Villas at Oyster Bay Harbours

A PORTION OF THE MARGARET O'NEIL GRANT, SECTION 46, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

PLAT BOOK___, PAGE___

SHEET 1 OF 40 SHEET

CAPTION

PARCEL "F"

A PORTION OF THE MARGARET O'NEIL GRANT, SECTION 46, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERLY CORNER OF LOT 20, OYSTER BAY PHASE FOUR, AS RECORDED IN PLAT BOOK 6, PAGE 24 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY; THENCE SOUTH 15°15'158" WEST, ALONG THE NORTHWESTERLY LINE OF SAID OYSTER BAY PHASE FOUR, A DISTANCE OF 358.13 FEET; THENCE SOUTH 24°46'07" WEST, A DISTANCE OF 336.76 FEET; THENCE SOUTH 19°37'57" WEST, A DISTANCE OF 14.85 FEET TO THE INTERSECTION WITH THE MEAN HIGH WATER LINE OF LANCEFORD CREEK; THENCE ALONG THE MEAN HIGH WATER LINE OF SAID LANCEFORD CREEK THE FOLLOWING 226 COURSES; (COURSE 1) SOUTH 53°01'18" WEST, A DISTANCE OF 18.98 FEET; (COURSE 2) SOUTH 00°04'14" EAST, A DISTANCE OF 25.11 FEET; (COURSE 3) SOUTH 41°22'51" WEST, A DISTANCE OF 29.05 FEET; (COURSE 4) SOUTH 18°20'15" WEST, A DISTANCE OF 30.03 FEET; (COURSE 5) SOUTH 47°44'32" WEST, A DISTANCE OF 47.57 FEET; (COURSE 6) SOUTH 69°06'58" WEST, A DISTANCE OF 42.24 FEET; (COURSE 7) SOUTH 48°23'21" WEST, A DISTANCE OF 41.47 FEET; (COURSE 8) SOUTH 42°48'41" WEST, A DISTANCE OF 31.34 FEET; (COURSE 9) SOUTH 66°04'22" WEST, A DISTANCE OF 23.72 FEET; (COURSE 10) SOUTH 33°35'19" WEST, A DISTANCE OF 19.94 FEET; (COURSE 11) SOUTH 03°55'07" WEST, A DISTANCE OF 36.86 FEET; (COURSE 12) SOUTH 20°05'23" WEST, A DISTANCE OF 36.89 FEET; (COURSE 13) SOUTH 25°59'33" WEST, A DISTANCE OF 36.88 FEET; (COURSE 14) SOUTH 24°51'35" WEST, A DISTANCE OF 43.54 FEET; (COURSE 15) SOUTH 25°59'48" WEST, A DISTANCE OF 31.25 FEET; (COURSE 16) SOUTH 40°16'56" WEST, A DISTANCE OF 40.19 FEET; (COURSE 17) SOUTH 35°40'39" WEST, A DISTANCE OF 16.21 FEET; (COURSE 18) SOUTH 84°43'36" WEST, A DISTANCE OF 28.32 FEET; (COURSE 19) NORTH 73°41'51" WEST, A DISTANCE OF 31.29 FEET; (COURSE 20) SOUTH 72°33'35" WEST, A DISTANCE OF 44.83 FEET; (COURSE 21) NORTH 40°42'38" WEST, A DISTANCE OF 27.59 FEET; (COURSE 22) NORTH 17°31'48" WEST, A DISTANCE OF 22.35 FEET; (COURSE 23) NORTH 84°56'54" WEST, A DISTANCE OF 12.63 FEET; (COURSE 24) NORTH 27°40'12" WEST, A DISTANCE OF 12.87 FEET; (COURSE 25) SOUTH 34°26'54" WEST, A DISTANCE OF 8.76 FEET; (COURSE 26) NORTH 15°05'06" WEST, A DISTANCE OF 21.61 FEET; (COURSE 27) NORTH 04°23'07" EAST, A DISTANCE OF 46.01 FEET; (COURSE 28) NORTH 03°52'38" EAST, A DISTANCE OF 46.69 FEET; (COURSE 29) NORTH 12°40'12" EAST, A DISTANCE OF 33.17 FEET; (COURSE 30) NORTH 07°16'05" EAST, A DISTANCE OF 42.29 FEET; (COURSE 31) NORTH 04°16'15" EAST, A DISTANCE OF 38.23 FEET; (COURSE 32) NORTH 01°34'37" WEST, A DISTANCE OF 50.14 FEET; (COURSE 33) NORTH 04°19'55" EAST, A DISTANCE OF 38.92 FEET; (COURSE 34) NORTH 00°34'10" EAST, A DISTANCE OF 36.61 FEET; (COURSE 35) NORTH 01°15'45" WEST, A DISTANCE OF 42.72 FEET; (COURSE 36) NORTH 05°52'42" WEST, A DISTANCE OF 26.38 FEET; (COURSE 37) NORTH 08°16'57" EAST, A DISTANCE OF 37.54 FEET; (COURSE 38) NORTH 07°59'48" EAST, A DISTANCE OF 61.30 FEET; (COURSE 39) NORTH 01°27'20" EAST, A DISTANCE OF 33.35 FEET; (COURSE 40) NORTH 08°12'11" WEST, A DISTANCE OF 48.34 FEET; (COURSE 41) NORTH 01°28'07" WEST, A DISTANCE OF 26.38 FEET; (COURSE 42) NORTH 02°12'48" EAST, A DISTANCE OF 35.06 FEET; (COURSE 43) NORTH 10°20'09" WEST, A DISTANCE OF 36.36 FEET; (COURSE 44) NORTH 15°58'03" WEST, A DISTANCE OF 44.49 FEET; (COURSE 45) NORTH 10°41'30" EAST, A DISTANCE OF 53.91 FEET; (COURSE 46) NORTH 09°06'37" EAST, A DISTANCE OF 50.37 FEET; (COURSE 47) NORTH 28°30'58" WEST, A DISTANCE OF 42.47 FEET; (COURSE 48) NORTH 30°52'01" WEST, A DISTANCE OF 37.54 FEET; (COURSE 49) NORTH 15°58'03" WEST, A DISTANCE OF 41.29 FEET; (COURSE 50) NORTH 08°33'59" EAST, A DISTANCE OF 48.32 FEET; (COURSE 51) NORTH 00°51'09" EAST, A DISTANCE OF 37.15 FEET; (COURSE 52) NORTH 40°55'33" WEST, A DISTANCE OF 26.95 FEET; (COURSE 53) NORTH 52°41'51" WEST, A DISTANCE OF 50.01 FEET; (COURSE 54) NORTH 54°36'37" WEST, A DISTANCE OF 40.47 FEET; (COURSE 55) NORTH 54°30'56" WEST, A DISTANCE OF 37.05 FEET; (COURSE 56) NORTH 48°57'28" WEST, A DISTANCE OF 31.35 FEET; (COURSE 57) NORTH 10°50'21" EAST, A DISTANCE OF 17.29 FEET; (COURSE 58) NORTH 20°06'24" EAST, A DISTANCE OF 30.92 FEET; (COURSE 59) NORTH 31°22'05" EAST, A DISTANCE OF 33.35 FEET; (COURSE 60) NORTH 09°01'24" WEST, A DISTANCE OF 31.81 FEET; (COURSE 61) NORTH 02°38'52" WEST, A DISTANCE OF 37.62 FEET; (COURSE 62) NORTH 14°09'44" WEST, A DISTANCE OF 47.00 FEET; (COURSE 63) NORTH 46°11'22" WEST, A DISTANCE OF 30.36 FEET; (COURSE 64) NORTH 15°58'03" WEST, A DISTANCE OF 22.15 FEET; (COURSE 65) SOUTH 50°25'16" WEST, A DISTANCE OF 32.64 FEET; (COURSE 66) NORTH 87°19'35" WEST, A DISTANCE OF 21.28 FEET; (COURSE 67) SOUTH 84°26'50" WEST, A DISTANCE OF 21.28 FEET; (COURSE 68) SOUTH 54°22'02" WEST, A DISTANCE OF 35.72 FEET; (COURSE 69) SOUTH 84°26'50" WEST, A DISTANCE OF 25.30 FEET; (COURSE 70) NORTH 72°50'20" WEST, A DISTANCE OF 41.06 FEET; (COURSE 71) NORTH 68°23'59" WEST, A DISTANCE OF 42.00 FEET; (COURSE 72) NORTH 61°49'11" WEST, A DISTANCE OF 22.95 FEET; (COURSE 73) NORTH 69°11'41" WEST, A DISTANCE OF 41.85 FEET; (COURSE 74) NORTH 68°51'15" WEST, A DISTANCE OF 43.52 FEET; (COURSE 75) NORTH 67°37'30" WEST, A DISTANCE OF 40.84 FEET; (COURSE 76) NORTH 61°25'00" WEST, A DISTANCE OF 31.54 FEET; (COURSE 77) NORTH 53°15'19" WEST, A DISTANCE OF 28.33 FEET; (COURSE 78) NORTH 70°40'10" WEST, A DISTANCE OF 25.02 FEET; (COURSE 79) NORTH 64°27'54" WEST, A DISTANCE OF 17.50 FEET; (COURSE 80) NORTH 27°40'22" WEST, A DISTANCE OF 21.68 FEET; (COURSE 81) NORTH 07°58'42" EAST, A DISTANCE OF 15.92 FEET; (COURSE 82) NORTH 30°52'01" EAST, A DISTANCE OF 15.68 FEET; (COURSE 83) NORTH 73°49'41" EAST, A DISTANCE OF 32.51 FEET; (COURSE 84) NORTH 62°45'49" EAST, A DISTANCE OF 34.66 FEET; (COURSE 85) NORTH 58°32'50" EAST, A DISTANCE OF 30.03 FEET; (COURSE 86) NORTH 43°32'13" EAST, A DISTANCE OF 27.81 FEET; (COURSE 87) NORTH 32°04'19" EAST, A DISTANCE OF 37.53 FEET; (COURSE 88) NORTH 19°57'20" EAST, A DISTANCE OF 30.81 FEET; (COURSE 89) NORTH 21°31'24" EAST, A DISTANCE OF 35.69 FEET; (COURSE 90) NORTH 18°59'55" EAST, A DISTANCE OF 30.95 FEET; (COURSE 91) NORTH 16°06'32" EAST, A DISTANCE OF 42.09 FEET; (COURSE 92) NORTH 11°19'36" EAST, A DISTANCE OF 39.61 FEET; (COURSE 93) NORTH 05°59'35" EAST, A DISTANCE OF 49.82 FEET; (COURSE 94) NORTH 01°38'50" EAST, A DISTANCE OF 47.01 FEET; (COURSE 95) NORTH 11°03'11" WEST, A DISTANCE OF 38.70 FEET; (COURSE 96) NORTH 14°45'41" WEST, A DISTANCE OF 40.35 FEET; (COURSE 97) NORTH 06°04'07" WEST, A DISTANCE OF 49.49 FEET; (COURSE 98) NORTH 34°13'29" EAST, A DISTANCE OF 24.29 FEET; (COURSE 99) NORTH 50°34'22" EAST, A DISTANCE OF 27.69 FEET; (COURSE 100) NORTH 43°13'32" EAST, A DISTANCE OF 49.97 FEET; (COURSE 101) NORTH 31°28'56" EAST, A DISTANCE OF 51.04 FEET; (COURSE 102) NORTH 25°26'22" EAST, A DISTANCE OF 50.35 FEET; (COURSE 103) NORTH 26°03'36" EAST, A DISTANCE OF 36.72 FEET; (COURSE 104) NORTH 58°09'11" EAST, A DISTANCE OF 20.93 FEET; (COURSE 105) NORTH 84°41'52" EAST, A DISTANCE OF 9.74 FEET; (COURSE 106) NORTH 84°28'55" EAST, A DISTANCE OF 27.15 FEET; (COURSE 107) NORTH 51°11'26" EAST, A DISTANCE OF 18.21 FEET; (COURSE 108) NORTH 04°06'09" EAST, A DISTANCE OF 19.21 FEET; (COURSE 109) NORTH 76°18'48" EAST, A DISTANCE OF 7.71 FEET; (COURSE 110) SOUTH 01°31'11" EAST, A DISTANCE OF 14.85 FEET; (COURSE 111) SOUTH 08°33'18" EAST, A DISTANCE OF 13.34 FEET; (COURSE 112) SOUTH 36°37'38" EAST, A DISTANCE OF 16.05 FEET; (COURSE 113) SOUTH 62°52'02" EAST, A DISTANCE OF 24.20 FEET; (COURSE 114) SOUTH 76°16'24" EAST, A DISTANCE OF 12.79 FEET; (COURSE 115) SOUTH 84°33'38" EAST, A DISTANCE OF 12.51 FEET; (COURSE 116) NORTH 61°14'33" EAST, A DISTANCE OF 9.41 FEET; (COURSE 117) SOUTH 82°17'36" EAST, A DISTANCE OF 3.48 FEET; (COURSE 118) SOUTH 18°36'54" EAST, A DISTANCE OF 7.76 FEET; (COURSE 119) SOUTH 54°08'11" EAST, A DISTANCE OF 13.01 FEET; (COURSE 120) SOUTH 24°52'47" EAST, A DISTANCE OF 7.49 FEET; (COURSE 121) SOUTH 55°59'17" EAST, A DISTANCE OF 15.11 FEET; (COURSE 122) SOUTH 01°43'14" WEST, A DISTANCE OF 16.25 FEET; (COURSE 123) SOUTH 79°11'58" EAST, A DISTANCE OF 16.97 FEET; (COURSE 124) NORTH 89°03'04" EAST, A DISTANCE OF 13.04 FEET; (COURSE 125) NORTH 09°40'37" EAST, A DISTANCE OF 20.65 FEET; (COURSE 126) NORTH 65°45'59" EAST, A DISTANCE OF 6.08 FEET; (COURSE 127) SOUTH 71°20'02" EAST, A DISTANCE OF 12.10 FEET; (COURSE 128) NORTH 28°54'46" EAST, A DISTANCE OF 17.92 FEET; (COURSE 129) NORTH 00°40'12" EAST, A DISTANCE OF 18.27 FEET; (COURSE 130) SOUTH 77°41'13" EAST, A DISTANCE OF 6.05 FEET; (COURSE 131) SOUTH 07°42'38" EAST, A DISTANCE OF 8.78 FEET; (COURSE 132) SOUTH 07°48'52" WEST, A DISTANCE OF 29.11 FEET; (COURSE 133) SOUTH 17°00'41" EAST, A DISTANCE OF 43.97 FEET; (COURSE 134) SOUTH 16°48'18" WEST, A DISTANCE OF 15.87 FEET; (COURSE 135) SOUTH 33°20'17" WEST, A DISTANCE OF 27.56 FEET; (COURSE 136) SOUTH 05°55'44" WEST, A DISTANCE OF 27.17 FEET; (COURSE 137) SOUTH 02°02'51" EAST, A DISTANCE OF 35.47 FEET; (COURSE 138) SOUTH 06°58'31" EAST, A DISTANCE OF 33.88 FEET; (COURSE 139) SOUTH 00°10'50" WEST, A DISTANCE OF 13.10 FEET; (COURSE 140) SOUTH 05°48'43" EAST, A DISTANCE OF 29.55 FEET; (COURSE 141) SOUTH 31°59'51" EAST, A DISTANCE OF 24.75 FEET; (COURSE 142) SOUTH 26°15'45" WEST, A DISTANCE OF 12.83 FEET; (COURSE 143) NORTH 62°54'17" WEST, A DISTANCE OF 20.59 FEET; (COURSE 144) NORTH 83°54'50" WEST, A DISTANCE OF 26.68 FEET; (COURSE 145) SOUTH 58°39'12" WEST, A DISTANCE OF 27.44 FEET; (COURSE 146) SOUTH 32°44'02" WEST, A DISTANCE OF 53.98 FEET; (COURSE 147) SOUTH 25°02'36" WEST, A DISTANCE OF 52.62 FEET; (COURSE 148) SOUTH 07°32'26" EAST, A DISTANCE OF 52.91 FEET; (COURSE 149) SOUTH 52°11'05" EAST, A DISTANCE OF 42.10 FEET; (COURSE 150) SOUTH 77°39'29" EAST, A DISTANCE OF 51.43 FEET; (COURSE 151) NORTH 65°33'31" EAST, A DISTANCE OF 52.56 FEET; (COURSE 152) NORTH 62°16'05" EAST, A DISTANCE OF 41.09 FEET; (COURSE 153) NORTH 49°56'31" EAST, A DISTANCE OF 49.39 FEET; (COURSE 154) NORTH 43°41'51" WEST, A DISTANCE OF 35.03 FEET; (COURSE 155) NORTH 85°24'53" EAST, A DISTANCE OF 32.88 FEET; (COURSE 156) NORTH 01°38'23" WEST, A DISTANCE OF 9.95 FEET; (COURSE 157) NORTH 41°05'29" EAST, A DISTANCE OF 43.57 FEET; (COURSE 158) NORTH 10°14'00" WEST, A DISTANCE OF 27.84 FEET; (COURSE 159) NORTH 31°24'01" WEST, A DISTANCE OF 45.16 FEET; (COURSE 160) NORTH 62°47'52" WEST, A DISTANCE OF 32.75 FEET; (COURSE 161) NORTH 64°18'17" WEST, A DISTANCE OF 43.79 FEET; (COURSE 162) NORTH 41°10'50" WEST, A DISTANCE OF 31.44 FEET; (COURSE 163) NORTH 15°18'08" WEST, A DISTANCE OF 40.11 FEET; (COURSE 164) NORTH 12°11'52" WEST, A DISTANCE OF 35.98 FEET; (COURSE 165) NORTH 14°57'56" EAST, A DISTANCE OF 47.30 FEET; (COURSE 166) NORTH 21°10'44" EAST, A DISTANCE OF 39.99 FEET; (COURSE 167) NORTH 06°40'45" EAST, A DISTANCE OF 27.50 FEET; (COURSE 168) NORTH 75°48'38" WEST, A DISTANCE OF 21.57 FEET; (COURSE 169) NORTH 09°50'45" WEST, A DISTANCE OF 11.01 FEET; (COURSE 170) SOUTH 89°14'48" EAST, A DISTANCE OF 11.46 FEET; (COURSE 171) NORTH 20°41'44" EAST, A DISTANCE OF 17.06 FEET; (COURSE 172) NORTH 02°02'51" WEST, A DISTANCE OF 7.93 FEET; (COURSE 173) NORTH 53°17'26" EAST, A DISTANCE OF 8.41 FEET; (COURSE 174) NORTH 44°42'34" EAST, A DISTANCE OF 15.46 FEET; (COURSE 175) NORTH 65°20'01" EAST, A DISTANCE OF 21.78 FEET; (COURSE 176) NORTH 52°37'17" WEST, A DISTANCE OF 34.56 FEET; (COURSE 177) SOUTH 57°05'34" WEST, A DISTANCE OF 22.77 FEET; (COURSE 178) NORTH 37°15'16" WEST, A DISTANCE OF 21.24 FEET; (COURSE 179) NORTH 15°52'59" WEST, A DISTANCE OF 11.22 FEET; (COURSE 180) NORTH 38°25'52" EAST, A DISTANCE OF 17.75 FEET; (COURSE 181) NORTH 30°36'59" WEST, A DISTANCE OF 20.34 FEET; (COURSE 182) SOUTH 53°39'00" WEST, A DISTANCE OF 19.67 FEET; (COURSE 183) NORTH 61°02'45" WEST, A DISTANCE OF 16.56 FEET; (COURSE 184) NORTH 29°37'46" WEST, A DISTANCE OF 26.16 FEET; (COURSE 185) SOUTH 52°13'48" WEST, A DISTANCE OF 19.37 FEET; (COURSE 186) SOUTH 03°54'57" WEST, A DISTANCE OF 20.17 FEET; (COURSE 187) SOUTH 24°31'47" EAST, A DISTANCE OF 18.34 FEET; (COURSE 188) SOUTH 62°11'36" WEST, A DISTANCE OF 16.94 FEET; (COURSE 189) SOUTH 89°22'34" WEST, A DISTANCE OF 17.12 FEET; (COURSE 190) NORTH 34°42'53" WEST, A DISTANCE OF 16.45 FEET; (COURSE 191) NORTH 57°20'48" WEST, A DISTANCE OF 22.74 FEET; (COURSE 192) NORTH 63°02'04" WEST, A DISTANCE OF 20.94 FEET; (COURSE 193) NORTH 41°27'27" WEST, A DISTANCE OF 25.88 FEET; (COURSE 194) NORTH 32°52'29" EAST, A DISTANCE OF 22.94 FEET; (COURSE 195) NORTH 35°29'44" WEST, A DISTANCE OF 14.30 FEET; (COURSE 196) NORTH 62°37'29" WEST, A DISTANCE OF 16.58 FEET; (COURSE 197) NORTH 69°26'11" WEST, A DISTANCE OF 28.67 FEET; (COURSE 198) NORTH 69°38'14" WEST, A DISTANCE OF 37.46 FEET; (COURSE 199) NORTH 83°20'17" WEST, A DISTANCE OF 31.11 FEET; (COURSE 200) NORTH 78°10'41" WEST, A DISTANCE OF 26.55 FEET; (COURSE 201) NORTH 29°37'35" WEST, A DISTANCE OF 43.38 FEET; (COURSE 202) NORTH 12°03'47" WEST, A DISTANCE OF 55.45 FEET; (COURSE 203) NORTH 18°27'36" WEST, A DISTANCE OF 33.94 FEET; (COURSE 204) NORTH 21°24'21" WEST, A DISTANCE OF 63.18 FEET; (COURSE 205) NORTH 07°32'38" WEST, A DISTANCE OF 69.48 FEET; (COURSE 206) NORTH 22°45'33" EAST, A DISTANCE OF 65.30 FEET; (COURSE 207) NORTH 39°57'28" EAST, A DISTANCE OF 63.66 FEET; (COURSE 208) NORTH 53°21'21" EAST, A DISTANCE OF 64.14 FEET; (COURSE 209) NORTH 28°22'49" EAST, A DISTANCE OF 67.22 FEET; (COURSE 210) NORTH 34°06'27" WEST, A DISTANCE OF 83.96 FEET; (COURSE 211) NORTH 43°24'28" WEST, A DISTANCE OF 94.71 FEET; (COURSE 212) NORTH 24°23'08" WEST, A DISTANCE OF 99.71 FEET; (COURSE 213) NORTH 55°30'06" WEST, A DISTANCE OF 81.06 FEET; (COURSE 214) NORTH 87°52'07" WEST, A DISTANCE OF 61.59 FEET; (COURSE 215) SOUTH 78°08'14" WEST, A DISTANCE OF 75.75 FEET; (COURSE 216) NORTH 60°16'28" WEST, A DISTANCE OF 43.21 FEET; (COURSE 217) NORTH 32°09'24" WEST, A DISTANCE OF 49.26 FEET; (COURSE 218) NORTH 46°04'27" WEST, A DISTANCE OF 47.87 FEET; (COURSE 219) NORTH 41°59'33" WEST, A DISTANCE OF 30.33 FEET; (COURSE 220) NORTH 04°14'36" EAST, A DISTANCE OF 7.29 FEET; (COURSE 221) NORTH 65°07'39" EAST, A DISTANCE OF 46.33 FEET; (COURSE 222) NORTH 63°52'01" EAST, A DISTANCE OF 88.25 FEET; (COURSE 223) NORTH 81°38'27" EAST, A DISTANCE OF 52.07 FEET; (COURSE 224) NORTH 87°21'56" EAST, A DISTANCE OF 56.03 FEET; (COURSE 225) NORTH 69°32'44" EAST, A DISTANCE OF 54.47 FEET; (COURSE 226) NORTH 59°28'15" EAST, A DISTANCE OF 54.11 FEET TO THE INTERSECTION WITH NORTHERLY PROJECTION OF THE WESTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1485, PAGE 788 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 19°53'26" EAST, ALONG LAST SAID NORTHERLY PROJECTION OF THE WESTERLY LINE AND ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1485, PAGE 788, A DISTANCE OF 293.80 FEET; THENCE SOUTH 64°49'13" EAST, ALONG THE SOUTHWESTERLY LINE OF THOSE LAST SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1485, PAGE 788, A DISTANCE OF 265.91 FEET; THENCE NORTH 31°22'34" EAST,

(CONTINUE PARCEL "F" LEGAL DESCRIPTION AT TOP RIGHT)

(CONTINUE PARCEL "F" LEGAL DESCRIPTION FROM BOTTOM LEFT)

