





# Map Showing Sketch of

Tract "C", Villas at Oyster Bay Harbours, according to map or plat thereof as recorded in Plat Book 8, Pages 229 through 268, of the Public Records of Nassau County, Florida.

CERTIFIED TO:  
Mark Footlik

## Legend

- DENOTES 1/2" IRON PIPE - NO ID U.O.N.
- DENOTES 3/4" IRON PIPE - NO ID U.O.N.
- DENOTES SET 1/2" IRON PIPE, STAMPED CANADY LB # 7080
- DENOTES SET 4"X 4" CONCRETE MONUMENT WITH MAG NAIL AND DISK, STAMPED P.R.M. CANADY LB # 7080
- DENOTES SET 4"X 4" CONCRETE MONUMENT WITH MAG NAIL AND DISK, STAMPED P.C.P. CANADY LB # 7080
- DENOTES SET 4"X 4" CONCRETE MONUMENT WITH MAG NAIL AND DISK, STAMPED P.C.F. CANADY LB # 7080
- DENOTES SET MAG NAIL AND DISK, STAMPED P.C.P. CANADY LB # 7080
- DENOTES ANGLE POINT ALONG EASEMENT LINE
- DENOTES ANGLE POINT ALONG JURISDICTIONAL WETLAND LINE OR CONSERVATION EASEMENT LINE
- DENOTES ANGLE POINT ALONG MEAN HIGH WATER LINE
- DENOTES FIELD MEASURED BOUNDARY LINE
- DENOTES SURVEY TRAVERSE LINE
- DENOTES JURISDICTIONAL WETLANDS LINE
- DENOTES S.P.P. EASEMENT LINE
- DENOTES CONSERVATION EASEMENT LINE
- DENOTES PARCEL 7" BOUNDARY LINE
- DENOTES EASEMENT PER O.A.B. 84, PG. 1134 LINE
- DENOTES P.R. EASEMENT LINE
- DENOTES LINE NOT TO SCALE
- DENOTES FENCE LINE
- DENOTES APPROXIMATE 1' CONTOUR LINE
- DENOTES APPROXIMATE 5' CONTOUR LINE

- DENOTES SALT WATER MARSH AREA
- DENOTES FRESH WATER MARSH AREA
- DENOTES FLORIDA POWER & LIGHT COMPANY ELECTRIC EASEMENT IS INTENDED TO BE VACATED SUBSEQUENT TO THE RECORDING OF THIS SURVEY PER PAGE 1406
- DENOTES CONSERVATION EASEMENT 4 OR 1341, PAGE 1375
- DENOTES PRIVATE RETENTION POND EASEMENT
- DENOTES URL AND PRESERVATION BUFFER
- DENOTES FLORIDA POWER & LIGHT COMPANY ELECTRIC EASEMENT

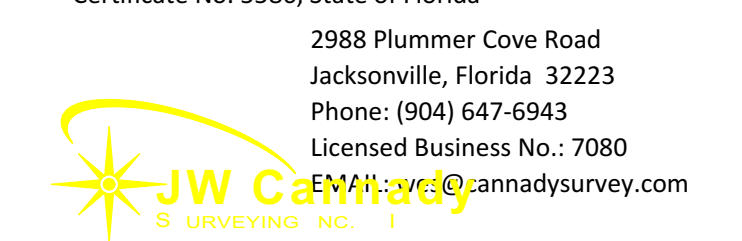
This sketch contains survey information from multiple surveys prepared by this firm which date back to 2007. Users of this sketch should pay special attention to the general notes before relying upon the data as shown hereon.

