

MAP OF BOUNDARY SURVEY

PARCEL 1

A PARCEL OF LAND, BEING A PORTION OF LOT 32, CORNWALL FARMLAND COMPANY'S PLAT OF NORTH FLORIDA PECAN, FRUIT & TRUCK FARMS, SECTION 29, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "0", PAGE 31, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. PARENT TRACT OF LAND PER DEED KNOWN AS TRACT F, OFFICIAL RECORD BOOK 1113, PAGES 865 THROUGH 868, RECORDED IN THE AFORESAID PUBLIC RECORDS, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 29; THENCE N 8°55'32" E ALONG THE NORTH LINE OF SAID SECTION 29 AND ALONG THE CENTER LINE OF COUNTY ROAD NO. 108 (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED), A DISTANCE OF 1946.89 FEET; THENCE S 02°13'49" E, A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NO. 108; THENCE CONTINUE S 02°13'49" E, A DISTANCE OF 285.25 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 32; THENCE N 87°44'24" E (BEARING BASIS FOR THIS DEED) ALONG THE SOUTHERLY LINE OF AFORESAID LOT 32, A DISTANCE OF 310.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 87°44'24" E ALONG THE SOUTHERLY LINE AFORESAID, A DISTANCE OF 454.95 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SHEARDED STOKES ROAD (A 40 FOOT RIGHT OF WAY); THENCE N 00°52'39" W ALONG THE WESTERLY RIGHT OF WAY LINE AFORESAID, A DISTANCE OF 100.03 FEET; THENCE S 87°44'24" W, A DISTANCE OF 457.29 FEET; THENCE S 02°13'08" E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.05 ACRES MORE OR LESS.

PARCEL 2

A PARCEL OF LAND, BEING A PORTION OF LOT 32, CORNWALL FARMLAND COMPANY'S PLAT OF NORTH FLORIDA PECAN, FRUIT & TRUCK FARMS, SECTION 29, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "0", PAGE 31, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. PARENT TRACT OF LAND PER DEED KNOWN AS TRACT F, OFFICIAL RECORD BOOK 1113, PAGES 865 THROUGH 868, RECORDED IN THE AFORESAID PUBLIC RECORDS, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 29; THENCE N 8°55'32" E ALONG THE NORTH LINE OF SAID SECTION 29 AND ALONG THE CENTER LINE OF COUNTY ROAD NO. 108 (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED), A DISTANCE OF 1946.89 FEET; THENCE S 02°13'49" E, A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NO. 108; THENCE CONTINUE S 02°13'49" E, A DISTANCE OF 285.25 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 32; THENCE N 87°44'24" E (BEARING BASIS FOR THIS DEED) ALONG THE SOUTHERLY LINE OF AFORESAID LOT 32, A DISTANCE OF 310.05 FEET TO A POINT; THENCE CONTINUE N 87°44'24" E ALONG THE SOUTHERLY LINE AFORESAID, A DISTANCE OF 454.95 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SHEARDED STOKES ROAD (A 40 FOOT RIGHT OF WAY); THENCE N 00°52'39" W ALONG THE WESTERLY RIGHT OF WAY LINE AFORESAID, A DISTANCE OF 100.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°52'39" W ALONG THE WESTERLY RIGHT OF WAY LINE AFORESAID, A DISTANCE OF 211.46 FEET TO THE NORTHEAST CORNER OF THE PARENT TRACT AFOREMENTIONED; THENCE S 87°57'32" W ALONG THE NORTHERLY LINE OF AFORESAID PARENT TRACT, A DISTANCE OF 340.13 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 108 AFOREMENTIONED AND BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 622.96 FEET; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE AFORESAID AND SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE A ARC DISTANCE OF 114.82 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 75°23'48" W, 114.66 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE S 02°13'08" E, A DISTANCE OF 188.18 FEET; THENCE N 87°44'24" E, A DISTANCE OF 457.29 FEET TO THE POINT OF BEGINNING, CONTAINING 2.20 ACRES MORE OR LESS.

PREPARED FOR:  
PENNETTS PROPERTY SERVICES, INC.  
1000 REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
TIMOTHY P. KELLY, P.A.

LEGEND	NOTES
1. 1" = 60'	2. 1" = 60'
3. 1" = 60'	4. 1" = 60'
5. 1" = 60'	6. 1" = 60'
7. 1" = 60'	8. 1" = 60'
9. 1" = 60'	10. 1" = 60'
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13. 1" = 60'	14. 1" = 60'
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25. 1" = 60'	26. 1" = 60'
27. 1" = 60'	28. 1" = 60'
29. 1" = 60'	30. 1" = 60'
31. 1" = 60'	32. 1" = 60'
33. 1" = 60'	34. 1" = 60'
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41. 1" = 60'	42. 1" = 60'
43. 1" = 60'	44. 1" = 60'
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49. 1" = 60'	50. 1" = 60'
51. 1" = 60'	52. 1" = 60'
53. 1" = 60'	54. 1" = 60'
55. 1" = 60'	56. 1" = 60'
57. 1" = 60'	58. 1" = 60'
59. 1" = 60'	60. 1" = 60'
61. 1" = 60'	62. 1" = 60'
63. 1" = 60'	64. 1" = 60'
65. 1" = 60'	66. 1" = 60'
67. 1" = 60'	68. 1" = 60'
69. 1" = 60'	70. 1" = 60'
71. 1" = 60'	72. 1" = 60'
73. 1" = 60'	74. 1" = 60'
75. 1" = 60'	76. 1" = 60'
77. 1" = 60'	78. 1" = 60'
79. 1" = 60'	80. 1" = 60'
81. 1" = 60'	82. 1" = 60'
83. 1" = 60'	84. 1" = 60'
85. 1" = 60'	86. 1" = 60'
87. 1" = 60'	88. 1" = 60'
89. 1" = 60'	90. 1" = 60'
91. 1" = 60'	92. 1" = 60'
93. 1" = 60'	94. 1" = 60'
95. 1" = 60'	96. 1" = 60'
97. 1" = 60'	98. 1" = 60'
99. 1" = 60'	100. 1" = 60'

GLASS LAND SURVEYING, LLC

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 367, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 173.0071, FLORIDA STATUTES.

ALAN FRANKLIN GLASS  
REGISTERED PROFESSIONAL SURVEYOR  
MAPPER CERTIFICATE NO. 5712

GLASS LAND SURVEYING, LLC  
23884 CRESCENT PARK COURT, FERNANDINA BEACH, FLORIDA 32034  
(904) 261-0128 • CELL (904) 370-0318  
LICENSED BUSINESS AND LB 63039

BY: [Signature]

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not obstructed by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings based on N 87°44'24" E for the Southern line of Lot 32, Cornwell Survey, (Deed).
- 5) Fence ownership, if applicable, has not been determined by this office. Fences are shown as they appear on the ground and are not to be construed as evidence of ownership unless ownership is apparent.
- 6) Unless it bears the signature and the original rolled seal of a Florida licensed surveyor and proper this map/report is for informational purposes only and does not constitute a record.
- 7) The F.C.A.V. Flood Insurance Rate Map, Form 12080C01-45E, dated 12-17-2010.
- 8) Unless otherwise noted, measured angles and distances are the same as that or used angles and distances.
- 9) This map/report is prepared in accordance with the standard of care to achieve the following: accuracy of the following surveyed: Surveyed Accuracy 1 foot in 20435 feet; Accuracy 1 foot in 10000 feet SPP Rule 54-7.06(3) (b) (3) b).

