

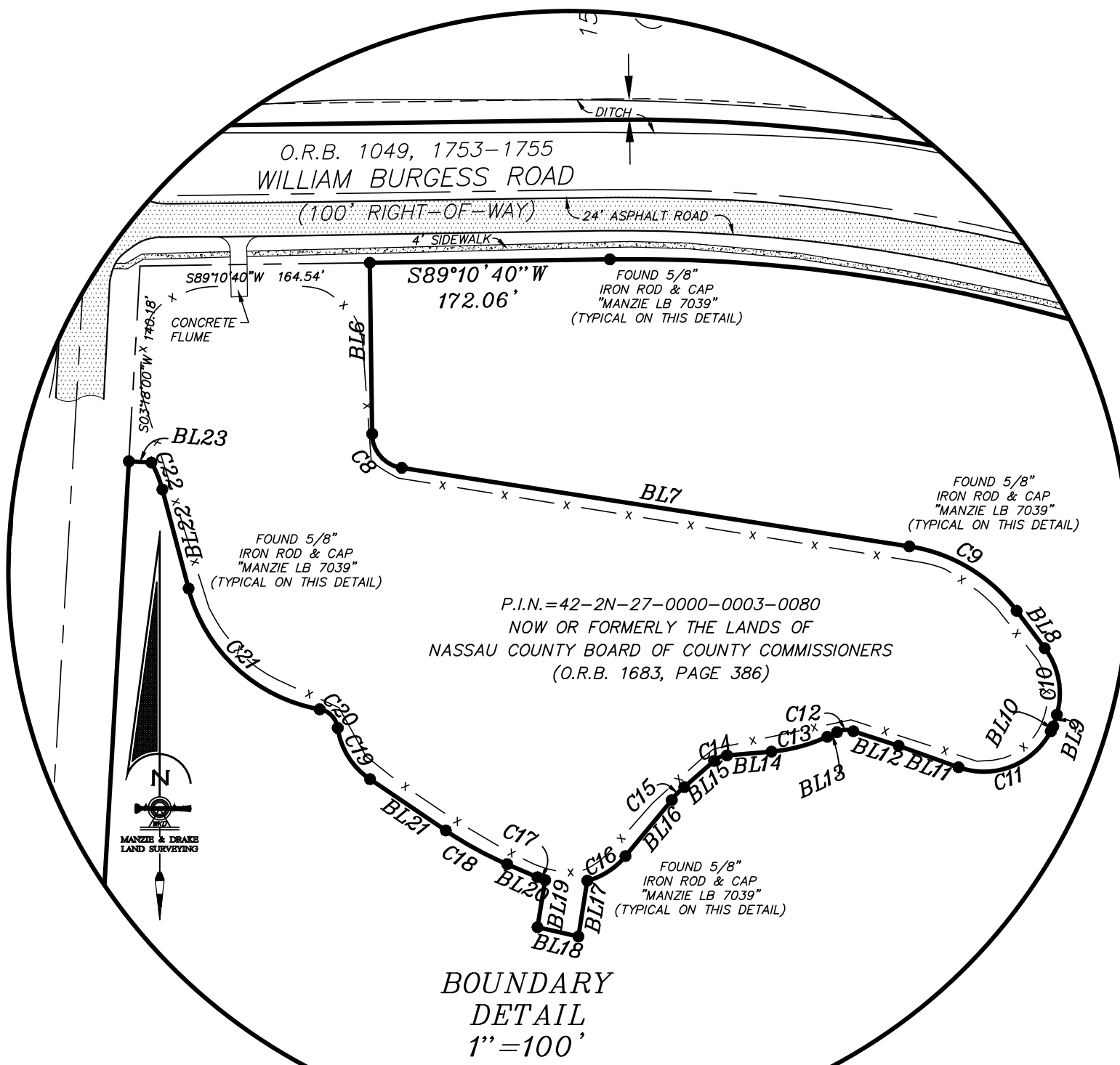
MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

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:

BEGIN AT THE INTERSECTION OF THE NORTHERLY LINE OF LOT 1, "WIDE ROAD ACRES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 408-407, 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 THE FOLLOWING (5) COURSES; (1) NORTH 22°32'31" WEST A DISTANCE OF 616.85 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 758.08 FEET; (2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 51'00", AN ARC DISTANCE OF 342.02 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 09°37'01" WEST A DISTANCE OF 339.13 FEET; (3) THENCE NORTH 03°18'29" EAST A DISTANCE OF 1803.37 FEET; (4) THENCE SOUTH 89°13'53" WEST A DISTANCE OF 10.02 FEET TO A POINT WHERE SAID RIGHT OF WAY TRANSITIONS TO A 60 FOOT RIGHT-OF-WAY; (5) THENCE NORTH 03 DEGREES 18'29" EAST A DISTANCE OF 3625.08 FEET; THENCE NORTH 51 DEGREES 09'44" EAST, DEPARTING SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 177.53 FEET; THENCE SOUTH 38 DEGREES 50'16" EAST A DISTANCE OF 690.40 FEET; THENCE NORTH 51 DEGREES 14'34" EAST A DISTANCE OF 567.90 FEET TO INTERSECT THE WESTERLY RIGHT OF WAY LINE OF THE C.S.X. RAILROAD RIGHT-OF-WAY (A TRANSITIONAL RIGHT OF WAY); THENCE SOUTH 14°43'23" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 2073.63 FEET TO A POINT WHERE SAID RIGHT OF WAY BECOMES A 200 FOOT RIGHT-OF-WAY; THENCE SOUTH 05 DEGREES 55'38" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 3956.58 FEET TO THE NORTHEASTERLY CORNER OF LOT 36, "WIDE ROAD ACRES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 404-406, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 67°27'21" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 36, A DISTANCE OF 394.32 FEET TO THE SOUTHEASTERLY CORNER OF AFORESAID LOT 1; THENCE NORTH 22°31'30" WEST, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 150.08 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 67 DEGREES 28'48" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 780.46 FEET TO THE POINT OF BEGINNING.

LESS THERE FROM RIGHT-OF-WAY FOR WILLIAM BURGESS ROAD RECORDED IN OFFICIAL RECORD BOOK 1049, PAGES 1753-1755 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

FURTHER LESS AND EXCEPTING THAT PORTION CONVEYED TO THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA IN OFFICIAL RECORDS BOOK 1683, PAGE 386, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.



FOR TOPOGRAPHIC INFORMATION
SEE SHEET 2 OF THIS SURVEY.

SITE ACREAGE TABLE	
TOTAL SITE ACREAGE	
±196.78 ACRES	
(±8,571,877.61 SQUARE FEET)	
TOTAL SITE WETLAND ACREAGE	
±77.17 ACRES	
(±3,361,983.25 SQUARE FEET)	
TOTAL SITE UPLAND ACREAGE	
±119.61 ACRES	
(±5,209,894.36 SQUARE FEET)	
NORTH ACREAGE	
(NORTH OF WILLIAM BURGESS ROAD)	
TOTAL: 140.38 ACRES (6,114,941.59 SQUARE FEET)	
UPLAND: 106.43 ACRES (4,635,924.95 SQUARE FEET)	
WETLAND: 33.95 ACRES (1,479,016.64 SQUARE FEET)	
SOUTH ACREAGE	
(SOUTH OF WILLIAM BURGESS ROAD)	
TOTAL: 56.40 ACRES (2,456,936.02 SQUARE FEET)	
UPLAND: 13.18 ACRES (573,969.41 SQUARE FEET)	
WETLAND: 43.22 ACRES (1,882,966.61 SQUARE FEET)	

SHEET INDEX

SHEET 1: BOUNDARY INFORMATION & SURVEY NOTES
SHEET 2: TOPOGRAPHIC INFORMATION
SHEET 3: IMPROVEMENT DETAILS

SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client.
- Underground improvements were not located or shown.
- Commitment for title insurance by First American Title Insurance Company (File no. 2017-450) Dated 03/08/2017 at 8:00am, was referenced during the preparation of this survey.
- Bearings and coordinates refer to Florida State Plane Coordinate System, East Zone, North American Datum of 1983 (NAD 83/90).
- "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 12089C 0215 F & 12089C 0351 F, Dated 12/17/2010. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- Site Benchmarks are as shown hereon.
- Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- The Reference Benchmark is a railroad spike in wooden power pole on the east right-of-way line of Harts Road, ±85' east of the southeast corner of Lot 100, "Lumber Creek, Phase One - Replat" (Plat Book 8, Page 121). (Elevation 57.47' N.A.V.D. 1988).
- This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.
- Jurisdictional Wetlands shown hereon are per the St. Johns River Water Management District Formal Wetland Determination Petition No. 16-089-132387-1 (Expires July 01, 2018).