## General Notes

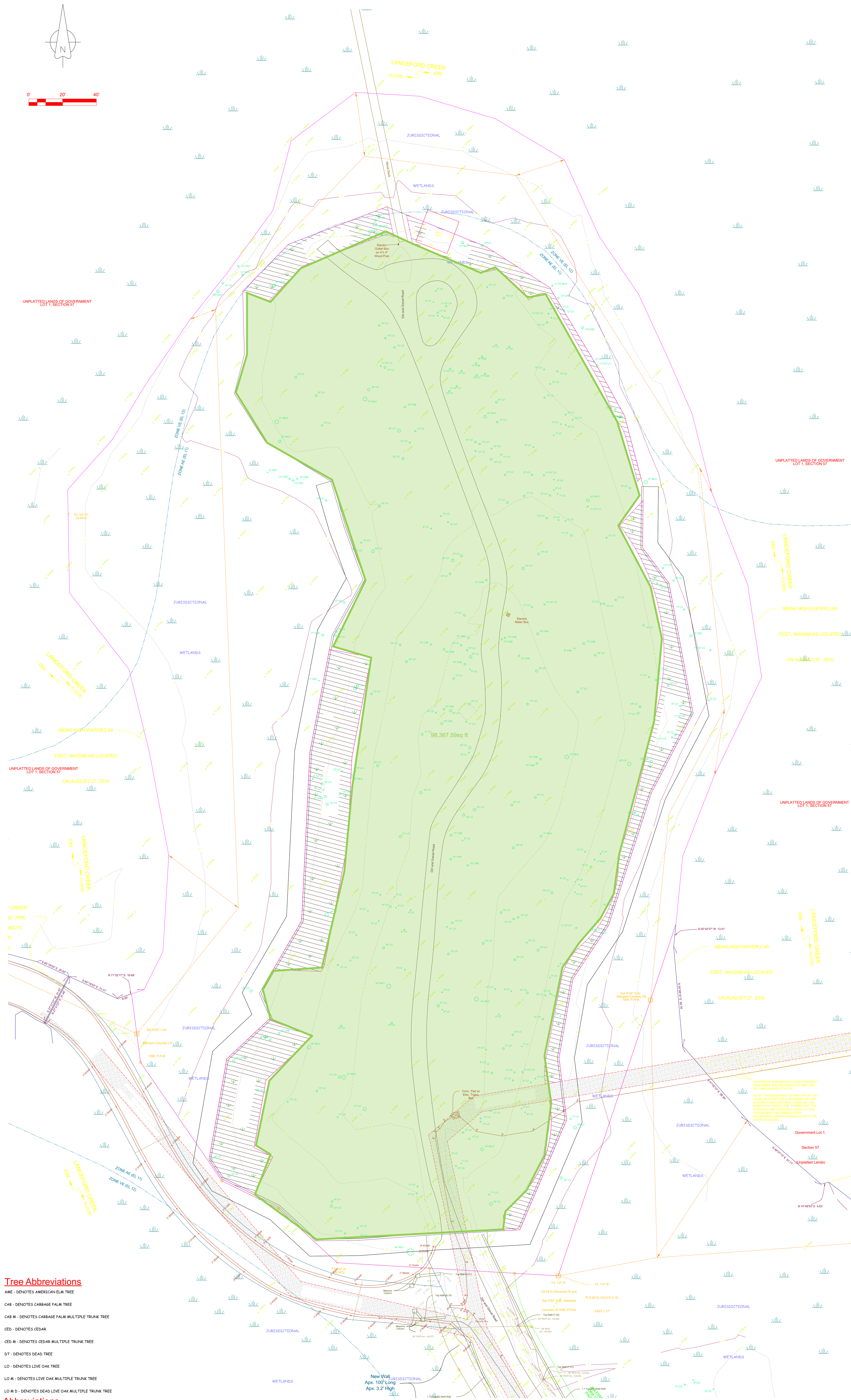
1. This is a Sketch showing Tract "C" as recorded in Plat Book 8, Pages 229 through 268, inclusive, of the Public Records of Nassau County, Florida. The Topographical and Tree survey locations as shown hereon are from (2007) survey prepared by this firm. (See general notes # 15 and # 16).
2. Bearings are based on the Southeastery line of Tract "T", being the State Plane Bearing of S 18° 30' 58" W, as per the record subdivision plat of the Villas at Oyster Bay Harbours, as recorded in Plat Book 8, Pages 229 through 268, inclusive, of the Public Records of Nassau County, Florida.
3. The State Plane Bearings and State Plane Coordinates (SPC) shown hereon depend upon and conform to the original and projections on the Florida State Plane Coordinate System East Zone and the geodetic control stations of the National Ocean service within the state, as those origins and projections have been determined by such service.
4. The geodetic control stations used for this survey were (Designation SDAP) and (Designation 74 94 GPS 16) located in Nassau County, Florida, as published by National Geodetic Survey (NGS).
5. The geodetic positions of the geodetic control stations used for this survey are based on North American datum of 1983, (NAVD 83), as readjusted in 1990.
6. There may be Restrictions or Easements that are not shown on this map that may be found in the Public Records of this County or evidenced by Title examination.
7. This survey was performed without the benefit of a Title Commitment.
8. The Property shown hereon embraced by heavy lines is based on a Legal Description provided by Client.
9. This Survey does not reflect or determine Ownership.
10. This Survey shows only the Above Ground Indicia, No underground Utilities, Footers, Structures, or Improvements are shown on this map.
11. By Graphic Plating only, the property shown hereon lies within zones: "AE" EL 11 and "VE" EL 12 as shown on the Federal Emergency Management Agency (F.E.M.A.) National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) Community Panel Number: 120170-0217G, Map revised date: August 2, 2017. The portion of this property situate in the "AE" EL 11 zone is subject to the Limits of Moderate Wave Action. All flood base elevations as shown hereon are referenced to North American Vertical Datum of 1988 (NAVD88).
