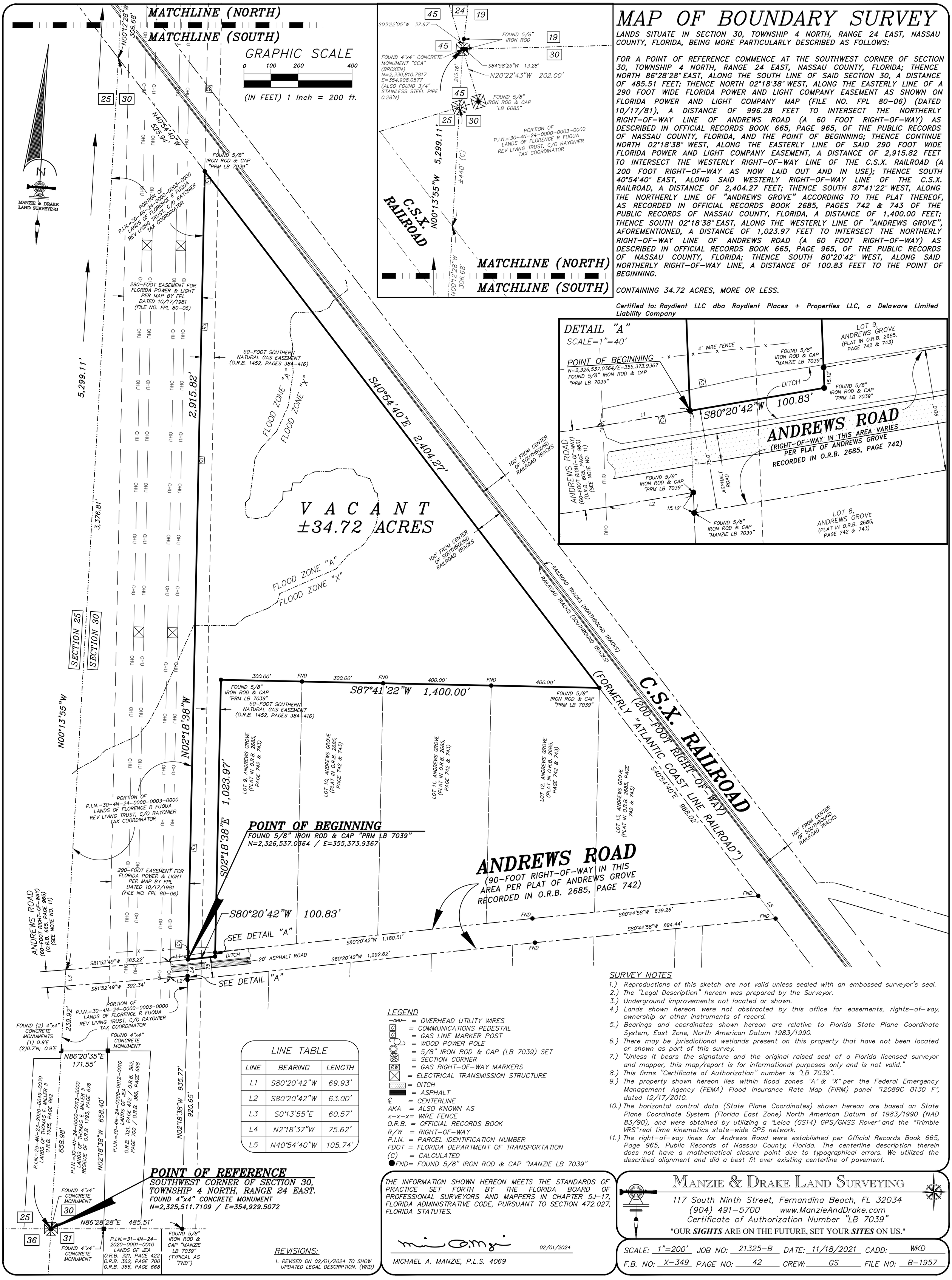
MAP OF BOUNDARY SURVEY

LANDS SITUATE IN SECTION 30, TOWNSHIP 4 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA; THENCE NORTH 86°28'28" EAST, ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 485.51 FEET; THENCE NORTH 02°18'38" WEST, ALONG THE EASTERLY LINE OF A 290 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT AS SHOWN ON FLORIDA POWER AND LIGHT COMPANY MAP (FILE NO. FPL 80-06) (DATED 10/17/81), A DISTANCE OF 996.28 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF ANDREWS ROAD (A 60 FOOT RIGHT-OF-WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 665, PAGE 965, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°18'38" WEST, ALONG THE EASTERLY LINE OF SAID 290 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT, A DISTANCE OF 2,915.82 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD (A 200 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE); THENCE SOUTH 40°54'40" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD, A DISTANCE OF 2,404.27 FEET; THENCE SOUTH 87°41'22" WEST, ALONG THE NORTHERLY LINE OF "ANDREWS GROVE" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2685, PAGES 742 & 743 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 1,400.00 FEET; THENCE SOUTH 02°18'38" EAST, ALONG THE WESTERLY LINE OF "ANDREWS GROVE", AFOREMENTIONED, A DISTANCE OF 1,023.97 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF ANDREWS ROAD (A 60 FOOT RIGHT-OF-WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 665, PAGE 965, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 80°20'42" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 34.72 ACRES, MORE OR LESS.

Certified to: Raydient LLC dba Raydient Places + Properties LLC, a Delaware Limited Liability Company



LINE TABLE		
LINE	BEARING	LENGTH
L1	S80°20'42"W	69.93'
L2	S80°20'42"W	63.00'
L3	S0°13'55"E	60.57'
L4	N2°18'37"W	75.62'
L5	N40°54'40"W	105.74'

LEGEND

- —OHU— = OVERHEAD UTILITY WIRES
- C = COMMUNICATIONS PEDESTAL
- G = GAS LINE MARKER POST
- = WOOD POWER POLE
- = 5/8" IRON ROD & CAP (LB 7039) SET
- = SECTION CORNER
- RW = GAS RIGHT-OF-WAY MARKERS
- = ELECTRICAL TRANSMISSION STRUCTURE
- = DITCH