ALONG THE SOUTHEASTERLY LINE OF THOSE LAST SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1485, PAGE 788, A DISTANCE OF 108.88 FEET TO THE INTERSECTION WITH THE MEAN HIGH WATER LINE OF LANCEFORD CREEK; THENCE ALONG THE MEAN HIGH WATER LINE OF SAID LANCEFORD CREEK THE FOLLOWING 77 COURSES; (COURSE 1) SOUTH 25°32'40" EAST, A DISTANCE OF 35.72 FEET; (COURSE 2) SOUTH 58°05'27" EAST, A DISTANCE OF 38.48 FEET; (COURSE 3) SOUTH 75°02'09" EAST, A DISTANCE OF 44.98 FEET; (COURSE 4) SOUTH 65°18'53" EAST, A DISTANCE OF 20.60 FEET; (COURSE 5) SOUTH 27°31'27" WEST, A DISTANCE OF 31.43 FEET; (COURSE 6) NORTH 65°56'25" WEST, A DISTANCE OF 4.40 FEET; (COURSE 7) NORTH 58°13'55" WEST, A DISTANCE OF 10.71 FEET; (COURSE 8) SOUTH 58°46'44" WEST, A DISTANCE OF 4.57 FEET; (COURSE 9) SOUTH 00°08'42" WEST, A DISTANCE OF 14.47 FEET; (COURSE 10) SOUTH 03°00'20" WEST, A DISTANCE OF 32.03 FEET; (COURSE 11) SOUTH 14°34'18" EAST, A DISTANCE OF 61.09 FEET; (COURSE 12) SOUTH 15°54'38" EAST, A DISTANCE OF 62.38 FEET; (COURSE 13) SOUTH 02°18'28" WEST, A DISTANCE OF 50.77 FEET; (COURSE 14) SOUTH 05°43'33" WEST, A DISTANCE OF 30.35 FEET; (COURSE 15) SOUTH 18°26'51" EAST, A DISTANCE OF 43.73 FEET; (COURSE 16) SOUTH 27°39'19" EAST, A DISTANCE OF 69.36 FEET; (COURSE 17) SOUTH 27°48'40" EAST, A DISTANCE OF 35.13 FEET; (COURSE 18) SOUTH 19°58'50" EAST, A DISTANCE OF 26.84 FEET; (COURSE 19) SOUTH 02°11'18" EAST, A DISTANCE OF 16.02 FEET; (COURSE 20) SOUTH 14°24'57" EAST, A DISTANCE OF 17.05 FEET; (COURSE 21) SOUTH 68°33'05" EAST, A DISTANCE OF 9.66 FEET; (COURSE 22) NORTH 20°01'58" EAST, A DISTANCE OF 34.21 FEET; (COURSE 23) NORTH 40°42'58" EAST, A DISTANCE OF 29.17 FEET; (COURSE 24) NORTH 84°35'32" EAST, A DISTANCE OF 36.74 FEET; (COURSE 25) SOUTH 24°00'56" EAST, A DISTANCE OF 35.73 FEET; (COURSE 26) NORTH 47°34'11" EAST, A DISTANCE OF 54.31 FEET; (COURSE 27) NORTH 32°20'57" EAST, A DISTANCE OF 18.34 FEET; (COURSE 28) NORTH 07°32'41" EAST, A DISTANCE OF 13.45 FEET; (COURSE 29) NORTH 21°12'28" WEST, A DISTANCE OF 24.38 FEET; (COURSE 30) NORTH 45°18'32" WEST, A DISTANCE OF 17.17 FEET; (COURSE 31) NORTH 60°04'21" WEST, A DISTANCE OF 17.38 FEET; (COURSE 32) NORTH 62°01'31" WEST, A DISTANCE OF 24.38 FEET; (COURSE 33) NORTH 66°31'36" WEST, A DISTANCE OF 42.33 FEET; (COURSE 34) NORTH 67°02'55" WEST, A DISTANCE OF 28.53 FEET; (COURSE 35) NORTH 52°31'07" WEST, A DISTANCE OF 26.36 FEET; (COURSE 36) NORTH 37°22'53" WEST, A DISTANCE OF 26.72 FEET; (COURSE 37) NORTH 31°31'22" WEST, A DISTANCE OF 15.55 FEET; (COURSE 38) NORTH 19°59'30" WEST, A DISTANCE OF 51.38 FEET; (COURSE 39) NORTH 21°35'12" WEST, A DISTANCE OF 30.04 FEET; (COURSE 40) NORTH 31°17'26" WEST, A DISTANCE OF 22.56 FEET; (COURSE 41) NORTH 14°51'12" WEST, A DISTANCE OF 7.97 FEET; (COURSE 42) NORTH 14°41'08" EAST, A DISTANCE OF 6.56 FEET; (COURSE 43) NORTH 07°03'06" WEST, A DISTANCE OF 8.53 FEET; (COURSE 44) NORTH 50°23'04" WEST, A DISTANCE OF 4.59 FEET; (COURSE 45) NORTH 27°31'27" EAST, A DISTANCE OF 31.46 FEET; (COURSE 46) NORTH 18°19'53" EAST, A DISTANCE OF 31.28 FEET; (COURSE 47) NORTH 71°52'17" EAST, A DISTANCE OF 16.68 FEET; (COURSE 48) NORTH 26°23'17" EAST, A DISTANCE OF 25.28 FEET; (COURSE 49) NORTH 03°25'31" EAST, A DISTANCE OF 56.99 FEET; (COURSE 50) NORTH 10°38'17" WEST, A DISTANCE OF 51.30 FEET; (COURSE 51) NORTH 33°47'41" WEST, A DISTANCE OF 51.19 FEET; (COURSE 52) NORTH 38°30'44" EAST, A DISTANCE OF 35.61 FEET; (COURSE 53) NORTH 36°12'04" EAST, A DISTANCE OF 45.18 FEET; (COURSE 54) NORTH 14°40'11" EAST, A DISTANCE OF 42.56 FEET; (COURSE 55) NORTH 53°08'47" EAST, A DISTANCE OF 47.73 FEET; (COURSE 56) NORTH 88°33'18" EAST, A DISTANCE OF 38.24 FEET; (COURSE 57) SOUTH 73°17'21" EAST, A DISTANCE OF 46.75 FEET; (COURSE 63) SOUTH 59°13'40" EAST, A DISTANCE OF 47.21 FEET; (COURSE 64) SOUTH 24°21'42" EAST, A DISTANCE OF 49.67 FEET; (COURSE 65) SOUTH 34°15'38" EAST, A DISTANCE OF 55.16 FEET; (COURSE 66) SOUTH 54°36'37" EAST, A DISTANCE OF 51.19 FEET; (COURSE 67) SOUTH 23°27'01" EAST, A DISTANCE OF 36.38 FEET; (COURSE 68) SOUTH 14°02'41" EAST, A DISTANCE OF 47.66 FEET; (COURSE 69) SOUTH 21°12'51" EAST, A DISTANCE OF 58.70 FEET; (COURSE 70) SOUTH 08°33'06" EAST, A DISTANCE OF 58.36 FEET; (COURSE 71) SOUTH 04°49'26" WEST, A DISTANCE OF 33.35 FEET; (COURSE 72) SOUTH 21°24'09" WEST, A DISTANCE OF 51.75 FEET; (COURSE 73) SOUTH 05°42'37" WEST, A DISTANCE OF 53.78 FEET; (COURSE 74) SOUTH 05°08'14" EAST, A DISTANCE OF 58.78 FEET; (COURSE 75) SOUTH 41°56'26" EAST, A DISTANCE OF 58.36 FEET; (COURSE 76) SOUTH 61°43'43" WEST, A DISTANCE OF 57.71 FEET; (COURSE 77) NORTH 74°48'53" EAST, A DISTANCE OF 4.63 FEET TO THE INTERSECTION WITH SOUTHWESTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED AS MARINA ISLAND PARCEL NUMBER 1 AND RECORDED IN OFFICIAL RECORDS BOOK 1542, PAGE 57 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 52°22'24" EAST, ALONG LAST SAID SOUTHWESTERLY LINE, A DISTANCE OF 192.02 FEET TO THE INTERSECTION WITH WESTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1249, PAGE 1489 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 25°25'43" WEST, ALONG LAST SAID WESTERLY LINE, A DISTANCE OF 48.29 FEET TO THE INTERSECTION WITH SOUTHWESTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1249, PAGE 1489 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 56°05'21" EAST, ALONG LAST SAID SOUTHWESTERLY LINE, A DISTANCE OF 10.11 FEET TO THE INTERSECTION WITH EASTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1249, PAGE 1489 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 25°25'43" EAST, ALONG LAST SAID EASTERLY LINE, A DISTANCE OF 61.61 FEET TO THE INTERSECTION WITH SOUTHWESTERLY LINE THOSE AFORESAID DESCRIBED AS MARINA ISLAND PARCEL NUMBER 1 AND RECORDED IN OFFICIAL RECORDS BOOK 1542, PAGE 57 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 52°22'24" EAST, ALONG LAST SAID SOUTHWESTERLY LINE, A DISTANCE OF 254.76 FEET TO THE INTERSECTION WITH THE MEAN HIGH WATER LINE OF SOAP CREEK; THENCE ALONG THE MEAN HIGH WATER LINE OF SAID SOAP CREEK THE FOLLOWING 17 COURSES; (COURSE 1) SOUTH 39°11'42" EAST, A DISTANCE OF 5.60 FEET; (COURSE 2) SOUTH 45°29'42" EAST, A DISTANCE OF 66.86 FEET; (COURSE 3) SOUTH 67°41'05" EAST, A DISTANCE OF 72.71 FEET; (COURSE 4) SOUTH 34°49'20" EAST, A DISTANCE OF 42.59 FEET; (COURSE 5) SOUTH 04°11'40" WEST, A DISTANCE OF 19.49 FEET; (COURSE 6) SOUTH 37°25'49" EAST, A DISTANCE OF 46.26 FEET; (COURSE 7) SOUTH 02°15'48" WEST, A DISTANCE OF 76.77 FEET; (COURSE 8) SOUTH 37°06'02" EAST, A DISTANCE OF 59.64 FEET; (COURSE 9) SOUTH 45°49'08" EAST, A DISTANCE OF 63.02 FEET; (COURSE 10) SOUTH 41°12'05" EAST, A DISTANCE OF 64.83 FEET; (COURSE 11) SOUTH 33°44'47" EAST, A DISTANCE OF 74.32 FEET; (COURSE 12) SOUTH 15°46'16" EAST, A DISTANCE OF 67.01 FEET; (COURSE 13) SOUTH 14°10'38" EAST, A DISTANCE OF 53.34 FEET; (COURSE 14) SOUTH 45°55'28" EAST, A DISTANCE OF 72.91 FEET; (COURSE 15) SOUTH 49°26'15" EAST, A DISTANCE OF 75.31 FEET; (COURSE 16) SOUTH 44°19'31" EAST, A DISTANCE OF 89.29 FEET; (COURSE 17) SOUTH 08°25'38" EAST, A DISTANCE OF 80.26 FEET; THENCE NORTH 83°53'12" WEST, A DISTANCE OF 385.67 FEET TO THE INTERSECTION WITH NORTHEASTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1341, PAGE 1375 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH, WESTERLY, SOUTHERLY, EASTERLY AND BACK NORTHERLY ALONG THOSE AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1341, PAGE 1375 OF THE PUBLIC RECORDS OF SAID COUNTY THE FOLLOWING 11 COURSES: (COURSE 1) NORTH 38°29'36" WEST, A DISTANCE OF 97.71 FEET; (COURSE 2) NORTH 16°13'00" WEST, A DISTANCE OF 62.48 FEET; (COURSE 3) SOUTH 74°47'06" WEST, A DISTANCE OF 15.00 FEET; (COURSE 4) SOUTH 15°13'00" EAST, A DISTANCE OF 65.67 FEET; (COURSE 5) SOUTH 38°37'58" EAST, A DISTANCE OF 139.25 FEET; (COURSE 6) SOUTH 09°02'31" EAST, A DISTANCE OF 34.21 FEET; (COURSE 7) SOUTH 06°56'15" WEST, A DISTANCE OF 158.27 FEET; (COURSE 8) SOUTH 09°42'12" WEST, A DISTANCE OF 166.28 FEET; (COURSE

Villas at Oyster Bay Harbours

A PORTION OF THE MARGARET O'NEIL GRANT, SECTION 46, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

CERTIFICATE OF APPROVAL BY COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA THIS_____ DAY OF _____ , A. D. 2016.

BY: _____
CHAIRMAN OF THE BOARD

COUNTY TAX COLLECTOR CERTIFICATE

THIS IS TO CERTIFY THAT TAXES HAVE BEEN PAID IN FULL ON PARCEL IDENTIFICATION NUMBERS: 46-3N-28-0000-0001-0000 FOR THE YEARS PRECEDING THE RECORDING DATE OF THIS PLAT

BY: _____ DATE: _____
JOHN M. DREW, NASSAU COUNTY TAX COLLECTOR

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK_____, PAGES_____OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA THIS_____ DAY OF _____ , A. D. 2016.

BY: _____DATE:_____
CLERK OF CIRCUIT COURT

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ATTORNEY OF NASSAU COUNTY, FLORIDA THIS_____ DAY OF _____ , A. D. 2016.

BY: _____
COUNTY ATTORNEY

CERTIFICATE OF APPROVAL BY DIRECTOR OF ENGINEERING SERVICES

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE DIRECTOR OF ENGINEERING SERVICES OF NASSAU COUNTY, FLORIDA THIS_____ DAY OF _____ , A. D. 2016.

BY: _____
DIRECTOR OF ENGINEERING SERVICES

COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT ON THIS_____DAY OF_____A.D. 2016 AND THESE LOTS ARE APPROVED TO BE PLACED ON APPROVED PUBLIC WATER AND APPROVED PUBLIC SEWAGE SYSTEMS.

BY: _____
COUNTY HEALTH DEPARTMENT

ZONING CERTIFICATE

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 _____ DAY OF _____, A.D., 2016.

BY: _____ DATE: _____
COUNTY PLANNER

CERTIFICATE OF APPROVAL BY THE CHIEF OF THE FIRE - RESCUE DEPARTMENT

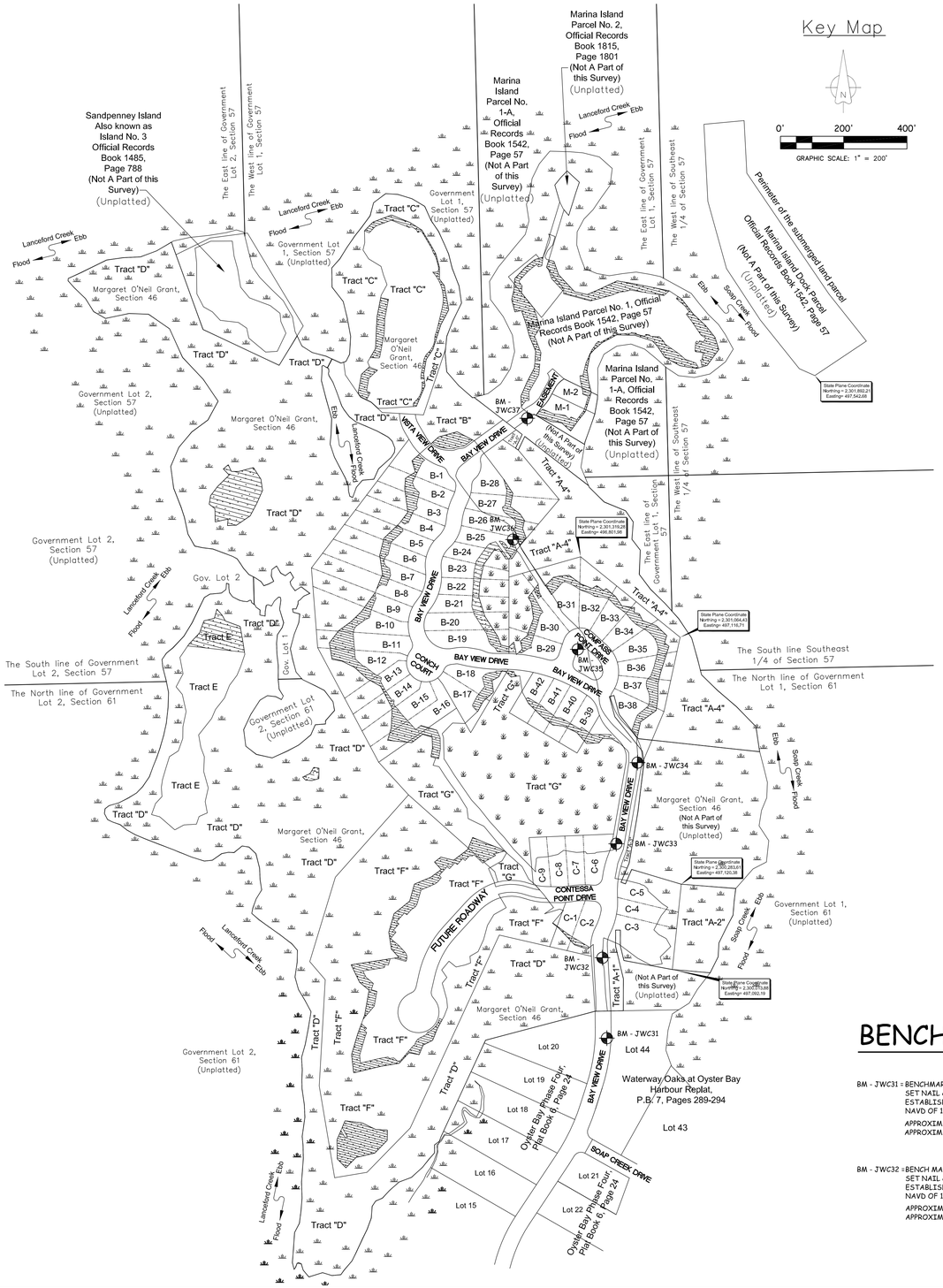
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CHIEF OF THE FIRE - RESCUE CHIEF DEPARTMENT OF NASSAU COUNTY, FLORIDA THIS_____ DAY OF _____ , A. D. 2016.

BY: _____
CHIEF OF FIRE - RESCUE DEPARTMENT

Prepared By:
JW Cannady SURVEYING INC.
11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2375
Licensed Business No.: 7080
EMAIL: jwcsurvey@comcast.net

Villas at Oyster Bay Harbours

A PORTION OF THE MARGARET O'NEIL GRANT, SECTION 46, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.



GENERAL NOTES:

1. The current zoning for this property is PUD.

2. Nassau County buffer depicts the upland buffer line as specified in Nassau County Code of Ordinances, section 37.03, as in effect upon the date of filing of the plat.

3. Storm surge category: the area depicted hereon is subject to storm inundation during a category 1, 2 and 3 hurricane.

4. The property appears to lie in flood zone "AE(10)", "AE(11)", "AE(12)" and "VE(13)" as well as can be determined from the Flood Insurance Rate Map, Community Panel 120170-0217 F, revised August 1, 2014 for Nassau County, Florida.

5. 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. Additions to or deletions from survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Nassau County, Florida.

6. If only one square footage is supplied within each lot, then net and gross square footage are the same.

7. The jurisdictional wetland lines shown hereon were flagged by Kim M. Allerton, of Environmental Resource Solutions, Inc., and verified by the St. Johns River Water Management District (SJRWMD permit number 4-089-19798-17), and by the US Army Corps of Engineers (permit number 199100328). The horizontal location was provided to this surveyor.

8. A conservation easement ten (10') feet in width was granted to Florida Department of Environmental Protection on April 5, 1999, and recorded in Official Records Book 0877, page 0452, public records of Nassau County, Florida. The grantor of the conservation easement (Native Woodland Properties, Inc.) reserved the right to correct errors within the legal description. The conservation easement was intended to be located and lay one (1') foot into the uplands, and nine (9') feet into the wetlands along, over, and parallel with the jurisdictional wetland line. This plat is undertaken by the successor in rights and title to Native Woodland Properties and this plat is that more detalled survey to locate and correctly describe the jurisdictional wetland line. The location of the 10' wide conservation easement as shown hereon corrects and supersedes as much of the location of the 10' wide conservation easement as described in the easement recorded in Official Records Book 0877, page 0452, as may lie within the limits of the caption property of this plat.

9. The Conservation Easements and jurisdictional wetlands mitigation plan dated April 25, 2012 for this development was prepared by Prospectus, LLC and is on file with the St. Johns River Water Management District (SJRWMD) file number 4-089-19798-17.

10. The land planner for this development was Prospectus, LLC. The horizontal location of all lot lines, easement lines, buffer lines, building restriction lines, right of way lines and tract lines shown hereon was either provided to this surveyor or verified by Prospectus, LLC.

11. Cumulative build out lot totals: total PUD development 399 permitted dwelling units previous plats 216 lots Villas at Oyster Bay Harbours 53 lots.

12. All streets within Oyster Bay are private; the posted speed limit within the Villas at Oyster Bay Harbour is established by Oyster Bay Property Owners Association, Inc, its successors or assigns, and may not exceed twenty (20) MPH.

13. Setbacks as per Nassau County codes are:
front yard: twenty-five (25') feet.
side yard: interior unit: zero (0) feet, exterior unit: fifteen (15') feet
rear yard: twenty (20') feet
Additional restrictions may be found in the covenants recorded in the public records.

14. All platted utility 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.

15. GPS points 1 and 2 shown on this plat have northing and easting coordinates based on the Florida State Plane System, east zone, NAD 83 datum.

16. Locations and descriptions of the reference bench mark and the site bench marks are shown hereon.

17. Elevations shown thus (0.00) refer to the United States Coastal and Geodetic survey datum, North American vertical datum of 1988, (N.A.V.D. of 1988).

18. Elevations shown thus (0.00) are measured in feet.

19. 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 recovered by National Geodetic Survey in 1991 as being 10.4 km (6.5 mi) southwesterly along State Highway A1A from the intersection of Centre Street in Fernandina Beach, thence 0.2 km (0.1mi) northerly along Barnwell Road, 19.8 m (65.0 ft) southwest of the near rail of the CSX Transportation railroad, 7.6 m (24.9 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. 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.

20. This survey was drawn at a larger graphic scale than the project construction plans to show clarity due to the abundance of information shown hereon.

21. The State Plane Coordinates, (SPC), shown hereon depend upon and conform to the origins 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.

22. The geodetic control stations used for this survey were (Designation SOAP) and (Designation 74 94 GPS 16) located in Nassau County, Florida, as published by National Geodetic Survey, (NGS).

23. The geodetic positions of the geodetic control stations used for this survey are based on North American datum of 1983, (NAD 83), as readjusted in 1990.

24. No wells are located within 200-feet from sewer mains and/or sewer lines within the caption property for this plat.

BENCHMARK LEGEND

BM - JWC31 =BENCHMARK - JWC31,
SET NAIL & DISK, LB 7080 IN CONCRETE BRIDGE, ESTABLISHED ELEVATION = (8.24), BASED ON NAVD OF 1988.
APPROXIMATE LATITUDE: N 30°39'30.8"
APPROXIMATE LONGITUDE: W 081°30'23.7"

BM - JWC32 =BENCH MARK - JWC32,
SET NAIL & DISK, LB 7080 IN CONCRETE BRIDGE, ESTABLISHED ELEVATION = (8.51), BASED ON NAVD OF 1988.
APPROXIMATE LATITUDE: N 30°39'36.7"
APPROXIMATE LONGITUDE: W 081°30'24.4"

BM - JWC33 =BENCH MARK - JWC33,
SET NAIL & DISK, LB 7080 IN CONCRETE BRIDGE, ESTABLISHED ELEVATION = (7.90), BASED ON NAVD OF 1988.
APPROXIMATE LATITUDE: N 30°39'36.9"
APPROXIMATE LONGITUDE: W 081°30'23.4"

BM - JWC34 =BENCH MARK - JWC34,
FOUND NAIL & DISK, LB 3672 IN CONCRETE BRIDGE, ESTABLISHED ELEVATION = (7.98), BASED ON NAVD OF 1988.
APPROXIMATE LATITUDE: N 30°39'39.4"
APPROXIMATE LONGITUDE: W 081°30'22.6"

BM - JWC35 =BENCH MARK - JWC35,
SET MAG NAIL & DISK, LB 7080, IN NORTHEAST FACE OF 17" LIVE OAK TREE, ESTABLISHED ELEVATION = (8.01), BASED ON NAVD OF 1988.
APPROXIMATE LATITUDE: N 30°39'43.0"
APPROXIMATE LONGITUDE: W 081°30'24.8"

BM - JWC36 =BENCH MARK - JWC36,
SET MAG NAIL & DISK, LB 7080, IN NORTHEAST FACE OF 9" LIVE OAK TREE, ESTABLISHED ELEVATION = (6.87), BASED ON NAVD OF 1988.
APPROXIMATE LATITUDE: N 30°39'46.4"
APPROXIMATE LONGITUDE: W 081°30'27.2"

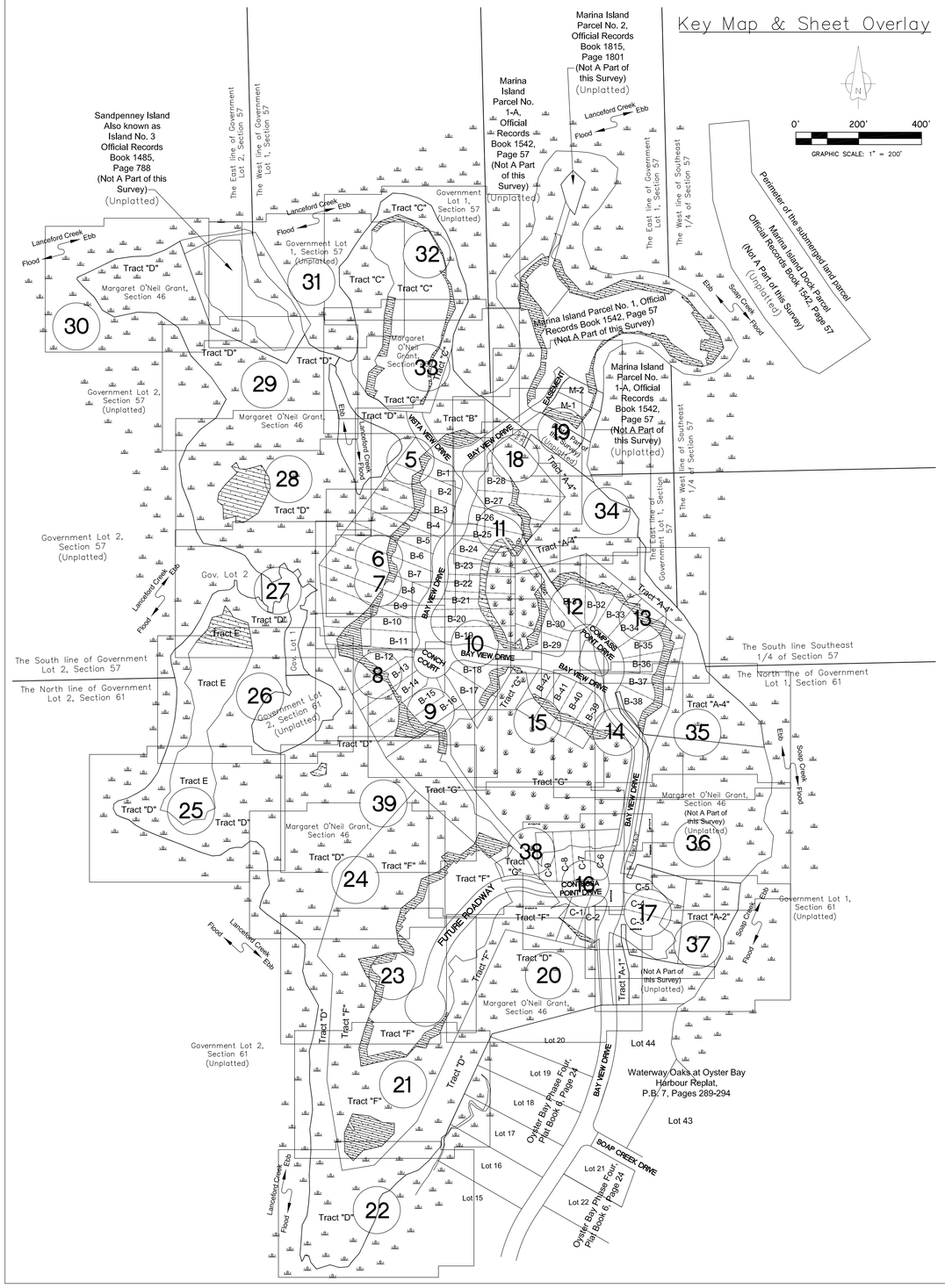
BM - JWC37 =BENCHMARK - JWC37
FOUND NAIL & DISK, LB 3672 IN CONCRETE BRIDGE WALKWAY, ESTABLISHED ELEVATION = (8.20), BASED ON NAVD OF 1988.
APPROXIMATE LATITUDE: N 30°39'50.2"
APPROXIMATE LONGITUDE: W 081°30'26.7"

Prepared By:
JW Cannady SURVEYING INC.
11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2375
Licensed Business No.: 7080
EMAIL: jwcsurvey@comcast.net

Villas at Oyster Bay Harbours

A PORTION OF THE MARGARET O'NEIL GRANT, SECTION 46, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

PLAT BOOK ___, PAGE ___
SHEET 4 OF 40 SHEET



BENCHMARK LEGEND

BM - JWC31 = BENCHMARK - JWC31,
SET NAIL & DISK, LB 7080 IN CONCRETE BRIDGE,
ESTABLISHED ELEVATION = (8.24), BASED ON NAVD OF 1988.
APPROXIMATE LATITUDE: N 30°39'30.8"
APPROXIMATE LONGITUDE: W 081°30'23.7"

BM - JWC32 = BENCH MARK - JWC32,
SET NAIL & DISK, LB 7080 IN CONCRETE BRIDGE,
ESTABLISHED ELEVATION = (8.51), BASED ON NAVD OF 1988.
APPROXIMATE LATITUDE: N 30°39'36.7"
APPROXIMATE LONGITUDE: W 081°30'24.4"

BM - JWC33 = BENCH MARK - JWC33,
SET NAIL & DISK, LB 7080 IN CONCRETE BRIDGE,
ESTABLISHED ELEVATION = (7.90), BASED ON NAVD OF 1988.
APPROXIMATE LATITUDE: N 30°39'36.9"
APPROXIMATE LONGITUDE: W 081°30'23.4"

BM - JWC34 = BENCH MARK - JWC34,
FOUND NAIL & DISK, LB 3672 IN CONCRETE BRIDGE, ESTABLISHED ELEVATION = (7.98), BASED ON NAVD OF 1988.
APPROXIMATE LATITUDE: N 30°39'39.4"
APPROXIMATE LONGITUDE: W 081°30'22.6"

BM - JWC35 = BENCH MARK - JWC35,
SET MAG NAIL & DISK, LB 7080, IN NORTHEAST FACE OF 17" LIVE OAK TREE, ESTABLISHED ELEVATION = (8.01), BASED ON NAVD OF 1988.
APPROXIMATE LATITUDE: N 30°39'43.0"
APPROXIMATE LONGITUDE: W 081°30'24.8"

BM - JWC36 = BENCH MARK - JWC36,
SET MAG NAIL & DISK, LB 7080, IN NORTHEAST FACE OF 9" LIVE OAK TREE, ESTABLISHED ELEVATION = (6.87), BASED ON NAVD OF 1988.
APPROXIMATE LATITUDE: N 30°39'46.4"
APPROXIMATE LONGITUDE: W 081°30'27.2"

BM - JWC37 = BENCHMARK - JWC37
FOUND NAIL & DISK, LB 3672 IN CONCRETE BRIDGE WALKWAY, ESTABLISHED ELEVATION = (8.20), BASED ON NAVD OF 1988.
APPROXIMATE LATITUDE: N 30°39'50.2"
APPROXIMATE LONGITUDE: W 081°30'26.7"

ABBREVIATIONS:

A. - DENOTES ARC LENGTH
BM - DENOTES BENCHMARK
BRL - DENOTES BUILDING RESTRICTION LINE
C1 - DENOTES TABULATED CURVE DATA
CA. -DENOTES CENTRAL ANGLE
CB. - DENOTES CHORD BEARING
CD. - DENOTES CHORD LENGTH
C/L - DENOTES CENTERLINE
C.L.I. - DENOTES CENTERLINE INTERSECTION
C.M. - DENOTES CONCRETE MONUMENT
D.E.P. - DENOTES FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
EL - DENOTES ELEVATION
ESMT. - DENOTES EASEMENT
L.F.E. - DENOTES THE ACTUAL LIVING AREA FINISHED FLOOR ELEVATION
Fd. - DENOTES FOUND
FPL - DENOTES FLORIDA POWER & LIGHT
G.F.E. - DENOTES GARAGE FINISHED FLOOR ELEVATION
IP - DENOTES IRON PIPE
JEA - DENOTES JEA
JEA-E.E. - DENOTES JEA EQUIPMENT EASEMENT
FPL & JEA-U.E.- DENOTES FLORIDA POWER & LIGHT JEA UTILITY EASEMENT
JWC# - DENOTES BENCHMARK IDENTIFICATION NUMBER AS ARCHIVED IN JW CANNADY, INC. SURVEY RECORDS
L1 - DENOTES TABULATED LINE DATA
L. - DENOTES ARC LENGTH
LB - DENOTES LICENSED BUSINESS
MHW - DENOTES MEAN HIGH WATER LINE
NAVD88 - DENOTES NORTH AMERICAN VERTICAL DATUM OF 1988
ND - DENOTES NAIL AND DISK
(NRL) - 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
PG. - PAGE
P.I. - DENOTES POINT OF INTERSECTION
P.O.C. - DENOTES POINT OF COURVE
P.R.C. - DENOTES POINT OF REVERSE CURVE
P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT
R. - DENOTES RADIUS
(RL) - DENOTES RADIAL LINE
R/W - DENOTES RIGHT OF WAY

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 VE (EL 12) - DENOTES SPECIAL FLOOD HAZARD AREA ZONE AE WITH BASE FLOOD ELEVATION 12.00 FEET (NAVD88)
ZONE VE (EL 13) - DENOTES SPECIAL FLOOD HAZARD AREA ZONE AE WITH BASE FLOOD ELEVATION 13.00 FEET (NAVD88)

LEGEND

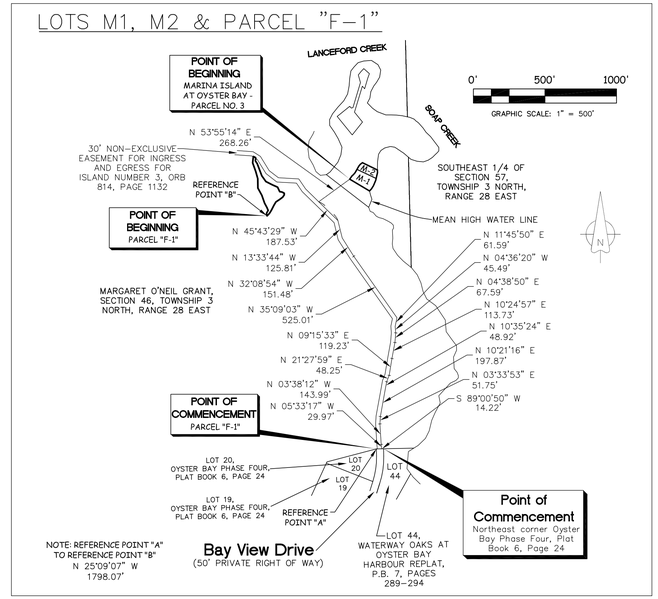
Matchline - See Sheets 5 & 6 — DENOTES SHEET MATCHLINE
5 — DENOTES SHEET REFERENCE NUMBER
DENOTES SALTWATER MARSH AREA
DENOTES FRESHWATER MARSH AREA
DENOTES FLORIDA POWER & LIGHT COMPANY ELECTRIC EASEMENT IS INTENDED TO BE VACATED SUBSEQUENT TO THE RECORDING OF THIS SUBDIVISION PLAT.
DENOTES ORB 1338, PAGE 1406 & ORB 1341, PAGE 1375
DENOTES CONSERVATION EASEMENT
DENOTES UPLAND PRESERVATION BUFFER
DENOTES PRIVATE RETENTION POND EASEMENT
DENOTES FLORIDA POWER & LIGHT COMPANY ELECTRIC EASEMENT
DENOTES FD. IP SIZE NOTED - NO ID U.O.N.
DENOTES FD. IR SIZE NOTED - NO ID U.O.N.
DENOTES SET 1/2" IRON PIPE, STAMPED CANNADY LB # 7080
DENOTES SET 4"X 4" CONCRETE MONUMENT WITH MAG NAIL AND DISK, STAMPED P.R.M. CANNADY LB # 7080
DENOTES FD. CM SIZE NOTE - NO ID U.O.N.
DENOTES SET 4"X 4" CONCRETE MONUMENT WITH MAG NAIL AND DISK, STAMPED P.C.P. CANNADY LB # 7080
DENOTES SET MAG NAIL AND DISK, STAMPED P.C.P. CANNADY 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

SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

SHEET 5 (LOTS B-1, B-2 & B-3)
SHEET 6 (LOTS B-4, B-5, B-6 & B-7)
SHEET 7 (LOTS B-8, B-9 & B-10)
SHEET 8 (LOTS B-11, B-12, B-13 & B-14)
SHEET 9 (LOTS B-15, B-16, & B-17)
SHEET 10 (LOTS B-18, B-19, B-20 & B-21)
SHEET 11 (LOTS B-22, B-23, B-24, B-25 & B-26)
SHEET 12 (LOTS B-29, B-30, B-31 & B-32)
SHEET 13 (LOTS B-33, B-34, B-35 & B-36)
SHEET 14 (LOTS B-37, B-38 & B-39)
SHEET 15 (LOTS B-40, B-41 & B-42)
SHEET 16 (LOTS C-1, C-2, C-6, C-7, C-8 & C-9)
SHEET 17 (LOTS C-3, C-4 & C-5)
SHEET 18 (LOTS B-27 & B-28)
SHEET 19 (LOTS M-1 & M-2)

LOTS M1, M2 & PARCEL "F-1"



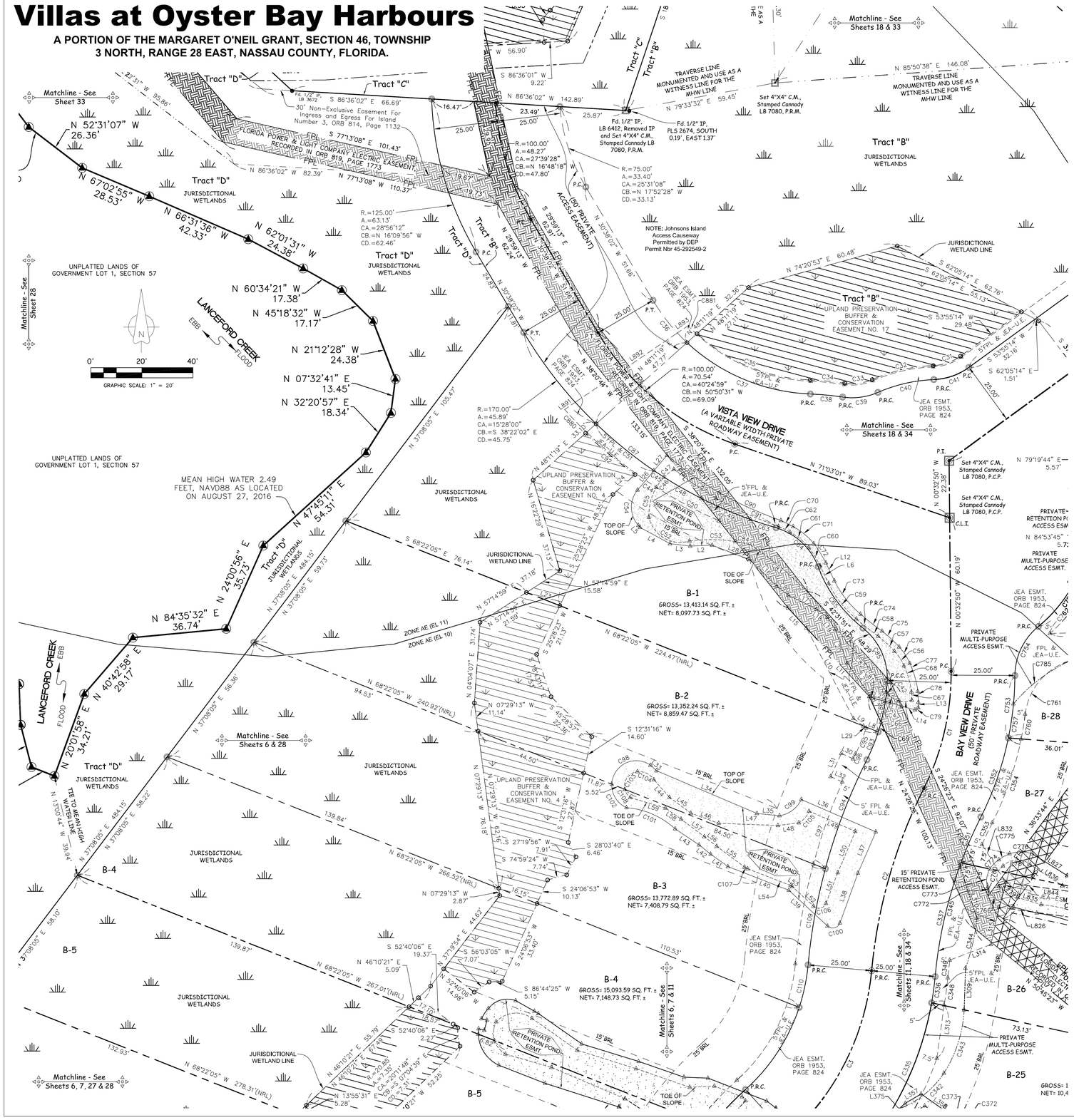
Prepared By:
JW Cannady SURVEYING INC.
11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2375
Licensed Business No.: 7080
EMAIL: jwcsurvey@comcast.net

Villas at Oyster Bay Harbours

A PORTION OF THE MARGARET O'NEIL GRANT, SECTION 46, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

PLAT BOOK___, PAGE___

SHEET 5 OF 40 SHEET

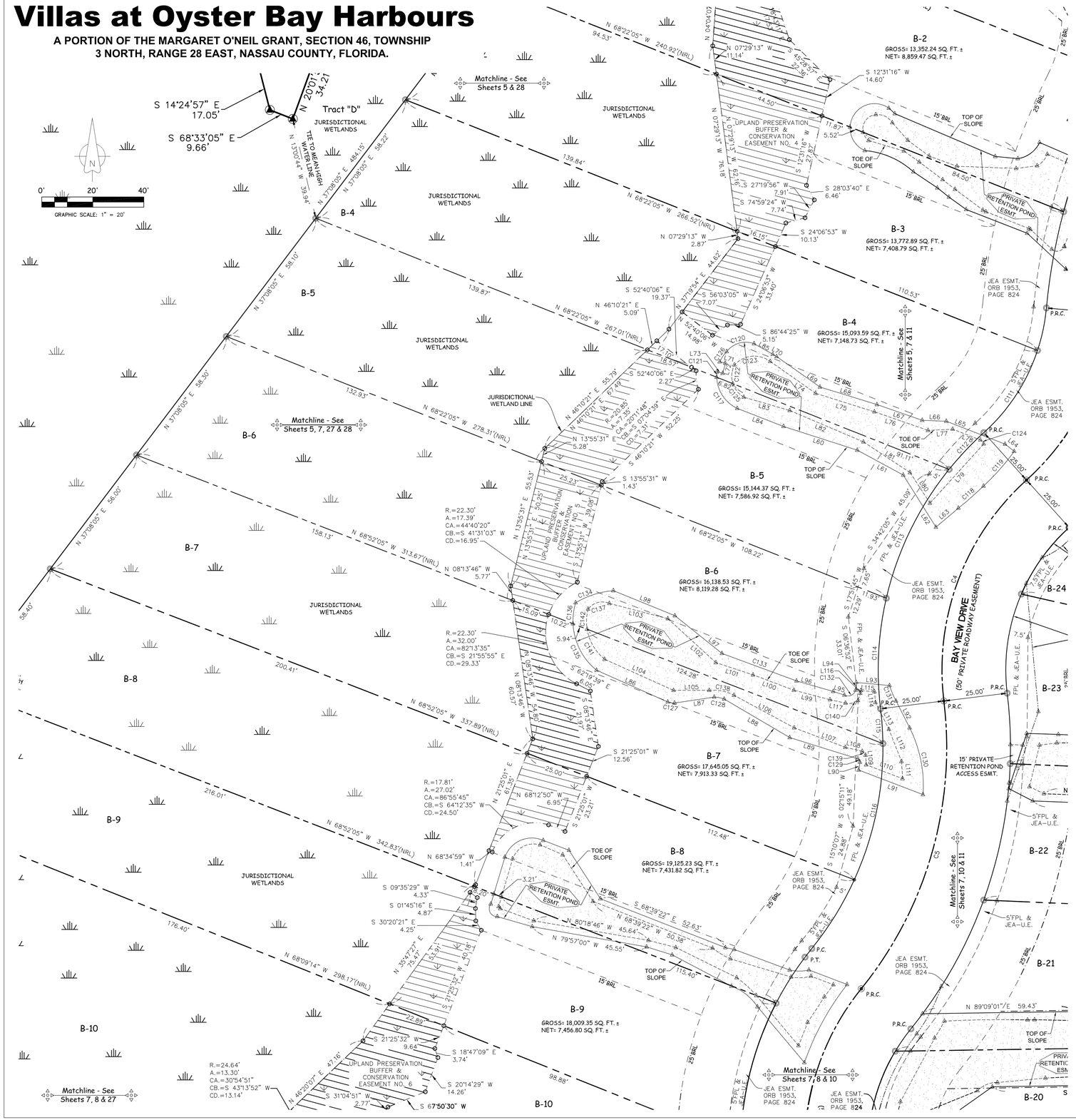

Tract "D"
Tract "C"
Tract "A"
Tract "B"
Matchline - See Sheet 33
Matchline - See Sheets 18 & 33
Matchline - See Sheets 18 & 34
Matchline - See Sheet 28
Matchline - See Sheets 6 & 28
Matchline - See Sheets 6, 7 & 27 & 28
Matchline - See Sheets 11, 33 & 34
N 52°31'07" W 26.36'
N 67°02'55" W 28.53'
N 66°31'36" W 42.33'
N 62°01'31" W 24.38'
N 60°34'21" W 17.38'
N 45°18'32" W 17.17'
N 21°12'28" W 24.38'
N 07°32'41" E 13.45'
N 32°20'57" E 18.34'
N 47°45'11" E 54.31'
N 24°00'56" E 35.73'
N 84°35'32" E 36.74'
N 20°01'58" E 34.21'
N 40°42'58" E 29.17'
S 77°13'08" E 101.43'
N 77°13'08" W 110.37'
S 86°36'02" E 66.69'
N 86°36'02" W 142.89'
S 86°36'01" W 9.22'
N 85°50'38" E 146.08'
N 79°33'32" E 59.45'
N 79°19'44" E 5.57'
N 74°20'53" E 60.48'
S 62°05'14" E 62.76'
S 53°55'14" W 29.48'
S 62°05'14" E 1.51'
N 71°03'01" W 89.03'
S 38°20'44" E 132.05'
S 68°22'05" E 76.14'
N 68°22'05" W 224.47'(NRL)
N 68°22'05" W 240.92'(NRL)
N 68°22'05" W 266.52'(NRL)
N 68°22'05" W 267.01'(NRL)
N 68°22'05" W 278.31'(NRL)
S 30°38'05" E 105.47'
N 37°08'05" E 484.15'
N 37°08'05" E 59.73'
N 37°08'05" E 56.36'
N 37°08'05" E 58.22'
N 37°08'05" E 58.10'
N 37°08'05" E 139.84'
N 37°08'05" E 139.87'
N 37°08'05" E 132.93'
N 13°00'44" W 38.94'
N 13°55'31" E 5.28'
N 46°10'21" E 5.09'
S 52°40'06" E 19.37'
S 52°40'06" E 2.27'
S 56°03'05" W 7.07'
S 86°44'25" W 5.15'
N 52°14'59" E 15.58'
N 07°29'13" W 11.14'
S 12°31'16" W 14.60'
N 07°29'13" W 2.87'
S 27°19'56" W 7.91'
S 74°59'24" W 7.74'
S 28°03'40" E 6.46'
S 24°06'53" W 10.13'
S 37°19'54" E 44.62'
S 24°06'53" W 33.40'
S 22°31'15" E 52.25'
S 67°28'45" W 52.25'
N 00°32'50" W 22.38'
N 00°32'50" W 60.19'
N 24°26'23" W 100.13'
S 24°26'23" E 22.07'
S 42°31'51" E 48.29'
S 29°39'13" E 62.01'
N 29°39'13" W 62.24'
N 30°38'02" W 51.66'
N 48°11'19" E 47.27'
N 48°11'19" E 133.15'
N 16°22'29" W 37.14'
N 04°04'07" E 31.74'
N 37°19'54" E 22.59'
S 22°28'23" E 21.13'
S 22°28'23" E 48.29'
S 42°31'51" E 48.29'
S 62°05'14" E 62.76'
S 53°55'14" W 29.48'
S 53°55'14" W 32.16'
S 62°05'14" E 1.51'
S 24°26'23" E 22.07'
S 24°26'23" E 100.13'
S 38°20'44" E 132.05'
S 42°31'51" E 48.29'
S 29°39'13" E 62.01'
S 30°38'02" E 51.66'
S 48°11'19" W 47.27'
S 48°11'19" W 133.15'
S 16°22'29" E 37.14'
S 37°19'54" E 22.59'
S 22°28'23" E 21.13'
S 22°28'23" E 48.29

Villas at Oyster Bay Harbours

A PORTION OF THE MARGARET O'NEIL GRANT, SECTION 46, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

PLAT BOOK___, PAGE___

SHEET 6 OF 40 SHEET



LINE TABLE DATA		
LINE	BEARING	DISTANCE
L60	S 72°10'59" E	30.34'
L61	S 61°33'53" E	20.50'
L62	S 32°06'08" E	24.08'
L63	N 49°48'43" E	11.55'
L64	N 51°49'56" W	4.58'
L65	N 68°42'09" W	24.71'
L66	N 87°44'00" W	9.44'
L67	N 70°53'06" W	18.77'
L68	N 72°54'26" W	23.36'
L69	N 54°54'37" W	20.76'
L70	N 59°16'28" W	1.76'
L71	S 75°16'38" E	2.24'
L72	S 14°35'21" W	4.08'
L73	N 75°24'39" W	2.32'
L74	S 54°54'37" E	21.70'
L75	S 72°33'50" E	24.19'
L76	S 70°53'06" E	22.23'
L77	N 87°11'37" E	9.66'
L78	S 68°42'09" E	11.66'
L79	S 42°13'10" W	31.37'
L80	N 33°01'03" W	14.34'
L81	N 56°41'25" W	21.83'
L82	N 66°54'40" W	31.41'
L83	N 73°50'33" W	18.74'
L84	S 68°42'19" E	19.49'
L85	N 60°32'39" W	8.42'
L86	S 65°59'29" E	30.59'
L87	N 81°25'49" E	15.69'
L88	S 59°34'42" E	29.79'
L89	S 72°39'26" E	28.00'
L90	S 08°58'20" W	3.16'
L91	S 69°08'38" E	26.99'
L92	N 26°53'22" W	11.82'
L93	N 84°47'14" W	13.09'
L94	S 05°12'46" W	3.00'
L95	N 72°13'24" W	4.61'
L96	N 74°00'29" W	14.97'
L97	N 51°16'27" W	23.63'
L98	N 67°51'45" W	26.04'
L99	N 75°13'23" W	14.66'
L100	N 69°26'00" W	17.11'
L101	N 71°47'04" W	15.32'
L102	N 47°33'42" W	25.52'
L103	N 75°21'17" W	23.69'
L104	S 65°43'31" E	29.65'
L105	S 89°57'43" E	14.00'
L106	S 61°36'05" E	26.84'
L107	S 69°06'23" E	21.43'
L108	S 76°45'39" E	6.83'
L109	S 03°38'29" E	3.76'
L110	S 69°08'38" E	15.25'
L111	N 03°26'50" W	6.72'
L112	N 21°23'42" W	13.58'
L113	N 26°35'15" W	11.75'
L114	N 04°55'18" W	4.17'
L115	N 84°47'14" W	5.44'
L116	S 08°44'03" W	1.06'
L117	N 77°45'01" W	6.23'

CURVE TABLE DATA					
CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C4	100.00'	96.06'	55°02'16"	N 20°30'33" E	92.41'
C5	150.00'	120.52'	46°02'13"	N 16°00'32" E	117.31'
C111	75.00'	38.90'	29°43'14"	S 33°10'04" W	38.47'
C112	125.00'	19.85'	9°06'02"	S 43°28'40" W	19.83'
C113	125.00'	56.62'	25°57'17"	S 25°57'01" W	56.14'
C114	125.00'	43.60'	19°58'57"	S 02°58'54" W	43.37'
C115	125.00'	13.69'	6°16'29"	S 03°52'21" E	13.68'
C116	125.00'	54.98'	25°12'03"	S 11°51'55" W	54.54'
C117	13.87'	15.41'	63°38'22"	S 33°26'39" E	14.63'
C118	154.02'	13.11'	4°52'30"	N 48°44'39" E	13.10'
C119	99.90'	18.18'	10°25'33"	N 41°28'35" E	18.15'
C120	9.29'	11.96'	73°43'33"	S 74°01'52" W	11.15'
C121	13.87'	2.14'	8°51'34"	S 02°48'19" W	2.14'
C122	9.48'	7.61'	45°57'25"	N 04°58'04" E	7.41'
C123	10.45'	15.47'	84°50'35"	N 84°38'15" E	14.09'
C124	2.61'	2.06'	45°16'28"	S 40°34'18" E	2.01'
C125	9.48'	6.97'	42°06'24"	N 39°03'51" W	6.81'
C126	13.90'	4.86'	20°02'39"	S 34°11'55" W	4.84'
C127	6.32'	2.72'	24°38'50"	S 81°27'31" E	2.70'
C128	12.57'	4.00'	18°14'45"	S 78°33'48" E	3.99'
C129	1.25'	1.63'	74°24'46"	S 31°50'33" E	1.51'
C130	50.84'	27.02'	30°27'10"	N 11°19'12" W	26.70'
C131	28.25'	6.55'	13°17'12"	N 22°43'56" W	6.54'
C132	3.06'	5.49'	102°54'16"	S 66°13'34" W	4.78'
C133	9155.98'	31.16'	0°11'42"	N 69°46'10" W	31.16'
C134	34.33'	15.67'	26°09'11"	S 72°21'22" W	15.54'
C135	24.81'	21.03'	48°33'41"	S 26°51'55" E	20.41'
C136	24.81'	8.37'	19°19'39"	S 07°04'46" W	8.33'
C137	6.93'	9.31'	77°02'29"	S 75°13'02" W	8.63'
C138	16.57'	10.04'	34°43'04"	S 78°53'18" E	9.89'
C139	4.38'	2.00'	26°14'21"	S 40°12'04" E	1.99'
C140	4.57'	7.87'	98°41'56"	S 56°05'54" W	6.94'
C141	19.02'	13.93'	41°58'12"	S 30°14'29" E	13.62'
C142	19.02'	7.99'	24°03'58"	S 02°46'36" W	7.93'

SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

SHEET 5 (LOTS B-1, B-2 & B-3)
SHEET 6 (LOTS B-4, B-5, B-6 & B-7)
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SHEET 9 (LOTS B-15, B-16, & B-17)
SHEET 10 (LOTS B-18, B-19, B-20 & B-21)
SHEET 11 (LOTS B-22, B-23, B-24, B-25 & B-26)
SHEET 12 (LOTS B-29, B-30, B-31 & B-32)
SHEET 13 (LOTS B-33, B-34, B-35 & B-36)
SHEET 14 (LOTS B-37, B-38 & B-39)
SHEET 15 (LOTS B-40, B-41 & B-42)
SHEET 16 (LOTS C-1, C-2, C-6, C-7, C-8 & C-9)
SHEET 17 (LOTS C-3, C-4 & C-5)
SHEET 18 (LOTS B-27 & B-28)
SHEET 19 (LOTS M-1 & M-2)

TABLE OF MINIMUM FINISHED FLOOR ELEVATION FOR LOTS IN FLOOD ZONE AE WITH B.F.E.

LOT #	G.F.E.	L.F.E.	FLOOD ZONE WITH B.F.E.
B-4	8.50'	11.00'	AE (EL 10)
B-5	8.50'	11.00'	AE (EL 10)
B-6	8.50'	11.00'	AE (EL 10)
B-7	8.50'	11.00'	AE (EL 10)

Prepared By:

JW Cannady SURVEYING INC.