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	312.13'	1150.00'	153°30'3"	N83°02'48"W
C2	325.70'	1200.00'	153°30'3"	N83°02'48"W
C3	339.27'	1250.00'	153°30'4"	N83°02'48"W
C4	237.86'	1550.00'	84°7'3"	S79°40'03"E
C5	230.20'	1500.00'	84°7'3"	S79°40'03"E
C6	222.52'	1450.00'	84°7'3"	S79°40'03"E
C7	342.02'	758.08'	25°50'59"	N9°37'32"W
C7(0)	342.02'	758.08'	25°50'59"	N9°38'01"W
C8	35.07'	25.00'	80°22'14"	S41°00'27"E
C9	91.97'	119.00'	44°16'55"	N59°03'07"W
C10	50.27'	54.00'	53°20'33"	N101°42'3"W
C11	77.51'	54.00'	82°14'43"	N68°38'56"E
C12	11.93'	16.00'	42°43'54"	S66°26'41"W
C13	41.58'	119.00'	20°01'16"	N75°05'32"E
C14	10.18'	16.00'	36°27'51"	S66°52'14"W
C15	12.87'	81.00'	9°06'02"	S44°05'17"W
C16	33.06'	54.00'	35°04'47"	N57°04'40"E
C17	5.86'	54.00'	61°30'0"	S69°40'40"E
C18	50.19'	269.00'	10°41'26"	S61°13'28"E
C19	44.64'	54.00'	47°21'47"	S32°15'51"E
C20	18.89'	16.00'	71°14'17"	N44°08'06"W
C21	134.79'	119.00'	64°53'51"	S47°18'19"E
C22	20.80'	81.00'	14°47'06"	N22°14'53"W

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE 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.

□ MICHAEL A. MANZIE, P.L.S. 4069
□ GUY L. MELVIN, P.L.S. 4729

MANZIE & DRAKE LAND SURVEYING

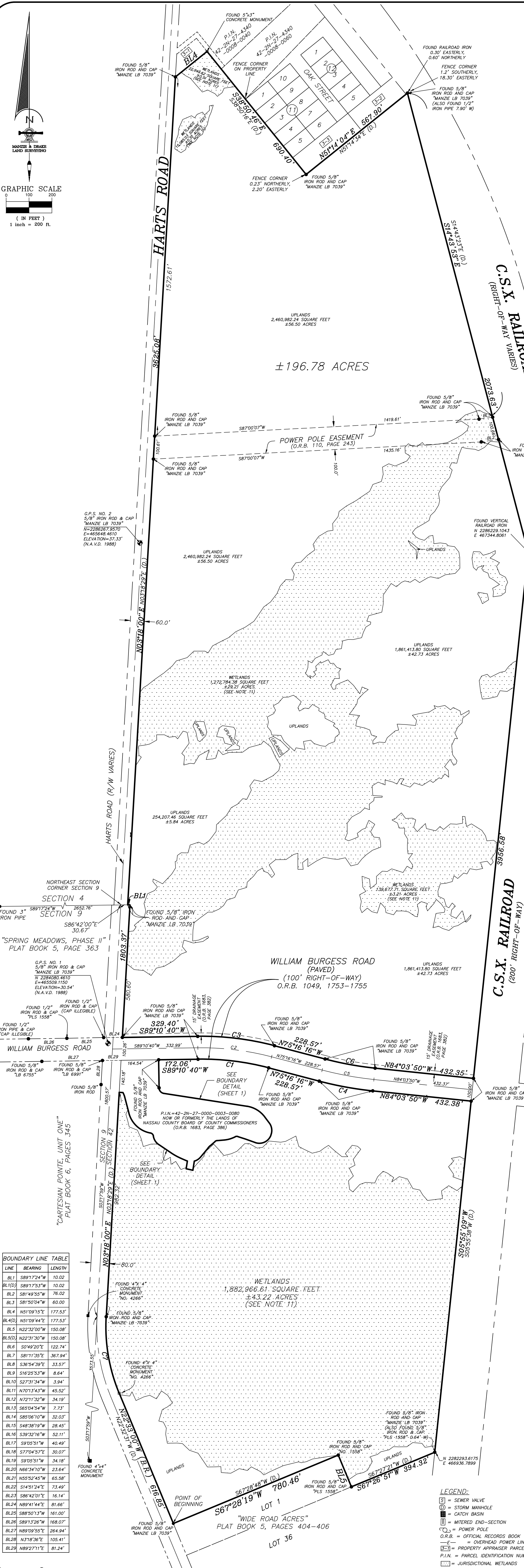
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 FAX (904) 491-5777

