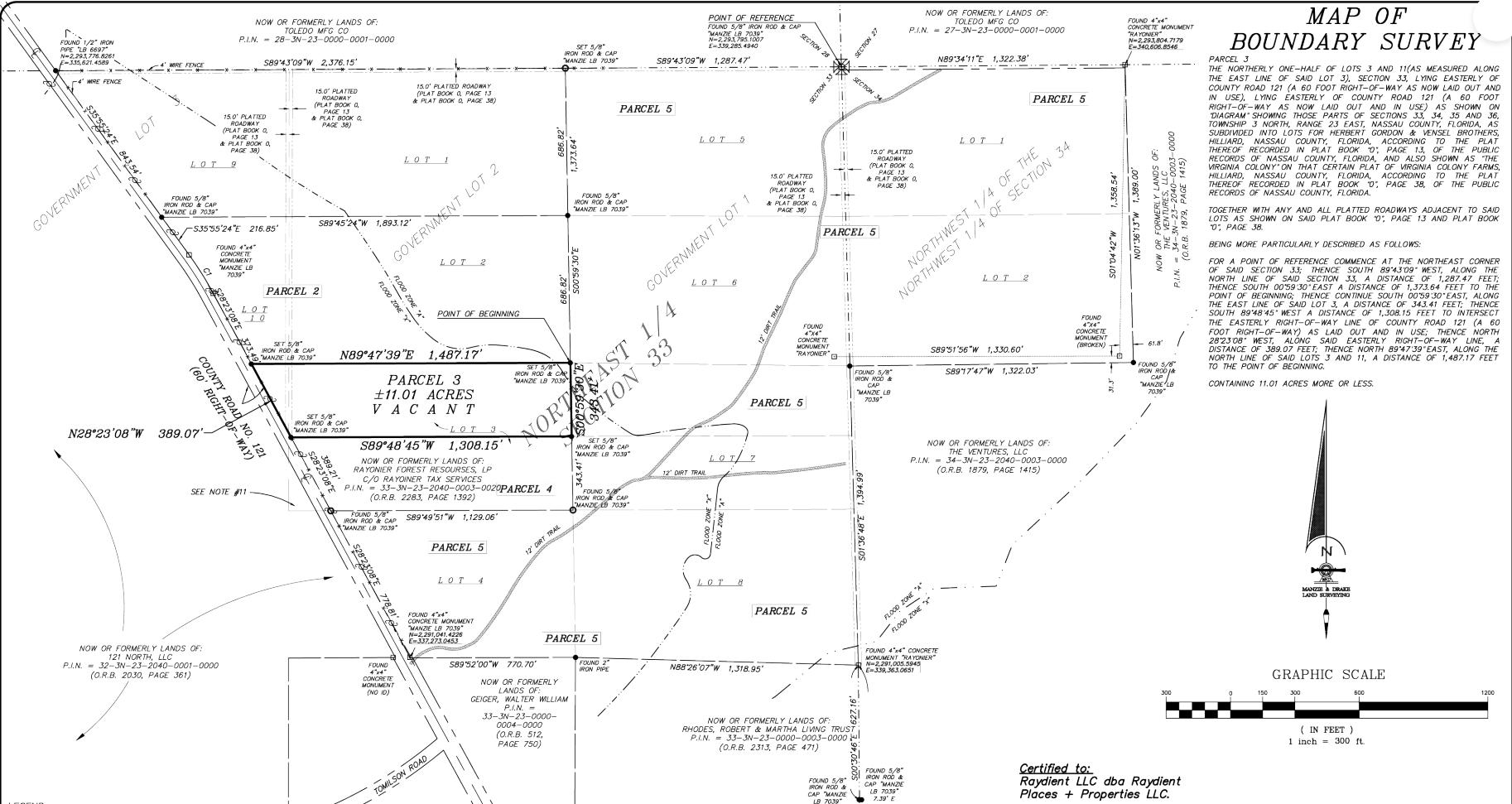


MAP OF BOUNDARY SURVEY



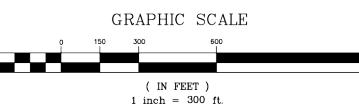
PARCEL 3
THE NORTHERLY ONE-HALF OF LOTS 3 AND 11 AS MEASURED ALONG THE EAST LINE OF SAID LOT 3, SECTION 33, LYING EASTERLY OF COUNTY ROAD 121 (A 60 FOOT RIGHT-OF-WAY AS LAYD OUT AND IN USE), AS SHOWN ON "DIAGRAM" SHOWING THOSE PARTS OF SECTIONS 33, 34, 35 AND 36, SUBDIVIDED INTO LOTS FOR HERBERT GORDON AND VENSEL BROTHERS, HILLARD, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "D", PAGE 13, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, ALL AS SHOWN AS THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND ALSO SHOWN AS THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, ON THAT CERTAIN PLAT OF VIRGINIA COLONY FARMS, HILLARD, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "D", 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 "D", PAGE 13 AND PLAT BOOK "D", 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, THENCE WEST 89°48'45" WEST, A DISTANCE OF 1,308.15 FEET, FROM POINT OF BEGINNING, THENCE CONTINUE SOUTH 079°59'30" EAST, ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 343.41 FEET, THENCE SOUTH 89°48'45" WEST A DISTANCE OF 1,308.15 FEET TO INTERSECT THE EASTERN RIGHT-OF-WAY LINE OF COUNTY ROAD 121 (A 60 FOOT RIGHT-OF-WAY) AS LAYD OUT AND IN USE; THEREFROM, TURNING 29°23'08" WEST, ALONG SAID EASTERN RIGHT-OF-WAY LINE, A DISTANCE OF 389.07 FEET; THENCE NORTH 89°47'39" EAST, ALONG THE NORTH LINE OF SAID LOTS 3 AND 11, A DISTANCE OF 1,487.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.01 ACRES MORE OR LESS.



Certified to:
Raydient LLC dba Raydient
Places + Properties LLC.

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 473, PART II, OF THE FLORIDA ADMINISTRATIVE CODE, PERTAINING TO SECTION 472.02, FLORIDA STATUTES.

[Handwritten signature of Michael A. Manzie, P.L.S.]

MICHAEL A. MANZIE, P.L.S. *[Handwritten signature]*
Manzie & Drake Land Surveying

Manzie & Drake Land Surveying
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(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: 20927-3 DATE: 05/26/2021 CADD: WKD
F.B. NO: X-347 PAGE NO: 63 FIELD CREW: GS FILE NO: B-1588-3

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'