MAP SHOWING SKETCH OF

A PORTION OF THE FRANCIS WOODS DONATION, SECTION 42, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 42; THENCE SOUTH 89°05'58"WEST, ALONG THE NORTHERLY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 42, 1912.78 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD (100.00 FOOT RIGHT OF WAY) NOW ABANDONED; THENCE SOUTH 42°40'34"WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID SEABOARD COASTLINE RAILROAD, 821.99 FEET; THENCE SOUTH 33°27'18"EAST, 1123.01 FEET; THENCE NORTH 56°32'42"EAST, 410.35 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2084, PAGE 1982, OF THE PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE SOUTH 33°16'56"EAST, ALONG THE EAST LINE OF SAID OFFICIAL RECORDS BOOK 2084, PAGE 1982, 1325.65 FEET; THENCE NORTH 67°45'15"EAST, 1224.37 FEET; THENCE NORTH 32°07'29"WEST, 60.89 FEET TO THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1873, PAGE 512, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 67°45'15"WEST, ALONG SAID SOUTHERLY BOUNDARY OF OFFICIAL RECORDS BOOK 1873, PAGE 512, 308.65 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 00°56'29"WEST, ALONG THE WESTERLY BOUNDARY OF SAID OFFICIAL RECORDS BOOK 1873, PAGE 512, 64.41 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 89, PAGE 69, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 67°45'15"WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID OFFICIAL RECORDS BOOK 89, PAGE 69, 709.94 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00°56'29"WEST, ALONG THE WESTERLY BOUNDARY OF SAID OFFICIAL RECORDS BOOK 89, PAGE 69, 633.05 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 64°09'22"EAST, ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 89, PAGE 69, 581.52 FEET TO THE NORTHEAST CORNER THEREOF ALSO BEING THE SOUTHEASTERLY RIGHT OF WAY LINE OF GRESSMAN ROAD (A 30.00 FOOT RIGHT OF WAY); THENCE NORTH 66°47'47"WEST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 44.03 FEET TO A POINT OF CURVE TO RIGHT HAVING A RADIUS OF 164.69 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AND SAID SOUTHEASTERLY RIGHT OF WAY LINE OF GRESSMAN ROAD AN ARC DISTANCE OF 32.81 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1064, PAGE 1045, OF THE PUBLIC RECORDS OF SAID COUNTY SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°05'18"WEST, 32.76 FEET; THENCE SOUTH 64°09'51"WEST, ALONG THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 1064, PAGE 1045, 120.26 FEET TO AN ANGLE POINT; THENCE SOUTH 89°17'50"WEST, CONTINUING ALONG THE SOUTH LINE OF OFFICIAL RECORDS BOOK 1064, PAGE 1045, 537.27 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00°04'03"EAST, ALONG THE WEST LINE OF SAID OFFICIAL RECORDS BOOK 1064, PAGE 1045, 401.34 FEET; THENCE NORTH 79°18'07"WEST, 782.64 FEET TO A POINT IN THE CENTER LINE OF A 60.00 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES; THENCE SOUTH 06°15'46"EAST, ALONG SAID CENTER LINE 287.54 FEET TO A POINT OF CURVE TO THE LEFT AND HAVING A RADIUS OF 350.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 165.05 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19°46'21"EAST, 163.53 FEET; THENCE SOUTH 33°16'56"EAST, CONTINUING ALONG THE CENTER LINE OF SAID 60.00 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES, 43.87 FEET; THENCE SOUTH 56°32'42"WEST, 30.00 FEET TO THE POINT OF BEGINNING.
THIS PARCEL CONTAINS 23.57 ACRES MORE OR LESS.

