

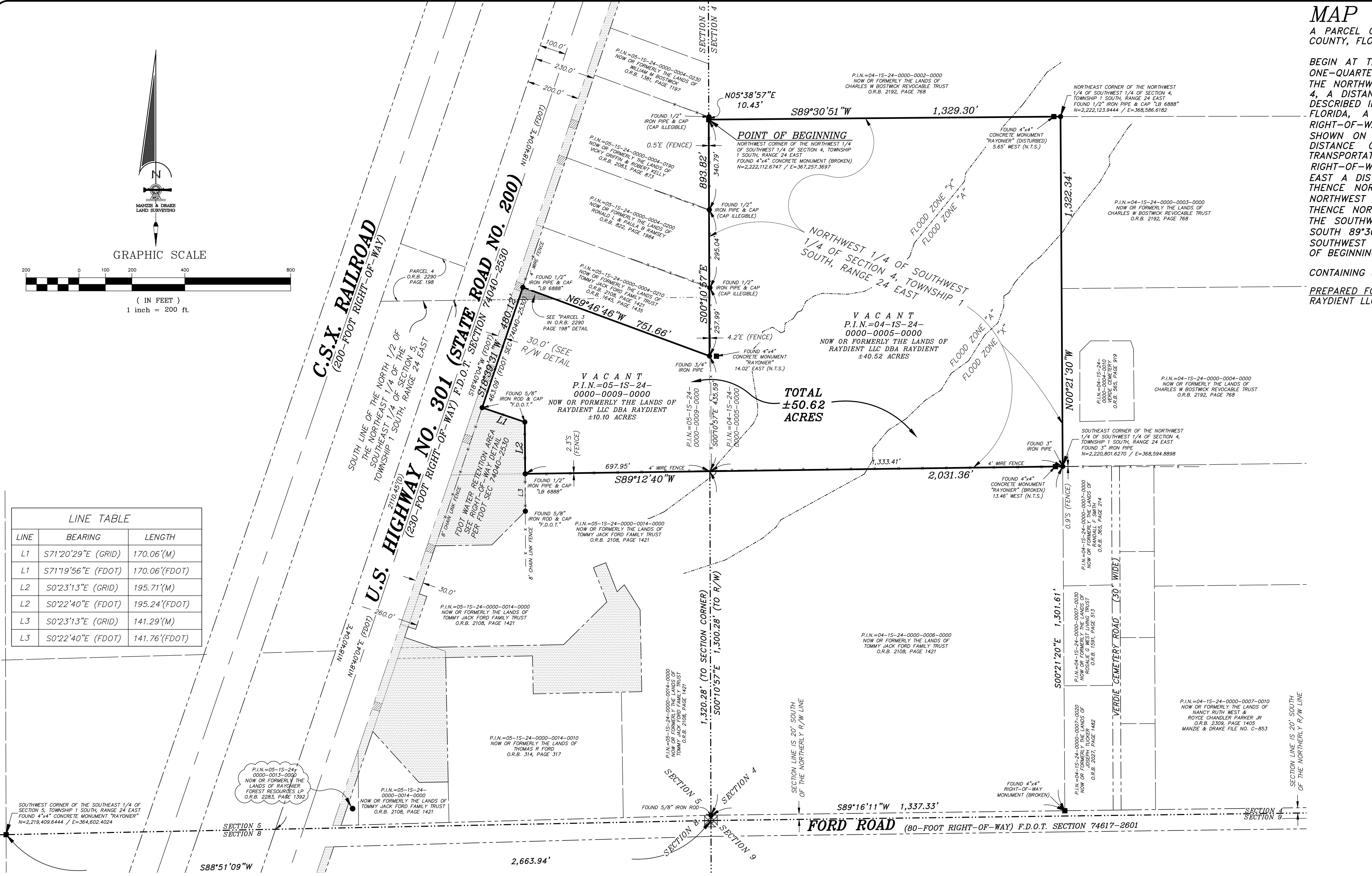
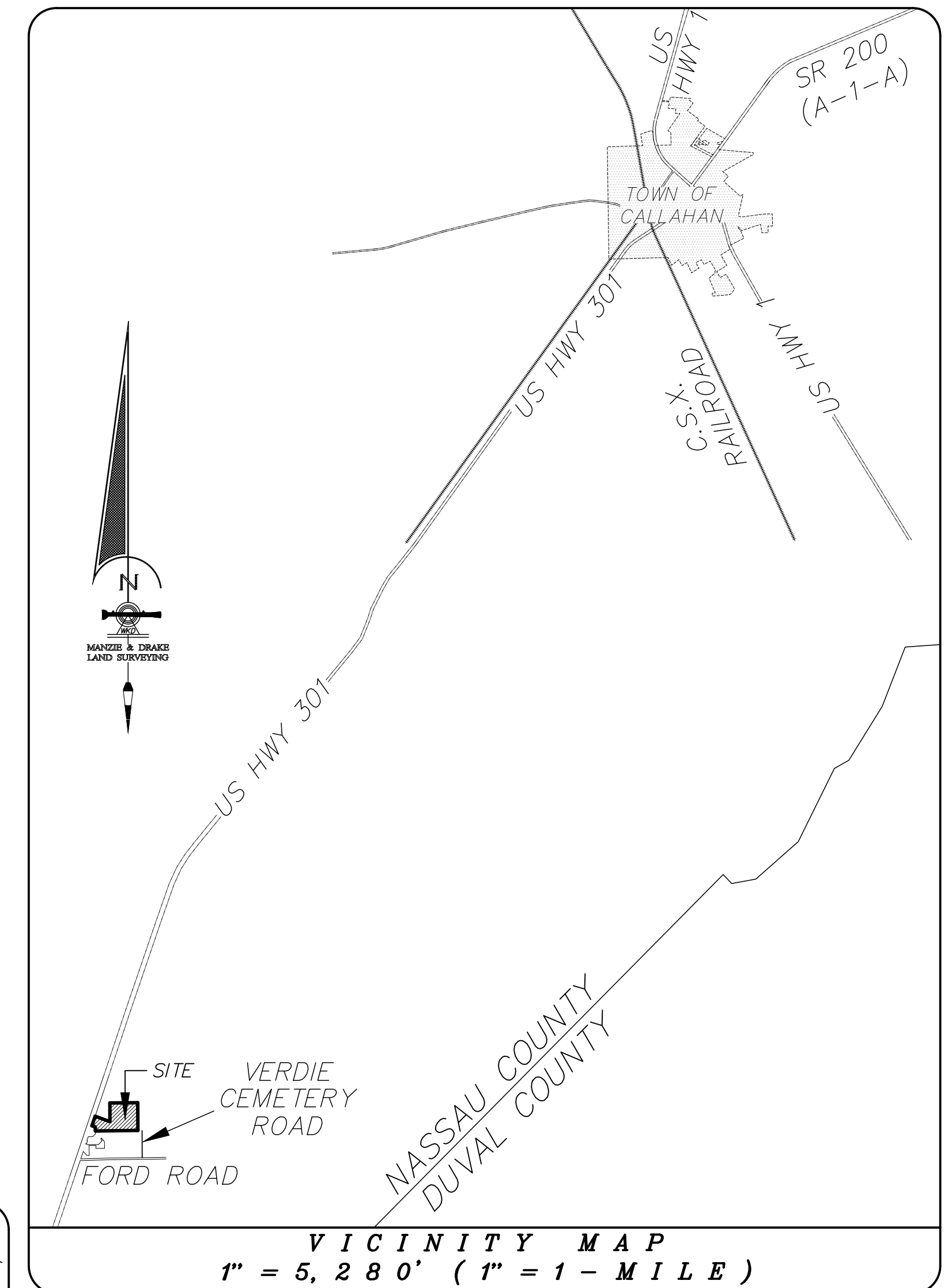
# MAP OF BOUNDARY SURVEY