Certificate of Authorization Number "LB 7039"

"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

SHEET 1 OF 3

SCALE: 1"=200' JOB NO: 16509 DATE: 6/23/17 CADD: WKD
F.B. NO: X-314 PAGE NO: 1 FIELD CREW: CB FILE NO: C-212



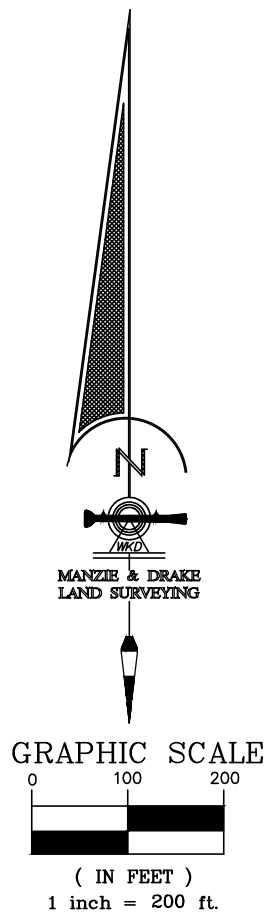
BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
BL1	S89°17'24"W	10.02
BL1(0)	S89°17'53"W	10.02
BL2	S81°49'55"W	76.02
BL3	S81°30'04"W	60.00
BL4	N51°09'15"E	177.53
BL4(0)	N51°09'44"E	177.53
BL5	N22°32'00"W	150.08
BL5(0)	N22°31'30"W	150.08
BL6	S0°49'20"E	122.74
BL7	S81°11'35"E	367.94
BL8	S36°54'39"E	33.57
BL9	S16°25'53"W	8.64
BL10	S27°31'34"W	3.94
BL11	N70°13'43"W	45.52
BL12	N72°11'32"W	34.19
BL13	S65°04'54"W	7.73
BL14	S85°06'10"W	32.03
BL15	S48°38'19"W	28.45
BL16	S39°32'16"W	52.11
BL17	S9°05'51"W	40.49
BL18	S7°04'57"E	30.07
BL19	S9°05'51"W	34.18
BL20	N66°34'10"W	23.64
BL21	N55°52'45"W	65.58
BL22	S14°51'24"E	73.49
BL23	S86°42'01"E	16.14
BL24	N89°41'44"E	81.66
BL25	S88°30'13"W	161.00
BL26	S89°13'26"W	168.07
BL27	N89°09'55"E	264.94
BL28	N31°18'36"E	105.41
BL29	N89°27'11"E	81.24

LEGEND:
S = SEWER VALVE
M = STORM MANHOLE
B = CATCH BASIN
M = MITERED END-SECTION
P = POWER POLE
O.R.B. = OFFICIAL RECORDS BOOK
E = OVERHEAD POWER LINE
P.A. = PROPERTY APPRAISER PARCEL NUMBER
P.I.N. = PARCEL IDENTIFICATION NUMBER
W = JURISDICTIONAL WETLANDS

SITE BENCHMARK #4
NAIL & DISK (MANZIE LB 7039)
SET IN WOODEN POWER POLE
(ELEVATION=38.08' NAVD 1988)
(FIELD BOOK X-314, PAGE 8)

