

MAP OF BOUNDARY SURVEY

RAYDIENT RURAL LOT 1, BEING FURTHER DESCRIBED AS LOT 54, CORNWALL FARM LAND COMPANY'S PLAT OF "NORTH FLORIDA PECAN, FRUIT AND TRUCK FARMS", SECTION 6, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK "0", PAGE 31, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 01°27'18" EAST, ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 3,358.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°27'18" EAST, ALONG SAID EAST LINE, A DISTANCE OF 331.81 FEET; THENCE SOUTH 89°24'29" WEST, ALONG THE SOUTH LINE OF SAID LOT 54, A DISTANCE OF 1,348.43 FEET; THENCE NORTH 02°55'08" WEST, ALONG THE WESTERLY LINE OF SAID LOT 54, A DISTANCE OF 330.20 FEET; THENCE NORTH 89°19'49" EAST, ALONG THE NORTH LINE OF SAID LOT 54, A DISTANCE OF 1,356.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.27 ACRES MORE OR LESS.

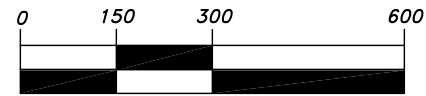
TOGETHER WITH AN SUBJECT TO EASEMENT FOR SIGN & LANDSCAPING PURPOSES, BEING A PORTION OF LOT 54, CORNWALL FARM LAND COMPANY'S PLAT OF "NORTH FLORIDA PECAN, FRUIT AND TRUCK FARMS", SECTION 6, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK "0", PAGE 31, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 54 AND RUN THENCE SOUTH 89°24'29" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 54, A DISTANCE OF 50.00 FEET; THENCE NORTH 43°58'36" EAST, A DISTANCE OF 70.18 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 54; THENCE SOUTH 01°27'18" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

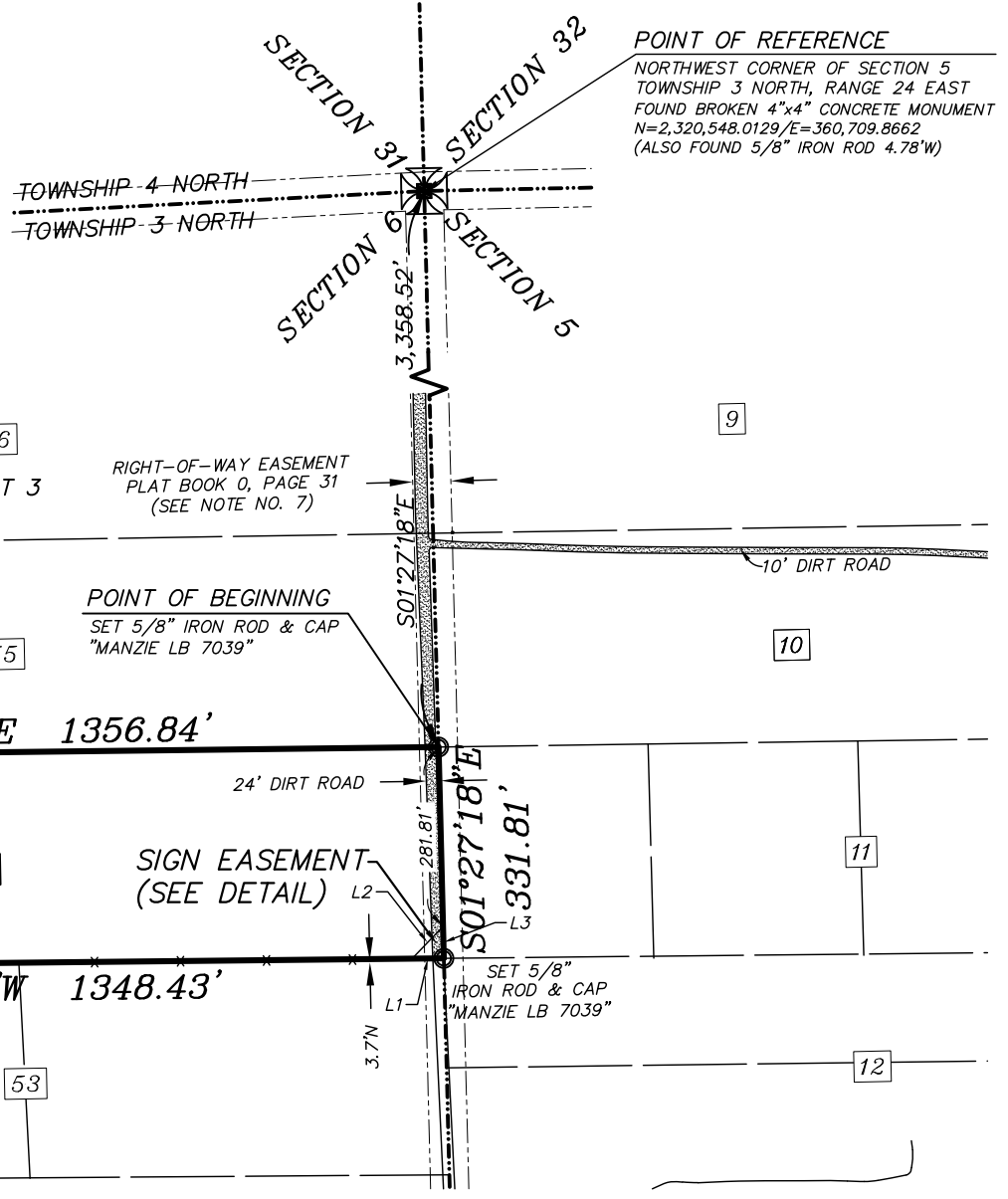
CONTAINING 0.03 ACRES (1,250 SQUARE FEET), MORE OR LESS.