A PARCEL OF LAND SITUATE IN SECTIONS 4 AND 5, TOWNSHIP 1 SOUTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

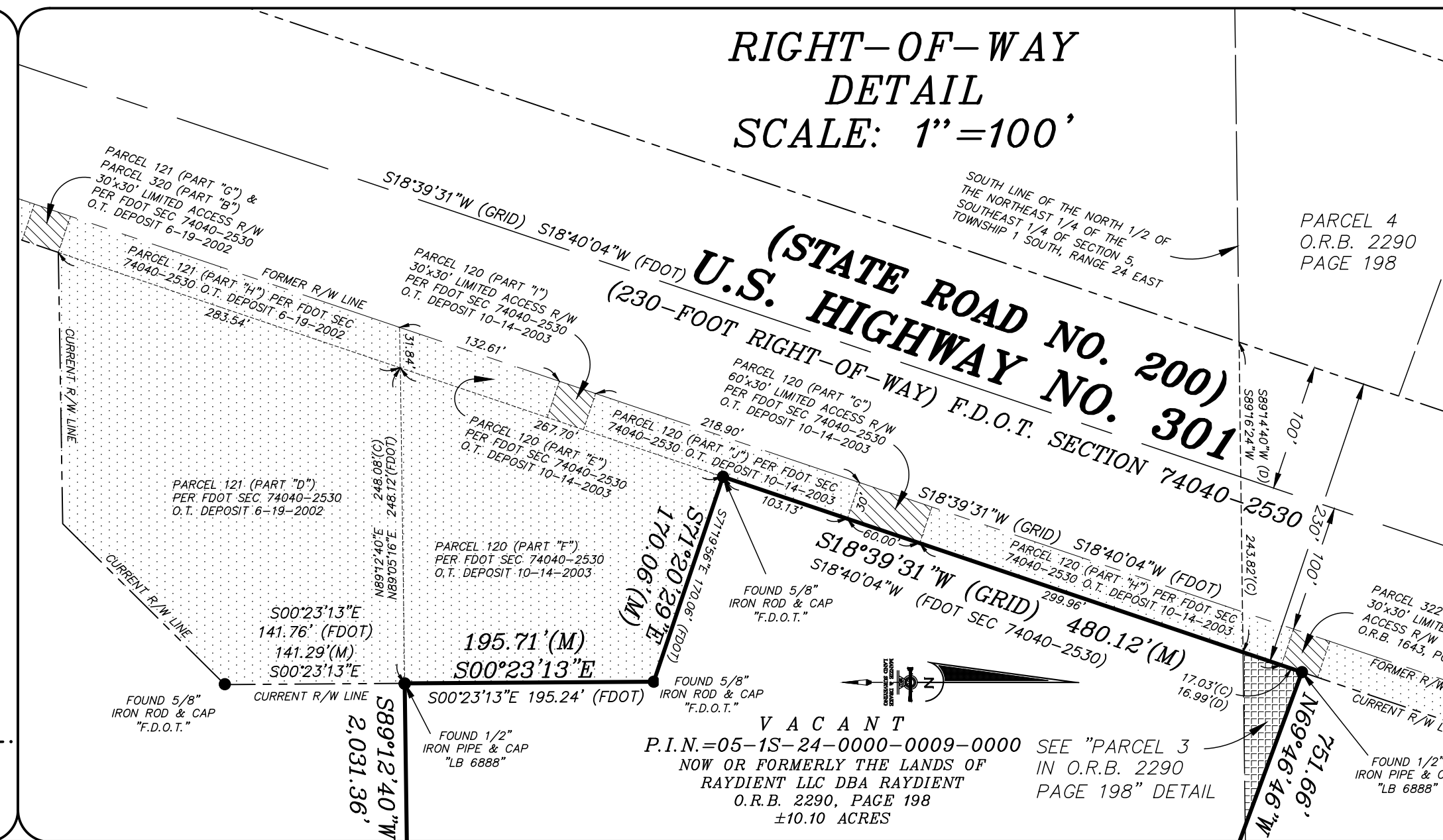
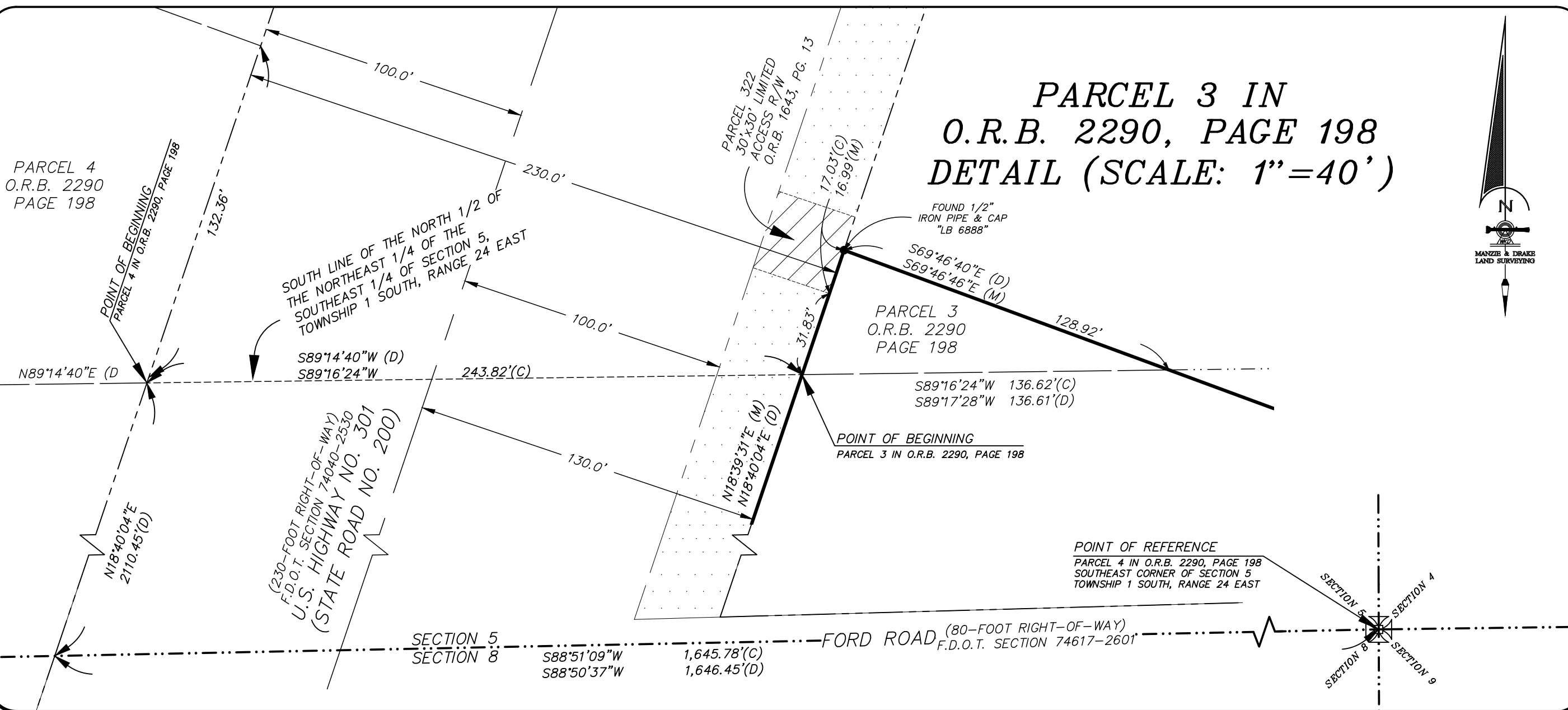
BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 4; THENCE SOUTH 00°10'57" EAST, ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 4, A DISTANCE OF 893.82 FEET; THENCE NORTH 69°46'46" WEST, ALONG THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2108, PAGE 1421, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 751.66 FEET; THENCE SOUTH 18°39'31" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 301 (STATE ROAD NO. 200) (A 230 FOOT RIGHT-OF-WAY) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP (SECTION 74040-2530), A DISTANCE OF 480.12 FEET; THENCE ALONG THE PERIMETER OF A FLORIDA DEPARTMENT OF TRANSPORTATION WATER RETENTION AREA AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP (SECTION 74040-2530) THE FOLLOWING TWO COURSES: (1) THENCE SOUTH 71°20'29" EAST A DISTANCE OF 170.06 FEET; (2) THENCE SOUTH 00°23'13" EAST A DISTANCE OF 195.71 FEET; THENCE NORTH 89°12'40" EAST A DISTANCE OF 2,031.36 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 4; THENCE NORTH 00°21'30" WEST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 4, A DISTANCE OF 1,322.34 FEET; THENCE SOUTH 89°30'51" WEST, ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 4, A DISTANCE OF 1,329.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 50.62 ACRES MORE OR LESS.