12. The maximum allowable Horizontal Relative Positional Accuracy for an American Land Title Association / National Society of Professional Surveyors Land Title Survey is 0.07" plus 50 parts per million based on the direct distance between the two points being accuracy tested. This survey meets or exceeds the Horizontal Relative Positional Accuracy of 0.07" plus 50 parts per million for all control points and boundary monuments.
13. Reference bench mark Found Brass Disk with copper-clad steel rod, stamped J 331 1975. Logo on disk NGS, location of bench mark as described and received by National Geodetic Survey in 1991 as being 10.4 m (8.5 ft) southwesterly along State Highway A1A from the intersection of Centre Street in Ferdinand Beach, thence 0.2 km (0.1 mi) Northerly along Barwell Road, 19.8 m (65.0 ft) Southwesterly of the rear rail of the CSX Transportation Railroad, 7.6 m (25.0 ft) East of and level with the road centerline, 0.4 m (1.3 ft) East of a utility pole with 4 guy cables, and 0.4 m (1.3 ft) West of a witness post.  
Note-the disk is encased in a metal pipe that is flush with the ground surface.  
Elevation 11.18 feet, North American Vertical Datum of 1988, (NAVD88).
14. All elevations and contour lines shown hereon refer to the National Geodetic Vertical Datum of 1929, (NAVD29) except for the flood base elevations and the Mean High Water Elevation as shown hereon.
15. Elevations shown hereon were taken from Topographic Survey by this firm with a Job # of 07-068TT, Dated August 09, 2007 and a File # of D-709. The Topographic Survey file as previously mentioned is referenced to (NGVD29). To convert the elevations from the (NGVD29) datum to the (NAVD88) datum subtract 1.128'.
16. Tree locations as shown hereon were taken from Topographic Survey by this firm with a Job # of 07-066TT, Dated August 09, 2007 and a File # of D-709. The sizes of the trees as shown have not been updated in this sketch. Due to the irregular size and shape of trees, the horizontal locations of the trees are within 1.0' more or less.
17. This map along with the legend and general notes shown hereon are intended to be displayed in color.
18. This map is drawn and plotted at a graphic scale of one-inch equals 20 feet. This map includes a graphical scale bar drawn at one-inch equals 20 feet. The user of this map should check the graphic scale bar before scaling distances hereon to make sure that this map has not been enlarged, reduced, or reproduced by others.

