

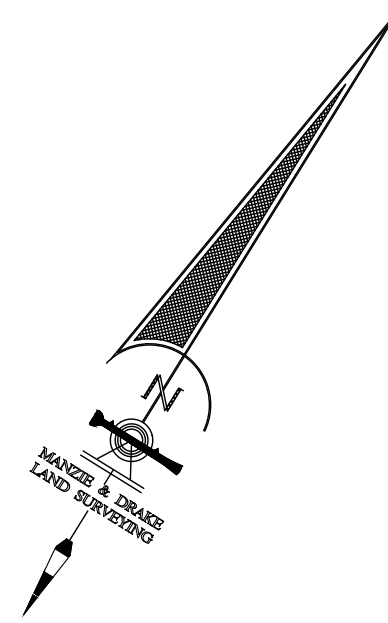
**OFFICIAL RECORDS BOOK\_\_\_\_\_ PAGE\_\_\_\_\_**  
SHEET 1 OF 7 SHEETS

"OUR **SIGHTS** ARE ON THE FUTURE.  
SET YOUR **SITES** ON US."

# TYSON FOREST

A PORTION OF THE SAMUEL HARRISON GRANT SECTION 44,  
TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

GRAPHIC SCALE  
0 75 150 300  
(IN FEET) 1 inch = 150 ft.



PLAT BENCHMARK #1  
NAIL & DISK "MANZIE LB 7039"  
TRAV" SET IN ASPHALT ROAD  
ELEVATION = 17.31' N.A.V.D. 1988

PLAT BENCHMARK #2  
NAIL & DISK "MANZIE LB 7039"  
SET IN WOOD POWER POLE  
ELEVATION = 14.00' N.A.V.D. 1988

PLAT BENCHMARK #3  
NAIL & DISK "MANZIE LB 7039"  
SET IN ASPHALT ROAD  
ELEVATION = 10.51' N.A.V.D. 1988

**LEGEND**  
PLS = PROFESSIONAL LAND SURVEYOR  
P.I.N. = PARCEL IDENTIFICATION NUMBER  
LB = LICENSED BUSINESS  
U.E. = UTILITY EASEMENT  
U.B. = UPLAND BUFFER  
D.E. = DRAINAGE EASEMENT  
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
AKA = ALSO KNOWN AS  
I.E. = INGRESS & EGRESS  
ESMT = EASEMENT  
SF = SQUARE FEET  
FPL = FLORIDA POWER & LIGHT  
FPLE = FLORIDA POWER & LIGHT EASEMENT  
SNGE = SOUTHERN NATIONAL GAS EASEMENT  
PG = PAGE  
PGS = PAGES  
ORB = OFFICIAL RECORDS BOOK  
LE = LIVING ESTATE  
RLT = REVOCABLE  
NOTFLO = NOW OR FORMERLY THE LANDS OF  
RTC = RAYONIER TAX COORDINATOR  
POR = PORTION  
PB = PLAT BOOK  
R/W = RIGHT-OF-WAY  
AKA = ALSO KNOWN AS  
FKA = FORMERLY KNOWN AS  
AC = ACRES  
P.L.T. = PERIMETER LANDSCAPE TRACT  
R = RADIUS  
L = LENGTH  
CB = CHORD BEARING  
CD = CHORD DISTANCE  
U.S.E. = UTILITY & SIDEWALK EASEMENT  
(N) = NET SQUARE FOOTAGE OR ACREAGE  
(G) = GROSS SQUARE FOOTAGE OR ACREAGE  
(N&G) = NET & GROSS VALUES ARE EQUAL  
--- = BUILDING RESTRICTION LINE (PER ENGINEERING PLANS)  
ELAE = ENHANCED LANDSCAPE AREA EASEMENT

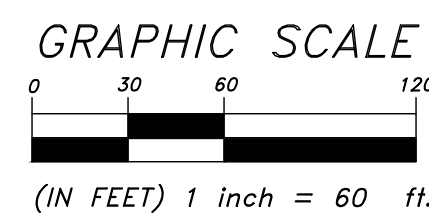
**MANZIE & DRAKE LAND SURVEYING**

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."



LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N9°47'54"E	7.42'	L75	N85°01'37"W	33.34'	L216	N4°01'32"W	33.13'
L2	N52°09'16"E	47.49'	L76	N88°49'43"W	25.23'	L217	N4°01'32"W	32.98'
L3	N35°00'24"E	59.42'	L77	S67°02'23"W	51.62'	L218	N45°16'05"E	35.74'
L4	N53°53'05"E	16.55'	L78	S24°23'53"W	46.82'	L219	N83°07'08"E	36.51'
L5	N34°57'19"E	67.73'	L79	S68°54'42"W	25.52'	L220	N6°17'44"E	30.82'
L6	N30°22'30"E	37.23'	L80	S46°18'31"W	25.37'	L221	N52°09'16"E	9.45'
L7	N25°59'45"W	17.49'	L81	S69°09'49"W	42.60'	L222	N16°35'56"E	21.20'
L8	N8°52'58"E	40.28'	L82	S48°08'19"W	29.73'	L223	N82°38'03"E	24.30'
L9	N11°47'07"W	16.51'	L83	S41°10'10"W	38.14'	L224	N52°09'16"E	44.33'
L10	N74°02'51"E	27.43'	L84	S60°43'18"W	14.63'	L225	N87°07'14"E	8.72'
L11	N31°31'40"E	45.64'	L85	S52°37'28"W	44.31'	L226	N5°04'30"E	43.86'
L12	N31°31'40"E	22.06'	L86	S63°20'10"W	20.35'	L233	N80°59'53"E	41.59'
L13	N73°43'20"E	43.02'	L87	S71°0'56"W	56.41'	L234	S76°38'00"E	16.78'
L14	N76°26'17"E	26.77'	L88	N51°14'28"W	102.80'	L238	S35°35'10"E	4.15'
L15	N40°06'26"E	25.32'	L89	N52°09'16"E	142.58'	L239	S32°02'13"W	19.77'
L16	N26°26'30"E	16.85'	L90	S38°05'46"E	70.00'	L240	S44°10'01"W	50.98'
L17	N26°26'30"E	45.09'	L91	N52°09'16"E	8.48'	L241	S48°26'17"W	15.54'
L18	S56°41'04"E	15.00'	L92	N11°04'23"E	40.76'			
L19	N33°18'56"E	20.20'	L93	S87°32'56"E	41.42'			
L20	N1°50'30"E	12.27'	L94	N52°09'16"E	63.32'			
L21	N22°38'42"W	32.42'	L95	S52°09'16"W	62.32'			
L22	N63°12'25"E	69.69'	L96	N52°09'16"E	25.82'			
L23	N2°52'55"E	25.52'	L97	N23°20'08"W	19.02'			
L24	N36°53'51"E	17.72'	L98	N37°03'49"E	28.20'			
L25	N33°1'45"E	53.61'	L99	N78°15'06"E	17.63'			
L26	N29°32'08"W	51.47'	L100	S6°42'02"E	56.09'			
L27	N23°21'26"E	21.75'	L101	S6°42'02"E	1.25'			
L28	N37°50'44"W	3.94'	L102	S24°14'04"E	22.92'			
L29	S4°40'26"E	19.45'	L103	S10°22'43"W	27.47'			
L30	N7°14'53"W	3.66'	L104	S36°03'38"E	17.24'			
L31	N17°47'04"W	44.51'	L105	S50°44'20"W	14.13'			
L32	N43°38'49"W	19.90'	L106	S24°30'49"W	70.12'			
L33	N31°15'51"E	20.62'	L107	S15°46'39"W	13.89'			
L34	N5°52'01"W	56.14'	L108	N52°09'16"E	49.34'			
L35	S74°07'23"W	3.15'	L109	S24°30'49"W	22.15'			
L36	S74°07'23"W	44.13'	L110	N52°09'16"E	83.93'			
L37	N22°24'30"W	27.92'	L111	N40°32'48"E	51.07'			
L38	S62°04'38"W	36.28'	L112	N53°02'59"E	31.83'			
L39	S19°47'20"W	34.03'	L113	S6°44'05"W	8.08'			
L40	S46°24'56"W	27.73'	L114	S60°00'57"E	9.28'			
L41	S85°49'42"E	26.91'	L115	S87°37'29"E	42.71'			
L42	S36°24'48"E	8.63'	L116	S20°46'17"E	17.48'			
L43	S36°24'48"E	17.13'	L117	S20°46'17"E	18.32'			
L44	S70°39'05"W	25.02'	L118	S35°41'03"E	60.86'			
L45	S32°47'22"W	55.83'	L119	S24°24'38"W	6.13'			
L46	S36°3'50"E	64.61'	L120	S53°02'59"W	122.31'			
L47	S28°16'54"E	27.78'	L121	N33°32'42"W	12.01'			
L48	S31°8'16"W	54.85'	L122	N33°46'35"W	34.23'			
L49	S6°18'03"W	47.57'	L123	N37°50'44"W	14.16'			
L51	S27°38'30"W	53.58'	L124	N25°58'30"W	46.55'			
L52	N82°33'13"E	42.76'	L125	N52°07'39"E	18.37'			
L53	S60°57'33"W	65.19'	L126	N52°09'16"E	96.12'			
L54	S18°20'38"W	40.85'	L127	N19°07'01"W	1.93'			
L55	S43°07'49"W	39.98'	L128	N44°09'23"E	23.34'			
L70	S4°01'32"E	40.43'	L129	N12°24'24"W	41.19'			
L71	N37°50'44"W	47.77'	L130	N33°51'05"E	34.70'			
L72	S47°59'01"W	28.10'	L131	N21°25'22"E	31.74'			
L73	S72°53'21"W	30.88'	L132	N14°53'47"E	12.43'			
L74	S20°03'50"E	22.10'	L133	N37°50'44"W	27.15'			

