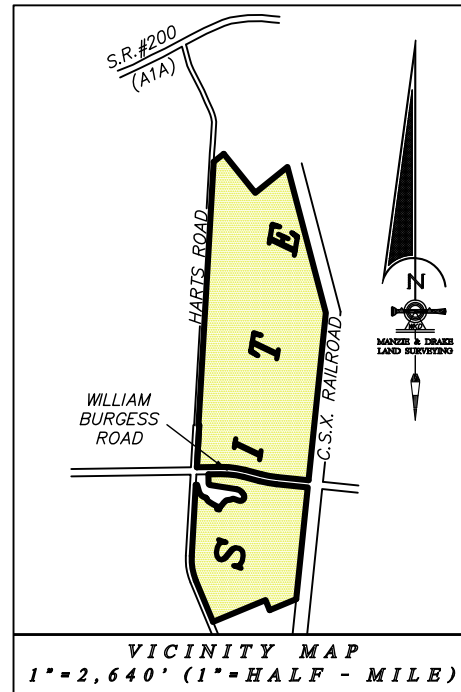
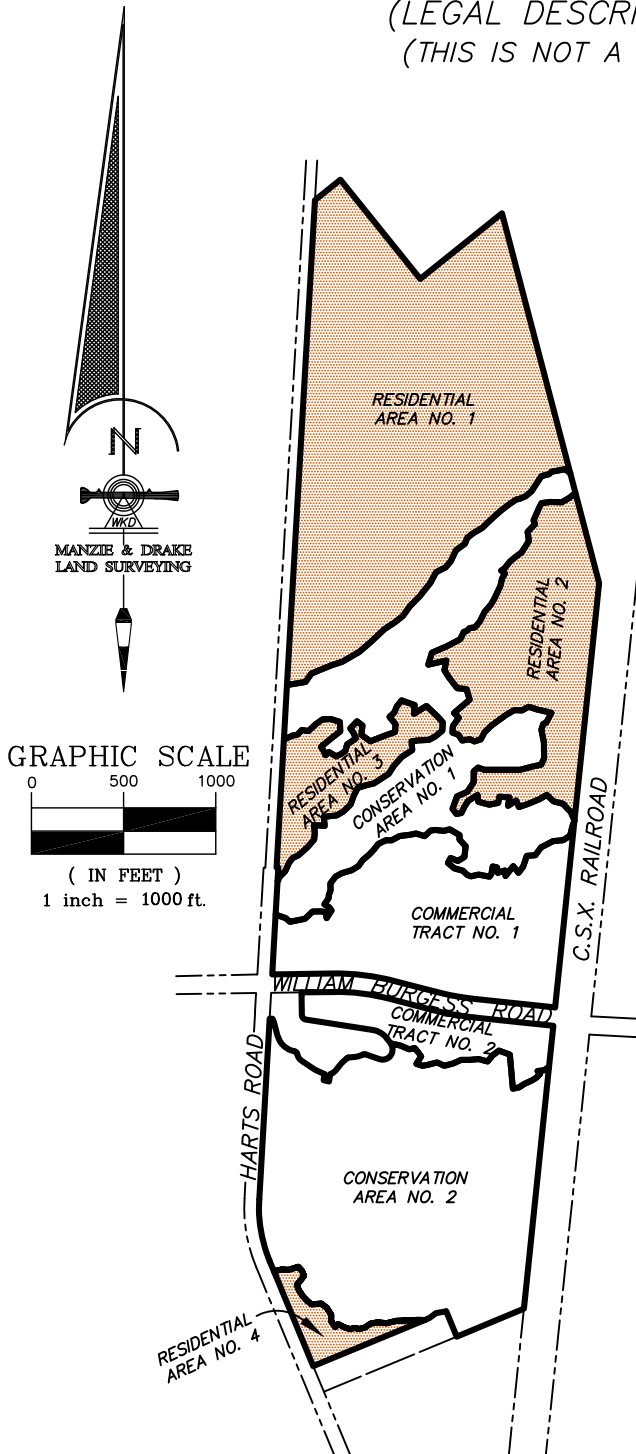


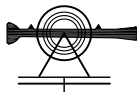
# EXHIBIT A-1

## MANZIE & DRAKE LAND SURVEYING SKETCH OF LEGAL DESCRIPTION

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

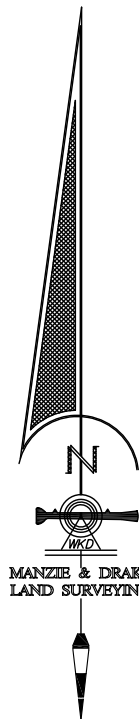
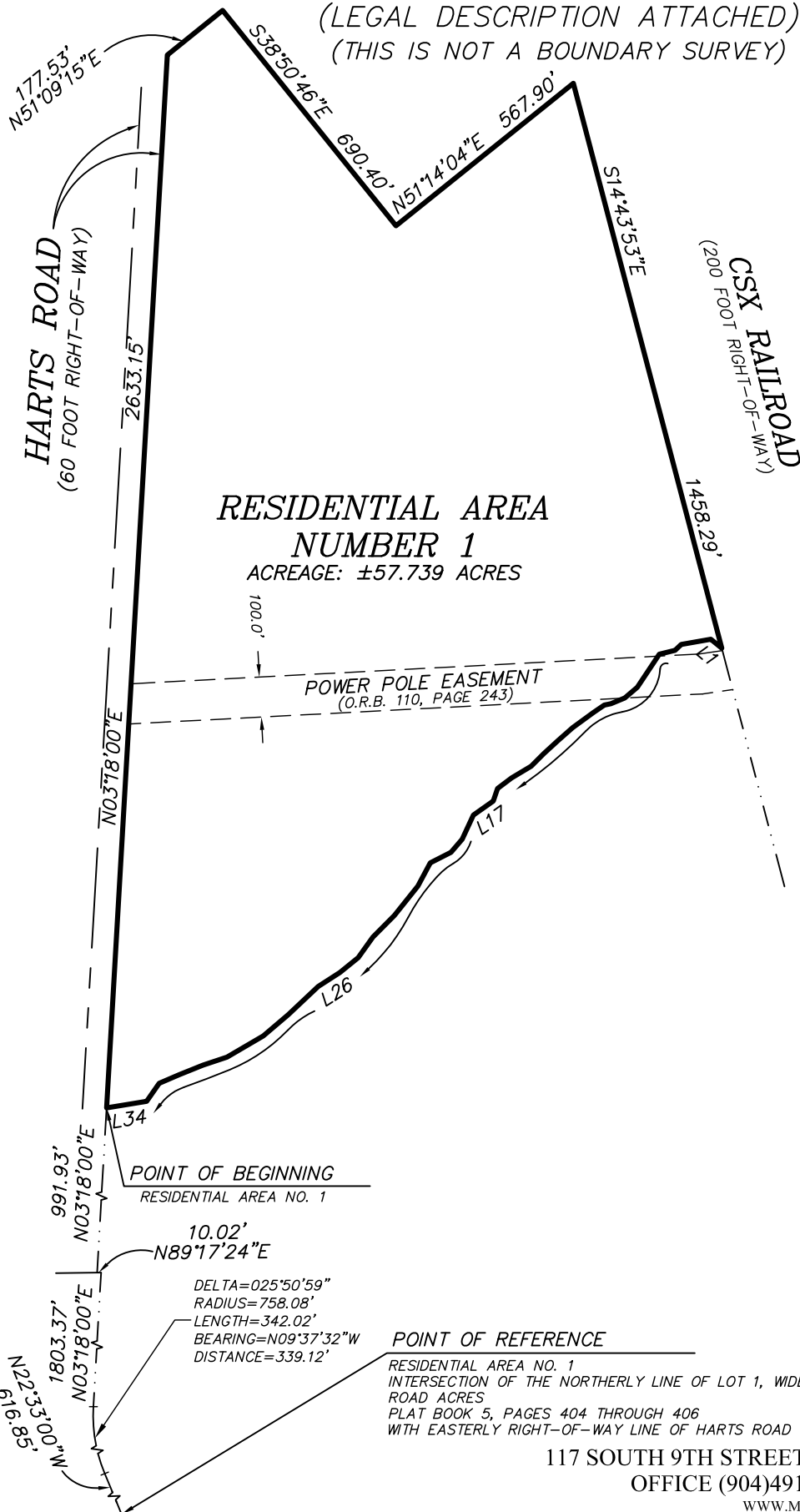


