

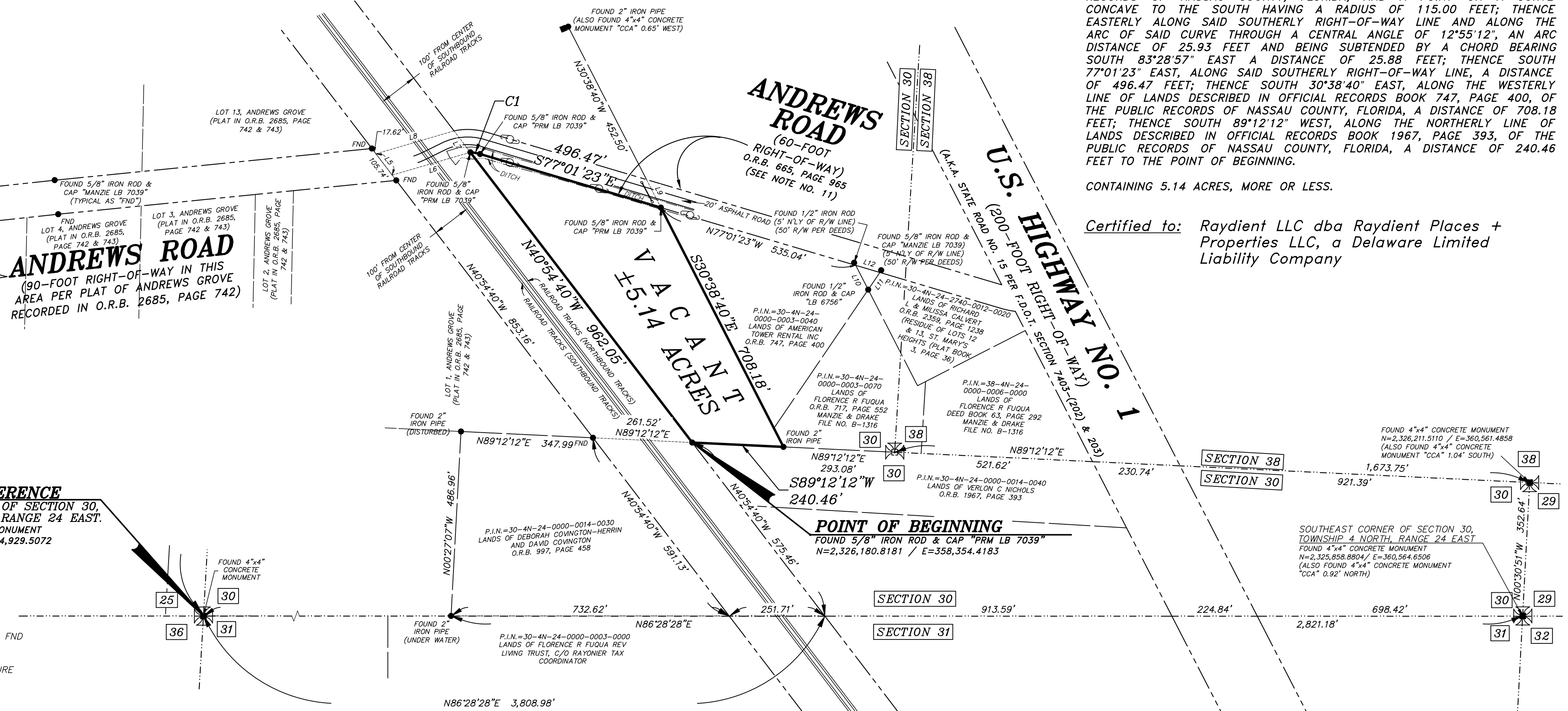
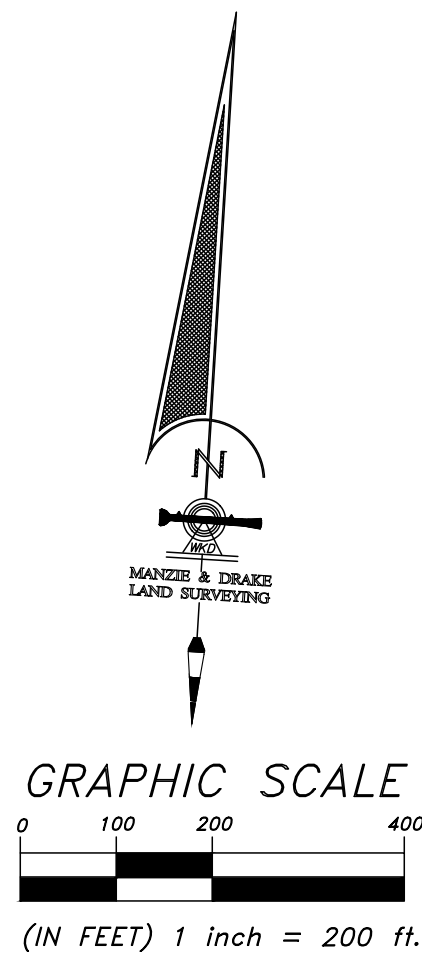
MAP OF BOUNDARY SURVEY