PREPARED FOR:  
RAYDIENT LLC dba RAYDIENT PLACES + PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY



LINE TABLE		
LINE	BEARING	LENGTH
L1	S71°20'29"E (GRID)	170.06'(M)
L1	S71°19'56"E (FDOT)	170.06'(FDOT)
L2	S0°23'13"E (GRID)	195.71'(M)
L2	S0°22'40"E (FDOT)	195.24'(FDOT)
L3	S0°23'13"E (GRID)	141.29'(M)
L3	S0°22'40"E (FDOT)	141.76'(FDOT)



**LEGEND**

SECTION CORNER  
CENTERLINE  
CHAIN LINK OR WIRE FENCE  
OFFICIAL RECORDS BOOK  
PAGE  
RIGHT-OF-WAY  
RIGHT-OF-WAY ACQUIRED PER FDOT SEC. 74040-2530  
LIMITED ACCESS EASEMENTS WITHIN PORTIONS OF RIGHT-OF-WAY ACQUIRED PER FDOT SEC. 74040-2530

**SURVEY NOTES:**

- The "Legal Description" shown hereon was written by the surveyor.
- Underground Improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Bearings and coordinates shown hereon are based on the State Plane Coordinate System for the East Zone of the State of Florida, North American Datum of 1983/1990 (N.A.D. 83/90).
- The property shown hereon lies within flood zones "X" & "A" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0135 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.

**THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 463 AND 464, ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.**

MANZIE & DRAKE LAND SURVEYING  
117 South Ninth Street, Fernandina Beach, FL 32034  
(904) 491-5700 www.ManzieAndDrake.com  
Certificate of Authorization Number "LB 7039"  
"OUR SIGHTS ARE ON THE FUTURE, SET YOUR SITES ON US."

**SCALE: 1"=200'** JOB NO: 21182 DATE: 3/10/2021 CADD: WKD  
F.B. NO: X-343 PAGE NO: 37 FIELD CREW: GS FILE NO: C-1061