ANDREWS GROVE

A PORTION OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA.

OFFICIAL RECORDS BOOK 2685 PAGE 748

SHEET 1 OF 2 SHEETS

#202345033677

CAPTION:

LANDS SITUATE IN SECTION 30, TOWNSHIP 4 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"
FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 86°28'28" EAST, ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 485.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 86°28'28" EAST, ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 2,339.14 FEET; THENCE ALONG THE PERIMETER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 997, PAGE 458, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THE FOLLOWING TWO COURSES: (1) THENCE NORTH 03°27'01" WEST A DISTANCE OF 486.96 FEET; (2) THENCE NORTH 89°12'12" EAST A DISTANCE OF 347.99 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD, A DISTANCE OF (A 200 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE); THENCE NORTH 40°54'40" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 870.92 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF ANDREWS ROAD (A 60 FOOT RIGHT-OF-WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 685, PAGE 985, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: (1) THENCE SOUTH 80°44'58" WEST A DISTANCE OF 865.25 FEET; (2) THENCE SOUTH 80°30'42" WEST A DISTANCE OF 1,290.74 FEET TO INTERSECT THE EASTERLY LINE OF A 290 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT AS SHOWN ON FLORIDA POWER AND LIGHT COMPANY MAP (FILE NO. FPL 80-06) (DATED 10/17/81); THENCE SOUTH 02°18'38" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 935.78 FEET TO THE POINT OF BEGINNING. (PARCEL "A" CONTAINING 58.33 ACRES, MORE OR LESS)

PARCEL "B"
FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA; THENCE NORTH 86°28'28" EAST, ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 485.51 FEET; THENCE NORTH 02°18'38" WEST, ALONG THE EASTERLY LINE OF A 290 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT AS SHOWN ON FLORIDA POWER AND LIGHT COMPANY MAP (FILE NO. FPL 80-06) (DATED 10/17/81), A DISTANCE OF 896.28 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF ANDREWS ROAD (A 60 FOOT RIGHT-OF-WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 685, PAGE 985, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THENCE NORTH 80°30'42" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ANDREWS ROAD, A DISTANCE OF 100.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,182.39 FEET TO AN ANGLE POINT; THENCE NORTH 80°44'58" EAST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 848.46 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD (A 200 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE); THENCE NORTH 40°54'40" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD, A DISTANCE OF 885.65 FEET; THENCE SOUTH 87°41'23" WEST A DISTANCE OF 1,400.00 FEET TO INTERSECT A LINE 100 FEET EASTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF A 290 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT AS SHOWN ON FLORIDA POWER AND LIGHT COMPANY MAP (FILE NO. FPL 80-06) (DATED 10/17/81); THENCE SOUTH 02°18'38" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,023.97 FEET TO THE POINT OF BEGINNING. (PARCEL "B" CONTAINING 35.98 ACRES, MORE OR LESS).

TOTAL PLAT ACREAGE IS 94.33 ACRES, MORE OR LESS.

TITLE CERTIFICATION

WE, FIDELITY NATIONAL TITLE GROUP – FLORIDA AGENCY, A TITLE COMPANY LICENSED IN FLORIDA, DOES HEREBY CERTIFY THAT WE HAVE SEARCHED THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AS TO TITLE TO THE HEREON DESCRIBED PROPERTY AND WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY IS VESTED IN RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OTHER THAN SHOWN HEREON, AND THAT ALL EASEMENTS OF RECORD ARE SHOWN.

TITLE COMPANY REPRESENTATIVE — DATE: 10/16/2023

CHIEF OF FIRE-RESCUE CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE CHIEF OF FIRE-RESCUE OF NASSAU COUNTY, FLORIDA THIS 20th DAY OF November A.D. 2023.

CHIEF OF FIRE-RESCUE

COUNTY TAX COLLECTOR CERTIFICATE

TAX IDENTIFICATION NUMBER: 30-4N-24-0000-0003-0000

I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO UNPAID REAL PROPERTY TAXES APPLICABLE TO THE LANDS SUBJECT TO THIS PLAT.

SIGNED THIS 20th DAY OF November A.D. 2023.

Bonnie for John M. Drew
TAX COLLECTOR
NASSAU COUNTY, FLORIDA

COUNTY ENGINEER CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ENGINEER OF NASSAU COUNTY, FLORIDA.

THIS 17th DAY OF November A.D. 2023.