COVER SHEET  
JOB NO. 16509  
SHEET 1 OF 15



## SKETCH OF LEGAL DESCRIPTION

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



### GRAPHIC SCALE

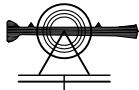


( IN FEET )  
1 inch = 400 ft.

JOB NO. 16509  
SHEET 2 OF 15

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*SKETCH OF LEGAL DESCRIPTION*

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N50°40'15"W	35.21'
L2	S79°57'48"W	75.47'
L3	S46°09'30"W	20.92'
L4	S76°19'46"W	40.55'
L5	S33°43'05"W	99.37'
L6	S49°21'30"W	40.92'
L7	S67°30'49"W	37.58'
L8	S78°01'22"W	16.79'
L9	S55°42'02"W	33.19'
L10	S53°57'40"W	63.63'
L11	S48°29'22"W	49.19'
L12	S47°35'00"W	48.20'
L13	S45°04'08"W	44.31'
L14	S59°13'38"W	57.21'
L15	S52°45'25"W	43.81'
L16	S18°52'23"W	32.92'
L17	S54°32'37"W	60.87'
L18	S24°55'59"W	66.44'
L19	S40°43'36"W	43.17'
L20	S63°04'24"W	57.83'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S28°06'29"W	65.89'
L22	S38°43'56"W	93.97'
L23	S44°49'42"W	76.18'
L24	S35°24'58"W	63.04'
L25	S51°07'43"W	58.70'
L26	S57°13'09"W	64.74'
L27	S46°44'30"W	102.53'
L28	S49°32'53"W	81.65'
L29	S59°40'59"W	104.98'
L30	S71°25'24"W	63.46'
L31	S68°05'28"W	64.18'
L32	S66°59'11"W	54.12'
L33	S34°35'31"W	54.79'
L34	S80°46'35"W	101.52'

*RESIDENTIAL AREA  
NUMBER 1*



# MANZIE & DRAKE LAND SURVEYING



## LEGAL DESCRIPTION RESIDENTIAL AREA No. 1 OCTOBER 17, 2017

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF LOT 1, "WIDE ROAD ACRES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 404-406, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD, AN 80 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 22°33'00" WEST, A DISTANCE OF 616.85 FEET TO THE POINT OF CURVATURE OF A RIGHT-OF-WAY CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 758.08 FEET AND A CENTRAL ANGLE OF 25°50'59"; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE AN ARC DISTANCE OF 342.02 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 09°37'32" WEST A DISTANCE OF 339.12 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 03°18'00" EAST A DISTANCE OF 1803.37 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, SOUTH 89°17'24" WEST A DISTANCE OF 10.02 FEET TO A POINT WHERE SAID RIGHT-OF-WAY TRANSITIONS TO A 60 FOOT RIGHT-OF-WAY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 03°18'00" EAST A DISTANCE OF 991.93 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 03°18'00" EAST A DISTANCE OF 2633.15 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 51°09'15" EAST A DISTANCE OF 177.53 FEET; THENCE SOUTH 38°50'46" EAST A DISTANCE OF 690.40 FEET; THENCE NORTH 51°14'04" EAST A DISTANCE OF 567.90 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD RIGHT-OF-WAY (A TRANSITIONAL RIGHT-OF-WAY); THENCE SOUTH 14°43'53" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1458.29 FEET; THENCE DEPARTING SAID RAILROAD RIGHT-OF-WAY, NORTH 50°40'15" WEST A DISTANCE OF 35.21 FEET; THENCE SOUTH 79°57'48" WEST A DISTANCE OF 75.47 FEET; THENCE SOUTH 46°09'30" WEST A DISTANCE OF 20.92 FEET; THENCE SOUTH 76°19'46" WEST A DISTANCE OF 40.55 FEET; THENCE SOUTH 33°43'05" WEST A DISTANCE OF 99.37 FEET; THENCE SOUTH 49°21'30" WEST A DISTANCE OF 40.92 FEET; THENCE SOUTH 67°30'49" WEST A DISTANCE OF 37.58 FEET; THENCE SOUTH 78°01'22" WEST A DISTANCE OF 16.79 FEET; THENCE SOUTH 55°42'02" WEST A DISTANCE OF 33.19 FEET; THENCE SOUTH 53°57'40" WEST A DISTANCE OF 63.63 FEET; THENCE SOUTH 48°29'22" WEST A DISTANCE OF 49.19 FEET; THENCE SOUTH 47°35'00" WEST A DISTANCE OF 48.20 FEET; THENCE SOUTH 45°04'08" WEST A DISTANCE OF 44.31 FEET; THENCE SOUTH 59°13'38" WEST A DISTANCE OF 57.21 FEET; THENCE SOUTH 52°45'25" WEST A DISTANCE OF 43.81 FEET; THENCE SOUTH 18°52'23" WEST A DISTANCE OF 32.92 FEET; THENCE SOUTH 54°32'37" WEST A DISTANCE OF 60.87 FEET; THENCE SOUTH 24°55'59" WEST A DISTANCE OF 66.44 FEET; THENCE SOUTH 40°43'36" WEST A DISTANCE OF 43.17 FEET; THENCE SOUTH 63°04'24" WEST A DISTANCE OF 57.83 FEET; THENCE SOUTH 28°06'29" WEST A DISTANCE OF 65.89 FEET; THENCE SOUTH 38°43'56" WEST A DISTANCE OF 93.97 FEET; THENCE SOUTH 44°49'42" WEST A DISTANCE OF 76.18 FEET; THENCE SOUTH 35°24'58" WEST A DISTANCE OF 63.04 FEET; THENCE SOUTH 51°07'43" WEST A DISTANCE OF 58.70 FEET; THENCE SOUTH 57°13'09" WEST A DISTANCE OF 64.74 FEET; THENCE SOUTH 46°44'30" WEST A DISTANCE OF 102.53 FEET; THENCE SOUTH 49°32'53" WEST A DISTANCE OF 81.65 FEET; THENCE SOUTH 59°40'59" WEST A DISTANCE OF 104.98 FEET; THENCE SOUTH 71°25'24" WEST A DISTANCE OF 63.46 FEET; THENCE SOUTH 68°05'28" WEST A DISTANCE OF 64.18 FEET; THENCE SOUTH 66°59'11" WEST A DISTANCE OF 54.12 FEET; THENCE SOUTH 34°35'31" WEST A DISTANCE OF 54.79 FEET; THENCE SOUTH 80°46'35" WEST A DISTANCE OF 101.52 FEET TO THE POINT OF BEGINNING.

