## FOUND 4"x4" CONCRETE RIGHT-OF-WAY MONUMENT P.I.N. = 32 - 4N - 25 - 0000 - 0001 - 0010O.R.B. 1725, PAGE 1643 P.I.N. = 33-4N-25-0000-0002-0030N89°05'55"E O.R.B. 1872, PAGE 920 125.55°, SET 5/8" 1345.42 N89°05'55"E 1322.39 N89°19'31"E FOUND 4"x4 CONCRETE MONUMENT N89°05'55"E 1345.42' 303.31 NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF EASEMENT SECTION 33, TOWNSHIP 4 NORTH RANGE 25 EAST $\pm 68.76$ ACRESN89°01'55"E 498.21 N89°01'55"E 1346.73' S89°01'55"W 1844.94' P.I.N. = 32-4N-25-0000-0005-0020 Ø.R.B. 697, PAGE 1649 $\pm 27.57$ ACRESS88°57'56"W 209.97' SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 4 NORTH RANGE 25 EAST FOUND 4"x CONCRETE MONUMEN "RAYONIER N88°57'56"E 1685.04' FOUND 4"x4" CONCRETE MONUMENT "RAYONIER" (BROKEN) S89°07'35"W MIDDLE $\pm 32.70$ ACRES(56) P.I.N. = 32-4N-25-0000-0005-0010 O.R.B. 1673, PAGE 1893 P.I.N. = 32 - 4N - 25 - 0000 - 0006 - 0010O.R.B. 697, PAGE 1649 N88°55'35"F 2039.42 IRON ROD & CAP S88°55'35"W 338.20' "MANZIE LB 7039" S88°55'35"W 1010.20' EASEMENT 'THE DIXIE PLANTA NON COMPANY ROSEMONT GARDEN TRACTS" (PLAT BOOK "O", PAGE 8" N88°54'20"E 739.04" P.I.N. = 32 - 4N - 25 -0000-0005-0000 MANZIE & DRAKE FILE NO. C-690 POINT OF BEGINNING **ACRES** SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 25 EAST CONCRETE MONUMENT "LB 4961" N=2,321,179.4996 / E=398,440.2526 $\pm 9.19$ N89°07'20"E **ACRES** IRON ROD & CAP "PLS 1558" CONCRETE IRON PIPE & CAP TOWNSHIP 4 NORTH TOWNSHIP 3 NORTH OUND 4"x4" S88'53'42"W (BR) 673.97' SECTION 4 S88°53'42"W (BR) 787.11 – N88°53'42"E SECTION 32\_ SECTION 5 S88°53'42"W (BR) 674.81 CONCRETE MONUMENT $\pm 20.07$ TOWNSHIP 3 NORTH ONUMENT RAYONIER" CONCRETE RIGHT-OF-WAY IRON PIPE & CAP "LB 7485" - o.6'W ACRES MONUMENT FOUND 4"x4" P.I.N. = 04-3N-25-DELTA=02°46'24" RADIUS=5729.58' *FENCE* 0000-0001-0000 ARC LENGTH=277.33'-O.R.B. 126, PAGE 596 CHORD BEARING=NO7"13"07"W (BROKEN) CHORD DISTANCE=277.30' P.I.N. = 04-3N-25-0000-0003-0050 O.R.B. 1770, PAGE 706 346.99° IRON ROD & CAP "WTNESS LB 7039" N79'21'41" <sub>-N79°21'41"E</sub> WITH 5 DITCHES WITH 5 TURKEY (POSTED "TURKEY 335.89 TOWN LANE S80°12'07"W "WITNESS LB 7039" (5' OFFSET) ±5.64 ACRES $\pm 6.06$ P.I.N. = 04-3N-25-0000-0001-0000 O.R.B. 126, PAGE 596 ∟4' BARBED WIRE FENCE 1. REVISED ON 09/20/2016 TO SHOW WETLAND INFORMATION PROVIDED BY CARTER ENVIRONMENTAL SOLUTIONS, INC. (WKD) CONCRETE 2. REVISED ON 09/06/2017 TO SHOW BOUNDARY INFORMATION FOR PROPOSED PARCELS "A" THROUGH "I". (WKD) MONUMENT "RAYONIER" 3. REVISED ON 10/27/2017 TO SHOW NEW CERTIFICATIONS. (WKD) 4. REVISED ON 11/13/2017 TO SHOW UPDATED BOUNDARY INFORMATION FOR PROPOSED PARCELS "A" THROUGH "D". (WKD) S89°04'13"W 672.23 FOUND 4"x4 CONCRETE P.I.N. = 04 - 3N - 25 - 0000 - 0003 - 0030P.I.N. = 04 - 3N - 25 - 0000 - 0002 - 0000O.R.B. 1347, PAGE 61 O.R.B. 1872, PAGE 920 PYRIGHT © 2017 BY MANZIE AND DRAKE LAND SURVEYING

