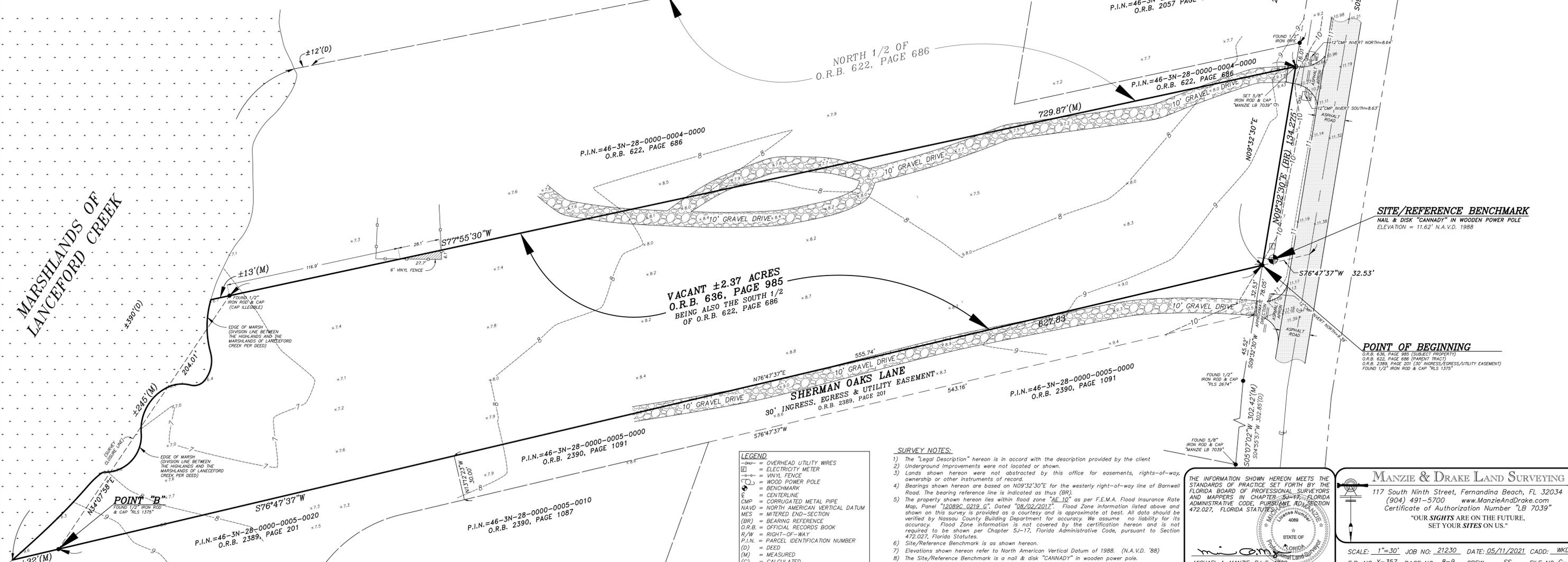
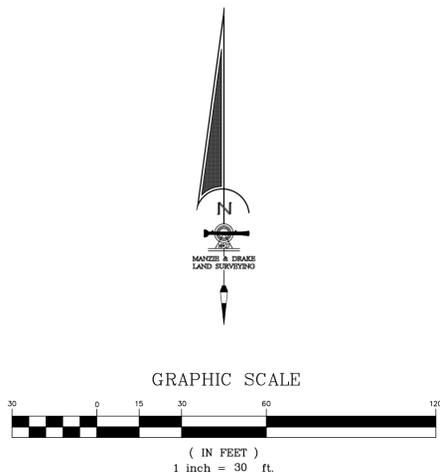


# MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

THAT PIECE OR PARCEL OF LAND SITUATE, LYING WITHIN AND BEING A PART OF THE MARGARET O'NEIL GRANT, SECTION FORTY-SIX (46), TOWNSHIP THREE (3) NORTH, RANGE TWENTY-EIGHT. (28) EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF LOT ONE (1), LANCEFORD CREEK PLANTATION AS RECORDED IN PLAT BOOK 5, PAGES 110 AND 111 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO LYING ON THE WESTERLY RIGHT OF WAY LINE OF BARNWELL ROAD EXTENSION (BARNWELL ROAD EXTENSION HAVING A 60 FOOT RIGHT OF WAY); THENCE SOUTH EIGHTY-FOUR (84) DEGREES, NINETEEN (19) MINUTES, FIFTY (50) SECONDS EAST, A DISTANCE OF THIRTY (30.0) FEET TO A POINT ON THE CENTER LINE OF RIGHT OF WAY OF SAID BARNWELL ROAD EXTENSION AS SURVEYED BY VERNON DRAKE, A PROFESSIONAL LAND SURVEYOR, ON 9/21 /84, FILE NO. C2-297; THENCE SOUTH ELEVEN (11) DEGREES, TWENTY (20) MINUTES, TWENTY (20) SECONDS WEST ALONG SAID CENTER LINE A DISTANCE OF ONE THOUSAND SIX HUNDRED TWELVE (1612.00) FEET; THENCE RUN SOUTH NINE (09) DEGREES, THIRTY-TWO (32) MINUTES, THIRTY (30) SECONDS WEST ALONG SAID CENTER LINE A DISTANCE OF SEVEN HUNDRED THIRTY-EIGHT AND SIXTY-ONE HUNDREDTHS (738.61) FEET; THENCE RUN SOUTH SEVENTY-SIX (76) DEGREES, FORTY-SEVEN (47) MINUTES, THIRTY-SEVEN (37) SECONDS WEST, A DISTANCE OF THIRTY-TWO AND FIFTY-THREE HUNDREDTHS (32.53) FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF SAID BARNWELL ROAD EXTENSION, SAID POINT BEING THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH SEVENTY-SIX (76) DEGREES, FORTY-SEVEN (47) MINUTES, THIRTY-SEVEN (37) SECONDS WEST A DISTANCE OF EIGHT HUNDRED TWENTY-SEVEN AND EIGHTY-THREE HUNDREDTHS (827.83) FEET TO AN IRON ROD, HEREON KNOWN AT POINT "B" THEN RETURN TO THE POINT OF BEGINNING AND RUN NORTH NINE (09) DEGREES, THIRTY-TWO (32) MINUTES, THIRTY (30) SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID BARNWELL ROAD EXTENSION AD ISTANCE OF TWO HUNDRED SIXTY-EIGHT AND FIFTY-FIVE HUNDREDTHS (268.55) FEET; HTENCE RUN SOUTH SEVENTY-NINE (79) DEGREES, THREE (03) MINUTES, TWENTY-FOUR (24) SECONDS WEST A DISTANCE OF SIX HUNDRED NINETY-THREE AND FORTY-SEVEN HUNDREDTHS (693.47) FEET TO AN IRON ROD; THEN CONTINUE SOUTH SEVENTY-NINE (79) DEGREES, THREE (03) MINUTES, TWENTY-FOUR (24) SECONDS WEST A DISTANCE OF TWELVE (12) FEET, MORE OR LESS TO THE DIVISION OF THE HIGHLANDS AND THE MARSHLANDS OF LANCEFORD CREEK, THEN RUN SOUTHERLY ALONG SAID DIVISION LINE AND ITS MEANDERINGS THEREOF THREE HUNDRED NINETY (390) FEET, MORE OR LESS, TO SAID POINT "B"

CERTIFIED TO: THOMAS R. & CATHY P. MOORE



**LEGEND**

- = OVERHEAD UTILITY WIRES
- ⊠ = ELECTRICITY METER
- |— = VINYL FENCE
- ⊙ = WOOD POWER POLE
- ⊕ = BENCHMARK
- ⊙ = CENTERLINE
- CMP = CORRUGATED METAL PIPE
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- MES = MITERED END-SECTION
- (BR) = BEARING REFERENCE
- O.R.B. = OFFICIAL RECORDS BOOK
- R/W = RIGHT-OF-WAY
- P.I.N. = PARCEL IDENTIFICATION NUMBER
- (D) = DEED
- (M) = MEASURED
- (C) = CALCULATED

- SURVEY NOTES:**
- The "Legal Description" hereon is in accord with the description provided by the client.
  - 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 shown hereon are based on N09°32'30"E for the westerly right-of-way line of Barnwell Road. The bearing reference line is indicated as thus (BR).
  - The property shown hereon lies within flood zone "AE-1a" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C-0219-G", Dated "08/02/2012". 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.
  - Site/Reference Benchmark is as shown hereon.
  - Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
  - The Site/Reference Benchmark is a nail & disk "CANNADY" in wooden power pole. (Elevation = 11.62' N.A.V.D. 1988)

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 59-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MICHAEL A. MANZIE, P.L.S. 4088

**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"=30' JOB NO: 21230 DATE: 05/11/2021 CADD: WKD  
 F.B. NO: X-357 PAGE NO: 8-9 CREW: SS FILE NO: C-1074