

MAP OF BOUNDARY SURVEY

ALL OF THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF NASSAU AND STATE OF FLORIDA, KNOWN AND DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING IS THE INTERSECTION OF THE EAST LINE OF SAID SECTION 22 WITH THE NORTHEAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (ALSO KNOWN AS U.S. HIGHWAY NOS. 23 AND 301, AND STATE ROAD NO. 15) (A 150 FOOT RIGHT-OF-WAY) SAID POINT BEING A CONCRETE MONUMENT; THENCE PROCEED NORTH 53° 25' 45" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 397.30 FEET TO A TANGENT CURVE; SAID CURVE BEING CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 42,871.80 FEET AND A CHORD BEARING OF NORTH 53° 24' 00" WEST AND DISTANCE OF 42.70 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY AND SAID CURVE, AN ARC DISTANCE OF 42.70 FEET TO A NON-TANGENT LINE; THENCE NORTH 36° 34' 15" EAST DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 130.00 FEET; THENCE SOUTH 53° 25' 45" EAST, A DISTANCE OF 337.80 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION WITH THE AFORESAID EAST LINE OF SECTION 22; THENCE SOUTH 01° 36' 15" EAST ALONG SAID EAST LINE, A DISTANCE OF 165.37 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 550444 US HWY 1, HILLIARD, FL 32046

PARCEL NUMBER: 22-3N-24-0000-0002-0010

LAND USE
MDR → COM

PREPARED FOR:
MIKE ETHRIDGE

SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client.
- Underground Improvements were not located or shown.
- Lands shown hereon were not obstructed by this office for easements, rights-of-way, ownership or other instruments of record.
- Bearings based on N 53°25'45" E for the Northeast right of way line of U.S. Highway No. 1, 23 & 301, (Deed).
- Fence ownership, if applicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
- Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
- The property shown hereon lies within flood zone "X" as per FEMA Flood Insurance Rate Map, Panel 12088C0145E dated 12-17-2010.
- Unless otherwise noted Measured angles and distances are the same as Plot or Deed angles and distances.
- This survey has been performed according to the standard of care to achieve the following accuracies for the following surveys:
Surveyed Accuracy: 1 foot in 19829 feet
(Commercial / High risk Linear Accuracy: 1 foot in 10000 feet
SOP Rule 5J-17.05(3) (B) (15) b.ii

POINT OF BEGINNING
INTERSECTION OF THE EAST LINE OF SECTION 22
WITH THE NORTHEAST RIGHT OF WAY LINE OF U.S. HIGHWAY 1

LEGEND

—E—E— = AERIAL UTILITY WIRES
A/C = AIR CONDITIONER
AKA = ALSO KNOWN AS
B.R.L. = BUILDING RESTRICTION LINE
C = CABLE TELEVISION PEDESTAL
Δ = CENTRAL ANGLE
C = CENTERLINE
—x—x— = CHAIN LINK FENCE
CB = CHORD BEARING
CD = CHORD DISTANCE

CONC. = CONCRETE
CWP = CORRUGATED METAL PIPE
E = ELECTRICITY METER
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
F.H. = FIRE HYDRANT
G = GAS METER
L = LIGHT POLE

C-1: DEED
R. = 42871.80'
L. = 42.70'
CB = N53°24'00"W
CD = 42.70'

C-1: MEAS.
R. = 42871.80'
L. = 42.81'
CB = N53°22'19"W
CD = 42.81'

MEAS. = MEASURED
H.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
O.R.B. = OFFICIAL RECORD BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
S = SEWER CLEANDOUT
SM = SEWER MANHOLE

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY:

ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR
MAPPER CERTIFICATE No. 5712

GLASS LAND SURVEYING, LLC
23884 CRESCENT PARK COURT, FERNANDINA BEACH, FLORIDA 32034
(904) 261-0128 • CELL (904) 370-0318
LICENSE BUSINESS NO. LB 6359

GLASS LAND SURVEYING, LLC

SCALE: 1" = 40'
DATE: 04-13-22
DRN BY: AEG
CKD BY: AEG
JOB NO: 22-78
F.B. NO: BUCK1
PAGE NO: 7