

## MAP OF BOUNDARY SURVEY:

THE NORTH HALF OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PART OF LOT 30 IN SECTION FIVE (5), TOWNSHIP TWO (2) NORTH, RANGE TWENTY-EIGHT (28) EAST, ACCORDING TO PLAT SHOWING THE LANDS OF EMIL O. FRIEND IN SECTION THIRTY-ONE (31), TOWNSHIP THREE (3) NORTH, RANGE TWENTY-EIGHT (28) EAST, AND ALSO IN SECTION FIVE (5) TOWNSHIP TWO (2) NORTH, RANGE TWENTY-EIGHT (28) EAST, RECORDED IN DEED BOOK "Z", PAGE 165, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR NASSAU COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING IN THE EASTERN BOUNDARY LINE OF SAID LOT 30, 130 FEET NORTHERLY FROM THE SOUTHEAST CORNER OF SAID LOT 30; RUNNING THENCE WESTERLY IN A LINE PARALLEL WITH THE SOUTHERN LINE OF SAID LOT 30 A DISTANCE OF 267 FEET, MORE OR LESS, TO THE EASTERN LINE OF A STREET, WHICH LINE RUNS NORTHERLY AT RIGHT ANGLES TO A LINE PARALLEL WITH THE SOUTHERN LINE OF SAID LOT 30, AND AT A POINT THEREIN 130 FEET NORTHERLY OF THE SOUTHERN LINE OF SAID LOT 30, WHICH IS 267 FEET IN A STRAIGHT LINE FROM THE EASTERN BOUNDARY LINE OF SAID LOT; RUNNING THENCE NORTHERLY- ALONG SAID STREET LINE, A DISTANCE OF 250 FEET, TO A POINT RUNNING THENCE EASTERLY IN A LINE PARALLEL WITH THE SOUTHERN LINE OF SAID LOT 30 TO A POINT IN THE EASTERN LINE OF SAID LOT 30; RUNNING THENCE SOUTHERLY IN THE EASTERN LINE OF SAID LOT 30 TO THE POINT OF BEGINNING.

TOGETHER WITH PART OF LOT 30 IN SECTION FIVE (5), TOWNSHIP TWO (2) NORTH, RANGE TWENTY-EIGHT (28) EAST, ACCORDING TO PLAT SHOWING THE LANDS OF EMIL O. FRIEND IN SECTION THIRTY-ONE (31), TOWNSHIP THREE (3) NORTH, RANGE TWENTY-EIGHT (28) EAST, AND ALSO IN SECTION FIVE (5) TOWNSHIP TWO (2) NORTH, RANGE TWENTY-EIGHT (28) EAST, RECORDED IN DEED BOOK "Z", PAGE 165, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR NASSAU COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STAINLESS STEEL PIPE IN THE EASTERN BOUNDARY LINE OF SAID LOT 30, 307 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF SAID LOT 30 AND ALSO BEING THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN DEED BOOK 212, PAGE 292 OF THE PUBLIC RECORDS OF NASSAU COUNTY, AFOREMENTIONED; THENCE SOUTHERLY, ALONG SAID EASTERN BOUNDARY LINE OF SAID LOT 30, A DISTANCE OF 10 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN DEED BOOK 254, PAGE 286 OF SAID PUBLIC RECORDS; THENCE WESTERLY, ALONG THE NORTHERN LINE OF LAST SAID LANDS, A DISTANCE OF 267 FEET, MORE OR LESS TO THE EASTERN RIGHT-OF-WAY LINE OF RUSSELL ROAD (60-FOOT RIGHT-OF-WAY); THENCE, NORTHERLY, ALONG SAID EASTERN RIGH-OF-WAY LINE, A DISTANCE OF 10 FEET, MORE OR LESS TO A FOUND 5/8" IRON ROD AND CAP STAMPED 2445 MARKING THE SOUTHWESTERN CORNER OF SAID LANDS DESCRIBED IN DEED BOOK 212, PAGE 292; THENCE, EASTERLY, ALONG THE SOUTHERN LINE OF LAST SAID LANDS, A DISTANCE OF 267 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

PREPARED FOR:  
LEPIERRE PROPERTIES OF AMELIA, LLC  
FOR THE BENEFIT OF:  
FIRST AMERICAN TITLE INSURANCE COMPANY  
WOOD & SMITH, P.A.

**LEGEND:**

A/C = AIR CONDITIONER  
AKA = ALSO KNOWN AS  
B.R.L. = BUILDING RESTRICTION LINE  
CALC. = CALCULATED  
CB = CHORD BEARING  
CD = CHORD DISTANCE  
CONC. = CONCRETE  
CMP = CORRUGATED METAL PIPE  
D.B. = DEED BOOK  
ELEV. = ELEVATION  
F.F. = FINISHED FLOOR  
INV. = INVERT

IDENT. = IDENTIFICATION  
L = ARC LENGTH  
MEAS. = MEASURED  
MON. = MONUMENT  
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM  
O.R.B. = OFFICIAL RECORD BOOK  
P.C. = POINT OF CURVATURE  
P.I.N. = PARCEL IDENTIFICATION NUMBER  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
P.T. = POINT OF TANGENCY  
R = RADIUS  
RCP = REINFORCED CONCRETE PIPE

REC. = RECORD  
RNG = RANGE  
R/W = RIGHT OF WAY  
SEC = SECTION  
TWP = TOWNSHIP  
—CHE— = OVERHEAD ELECTRIC  
—UG— = UNDERGROUND ELECTRIC  
X = FENCE AS NOTED  
C = CENTERLINE  
CA = CENTRAL ANGLE  
DM = DRAINAGE MANHOLE  
EM = ELECTRIC METER  
FH = FIRE HYDRANT

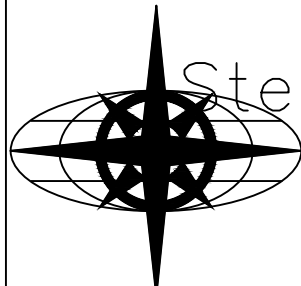
□ = GAS METER  
+ = LIGHT POLE  
⊙ = SANITARY MANHOLE  
⊕ = SEWER CLEANOUT  
⊞ = TELEPHONE PEDESTAL  
⊟ = TELEVISION PEDESTAL  
⊠ = UTILITY POLE  
⊡ = WATER METER  
⊢ = WELL  
⊣ = SET 4x4" CONC. MON. & DISK (LB 7366)  
⊤ = SET 1/2" IRON ROD & CAP (LB 7366)  
● = FOUND IRON AS NOTED  
■ = FOUND MONUMENT AS NOTED

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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BY: \_\_\_\_\_  
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FLORIDA REGISTERED SURVEYOR  
AND MAPPER CERTIFICATE No. 5774

SCALE: 1"=40'  
DATE: 04/25/24  
DRN BY: SWH  
CKD BY: SH  
JOB NO.: 24018  
F.B. NO.: DC  
PAGE NO.: FILE



THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.