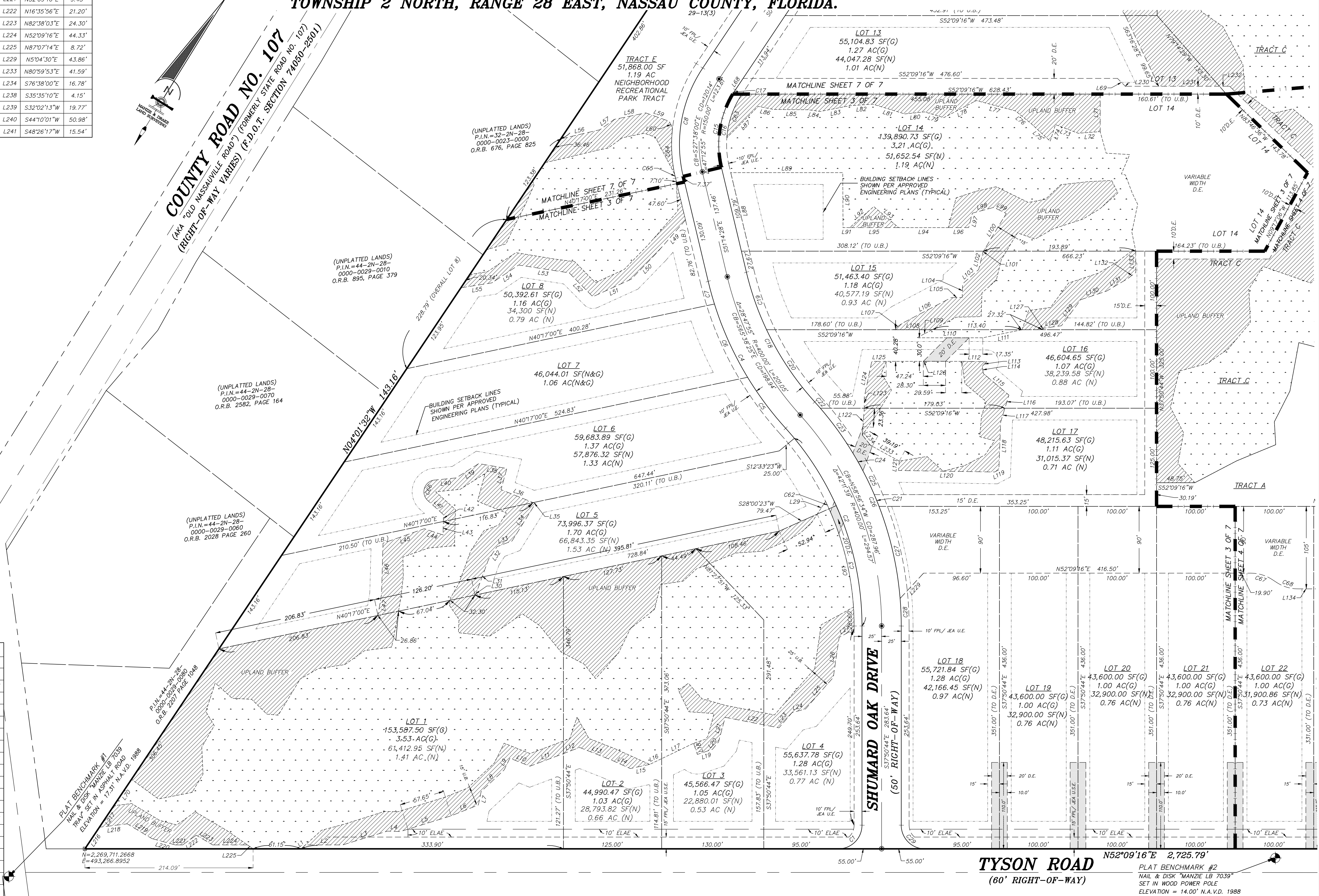
CURVE TABLE						
CURVE	7	12	30	$\Delta$	CB	CD
C1	47.12'	3.00'	90'00"	0'	N709°16"E	42.43'
C2	276.16'	375.00'	42'11"39"		N58°56'34"W	269.96'
C3	158.03'	375.00'	2408'42"		N49°55'05"W	156.86'
C4	213.62'	425.00'	28°45'55"		S65°38'25"E	211.38'
C5	81.12'	425.00'	10'56"10"		S74°34'18"E	81.00'
C6	102.66'	425.00'	13'50'26"		S62'10"00"E	102.41'
C7	29.84'	425.00'	40'12"05"		S53°50'57"E	29.83'
C15	96.69'	125.00'	44'19'08"		S29°04'53"E	94.30'
C16	96.69'	125.00'	44'19'08"		S29°04'53"E	94.30'
C18	188.59'	425.00'	28°48'50"		S65°37'58"E	186.61'
C19	77.68'	375.00'	11'52'08"		S57°09'37"E	77.54'
C20	110.91'	375.00'	16'56'42"		S71°34'02"E	110.50'
C21	312.98'	425.00'	42'11"39"		N58°56'34"W	305.96'
C22	10.80'	425.00'	12°27'20"		N79°18'43"W	10.80'
C23	70.54'	425.00'	9'30'33"		N73°49'46"W	70.45'
C24	25.99'	425.00'	3'30'12"		N67°19'24"W	25.98'
C25	33.65'	425.00'	4'32'09"		N63°16'13"W	33.64'
C26	16.19'	425.00'	2'10'58"		N59°56'40"W	16.19'
C27	120.54'	425.00'	16°15'03"		N50°43'39"W	120.14'
C28	35.28'	425.00'	4'45'24"		N40°13'26"W	35.27'
C29	47.12'	300.00'	90'00"		S82°50'44"E	42.43'
C60	24.17'	365.00'	3'47'37"		N39°44'33"W	24.16'
C61	95.37'	365.00'	14°58'13"		N49°07'28"W	95.10'
C62	10.50'	365.00'	1'38'56"		N62°54'54"W	10.50'
C63	59.40'	115.00'	29°35'49"		S18°41'11"E	58.75'
C66	34.62'	150.00'	13°21'34"		S19°42'23"E	27.43'