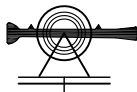
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CONTAINING 57.739 ACRES MORE OR LESS.

GUY L. MELVIN, P.L.S.  
FLORIDA REGISTRATION NO. 4729  
JOB # 16509

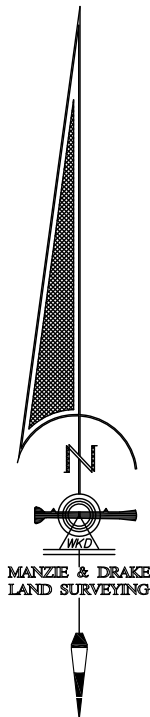
SHEET 4 OF 15

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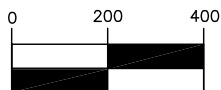
## SKETCH OF LEGAL DESCRIPTION

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

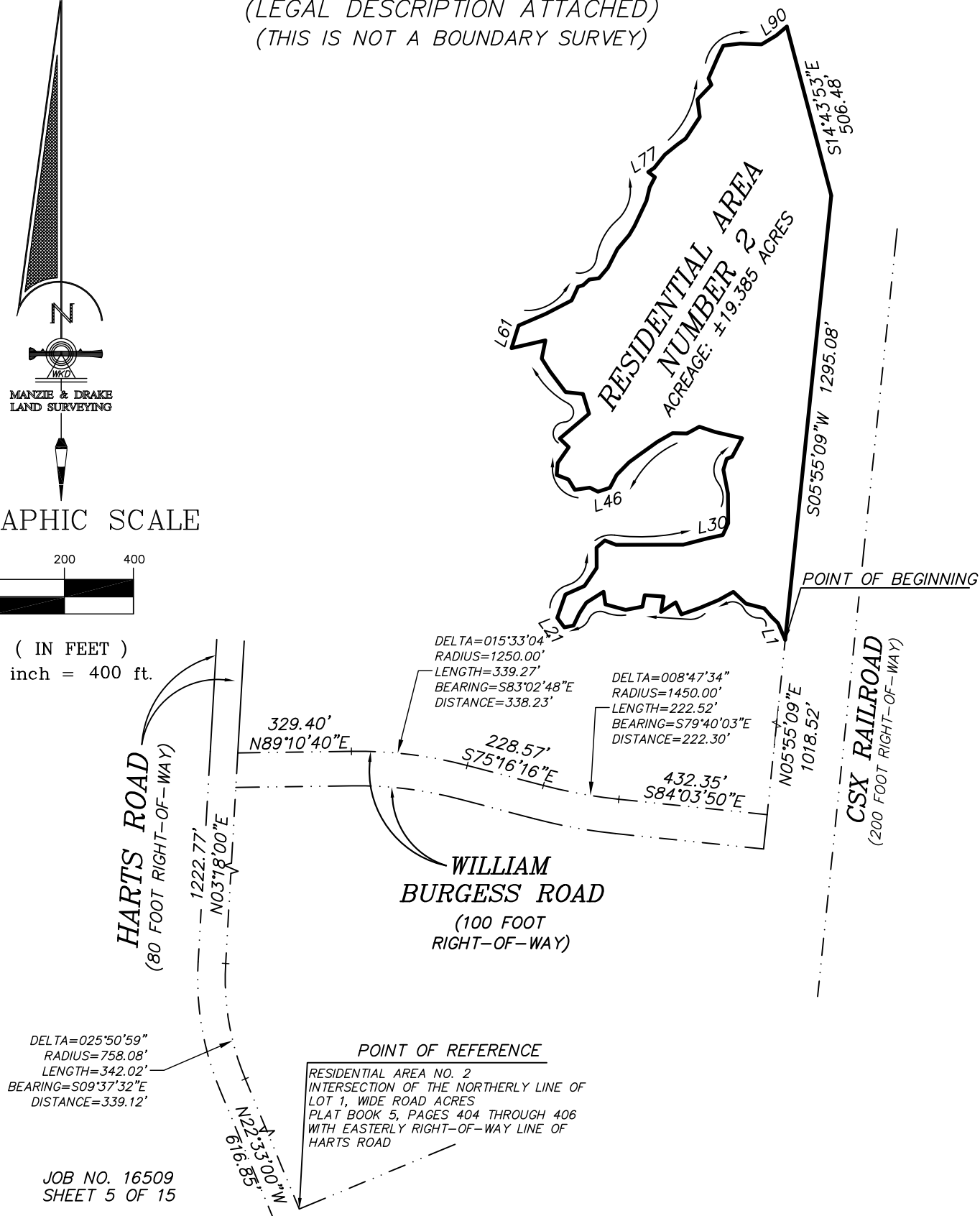


MANZIE & DRAKE  
LAND SURVEYING

GRAPHIC SCALE



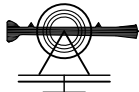
( IN FEET )  
1 inch = 400 ft.



DELTA=025°50'59"  
RADIUS=758.08'  
LENGTH=342.02'  
BEARING=S09°37'32"E  
DISTANCE=339.12'

JOB NO. 16509  
SHEET 5 OF 15

**POINT OF REFERENCE**  
RESIDENTIAL AREA NO. 2  
INTERSECTION OF THE NORTHERLY LINE OF  
LOT 1, WIDE ROAD ACRES  
PLAT BOOK 5, PAGES 404 THROUGH 406  
WITH EASTERLY RIGHT-OF-WAY LINE OF  
HARTS ROAD



# SKETCH OF LEGAL DESCRIPTION

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N23°31'40"W	52.66'
L2	N45°52'22"W	26.52'
L3	N41°03'34"W	32.22'
L4	N75°39'50"W	54.30'
L5	N46°43'37"W	50.24'
L6	S60°41'20"W	48.70'
L7	S67°28'59"W	61.43'
L8	S70°40'02"W	54.62'
L9	N24°54'15"W	38.61'
L10	S57°01'11"W	51.16'
L11	N10°00'29"E	45.31'
L12	N85°46'16"W	55.08'
L13	S11°36'08"W	34.31'
L14	S79°07'45"W	49.29'
L15	N74°51'06"W	60.98'
L16	N7°53'18"W	37.13'
L17	S57°48'05"W	59.41'
L18	S33°17'40"W	36.49'
L19	S25°15'33"W	39.70'
L20	S78°45'38"W	27.03'
L21	N36°53'24"W	34.67'
L22	N19°17'30"E	71.62'
L23	N66°00'31"E	60.77'
L24	N34°02'30"E	63.04'
L25	N0°25'17"W	59.16'
L26	N49°18'11"E	31.83'
L27	S68°11'54"E	34.71'
L28	N89°51'44"E	195.15'
L29	N75°23'57"E	71.59'
L30	N77°35'43"E	46.49'
L31	N24°41'01"E	37.45'
L32	N0°35'21"W	86.23'
L33	N10°56'58"W	70.25'
L34	N17°02'53"E	33.05'
L35	N69°06'42"E	17.18'