EASEMENT FOR INGRESS, EGRESS AND UTILITIES.
A PORTION OF THE FRANCIS WOODS DONATION, SECTION 42, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 42; THENCE SOUTH 89°05'58"WEST, ALONG THE NORTHERLY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 42, 1912.78 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD (100.00 FOOT RIGHT OF WAY) NOW ABANDONED; THENCE SOUTH 42°40'34"WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID SEABOARD COASTLINE RAILROAD, 821.99 FEET; THENCE SOUTH 33°27'18"EAST, 1123.01 FEET; THENCE NORTH 56°32'42"EAST, 410.35 FEET TO THE POINT OF BEGINNING; THENCE NORTH 33°16'56"WEST, 43.96 FEET TO A POINT OF CURVE TO THE RIGHT AND HAVING A RADIUS OF 380.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 179.20 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°46'21"WEST, 177.54 FEET; THENCE NORTH 06°15'46"WEST, 406.26 FEET TO A POINT OF CURVE TO THE RIGHT AND HAVING A RADIUS OF 180.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 151.16 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°47'40"EAST, 146.77 FEET; THENCE NORTH 41°51'17"EAST, 51.94 FEET TO A POINT OF CURVE TO THE LEFT AND HAVING A RADIUS OF 30.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 26.62 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET AFORESAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°26'17"EAST, 25.75 FEET; THENCE ALONG AND AROUND SAID REVERSE CURVE TO THE RIGHT AN ARC DISTANCE OF 319.54 FEET TO A POINT OF REVERSE CURVE TO THE LEFT AND HAVING A RADIUS OF 30.00 FEET AFORESAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 48°08'43"EAST, 82.11 FEET; THENCE ALONG AND AROUND SAID REVERSE CURVE TO THE LEFT AN ARC DISTANCE OF 26.62 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67°16'17"WEST, 25.75 FEET; THENCE SOUTH 41°51'17"WEST, 51.94 FEET TO A POINT OF CURVE TO THE LEFT AND HAVING A RADIUS OF 180.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 151.16 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°47'40"WEST, 97.84 FEET TO A POINT OF TANGENT; THENCE SOUTH 06°15'46" EAST, 406.26 FEET TO A POINT OF CURVE TO THE LEFT AND HAVING A RADIUS OF 320.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 150.91 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19°46'21"EAST, 149.54 FEET; THENCE SOUTH 33°16'56"EAST, 1259.02 FEET TO A POINT ON THE NORTH LINE OF THE SEABOARD AIRLINE RAILROAD (ABANDONED 120.00 FOOT RIGHT OF WAY); THENCE NORTH 67°45'15"EAST, ALONG SAID NORTH LINE OF SEABOARD AIRLINE RAILROAD RIGHT OF WAY, AND THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 89, PAGE 69, OF THE PUBLIC RECORDS OF SAID COUNTY, 890.95 FEET TO ITS INTERSECTION WITH THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1873, PAGE 512, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°56'29"EAST, ALONG THE WESTERLY BOUNDARY OF SAID OFFICIAL RECORDS BOOK 1873, PAGE 512, 64.41 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 67°45'15"EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID OFFICIAL RECORDS BOOK 1873, PAGE 512, AND THE CENTER LINE OF AFORESAID SEABOARD AIRLINE RAILROAD, 339.10 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF GRESSMAN ROAD (A 30.00 FOOT RIGHT OF WAY); THENCE SOUTH 32°07'29"EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 276.73 FEET TO AN ANGLE POINT IN SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 15°11'31"EAST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 133.00 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 200, (A-1-A); THENCE SOUTH 66°53'34"WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 200, (A-1-A), 30.29 FEET; THENCE NORTH 15°11'31"WEST, 132.71 FEET TO AN ANGLE POINT; THENCE NORTH 32°07'29"WEST, 216.59 FEET TO THE SOUTHERLY LINE OF THE AFORESAID SEABOARD AIRLINE RAILROAD RIGHT OF WAY; THENCE SOUTH 67°45'15"WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SAID SEABOARD AIRLINE RAILROAD, 1224.37 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2084, PAGE 1982, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 33°16'56"WEST, ALONG THE EASTERLY BOUNDARY OF SAID OFFICIAL RECORDS BOOK 2084, PAGE 1982, 1325.65 FEET TO THE POINT OF BEGINNING.