# TYSON FOREST

**A PORTION OF THE SAMUEL HARRISON GRANT SECTION 44,  
TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.**

OFFICIAL RECORDS BOOK\_\_\_\_\_ PAGE\_\_\_\_\_  
SHEET 3 OF 7 SHEETS



**TYSON ROAD**  
(60' RIGHT-OF-WAY)

PLAT BENCHMARK #2  
NAIL & DISK "MANZIE LB 7039"  
SET IN WOOD POWER POLE  
ELEVATION = 14.00' N.A.V.D. 1988

MANZIE &amp; DRAKE LAND SURVEYING

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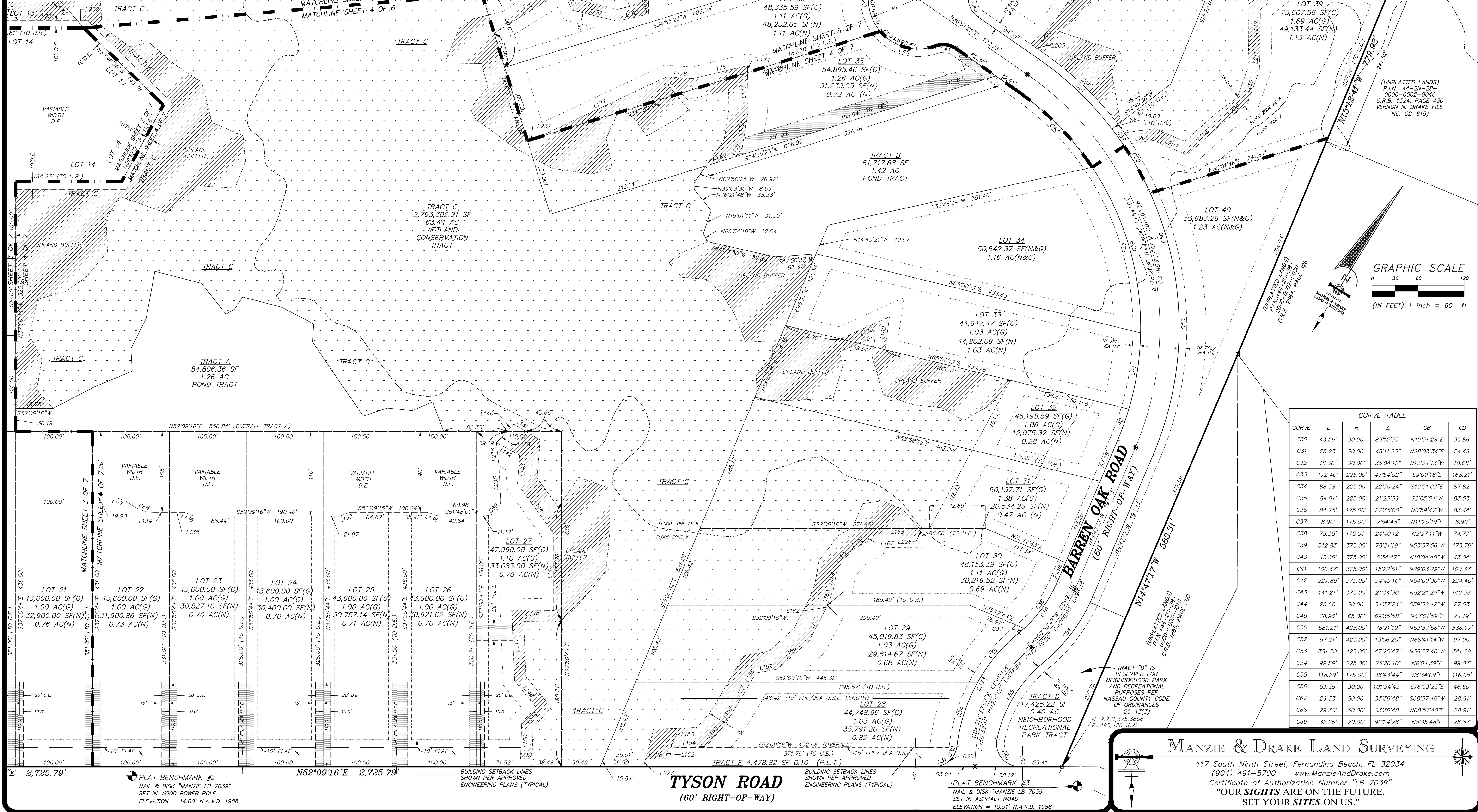
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LINE TABLE				LINE TABLE				LINE TABLE			
LINE	BEARING	LENGTH		LINE	BEARING	LENGTH		LINE	BEARING	LENGTH	
L134	N52°09'16"E	19.81'		L153	N50°17'53"E	5.22'		L172	N28°47'11"W	47.82'	
L135	N52°09'16"E	19.28'		L154	N49°43'00"E	43.97'		L173	N38°44'56"W	50.21'	
L136	S74°18'14"W	13.26'		L155	N2°44'47"E	39.08'		L226	N78°42'47"W	12.53'	
L137	S31°25'38"W	14.13'		L156	N6°29'37"W	27.68'		L227	N22°45'02"W	10.36'	
L138	S70°53'01"W	15.57'		L157	N7°15'48"W	35.19'		L228	N52°09'16"E	25.89'	