COUNTY ENGINEER, NASSAU COUNTY, FLORIDA

COMMISSION APPROVAL CERTIFICATE

EXAMINED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

THIS 11th DAY OF DECEMBER A.D. 2023.

COMMISSION CHAIRMAN

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY

APPROVED FOR THE RECORD, THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE NASSAU COUNTY ATTORNEY, THIS 30th DAY OF November A.D. 2023.

DENISE C. MAY, ATTORNEY
FLORIDA BAR NO. 105372

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER 177.081, FLORIDA STATUTES, AND IS FILED FOR RECORD IN OFFICIAL RECORDS BOOK 2685, PAGE 748-755 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

THIS 19 DAY OF December A.D. 2023.

CLERK OF THE CIRCUIT COURT

ZONING CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND IS IN COMPLIANCE WITH THE ZONING RULES AND REGULATIONS OF NASSAU COUNTY, FLORIDA, CURRENTLY IN EFFECT.

THIS 17th DAY OF November A.D. 2023.

COUNTY PLANNER

COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS 27th DAY OF November A.D. 2023, AND THESE LOTS ARE APPROVED TO BE REVIEWED ON AN INDIVIDUAL LOT BASIS ACCORDING TO F.A.C. 64E-6, 64E-8 AND 40C-3.

COUNTY HEALTH DEPARTMENT

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED / CONTRACTED SURVEYOR

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, F.S., AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT THEREOF. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, F.S., IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING / MAPPING REFLECTED ON THIS PLAT.

SURVEYOR / MAPPER — DATE: 11-20-23
CHARLES ROBERT, LS
FLORIDA REGISTRATION NO.: LS 5618

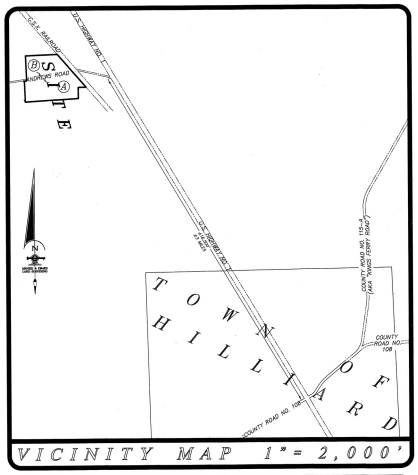
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN SET ACCORDING TO CHAPTER 177.091 (7); AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET ACCORDING TO THE CHAPTER 177.091 (8); ALL ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

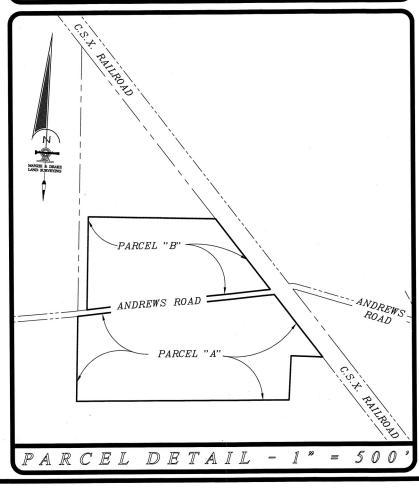
THIS 11TH DAY OF NOVEMBER A.D. 2023.

MICHAEL A. MANZIE, P.L.S.
FLORIDA CERTIFICATE No. 4069

MANZIE & DRAKE LAND SURVEYING
117 SOUTH 9TH STREET
FERNANDINA BEACH, FL 32034
CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"



VICINITY MAP 1" = 2,000'



PARCEL DETAIL - 1" = 500'

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY (OWNER) IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS "ANDREWS GROVE", AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LAND.

IN WITNESS WHEREOF, OWNER HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

TRACTS A, & B (ADDITIONAL RIGHT-OF-WAY TRACTS) ARE HEREBY DEDICATED TO NASSAU COUNTY.

RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Jaime Worthrup
NAME: Jaime Worthrup
TITLE: Vice President

STATE OF FLORIDA
COUNTY OF NASSAU

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 14th DAY OF November 2023 BY Jaime Worthrup, THE Vice President OF RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

(PRINT NAME Crystal Cook)
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION # HH 5815
MY COMMISSION EXPIRES: 6/1/2026

CRYSTAL COOK
Notary Public-State of Florida
Commission # HH 5815
My Commission Expires
June 01, 2026

LEGEND

ELA	= ENHANCED LANDSCAPE AREA	POS	= PAGES
PLS	= PROFESSIONAL LAND SURVEYOR	ORB	= OFFICIAL RECORDS BOOK
PIN	= PARCEL IDENTIFICATION NUMBER	LE	= LIVING ESTATE
LB	= LICENSED BUSINESS	FKA	= FORMERLY THE LANDS OF
UE	= UTILITY EASEMENT	POR	= PORTION
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	PB	= PLAT BOOK
AKA	= ALSO KNOWN AS	R/W	= RIGHT-OF-WAY
ACCESS	= ACCESS EASEMENT	AKA	= ALSO KNOWN AS
EGMT	= EASEMENT	FKA	= FORMERLY KNOWN AS
SF	= SQUARE FEET	O.A.	= OVERALL DISTANCE
FPL	= FLORIDA POWER & LIGHT	(G)	= GROSS
FPLE	= FLORIDA POWER & LIGHT EASEMENT	(N)	= NET
SNGE	= SOUTHERN NATIONAL GAS EASEMENT	(BR)	= BEARING REFERENCE
PG	= PAGE	WLB	= WETLAND BUFFER
		ROW	= RIGHT-OF-WAY
		LDC	= LAND DEVELOPMENT CODE

SURVEYOR'S NOTES

1.) LDC SECTION 37.09 (D) (9) (A)
A. THERE IS HEREBY ESTABLISHED AN EXCEPTION TO THIS SECTION FOR THOSE ONE AND TWO FAMILY LOTS/BUILDING SITES ACCESSED FROM AN EXISTING PUBLIC STREET OR ROW AND (I) HAVE NO OTHER STREET OR ROW FRONTAGE, (II) HAVE NO OTHER MEANS OF VEHICULAR ACCESS, AND (IV) THE FRONT OF THE HOME WILL FACE TOWARDS THE EXISTING PUBLIC STREET OR ROW. IN THESE SITUATIONS, THE AREA BETWEEN THE STREET OR ROW AND THE ONE OR TWO FAMILY HOME SHALL BE DEFINED AS THE DWHANCED LANDSCAPE AREA (ELA). WITHIN THE ELA, AT THE TIME OF HOME CONSTRUCTION, THE OWNER SHALL CAUSE TO BE PLANTED NO LESS THAN THE MINIMUM NUMBER OF TREES REQUIRED PURSUANT TO SECTION 37.05.D (OF THE) LDC AND, WHERE APPLICABLE, SECTION 37.06 (OF THE) LDC PRIOR TO THE CERTIFICATE OF OCCUPANCY BEING ISSUED. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE.
2.) ☐ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (4"X4" CONCRETE MONUMENT) SET WITH IDENTIFICATION "MANZIE LB 7039"
■ DENOTES CONCRETE MONUMENT FOUND AT P.R.M. POSITION (SIZE, MATERIAL & IDENTIFICATION VARIES)
3.) 43,560 S.F./(1) DENOTES TOTAL (GROSS) LOT SQUARE FOOTAGE.
43,560 S.F./(N) DENOTES USEABLE (NET) LOT SQUARE FOOTAGE.
4.) BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983/1990. THE SOUTH LINE OF SECTION 30 BEARS NORTH 86°28'28" EAST
5.) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12089C-0150-F, DATED 12/17/2010.
