

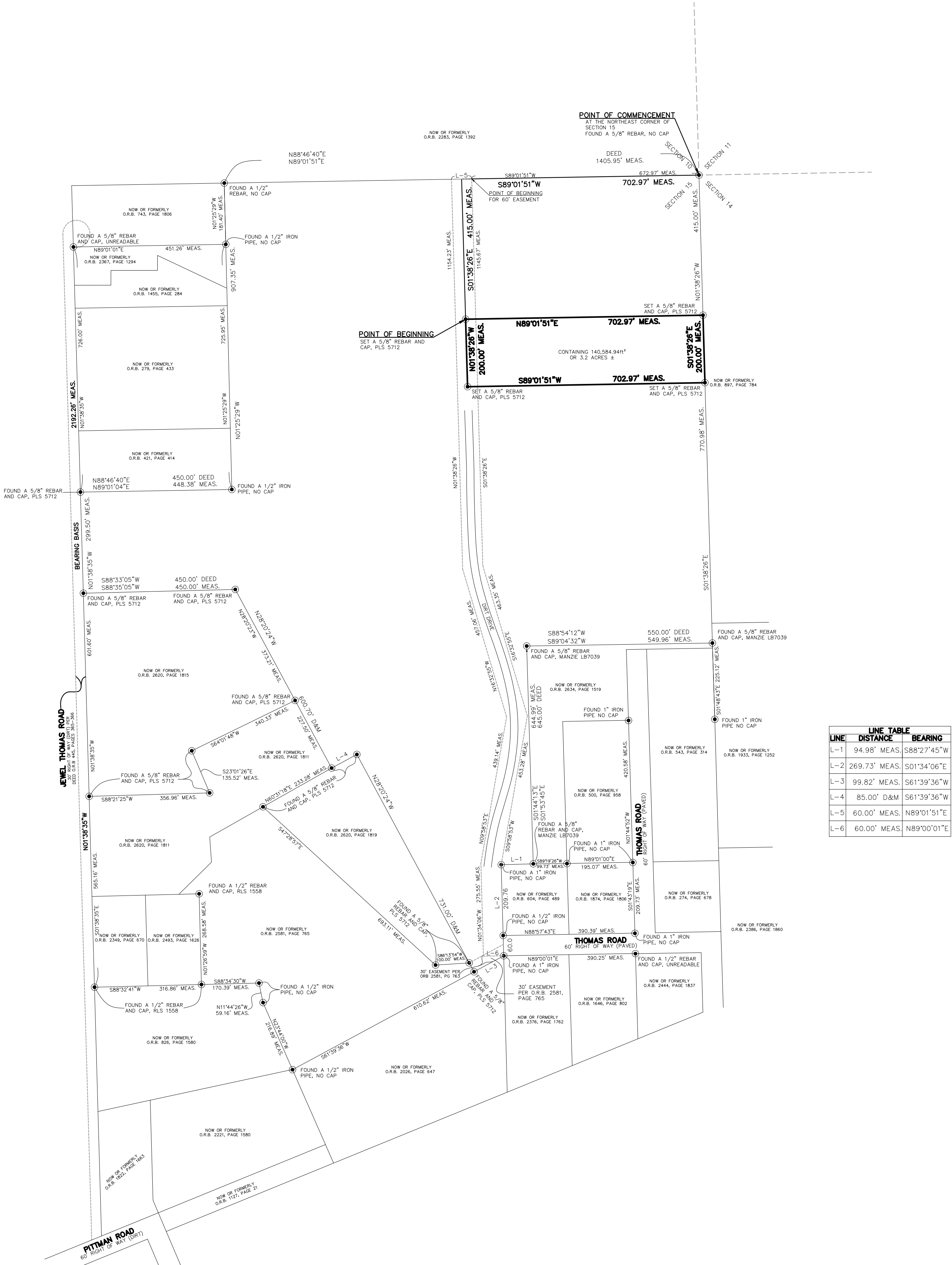
MAP OF BOUNDARY SURVEY

A PORTION OF GOVERNMENT LOT 1, SECTION 15, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA. SAID PORTION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT A 5/8" REBAR, NO CAP, FOUND AT THE NORTHEASTERLY CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, AND RUN SOUTH 89°01'51" EAST, ALONG THE NORTHERLY LINE OF AFORESAID SECTION 15, A DISTANCE OF 702.97 FEET; THENCE RUN SOUTH 01°38'26" EAST, A DISTANCE OF 415.00 FEET TO A 5/8" REBAR AND CAP, PLS5712 SET AS THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING RUN NORTH 89°01'51" EAST, A DISTANCE OF 702.97 FEET TO A SET 5/8" REBAR AND CAP, PLS5712; THENCE RUN SOUTH 01°38'26" EAST, ALONG THE EASTERLY LINE OF AFORESAID SECTION 15, A DISTANCE OF 200.00 FEET TO A SET 5/8" REBAR AND CAP, PLS5712; THENCE RUN SOUTH 89°01'51" WEST, DEPARTING PREVIOUSLY MENTIONED EASTERLY LINE, A DISTANCE OF 702.97 FEET TO A SET 5/8" REBAR AND CAP, PLS5712; THENCE RUN NORTH 01°38'26" WEST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.2 ACRES, MORE OR LESS.

TOGETHER WITH A 60 FOOT PRIVATE ROADWAY LOCATED IN GOVERNMENT LOT 1, SECTION 15, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT A 5/8" REBAR, NO CAP, FOUND AT THE NORTHEASTERLY CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, AND RUN SOUTH 89°01'51" EAST, ALONG THE NORTHERLY LINE OF AFORESAID SECTION 15, A DISTANCE OF 672.97 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING RUN SOUTH 01°38'26" EAST, A DISTANCE OF 1145.67 FEET; THENCE RUN SOUTH 16°32'55" EAST, A DISTANCE OF 463.35 FEET; THENCE RUN SOUTH 09°58'53" WEST, A DISTANCE OF 453.28 FEET; THENCE RUN SOUTH 01°34'06" EAST, ALONG THE WESTERLY BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 604, PAGE 489, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 209.73 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THOMAS ROAD (HAVING A 60 FOOT RIGHT OF WAY); THENCE CONTINUE SOUTH 01°34'06" EAST, A DISTANCE OF 60.