L139	N5°23'48"E	19.94'		L158	N7°15'48"W	13.59'		L235	S40°36'25"E	44.03'	
L140	N5°23'48"E	13.13'		L159	N41°28'43"E	28.91'		L236	N44°07'53"W	30.34'	
L141	N82°46'50"E	18.77'		L160	N10°13'24"E	54.88'		L237	S34°55'23"W	12.48'	
L142	N80°22'20"E	34.28'		L161	N10°09'58"W	46.15'		L238	S35°35'10"E	4.15'	
L143	S33°32'52"E	37.31'		L162	N16°39'25"W	5.79'		L239	S32°02'13"W	19.77'	
L144	S73°53'01"E	79.98'		L163	N16°39'25"W	22.54'		L240	S44°10'01"W	50.98'	
L145	S37°50'44"E	99.98'		L164	N27°40'04"W	27.22'		L241	S48°26'17"W	15.54'	
L146	S52°51'00"W	54.67'		L165	N0°09'35"E	30.48'					
L147	S40°15'01"E	92.57'		L166	N23°26'29"E	23.96'					
L148	S76°58'07"E	44.12'		L167	N14°58'03"W	7.24'					
L149	S4°41'52"W	27.56'		L168	N51°44'12"E	72.41'					
L150	S35°55'30"E	47.08'		L169	N29°52'45"W	43.28'					
L151	N52°09'16"E	15.01'		L170	S27°52'17"W	70.01'					
L152	N22°45'02"W	14.86'		L171	N2°50'25"W	14.60'					

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A PORTION OF THE SAMUEL HARRISON GRANT SECTION 44,  
TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.