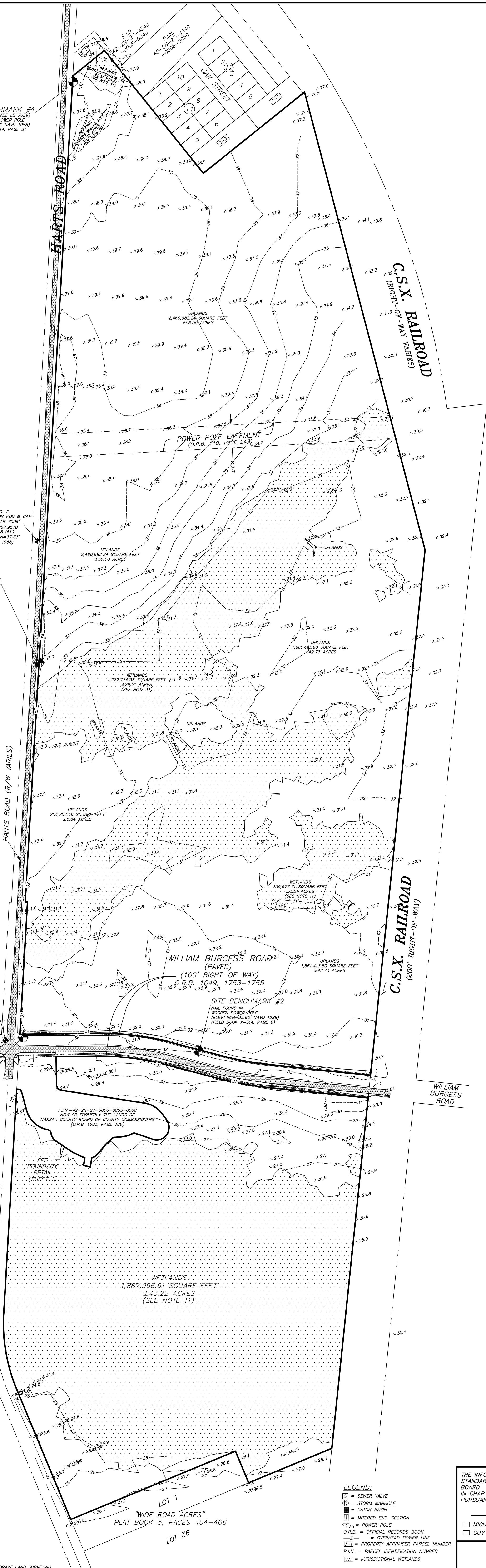
G.P.S. NO. 2
5/8" IRON ROD & CAP
"MANZIE LB 7039"
N 228°06'00" E
E=465548.4610
ELEVATION=37.33' (N.A.V.D. 1988)

SITE BENCHMARK #3
NAIL & DISK (MANZIE LB 7039)
SET IN WOODEN POWER POLE
(ELEVATION=35.95' NAVD 1988)
(FIELD BOOK X-314, PAGE 8)



G.P.S. NO. 1
5/8" IRON ROD & CAP
"MANZIE LB 7039"
N 228°06'00" E
E=465509.1150
ELEVATION=32.14' (N.A.V.D. 1988)

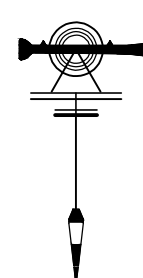
SITE BENCHMARK #1
NAIL FOUND IN
WOODEN POWER POLE
(ELEVATION=32.97' NAVD 1988)
(FIELD BOOK X-314, PAGE 8)



- LEGEND:
- SEWER VALVE
 - STORM MANHOLE
 - CATCH BASIN
 - MITERED END-SECTION
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SHEET 2 OF 3