11707 St. Josephs Road
Jacksonville, Florida 32223
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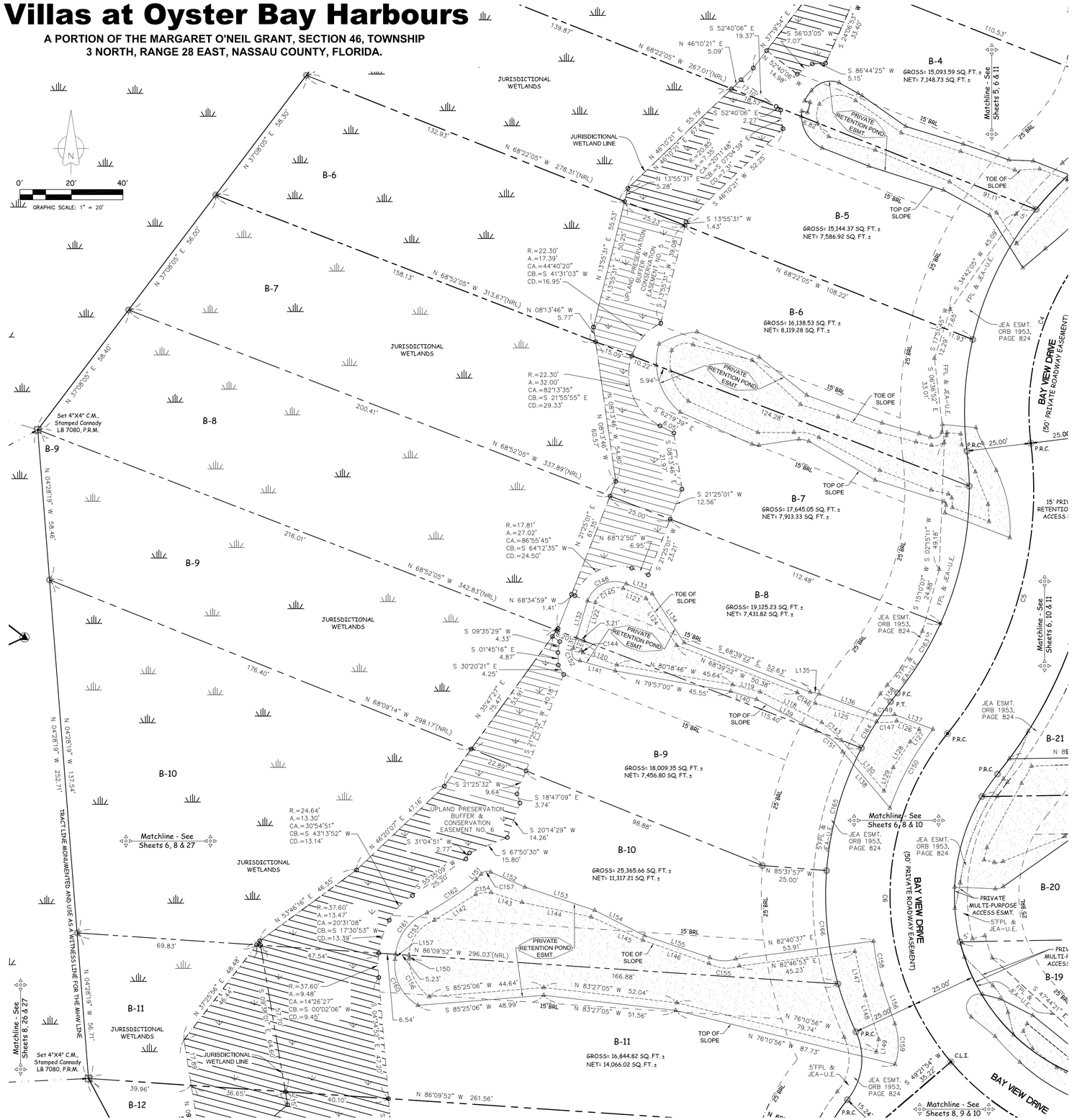
PLAT BOOK___, PAGE___

SHEET 7 OF 40 SHEET



LINE TABLE DATA		
LINE	BEARING	DISTANCE
L118	N 63°38'49" W	26.64'
L119	N 75°25'33" W	11.05'
L120	N 70°00'16" W	13.97'
L121	N 16°16'59" E	3.93'
L122	N 16°16'59" E	15.61'
L123	S 66°25'36" E	9.69'
L124	S 32°57'09" E	21.73'
L125	S 73°20'04" E	24.82'
L126	S 69°08'38" E	9.39'
L127	S 36°43'05" W	5.88'
L128	S 33°07'47" W	11.97'
L129	S 21°25'32" W	9.83'
L130	N 40°04'52" W	25.71'
L131	N 16°42'42" E	4.10'
L132	N 16°42'42" E	15.08'
L133	S 69°00'16" E	10.79'
L134	S 32°57'09" E	22.64'
L135	S 78°15'59" E	3.54'
L136	S 69°36'25" E	23.16'
L137	S 69°08'38" E	15.98'
L138	N 40°02'22" W	28.58'
L139	N 62°09'21" W	26.28'
L140	N 72°37'48" W	10.52'
L141	N 73°57'27" W	14.24'
L142	N 57°52'22" E	18.91'
L143	S 72°18'59" E	12.65'
L144	S 78°08'05" E	27.41'
L145	S 65°45'31" E	22.05'
L146	S 70°30'53" E	27.21'
L147	S 13°00'54" E	17.58'
L148	S 17°12'13" E	17.81'
L149	S 09°56'52" W	4.98'
L150	N 00°27'38" W	1.40'
L151	N 43°02'33" E	2.82'
L152	S 66°29'51" E	14.55'
L153	S 71°33'15" E	28.49'
L154	S 63°07'04" E	21.71'
L155	S 71°18'36" E	26.74'
L156	S 18°11'11" E	16.01'
L157	N 05°53'54" E	2.01'
L158	N 38°02'31" E	4.30'

CURVE TABLE DATA					
CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C4	100.00'	96.06'	55°02'16"	N 20°30'33" E	92.41'
C5	150.00'	120.52'	46°02'13"	N 16°00'32" E	117.31'
C6	100.00'	138.31'	79°14'43"	N 00°35'43" W	127.55'
C143	45.92'	10.38'	12°56'50"	N 47°38'55" W	10.35'
C144	0.87'	1.12'	73°52'48"	N 39°28'48" W	1.04'
C145	8.76'	13.32'	87°07'52"	N 63°19'19" E	12.07'
C146	30.41'	8.18'	15°25'05"	S 58°51'38" E	8.16'
C147	16.45'	7.86'	27°23'21"	N 87°37'06" E	7.79'
C148	11.18'	18.45'	94°29'55"	N 66°26'50" E	16.43'
C149	16.75'	7.62'	26°03'52"	N 89°44'30" E	7.55'
C150	106.44'	35.05'	18°51'55"	S 28°40'01" W	34.89'
C151	20.47'	13.19'	36°55'17"	N 51°37'57" W	12.96'
C152	3.05'	6.97'	131°06'23"	N 27°18'37" W	5.55'
C153	15.00'	17.77'	67°50'50"	N 36°08'20" E	16.75'
C154	15.84'	6.01'	21°44'12"	N 82°46'41" E	5.97'
C155	14.19'	12.19'	49°13'03"	S 85°32'29" E	11.82'
C156	19.45'	17.24'	50°47'52"	N 27°59'17" W	16.68'
C157	2.79'	4.09'	84°04'17"	N 78°22'25" E	3.73'
C158	101.20'	17.17'	9°43'19"	S 10°53'02" E	17.15'
C159	24.20'	16.09'	38°04'46"	S 00°26'53" E	15.79'
C160	18.09'	21.11'	66°51'00"	N 26°26'00" W	19.93'
C161	19.28'	21.27'	63°12'49"	S 37°18'14" W	20.21'
C162	136.62'	23.13'	9°42'04"	N 55°45'49" E	23.10'
C163	125.00'	31.77'	14°33'42"	S 31°44'48" W	31.68'
C164	125.00'	21.30'	9°45'44"	S 32°10'32" W	21.27'
C165	125.00'	49.80'	22°49'37"	S 15°52'51" W	49.47'
C166	125.00'	44.48'	20°23'24"	S 05°43'39" E	44.25'

SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

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SHEET 9 (LOTS B-15, B-16, & B-17)
SHEET 10 (LOTS B-18, B-19, B-20 & B-21)
SHEET 11 (LOTS B-22, B-23, B-24, B-25 & B-26)
SHEET 12 (LOTS B-29, B-30, B-31 & B-32)
SHEET 13 (LOTS B-33, B-34, B-35 & B-36)
SHEET 14 (LOTS B-37, B-38 & B-39)
SHEET 15 (LOTS B-40, B-41 & B-42)
SHEET 16 (LOTS C-1, C-2, C-6, C-7, C-8 & C-9)
SHEET 17 (LOTS C-3, C-4 & C-5)
SHEET 18 (LOTS B-27 & B-28)
SHEET 19 (LOTS M-1 & M-2)

TABLE OF MINIMUM FINISHED FLOOR ELEVATION FOR LOTS IN FLOOD ZONE AE WITH B.F.E.

LOT #	G.F.E.	L.F.E.	FLOOD ZONE WITH B.F.E.
B-8	8.50'	11.00'	AE (EL 10)
B-9	8.50'	11.00'	AE (EL 10)
B-10	8.50'	11.00'	AE (EL 10)

Prepared By:

JW Cannady SURVEYING INC.

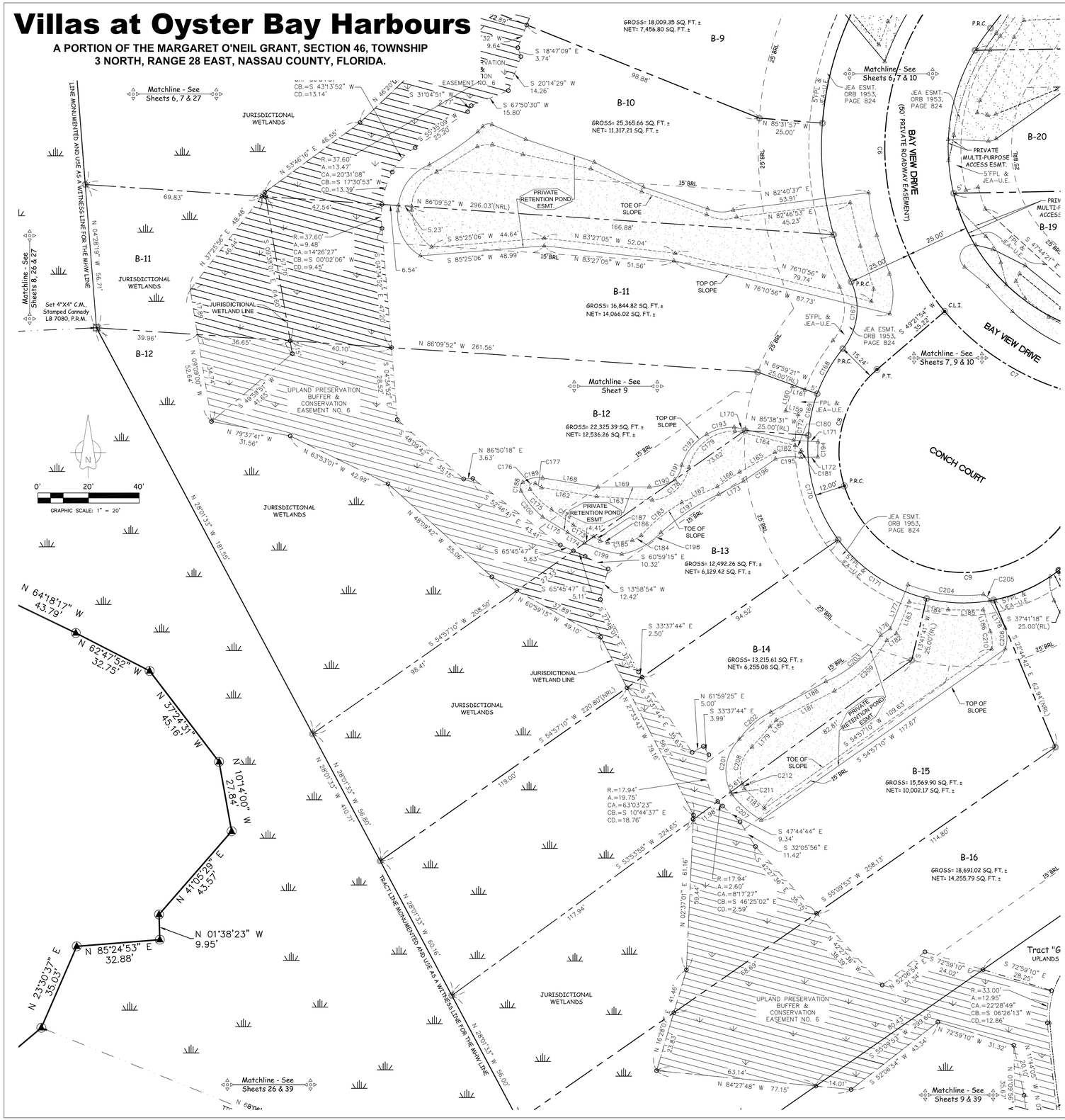
11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2375
Licensed Business No.: 7080
EMAIL: jwcsurvey@comcast.net

Villas at Oyster Bay Harbours

A PORTION OF THE MARGARET O'NEIL GRANT, SECTION 46, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

PLAT BOOK___, PAGE___

SHEET 8 OF 40 SHEET



LINE TABLE DATA		
LINE	BEARING	DISTANCE
L159	N 74°29'41" W	5.19'
L160	N 15°30'19" E	10.00'
L161	S 74°29'41" E	5.19'
L162	S 80°45'48" E	22.09'
L163	S 86°11'31" E	22.02'
L164	S 76°25'03" E	24.40'
L165	S 60°51'44" W	15.90'
L166	S 56°50'13" W	10.54'
L167	S 65°56'04" W	15.36'
L168	S 80°48'45" E	22.16'
L169	N 89°58'18" E	20.27'
L170	S 77°42'01" E	23.96'
L171	S 85°51'34" E	9.71'
L172	S 88°09'47" W	6.61'
L173	S 62°15'53" W	11.08'
L174	N 57°25'56" W	7.88'
L175	N 58°28'34" W	11.56'
L176	N 55°00'06" E	4.54'
L177	N 22°06'37" E	18.67'
L178	S 29°44'34" E	12.36'
L179	N 41°35'23" E	10.80'
L180	N 44°02'34" E	3.48'
L181	N 63°24'22" E	25.71'
L182	N 55°00'06" E	4.65'
L183	N 22°06'37" E	13.45'
L184	S 78°27'32" E	15.72'
L185	S 89°51'15" E	13.83'
L186	S 17°57'07" E	8.92'
L187	N 44°53'05" W	11.16'
L188	N 60°58'50" E	24.87'

CURVE TABLE DATA					
CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C6	100.00'	138.31'	79°14'43"	N 00°35'43" W	127.55'
C7	100.00'	73.75'	42°15'25"	N 61°20'47" W	72.09'
C8	43.00'	50.57'	67°22'49"	N 15°40'29" E	47.70'
C9	49.50'	127.77'	147°53'16"	S 88°02'27" W	95.14'
C167	25.00'	28.03'	64°15'04"	N 07°07'31" E	26.59'
C168	61.50'	20.59'	19°11'05"	S 29°36'12" W	20.50'
C169	61.50'	16.80'	15°39'10"	S 12°11'04" W	16.75'
C170	61.50'	43.76'	40°46'12"	S 16°01'37" E	42.84'
C171	61.50'	42.82'	39°53'36"	S 56°21'31" E	41.96'
C172	66.50'	7.93'	6°50'07"	S 07°46'32" W	7.93'
C173	229.45'	9.18'	2°17'34"	N 60°02'16" W	9.18'
C174	219.82'	10.54'	2°44'51"	N 54°49'22" W	10.54'
C175	30.20'	11.77'	22°20'08"	N 46°12'18" W	11.70'
C176	1.53'	4.44'	166°38'42"	N 43°50'30" E	3.03'
C177	11.01'	2.81'	14°37'59"	S 57°17'57" E	2.80'
C178	16.27'	20.80'	73°13'46"	N 48°01'52" E	19.41'
C179	18.51'	25.01'	77°25'02"	N 51°39'35" E	23.15'
C180	5.89'	3.28'	31°53'45"	S 49°33'22" E	3.24'
C181	0.42'	1.09'	148°15'11"	S 29°04'57" W	0.81'
C182	17.28'	10.17'	33°44'30"	N 89°41'46" W	10.03'
C183	62.36'	20.75'	19°03'57"	S 50°57'42" W	20.65'
C184	10.41'	4.00'	22°01'18"	S 60°27'55" W	3.98'
C185	229.07'	9.78'	2°26'51"	S 84°42'27" W	9.78'
C186	28.93'	3.00'	5°56'32"	N 75°55'22" W	3.00'
C187	229.45'	3.15'	0°47'09"	N 58°29'55" W	3.15'
C188	2.38'	3.95'	95°01'51"	N 11°01'50" E	3.52'
C189	9.74'	8.23'	48°24'31"	N 77°45'01" E	7.99'
C190	20.08'	10.60'	30°15'15"	N 74°00'42" E	10.48'
C191	10.29'	6.46'	35°56'57"	N 24°55'52" E	6.35'
C192	21.16'	16.02'	43°21'35"	N 39°13'45" E	15.64'
C193	20.79'	11.34'	31°15'08"	N 75°25'31" E	11.20'
C194	43.38'	5.94'	7°50'43"	S 01°02'11" W	5.94'
C195	23.59'	10.19'	24°44'46"	S 86°44'12" W	10.11'
C196	1105.52'	15.36'	0°47'45"	S 55°14'03" W	15.36'
C197	91.65'	27.44'	17°09'16"	S 56°25'00" W	27.34'
C198	29.39'	17.99'	35°03'51"	S 61°00'23" W	17.71'
C199	55.19'	15.43'	16°01'18"	N 73°25'54" W	15.38'
C200	38.90'	13.39'	19°43'04"	N 39°31'45" W	13.32'
C201	18.01'	22.67'	72°06'18"	N 09°25'58" E	21.20'
C202	32.36'	16.53'	29°16'32"	N 49°11'02" E	16.36'
C203	49.76'	28.73'	33°04'58"	N 49°50'59" E	28.34'
C204	60.91'	30.33'	28°31'48"	S 82°39'59" E	30.02'
C205	4.80'	3.61'	43°04'50"	S 44°51'25" E	3.52'
C206	13.48'	8.39'	35°38'54"	S 00°02'52" W	8.25'
C207	40.21'	15.34'	21°51'31"	N 48°57'25" W	15.25'
C208	13.06'	16.00'	70°11'48"	N 14°59'07" E	15.02'
C209	53.27'	29.11'	31°18'09"	N 45°50'07" E	28.74'
C210	14.26'	7.04'	28°17'57"	S 04°37'08" E	6.97'
C211	13.06'	2.10'	9°13'53"	N 24°43'43" W	2.10'
C212	13.06'	2.10'	9°13'53"	S 24°43'43" E	2.10'

SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

SHEET 5 (LOTS B-1, B-2 & B-3)
SHEET 6 (LOTS B-4, B-5, B-6 & B-7)
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SHEET 19 (LOTS M-1 & M-2)

TABLE OF MINIMUM FINISHED FLOOR ELEVATION FOR LOTS IN FLOOD ZONE AE WITH B.F.E.

LOT #	G.F.E.	L.F.E.	FLOOD ZONE WITH B.F.E.
B-11	8.50'	11.00'	AE (EL 10)
B-12	8.50'	11.00'	AE (EL 10)
B-13	8.50'	11.00'	AE (EL 10)
B-14	8.50'	11.00'	AE (EL 10)

Prepared By:

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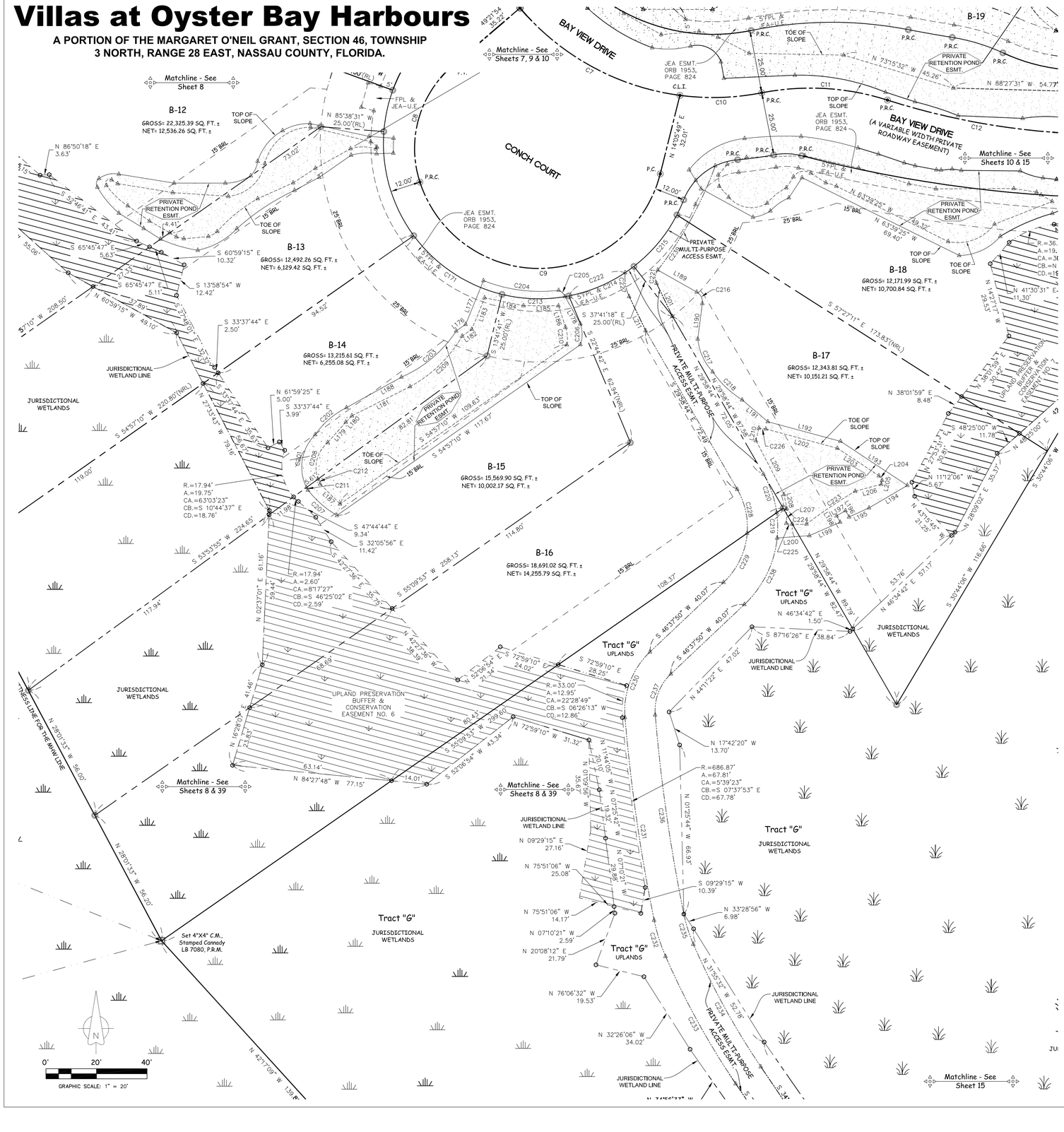
PLAT BOOK ___, PAGE ___

SHEET 9 OF 40 SHEET



LINE TABLE DATA		
LINE	BEARING	DISTANCE
L176	N 55°00'06" E	4.54'
L177	N 22°06' 37" E	18.67'
L178	S 29°44' 34" E	12.36'
L179	N 41°35'23" E	10.80'
L180	N 44°02'34" E	3.48'
L181	N 63°24'22" E	25.71'
L182	N 55°00'06" E	4.65'
L183	N 22°06' 37" E	13.45'
L184	S 78°27' 32" E	15.72'
L185	S 89°51'15" E	13.83'
L186	S 17°57'07" E	8.92'
L187	N 44°53'05" W	11.16'
L188	N 60°58'50" E	24.87'
L189	S 60°26'57" E	17.68'
L190	S 07°27' 45" W	14.19'
L191	S 49°36'12" E	13.31'
L192	S 74°53'09" E	29.79'
L193	S 56°35'20" E	31.67'
L194	S 59°37'54" W	17.57'
L195	S 65°26'10" W	8.68'
L196	N 29°39' 49" W	2.90'
L197	S 59°30'49" W	4.09'
L198	S 29°39' 49" E	2.87'
L199	S 66°15'32" W	13.30'
L200	S 85°53'55" W	12.79'
L201	N 25°50'17" W	14.57'
L202	S 74°53'09" E	29.30'
L203	S 56°35'20" E	19.71'
L204	S 34°39'08" E	2.19'
L205	S 12°20' 45" W	1.60'
L206	S 75°07' 44" W	10.65'
L207	N 01°51'05" E	5.78'
L208	N 11°06'45" W	5.73'
L209	N 27°30' 27" W	24.08'
L210	N 13°30' 22" E	5.06'
L211	N 25°50'17" W	15.00'

CURVE TABLE DATA					
CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C7	100.00'	73.75'	42°15'25"	N 61°20'47" W	72.09'
C8	43.00'	50.57'	67°22'49"	N 15°40'29" E	47.70'
C9	49.50'	127.77'	147°53'16"	S 88°02'27" W	95.14'
C10	100.00'	32.53'	18°38'21"	S 88°12'20" W	32.39'
C11	100.00'	50.34'	28°50'35"	N 86°41'34" W	49.81'
C12	285.00'	73.54'	14°47'03"	N 79°39'47" W	73.33'
C171	61.50'	42.82'	39°53'36"	S 56°21'31" E	41.96'
C201	18.01'	22.67'	72°06'18"	N 09°25'58" E	21.20'
C202	32.36'	16.53'	29°16'32"	N 49°11'02" E	16.36'
C203	49.76'	28.73'	33°04'58"	N 49°50'59" E	28.34'
C204	60.91'	30.33'	28°31'48"	S 82°39'59" E	30.02'
C205	4.80'	3.61'	43°04'50"	S 44°51'25" E	3.52'
C206	13.48'	8.39'	35°38'54"	S 00°02'52" W	8.25'
C207	40.21'	15.34'	21°51'31"	N 48°57'25" W	15.25'
C208	13.06'	16.00'	70°11'48"	N 14°59'07" E	15.02'
C209	53.27'	29.11'	31°18'09"	N 45°50'07" E	28.74'
C210	14.26'	7.04'	28°17'57"	S 04°37'08" E	6.97'
C211	13.06'	2.10'	9°13'53"	N 24°43'43" W	2.10'
C212	13.06'	2.10'	9°13'53"	S 24°43'43" E	2.10'
C213	61.50'	26.63'	24°48'48"	S 88°42'42" E	26.43'
C214	61.50'	28.52'	26°34'11"	N 65°35'48" E	28.26'
C215	61.50'	26.74'	24°54'53"	N 39°51'16" E	26.53'
C216	4.50'	5.33'	67°54'42"	S 26°29'36" E	5.03'
C217	22.11'	14.56'	37°43'40"	S 24°35'15" E	14.30'
C218	38.67'	16.20'	24°00'18"	S 46°28'12" E	16.08'
C219	42.00'	10.06'	13°43'49"	N 01°02'13" W	10.04'
C220	42.00'	16.18'	22°04'37"	N 18°56'26" W	16.08'
C221	5.00'	5.54'	63°28'03"	S 05°53'44" W	5.26'
C222	61.50'	24.27'	22°36'53"	N 67°34'27" E	24.12'
C223	196.91'	23.21'	6°45'13"	S 56°00'52" W	23.20'
C224	25.29'	5.65'	12°47'26"	S 89°03'14" W	5.63'
C225	25.29'	2.42'	5°28'40"	N 81°48'43" W	2.42'
C226	30.41'	2.80'	5°16'00"	S 82°24'12" E	2.79'
C227	17.00'	9.68'	32°38'22"	S 09°31'06" E	9.55'
C228	30.00'	18.06'	34°29'57"	N 12°43'45" W	17.79'
C229	30.00'	22.05'	42°06'37"	N 25°34'32" E	21.56'
C230	32.00'	28.73'	51°26'02"	S 20°54'49" W	27.77'
C231	685.87'	81.09'	6°46'26"	S 08°11'25" E	81.04'
C232	72.00'	15.03'	11°57'49"	S 17°33'32" E	15.01'
C233	312.00'	57.61'	10°34'47"	S 28°49'50" E	57.53'
C234	300.00'	55.40'	10°34'47"	S 28°49'50" E	55.32'
C235	60.00'	12.53'	11°57'49"	S 17°33'32" E	12.51'
C236	673.87'	79.67'	6°46'26"	S 08°11'25" E	79.62'
C237	20.00'	17.95'	51°26'02"	S 20°54'49" W	17.36'
C238	42.00'	29.91'	40°48'08"	N 26°13'46" E	29.28'
C239	154.56'	22.45'	8°19'28"	N 33°28'02" E	22.44'

SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

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SHEET 6 (LOTS B-4, B-5, B-6 & B-7)
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SHEET 9 (LOTS B-15, B-16, & B-17)
SHEET 10 (LOTS B-18, B-19, B-20 & B-21)
SHEET 11 (LOTS B-22, B-23, B-24, B-25 & B-26)
SHEET 12 (LOTS B-29, B-30, B-31 & B-32)
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TABLE OF MINIMUM FINISHED FLOOR ELEVATION FOR LOTS IN FLOOD ZONE AE WITH B.F.E.