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF AFORESAID THOMAS ROAD; THENCE RUN SOUTH 89°01'01" WEST, ALONG A PROLONGATION OF PREVIOUSLY MENTIONED SOUTHERLY RIGHT OF WAY, A DISTANCE OF 60.00 FEET; THENCE RUN NORTH 01°34'06" WEST, A DISTANCE OF 275.55 FEET; THENCE RUN NORTH 09°58'53" EAST, A DISTANCE OF 439.14 FEET; THENCE RUN NORTH 16°32'55" WEST, A DISTANCE OF 457.06 FEET; THENCE RUN NORTH 01°38'26" WEST, A DISTANCE OF 1154.23 FEET; THENCE RUN NORTH 89°01'51" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.



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 abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Bearings based on N 01°38'35" W for the Easterly Right of Way of Jewel Thomas Road, per O.R.B. 445, Pages 365-366, of the Public Records of Nassau County, Florida (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 F.E.M.A. Flood Insurance Rate Map, Panel 1089C0308F, Dated 08/02/2017.
- Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.
- This survey has been performed according to the standard of care to achieve the following accuracy for the following surveyed:
Commercial / High risk linear accuracy: 1 foot in 16,203 feet
SOP Rule 5J-17.05(3) (B) (15) b.ii

LEGEND

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

CONC. = CONCRETE
CC = CONCRETE FLATWORK
CMP = CORRUGATED METAL PIPE
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
F.H. = FIRE HYDRANT
G = GAS METER
L = ARC LENGTH
L = ARC BEARING
L = LIGHT POLE

MEAS. = MEASURED
N.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 CLEANOUT
SM = SEWER MANHOLE

⊙ = STORM MANHOLE
⊞ = TELEPHONE PEDESTAL
—X—X— = WOOD FENCE
W = WATER METER
⊙ = WELL
D&M = DEED AND MEASURED

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

GLASS LAND SURVEYING, LLC
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LICENSE BUSINESS NO. LB 8359

SCALE: 1"=200'
DATE: 05/20/23
DRN BY: ALN
JOB NO: 23-115
F.B. NO: DC
PAGE NO: DC