SCALE: 1"=200' JOB NO: 16509 DATE: 6/23/17 CADD: WKD
F.B. NO: X-314 PAGE NO: 1 FIELD CREW: CB FILE NO: C-212

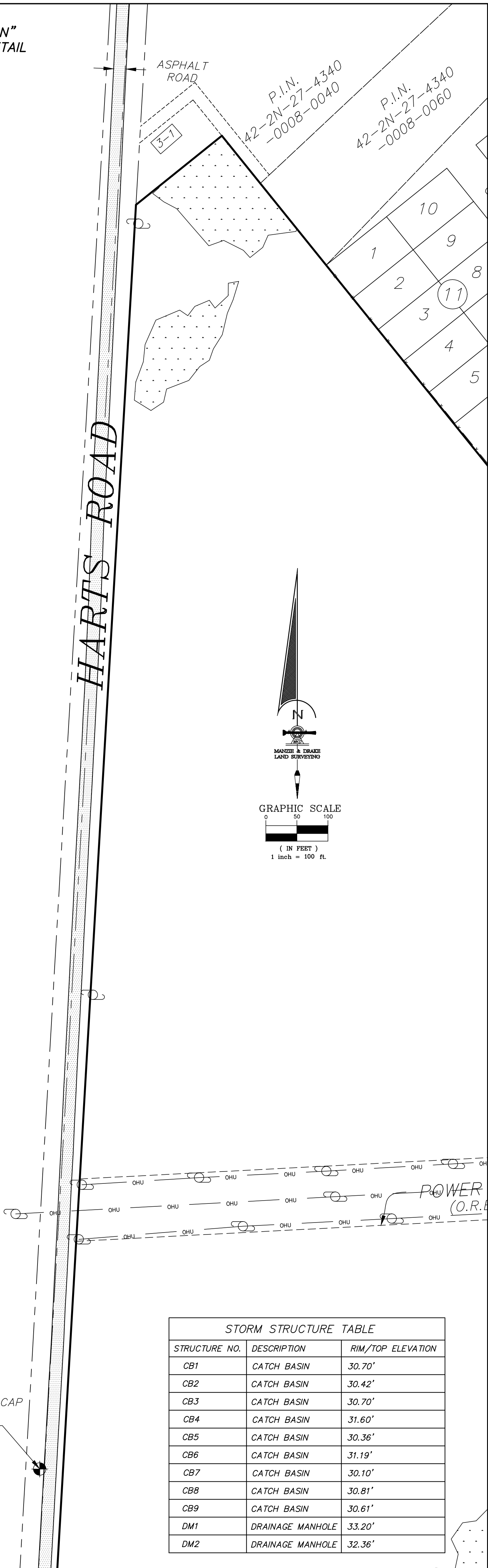
FOR BOUNDARY RELATED
INFORMATION & SURVEY
NOTES, SEE SHEET 1 OF
THIS SURVEY.

REFER TO DIGITAL FILE FOR
ADDITIONAL TOPOGRAPHIC
INFORMATION NOT SHOWN
ON THIS SURVEY.