6.) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS "OR". BUILDING SETBACK REQUIREMENTS FOR THIS SUBDIVISION ZONED "OR" (OPEN RURAL) ARE AS FOLLOWS:
FRONT SETBACK = 35 FEET SIDE SETBACK = 15 FEET REAR SETBACK = 25 FEET
BUILDING SETBACK REQUIREMENTS LISTED ABOVE ARE PER THE NASSAU COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 97-19, ARTICLE 32, SECTION 32.05 FOR PROPERTY ZONED OPEN RURAL (OR). (UPDATED ON FEBRUARY 16, 2023). THERE MAY BE MORE RESTRICTIVE BUILDING RESTRICTIONS AND SET BACKS RECORDED AFTER THE RECORDING OF THIS PLAT UNDER SEPARATE DOCUMENTS IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.
7.) THE LANDS SHOWN HEREON ARE NOT LOCATED WITHIN ANY STORM SURGE CATEGORY, AS SCALED FROM THE NASSAU COUNTY "STORM SURGE" MAP LOCATED ON THE NASSAU COUNTY PROPERTY APPRAISER'S GIS WEBSITE UNDER THE "PUBLIC SAFETY" SECTION (SCALED 04/11/2023).
8.) ALL LOT LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED
9.) LOTS SHOWN HEREON ARE INTENDED FOR RESIDENTIAL PURPOSES.
10.) "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
11.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
12.) NO FURTHER SUBDIVISION OF LOTS IS ALLOWED UNLESS SUCH SUBDIVISION CONFORMS TO NASSAU COUNTY SUBDIVISION REGULATIONS AND BE APPROVED BY THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS.
13.) DRIVEWAYS AND CULVERTS IN THE COUNTY RIGHT-OF-WAY NEED APPROVAL FROM NASSAU COUNTY FOR A RIGHT-OF-WAY/DRIVEWAY PERMIT.
14.) FIRE PROTECTION WILL BE PROVIDED BY SPRINKLER SYSTEM IN ACCORDANCE WITH THE "NFPA" NATIONAL FIRE PROTECTION ASSOCIATION 13D RESIDENTIAL FIRE SPRINKLER DESIGN STANDARD OR BY OTHER MEANS IN ACCORDANCE WITH COUNTY FIRE MARSHAL.
15.) TOTAL NUMBER OF LOTS: 13 TOTAL NUMBER OF TRACTS: 2
16.) THE WETLAND AREAS SHOWN HEREON WERE DELINEATED AND FIELD LOCATED BY FERRELL CONSULTING, LLC. ON AUGUST 17, 2022, AT A 5-10 FOOT LEVEL OF ACCURACY UTILIZING A HANDHELD GARMIN GPS RECEIVER (GPSmap78sc). FERRELL CONSULTING, LLC. PROVIDED THIS FIRM WITH THE LINEWORK AND WETLAND POINTS TO SHOW ON THIS PLAT. THE WETLAND LOCATIONS AND LINEWORK SHOWN HEREON HAVE NOT BEEN FIELD VERIFIED BY THIS FIRM AND MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED FOR THE CORRECTNESS OF SAID WETLAND LOCATIONS.
17.) UPLAND BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL VEGETATED CONDITION. NATIVE VEGETATION REMOVED OR DESTROYED WITHIN THE UPLAND BUFFER IN VIOLATION OF NASSAU COUNTY COMPREHENSIVE PLAN POLICY 1.04A.02 SHALL BE RESTORED. THESE AREAS SHALL BE REPLANTED WITH COMPARABLE NATIVE VEGETATIVE SPECIES AS WERE REMOVED OR DESTROYED. NUISANCE AND EXOTIC PLANT MATERIALS CAN BE REMOVED. DEAD VEGETATION CAN BE REMOVED. LIMBING CAN OCCUR WITHIN BUFFERS, PROVIDED THAT THE LIMBS TO BE REMOVED ARE LESS THAN THREE (3) INCHES IN DIAMETER.

