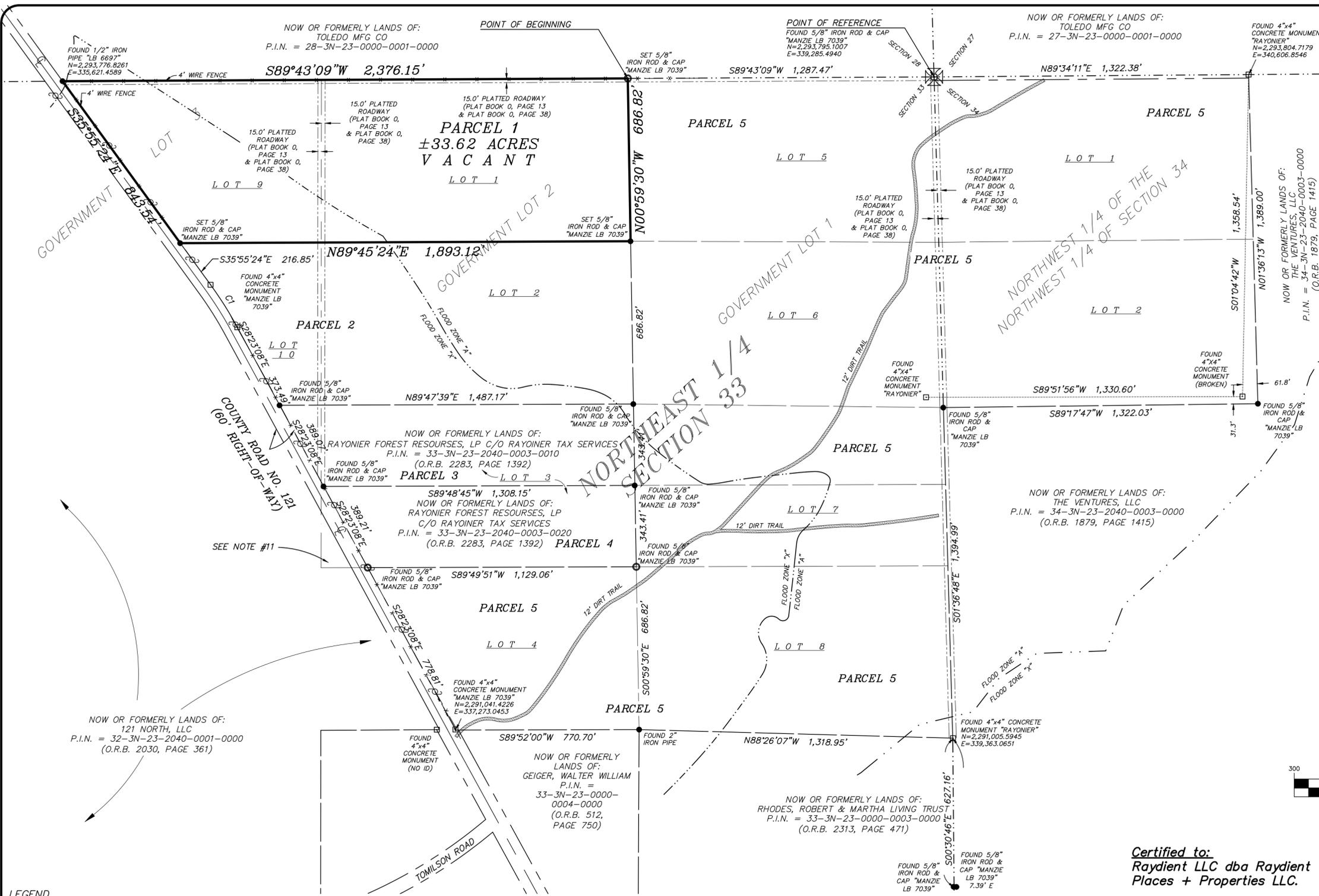


MAP OF BOUNDARY SURVEY



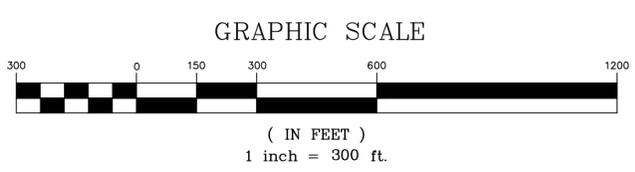
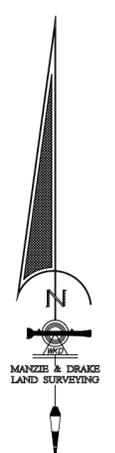
PARCEL 1 LOTS 1 AND 9, SECTION 33, LYING EASTERLY OF COUNTY ROAD 121 (A 60 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE), AS SHOWN ON "DIAGRAM" SHOWING THOSE PARTS OF SECTIONS 33, 34, 35 AND 36, TOWNSHIP 3 NORTH, RANGE 23 EAST, NASSAU COUNTY, FLORIDA, AS SUBDIVIDED INTO LOTS FOR HERBERT GORDON & VENSEL BROTHERS, HILLIARD, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "0", PAGE 13, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND ALSO SHOWN AS "THE VIRGINIA COLONY" ON THAT CERTAIN PLAT OF VIRGINIA COLONY FARMS, HILLIARD, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "0", PAGE 38, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

TOGETHER WITH ANY AND ALL PLATTED ROADWAYS ADJACENT TO SAID LOTS AS SHOWN ON SAID PLAT BOOK "0", PAGE 13 AND PLAT BOOK "0", PAGE 38.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 33; THENCE SOUTH 89°43'09" WEST, ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 1,287.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°43'09" WEST, ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 2,376.15 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 121 (A 60 FOOT RIGHT-OF-WAY) AS LAID OUT AND IN USE; THENCE SOUTH 35°55'24" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 843.54 FEET; THENCE NORTH 89°45'24" EAST, ALONG THE SOUTH LINE OF SAID LOTS 1 AND 9, A DISTANCE OF 1,893.12 FEET; THENCE NORTH 00°59'30" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 686.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.62 ACRES MORE OR LESS.



Certified to:
Rayient LLC dba Raydent
Places + Properties LLC.

- LEGEND**
- OH— = OVERHEAD UTILITY WIRES
 - = WOOD POWER POLE
 - ⊗ = SECTION CORNER
 - ⊕ = CENTERLINE
 - Δ = CENTRAL ANGLE
 - CB = CHORD BEARING
 - CD = CHORD DISTANCE
 - CH = CHORD