LINE TABLE		
LINE	BEARING	LENGTH
L36	N28°11'25"E	60.85'
L37	N76°57'54"W	79.98'
L38	N71°41'50"W	48.74'
L39	S61°05'23"W	40.88'
L40	N88°29'50"W	41.75'
L41	S60°09'44"W	50.31'
L42	S54°20'06"W	64.72'
L43	S54°01'49"W	36.86'
L44	S44°36'48"W	51.41'
L45	S27°36'28"W	42.07'
L46	S71°39'36"W	36.63'
L47	N63°13'09"W	26.46'
L48	S81°22'08"W	43.62'
L49	N31°39'35"W	35.42'
L50	N69°26'23"W	36.62'
L51	N4°53'47"E	35.32'
L52	N35°10'15"E	55.60'
L53	N45°55'19"W	36.30'
L54	N49°49'40"E	111.55'
L55	N17°06'34"W	60.05'
L56	N83°55'34"W	50.64'
L57	N37°16'04"W	75.43'
L58	N32°35'22"W	44.27'
L59	N11°32'18"E	53.55'
L60	S77°03'41"W	100.93'
L61	N17°24'37"E	68.90'
L62	N66°47'21"E	85.95'
L63	N62°35'35"E	84.09'
L64	N25°11'55"E	32.07'
L65	N24°07'07"E	11.59'
L66	N73°10'18"E	16.25'
L67	N46°18'34"E	23.74'
L68	N82°33'47"E	28.45'
L69	N40°23'12"E	40.32'
L70	N26°40'54"E	60.52'

LINE TABLE		
LINE	BEARING	LENGTH
L71	N40°24'21"E	53.06'
L72	N30°43'31"E	31.16'
L73	N25°09'13"E	80.32'
L74	N13°37'43"E	40.06'
L75	N27°36'17"E	33.25'
L76	N53°05'53"W	24.85'
L77	N56°12'09"E	21.51'
L78	N38°30'03"E	49.20'
L79	N51°02'30"E	46.60'
L80	N54°39'15"E	29.57'
L81	N33°20'11"E	74.66'
L82	N7°37'26"W	51.49'
L83	N43°46'28"E	58.56'
L84	N23°46'54"W	21.03'
L85	N23°37'23"E	72.92'
L86	N26°16'31"E	30.95'
L87	N83°07'16"E	49.57'
L88	S88°00'10"E	61.56'
L89	N59°24'17"E	49.20'
L90	N49°18'08"E	41.15'

JOB NO. 16509  
SHEET 6 OF 15

RESIDENTIAL AREA  
NUMBER 2

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# MANZIE & DRAKE LAND SURVEYING



## LEGAL DESCRIPTION RESIDENTIAL AREA No. 2 OCTOBER 17, 2017

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF LOT 1, "WIDE ROAD ACRES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 404-406, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD, AN 80 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 22°33'00" WEST, A DISTANCE OF 616.85 FEET TO THE POINT OF CURVATURE OF A RIGHT-OF-WAY CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 758.08 FEET AND A CENTRAL ANGLE OF 25°50'59"; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE AN ARC DISTANCE OF 342.02 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 09°37'32" WEST A DISTANCE OF 339.12 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 03°18'00" EAST A DISTANCE OF 1222.77 FEET TO INTERSECT THE NORTH RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD, A 100 FOOT-WIDE RIGHT-OF-WAY AS PER OFFICIAL RECORDS BOOK 1049, PAGE 1753 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY; THENCE NORTH 89°10'40" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD A DISTANCE OF 329.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1250.00 FEET AND A CENTRAL ANGLE OF 15°33'04"; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY CURVE AN ARC DISTANCE OF 339.27 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°02'48" EAST 338.23 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 75°16'16" EAST A DISTANCE OF 228.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1450.00 FEET AND A CENTRAL ANGLE OF 08°47'34"; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY CURVE AN ARC DISTANCE OF 222.52 FEET; SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°40'03" EAST 222.30 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 84°03'50" EAST A DISTANCE OF 432.35 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD (200 FEET WIDE); THENCE NORTH 05°55'09" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1018.52 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 23°31'40" WEST A DISTANCE OF 52.66 FEET; THENCE NORTH 45°52'22" WEST A DISTANCE OF 26.52 FEET; THENCE NORTH 41°03'34" WEST A DISTANCE OF 32.22 FEET; THENCE NORTH 75°39'50" WEST A DISTANCE OF 54.30 FEET; THENCE NORTH 46°43'37" WEST A DISTANCE OF 50.24 FEET; THENCE SOUTH 60°41'20" WEST A DISTANCE OF 48.70 FEET; THENCE SOUTH 67°28'59" WEST A DISTANCE OF 61.43 FEET; THENCE SOUTH 70°40'02" WEST A DISTANCE OF 54.62 FEET; THENCE NORTH 24°54'15" WEST A DISTANCE OF 38.61 FEET; THENCE SOUTH 57°01'11" WEST A DISTANCE OF 51.16 FEET; THENCE NORTH 10°00'29" EAST A DISTANCE OF 45.31 FEET; THENCE NORTH 85°46'16" WEST A DISTANCE OF 55.08 FEET; THENCE SOUTH 11°36'08" WEST A DISTANCE OF 34.31 FEET; THENCE SOUTH 79°07'45" WEST A DISTANCE OF 49.29 FEET; THENCE NORTH 74°51'06" WEST A DISTANCE OF 60.98 FEET; THENCE NORTH 07°53'18" WEST A DISTANCE OF 37.13 FEET; THENCE SOUTH 57°48'05" WEST A DISTANCE OF 59.41 FEET; THENCE SOUTH 33°17'40" WEST A DISTANCE OF 36.49 FEET; THENCE SOUTH 25°15'33" WEST A DISTANCE OF 39.70 FEET; THENCE SOUTH 78°45'38" WEST A DISTANCE OF 27.03 FEET; THENCE NORTH 36°53'24" WEST A DISTANCE OF 34.67 FEET; THENCE NORTH 19°17'30" EAST A DISTANCE OF 71.62 FEET; THENCE NORTH 66°00'31" EAST A DISTANCE OF 60.77 FEET; THENCE NORTH 34°02'30" EAST A DISTANCE OF 63.04 FEET; THENCE NORTH 00°25'17" WEST A DISTANCE OF 59.16 FEET; THENCE NORTH 49°18'11" EAST A DISTANCE OF 31.83 FEET; THENCE SOUTH 68°11'54" EAST A DISTANCE OF 34.71 FEET; THENCE NORTH 89°51'44" EAST A DISTANCE OF 195.15 FEET; THENCE NORTH 75°23'57" EAST A DISTANCE OF 71.59 FEET; THENCE NORTH 77°35'43" EAST A DISTANCE OF 46.49 FEET; THENCE NORTH 24°41'01" EAST A DISTANCE OF 37.45 FEET; THENCE NORTH 00°35'21" WEST A DISTANCE OF 86.23 FEET; THENCE NORTH 10°56'58" WEST A DISTANCE OF 70.25 FEET; THENCE NORTH 17°02'53" EAST A DISTANCE OF 33.05 FEET; THENCE NORTH 69°06'42" EAST A DISTANCE OF 17.18 FEET; THENCE NORTH 28°11'25" EAST A DISTANCE OF 60.85 FEET; THENCE NORTH 76°57'54" WEST A DISTANCE OF 79.98 FEET; THENCE NORTH 71°41'50" WEST A DISTANCE OF 48.74 FEET; THENCE SOUTH 61°05'23" WEST A DISTANCE OF 40.88 FEET; THENCE NORTH 88°29'50" WEST A DISTANCE OF 41.75 FEET; THENCE SOUTH 60°09'44" WEST A DISTANCE OF 50.31 FEET; THENCE SOUTH 54°20'06" WEST A DISTANCE OF 64.72 FEET; THENCE SOUTH 54°01'49" WEST A DISTANCE OF 36.86 FEET;