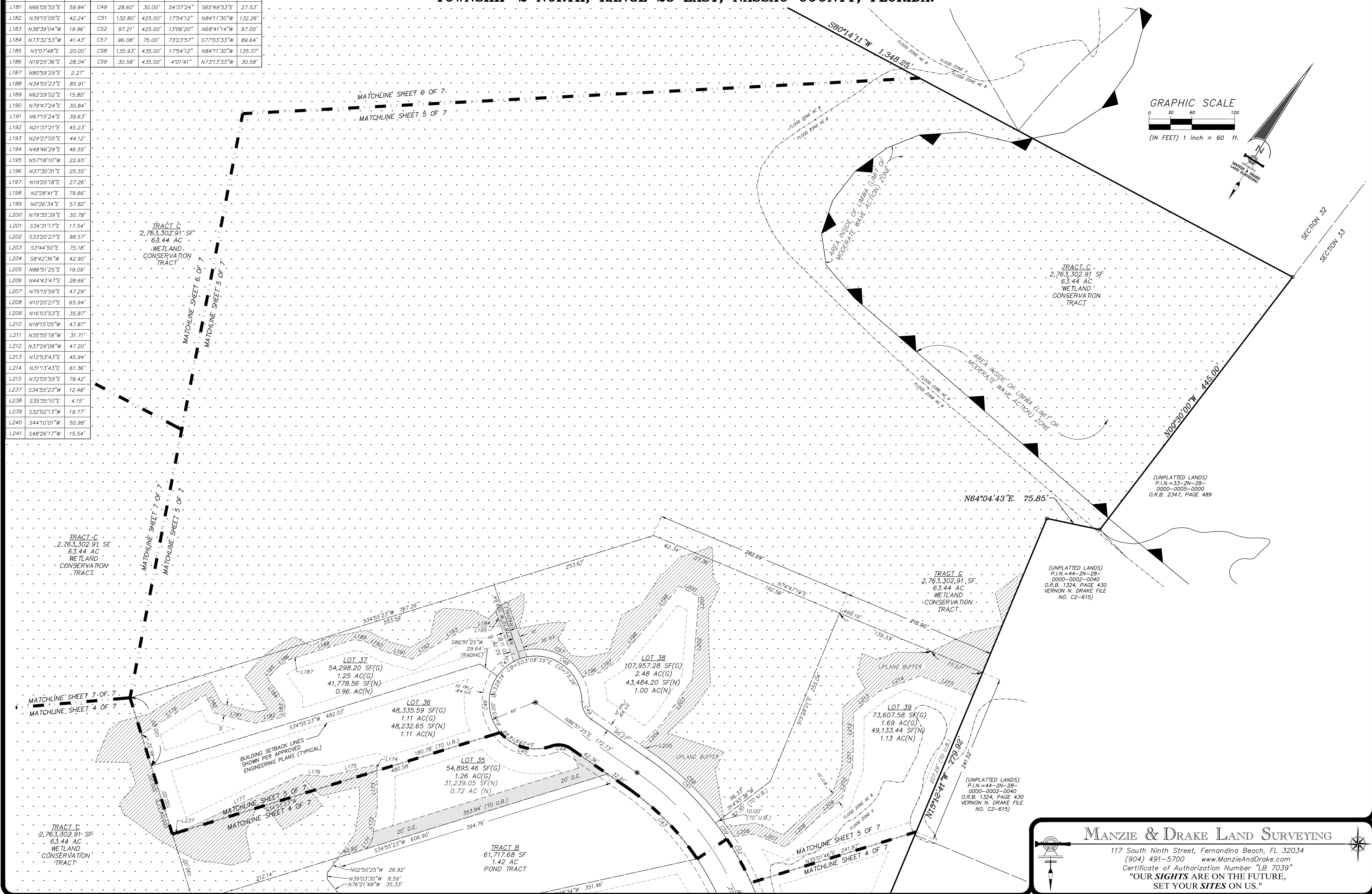
CURVE TABLE					
CURVE	L	R	Δ	CB	CD
C30	43.59'	30.00'	83°15'35"	N10°31'28"E	39.86'
C31	25.23'	30.00'	48°11'23"	N28°03'34"E	24.49'
C32	18.36'	30.00'	35°04'12"	N13°34'13"W	18.08'
C33	172.40'	225.00'	43°54'02"	S9°09'18"E	168.21'
C34	88.38'	225.00'	22°30'24"	S19°51'07"E	87.82'
C35	84.01'	225.00'	21°23'39"	S2°05'54"W	83.53'
C36	84.25'	175.00'	27°35'00"	N0°59'47"W	83.44'
C37	8.90'	175.00'	2°54'48"	N11°20'19"E	8.90'
C38	75.35'	175.00'	24°40'12"	N2°27'11"W	74.77'
C39	512.83'	375.00'	78°21'19"	N53°57'56"W	473.79'
C40	43.06'	375.00'	6°34'47"	N18°04'40"W	43.04'
C41	100.67'	375.00'	15°22'51"	N29°03'29"W	100.37'
C42	227.89'	375.00'	34°49'10"	N54°09'30"W	224.40'
C43	141.21'	375.00'	21°34'30"	N82°21'20"W	140.38'
C44	28.60'	30.00'	54°37'24"	S59°32'42"W	27.53'
C45	78.96'	65.00'	69°35'58"	N6°01'59"E	74.19'
C50	581.21'	425.00'	78°21'19"	N53°57'56"W	536.97'
C52	97.21'	425.00'	13°06'20"	N68°41'14"W	97.00'
C53	351.20'	425.00'	47°20'47"	N38°27'40"W	341.29'
C54	99.89'	225.00'	25°26'10"	N0°04'39"E	99.07'
C55	118.29'	175.00'	38°43'44"	S6°34'09"E	116.05'
C56	53.36'	30.00'	101°54'43"	S76°53'23"E	46.60'
C67	29.33'	50.00'	33°36'48"	S68°57'40"W	28.91'
C68	29.33'	50.00'	33°36'48"	N68°57'40"E	28.91'
C69	32.26'	20.00'	92°24'26"	N5°35'48"E	28.87'