- = ASPHALT
- ℄ = CENTERLINE
- AKA = ALSO KNOWN AS
- x-x-x= WIRE FENCE
- O.R.B. = OFFICIAL RECORDS BOOK
- R/W = RIGHT-OF-WAY
- P.I.N. = PARCEL IDENTIFICATION NUMBER
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- (C) = CALCULATED
- ●FND= FOUND 5/8" IRON ROD & CAP "MANZIE LB 7039"

SURVEY NOTES

1.) Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
2.) The "Legal Description" hereon was prepared by the Surveyor.
3.) Underground improvements not located or shown.
4.) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
5.) Bearings and coordinates shown hereon are relative to Florida State Plane Coordinate System, East Zone, North American Datum 1983/1990.
6.) There may be jurisdictional wetlands present on this property that have not been located or shown as part of this survey.
7.) "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."
8.) This firms "Certificate of Authorization" number is "LB 7039".
9.) The property shown hereon lies within flood zones "A" & "X" per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel "12089C 0130 F", dated 12/17/2010.
10.) The horizontal control data (State Plane Coordinates) shown hereon are based on State Plane Coordinate System (Florida East Zone) North American Datum of 1983/1990 (NAD 83/90), and were obtained by utilizing a "Leica (GS14) GPS/GNSS Rover" and the "Trimble VRS" real time kinematics state-wide GPS network.
11.) The right-of-way lines for Andrews Road were established per Official Records Book 665, Page 965, Public Records of Nassau County, Florida. The centerline description therein does not have a mathematical closure point due to typographical errors. We utilized the described alignment and did a best fit over existing centerline of pavement.

REVISIONS:

1. REVISED ON 02/01/2024 TO SHOW UPDATED LEGAL DESCRIPTION. (WKD)

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.

02/01/2024

MICHAEL A. MANZIE, P.L.S. 4069

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Certificate of Authorization Number "LB 7039"
"OUR *SIGHTS* ARE ON THE FUTURE, SET YOUR *SITES* ON US."

SCALE: 1"=200' JOB NO: 21325-B DATE: 11/18/2021 CADD: WKD
F.B. NO: X-349 PAGE NO: 42 CREW: GS FILE NO: B-1957