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."

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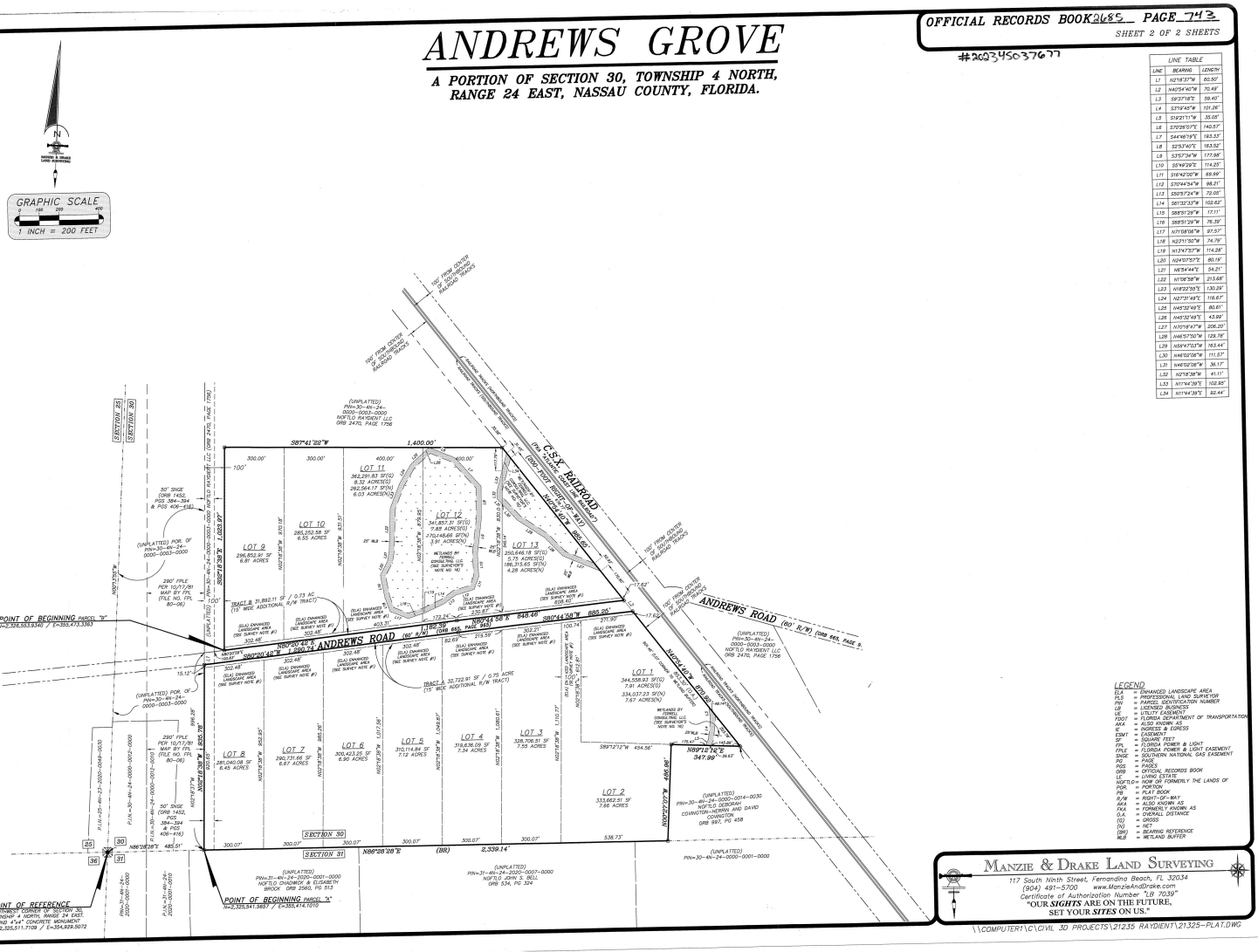
OFFICIAL RECORDS BOOK 2685 PAGE 743
SHEET 2 OF 2 SHEETS

#202345037677

ANDREWS GROVE

A PORTION OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N21°11'37"W	60.50'
L2	N40°54'40"W	70.49'
L3	S9°37'18"E	59.40'
L4	S21°41'47"W	101.26'
L5	S19°21'11"W	35.05'
L6	S70°28'07"E	140.53'
L7	S44°46'19"E	193.33'
L8	S2°57'40"E	163.52'
L9	S3°57'34"W	177.98'
L10	S5°49'39"E	114.25'
L11	S16°42'00"W	69.99'
L12	S70°44'54"W	98.21'
L13	S50°57'24"W	73.05'
L14	S61°32'33"W	102.62'
L15	S88°51'29"W	17.11'
L16	S88°51'29"W	76.39'
L17	N71°59'18"W	87.57'
L18	N23°11'50"W	74.79'
L19	N13°47'37"W	114.28'
L20	N24°07'37"E	80.19'
L21	N6°54'44"E	54.21'
L22	N1°56'38"W	213.68'
L23	N18°22'55"E	130.29'
L24	N27°31'48"E	116.67'
L25	N45°32'49"E	80.61'
L26	N45°32'49"E	43.99'
L27	N70°16'47"W	206.20'
L28	N46°57'50"W	128.78'
L29	N59°47'03"W	163.44'
L30	N46°02'06"W	111.57'
L31	N46°02'06"W	36.17'
L32	N2°18'38"W	41.11'
L33	N11°44'39"E	102.85'
L34	N11°44'39"E	92.44'

LEGEND
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ESMT = EASEMENT
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FPLE = FLORIDA POWER & LIGHT EASEMENT
SNGE = SOUTHERN NATURAL GAS EASEMENT
PG = PAGE
PGS = PAGES
ORB = OFFICIAL RECORDS BOOK
CSX = CSX RAILROAD
NOFTLO = NOW OR FORMERLY THE LANDS OF
POR. = PORTION
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