SHEET 7 OF 15

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# MANZIE & DRAKE LAND SURVEYING



THENCE SOUTH 44°36'48" WEST A DISTANCE OF 51.41 FEET; THENCE SOUTH 27°36'28" WEST A DISTANCE OF 42.07 FEET; THENCE SOUTH 71°39'36" WEST A DISTANCE OF 36.63 FEET; THENCE NORTH 63°13'09" WEST A DISTANCE OF 26.46 FEET; THENCE SOUTH 81°22'08" WEST A DISTANCE OF 43.62 FEET; THENCE NORTH 31°39'35" WEST A DISTANCE OF 35.42 FEET; THENCE NORTH 69°26'23" WEST A DISTANCE OF 36.62 FEET; THENCE NORTH 04°53'47" EAST A DISTANCE OF 35.32 FEET; THENCE NORTH 35°10'15" EAST A DISTANCE OF 55.60 FEET; THENCE NORTH 45°55'19" WEST A DISTANCE OF 36.30 FEET; THENCE NORTH 49°49'40" EAST A DISTANCE OF 111.55 FEET; THENCE NORTH 17°06'34" WEST A DISTANCE OF 60.05 FEET; THENCE NORTH 83°55'34" WEST A DISTANCE OF 50.64 FEET; THENCE NORTH 37°16'04" WEST A DISTANCE OF 75.43 FEET; THENCE NORTH 32°35'22" WEST A DISTANCE OF 44.27 FEET; THENCE NORTH 11°32'18" EAST A DISTANCE OF 53.55 FEET; THENCE SOUTH 77°03'41" WEST A DISTANCE OF 100.93 FEET; THENCE NORTH 17°24'37" EAST A DISTANCE OF 68.90 FEET; THENCE NORTH 66°47'21" EAST A DISTANCE OF 85.95 FEET; THENCE NORTH 62°35'35" EAST A DISTANCE OF 84.09 FEET; THENCE NORTH 25°11'55" EAST A DISTANCE OF 32.07 FEET; THENCE NORTH 24°07'07" EAST A DISTANCE OF 11.59 FEET; THENCE NORTH 73°10'18" EAST A DISTANCE OF 16.25 FEET; THENCE NORTH 46°18'34" EAST A DISTANCE OF 23.74 FEET; THENCE NORTH 82°33'47" EAST A DISTANCE OF 28.45 FEET; THENCE NORTH 40°23'12" EAST A DISTANCE OF 40.32 FEET; THENCE NORTH 26°40'54" EAST A DISTANCE OF 60.52 FEET; THENCE NORTH 40°24'21" EAST A DISTANCE OF 53.06 FEET; THENCE NORTH 30°43'31" EAST A DISTANCE OF 31.16 FEET; THENCE NORTH 25°09'13" EAST A DISTANCE OF 80.32 FEET; THENCE NORTH 13°37'43" EAST A DISTANCE OF 40.06 FEET; THENCE NORTH 27°36'17" EAST A DISTANCE OF 33.25 FEET; THENCE NORTH 53°05'53" WEST A DISTANCE OF 24.85 FEET; THENCE NORTH 56°12'09" EAST A DISTANCE OF 21.51 FEET; THENCE NORTH 38°30'03" EAST A DISTANCE OF 49.20 FEET; THENCE NORTH 51°02'30" EAST A DISTANCE OF 46.60 FEET; THENCE NORTH 54°39'15" EAST A DISTANCE OF 29.57 FEET; THENCE NORTH 33°20'11" EAST A DISTANCE OF 74.66 FEET; THENCE NORTH 07°37'26" WEST A DISTANCE OF 51.49 FEET; THENCE NORTH 43°46'28" EAST A DISTANCE OF 58.56 FEET; THENCE NORTH 23°46'54" WEST A DISTANCE OF 21.03 FEET; THENCE NORTH 23°37'23" EAST A DISTANCE OF 72.92 FEET; THENCE NORTH 26°16'31" EAST A DISTANCE OF 30.95 FEET; THENCE NORTH 83°07'16" EAST A DISTANCE OF 49.57 FEET; THENCE SOUTH 88°00'10" EAST A DISTANCE OF 61.56 FEET; THENCE NORTH 59°24'17" EAST A DISTANCE OF 49.20 FEET; THENCE NORTH 49°18'08" EAST A DISTANCE OF 41.15 FEET TO THE AFORESAID CSX RAILROAD RIGHT-OF-WAY (A TRANSITIONAL RIGHT-OF-WAY); THENCE SOUTH 14°43'53" EAST ALONG SAID TRANSITIONAL RIGHT-OF-WAY LINE A DISTANCE OF 506.48 FEET TO THE POINT AT WHICH SAID RIGHT-OF-WAY BECOMES 200 FEET WIDE; THENCE SOUTH 05°55'09" WEST ALONG SAID 200 FOOT-WIDE RIGHT-OF-WAY A DISTANCE OF 1295.08 FEET TO THE POINT OF BEGINNING.

#

CONTAINING 19.385 ACRES MORE OR LESS.

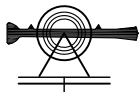
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GUY L. MELVIN, P.L.S.  
FLORIDA REGISTRATION NO. 4729  
JOB # 16509

SHEET 8 OF 15

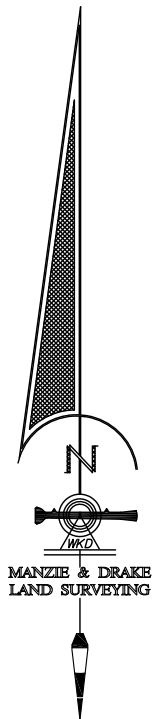
117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034  
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[www.manzieanddrake.com](http://www.manzieanddrake.com)





## SKETCH OF LEGAL DESCRIPTION

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



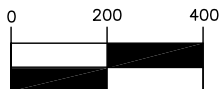
MANZIE & DRAKE  
LAND SURVEYING

HARTS ROAD  
(80 FOOT RIGHT-OF-WAY)

RESIDENTIAL AREA  
NUMBER 3  
ACREAGE:  $\pm 7.432$  ACRES

SECTION 4  
FOUND 3" 589'72.4" W 2652.76'  
SECTION 9

GRAPHIC SCALE



( IN FEET )  
1 inch = 400 ft.