SEABOARD COASTLINE RAILROAD (100'R/W) ABANDONED
S42°40'34"W 821.99'
SOUTHEASTERLY R/W LINE
FOUND 0.40'x 0.40' CONCRETE MONUMENT
N89°05'58"E 1912.78'
FOUND 0.40'x 0.40' CONCRETE MONUMENT
P.O.C.
FOUND 0.40'x 0.40' CONCRETE MONUMENT
O.R.B. 1634 PAGE 1203
JOHN R. JR & TAMI L. LANGRELL
P.O.BOX 1001 CALLAHAN FLORIDA 32011
O.R.B. 1551 PAGE 1385
KEVIN J PAGE ROAD
55349 GRESSMAN ROAD
CALLAHAN FLORIDA 32011
SECTION 42
FOUND 0.40'x 0.40' CONCRETE MONUMENT
POND
O.R.B. 1012 PAGE 566
KEVIN J & DEBRA P. PAGE
55349 GRESSMAN ROAD
CALLAHAN FLORIDA 32011
POND
N79°18'07"W
WETLANDS
782.64'
FOUND 5/8"R.B. MANZIE
S06°15'46"E 287.54'
30.00' EASEMENT BY DEED BOOK 87, PAGE 310
GRESSMAN ROAD
R=164.69
L=32.81
Tan=16.46
Delta=11°24'52"
N00°04'03"E 401.34'
O.R.B. 1017 PAGE 1016
THERESA & MICHAEL CUSHMAN
55289 GRESSMAN ROAD CALLAHAN FLORIDA
FOUND 0.40'x 0.40' CONCRETE MONUMENT
N61°05'18"W 32.76'
S19°46'21"E 163.53'
R=350.00
L=164.76
Tan=83.93
Delta=26°58'16"
S33°16'56"E 43.87'
S33°27'18"E 1123.01'
O.R.B. 1064 PAGE 1045
THERESA & MICHAEL CUSHMAN
55289 GRESSMAN ROAD CALLAHAN FLORIDA
S64°09'51"W 120.26'
S56°32'42"W 30.00'
POND
WETLANDS
N56°32'42"E 410.35'
P.O.B.
S89°17'50"W 537.27'
N66°47'47"W 44.03'
FOUND 5/8"R.B. NO CAP.
N64°09'22"E 581.52'
23.57 ACRES +/-
FOUND 0.60'x 0.60' CONCRETE MONUMENT
POND
O.R.B. 89 PAGE 69
TIITF/DEPARTMENT OF TRANSPORTATION
55173 GRESSMAN ROAD
CALLAHAN, FLORIDA 32011
N00°56'29"W 633.05'
O.R.B.1433 PAGE 1038
BENT OAK FARMS ROAD
S33°16'56"E 1325.65'
O.R.B. 1873 PAGE 512
BOBBIE J WALKER
45884 BISMARK ROAD CALLAHAN FLORIDA
GRESSMAN (30'R/W) ROAD
CHARLES L & LINDA J. GRESSMAN
45142 GRESSMAN DAIRY ROAD
CALLAHAN, FLORIDA 32011
FOUND 1/2"P. NO CAP.
S67°45'15"W 709.94'
N00°56'29"W 64.41'
S67°45'15"W 308.65'
N32°07'29"W 60.89'
EASEMENT FOR INGRESS, EGRESS & UTILITIES
1224.37'
N67°45'15"E
REED CAPITAL VENTURES LLC
30.00' EASEMENT FOR INGRESS, EGRESS & UTILITIES
FOUND 5/8"R.B. MANZIE
FOUND 5/8"R.B. D.O.T.
NORTHERLY R/W LINE
O.R.B. 1079 PAGE 996
SEABOARD AIRLINE RAILROAD (120'R/W) ABANDONED
O.R.B. 1077 PAGE 1320
CHARLES L & LINDA J. GRESSMAN
45142 GRESSMAN DAIRY ROAD
CALLAHAN, FLORIDA 32011
STATE ROAD 200 A-1-A
NORTH

NOTES;
1. BEARINGS SHOWN HEREON ARE ASSUMED.
2. BEARING OF N66 53'34"E OF STATE ROAD A1A HELD FIXED.
3. THIS IS A SKETCH OF A DESCRIPTION ONLY