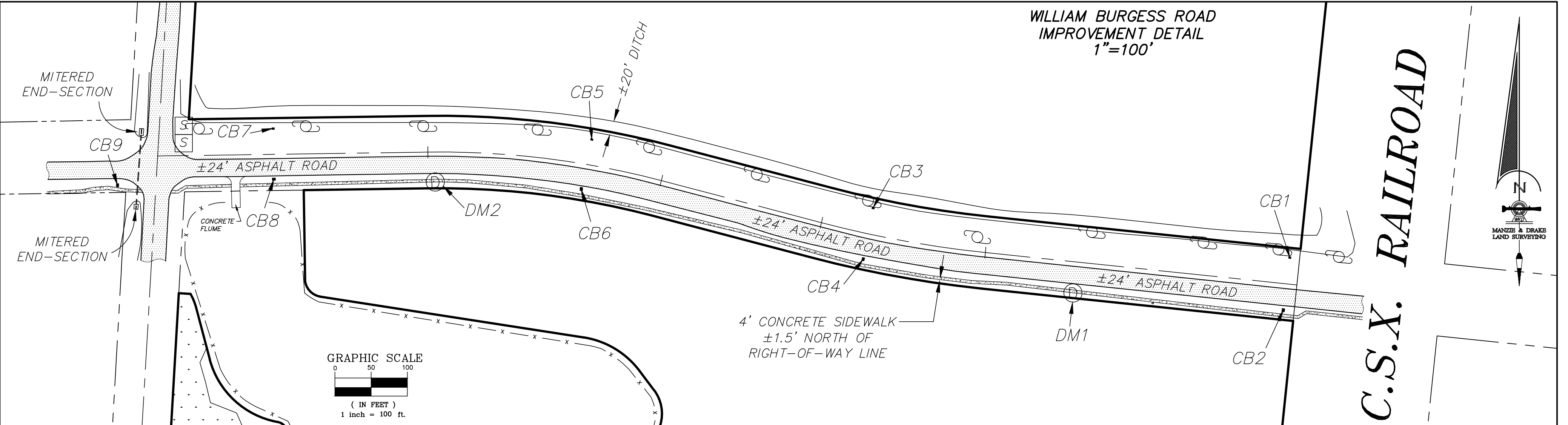
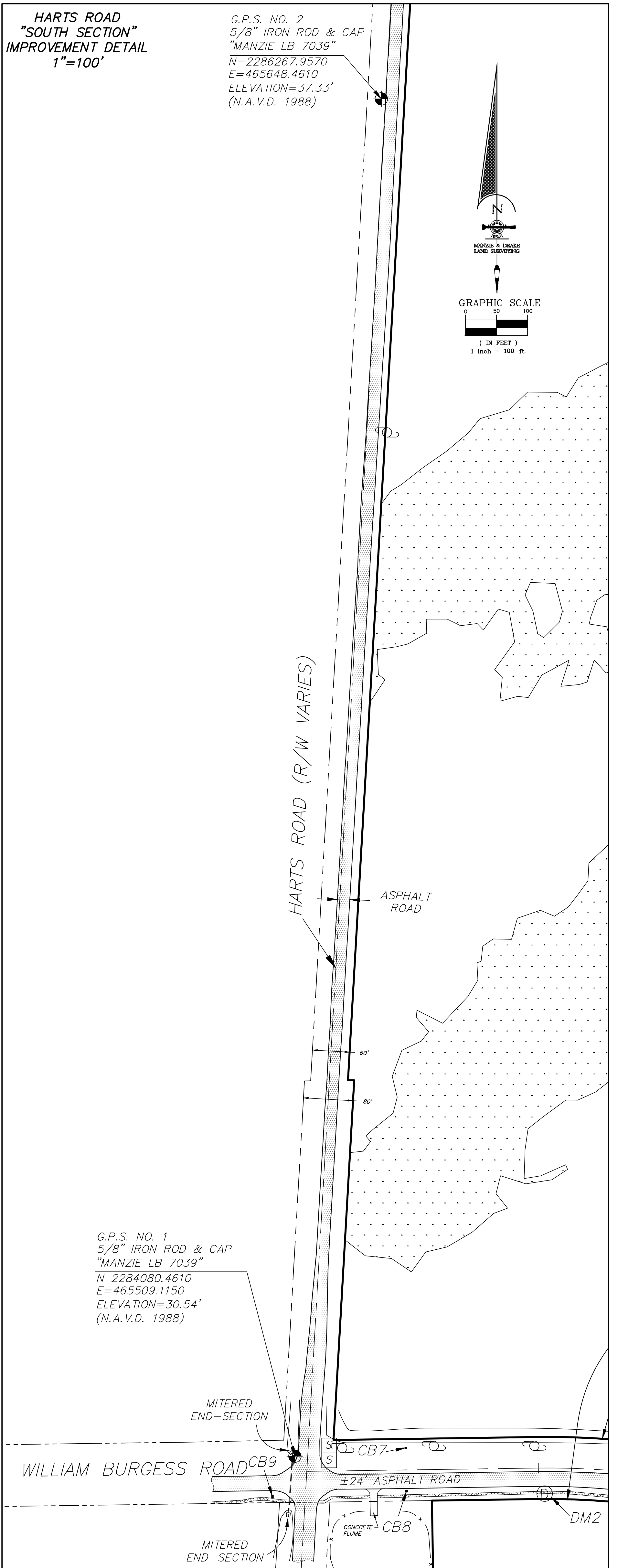
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HARTS ROAD
"NORTH SECTION"
IMPROVEMENT DETAIL
1"=100'



HARTS ROAD
"SOUTH SECTION"
IMPROVEMENT DETAIL
1"=100'



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SHEET 3 OF 3