POINT OF BEGINNING  
RESIDENTIAL AREA NUMBER 3

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

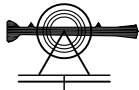
CSX RAILROAD  
(200 FOOT RIGHT-OF-WAY)

DELTA=025°50'59"  
RADIUS=758.08'  
LENGTH=342.02'  
BEARING=N09°37'32"W  
DISTANCE=339.12'

POINT OF REFERENCE

RESIDENTIAL AREA NO. 3  
INTERSECTION OF THE NORTHERLY LINE OF  
LOT 1, WIDE ROAD ACRES  
PLAT BOOK 5, PAGES 404 THROUGH 406  
WITH EASTERLY RIGHT-OF-WAY LINE OF  
HARTS ROAD

JOB NO. 16509  
SHEET 9 OF 15



## SKETCH OF LEGAL DESCRIPTION

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N3°18'00"E	76.50'
L2	S89°17'24"W	10.02'
L3	S84°30'44"E	6.14'
L4	N65°03'52"E	44.69'
L5	N81°18'14"E	26.84'
L6	N41°30'09"E	35.79'
L7	S80°08'22"E	36.75'
L8	N46°52'04"E	53.45'
L9	N54°42'06"E	45.78'
L10	N87°23'09"E	46.15'
L11	S71°35'10"E	50.36'
L12	S2°15'01"E	51.39'
L13	S52°12'27"W	56.77'
L14	S51°00'09"W	77.59'
L15	S37°33'27"E	22.53'
L16	S22°54'41"E	29.74'
L17	N47°03'59"E	25.45'
L18	S58°58'08"E	46.14'
L19	N64°14'51"E	27.76'
L20	N55°40'34"E	29.74'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N14°57'07"E	38.14'
L22	N56°10'16"E	55.68'
L23	N21°04'24"W	31.26'
L24	N34°13'46"W	31.73'
L25	N43°42'11"E	53.05'
L26	S50°45'12"E	37.21'
L27	S6°31'29"W	49.43'
L28	S53°55'41"E	60.41'
L29	N68°56'38"E	78.07'
L30	N70°23'07"E	64.18'
L31	N4°28'55"E	42.42'
L32	N38°49'53"W	52.39'
L33	N48°42'42"E	34.64'
L34	N22°19'41"E	36.71'
L35	N38°57'51"E	41.71'
L36	S67°30'11"E	23.45'
L37	S71°39'31"E	51.02'
L38	S4°32'27"W	48.25'
L39	N58°13'04"E	80.42'
L40	S46°23'29"E	85.06'

LINE TABLE		
LINE	BEARING	LENGTH
L41	S41°21'07"E	40.62'
L42	S3°17'59"W	43.98'
L43	S49°24'30"W	49.06'
L44	S62°29'13"W	40.91'
L45	S87°04'09"W	53.43'
L46	S83°31'32"W	40.51'
L47	S4°08'11"E	47.93'
L48	S56°59'36"W	67.02'
L49	S41°11'08"W	65.40'
L50	S33°07'23"W	51.47'
L51	S57°03'38"W	95.42'
L52	S76°15'25"W	38.16'
L53	S73°14'13"W	53.55'
L54	S26°22'01"W	47.91'
L55	S19°51'05"W	49.75'
L56	S45°42'03"W	55.36'
L57	S60°16'48"W	41.30'
L58	S83°04'45"W	41.18'
L59	S82°45'37"W	29.44'
L60	S5°43'42"E	49.50'

LINE TABLE		
LINE	BEARING	LENGTH
L61	N84°08'46"W	58.09'
L62	S5°33'58"E	41.47'
L64	S5°37'16"W	38.06'
L65	S40°30'04"W	54.99'
L66	S48°24'42"W	65.43'
L67	S64°03'05"W	34.56'
L68	S37°32'46"W	32.80'
L69	S24°21'18"W	49.96'
L70	S44°35'19"W	41.97'
L71	S25°12'08"W	29.21'

**RESIDENTIAL AREA  
NUMBER 3**



# MANZIE & DRAKE LAND SURVEYING



## LEGAL DESCRIPTION RESIDENTIAL AREA No. 3 OCTOBER 18, 2017

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF LOT 1, "WIDE ROAD ACRES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 404-406, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD, AN 80 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 22°33'00" WEST, A DISTANCE OF 616.85 FEET TO THE POINT OF CURVATURE OF A RIGHT-OF-WAY CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 758.08 FEET AND A CENTRAL ANGLE OF 25°50'59"; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE AN ARC DISTANCE OF 342.02 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 09°37'32" WEST A DISTANCE OF 339.12 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 03°18'00" EAST A DISTANCE OF 1726.87 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 03°18'00" EAST A DISTANCE OF 76.50 FEET; THENCE SOUTH 89°17'24" WEST A DISTANCE OF 10.02 FEET TO A POINT WHERE SAID RIGHT-OF-WAY TRANSITIONS TO A 60 FOOT RIGHT-OF-WAY; THENCE NORTH 03°18'00" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 698.63 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, SOUTH 84°30'44" EAST A DISTANCE OF 6.14 FEET; THENCE NORTH 65°03'52" EAST A DISTANCE OF 44.69 FEET; THENCE NORTH 81°18'14" EAST A DISTANCE OF 26.84 FEET; THENCE NORTH 41°30'09" EAST A DISTANCE OF 35.79 FEET; THENCE SOUTH 80°08'22" EAST A DISTANCE OF 36.75 FEET; THENCE NORTH 46°52'04" EAST A DISTANCE OF 53.45 FEET; THENCE NORTH 54°42'06" EAST A DISTANCE OF 45.78 FEET; THENCE NORTH 87°23'09" EAST A DISTANCE OF 46.15 FEET; THENCE SOUTH 71°35'10" EAST A DISTANCE OF 50.36 FEET; THENCE SOUTH 02°15'01" EAST A DISTANCE OF 51.39 FEET; THENCE SOUTH 52°12'27" WEST A DISTANCE OF 56.77 FEET; THENCE SOUTH 51°00'09" WEST A DISTANCE OF 77.59 FEET; THENCE SOUTH 37°33'27" EAST A DISTANCE OF 22.53 FEET; THENCE SOUTH 22°54'41" EAST A DISTANCE OF 29.74 FEET; THENCE NORTH 47°03'59" EAST A DISTANCE OF 25.45 FEET; THENCE SOUTH 58°58'08" EAST A DISTANCE OF 46.14 FEET; THENCE NORTH 64°14'51" EAST A DISTANCE OF 27.76 FEET; THENCE NORTH 55°40'34" EAST A DISTANCE OF 29.74 FEET; THENCE NORTH 14°57'07" EAST A DISTANCE OF 38.14 FEET; THENCE NORTH 56°10'16" EAST A DISTANCE OF 55.68 FEET; THENCE NORTH 21°04'24" WEST A DISTANCE OF 31.26 FEET; THENCE NORTH 34°13'46" WEST A DISTANCE OF 31.73 FEET; THENCE NORTH 43°42'11" EAST A DISTANCE OF 53.05 FEET; THENCE SOUTH 50°45'12" EAST A DISTANCE OF 37.21 FEET; THENCE SOUTH 06°31'29" WEST A DISTANCE OF 49.43 FEET; THENCE SOUTH 53°55'41" EAST A DISTANCE OF 60.41 FEET; THENCE NORTH 68°56'38" EAST A DISTANCE OF 78.07 FEET; THENCE NORTH 70°23'07" EAST A DISTANCE OF 64.18 FEET; THENCE NORTH 04°28'55" EAST A DISTANCE OF 42.42 FEET; THENCE NORTH 38°49'53" WEST A DISTANCE OF 52.39 FEET; THENCE NORTH 48°42'42" EAST A DISTANCE OF 34.64 FEET; THENCE NORTH 22°19'41" EAST A DISTANCE OF 36.71 FEET; THENCE NORTH 38°57'51" EAST A DISTANCE OF 41.71 FEET; THENCE SOUTH 67°30'11" EAST A DISTANCE OF 23.45 FEET; THENCE SOUTH 71°39'31" EAST A DISTANCE OF 51.02 FEET; THENCE SOUTH 04°32'27" WEST A DISTANCE OF 48.25 FEET; THENCE NORTH 58°13'04" EAST A DISTANCE OF 80.42 FEET; THENCE SOUTH 46°23'29" EAST A DISTANCE OF 85.06 FEET; THENCE SOUTH 41°21'07" EAST A DISTANCE OF 40.62 FEET; THENCE SOUTH 03°17'59" WEST A DISTANCE OF 43.98 FEET; THENCE SOUTH 49°24'30" WEST A DISTANCE OF 49.06 FEET; THENCE SOUTH 62°29'13" WEST A DISTANCE OF 40.91 FEET; THENCE SOUTH 87°04'09" WEST A DISTANCE OF 53.43 FEET; THENCE SOUTH 83°31'32" WEST A DISTANCE OF 40.51 FEET; THENCE SOUTH 04°08'11" EAST A DISTANCE OF 47.93 FEET;

