

LEGAL DESCRIPTION

BEING A PORTION OF SECTION 42,
TOWNSHIP 3 NORTH, RANGE 28 EAST,
NASSAU COUNTY, FLORIDA.

ALSO BEING THE SAME LANDS DESCRIBED
IN OFFICIAL RECORDS BOOK 1514, PAGE
1916.

SAID PORTION BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT
A CONCRETE MONUMENT WITH A CAP
STAMPED NO. 1375 AT THE SOUTHERLY
RIGHT-OF-WAY LINE OF ROSES BLUFF
ROAD AND THE RANGE LINE OF RANGE 27
& 28 EAST, THENCE SOUTH 01°-38'-29"
EAST ALONG SAID RANGE LINE, A
DISTANCE OF 370.00' FEET TO A 3/8" IRON
ROD CAP STAMPED "PLS 1558" FOR THE
POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE
CONTINUE SOUTH 07°-38'-29" EAST, A
DISTANCE OF 237.96' FEET TO A ¾" IRON
ROD WITH A CAP STAMPED "PLS 1558";
THENCE NORTH 86°-58'-38" EAST, A
DISTANCE OF 381.92' FEET TO A ¾" IRON
ROD WITH A CAP STAMPED "MANZIE LB
7039"; THENCE NORTH 07°-40'-19" WEST, A
DISTANCE 271.11' FEET TO A ¾" IRON ROD
WITH A CAP STAMPED "MANZIE LB 7039";
THENCE NORTH 76°-54'-11" WEST, A
DISTANCE OF 154.83' FEET TO A ¾" IRON
ROD WITH A CAP STAMPED "MANZIE LB
7039" BEING KNOWN AS POINT "A" IN THIS
DESCRIPTION; THENCE SOUTH 07°-37'-54"
EAST, A DISTANCE OF 131.12 FEET TO A ¾"
IRON PIPE WITH A CAP STAMPED "PLS
1558"; THENCE NORTH 76°-59'-33" WEST,
A DISTANCE OF 239.80' FEET TO THE
POINT OF BEGINNING.

THE FOREGONE DESCRIBED LANDS
CONTAINS ± 2.11 ACRES MORE OR LESS.

THE FOREGONE DESCRIBED LANDS IS
SUBJECT TO & TOGETHER WITH AN
EASEMENT FOR INGRESS & EGRESS
PURPOSES.

SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT "A" POINT "A", THENCE NORTH
OF 77°-54' WEST, DISTANCE OF 238.58'
FEET TO A 1/2" IRON PIPE WITH A CAP
STAMPED "PLS 1558" BEING ON THE SAID
SOUTHERLY RIGHT-OF-WAY LINE, THENCE
SOUTH 76°-59' EAST ALONG SAID
SOUTHERLY RIGHT-OF-WAY LINE, A
DISTANCE OF 30.92' FEET TO A POINT,
THENCE SOUTH 01°-37'-54" EAST, A
DISTANCE OF 412.23' FEET TO A POINT,
THENCE SOUTH 88°-22'-06" WEST, A
DISTANCE OF 30.00' FEET TO A POINT,
THENCE NORTH 01°-37'-54" WEST, A
DISTANCE OF 181.46' FEET TO POINT "A".

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for assessments, rights-of-way, ownership or other instruments of record.
- 4) Bearings and/or angles shown hereon are relative to those shown on the plot or referenced in the legal description. The bearing reference line is indicated as thus (BR).
- 5) 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.
- 6) The property shown hereon lies within flood zone "AE 10.0 and X" as per F.E.M.A. Flood Insurance Rate Map, Panel "120170 0216 C" Dated "5-4-88".
- 7) Unless otherwise noted measured angles and distances are the same as those on Plot or Deed angles and distances.
- 8) Fence ownership, if applicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
- 9) Notice of Liability: This survey is certified to those individuals shown on the face thereof any other use, benefit or reliance by any other party is strictly prohibited and restricted. The surveyor is responsible only to those certified and hereby disclaims any other liability or assumes no responsibility for the use of any other individual or firm to use this survey, without an written consent of surveyor.
- 10) Septic Tank & Drain Field marked on ground by Blocker S/T Service.

LEGEND

B.R. = BEARING REFERENCE
O.R.B. = OFFICIAL RECORD BOOK
C.M. = CONCRETE MONUMENT
CONG. = CONCRETE
R/W = RIGHT-OF-WAY
D/F = DRAIN FIELD
S/T = SEPTIC TANK
F.D. = FOUND
I.P. = IRON PIPE
I.R. = IRON ROD
I.R. & C. = IRON ROD W/ PLASTIC CAP
--- = CHAIN LINK FENCE
===== CONCRETE FLATWORK
===== WOOD FLATWORK
⊙ = WELL

CERTIFIED TO:
MARTHA JANE HEDGECOCK
FOR THE BENEFIT OF:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
HOMEGUARD TITLE AND TRUST, LLC.

LANDS RECORDED IN
O.R.B. 1033, PG 1478

SCALE 1"=30'

THIS SURVEY IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: Kenneth N. Drake
KENNETH N. DRAKE P.L.S. 4899

DATE : 9/22/08

KENNETH N. DRAKE LAND SURVEYING, INC.

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SCALE: 1"=30' JOB NO: 08072 DATE: 9-18-08 CADD: K.E.G.
F.B. NO: 56 PAGE NO: 62-63 FIELD CREW: K.N.D. FILE NO: 08072