## MAP OF BOUNDARY SURVEY

A PARCEL OF LAND SITUATE IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 25 EAST AND SECTIONS 32 AND 33, TOWNSHIP 4 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE NORTH 00°27'49" WEST, ALONG THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 1,352.75 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 32; THENCE ALONG THE PERIMETER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 32, THE FOLLOWING THREE COURSES: (1) THENCE SOUTH 89°07'35" WEST A DISTANCE OF 1,323.86 FEET; (2) THENCE NORTH 00°15'56" WEST A DISTANCE OF 1,358.46 FEET; (3) THENCE NORTH 89°19'31" EAST A DISTANCE OF 1,322.39 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SAID SECTION 33; THENCE NORTH 89°05'55" EAST, ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SAID SECTION 33, A DISTANCE OF 1,345.42 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SAID SECTION 33; THENCE NORTH 89°05'55" EAST, ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SAID SECTION 33, A DISTANCE OF 125.55 FEET; THENCE SOUTH 72°56'41" EAST, A DISTANCE OF 303.31 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF MIDDLE ROAD (ALSO KNOWN AS COUNTY ROAD 121-A) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 7456-151); THENCE SOUTH 08°36'19" EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID MIDDLE ROAD, A DISTANCE OF 2,629.13 FEET TO INTERSECT THE SOUTHERLY LINE OF SAID SECTION 33; THENCE SOUTH 88°53'42" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 33, A DISTANCE OF 787.11 FEET TO THE NORTHEAST CORNER OF THE EAST ONE-HALF (E1/2) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 4; THENCE ALONG THE PERIMETER OF THE EAST ONE—HALF (E1/2) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 4; THE FOLLOWING THREE COURSES: (1) THENCE SOUTH 00°33'38" EAST A DISTANCE OF

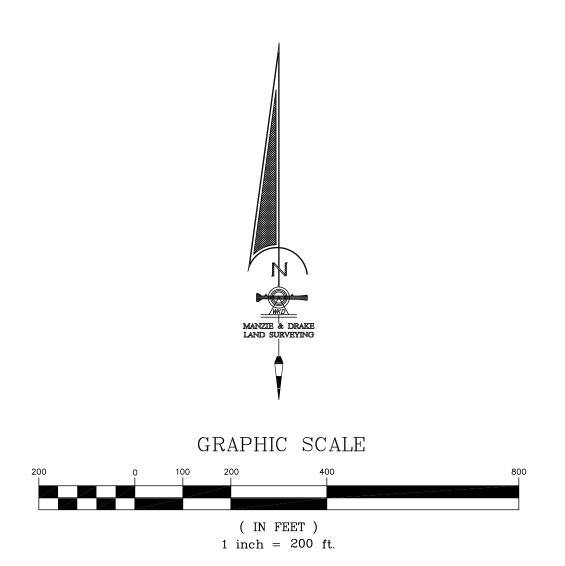
LESS AND EXCEPT THAT PORTION OF TURKEY TOWN LANE (A 30 FOOT IN USE RIGHT-OF-WAY) RUNNING THROUGH SECTION 4, TOWNSHIP 3 NORTH, RANGE 25 EAST,

1,327.94 FEET; (2) THENCE SOUTH 89°04'13" WEST A DISTANCE OF 672.23 FEET; (3)

THENCE NORTH 00°38'06" WEST A DISTANCE OF 1,325.87 FEET TO INTERSECT THE

SOUTHERLY LINE OF SAID SECTION 33; THENCE SOUTH 88°53'42" WEST, ALONG THE

SOUTHERLY LINE OF SAID SECTION 33, A DISTANCE OF 674.81 FEET TO THE POINT OF



## <u>CERTIFIED TO:</u>

RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY.

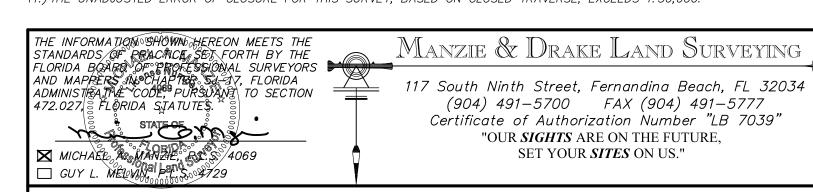
## **SURVEY NOTES:**

NASSAU COUNTY, FLORIDA.

- 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 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 83/00) AND WERE ORTANICO BY LITUIZING A "CARLSON BRYE ORS (CNSS BOVER" AND THE "TRIMPLE
- STATE PLANE COORDINATE SYSTEM (FLORIDA EAST ZONE) NORTH AMERICAN DATUM OF 1983/1990 (NAD 83/90), AND WERE OBTAINED BY UTILIZING A "CARLSON BRX5 GPS/GNSS ROVER" AND THE "TRIMBLE VRS" REAL TIME KINEMATICS STATE—WIDE GPS NETWORK. THE SOUTH LINE OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 25 EAST, BEARS SOUTH 88°53'42" WEST.
- NORTH, RANGE 25 EAST, BEARS SOUTH 88'53'42" WEST.
  6.) FENCE OWNERSHIP HAS NOT BEEN DETERMINED BY THIS OFFICE.
- 7.) THE WETLANDS AS SHOWN HEREON ARE PER CARTER ENVIRONMENTAL SERVICES, INC.

  8.) "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."
- AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID."

  9.) THIS FIRMS "CERTIFICATE OF AUTHORIZATION" NUMBER IS "LB 7039".
- 10.)THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONES "A" & "X" PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL 12089C-0170-F, DATED
- 12/17/2010. 11.) THE UNADJUSTED ERROR OF CLOSURE FOR THIS SURVEY, BASED ON CLOSED TRAVERSE, EXCEEDS 1:50,000.



SCALE: <u>1"=200'</u> JOB NO: <u>19542</u> DATE: <u>5/6/16</u> CADD: <u>WKD</u> F.B. NO: <u>X-297</u> PAGE NO: <u>7</u> FIELD CREW: <u>GS</u> FILE NO: <u>C-729</u>