CERTIFIED TO: RAYONIER FOREST RESOURCES, LP

GRAPHIC SCALE



(IN FEET) 1 inch = 300 ft.



P.I.N. = 06-3N-24-0000-0001-0000
NOW OR FORMERLY THE LANDS OF
CGRC WOODLANDS LTD
O.R.B. 724, PAGE 971

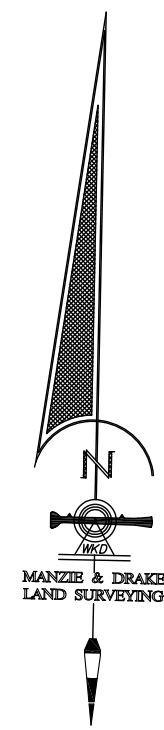
LEGEND

- OHV— = OVERHEAD UTILITY WIRES
- ⊠ = COMMUNICATIONS PEDESTAL
- ⊙ = WOOD POWER POLE
- ⊙ = 5/8" IRON ROD & CAP (LB 7039) SET
- ⊗ = SECTION CORNER
- ⊙ = CENTERLINE
- Δ = CENTRAL ANGLE
- x-x-x = CHAIN LINK OR WIRE FENCE
- O.R.B. = OFFICIAL RECORDS BOOK
- R/W = RIGHT-OF-WAY
- P.I.N. = PARCEL IDENTIFICATION NUMBER
- [26]** = (BOLD TEXT) UNDERLYING "CORNWALL" LOT NUMBERS WITHIN SUBJECT PROPERTY.
- [64]** = (LIGHT TEXT) "CORNWALL" LOT NUMBERS ON ADJOINING PROPERTIES.

SURVEY NOTES:

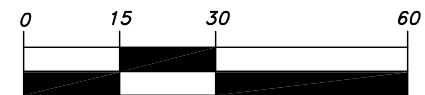
- 1) The "Legal Description" hereon was prepared by the Surveyor.
- 2) Underground Improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this Office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings and coordinates shown hereon are based on the Florida State Plane Coordinate System, East Zone, North American Datum 1983 / 1990 (N.A.D. '83/'90).
- 5) There may be jurisdictional wetlands present on this property that have not been located or shown as part of this survey.
- 6) Unless it bears the original signature and the original raised seal of a Florida licensed Surveyor and Mapper or Validated Digital Signature by a Florida licensed Surveyor and Mapper, this map/report is for informational purposes only and is not valid.
- 7) Bearings, angles and distances shown hereon represent field measurements (either direct or indirect by means of field traverse) and, when applicable, coincide with the legal description and or plat, unless otherwise noted.
- 8) The Cornwall Farm Land Company plat of "North Florida Pecan, Fruit and Truck Farms", as recorded in Plat Book "0", page 31, public records of Nassau County, Florida, shows various right-of-way easements running along all section lines and north/south one-quarter section lines. These right-of-way easements are not dimensioned and are not formally dedicated on the face of the record plat. Shown on this survey is the approximate location of applicable right-of-way easements which may affect the subject property.

