

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	14°20'51"	730.00	182.80	182.32	91.88	S 50°18'41" W
C2	12°45'11"	730.00	162.48	162.15	81.58	S 63°51'42" W
C3	27°06'02"	670.00	316.91	313.96	161.47	S 56°41'16" W

NOT PART OF THIS SURVEY

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MAP SHOWING SURVEY OF

MAP SHOWING PARCEL 1:

PART OF SECTION 2 AND A PART OF THE E. WATERMAN GRANT, SECTION 38, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE NORTHERLY LINE OF DYAL ROAD (A 60.0 FOOT RIGHT-OF-WAY) WITH THE WESTERLY LINE OF THE ATLANTIC COAST LINE RAILROAD (A 200.0 FOOT RIGHT-OF-WAY); THENCE SOUTH 70°-14'-17" WEST, 12.95.15 FEET, ALONG THE NORTHERLY LINE OF SAID DYAL ROAD; THENCE NORTH 03°-40'-41" WEST, 312.22 FEET; THENCE SOUTH 70°-14'-17" WEST, 577.97 FEET; THENCE NORTH 03°-40'-41" WEST, 601.49 FEET; THENCE NORTH 82°-09'-17" EAST, 1544.81 FEET, TO THE WESTERLY LINE OF SAID RAILROAD; THENCE SOUTH 30°-44'-40" EAST, 200.00 FEET, ALONG THE WESTERLY LINE OF SAID RAILROAD; THENCE SOUTH 59°-28'-50" WEST, 107.58 FEET; THENCE SOUTH 30°-44'-40" EAST, 314.92 FEET; THENCE NORTH 59°-28'-50" EAST, 107.58 FEET, TO THE WESTERLY LINE OF SAID RAILROAD; THENCE SOUTH 30°-44'-40" EAST, 54.46 FEET, ALONG THE WESTERLY LINE OF SAID RAILROAD, TO THE POINT OF BEGINNING. CONTAINING 1,020,170.218 SQUARE FEET AND/OR 23.42 ACRES.

MAP SHOWING PARCEL 2:

PART OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF DYAL ROAD (A 60.0 FOOT RIGHT-OF-WAY) WITH THE WESTERLY LINE OF THE ATLANTIC COAST LINE RAILROAD (A 200.0 FOOT RIGHT-OF-WAY); THENCE SOUTH 70°-14'-17" WEST, 12.95.15 FEET, ALONG THE NORTHWESTERLY LINE OF SAID DYAL ROAD, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 70°-14'-17" WEST, 422.02 FEET, TO THE POINT OF CURVE OF A CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 730.00 FEET; THENCE AROUND SAID CURVE AND THE NORTHERLY LINE OF SAID DYAL ROAD, THROUGH A CENTRAL ANGLE OF 12°-45'-11", AN ARC DISTANCE OF 162.48 FEET (CHORD BEARING AND DISTANCE OF SOUTH 63°-51'-42" WEST, 162.15 FEET; THENCE NORTH 03°-40'-41" WEST, 330.96 FEET; THENCE NORTH 70°-14'-17" EAST, 577.97 FEET; THENCE SOUTH 03°-40'-41" EAST, 312.22 FEET, TO THE POINT OF BEGINNING. CONTAINING 174,307.727 SQUARE FEET AND/OR 4.00 ACRES.

FOR: JAMES H. SILCOX

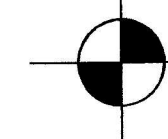
ADDITIONAL GENERAL NOTES:

- 5.) DESCRIPTIONS PREPARED BY THE UNDERSIGNED.
- 6.) THIS IS A SURFACE SURVEY ONLY, THE EXTENT OF FOOTINGS AND UNDERGROUND UTILITIES, IF ANY, NOT DETERMINED.
- 7.) JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, NOT DETERMINED.
- 8.) NO BUILDINGS, PONDS OR OTHER IMPROVEMENTS LOCATED.
- 9.) DUE TO A LACK OF MONUMENTATION FOR DYAL ROAD, THE LOCATION SHOWN IS BASED ON THE UNDERSIGNED'S INTERPRETATION OF THE DEEDS OF RECORD.

AMENDED: MAY 24, 2021: LEGAL DESCRIPTION

LEGEND:
CONCRETE MONUMENT
() IRON PIPE OR ROD
O/E OVERHEAD ELECTRIC
O/T OVERHEAD TELEPHONE
X CROSS-CUT IN CONCRETE
X-X FENCE

As best determined from an inspection of Flood Insurance Rate Map: 120170-0282, dated 12/17/10, the lands/house surveyed lie in Zone "X".



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LB 7992

GENERAL NOTES:

- 1.) This is a Boundary survey.
- 2.) No abstract of Title furnished.
- 3.) Not abstracted for easements.
- 4.) Basis of Bearings: Assumed N. 40°-14'-36" W. along County Road No. 115.

Not valid unless Surveyor's Official Seal is embossed hereon.

SCALE: 1"=150' DATE: 5/15/20 FIELD BOOK: 627 PAGE: 79 DRAFTSMAN: H G E ORDER #: 20-68 - D