I hereby certify that this survey meets the standards of practice established by the Florida Board of Professional Surveyors and Mappers, pursuant to Section 472.027, Florida Statutes.

By: James W. Cannady, Professional Surveyor & Mapper, Certificate No. 5586, State of Florida  
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Licensed Business No.: 7080



DRAWING NUMBER: 21110000	SCALE: 1" = 20'
FIELD BOOK: 100	PAGES: 104
DRAWN BY: 1003	MAP NUMBER: 1000
CHECKED BY: 1001	SHEET NUMBER: 1 of 1



## Tree Abbreviations

- AME - DENOTES AMERICAN ELM TREE
- CAB - DENOTES CABRAGE PALM TREE
- CAB M - DENOTES CABRAGE PALM MULTIPLE TRUNK TREE
- CEJ - DENOTES CEDAR
- CEJ M - DENOTES CEDAR MULTIPLE TRUNK TREE
- DT - DENOTES DEAD TREE
- LO - DENOTES LIVE OAK TREE
- LO M - DENOTES LIVE OAK MULTIPLE TRUNK TREE
- LO M D - DENOTES DEAD LIVE OAK MULTIPLE TRUNK TREE

## Abbreviations

- AN - DENOTES ANGLE POINT
- BM - DENOTES BENCHMARK
- WD - DENOTES WATER OAK TREE
- BL - DENOTES BUILDING RESTRICTION LINE
- WD - DENOTES WATER OAK TREE
- CA - DENOTES CENTRAL ANGLE
- CB - DENOTES CHORD BEARING
- CBH - DENOTES CONCRETE BULK-HEAD TOP ELEVATION
- CBHW - DENOTES CONCRETE BAG HEADWALL ELEVATION
- CD - DENOTES CHORD LENGTH
- CL - DENOTES CENTRAL LINE
- CL.I - DENOTES CENTRAL LINE INTERSECTION
- CM - DENOTES CONCRETE MONUMENT
- DEF - DENOTES FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- EDR - DENOTES EDGE OF CURB ROAD ELEVATION
- EL - DENOTES ELEVATION
- ESMT - DENOTES EASEMENT
- L.F.E. - DENOTES THE ACTUAL LIVING AREA FINISHED FLOOR ELEVATION
- F4 - DENOTES FOUND
- FL - DENOTES FLORIDA POWER & LIGHT
- G.F.E. - DENOTES GARAGE FINISHED FLOOR ELEVATION
- GS - DENOTES GROUND SHOT ELEVATION
- INV - DENOTES INVERT ELEVATION
- JEA - DENOTES JEA
- JEA E.E. - DENOTES JEA EQUIPMENT EASEMENT
- FL & JEA U.L. - DENOTES FLORIDA POWER & LIGHT JEA UTILITY EASEMENT
- JW - DENOTES BENCHMARK IDENTIFICATION NUMBER AS ARCHIVED IN JW CANNADY, INC. SURVEY RECORDS
- L1 - DENOTES TABULATED LINE DATA
- L - DENOTES ARCLength
- LB - DENOTES LICENSED BUSINESS
- MA - DENOTES MARSH ELEVATION
- MHW - DENOTES MEAN HIGH WATER LINE
- NG - DENOTES NATURAL GROUND ELEVATION
- NAV88 - DENOTES NORTH AMERICAN VERTICAL DATUM OF 1988
- NAV29 - DENOTES NATIONAL GEODETIC VERTICAL DATUM OF 1929
- ND - DENOTES NATL. AND DISK
- NR.L - DENOTES NON-RADIAL LINE
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- P.B. - DENOTES PLAT BOOK
- P.C. - DENOTES POINT OF CURVE
- P.C.C. - DENOTES POINT OF COMPOUND CURVE
- P.C.P. - DENOTES PERMANENT CONTROL POINT
- P6 - PAGE
- P.I. - DENOTES POINT OF INTERSECTION
- P.O.C. - DENOTES POINT OF CURVE
- P.O.C. - DENOTES POINT OF REVERSE CURVE
- P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT
- R - DENOTES RADIUS
- RCP - DENOTES ROUND CONCRETE PIPE
- RL - DENOTES RADIAL LINE
- R/W - DENOTES RIGHT OF WAY
- TC - DENOTES TOP OF CONCRETE ELEVATION
- ZONE AE (EL 10) - DENOTES SPECIAL FLOOD HAZARD AREA ZONE AE WITH BASE FLOOD ELEVATION 10.00 FEET (NAVD88)
- ZONE AE (EL 11) - DENOTES SPECIAL FLOOD HAZARD AREA ZONE AE WITH BASE FLOOD ELEVATION 11.00 FEET (NAVD88)
- ZONE AE (EL 12) - DENOTES SPECIAL FLOOD HAZARD AREA ZONE AE WITH BASE FLOOD ELEVATION 12.00 FEET (NAVD88)
- ZONE AE (EL 13) - DENOTES SPECIAL FLOOD HAZARD AREA ZONE AE WITH BASE FLOOD ELEVATION 13.00 FEET (NAVD88)