

POINT OF COMMENCEMENT

AT THE POINT OF CURVE TO THE WESTERLY
BEING AT STATION 345+47.00 ON THE EASTERLY
RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1.

PARCEL A

A portion of Section 20, Township 2 North, Range 25 East, Nassau County, Florida.

Said portion being more particularly described as follows: For a point of reference commence at a concrete monument on the Easterly right-of-way line of U. S. Highway No. 1 (a 150.00 foot R/W); said monument being at the Point of Curve Concave to the Westerly and centerline station 345 + 47.00; and run South 15° 24' 44" West along said Easterly right-of-way, a distance of 2,836.59 feet to the **POINT OF BEGINNING**.

From the Point of Beginning thus described continue South 15° 24' 44" West along said right-of-way, a distance of 360.0 feet; run thence South 74° 35' 16" East, a distance of 2,123.60 feet to an iron pipe, continue South 74° 35' 16" East, a distance of 95.0 feet more or less to the center of Mills Creek to a point designated as Point "A" in this description. Return to the **POINT OF BEGINNING** and run South 74° 35' 16" East a distance of 1,555.28 feet to the Southwesterly line of Section 48, Township and Range aforementioned; run thence South 41° 10' 16" East along said Southwesterly line, a distance of 30.0 feet more or less to the center of Mills Creek aforementioned; run thence in a Southerly and Easterly direction along said center of Creek, a distance of 900.0 feet more or less to point "A" aforementioned for the closing point.

Expecting therefrom any portion of the foregoing described land that lies within Government Lot 2 of Section 20 aforementioned.

ALSO, Together with a certain contiguous parcels situate in said Section 20, Township 2 North, Range 25 East, described in Official Records Book 380, page 722, public records of Nassau County, Florida.

CORNER OF GOVERNMENT LOT 3,
SECTION 20, TOWNSHIP 2 NORTH,
RANGE 25 EAST, NASSAU COUNTY,
FLORIDA,

HOME DETAIL
NOT TO SCALE

1 STORY BRICK HOME

NASSAU COUNTY, FLORIDA

PLANNED BY:

DATE:

DRAWN BY:

CHECKED BY:

SCALE:

TITLE:

PROJECT:

CLIENT:

REVISIONS:

NO. DATE DESCRIPTION

1 01/15/2020 INITIAL DRAFT

2 02/10/2020 REVISED PER COMMENTS

3 03/05/2020 FINAL FOR RECORDS

BY: [Signature]

FOR: ALAN FLORIDA MAPPER

THE INFORMATION CONTAINED HEREIN IS UNOFFICIAL AND NOT BE USED AS AN OFFICIAL DOCUMENT WITHOUT CONSULTING THE BOARD OF PROFESSIONAL ENGINEERS IN CHAPTER 54C PURSUANT TO SECTION 54C.01(1), F.S.C.

COMMENCE AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 150.00 FOOT RIGHT OF WAY) SAID POINT BEING EAST OF CENTERLINE STATION 345+47.00 PERPENDICULAR TO SAID CENTERLINE, THENCE S 15°24'44" W (BEARING BASIS FOR THIS DEED) ALONG THE EASTERLY RIGHT OF WAY LINE AFORESAID, A DISTANCE OF 2836.59 FEET TO A FOUND 1-1/4 INCH IRON PIPE, NO CAP; THENCE S 74°35'16" E (DEED) S 74°37'58" E (MEASURED) , A DISTANCE OF 1555.28 FEET (DEED) 1556.04 FEET (MEASURED) TO A FOUND 3/4 INCH IRON PIPE AND CAP, PLS 1558 SAID POINT BEING LOCATED ON THE SOUTHWESTERLY LINE OF SECTION 48, TOWNSHIP 2 NORTH, RANGE 25 EAST OF AFORESAID COUNTY; THENCE S 41°10'16" E (DEED AND MEASURED), A DISTANCE OF 24.40 FEET MEASURED TO THE CENTERLINE OF MILLS CREEK BEING THE POINT OF BEGINNING; THENCE CONTINUE S 41°10'16" E (MEASURED) ALONG AFORESAID SOUTHWESTERLY LINE, A DISTANCE OF 19.50 FEET TO THE SOUTHWESTERLY CORNER OF SECTION 48 AFOREMENTIONED BEING A SET 5/8 INCH REBAR AND CAP, PLS 5712; THENCE N 48°50'37" E (MEASURED) ALONG THE SOUTHERLY LINE OF SECTION 48 AFOREMENTIONED, A DISTANCE OF 381.62 FEET TO A FOUND 3/4 INCH IRON PIPE, NO CAP AND BEING THE NORTHEASTERLY CORNER OF GOVERNMENT LOT 3, LOCATED IN AFOREMENTIONED SECTION 20; THENCE S 03°24'40" E (MEASURED) ALONG THE EASTERLY LINE OF GOVERNMENT LOT 3 AFORESAID, A DISTANCE OF 517.52 FEET TO A FOUND 3/4 INCH IRON PIPE, NO CAP, BEING A POINT AT THE INTERSECTION OF THE EASTERLY LINE OF GOVERNMENT LOT 3 AND THE CENTERLINE OF MILLS CREEK AFOREMENTIONED; THENCE NORTHERLY AND WESTERLY ALONG THE CENTERLINE OF MILLS CREEK, A DISTANCE OF 649.50 FEET MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 2.90 ACRES MORE OR LESS.

SURVEY NOTES:

- 1) The "Legal Description" herein is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown herein were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings based on S 15°24'44" W on the Easterly right of way line of U.S. Highway No. 1. (Deed)
- 5) 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.
- 6) "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.
- 7) The property shown herein lies within flood zone "XEA" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C0304E, Dated 12-17-2010.
- 8) Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.
- 9) This survey has been performed according to the standard of care to achieve the following accuracies for the following surveyed
Surveyed Accuracy = 1 foot in 1385.5 feet
Commercial/High Risk Linear = 1 foot in 10000 feet
SOP rule 5.1-17.05(1)(3) (B) (15) b.ii
- 10) The Southwesterly corner of Section 48, being set per a survey tie on a Vernon N. Drake survey File No. 85-802, dated 01-09-1981

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| LEGEND | CONC. = CONCRETE CONCR. = CONCRETE C/P = CORRUGATED PLATE CWP = CORRUGATED METAL PIPE E = ELECTRICITY WIRE ELEV. = ELEVATION F = FINISHED FLOOR FFF = FIRE HYDRANT G = GAS METER L = GAS LEAKAGE S = SEWER L/S = LIGHT POLE | MEAS. = MEASURED N.E.V. = NATIONAL GEODETIC VERTICAL DATUM O.B. = OFFICIAL RECORD BOOK P.A. = PARCELS IDENTIFICATION NUMBER P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT R = RADIOS ROP = REINFORCED CONCRETE PIPE R/W = RIGHT-OF-WAY S = SEWER S/G = SEWER CLEANOUT S/W = SEWER MANHOLE | S/W = SEWER MANHOLE S/W = TELEPHONE PEDESTAL S/W = ACROSS FENCE S/W = MOOD POLE S/W = WATER METER S/W = WELL |
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THE INFORMATION SHOWN HEREON MEETS THE MINIMUM
TECHNICAL STANDARDS SET FORTH BY THE FLORIDA
BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS
IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE,
PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: ALF
ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR
MAPPER CERTIFICATE No. 5712

ALAN FRANKLIN GLASS

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SCALE: 1" = 100'
DATE: 05-06-19
RN BY: WWG
KD BY: AFG
GE NO: AG-1945
B. NO: AFG 101
PAGE NO. 20