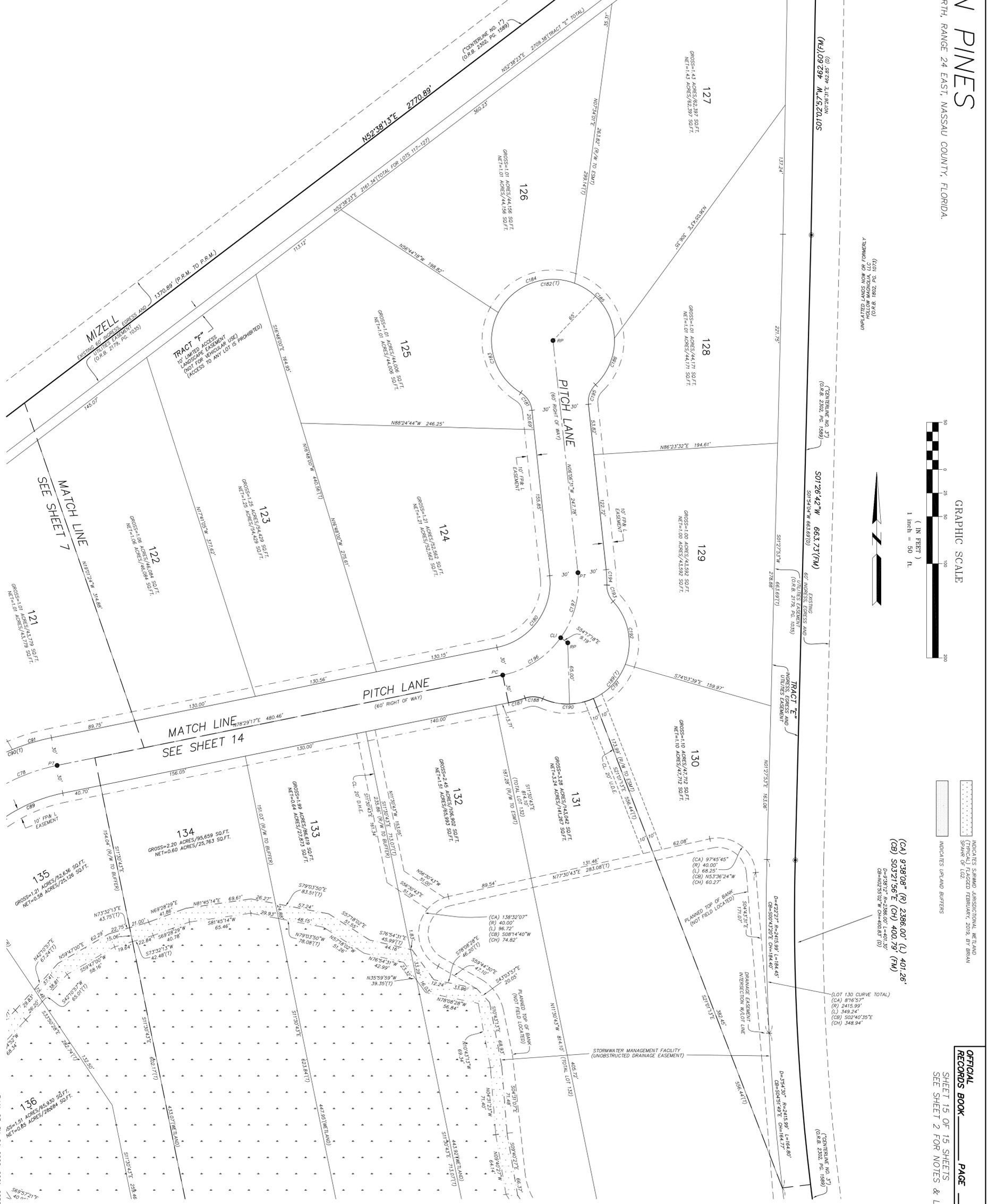
(O) 933.99' 314.8624W
(MFL) 0.9739' N14.5102LOS

(7) CENTERLINE NO. 3 (1)
(O.R.B. 2302, PG. 1589)
501'26.42'W 663.73'(FM)
501'34.64'W 663.69'(O)

D=442.227' R=2415.99' L=184.45'
D=580.00' R=292.00' CH=184.40'

(7) CENTERLINE NO. 3 (1)
(O.R.B. 2302, PG. 1589)
D=394.50' R=2415.99' L=184.80'
D=580.00' R=292.00' CH=164.77'

CURVE	RADIUS	LENGTH	BEARING	DISTANCE	DELTA
C78	200.00'	72.84'	S67.92°E	27.45'	22.9145°
C79	230.00'	86.64'	S67.92°E	29.07'	22.9145°
C80	230.00'	86.64'	S67.92°E	29.07'	22.9145°
C81	230.00'	86.64'	S67.92°E	29.07'	22.9145°
C82	230.00'	86.64'	S67.92°E	29.07'	22.9145°
C83	230.00'	86.64'	S67.92°E	29.07'	22.9145°
C84	230.00'	86.64'	S67.92°E	29.07'	22.9145°
C85	230.00'	86.64'	S67.92°E	29.07'	22.9145°
C86	230.00'	86.64'	S67.92°E	29.07'	22.9145°
C87	230.00'	86.64'	S67.92°E	29.07'	22.9145°
C88	230.00'	86.64'	S67.92°E	29.07'	22.9145°
C89	230.00'	86.64'	S67.92°E	29.07'	22.9145°
C90	230.00'	86.64'	S67.92°E	29.07'	22.9145°
C91	230.00'	86.64'	S67.92°E	29.07'	22.9145°
C92	230.00'	86.64'	S67.92°E	29.07'	22.9145°
C93	230.00'	86.64'	S67.92°E	29.07'	22.9145°
C94	230.00'	86.64'	S67.92°E	29.07'	22.9145°
C95	230.00'	86.64'	S67.92°E	29.07'	22.9145°
C96	230.00'	86.64'	S67.92°E	29.07'	22.9145°
C97	230.00'	86.64'	S67.92°E	29.07'	22.9145°
C98	230.00'	86.64'	S67.92°E	29.07'	22.9145°
C99	230.00'	86.64'	S67.92°E	29.07'	22.9145°
C100	230.00'	86.64'	S67.92°E	29.07'	22.9145°



PREPARED BY:
METROSE SURVEYING AND MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 107
DADE COUNTY, FLORIDA 33157
TELEPHONE: (305) 221-1225
CERTIFICATE OF AUTHORIZATION NO. LB. 8295