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

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 3,808.98 FEET TO INTERSECT THE EASTERLY 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 EASTERLY RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD, A DISTANCE OF 575.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 40°54'40" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD, A DISTANCE OF 962.05 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF ANDREWS ROAD (A 60 FOOT RIGHT-OF-WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 665, PAGE 965, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 115.00 FEET; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°55'12", AN ARC DISTANCE OF 25.93 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 83°28'57" EAST A DISTANCE OF 25.88 FEET; THENCE SOUTH 77°01'23" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 496.47 FEET; THENCE SOUTH 30°38'40" EAST, ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 747, PAGE 400, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 708.18 FEET; THENCE SOUTH 89°12'12" WEST, ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1967, PAGE 393, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 240.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.14 ACRES, MORE OR LESS.

Certified to: Raydient LLC dba Raydient Places + Properties LLC, a Delaware Limited Liability Company



POINT OF REFERENCE
SOUTHWEST CORNER OF SECTION 30,
TOWNSHIP 4 NORTH, RANGE 24 EAST.
FOUND 4"x4" CONCRETE MONUMENT
N=2,325,511.7109 / E=354,929.5072

POINT OF BEGINNING
FOUND 5/8" IRON ROD & CAP "PRM LB 7039"
N=2,326,180.8181 / E=358,354.4183

- LEGEND**
- OHU— = OVERHEAD UTILITY WIRES
 - = COMMUNICATIONS PEDESTAL
 - = GAS LINE MARKER POST
 - ⊗ = WOOD POWER POLE
 - ⊙ = 5/8" IRON ROD & CAP (LB 7039) FND
 - ⊠ = SECTION CORNER
 - ⊞ = GAS RIGHT-OF-WAY MARKERS
 - ⊞ = ELECTRICAL TRANSMISSION STRUCTURE
 - = DITCH
 - = ASPHALT
 - ⊙ = CENTERLINE
 - AKA = ALSO KNOWN AS
 - x-x-x = WIRE FENCE
 - O.R.B. = OFFICIAL RECORDS BOOK
 - R/W = RIGHT-OF-WAY
 - P.I.N. = PARCEL IDENTIFICATION NUMBER
 - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 - (C) = CALCULATED
 - FND = FOUND 5/8" IRON ROD & CAP "MANZIE LB 7039"

- SURVEY NOTES**
- 1.) Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
 - 2.) The "Legal Description" 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 coordinates shown hereon are relative to Florida State Plane Coordinate System, East Zone, North American Datum 1983/1990.
 - 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" per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel "12089C 0130 F", dated 12/17/2010.
 - 10.) The 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.
 - 11.) The right-of-way lines for Andrews Road were established per Official Records Book 665, Page 965, Public Records of Nassau County, Florida. The centerline description therein does not have a mathematical closure point due to typographical errors. We utilized the described alignment and did a best fit over existing centerline of pavement.

LINE	BEARING	LENGTH
L5	N40°54'40"W	70.49'
L6	N70°14'17"E	214.44'
L7	S40°54'40"E	71.09'
L8	N70°05'18"E	214.23'
L9	N30°38'40"W	82.88'
L10	N30°42'32"W	71.89'
L11	S30°40'10"W	54.57'
L12	S77°01'23"E	66.24'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	25.93'	115.00'	12°55'12"	S83°28'57"E	25.88'

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE 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.

Michael A. Manzie
MICHAEL A. MANZIE, P.L.S. 4069
01/22/2024

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Certificate of Authorization Number "LB 7039"
"OUR SIGHTS ARE ON THE FUTURE, SET YOUR SITES ON US."

SCALE: 1"=200 JOB NO: 21325-C DATE: 11/18/2021 CADD: WKD
F.B. NO: X-349 PAGE NO: 42 CREW: GS FILE NO: B-1956