LOT #	G.F.E.	L.F.E.	FLOOD ZONE WITH B.F.E.
B-15	8.50'	11.00'	AE (EL 10)
B-16	8.50'	11.00'	AE (EL 10)
B-17	8.50'	11.00'	AE (EL 10)

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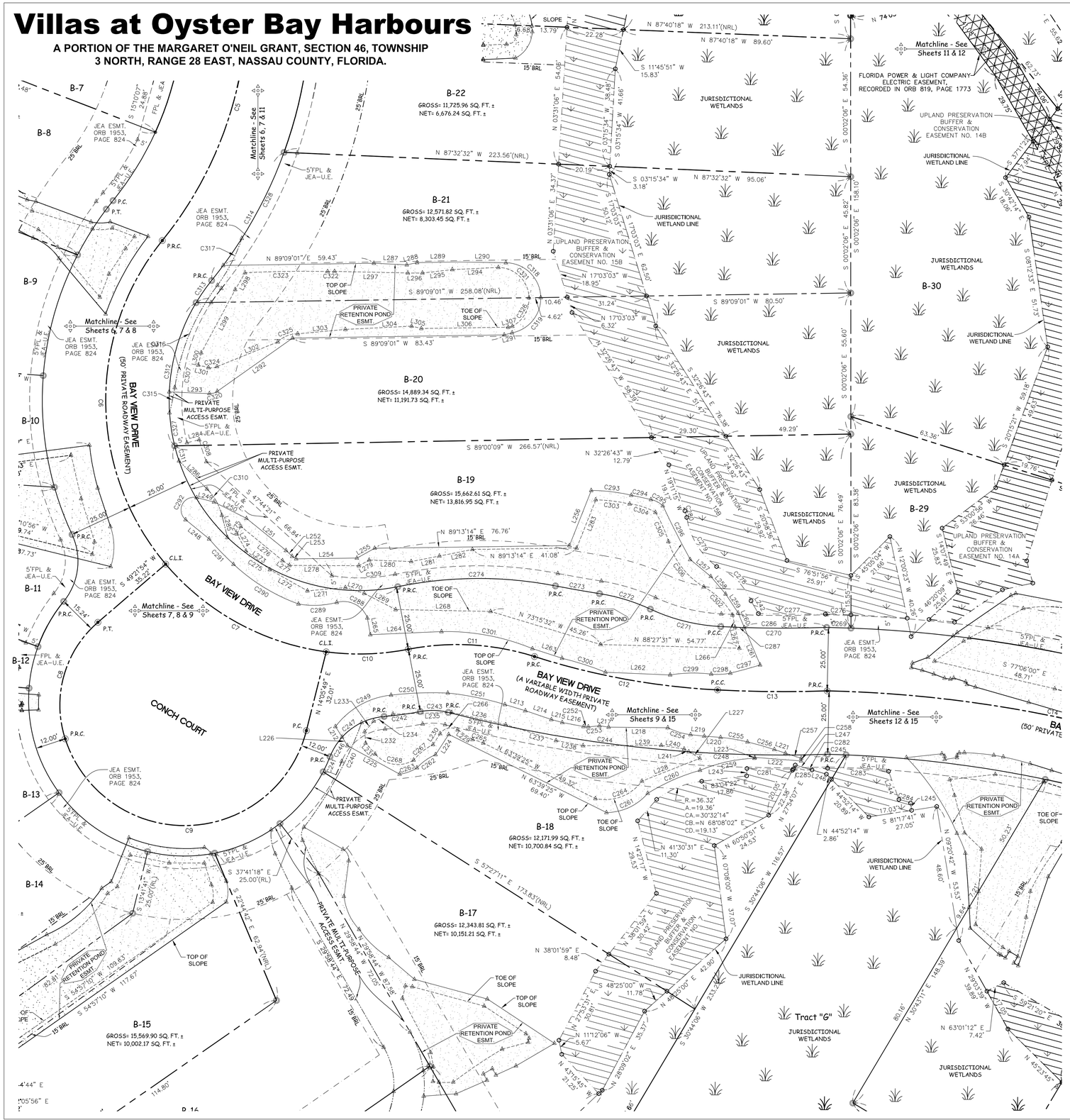
PLAT BOOK ___, PAGE ___

SHEET 10 OF 40 SHEET



LINE TABLE DATA

LINE	BEARING	DISTANCE
L212	N 32°08'59" W	4.90'
L213	S 73°13'59" E	8.45'
L214	S 71°13'53" E	10.78'
L215	S 74°56'59" E	4.44'
L216	S 79°13'42" E	8.55'
L217	S 81°35'53" E	3.67'
L218	S 89°25'21" E	23.34'
L219	S 83°40'46" E	5.45'
L220	S 85°49'48" E	6.45'
L221	S 71°45'43" E	4.61'
L222	N 85°39'51" W	18.29'
L223	S 28°27'04" W	0.36'
L224	S 33°04'58" W	9.51'
L225	N 61°21'43" W	23.42'
L226	N 32°08'59" W	3.99'
L227	S 59°09'44" E	5.06'
L228	S 68°31'30" W	24.51'
L229	N 56°55'02" W	7.00'
L230	S 33°04'58" W	5.15'
L231	N 40°52'16" W	5.73'
L232	N 04°50'01" W	4.52'
L233	N 40°45'51" E	5.44'
L234	N 69°45'19" E	8.13'
L235	N 88°28'49" E	23.12'
L236	S 77°19'46" E	21.82'
L237	S 72°22'58" E	20.82'
L238	S 79°23'00" E	10.83'
L239	N 89°46'39" E	30.81'
L240	S 80°59'18" E	9.18'
L241	S 59°09'44" E	2.10'
L242	N 30°12'26" W	5.76'
L243	N 01°58'48" E	2.87'
L244	S 20°04'59" E	11.83'
L245	S 08°47'13" W	2.95'
L246	S 73°32'42" E	5.89'
L247	N 73°32'42" W	6.89'
L248	N 50°47'36" W	11.96'
L249	S 75°44'35" E	7.01'
L250	S 63°10'46" E	14.33'
L251	S 50°59'18" E	20.08'
L252	S 46°18'41" E	3.35'
L253	S 58°04'54" E	1.87'
L254	N 89°16'46" E	23.94'
L255	N 60°56'17" E	8.01'
L256	N 21°33'55" E	23.38'
L257	S 50°40'46" E	10.49'
L258	S 40°08'22" E	9.04'
L259	S 33°25'20" E	8.94'
L260	S 22°58'53" E	6.27'
L261	S 22°58'53" E	16.00'
L262	N 87°36'20" W	25.55'
L263	N 72°03'56" W	12.26'
L264	S 87°26'20" W	28.08'
L265	N 10°15'19" W	6.70'
L266	S 11°40'24" E	4.94'
L267	S 11°40'24" E	8.46'
L268	N 88°51'44" W	37.42'
L269	N 62°46'41" W	13.91'
L270	N 72°40'15" W	7.80'
L271	S 85°01'40" W	15.03'
L272	N 60°35'38" W	16.98'
L273	N 51°42'10" W	12.01'
L274	N 28°12'43" W	7.54'
L275	N 26°53'13" E	3.34'
L276	S 50°40'33" E	21.28'
L277	S 54°57'14" E	3.30'
L278	S 89°44'12" E	27.39'
L279	N 60°56'17" E	4.63'
L280	S 87°56'43" E	16.59'
L281	N 78°56'50" E	11.35'
L282	N 78°44'58" E	13.25'
L283	N 21°33'55" E	20.45'
L284	S 76°09'36" W	5.00'
L285	S 14°10'51" E	9.01'
L286	N 44°51'35" W	15.64'
L287	S 87°10'36" E	12.97'
L288	N 77°41'59" E	4.18'
L289	N 89°09'01" E	16.28'
L290	S 89°07'02" E	18.70'
L291	S 75°28'04" W	3.19'
L292	S 54°43'23" W	36.36'
L293	N 87°27'08" W	15.84'
L294	S 87°15'10" W	18.18'
L295	S 83°31'53" W	11.83'
L296	S 89°59'46" W	5.76'
L297	N 88°43'06" W	28.89'
L298	S 30°12'14" W	7.64'
L299	S 28°19'08" W	28.30'
L300	S 13°25'59" W	5.02'
L301	S 76°34'01" E	4.15'
L302	N 67°53'39" E	25.86'
L303	N 84°43'39" E	18.89'
L304	N 87°11'53" E	26.13'
L305	S 76°30'04" E	3.96'
L306	N 89°09'01" E	34.22'
L307	N 76°48'30" E	1.71'

CURVE TABLE DATA

CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C5	150.00'	120.52'	46°02'13"	N 16°00'32" E	117.31'
C6	100.00'	138.31'	79°14'43"	N 00°35'43" W	127.55'
C7	100.00'	73.75'	42°15'25"	N 61°20'47" W	72.09'
C8	43.00'	50.57'	67°22'49"	N 15°40'29" E	47.70'
C9	49.50'	127.77'	147°53'16"	S 88°02'27" W	95.14'
C10	100.00'	32.53'	18°38'21"	S 88°12'20" W	32.39'
C11	100.00'	50.34'	28°50'35"	N 86°41'34" W	49.81'
C12	285.00'	73.54'	14°47'03"	N 79°39'47" W	73.33'
C13	500.00'	43.22'	4°57'09"	N 89°31'53" W	43.20'
C14	500.00'	178.67'	20°28'27"	N 78°29'52" W	177.72'
C240	154.56'	24.82'	9°12'09"	N 24°42'13" E	24.80'
C241	61.50'	6.55'	6°06'01"	N 24°20'49" E	6.54'
C242	125.00'	14.39'	6°35'43"	N 82°13'55" E	14.38'
C243	25.00'	11.17'	25°36'07"	S 88°15'53" E	11.08'
C244	525.00'	150.86'	16°27'50"	S 83°41'45" E	150.34'
C245	475.00'	7.31'	0°52'55"	S 88°12'35" E	7.31'
C246	25.00'	9.14'	20°56'54"	N 31°46'16" E	9.09'
C247	25.00'	28.03'	64°13'58"	N 53°24'48" E	26.58'
C248	525.00'	54.68'	5°58'03"	S 88°56'39" E	54.66'
C249	31.39'	25.93'	47°20'05"	N 60°31'45" E	25.20'
C250	140.22'	22.41'	9°09'18"	N 87°54'36" E	22.38'
C251	118.57'	22.99'	11°06'42"	S 78°33'20" E	22.96'
C252	8.75'	1.88'	12°20'36"	S 86°51'21" E	1.88'
C253	52.02'	4.40'	4°51'02"	N 84°32'49" E	4.40'
C254	26.78'	9.41'	20°07'38"	S 77°52'25" E	9.36'
C255	71.13'	10.75'	8°39'29"	S 80°24'40" E	10.74'
C256	181.55'	11.01'	3°28'24"	S 74°16'17" E	11.00'
C257	103.26'	6.50'	3°36'32"	S 72°21'02" E	6.50'
C258	1.71'	1.11'	37°17'57"	S 00°49'57" W	1.09'
C259	61.97'	22.08'	20°24'47"	S 77°30'44" W	21.96'
C260	80.70'	22.61'	16°03'08"	S 66°17'31" W	22.53'
C261	21.43'	18.50'	49°27'47"	S 64°57'17" W	17.93'
C262	21.20'	9.03'	24°24'59"	S 54°39'02" W	8.96'
C263	15.48'	7.36'	27°14'30"	S 69°55'31" W	7.29'
C264	17.98'	20.71'	65°59'16"	S 69°23'54" W	19.58'
C265	23.45'	4.46'	10°53'43"	N 72°07'24" W	4.45'
C266	5.00'	7.85'	90°00'00"	S 78°04'58" W	7.07'
C267	23.45'	9.83'	24°01'21"	S 51°16'06" W	9.76'
C268	11.78'	16.74'	81°25'47"	N 81°08'03" W	15.37'
C269	525.00'	9.58'	1°02'45"	N 88°17'30" W	9.58'
C270	475.00'	41.75'	5°02'11"	S 89°34'24" E	41.74'
C271	75.00'	28.79'	21°59'51"	N 76°03'23" W	28.62'
C272	75.00'	21.01'	16°02'51"	N 73°04'53" W	20.94'
C273	467.00'	17.62'	2°09'42"	N 80°01'27" W	17.62'
C274	158.00'	62.56'	22°41'14"	S 89°42'47" W	62.16'
C275	75.00'	114.92'	87°47'27"	N 57°44'07" W	104.00'
C276	530.22'	10.10'	1°05'27"	N 88°20'11" W	10.10'
C277	469.50'	26.40'	3°13'18"	N 89°29'14" W	26.40'
C278	25.88'	19.63'	43°27'24"	N 45°03'34" W	19.16'
C279	30.05'	23.23'	44°17'06"	N 31°21'30" W	22.65'
C280	20.85'	2.70'	7°25'14"	N 15°28'38" W	2.70'
C281	530.50'	18.23'	1°58'08"	S 89°27'41" E	18.23'
C282	530.50'	13.58'	1°27'59"	N 88°49'15" E	13.58'
C283	469.50'	24.07'	2°56'14"	S 87°09'53" E	24.07'
C284	24.22'	4.77'	11°17'13"	N 73°14'06" W	4.76'
C285	531.00'	7.71'	0°49'54"	N 89°10'03" E	7.71'
C286	475.00'	32.45'	3°54'51"	N 89°51'56" E	32.44'
C287	475.00'	3.62'	0°26'14"	S 87°57'32" E	3.62'
C288	9.96'	14.84'	85°25'36"	N 62°55'12" W	13.51'
C289	35.10'	15.25'	24°53'16"	S 87°34'57" W	15.13'
C290	74.99'	30.19'	23°04'06"	N 58°33'32" W	29.99'
C291	114.24'	13.89'	6°57'59"	N 43°51'54" W	13.88'
C292	5.00'	13.53'	155°03'02"	N 26°43'54" E	9.76'
C293	71.69'	15.97'	12°45'42"	S 83°07'08" E	15.93'
C294	241.94'	7.92'	1°52'32"	S 77°38'16" E	7.92'
C295	9.46'	5.34'	32°21'04"	S 62°24'01" E	5.27'
C296	352.24'	23.82'	3°52'28"	S 26°57'59" E	23.81'
C297	201.89'	12.20'	3°27'40"	S 74°35'13" W	12.19'
C298	24.29'	7.55'	17°48'15"	S 87°04'28" W	7.52'
C299	55.16'	16.24'	16°52'12"	S 88°54'33" W	16.18'
C300	120.54'	17.97'	8°32'27"	N 72°09'02" W	17.95'
C301	89.26'	36.76'	23°35'45"	N 79°20'27" W	36.50'
C302	30.37'	16.04'	30°16'03"	S 45°41'15" E	15.86'
C303	73.40'	13.51'	10°32'53"	S 82°58'58" E	13.49'
C304	25.40'	10.76'	24°16'10"	S 71°56'02" E	10.68'
C305	50.63'	12.66'	14°19'24"	N 23°59'36" W	12.63'
C306	31.38'	23.15'	42°16'07"	S 37°57'58" E	22.63'
C307	70.00'	57.75'	47°16'18"	S 09°47'45" W	56.13'
C308	65.00'	9.10'	8°01'20"	S 17°51'04" E	9.09'
C309	70.00'	25.11'	20°33'21"	N 88°38'50" E	24.98'
C310	22.50'	12.05'	30°40'45"	N 29°31'13" W	11.90'
C311	75.00'	6.17'	4°42'56"	N 16°11'52" W	6.17'
C312	75.00'	58.52'	44°42'22"	N 08°30'47" E	57.05'
C313	75.00'	10.68'	8°09'40"	N 34°56'48" E	10.67'
C314	175.00'	58.27'	19°04'39"	N 29°29'19" E	58.00'
C315	96.10'	10.17'	6°03'46"	N 11°51'23" E	10.16'
C316	85.68'	44.15'	29°31'41"	S 22°39'08" W	43.67'
C317	65.94'	20.93'	18°11'14"	N 27°25'00" E	20.84'
C318	13.95'	21.48'	88°12'16"	S 44°59'41" E	19.42'
C319	13.95'	19.46'	79°54'31"	S 39°03'43" W	17.92'
C320	5.00'	3.30'	37°49'29"	S 73°38'07" W	3.24'
C321	12.30'	18.75'	87°19'19"	N 45°19'31" W	16.99'
C322	29.88'	2.74'	5°15'38"	S 88°41'02" W	2.74'
C323	431.26'	32.57'	4°19'40"	S 89°09'01" W	32.57'
C324	5.00'	3.45'	39°28'37"	N 83°41'40" E	3.38'
C325	10.52'	8.71'	47°26'16"	N 67°48'55" E	8.47'
C326	12.30'	13.70'	63°46'57"	N 30°13'37" E	13.00'
C327	75.00'	13.20'	10°05'15"	N 08°47'46" W	13.19'
C328	175.00'	37.80'	12°22'38"	N 26°08'18" E	37.73'

SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

SHEET 5 (LOTS B-1, B-2 & B-3)
SHEET 6 (LOTS B-4, B-5, B-6 & B-7)
SHEET 7 (LOTS B-8, B-9 & B-10)
SHEET 8 (LOTS B-11, B-12, B-13 & B-14)
SHEET 9 (LOTS B-15, B-16, & B-17)
SHEET 10 (LOTS B-18, B-19, B-20 & B-21)
SHEET 11 (LOTS B-22, B-23, B-24, B-25 & B-26)
SHEET 12 (LOTS B-29, B-30, B-31 & B-32)
SHEET 13 (LOTS B-33, B-34, B-35 & B-36)
SHEET 14 (LOTS B-37, B-38 & B-39)
SHEET 15 (LOTS B-40, B-41 & B-42)
SHEET 16 (LOTS C-1, C-2, C-6, C-7, C-8 & C-9)
SHEET 17 (LOTS C-3, C-4 & C-5)
SHEET 18 (LOTS B-27 & B-28)
SHEET 19 (LOTS M-1 & M-2)

TABLE OF MINIMUM FINISHED FLOOR ELEVATION FOR LOTS IN FLOOD ZONE AE WITH B.F.E.

LOT #	G.F.E.	L.F.E.	FLOOD ZONE WITH B.F.E.
B-18	8.50'	11.00'	AE (EL 10)
B-19	8.50'	11.00'	AE (EL 10)
B-20	8.50'	11.00'	AE (EL 10)
B-21	8.50'	11.00'	AE (EL 10)

N

0' 20' 40'

GRAPHIC SCALE: 1" = 20'

Prepared By:

JW Cannady SURVEYING INC.

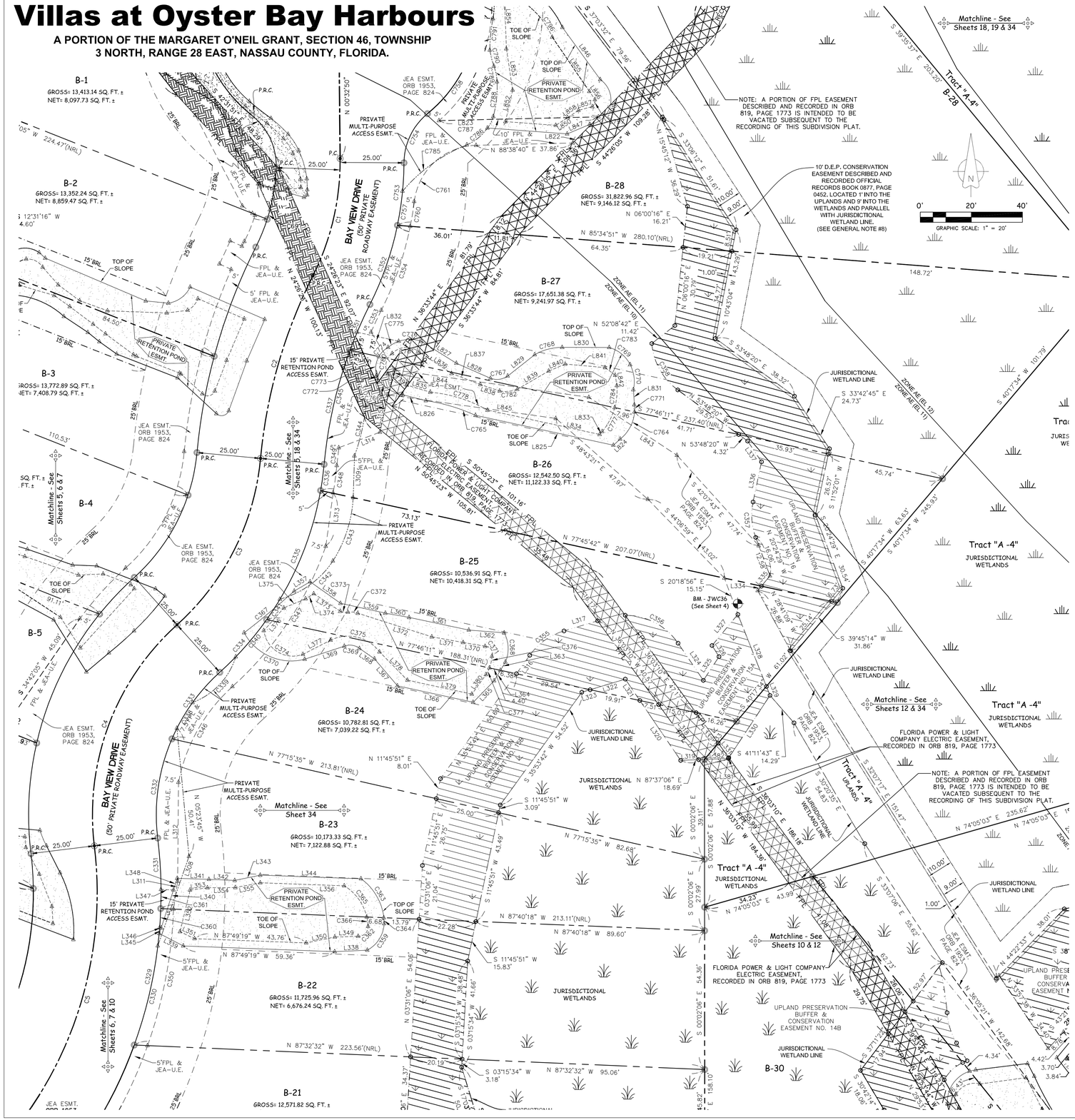
11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2375
Licensed Business No.: 7080
EMAIL: jwcsurvey@comcast.net

Villas at Oyster Bay Harbours

A PORTION OF THE MARGARET O'NEIL GRANT, SECTION 46, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

PLAT BOOK___, PAGE___

SHEET 11 OF 40 SHEET



LINE TABLE DATA		
LINE	BEARING	DISTANCE
L308	S 19°12'18" W	37.09'
L309	S 01°47'26" W	16.34'
L310	S 18°01'03" E	21.62'
L311	N 08°25'13" E	10.96'
L312	N 00°30'42" E	38.83'
L313	N 07°49'09" E	21.10'
L314	N 69°18'39" E	17.23'
L315	N 12°13'49" E	14.95'
L316	S 35°53'42" W	8.94'
L317	S 73°16'10" W	13.74'
L318	N 36°03'10" W	26.69'
L319	N 87°37'06" E	7.07'
L320	N 34°16'03" W	28.39'
L321	N 34°16'03" W	10.11'
L322	S 73°16'10" W	14.38'
L323	S 73°16'10" W	3.39'
L324	S 34°16'03" E	17.61'
L325	N 33°26'41" E	11.12'
L326	N 32°07'17" W	5.17'
L327	N 39°45'14" E	15.83'
L328	S 21°37'23" E	30.33'
L329	S 21°37'23" E	3.79'
L330	N 33°26'41" E	29.23'
L331	N 36°03'10" W	7.03'
L332	N 36°03'10" W	14.76'
L333	N 40°17'34" E	19.47'
L334	S 39°45'14" W	2.23'
L335	N 39°45'14" E	5.27'
L336	N 11°52'01" E	16.06'
L337	N 33°42'45" W	9.79'
L338	S 87°20'56" W	12.79'
L339	N 62°35'30" W	10.54'
L340	N 17°57'02" E	22.73'
L341	S 88°08'06" E	12.43'
L342	S 87°40'14" E	10.10'
L343	N 78°21'59" E	10.22'
L344	S 87°56'33" E	39.45'
L345	N 17°57'02" E	2.36'
L346	S 87°40'18" E	0.62'
L347	S 87°40'18" E	4.89'
L348	N 17°57'02" E	4.79'
L349	S 88°14'28" W	9.13'
L350	S 78°17'08" W	11.45'
L351	N 64°22'35" W	6.32'
L352	N 13°35'59" E	16.80'
L353	N 82°44'42" E	6.85'
L354	N 89°27'48" E	10.91'
L355	N 79°15'29" E	9.95'
L356	S 87°56'33" E	32.89'
L357	N 59°31'05" E	7.18'
L358	S 54°37'53" E	14.60'
L359	S 77°39'14" E	18.00'
L360	S 79°47'58" E	9.42'
L361	S 78°02'22" E	23.93'
L362	S 85°33'45" E	13.87'
L363	S 30°59'46" W	3.75'
L364	S 30°59'46" W	4.78'
L365	S 44°14'25" W	11.77'
L366	N 77°46'11" W	30.34'
L367	N 40°22'34" W	13.85'
L368	N 55°07'39" W	7.17'
L369	S 71°48'35" W	16.31'
L370	N 80°06'48" W	8.72'
L371	N 79°53'22" W	12.45'
L372	N 72°16'48" W	30.45'
L373	N 56°34'14" W	12.48'
L374	S 57°48'31" W	3.76'
L375	S 67°16'04" W	9.24'
L376	S 41°35'16" W	11.82'
L377	N 62°55'45" E	12.17'
L378	S 44°35'48" E	15.57'
L379	S 77°46'11" E	25.80'
L380	N 35°49'15" E	9.48'
L381	S 33°26'41" W	0.35'
L382	S 87°37'06" W	9.34'
L822	S 44°26'05" W	14.34'
L823	N 88°38'40" E	62.43'
L824	S 47°22'32" W	3.61'
L825	N 77°46'11" W	55.24'
L826	N 75°50'48" W	9.31'
L827	S 58°00'01" E	16.17'
L828	S 66°08'30" E	14.62'
L829	N 51°43'03" E	13.48'
L830	S 89°50'10" E	18.44'
L831	S 03°42'13" E	5.91'
L832	S 32°04'39" E	17.55'
L833	S 40°43'08" W	1.53'
L834	N 77°46'11" W	44.96'
L835	N 73°19'18" W	9.59'
L836	S 56°29'53" E	15.20'
L837	S 69°02'08" E	12.07'
L838	S 71°21'52" E	8.00'
L839	N 59°50'31" E	14.20'
L840	N 67°18'58" E	7.03'
L841	S 84°54'35" E	15.66'
L842	S 08°51'01" E	4.11'
L843	S 56°37'48" E	41.27'
L844	S 81°59'29" E	76.74'
L845	S 81°59'29" E	66.33'
L846	S 35°55'27" E	25.22'
L847	S 67°10'42" W	9.53'
L848	N 85°48'07" W	31.34'
L849	S 88°38'40" W	12.11'
L850	S 56°33'28" W	5.50'
L851	N 85°48'07" W	19.79'
L852	N 12°52'23" E	12.69'
L853	N 08°35'40" W	16.36'
L854	N 02°10'11" W	22.21'
L855	S 34°19'12" E	25.74'
L856	S 34°39'11" E	3.88'
L857	S 74°52'50" W	5.61'
L858	S 56°33'28" W	5.18'