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LINE TABLE			CURVE TABLE					
LINE	BEARING	LENGTH	CURVE	L	R	Δ	CB	CD
L174	N38°44'56"W	8.99'	C43	141.21'	375.00'	21°34'30"	N82°21'20"W	140.38'
L175	S38°40'03"W	72.34'	C44	28.60'	30.00'	54°37'24"	S59°32'42"W	27.53'
L176	S55°57'42"W	34.76'	C45	78.96'	65.00'	69°35'58"	N67°01'59"E	74.19'
L177	S26°59'02"W	187.01'	C46	85.11'	65.00'	75°01'27"	S40°39'19"E	79.16'
L179	N20°22'35"E	105.21'	C47	40.66'	65.00'	35°50'26"	S14°46'37"W	40.00'
L180	S63°59'25"E	28.15'	C48	123.41'	65.00'	108°46'59"	S87°05'20"W	105.69'
L181	N66°05'55"E	59.84'	C49	28.60'	30.00'	54°37'24"	S65°49'53"E	27.53'
L182	N39°15'05"E	42.24'	C51	132.80'	425.00'	17°54'12"	N84°11'30"W	132.26'
L183	N38°39'04"W	19.96'	C52	97.21'	425.00'	13°06'20"	N68°41'14"W	97.00'
L184	N73°32'53"W	41.43'	C57	96.08'	75.00'	73°32'57"	S77°03'33"W	89.64'
L185	N50°7'48"E	20.00'	C58	135.93'	435.00'	17°54'12"	N84°11'30"W	135.37'
L186	N19°25'36"E	28.04'	C59	30.58'	435.00'	40°14'1"	N73°13'33"W	30.58'
L187	N80°59'29"E	2.27'						
L188	N34°55'23"E	85.91'						
L189	N62°29'02"E	15.80'						
L190	N79°47'24"E	30.84'						
L191	N67°15'24"E	39.63'						
L192	N21°37'21"E	45.23'						
L193	N24°27'05"E	44.12'						
L194	N48°46'29"E	46.55'						
L195	N57°18'10"W	22.65'						
L196	N37°30'31"E	25.55'						
L197	N19°20'18"E	27.26'						
L198	N2°28'41"E	79.66'						
L199	N02°26'34"E	57.82'						
L200	N79°35'39"E	30.78'						
L201	S34°31'17"E	17.54'						
L202	S33°20'27"E	98.57'						
L203	S3°44'50"E	75.18'						
L204	S84°23'36"W	42.90'						
L205	N86°51'25"E	19.09'						
L206	N44°43'47"E	28.66'						
L207	N75°15'59"E	47.29'						
L208	N10°20'27"E	65.94'						
L209	N16°03'53"E	35.87'						
L210	N18°15'05"W	47.87'						
L211	N35°55'18"W	31.71'						
L212	N37°29'08"W	47.20'						
L213	N12°53'43"E	45.94'						
L214	N31°13'43"E	61.36'						
L215	N72°05'55"E	79.42'						
L237	S34°55'23"W	12.48'						
L238	S35°35'10"E	4.15'						
L239	S32°02'13"W	19.77'						
L240	S44°0'01"W	50.98'						
L241	S48°26'17"W	15.54'						

# TYSON FOREST

**A PORTION OF THE SAMUEL HARRISON GRANT SECTION 44,  
TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.**




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# TYSON FOREST

## COUNTY ROAD NO. 107

(AKA "OLD NASSAUVILLE ROAD") (FORMERLY STATE ROAD NO. 107)  
(RIGHT-OF-WAY VARIES) (F.D.O.T. SECTION 74050-2501)

LINE TABLE		
LINE	BEARING	LENGTH
L238	S35°35'10"E	4.15'
L239	S32°02'13"W	19.77'
L240	S44°10'01"W	50.98'
L241	S48°26'17"W	15.54'

A PORTION OF THE SAMUEL HARRISON GRANT SECTION 44,  
TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

P.I.N. = 32-2N-28-0000-00002-0000  
O.R.B. 2114, PAGE 1640

POINT OF  
BEGINNING

LOT 35

AMELIA BAY ESTATES  
(PLAT BOOK 7,  
PAGES 4 THROUGH 10)

LOT 33

LOT 34

S80°14'11"W 1,348.25'

LOT 32

FLOOD ZONE AE B

FLOOD

S80°14'11"W 1,084.33'