SHEET 11 OF 15

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034  
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# MANZIE & DRAKE LAND SURVEYING



THENCE SOUTH 56°59'36" WEST A DISTANCE OF 67.02 FEET; THENCE SOUTH 41°11'08" WEST A DISTANCE OF 65.40 FEET; THENCE SOUTH 33°07'23" WEST A DISTANCE OF 51.47 FEET; THENCE SOUTH 57°03'38" WEST A DISTANCE OF 95.42 FEET; THENCE SOUTH 76°15'25" WEST A DISTANCE OF 38.16 FEET; THENCE SOUTH 73°14'13" WEST A DISTANCE OF 53.55 FEET; THENCE SOUTH 26°22'01" WEST A DISTANCE OF 47.91 FEET; THENCE SOUTH 19°51'05" WEST A DISTANCE OF 49.75 FEET; THENCE SOUTH 45°42'03" WEST A DISTANCE OF 55.36 FEET; THENCE SOUTH 60°16'48" WEST A DISTANCE OF 41.30 FEET; THENCE SOUTH 83°04'45" WEST A DISTANCE OF 41.18 FEET; THENCE SOUTH 82°45'37" WEST A DISTANCE OF 29.44 FEET; THENCE SOUTH 05°43'42" EAST A DISTANCE OF 49.50 FEET; THENCE NORTH 84°08'46" WEST A DISTANCE OF 58.09 FEET; THENCE SOUTH 05°33'58" EAST A DISTANCE OF 41.47 FEET; THENCE SOUTH 05°37'16" WEST A DISTANCE OF 38.06 FEET; THENCE SOUTH 40°30'04" WEST A DISTANCE OF 54.99 FEET; THENCE SOUTH 48°24'42" WEST A DISTANCE OF 65.43 FEET; THENCE SOUTH 64°03'05" WEST A DISTANCE OF 34.56 FEET; THENCE SOUTH 37°32'46" WEST A DISTANCE OF 32.80 FEET; THENCE SOUTH 24°21'18" WEST A DISTANCE OF 49.96 FEET; THENCE SOUTH 44°35'19" WEST A DISTANCE OF 41.97 FEET; THENCE SOUTH 25°12'08" WEST A DISTANCE OF 29.21 FEET TO THE POINT OF BEGINNING.

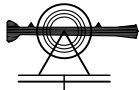
#

CONTAINING 7.432 ACRES MORE OR LESS.

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GUY L. MELVIN, P.L.S.  
FLORIDA REGISTRATION NO. 4729  
JOB # 16509

SHEET 12 OF 15

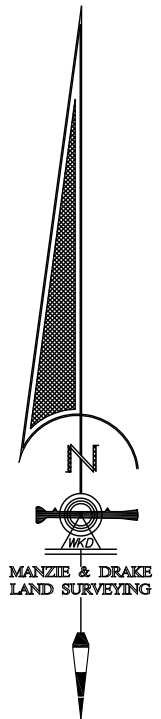
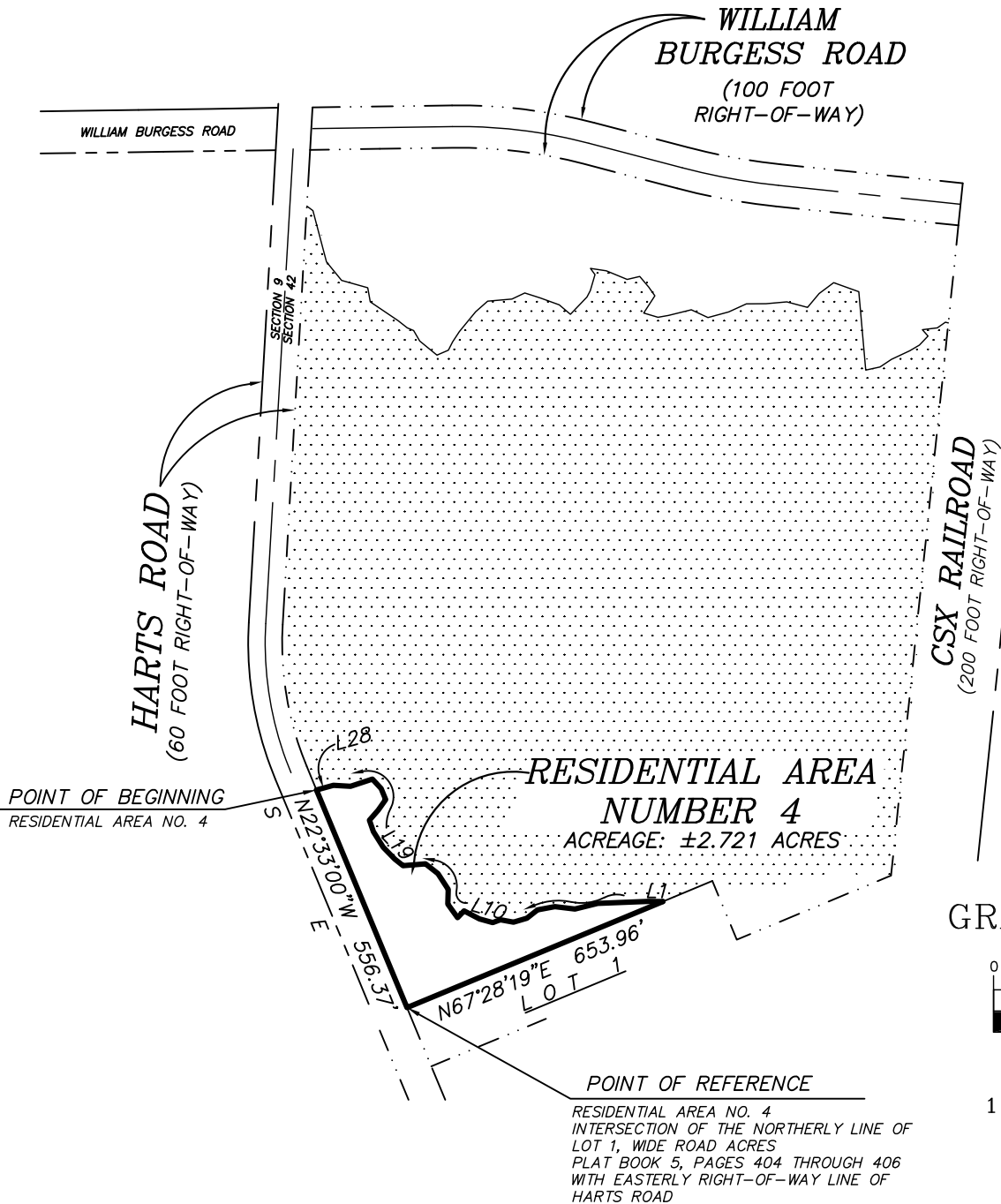