CURVE TABLE DATA					
CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	100.00'	47.57'	27°15'16"	N 13°04'48" E	47.12'
C2	200.00'	74.84'	21°26'25"	N 15°59'13" E	74.41'
C3	100.00'	74.63'	42°45'41"	N 26°38'51" E	72.91'
C4	100.00'	96.06'	55°02'16"	N 20°30'33" E	92.41'
C5	150.00'	120.52'	46°02'13"	N 16°00'32" E	117.31'
C329	175.00'	54.65'	17°53'32"	N 11°00'13" E	54.43'
C330	175.00'	40.05'	13°06'41"	N 13°23'39" E	39.96'
C331	175.00'	27.69'	9°04'02"	N 02°28'34" W	27.67'
C332	75.00'	39.70'	30°19'41"	N 08°09'16" E	39.24'
C333	75.00'	32.34'	24°42'35"	S 35°40'24" W	32.09'
C334	125.00'	27.68'	12°41'09"	N 41°41'07" E	27.62'
C335	125.00'	55.23'	25°19'03"	N 22°41'01" E	54.79'
C336	125.00'	10.38'	4°45'29"	N 07°38'45" E	10.38'
C337	175.00'	45.91'	15°01'55"	N 12°46'58" E	45.78'
C338	75.00'	11.78'	8°59'44"	S 31°20'43" W	11.76'
C339	28.07'	25.56'	52°09'56"	N 43°23'08" E	24.68'
C340	125.00'	18.90'	8°39'41"	N 39°40'23" E	18.88'
C341	125.00'	9.55'	4°22'42"	N 33°09'12" E	9.55'
C342	36.44'	26.16'	41°07'49"	N 54°10'26" E	25.60'
C343	51.59'	26.32'	29°13'33"	N 17°42'37" E	26.03'
C344	83.04'	20.18'	13°55'33"	N 12°51'53" E	20.13'
C345	175.00'	44.65'	14°37'08"	N 12°34'34" E	44.53'
C346	67.50'	43.81'	37°11'24"	S 29°25'59" W	43.05'
C347	132.50'	66.71'	28°50'52"	N 33°36'15" E	66.01'
C348	130.00'	10.80'	4°45'29"	N 07°38'45" E	10.79'
C349	170.00'	7.00'	2°21'31"	S 06°26'46" W	7.00'
C350	180.00'	54.64'	17°23'29"	N 10°45'12" E	54.43'
C351	175.00'	19.57'	6°24'30"	N 23°30'11" E	19.56'
C352	125.00'	32.91'	15°05'05"	N 19°09'54" E	32.81'
C353	170.00'	9.45'	3°11'05"	S 25°06'54" W	9.45'
C354	130.00'	34.86'	15°21'47"	N 19°01'33" E	34.75'
C355	25.00'	16.76'	38°24'05"	S 54°34'56" W	16.44'
C356	25.00'	24.36'	55°49'04"	S 62°10'34" E	23.40'
C357	25.00'	14.08'	32°16'30"	N 04°16'14" W	13.90'
C358	25.00'	21.49'	49°15'03"	N 29°10'49" W	20.83'
C359	12.62'	12.89'	58°30'56"	S 32°20'00" W	12.33'
C360	175.00'	7.50'	2°27'22"	N 03°17'08" E	7.50'
C361	175.00'	7.50'	2°27'24"	N 00°49'46" E	7.50'
C362	3.71'	6.18'	95°25'27"	S 44°54'50" W	5.49'
C363	21.85'	18.19'	47°41'55"	N 30°23'11" W	17.67'
C364	21.85'	2.31'	6°02'39"	N 03°30'54" W	2.30'
C365	19.56'	15.46'	45°17'33"	N 35°51'46" W	15.06'
C366	19.56'	3.71'	10°51'26"	N 07°47'17" W	3.70'
C367	389.23'	25.56'	3°45'43"	N 50°13'11" E	25.55'
C368	13.28'	11.86'	51°09'45"	S 02°13'33" E	11.47'
C369	6.01'	6.30'	60°03'19"	N 81°36'38" W	6.02'
C370	20.88'	27.92'	76°35'38"	N 66°28'24" W	25.88'
C371	2.85'	5.58'	112°11'05"	N 34°21'06" W	4.73'
C372	8.23'	3.92'	27°14'40"	N 83°51'07" W	3.88'
C373	4.46'	3.06'	39°16'20"	N 83°18'37" W	3.00'
C374	11.39'	20.63'	103°46'48"	S 58°42'26" E	17.92'
C375	15.44'	21.37'	79°18'02"	S 76°30'59" E	19.70'
C376	14.51'	4.69'	18°31'41"	N 12°06'11" E	4.67'
C377	14.51'	2.91'	11°30'35"	N 27°07'19" E	2.91'
C753	125.00'	24.66'	11°18'07"	N 05°58'18" E	24.62'
C754	25.00'	22.02'	50°27'57"	N 25°33'13" E	21.31'
C757	125.00'	13.55'	6°12'47"	N 08°30'58" E	13.55'
C758	55.00'	43.85'	45°40'57"	N 27°56'43" E	42.70'
C760	130.00'	9.90'	4°21'54"	N 09°09'42" E	9.90'
C761	25.00'	35.63'	81°39'54"	S 47°48'43" W	32.69'
C764	14.82'	12.35'	47°44'44"	S 27°55'12" W	12.00'
C765	71.26'	20.35'	16°21'52"	N 73°27'11" W	20.28'
C766	15.60'	12.14'	44°36'03"	N 57°12'05" W	11.84'
C767	7.29'	7.07'	55°35'03"	N 82°12'54" E	6.80'
C768	21.23'	11.24'	30°20'02"	N 75°02'10" E	11.11'
C769	13.25'	10.88'	47°01'49"	S 50°39'01" E	10.58'
C770	14.63'	10.12'	39°37'24"	S 07°19'24" E	9.92'
C771	14.82'	2.81'	10°52'01"	S 01°23'10" E	2.81'
C772	9.79'	1.17'	6°50'50"	S 18°49'57" E	1.17'
C773	9.79'	7.73'	45°14'30"	S 07°12'43" W	7.53'
C774	9.79'	5.17'	30°15'47"	S 44°57'52" W	5.11'
C775	13.37'	4.84'	20°44'14"	S 60°32'32" W	4.81'
C776	13.37'	9.01'	38°37'13"	N 89°46'54" W	8.85'
C777	25.24'	10.60'	24°03'59"	S 27°29'35" W	10.53'
C778	54.94'	23.66'	24°40'20"	N 72°34'30" W	23.48'
C779	7.69'	9.02'	67°11'48"	N 58°52'39" W	8.51'
C780	5.87'	9.00'	87°57'04"	N 10°54'28" E	8.14'
C781	7.77'	11.68'	86°07'32"	N 86°53'41" E	10.61'
C782	12.90'	7.02'	31°10'53"	N 84°14'20" E	6.94'
C783	628.65'	4.95'	0°27'04"	S 53°08'21" E	4.95'
C784	25.24'	8.73'	19°48'13"	S 05°33'29" W	8.68'
C785	63.81'	31.39'	28°11'17"	S 54°15'41" W	31.07'
C786	18.51'	10.51'	32°30'49"	N 50°40'16" E	10.37'
C787	12.00'	5.06'	24°10'17"	N 27°07'21" E	5.02'
C788	46.81'	13.79'	16°52'36"	N 06°13'24" E	13.74'
C789	22.04'	6.25'	16°14'59"	N 11°25'07" W	6.23'
C790	28.32'	6.50'	13°09'20"	S 14°15'52" E	6.49'
C791	54.14'	12.37'	13°05'40"	S 05°54'01" W	12.35'
C795	9.70'	23.23'	137°10'05"	S 13°13'59" W	18.06'
C796	32.71'	26.50'	46°25'12"	S 46°50'16" E	25.78'
C797	3.35'	3.03'	51°49'35"	S 20°06'49" W	2.92'

SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

SHEET 5 (LOTS B-1, B-2 & B-3)
SHEET 6 (LOTS B-4, B-5, B-6 & B-7)
SHEET 7 (LOTS B-8, B-9 & B-10)
SHEET 8 (LOTS B-11, B-12, B-13 & B-14)
SHEET 9 (LOTS B-15, B-16, & B-17)
SHEET 10 (LOTS B-18, B-19, B-20 & B-21)
SHEET 11 (LOTS B-22, B-23, B-24, B-25 & B-26)
SHEET 12 (LOTS B-29, B-30, B-31 & B-32)
SHEET 13 (LOTS B-33, B-34, B-35 & B-36)
SHEET 14 (LOTS B-37, B-38 & B-39)
SHEET 15 (LOTS B-40, B-41 & B-42)
SHEET 16 (LOTS C-1, C-2, C-6, C-7, C-8 & C-9)
SHEET 17 (LOTS C-3, C-4 & C-5)
SHEET 18 (LOTS B-27 & B-28)
SHEET 19 (LOTS M-1 & M-2)

TABLE OF MINIMUM FINISHED FLOOR ELEVATION FOR LOTS IN FLOOD ZONE AE WITH B.F.E.

LOT #	G.F.E.	L.F.E.	FLOOD ZONE WITH B.F.E.
B-22	8.50'	11.00'	AE (EL 10)
B-23	8.50'	11.00'	AE (EL 10)
B-24	8.50'	11.00'	AE (EL 10)
B-25	8.50'	11.00'	AE (EL 10)
B-26	8.50'	12.00'	AE (EL 10) & AE (EL 11)

Prepared By:

JW Cannady SURVEYING INC.

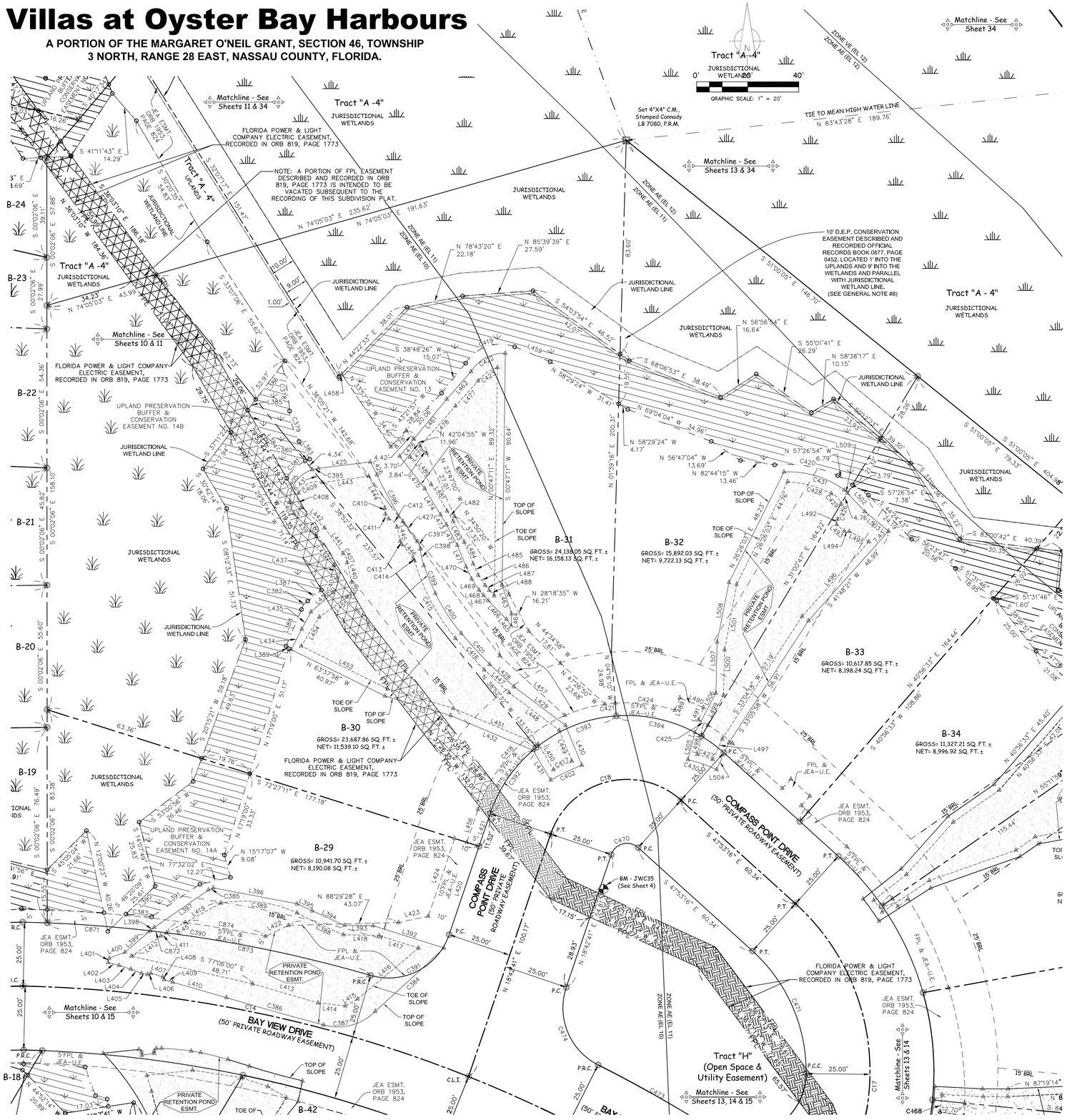
11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2375
Licensed Business No.: 7080
EMAIL: jwcsurvey@comcast.net

Villas at Oyster Bay Harbours

A PORTION OF THE MARGARET O'NEIL GRANT, SECTION 46, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

PLAT BOOK___, PAGE___

SHEET 12 OF 40 SHEET



LINE TABLE DATA		
LINE	BEARING	DISTANCE
L383	S 30°43'50" E	8.08'
L384	N 29°53'44" W	30.74'
L385	N 37°11'22" E	5.27'
L386	N 37°11'22" E	16.97'
L387	S 50°52'57" W	6.88'
L388	S 22°51'58" W	15.52'
L389	S 44°15'42" E	1.50'
L390	N 46°20'09" E	15.85'
L391	S 55°57'55" W	22.78'
L392	N 72°29'47" W	29.04'
L393	N 89°32'29" W	11.24'
L394	N 65°33'26" W	13.85'
L395	N 65°15'45" W	6.51'
L396	N 79°13'52" W	33.33'
L397	S 55°23'03" W	25.75'
L398	S 49°43'47" W	2.10'
L399	S 49°43'47" W	12.96'
L400	S 69°39'16" W	6.55'
L401	S 13°22'22" W	1.84'
L402	S 76°04'52" E	4.43'
L403	S 71°46'46" E	4.80'
L404	S 69°09'14" E	4.52'
L405	S 79°49'33" E	2.33'
L406	N 71°59'28" E	1.43'
L407	S 72°34'15" E	4.90'
L408	S 26°36'37" E	1.13'
L409	S 72°38'10" E	3.51'
L410	S 74°03'42" E	21.84'
L411	S 61°24'44" W	2.51'
L412	S 55°32'04" W	13.99'
L413	S 73°49'17" E	26.59'
L414	S 83°41'49" E	10.76'
L415	N 60°19'16" E	5.51'
L416	N 50°08'27" E	31.05'
L417	N 72°29'47" W	16.13'
L418	N 88°32'22" W	13.98'
L419	S 61°24'44" W	24.30'
L420	S 18°42'41" W	36.50'
L421	S 18°42'41" W	13.48'
L422	S 64°14'30" W	9.88'
L423	S 78°09'05" W	11.88'
L424	S 18°42'41" W	32.12'
L425	N 82°57'24" E	20.46'
L426	S 27°36'46" E	5.63'
L427	S 36°06'27" E	9.58'
L428	S 47°20'47" E	12.90'
L429	S 53°07'07" E	25.21'
L430	S 22°19'45" E	16.80'
L431	N 30°47'50" W	13.58'
L432	N 67°07'53" W	34.88'
L433	N 73°29'47" W	26.82'
L434	N 27°20'40" E	9.05'
L435	N 28°08'47" E	7.60'
L436	N 48°53'09" E	11.42'
L437	N 14°53'40" W	5.05'
L438	N 31°45'07" W	13.15'
L439	N 44°20'50" W	12.47'
L440	N 12°48'18" W	7.75'
L441	N 35°42'23" W	12.39'
L442	N 48°06'35" W	11.77'
L443	N 82°34'27" E	18.24'
L444	S 26°56'06" E	13.93'
L445	S 12°47'47" E	5.74'
L446	S 39°22'57" E	7.22'
L447	S 47°21'05" E	13.16'
L448	S 53°07'47" E	24.50'
L449	S 22°19'45" E	13.01'
L450	N 30°47'50" W	11.63'
L451	N 67°07'53" W	36.03'
L452	N 73°29'47" W	26.73'
L453	N 63°37'58" W	37.77'
L454	N 31°53'18" E	13.38'
L455	N 54°19'16" E	13.39'
L456	S 18°42'41" W	13.56'
L457	S 47°26'46" E	34.54'
L458	N 44°22'33" E	1.50'
L459	N 66°55'54" W	15.07'
L461	N 39°33'59" E	20.26'
L462	N 41°22'27" E	14.35'
L463	S 18°04'21" E	11.83'
L464	S 01°20'16" W	4.72'
L465	N 35°58'04" W	3.20'
L466	N 44°14'26" W	10.15'
L467	N 42°33'03" W	2.76'
L468	N 39°55'46" W	2.73'
L469	N 33°52'06" W	5.19'
L470	N 24°18'34" W	5.25'
L471	N 22°19'30" W	9.10'
L472	N 27°48'33" W	9.07'
L473	N 30°39'48" W	4.54'
L474	N 31°04'49" W	11.94'
L475	N 37°45'58" W	16.10'
L476	N 39°33'59" E	8.72'
L477	S 42°06'07" W	13.30'
L478	S 41°30'12" W	20.86'
L479	S 41°30'12" W	5.89'
L480	S 37°45'58" E	13.43'
L481	S 31°03'50" E	12.09'
L482	S 30°39'52" E	4.64'
L483	S 27°48'19" E	9.30'
L484	S 22°18'37" E	9.16'
L485	S 24°18'22" E	4.92'
L486	S 33°47'34" E	4.79'
L487	S 39°52'14" E	2.52'
L488	S 42°32'22" E	2.90'
L489	N 22°23'34" E	5.20'
L490	S 67°36'26" E	10.00'
L491	S 22°23'34" W	5.20'
L492	S 08°11'50" W	2.09'
L493	S 48°34'52" E	4.00'
L494	S 88°03'23" E	1.94'
L495	S 62°32'01" E	8.65'
L496	S 41°48'21" W	39.20'
L497	S 24°43'21" W	8.95'
L498	N 14°24'19" E	7.68'
L499	N 28°03'44" E	17.78'
L500	N 01°20'16" E	17.77'
L501	N 10°27'22" E	26.04'
L502	S 43°25'58" E	9.94'
L503	S 50°34'26" E	11.98'
L504	S 24°43'21" W	11.64'
L505	N 14°24'19" E	10.99'
L506	N 28°03'44" E	17.43'
L507	N 01°20'16" E	20.00'
L508	N 11°18'46" E	23.79'
L509	S 43°25'58" E	1.70'

CURVE TABLE DATA					
CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C14	500.00'	178.67'	20°28'27"	N 78°29'52" W	177.72'
C17	88.50'	159.31'	103°08'20"	N 03°40'54" E	138.66'
C18	31.50'	62.35'	113°24'04"	S 75°24'42" W	52.66'
C378	98.00'	18.34'	10°43'30"	S 09°26'56" E	18.32'
C379	27.00'	12.56'	26°38'39"	S 17°24'31" E	12.44'
C380	16.65'	1.85'	6°22'22"	N 67°36'10" E	1.85'
C381	16.65'	10.09'	34°43'00"	N 47°03'29" E	9.94'
C382	5.00'	4.25'	48°42'00"	S 36°52'28" W	4.12'
C383	530.50'	10.11'	1°05'32"	N 83°54'56" W	10.11'
C384	1863.19'	36.52'	1°07'23"	N 47°19'57" E	36.52'
C385	27.84'	2.06'	4°14'26"	S 67°08'19" W	2.06'
C386	1164.53'	39.45'	1°56'27"	S 74°13'59" E	39.44'
C387	20.63'	22.00'	61°06'09"	N 75°10'55" E	20.97'
C388	176.59'	20.09'	6°31'01"	N 64°49'38" W	20.07'
C389	50.00'	30.45'	34°53'31"	N 82°38'58" W	29.98'
C390	525.00'	128.48'	14°01'20"	N 80°45'28" W	128.16'
C391	25.00'	38.20'	87°32'31"	S 62°28'56" W	34.59'
C392	56.50'	31.96'	32°24'47"	S 34°55'04" W	31.54'
C393	56.50'	34.13'	34°36'22"	S 68°25'39" W	33.61'
C394	56.50'	34.79'	35°16'57"	N 76°37'42" W	34.25'
C395	12.50'	2.44'	11°11'34"	S 78°06'12" W	2.44'
C396	129.82'	21.01'	9°16'29"	S 29°04'47" E	20.99'
C397	6.96'	3.17'	26°03'57"	N 19°12'17" W	3.14'
C398	29.31'	6.62'	12°56'21"	S 12°47'51" E	6.60'
C399	104.84'	11.81'	6°27'24"	S 22°30'18" E	11.81'
C400	71.90'	18.70'	14°53'57"	S 32°48'38" E	18.64'
C401	246.72'	16.46'	3°49'19"	S 42°32'59" E	16.45'
C402	91.48'	13.52'	8°28'05"	S 64°25'07" W	13.51'
C403	6.40'	6.44'	57°39'31"	N 16°16'17" E	6.17'
C404	8.74'	4.78'	31°19'37"	S 19°32'25" E	4.72'
C405	12.50'	16.66'	76°23'02"	S 34°18'54" W	15.46'
C406	6.40'	6.44'	57°39'31"	N 16°16'17" E	6.17'
C407	5.00'	4.03'	46°09'46"	N 24°15'20" W	3.92'
C408	4.60'	6.41'	79°52'52"	N 13°33'51" W	5.91'
C409	8.13'	11.06'	77°57'06"	N 66°22'00" E	10.22'
C410	4.98'	2.43'	27°54'47"	S 04°34'44" E	2.40'
C411	2.00'	2.49'	71°12'45"	S 34°37'42" E	2.33'
C412	4.37'	4.69'	61°32'28"	S 45°38'19" E	4.47'
C413	3.00'	1.39'	26°35'10"	S 26°05'22" E	1.38'
C414	2.00'	0.81'	23°20'12"	S 27°42'51" E	0.81'
C415	85.56'	34.65'	23°12'22"	S 27°44'02" E	34.42'
C416	251.21'	16.74'	3°49'02"	S 42°33'18" E	16.73'
C417	94.00'	7.96'	4°51'12"	S 64°47'47" W	7.96'
C418	61.50'	51.56'	48°02'12"	S 42°43'47" W	50.06'
C419	16.06'	21.92'	78°11'51"	S 71°28'04" W	20.26'
C420	48.32'	25.34'	30°02'52"	N 80°23'53" W	25.05'
C421	61.50'	4.05'	3°46'21"	S 83°50'39" W	4.05'
C422	15.07'	15.90'	60°25'42"	N 64°01'04" E	15.17'
C423	15.76'	9.25'	33°38'35"	S 55°10'42" W	9.12'
C424	61.50'	23.61'	21°59'56"	N 83°16'12" W	23.47'
C425	61.50'	4.25'	3°57'25"	N 60°57'56" W	4.25'
C426	6.03'	6.58'	62°29'32"	S 13°39'01" W	6.25'
C427	71.65'	6.41'	5°07'27"	N 70°54'24" W	6.41'
C428	41.95'	17.89'	24°26'18"	S 74°42'11" E	17.76'
C429	6.03'	5.65'	53°41'08"	S 44°26'19" E	5.44'
C430	64.40'	11.87'	10°33'44"	N 70°52'34" W	11.85'
C431	36.97'	25.20'	39°02'59"	S 73°21'06" E	24.71'
C470	6.50'	12.86'	113°24'04"	S 75°24'42" W	10.87'
C471	63.50'	53.90'	48°38'15"	N 23°34'08" W	52.30'
C473	525.00'	49.42'	5°23'38"	N 60°36'21" W	49.41'
C474	25.00'	35.79'	82°00'50"	S 22°17'44" E	32.81'
C871	525.00'	40.41'	4°24'35"	N 85°33'50" W	40.40'
C872	525.00'	6.41'	0°41'59"	N 83°00'33" W	6.41'
C873	525.00'	81.67'	8°54'45"	N 78°12'10" W	81.58'
C874	530.00'	31.88'	3°26'47"	N 80°11'48" W	31.87'
C875	56.50'	30.26'	30°41'15"	S 34°03'18" W	29.90'

SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

SHEET 5 (LOTS B-1, B-2 & B-3)
SHEET 6 (LOTS B-4, B-5, B-6 & B-7)
SHEET 7 (LOTS B-8, B-9 & B-10)
SHEET 8 (LOTS B-11, B-12, B-13 & B-14)
SHEET 9 (LOTS B-15, B-16, & B-17)
SHEET 10 (LOTS B-18, B-19, B-20 & B-21)
SHEET 11 (LOTS B-22, B-23, B-24, B-25 & B-26)
SHEET 12 (LOTS B-29, B-30, B-31 & B-32)
SHEET 13 (LOTS B-33, B-34, B-35 & B-36)
SHEET 14 (LOTS B-37, B-38 & B-39)
SHEET 15 (LOTS B-40, B-41 & B-42)
SHEET 16 (LOTS C-1, C-2, C-6, C-7, C-8 & C-9)
SHEET 17 (LOTS C-3, C-4 & C-5)
SHEET 18 (LOTS B-27 & B-28)
SHEET 19 (LOTS M-1 & M-2)

TABLE OF MINIMUM FINISHED FLOOR ELEVATION FOR LOTS IN FLOOD ZONE AE WITH B.F.E.

LOT #	G.F.E.	L.F.E.	FLOOD ZONE WITH B.F.E.
B-29	7.50'	11.00'	AE (EL 10)
B-30	7.50'	11.00'	AE (EL 10)
B-31	7.50'	13.00'	AE (EL 10), AE (EL 11) & AE (EL 12)
B-32	7.50'	13.00'	AE (EL 10), AE (EL 11) & AE (EL 12)

Prepared By:

JW Cannady Surveying Inc.

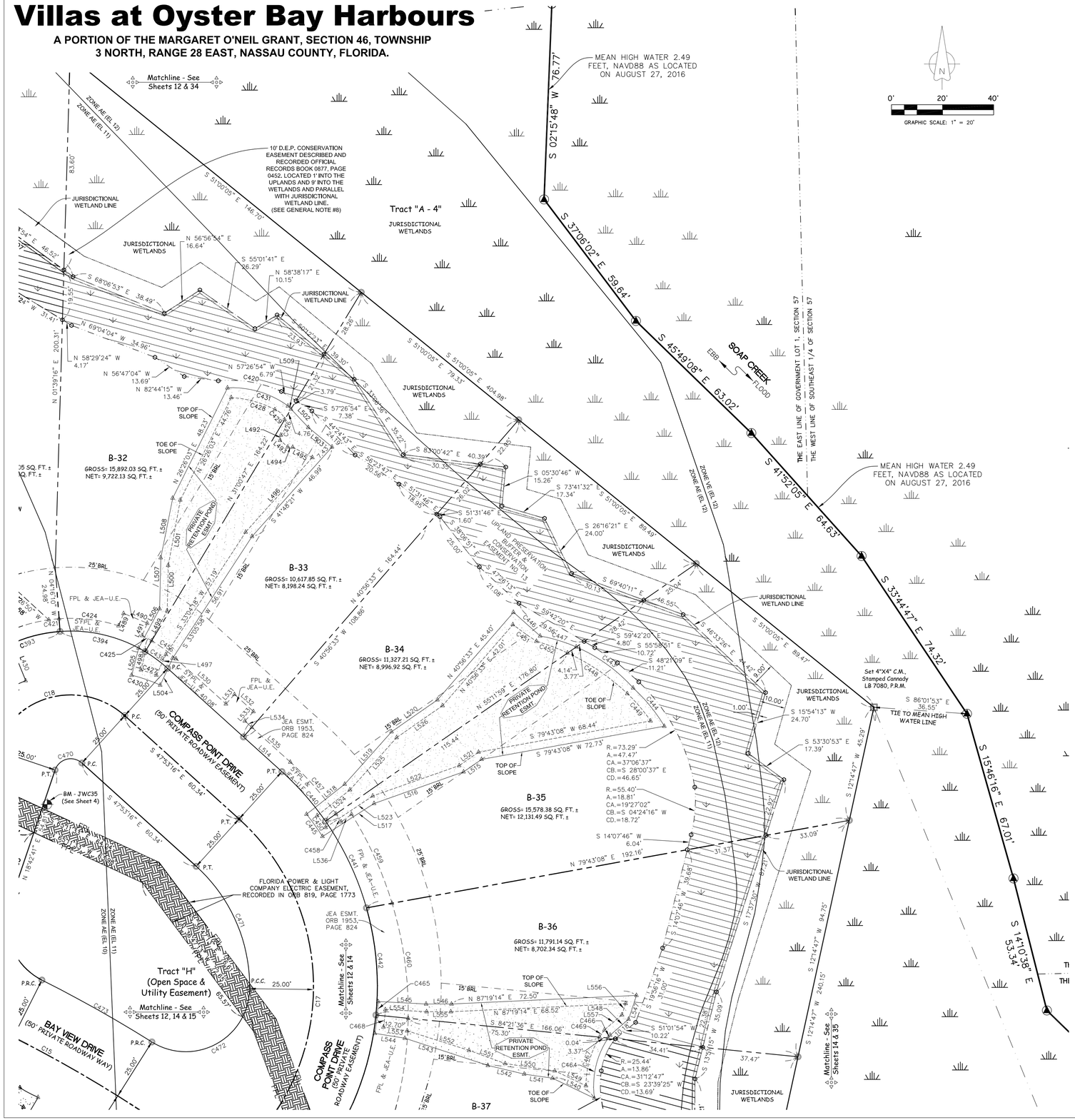
11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2375
Licensed Business No.: 7080
EMAIL: jwcsurvey@comcast.net

Villas at Oyster Bay Harbours

A PORTION OF THE MARGARET O'NEIL GRANT, SECTION 46, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

PLAT BOOK___, PAGE___

SHEET 13 OF 40 SHEET



LINE TABLE DATA		
LINE	BEARING	DISTANCE
L430	S 22°19'45" E	16.80'
L489	N 22°23'34" E	5.20'
L490	S 67°36'26" E	10.00'
L491	S 22°23'34" W	5.20'
L492	S 08°11'50" W	2.09'
L493	S 48°34'52" E	4.00'
L494	S 88°03'23" E	1.94'
L495	S 62°32'01" E	8.65'
L496	S 41°48'21" W	39.20'
L497	S 24°43'21" W	8.95'
L498	N 14°24'19" E	7.68'
L499	N 28°03'44" E	17.78'
L500	N 01°20'16" E	17.77'
L501	N 10°27'22" E	26.04'
L502	S 43°25'58" E	9.94'
L503	S 50°34'26" E	11.98'
L504	S 24°43'21" W	11.64'
L505	N 14°24'19" E	10.99'
L506	N 28°03'44" E	17.43'
L507	N 01°20'16" E	20.00'
L508	N 11°18'46" E	23.79'
L509	S 43°25'58" E	1.70'
L514	N 47°53'16" W	20.26'
L515	S 55°11'59" W	8.57'
L516	S 70°31'22" W	37.17'
L517	S 57°25'38" W	23.98'
L518	N 51°48'02" E	19.02'
L519	N 41°46'09" E	27.55'
L520	N 69°11'59" E	21.87'
L521	S 55°11'59" W	9.22'
L522	S 70°37'43" W	35.89'
L523	S 56°14'43" W	22.17'
L524	N 51°48'02" E	16.32'
L525	S 41°46'09" E	27.46'
L526	N 55°11'59" E	21.89'
L530	S 47°53'16" E	26.33'
L531	N 42°06'44" E	5.00'
L532	S 47°53'16" E	10.00'
L533	S 42°06'44" W	5.00'
L534	S 47°53'16" E	3.64'
L535	S 47°53'16" E	20.36'
L536	N 52°58'52" E	5.02'
L540	N 64°27'16" W	18.21'
L541	N 81°40'56" W	11.18'
L542	N 76°32'59" W	14.60'
L543	N 71°51'22" W	34.24'
L544	N 80°45'42" W	11.93'
L545	S 87°03'39" E	18.80'
L546	S 89°55'59" E	9.93'
L547	S 18°24'24" W	9.81'
L548	S 49°03'09" W	9.54'
L549	N 64°27'16" W	13.55'
L550	N 81°40'56" W	19.61'
L551	N 69°53'38" W	15.07'
L552	N 72°28'52" W	25.42'
L553	N 80°45'42" W	9.38'
L554	S 87°03'39" E	16.18'
L555	S 89°55'15" E	9.49'
L556	S 18°24'24" W	4.62'
L557	S 49°03'09" W	9.04'