 - x-x-x = CHAIN LINK OR WIRE FENCE
 - L = LENGTH
 - O.R.B. = OFFICIAL RECORDS BOOK
 - R = RADIUS
 - P.I.N. = PARCEL IDENTIFICATION NUMBER

- SURVEY NOTES:**
- 1.) Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
 - 2.) The "Legal Description" shown hereon was prepared by the Surveyor.
 - 3.) Underground improvements not located or shown.
 - 4.) Lands shown hereon were not abstracted by this Office for easements, rights-of-way, ownership or other instruments of record.
 - 5.) Bearings and horizontal control data (State Plane Coordinates) shown hereon are based on State Plane Coordinate System (Florida East Zone) North American Datum of 1983/1990 (NAD 83/90), and were obtained by utilizing a "Leica GS14 GPS/GNSS Rover" and the "Trimble VRS" real time kinematics state-wide GPS network.
 - 6.) There may be jurisdictional wetlands present on this property that have not been located or shown as part of this survey.
 - 7.) 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.
 - 8.) This firm's "Certificate of Authorization" number is "LB 7039".
 - 9.) The property shown hereon lies within flood zone "X" & "A" per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 12089C 0120 F, dated 12-17-2010.
 - 10.) Reference material used for the survey:
A. Anthony Paul O'Neil Survey dated 05-19-14
B. Right-of-Way Map of CR #121 prepared by Vernon N. Drake (D2-85)
 - 11.) This area is residue of Lot 3, Section 33-3N-23E, Plat Book 0, Page 13 and Plat Book 0, Page 38 and is not a part of this survey.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	212.55'	1,615.65'	7°32'16"	N32°09'16"W	212.40'

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 469, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

STATE OF FLORIDA
Professional Land Surveyor
MICHAEL A. MANZIE, P.L.S. 4069

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"=300' JOB NO: 20927-1 DATE: 05/26/2021 CADD: WKD
F.B. NO: X-347 PAGE NO: 63 FIELD CREW: GS FILE NO: B-1588-1