SECTION 32

SECTION 44

TRACT C  
2,763,302.91 SF / 63.44 AC  
WETLAND CONSERVATION TRACT

P.I.N.=44-2N-28-  
0000-0029-0020  
O.R.B. 1418, PAGE 490

P.I.N.=44-2N-28-  
0000-0029-0030  
O.R.B. 1745, PAGE 179

P.I.N.=44-2N-28-  
0000-0029-0040  
O.R.B. 2574, PAGE 567

P.I.N.=44-2N-28-  
0000-0029-0050  
O.R.B. 1867, PAGE 1006

S04°01'32"E 3,056.36'  
EAST LINE OF SECTION 32 PER DEEDS

TRACT C  
2,763,302.91 SF  
63.44 AC  
WETLAND  
CONSERVATION  
TRACT

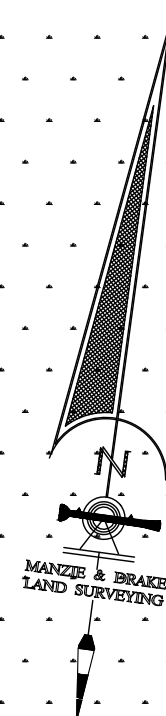
MATCHLINE SHEET 6 OF 7  
MATCHLINE SHEET 5 OF 7

MATCHLINE SHEET 6 OF 7

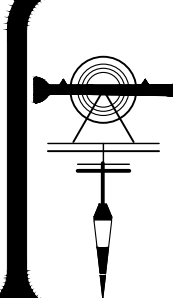
MATCHLINE SHEET 7 OF 7

TRACT C  
2,763,302.91 SF  
63.44 AC  
WETLAND  
CONSERVATION  
TRACT

P.I.N.=32-2N-28-  
0000-0015-0000  
O.R.B. 2575, PAGE 642



GRAPHIC SCALE  
0 30 60 120  
(IN FEET) 1 inch = 60 ft.



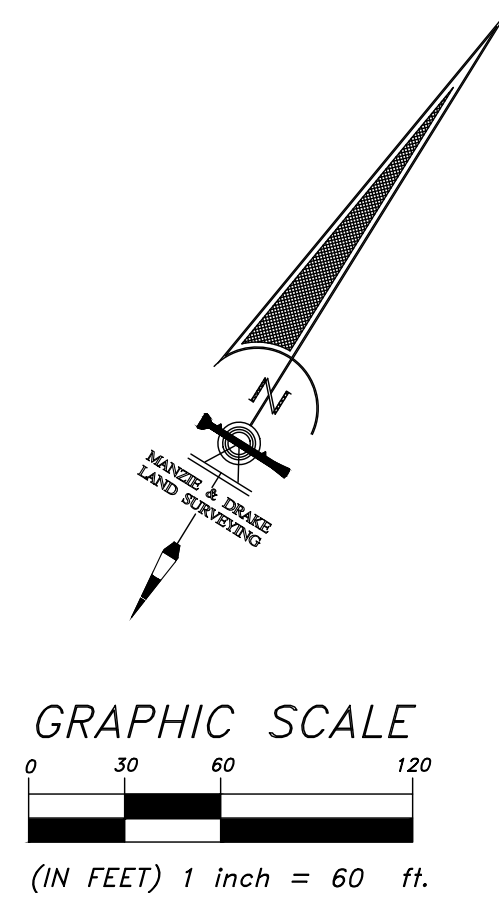
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# TYSON FOREST

A PORTION OF THE SAMUEL HARRISON GRANT SECTION 44,  
TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L56	N38°58'16"E	51.53'
L57	N16°04'59"E	22.27'
L58	N40°36'19"E	40.93'
L59	N71°43'03"E	31.63'
L60	S65°26'12"E	9.37'
L68	S4°01'32"E	17.65'
L69	S82°41'19"E	14.10'
L230	N52°09'16"E	42.75'
L231	N52°09'16"E	77.11'
L232	N52°09'16"E	12.86'
L238	S35°35'10"E	4.15'
L239	S32°02'13"W	19.77'
L240	S44°10'01"W	50.98'
L241	S48°26'17"W	15.54'
L242	S87°08'56"E	37.57'
L243	N36°39'16"E	13.93'
L244	N85°58'28"E	53.61'
L245	S35°39'20"E	16.22'

CURVE TABLE					
CURVE	L	R	Δ	CB	CD
C8	144.21'	175.00'	47°12'55"	S27°38'00"E	140.17'
C9	28.60'	30.00'	54°37'24"	N31°20'15"W	27.53'
C10	138.41'	65.00'	122°00'13"	S22°11'10"W	113.70'
C11	59.21'	65.00'	52°11'23"	S89°26'58"W	57.18'
C12	84.38'	65.00'	74°22'48"	N27°15'57"W	78.58'
C13	46.04'	65.00'	40°35'04"	N30°12'59"E	45.09'
C14	28.60'	30.00'	54°37'24"	S23°17'10"W	27.53'
C15	96.69'	125.00'	44°19'08"	S29°04'53"E	94.30'
C16	96.69'	125.00'	44°19'08"	S29°04'53"E	94.30'
C17	6.32'	125.00'	2°53'47"	S5°28'26"E	6.32'
C64	59.32'	185.00'	18°22'16"	S40°23'43"E	59.06'
C65	5.36'	185.00'	1°39'37"	S50°24'39"E	5.36'