POINT OF REFERENCE
NORTHWEST CORNER OF SECTION 5
TOWNSHIP 3 NORTH, RANGE 24 EAST
FOUND BROKEN 4"x4" CONCRETE MONUMENT
N=2,320,548.0129/E=360,709.8662
(ALSO FOUND 5/8" IRON ROD 4.78"W)



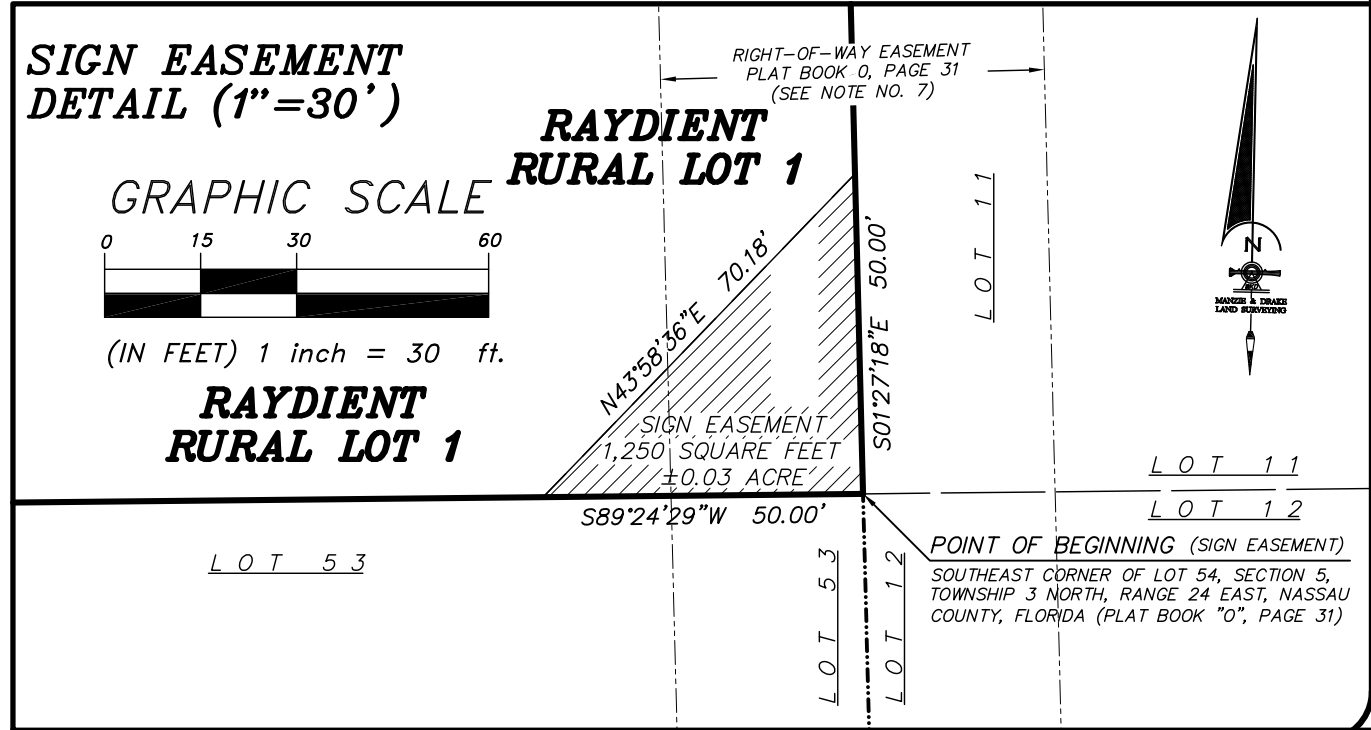
SIGN EASEMENT DETAIL (1"=30')

GRAPHIC SCALE



(IN FEET) 1 inch = 30 ft.

RAYDIENT RURAL LOT 1



LINE TABLE

LINE	BEARING	LENGTH
L1	S89°24'29"W	50.00'
L2	N43°58'36"E	70.18'
L3	S1°27'18"E	50.00'

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.

STATE OF FLORIDA
Professional Land Surveyor

Michael A. Manzie
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MANZIE & DRAKE LAND SURVEYING

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

SCALE: 1"=300' JOB NO: 21319-54 DATE: 05/31/2023 CADD: WKD
F.B. NO: X-331 PAGE NO: 72 FIELD CREW: GS FILE NO: A-5519-54