# MANZIE & DRAKE LAND SURVEYING

## SKETCH OF LEGAL DESCRIPTION

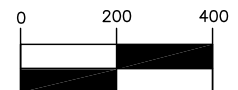


(LEGAL DESCRIPTION ATTACHED)  
(THIS IS NOT A BOUNDARY SURVEY)



MANZIE & DRAKE  
LAND SURVEYING

GRAPHIC SCALE

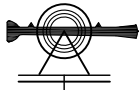


( IN FEET )  
1 inch = 400 ft.

JOB NO. 16509  
SHEET 13 OF 15

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034  
OFFICE (904)491-5700 \* FAX (904)491-5777

WWW.MANZIEANDDRAKE.COM

*SKETCH OF LEGAL DESCRIPTION*

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°37'32"W	35.47'
L2	S87°40'32"W	118.76'
L3	S76°15'29"W	55.10'
L4	N83°25'17"W	47.62'
L5	S79°25'13"W	41.79'
L6	S51°48'23"W	31.67'
L7	S74°00'40"W	33.20'
L8	N79°59'58"W	31.37'
L9	S69°57'13"W	19.25'
L10	N74°28'28"W	32.62'
L11	N62°09'03"W	40.79'
L12	S43°18'10"W	22.34'
L13	N35°57'02"W	39.51'
L14	N1°44'31"E	34.69'
L15	N33°09'58"W	44.67'
L16	N51°48'38"W	37.26'
L17	S85°22'56"W	53.12'
L18	N51°37'05"W	25.21'
L19	N43°58'29"W	38.60'
L20	N32°34'25"W	43.78'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N18°47'25"W	28.53'
L22	N41°13'45"E	31.48'
L23	N35°23'26"E	30.58'
L24	N22°15'58"W	28.25'
L25	N42°53'40"W	30.29'
L26	S71°47'52"W	54.52'
L27	N86°22'20"W	40.36'
L28	S74°31'36"W	41.42'

*RESIDENTIAL AREA  
NUMBER 4*



# MANZIE & DRAKE LAND SURVEYING



## LEGAL DESCRIPTION RESIDENTIAL AREA No. 4 OCTOBER 18, 2017

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF LOT 1, "WIDE ROAD ACRES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 404-406, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD, AN 80 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 22°33'00" WEST, A DISTANCE OF 556.37 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 22°33'00" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 556.37 FEET TO THE AFORESAID NORTHERLY LINE OF LOT 1 OF "WIDE ROAD ACRES"; THENCE DEPARTING SAID RIGHT-OF-WAY LINE ALONG SAID NORTH BOUNDARY, NORTH 67°28'19" EAST A DISTANCE OF 653.96 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, NORTH 89°37'32" WEST A DISTANCE OF 35.47 FEET; THENCE SOUTH 87°40'32" WEST A DISTANCE OF 118.76 FEET; THENCE SOUTH 76°15'29" WEST A DISTANCE OF 55.10 FEET; THENCE NORTH 83°25'17" WEST A DISTANCE OF 47.62 FEET; THENCE SOUTH 79°25'13" WEST A DISTANCE OF 41.79 FEET; THENCE SOUTH 51°48'23" WEST A DISTANCE OF 31.67 FEET; THENCE SOUTH 74°00'40" WEST A DISTANCE OF 33.20 FEET; THENCE NORTH 79°59'58" WEST A DISTANCE OF 31.37 FEET; THENCE SOUTH 69°57'13" WEST A DISTANCE OF 19.25 FEET; THENCE NORTH 74°28'28" WEST A DISTANCE OF 32.62 FEET; THENCE NORTH 62°09'03" WEST A DISTANCE OF 40.79 FEET; THENCE SOUTH 43°18'10" WEST A DISTANCE OF 22.34 FEET; THENCE NORTH 35°57'02" WEST A DISTANCE OF 39.51 FEET; THENCE NORTH 01°44'31" EAST A DISTANCE OF 34.69 FEET; THENCE NORTH 33°09'58" WEST A DISTANCE OF 44.67 FEET; THENCE NORTH 51°48'38" WEST A DISTANCE OF 37.26 FEET; THENCE SOUTH 85°22'56" WEST A DISTANCE OF 53.12 FEET; THENCE NORTH 51°37'05" WEST A DISTANCE OF 25.21 FEET; THENCE NORTH 43°58'29" WEST A DISTANCE OF 38.60 FEET; THENCE NORTH 32°34'25" WEST A DISTANCE OF 43.78 FEET; THENCE NORTH 18°47'25" WEST A DISTANCE OF 28.53 FEET; THENCE NORTH 41°13'45" EAST A DISTANCE OF 31.48 FEET; THENCE NORTH 35°23'26" EAST A DISTANCE OF 30.58 FEET; THENCE NORTH 22°15'58" WEST A DISTANCE OF 28.25 FEET; THENCE NORTH 42°53'40" WEST A DISTANCE OF 30.29 FEET; THENCE SOUTH 71°47'52" WEST A DISTANCE OF 54.52 FEET; THENCE NORTH 86°22'20" WEST A DISTANCE OF 40.36 FEET; THENCE SOUTH 74°31'36" WEST A DISTANCE OF 41.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.721 ACRES MORE OR LESS.

GUY L. MELVIN, P.L.S.  
FLORIDA REGISTRATION NO. 4729  
JOB # 16509

SHEET 15 OF 15

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034  
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