CURVE TABLE DATA					
CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C15	500.00'	114.41'	13°06'37"	N 61°42'20" W	114.16'
C17	88.50'	159.31'	103°08'20"	N 03°40'54" E	138.66'
C18	31.50'	62.35'	113°24'04"	S 75°24'42" W	52.66'
C393	56.50'	34.13'	34°36'22"	S 68°25'39" W	33.61'
C394	56.50'	34.79'	35°16'57"	N 76°37'42" W	34.25'
C420	48.32'	25.34'	30°02'52"	N 80°23'53" W	25.05'
C421	61.50'	4.05'	3°46'21"	S 83°50'39" W	4.05'
C424	61.50'	23.61'	21°59'56"	N 83°16'12" W	23.47'
C425	61.50'	4.25'	3°57'25"	N 60°57'56" W	4.25'
C426	6.03'	6.58'	62°29'32"	S 13°39'01" W	6.25'
C427	71.65'	6.41'	5°07'27"	N 70°54'24" W	6.41'
C428	41.95'	17.89'	24°26'18"	S 74°42'11" E	17.76'
C429	6.03'	5.65'	53°41'08"	S 44°26'19" E	5.44'
C430	64.40'	11.87'	10°33'44"	N 70°52'34" W	11.85'
C431	36.97'	25.20'	39°02'59"	S 73°21'06" E	24.71'
C439	56.50'	10.95'	11°05'57"	N 53°26'15" W	10.93'
C440	113.50'	25.93'	13°05'15"	N 41°20'38" W	25.87'
C441	113.50'	37.72'	19°02'36"	N 25°16'43" W	37.55'
C442	113.50'	42.39'	21°23'49"	N 05°03'30" W	42.14'
C443	64.17'	27.71'	24°44'31"	S 54°11'32" E	27.50'
C444	66.69'	19.37'	16°38'30"	S 39°12'40" E	19.30'
C445	116.92'	10.72'	5°15'17"	N 35°38'44" W	10.72'
C446	794.25'	14.00'	1°00'36"	S 48°23'40" E	14.00'
C447	64.17'	14.79'	13°12'18"	S 73°09'57" E	14.76'
C448	87.21'	28.42'	18°40'10"	S 55°47'22" E	28.29'
C449	66.23'	14.09'	12°11'08"	S 40°25'32" E	14.06'
C450	108.18'	5.70'	3°01'13"	N 35°31'22" W	5.70'
C451	119.85'	11.30'	5°24'06"	S 54°35'09" E	11.30'
C452	87.21'	13.03'	8°33'45"	S 69°24'19" E	13.02'
C456	61.50'	11.91'	11°05'57"	N 53°26'15" W	11.90'
C457	118.50'	27.07'	13°05'15"	N 41°20'38" W	27.01'
C458	118.50'	3.77'	1°49'22"	N 33°53'20" W	3.77'
C459	146.45'	38.42'	15°01'59"	N 24°26'19" W	38.31'
C460	146.45'	45.67'	17°52'04"	N 07°59'17" W	45.49'
C464	33.65'	24.76'	42°09'52"	S 12°46'21" W	24.21'
C465	114.00'	12.53'	6°17'57"	N 06°05'20" E	12.53'
C466	33.65'	1.39'	2°21'31"	S 35°02'02" W	1.39'
C467	36.19'	20.01'	31°41'03"	S 15°37'32" W	19.76'
C468	117.00'	6.86'	3°21'38"	N 06°05'20" E	6.86'
C469	36.19'	3.46'	5°28'55"	S 34°12'31" W	3.46'
C470	6.50'	12.86'	113°24'04"	S 75°24'42" W	10.87'
C471	63.50'	53.90'	48°38'15"	N 23°34'08" W	52.30'
C472	25.00'	52.95'	121°20'29"	N 61°25'14" E	43.59'
C473	525.00'	49.42'	5°23'38"	N 60°36'21" W	49.41'

SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

SHEET 5 (LOTS B-1, B-2 & B-3)
SHEET 6 (LOTS B-4, B-5, B-6 & B-7)
SHEET 7 (LOTS B-8, B-9 & B-10)
SHEET 8 (LOTS B-11, B-12, B-13 & B-14)
SHEET 9 (LOTS B-15, B-16, & B-17)
SHEET 10 (LOTS B-18, B-19, B-20 & B-21)
SHEET 11 (LOTS B-22, B-23, B-24, B-25 & B-26)
SHEET 12 (LOTS B-29, B-30, B-31 & B-32)
SHEET 13 (LOTS B-33, B-34, B-35 & B-36)
SHEET 14 (LOTS B-37, B-38 & B-39)
SHEET 15 (LOTS B-40, B-41 & B-42)
SHEET 16 (LOTS C-1, C-2, C-6, C-7, C-8 & C-9)
SHEET 17 (LOTS C-3, C-4 & C-5)
SHEET 18 (LOTS B-27 & B-28)
SHEET 19 (LOTS M-1 & M-2)

TABLE OF MINIMUM FINISHED FLOOR ELEVATION FOR LOTS IN FLOOD ZONE AE WITH B.F.E.

LOT #	G.F.E.	L.F.E.	FLOOD ZONE WITH B.F.E.
B-33	7.50'	11.00'	AE (EL 11) & AE (EL 12)
B-34	7.50'	11.00'	AE (EL 11) & AE (EL 12)

TABLE OF MINIMUM BOTTOM ELEVATION OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER OF THE LOWEST FLOOR ELEVATION FOR LOTS IN FLOOD ZONE VE WITH B.F.E.

LOT #	G.F.E.	FLOOD ZONE WITH B.F.E.	BOTTOM ELEVATION OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER OF THE LOWEST FLOOR ELEVATION
B-35	7.50'	AE (EL 11), AE (EL 12) & VE (EL 12)	13.00'
B-36	7.50'	AE (EL 11), AE (EL 12) & VE (EL 12)	13.00'

FLOOD ZONE NOTE:
FOR LOTS THAT ARE IN FLOOD ZONE VE WITH BASE FLOOD ELEVATION THE BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER OF THE LOWEST FLOOR (EXCLUDING THE PILINGS OR COLUMNS) SHOULD BE ELEVATED TO NO LOWER THAN ONE (1) FOOT ABOVE THE BASE FLOOD ELEVATION

Prepared By:
JW Cannady SURVEYING INC.
11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2375
Licensed Business No.: 7080
EMAIL: jwcsurvey@comcast.net

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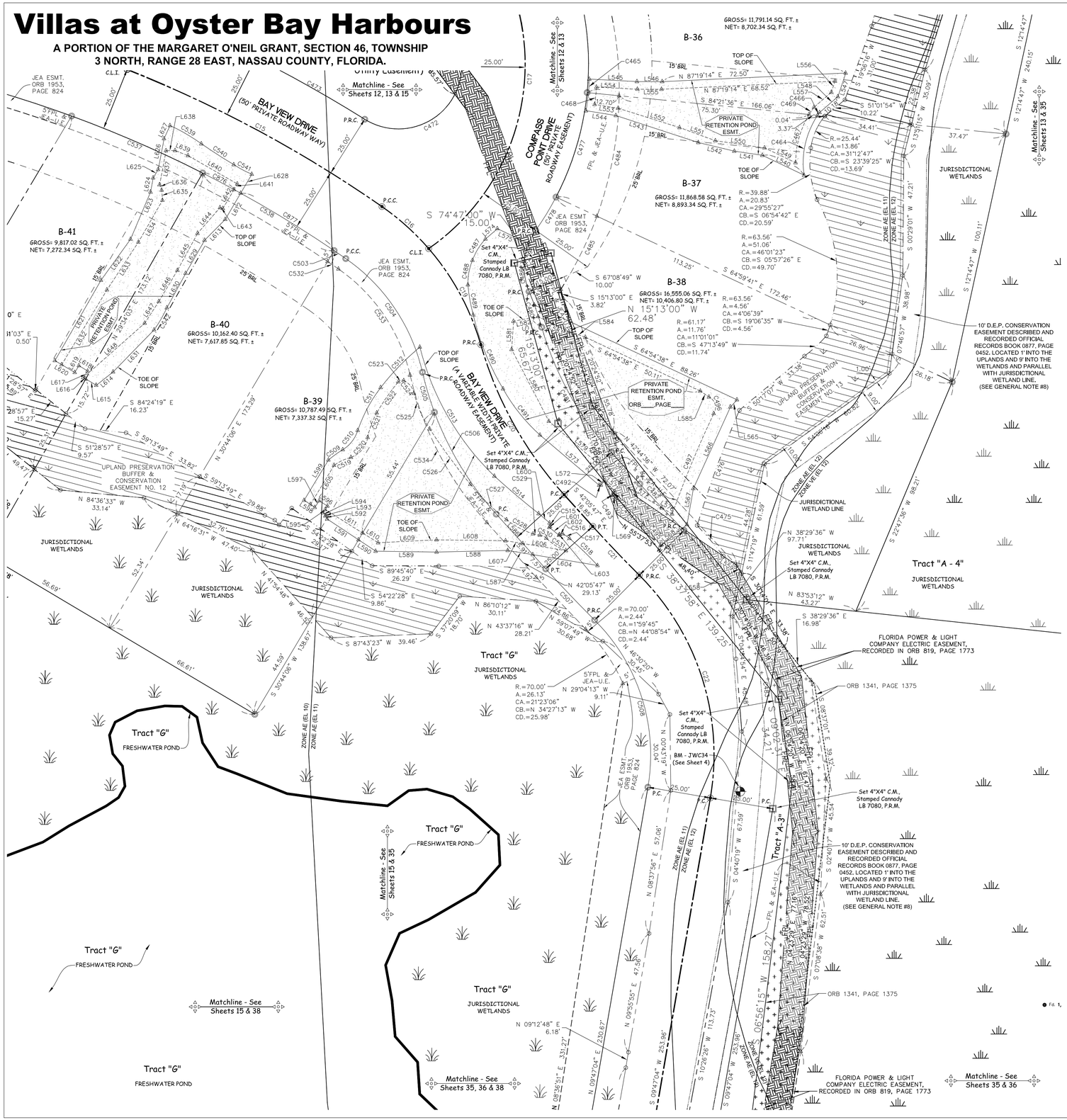
A PORTION OF THE MARGARET O'NEIL GRANT, SECTION 46, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

PLAT BOOK ___, PAGE ___

SHEET 14 OF 40 SHEET


B-36
B-37
B-38
B-39
B-40
B-41
GROSS= 11,791.14 SQ. FT. ±
NET= 8,702.34 SQ. FT. ±
GROSS= 11,868.58 SQ. FT. ±
NET= 8,893.34 SQ. FT. ±
GROSS= 16,555.06 SQ. FT. ±
NET= 10,406.80 SQ. FT. ±
GROSS= 10,787.49 SQ. FT. ±
NET= 7,337.32 SQ. FT. ±
GROSS= 10,162.40 SQ. FT. ±
NET= 7,617.85 SQ. FT. ±
GROSS= 9,817.02 SQ. FT. ±
NET= 7,272.34 SQ. FT. ±
COMPASS POINT DRIVE (50' PRIVATE ROADWAY EASEMENT)
BAY VIEW DRIVE (50' PRIVATE ROADWAY WAY)
BAY VIEW DRIVE (A VARIABLE WIDTH PRIVATE ROADWAY EASEMENT)
PRIVATE RETENTION POND ESMT.
PRIVATE RETENTION POND ESMT. ORB ___ PAGE ___
JEA ESMT. ORB 1953, PAGE 824
Utility Easement
Matchline - See Sheets 12, 13 & 15
Matchline - See Sheets 12 & 13
Matchline - See Sheets 13 & 35
Matchline - See Sheets 15 & 35
Matchline - See Sheets 15 & 38
Matchline - See Sheets 35, 36 & 38
Matchline - See Sheets 35 & 36
JURISDICTIONAL WETLANDS
JURISDICTIONAL WETLAND LINE
UPLAND PRESERVATION BUFFER & CONSERVATION EASEMENT NO. 12
UPLAND PRESERVATION BUFFER & CONSERVATION EASEMENT NO. 13
10' D.E.P. CONSERVATION EASEMENT DESCRIBED AND RECORDED OFFICIAL RECORDS BOOK 0877, PAGE 0452. LOCATED 1' INTO THE UPLANDS AND 9' INTO THE WETLANDS AND PARALLEL WITH JURISDICTIONAL WETLAND LINE. (SEE GENERAL NOTE #8)
10' D.E.P. CONSERVATION EASEMENT DESCRIBED AND RECORDED OFFICIAL RECORDS BOOK 0877, PAGE 0452. LOCATED 1' INTO THE UPLANDS AND 9' INTO THE WETLANDS AND PARALLEL WITH JURISDICTIONAL WETLAND LINE. (SEE GENERAL NOTE #8)
FLORIDA POWER & LIGHT COMPANY ELECTRIC EASEMENT, RECORDED IN ORB 819, PAGE 1773
ORB 1341, PAGE 1375
Tract "A-3"
Tract "A - 4"
Tract "G"
FRESHWATER POND
Set 4"X4" C.M., Stamped Cannady LB 7080, P.R.M.
BM - JWC34 (See Sheet 4)
TOP OF SLOPE
TOE OF SLOPE
ZONE AE (EL 10)
ZONE AE (EL 11)
ZONE AE (EL 12)
Tract "A - 4"
JURISDICTIONAL WETLANDS
Set 4"X4" C.M., Stamped Cannady LB 7080, P.R.M.
N 38°29'36" W 97.71'
N 83°53'12" W 43.27'
S 38°29'36" E 16.98'
S 12°14'47" W 240.15'
S 12°14'47" W 100.11'
S 07°46'57" W 38.98'
S 50°11'07" W 33.36'
S 07°08'38" W 62.51'
S 02°40'17" W 45.54'
S 12°14'47" W 198.21'
S 22°47'36" W 198.21'
S 06°56'15" W 158.27'
S 04°40'19" W 67.59'
S 03°37'58" E 139.23'
S 74°47'00" W 15.00'
N 15°13'00" W 62.48'
S 15°13'00" E 65.00'
S 15°13'00" E 3.82'
S 67°08'49" W 10.00'
S 64°59'41" E 172.46'
S 64°54'38" E 88.26'
N 42°44'16" W 72.00'
N 42°05'47" W 29.13'
N 87°19'14" E 72.50'
N 67°19'14" E 68.52'
S 84°21'36" E 166.06'
S 51°01'54" W 10.22'
S 13°15'15" W 35.09'
S 84°24'19" E 16.23'
S 59°13'49" E 33.82'
S 59°13'49" E 29.88'
N 30°44'08" E 173.29'
N 84°36'33" W 33.14'
N 64°16'31" W 47.40'
S 54°22'28" E 9.86'
S 89°45'40" E 26.29'
S 87°43'23" W 39.46'
N 86°10'12" W 30.11'
N 43°37'16" W 28.21'
S 37°00'09" W 18.70'
S 30°44'08" W 138.67'
S 51°28'57" E 9.57'
S 28°57'57" E 15.27'
N 03°11'03" E 0.50'
R.=61.17'
A.=11.76'
CA.=11°01'01"
CB.=S 47°13'49" W
CD.=11.74'
R.=63.56'
A.=4.56'
CA.=4°06'39"
CB.=S 19°06'35" W
CD.=4.56'
R.=63.56'
A.=51.06'
CA.=46°01'23"
CB.=S 05°57'26" E
CD.=49.70'
R.=39.88'
A.=20.83'
CA.=29°55'27"
CB.=S 06°54'42" E
CD.=20.59'
R.=25.44'
A.=13.86'
CA.=31°12'47"
CB.=S 23°39'25" W
CD.=13.69'
R.=70.00'
A.=2.44'
CA.=1°59'45"
CB.=N 44°08'54" W
CD.=2.44'
R.=70.00'
A.=26.13'
CA.=21°23'06"
CB.=N 34°27'13" W
CD.=25.98'
N 48°30'20" W 30.45'
N 29°04'13" W 9.11'
N 09°12'48" E 6.18'
N 09°47'04" E 230.67'
N 09°47'04" E 253.96'
S 09°47'04" W 253.96'
N 09°55'55" E 47.68'
N 08°37'56" E 57.06'
N 08°51'51" E 331.27'
S 10°26'26" W 113.73'
S 09°12'48" W 6.18'
S 09°47'04" W 230.67'
S 09°47'04" W 253.96'
S 09°55'55" W 47.68'
S 08°37'56" W 57.06'
S 08°51'51" W 331.27'
N 10°26'26" E 113.73'
N 09°47'04" E 253.96'
N 09°47'04" W 253.96'
S 09°55'55" W 47.68'
S 08°37'56" W 57.06'
S 08°51'51" W 331.27'
N 10°26'26" E 113.73'
N 09°47'04" E 253.96'
N 09°47'04" W 253.96'
N 09°55'55" E 47.68'
N 08°37'56" E 57.06'
N 08°51'51" E 331.27'
S 10°26'26" W 113.73'
S 09°12'48" W 6.18'
S 09°47'04" W 230.67'
S

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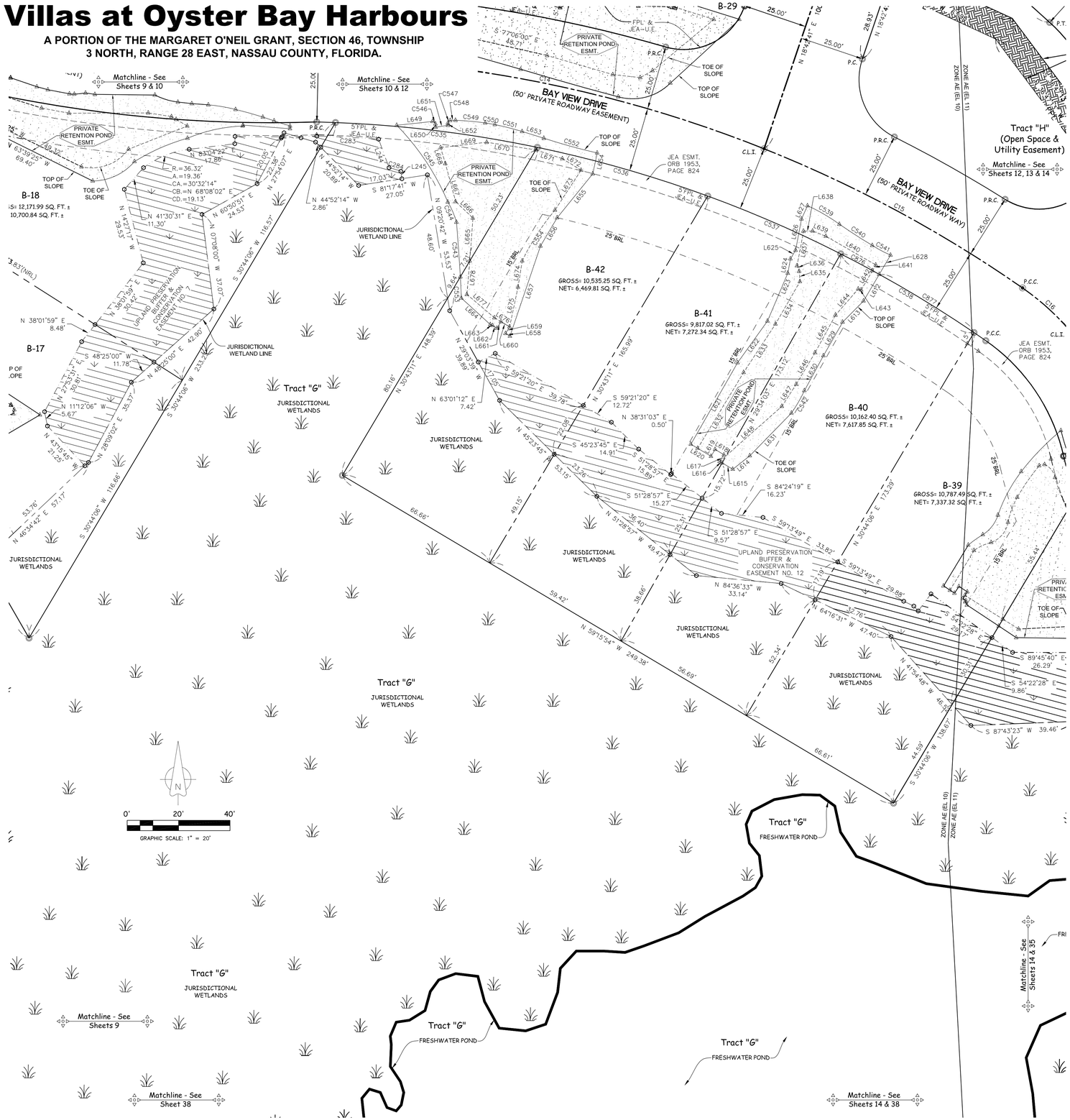
PLAT BOOK ___, PAGE ___

SHEET 15 OF 40 SHEET



LINE TABLE DATA		
LINE	BEARING	DISTANCE
L244	S 20°04'59" E	11.83'
L245	S 08°47'13" E	2.95'
L612	S 30°28'44" W	11.99'
L613	S 44°40'17" W	11.56'
L614	S 51°33'18" W	8.49'
L615	N 59°09'53" W	4.84'
L616	N 59°09'53" W	1.09'
L617	N 32°59'51" E	3.07'
L618	N 58°18'58" W	4.03'
L619	S 31°08'31" W	3.13'
L620	N 59°09'53" W	9.12'
L621	N 29°47'02" E	36.56'
L622	N 35°45'47" E	19.94'
L623	N 22°56'49" E	20.24'
L624	N 10°38'15" E	5.67'
L625	N 30°43'12" E	3.89'
L626	N 10°43'22" E	12.37'
L627	N 24°32'08" E	5.64'
L628	S 30°28'44" W	8.69'
L629	S 29°48'50" W	15.04'
L630	S 28°33'48" W	15.47'
L631	S 44°15'46" W	23.18'
L632	N 31°12'07" E	34.50'
L633	N 33°21'50" E	22.52'
L634	N 29°54'28" E	19.09'
L635	N 04°24'48" W	3.99'
L636	N 20°40'37" W	2.33'
L637	N 10°38'15" E	13.66'
L638	N 89°25'57" E	3.56'
L639	S 68°18'17" E	5.52'
L640	S 60°10'51" E	22.40'
L641	S 30°28'44" W	2.58'
L642	S 30°28'44" W	8.65'
L643	N 74°16'00" W	1.17'
L644	S 41°09'06" W	13.47'
L645	S 28°32'31" W	16.60'
L646	S 30°48'49" W	14.34'
L647	S 33°00'58" W	10.21'
L648	S 48°26'45" W	32.35'
L649	N 83°52'35" E	14.04'
L650	S 01°36'16" E	1.29'
L651	N 81°21'58" E	4.89'
L652	N 00°39'06" W	0.88'
L653	S 72°46'01" E	8.86'
L654	S 12°01'05" W	8.31'
L655	S 39°03'22" W	21.95'
L656	S 30°34'40" W	12.79'
L657	S 18°41'09" W	36.98'
L658	N 59°31'26" W	2.00'
L659	N 31°09'08" E	3.02'
L660	N 59°03'35" W	3.91'
L661	S 31°31'40" W	2.98'
L662	N 58°03'56" W	1.98'
L663	N 67°37'43" W	0.96'
L664	N 47°36'31" W	15.24'
L665	N 04°09'52" E	16.72'
L666	N 46°16'42" W	9.33'
L667	N 15°00'54" W	15.28'
L668	N 16°37'50" W	6.49'
L669	N 83°27'51" E	18.07'
L670	S 81°08'11" E	19.29'
L671	S 71°47'37" E	10.91'
L672	S 58°27'13" E	8.53'
L673	S 33°11'31" W	18.52'
L674	S 09°07'20" W	10.30'
L675	S 11°59'16" W	15.83'
L676	N 59°03'35" W	6.87'
L677	N 49°44'31" W	14.04'
L678	N 04°57'09" E	13.06'

CURVE TABLE DATA					
CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C14	500.00'	178.67'	20°28'27"	N 78°29'52" W	177.72'
C15	500.00'	114.41'	13°06'37"	N 61°42'20" W	114.16'
C16	100.00'	24.85'	14°14'25"	N 48°01'49" W	24.79'
C283	469.50'	24.07'	2°56'14"	S 87°09'53" E	24.07'
C284	24.22'	4.77'	11°17'13"	N 73°14'06" W	4.76'
C535	475.00'	79.18'	9°33'01"	N 82°59'37" W	79.08'
C536	475.00'	69.00'	8°19'21"	N 74°03'26" W	68.94'
C537	475.00'	56.42'	6°48'20"	N 66°29'35" W	56.39'
C538	475.00'	60.26'	7°16'08"	N 59°27'21" W	60.22'
C539	68.46'	14.36'	12°00'59"	S 59°50'36" E	14.33'
C540	232.22'	15.22'	3°45'21"	S 57°13'54" E	15.22'
C541	43.52'	8.04'	10°35'22"	S 62°09'06" E	8.03'
C542	57.65'	10.09'	10°01'33"	N 30°02'03" E	10.08'
C543	775.75'	21.33'	1°34'30"	N 04°01'53" W	21.32'
C544	34.96'	8.56'	14°01'30"	N 23°08'23" W	8.54'
C545	96.89'	36.06'	21°19'21"	N 33°39'30" W	35.85'
C546	1.00'	1.65'	94°31'08"	S 48°51'51" E	1.47'
C547	1.00'	1.47'	84°05'37"	N 41°23'42" E	1.34'
C548	14.26'	2.06'	8°16'45"	N 87°34'54" E	2.06'
C549	116.40'	11.62'	5°43'17"	S 84°51'55" E	11.62'
C550	48.54'	3.79'	4°28'20"	S 80°19'17" E	3.79'
C551	137.25'	10.95'	4°34'17"	S 75°46'15" E	10.95'
C552	242.39'	21.51'	5°05'00"	S 74°33'50" E	21.50'
C553	775.75'	8.28'	0°36'41"	N 02°56'17" W	8.28'
C554	90.59'	23.60'	14°55'48"	S 32°48'14" W	23.54'
C876	475.00'	13.99'	1°41'13"	N 62°14'48" W	13.99'
C877	475.00'	43.27'	5°13'11"	N 58°25'53" W	43.26'

SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

SHEET 5 (LOTS B-1, B-2 & B-3)
SHEET 6 (LOTS B-4, B-5, B-6 & B-7)
SHEET 7 (LOTS B-8, B-9 & B-10)
SHEET 8 (LOTS B-11, B-12, B-13 & B-14)
SHEET 9 (LOTS B-15, B-16, & B-17)
SHEET 10 (LOTS B-18, B-19, B-20 & B-21)
SHEET 11 (LOTS B-22, B-23, B-24, B-25 & B-26)
SHEET 12 (LOTS B-29, B-30, B-31 & B-32)
SHEET 13 (LOTS B-33, B-34, B-35 & B-36)
SHEET 14 (LOTS B-37, B-38 & B-39)
SHEET 15 (LOTS B-40, B-41 & B-42)
SHEET 16 (LOTS C-1, C-2, C-6, C-7, C-8 & C-9)
SHEET 17 (LOTS C-3, C-4 & C-5)
SHEET 18 (LOTS B-27 & B-28)
SHEET 19 (LOTS M-1 & M-2)

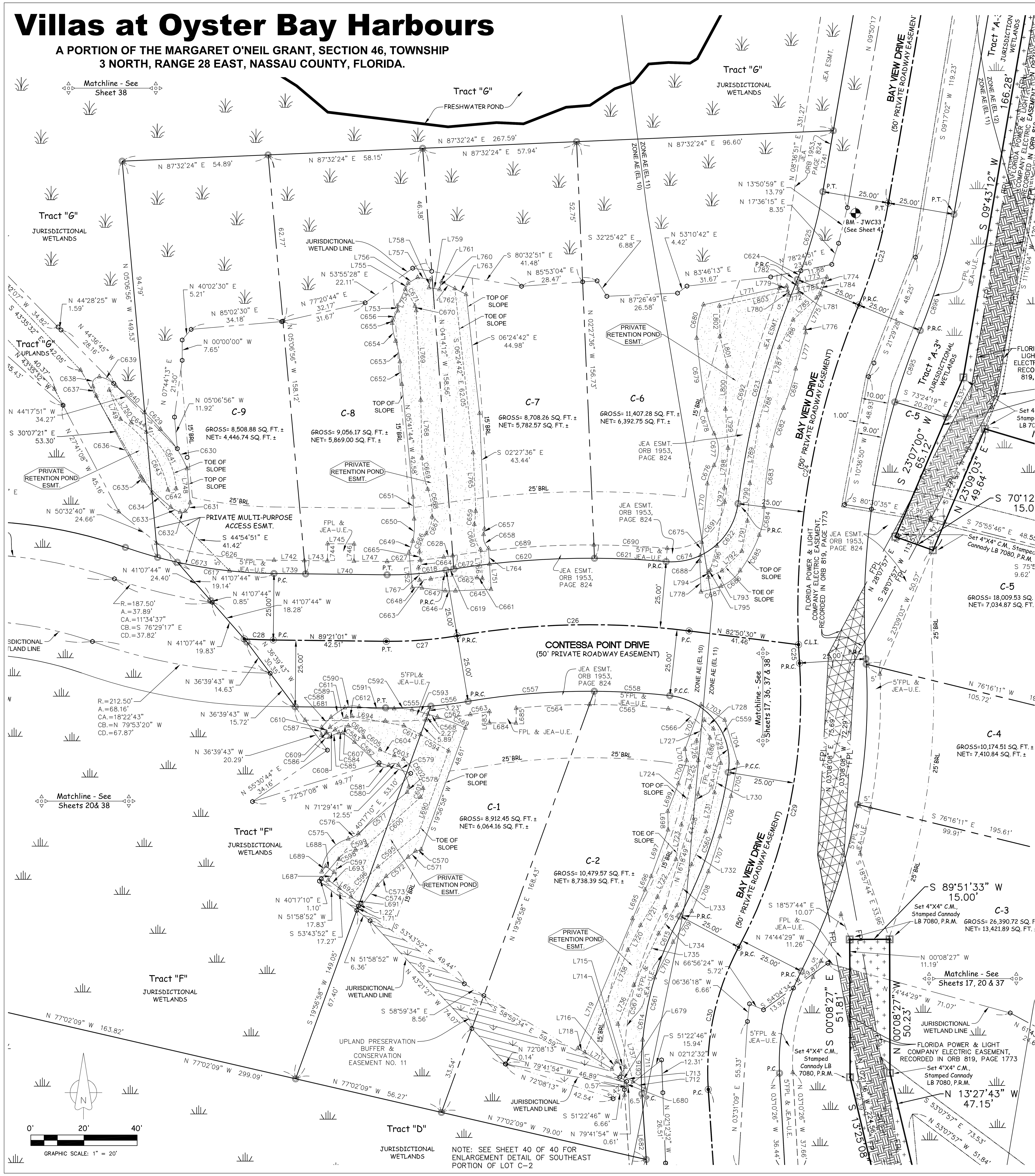
TABLE OF MINIMUM FINISHED FLOOR ELEVATION FOR LOTS IN FLOOD ZONE AE WITH B.F.E.