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

ANTHONY PAUL O'NEIL
10448 OLD ST AUGUSTINE ROAD
JACKSONVILLE, FLORIDA 32257
PHONE (904)-624-3399 ROONEYSONS@AOL.COM

I HEREBY CERTIFY TO : _____

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-17.053 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

FEMA FLOOD INSURANCE RATE INFORMATION PERTAINING TO LANDS SHOWN HEREON;
ZONE X PANEL 12089C0308F DATE 12-17-10 / NASSAU COUNTY, FLORIDA.

SYMBOLS;
— x — CHAIN LINK FENCE
— " — WOOD FENCE
— w — WIRE FENCE
— E — ELECTRIC LINE
UTILITY POLE
(W) WELL
ASPHALT
OVERHEAD
CONCRETE

P.O.C.–POINT OF COMMENCEMENT
P.O.B.–POINT OF BEGINNING
P.C.–POINT OF CURVATURE
P.T.–POINT OF TANGENT
P.R.C.–POINT OF REVERSE CURVATURE
P.C.C.–POINT OF COMPOUND CURVATURE
P.I.–POINT IF INTERSECTION
P.C.P.–PERMANENT CONTROL POINT
P.R.P.–PERMANENT REFERENCE POINT
R/W–RIGHT-OF-WAY CT.–COURT
L–ARC LENGTH R–RADIUS
Δ –DELTA ANGLE T–TANGENT
R.L.S.–REGISTERED LAND SURVEYOR
PROP.–PROPOSED C/L–CENTER LINE
L.B.–LICENSE BUSINESS
O.R.V.–OFFICIAL RECORDS VOLUME
O.R.B.–OFFICIAL RECORDS BOOK
D.B.–DEED BOOK PG.–PAGE
P.B.–PLAT BOOK M.B.–MAP BOOK
CO.–COUNTY FL.–FLORIDA
AVE.–AVENUE ST.–STREET
C.B.D.–CHORD BEARING AND DISTANCE
COMP.–COMPUTED RAD.–RADIAL
P–PLAT C–COMP. D–DEED
N–NORTH S–SOUTH E–EAST W–WEST
EX.–EXCEPTION TYP.–TYPICAL
F.F.–FINISH FLOOR EL.–ELEVATION
BLK.–BLOCK FND.–FOUND
I.P.–IRON PIPE RB.–REBAR
CONC.–CONCRETE A/C–AIR CONDITIONER
ESMT.–EASEMENT ELEC.–ELECTRIC
B.R.L.–BUILDING RESTRICTION LINE
F.Z.B.L.–FLOOD ZONE BOUNDARY LINE
APPROX.– APPROXIMATE EXIST.–EXISTING
A.K.A.–ALSO KNOWN AS N/F–NOW OR FORMERLY
N.G.V.D.–NATIONAL GEODETIC VERTICAL DATUM
P.S.M.–PROFESSIONAL SURVEYOR/MAPPER
J.E.A.–JACKSONVILLE ELECTRIC AUTHORITY
P.R.M.–PERMANENT REFERENCE MONUMENT
BLVD.–BOULEVARD LA.–LANE
RD.–ROAD No.–NUMBER SEC.–SECTION
TWP.–TOWNSHIP RNG.–RANGE
P.L.S.–PROFESSIONAL LAND SURVEYOR
NO UNDERGROUND LOCATIONS LOCATED THIS SURVEY

JURISDICTIONAL WETLANDS WERE NOT LOCATED THIS SURVEY.
EASEMENTS OF RECORD WERE NOT PROVIDED FOR THIS SURVEY.
THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
THIS SURVEY NOT VALID WITHOUT EMBOSSED SEAL

⊡ DENOTES CONCRETE MONUMENT
O DENOTES IRON PIPE SET–DENOTES SET 5/8"x 18" REBAR L.B.5684

DATE SIGNED 01-29-19

ANTHONY PAUL O'NEIL PSM 5684