LOT #	G.F.E.	L.F.E.	FLOOD ZONE WITH B.F.E.
B-40	7.50'	12.00'	AE (EL 10) & AE (EL 11)
B-41	7.50'	11.00'	AE (EL 10)
B-42	7.50'	11.00'	AE (EL 10)

Prepared By:
JW Cannady SURVEYING INC.
11707 St. Josepha Road
Jacksonville, Florida 32223
Phone: (904) 410-2375
Licensed Business No.: 7080
EMAIL: jwcsurvey@comcast.net

Villas at Oyster Bay Harbours

A PORTION OF THE MARGARET O'NEIL GRANT, SECTION 46, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.



CURVE TABLE DATA					
CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C23	179.59'	39.99'	12°45'35"	N 16°09'52" E	39.91'
C24	300.00'	130.72'	24°57'57"	N 10°03'41" E	129.69'
C25	300.00'	6.96'	1°19'44"	N 03°05'10" W	6.96'
C26	300.00'	87.54'	16°43'08"	S 88°47'56" W	87.23'
C27	150.00'	26.73'	10°12'37"	S 85°32'40" W	26.70'
C28	200.00'	10.92'	3°07'41"	N 87°47'11" W	10.92'
C29	200.00'	110.62'	31°41'20"	N 12°05'39" E	109.21'
C30	100.00'	55.37'	31°43'25"	N 12°04'27" E	54.66'
C555	175.00'	17.05'	5°35'00"	N 87°51'29" E	17.05'
C556	175.00'	14.13'	4°37'37"	N 82°45'10" E	14.13'
C557	275.00'	47.64'	9°55'34"	S 85°24'09" W	47.58'
C558	275.00'	28.44'	5°55'32"	N 86°40'18" W	28.43'
C559	25.00'	40.54'	92°54'17"	N 37°15'23" W	36.24'
C560	175.00'	57.24'	18°44'24"	N 18°33'57" E	56.98'
C561	125.00'	69.21'	31°43'25"	N 12°04'27" E	68.33'
C562	180.00'	16.85'	5°21'47"	N 83°07'15" E	16.84'
C563	270.00'	7.30'	1°33'00"	S 81°12'52" W	7.30'
C564	270.00'	27.60'	5°51'28"	S 87°03'32" W	27.59'
C565	270.00'	29.70'	6°18'13"	N 86°51'38" W	29.69'
C566	20.00'	19.89'	56°58'43"	N 55°13'10" W	19.08'
C567	131.50'	72.94'	31°46'50"	S 12°06'09" W	72.01'
C568	317.73'	3.73'	0°40'18"	S 73°25'13" E	3.73'
C569	69.78'	11.30'	9°16'38"	S 68°26'45" E	11.29'
C570	51.64'	2.19'	2°25'32"	S 75°22'05" W	2.19'
C571	65.53'	3.54'	3°05'50"	S 50°46'17" W	3.54'
C572	634.05'	11.02'	0°59'44"	S 48°43'30" W	11.02'
C573	35.89'	4.72'	7°32'02"	S 44°27'37" W	4.72'
C574	121.87'	9.38'	4°24'42"	S 38°29'15" W	9.38'
C575	13.38'	16.99'	72°44'46"	N 39°08'16" E	15.87'
C576	11.30'	4.31'	21°51'27"	N 61°31'09" E	4.28'
C577	298.07'	24.05'	4°37'23"	N 49°44'00" E	24.04'
C578	2.26'	2.24'	56°42'08"	N 18°38'59" E	2.15'
C579	14.96'	9.17'	35°06'23"	N 25°53'22" W	9.02'
C580	2.70'	3.97'	84°03'03"	S 89°22'03" W	3.62'
C581	2.69'	3.96'	84°21'46"	S 89°31'24" W	3.61'
C582	167.79'	12.79'	4°22'06"	N 46°49'49" W	12.79'
C583	24.07'	5.57'	13°15'52"	N 52°58'35" W	5.56'
C584	1.84'	1.48'	46°03'13"	N 84°29'40" W	1.44'
C585	11.61'	3.95'	19°28'35"	S 64°53'25" W	3.93'
C586	1.90'	3.52'	105°47'20"	N 74°52'11" W	3.04'
C587	3.05'	3.04'	57°10'49"	N 01°00'31" E	2.91'
C588	24.00'	5.20'	12°25'24"	N 42°53'35" E	5.19'
C589	41.72'	6.29'	8°38'11"	N 55°11'54" E	6.28'
C590	7.56'	5.53'	41°55'21"	N 86°18'23" E	5.41'
C591	54.87'	13.22'	13°48'06"	S 86°56'38" E	13.18'
C592	22.08'	6.74'	17°29'27"	S 86°31'36" E	6.72'
C593	317.73'	6.19'	1°06'56"	S 74°18'51" E	6.19'
C594	281.69'	12.19'	2°28'42"	S 60°04'26" E	12.18'
C595	857.64'	19.91'	1°19'48"	S 50°17'32" W	19.91'
C596	75.49'	15.21'	11°32'44"	S 42°03'08" W	15.19'
C597	12.87'	11.27'	50°10'28"	N 01°13'14" W	10.91'
C598	6.82'	7.64'	64°15'06"	N 60°40'50" E	7.25'
C599	6.57'	4.58'	39°57'24"	N 68°08'24" E	4.49'
C600	7511.05'	27.19'	0°12'27"	N 48°06'31" E	27.19'
C601	3.30'	3.65'	63°25'47"	N 16°17'51" E	3.47'
C602	23.43'	13.33'	32°36'34"	N 34°06'14" W	13.15'
C603	6.62'	3.76'	32°29'57"	N 67°19'52" W	3.71'
C604	16.60'	5.79'	19°59'20"	N 67°49'43" W	5.76'
C605	19.44'	7.84'	23°06'40"	N 52°38'25" W	7.79'
C606	11.28'	7.27'	36°56'22"	N 53°35'33" W	7.15'
C607	5.77'	5.42'	53°47'29"	S 73°46'05" W	5.22'
C608	7.36'	3.42'	26°38'35"	S 67°48'26" W	3.39'
C609	0.27'	0.44'	94°23'04"	N 22°51'01" W	0.40'
C610	3.31'	2.39'	41°27'00"	N 37°15'17" E	2.34'
C611	25.26'	7.28'	16°30'28"	N 58°04'28" E	7.25'
C612	3.71'	2.12'	32°49'11"	N 83°11'22" E	2.09'
C613	281.69'	7.06'	1°26'12"	S 62°01'53" E	7.06'
C614	125.00'	23.85'	10°56'03"	S 10°59'38" W	23.82'
C615	125.00'	25.03'	11°28'30"	S 22°11'55" W	24.99'
C616	125.00'	17.62'	8°04'27"	S 01°29'23" W	17.60'
C617	175.00'	36.67'	12°00'22"	S 83°20'50" E	36.60'
C618	125.00'	22.28'	10°12'37"	N 85°32'40" E	22.25'
C619	325.00'	2.94'	0°31'06"	S 80°41'55" W	2.94'
C620	325.00'	53.11'	9°21'49"	S 85°38'22" W	53.05'
C621	325.00'	26.97'	4°45'14"	N 87°18'07" W	26.96'
C622	25.00'	38.37'	87°56'33"	N 51°06'13" E	34.71'
C623	325.00'	87.42'	15°24'42"	N 14°50'18" E	87.16'
C624	154.59'	3.53'	1°18'33"	N 21°53'23" E	3.53'
C625	154.59'	30.89'	11°27'02"	N 15°30'35" E	30.84'
C626	170.00'	44.86'	15°07'04"	S 81°47'29" E	44.73'
C627	120.00'	21.38'	10°12'37"	N 85°32'40" E	21.36'
C628	330.00'	3.41'	0°35'28"	S 80°44'06" W	3.41'
C629	169.91'	8.72'	2°56'25"	S 43°16'23" E	8.72'
C630	40.96'	17.95'	25°06'36"	S 34°02'35" E	17.81'
C631	4.52'	3.83'	48°32'32"	S 28°07'00" W	3.71'
C632	2.59'	2.07'	45°48'42"	S 83°08'23" W	2.01'
C633	9.87'	3.96'	22°59'20"	N 62°27'36" W	3.93'
C634	87.06'	14.43'	9°29'45"	N 46°14'07" W	14.41'
C635	10.70'	1.75'	9°22'50"	N 34°34'52" W	1.75'
C636	672.75'	34.64'	2°57'01"	N 28°35'47" W	34.64'
C637	17.46'	3.73'	12°14'35"	N 20°01'55" W	3.72'
C638	2.68'	5.17'	110°28'27"	N 32°55'50" E	4.40'
C639	12.16'	7.25'	34°11'21"	S 61°13'14" E	7.15'
C640	169.91'	14.64'	4°56'10"	S 47°12'40" E	14.63'
C641	29.56'	24.76'	47°59'45"	S 27°45'56" E	24.04'
C642	1.55'	4.65'	171°54'40"	S 82°11'16" W	3.09'
C643	42.61'	32.80'	44°06'27"	N 33°54'37" W	31.99'
C644	29.56'	6.68'	12°57'21"	S 58°14'29" E	6.67'
C645	17477.26'	13.37'	0°02'38"	S 87°24'53" W	13.37'
C646	26.57'	3.85'	8°18'43"	N 89°26'25" W	3.85'
C647	234.34'	8.82'	2°09'23"	N 83°10'23" W	8.82'
C648	7.44'	3.72'	28°40'01"	N 87°48'54" W	3.68'
C649	24.92'	4.49'	10°19'57"	N 17°54'49" E	4.49'
C650	26.71'	8.40'	18°01'10"	N 03°44'15" E	8.37'
C651	70.88'	8.21'	6°38'02"	N 02°41'59" W	8.20'
C652	8422.50'	8.56'	0°03'30"	N 05°03'51" W	8.56'
C653	33.50'	7.91'	13°31'31"	N 11°51'21" W	7.89'
C654	25.25'	6.87'	15°35'20"	N 10°49'26" W	6.85'
C655	2.77'	1.31'	27°04'04"	N 10°30'16" E	1.30'
C656	24.96'	3.90'	8°56'51"	N 28°30'44" E	3.89'
C657	98.58'	2.11'	1°13'29"	S 08°44'13" W	2.11'
C658	5.92'	5.87'	56°43'16"	S 19°00'40" E	5.63'
C659	98.52'	4.98'	2°53'41"	S 05°44'03" W	4.98'
C660	11.55'	10.08'	49°59'10"	S 13°39'00" E	9.76'
C661	30.55'	1.98'	3°42'56"	N 80°05'27" W	1.98'
C662	47.16'	17.56'	21°20'15"	S 88°23'12" W	17.46'
C663	54.53'	4.24'	4°27'16"	S 82°39'24" W	4.24'
C664	2.34'	3.17'	77°27'20"	N 15°07'23" E	2.93'
C665	7.70'	3.20'	23°49'11"	N 07°01'10" W	3.18'
C666	13.37'	7.42'	31°46'48"	N 20°46'49" E	7.32'
C667	10.97'	6.74'	35°11'45"	N 19°04'21" E	6.63'
C668	28.64'	10.55'	21°06'59"	N 09°05'02" W	10.49'
C669	37.18'	12.01'	18°30'31"	N 10°23'16" W	11.96'
C895	275.00'	28.55'	5°56'58"	S 19°34'10" W	28.54'
C896	204.59'	45.56'	12°45'35"	N 16°09'52" E	45.47'

CURVE TABLE DATA					
CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C670	4.79'	1.77'	21°12'41"	N 14°54'14" W	1.76'
C671	48.89'	7.36'	8°37'22"	N 29°49'15" W	7.35'
C672	325.00'	13.56'	2°23'24"	S 82°09'09" W	13.56'
C673	175.00'	19.97'	6°32'19"	S 80°36'48" E	19.96'
C674	25.00'	13.24'	30°20'23"	N 79°54'19" E	13.08'
C675	618.70'	5.08'	0°28'14"	N 06°01'00" E	5.08'
C676	14.99'	7.41'	28°20'26"	N 20°18'43" E	7.34'
C677	11.66'	12.48'	61°19'43"	N 00°00'13" W	11.89'
C678	30.63'	9.37'	17°31'28"	N 18°05'02" W	9.33'
C679	343.64'	27.33'	4°33'24"	N 07°39'22" W	27.32'
C680	28.09'	12.92'	26°20'59"	N 11°33'00" E	12.80'
C681	99.54'	15.48'	8°54'30"	S 17°15'46" W	15.46'
C682	61.97'	14.91'	13°47'13"	S 17°26'05" W	14.88'
C683	124.16'	23.26'	10°44'03"	S 07°11'23" W	23.23'
C684	27.27'	10.74'	22°33'18"	S 09°31'15" W	10.67'
C685	59.98'	15.25'	14°33'59"	S 28°14'40" W	15.21'
C686	15.92'	9.35'	33°38'24"	S 50°51'24" W	9.21'
C687	60.21'	7.86'	7°28'51"	S 74°15'09" W	7.86'
C688	618.70'	2.16'	0°11'59"	N 06°21'06" E	2.16'
C689	330.00'	53.27'	9°14'54"	S 85°39'17" W	53.21'
C690	330.00'	27.62'	4°47'45"	N 87°19'23" W	27.61'
C691	20.00'	30.70'	87°56'33"	N 51°06'13" E	27.77'
C692	330.00'	83.12'	14°25'56"	S 14°20'54" W	82.90'

LINE TABLE DATA		
LINE	BEARING	DISTANCE
L679	S 59°06'03" E	3.05'
L680	S 02°10'15" E	2.36'
L681	S 89°21'01" E	33.99'
L682	S 03°47'16" E	24.77'
L683	N 00°32'11" E	4.25'
L684	N 89°27'49" W	10.00'
L685	S 00°32'11" W	5.57'
L686	N 12°01'29" E	21.54'
L687	N 36°16'08" E	3.67'
L688	N 53°43'52" W	3.88'
L689	S 36°16'08" W	2.57'
L690	S 19°56'58" W	32.87'
L691	N 53°43'52" W	5.12'
L692	N 53°43'52" W	5.37'
L693	N 53°43'52" W	5.20'
L694	S 79°43'36" E	19.82'
L695	N 23°31'49" E	11.78'
L696	N 24°31'21" E	5.51'
L697	N 19°56'58" E	18.67'
L698	N 01°12'21" W	6.89'
L699	N 20°54'08" E	11.19'
L700	N 19°49'26" E	9.25'
L701	N 08°45'21" W	4.28'
L702	N 19°56'58" E	17.82'
L703	S 56°54'52" E	10.59'
L704	S 16°48'37" E	16.79'
L705	S 11°07'35" W	12.79'
L706	S 15°25'32" W	15.76'
L707	S 18°16'53" W	13.81'
L708	S 22°43'00" W	16.25'
L709	S 31°11'36" W	13.48'
L710	S 27°21'26" W	15.04'
L711	S 03°01'10" E	18.48'
L712	N 59°05'58" W	5.32'
L713	N 59°05'58" W	5.33'
L714	N 31°00'26" E	3.15'
L715	N 58°59'34" W	3.91'
L716	S 31°00'26" W	3.15'
L717	N 58°59'34" W	11.97'
L718	N 58°59'34" W	3.03'
L719	N 22°51'09" E	53.01'
L720	N 27°10'44" E	10.37'
L721	N 30°39'33" E	12.39'
L722	N 26°14'14" E	15.79'
L723	N 09°01'14" E	13.13'
L724	N 12°31'39" E	14.62'
L725	N 17°33'28" E	10.49'
L726	N 05°24'08" W	7.32'
L727	N 19°56'58" E	8.37'
L728	S 46°42'53" E	4.84'
L729	S 12°01'45" E	13.20'
L730	S 12°05'49" W	11.29'
L731	S 12°25'21" W	15.03'
L732	S 23°35'05" W	13.50'
L733	S 19°56'35" W	16.37'
L734	S 32°37'44" W	12.58'
L735	S 25°42'00" W	21.48'
L736	S 22°14'36" W	15.84'
L737	S 14°48'33" E	22.38'
L738	N 22°51'09" E	41.88'
L739	S 89°21'01" E	11.87'
L740	S 89°21'01" E	30.63'

LINE TABLE DATA		
LINE	BEARING	DISTANCE
L741	N 09°47'04" E	23.29'
L742	S 89°21'01" E	11.37'
L743	S 89°21'01" E	8.67'
L744	N 00°38'59" E	6.44'
L745	S 89°21'01" E	10.00'
L746	S 00°38'59" W	6.44'
L747	S 89°21'01" E	12.47'
L748	S 05°06'56" E	12.88'
L749	N 21°11'27" W	11.77'
L750	S 33°57'13" E	14.85'
L751	S 03°40'57" E	9.50'
L752	N 05°06'56" W	13.30'
L753	N 06°06'26" W	1.78'
L754	N 25°21'05" E	7.05'
L755	N 25°21'05" E	2.41'
L756	N 58°52'29" E	4.23'
L757	S 79°54'24" E	4.87'
L758	S 10°05'36" W	3.03'
L759	S 79°54'24" E	4.04'
L760	N 10°05'36" E	3.03'
L761	S 79°54'24" E	0.21'
L762	S 62°29'36" E	5.60'
L763	S 62°29'36" E	4.82'
L764	S 03°32'31" E	5.83'
L765	S 02°27'36" E	22.05'
L766	S 03°40'57" E	10.89'
L767	N 05°06'56" W	4.80'
L768	N 01°14'34" W	21.80'
L769	N 02°53'01" W	33.68'
L770	N 05°25'48" E	22.05'
L771	N 77°25'52" E	32.08'
L772	N 77°25'52" E	3.81'
L773	N 77°25'52" E	11.62'
L774	S 20°27'23" W	7.00'
L775	S 24°37'02" W	13.91'
L776	S 10°17'33" E	1.63'
L777	S 15°21'17" W	14.11'
L778	N 02°27'36" W	11.54'
L779	S 12°34'08" E	1.75'
L780	S 12°34'08" E	1.64'
L781	N 12°34'08" W	1.69'
L782	N 12°34'08" W	1.69'
L783	N 76°29'52" E	9.82'
L784	S 22°11'47" W	6.34'
L785	S 46°56'31" W	12.12'
L786	S 26°36'41" W	11.58'
L787	S 15°16'40" W	13.49'
L788	S 15°20'31" W	16.96'
L789	S 07°54'17" W	21.90'
L790	S 03°55'55" W	14.22'
L791	S 10°16'48" W	11.50'
L792	S 45°21'16" W	10.52'
L793	S 64°27'50" W	5.67'
L794	N 02°27'36" W	2.02'
L795	N 52°07'54" E	1.03'
L796	N 15°24'44" E	9.46'
L797	N 07°15'15" E	22.05'
L798	N 05°10'13" E	14.99'
L799	N 03°52'44" W	14.68'
L800	N 02°19'23" E	16.18'
L801	N 13°37'50" W	11.44'
L802	N 00°52'41" W	11.48'
L803	N 77°25'52" E	26.32'

SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

SHEET 5 (LOTS B-1, B-2 & B-3)
SHEET 6 (LOTS B-4, B-5, B-6 & B-7)
SHEET 7 (LOTS B-8, B-9 & B-10)
SHEET 8 (LOTS B-11, B-12, B-13 & B-14)
SHEET 9 (LOTS B-15, B-16, & B-17)
SHEET 10 (LOTS B-18, B-19, B-20 & B-21)
SHEET 11 (LOTS B-22, B-23, B-24, B-25 & B-26)
SHEET 12 (LOTS B-29, B-30, B-31 & B-32)
SHEET 13 (LOTS B-33, B-34, B-35 & B-36)
SHEET 14 (LOTS B-37, B-38 & B-39)
SHEET 15 (LOTS B-40, B-41 & B-42)
SHEET 16 (LOTS C-1, C-2, C-6, C-7, C-8 & C-9)
SHEET 17 (LOTS C-3, C-4 & C-5)
SHEET 18 (LOTS B-27 & B-28)
SHEET 19 (LOTS M-1 & M-2)

TABLE OF MINIMUM FINISHED FLOOR ELEVATION FOR LOTS IN FLOOD ZONE AE WITH B.F.E.

LOT #	G.F.E.	L.F.E.	FLOOD ZONE WITH B.F.E.
C-1	7.50'	11.00'	AE (EL 10)
C-2	7.50'	12.00'	AE (EL 10) & AE (EL 11)
C-6	7.50'	12.00'	AE (EL 10) & AE (EL 11)
C-7	7.50'	11.00'	AE (EL 10)
C-8	7.50'	11.00'	AE (EL 10)
C-9	7.50'	11.00'	AE (EL 10)

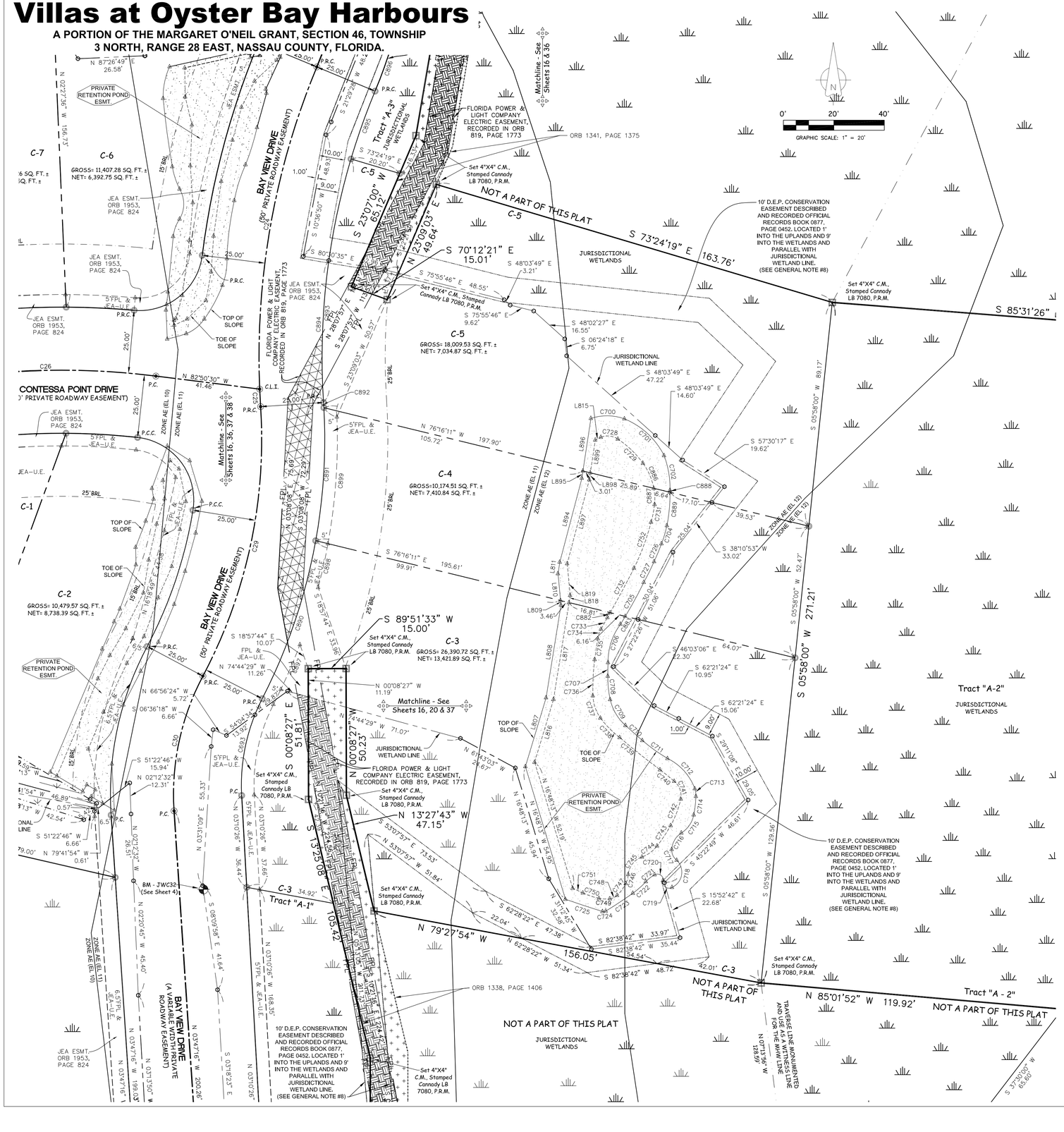
Prepared By:
JW Cannady Surveying Inc.
11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2375
Licensed Business No.: 7080
EMAIL: jwcsurvey@comcast.net

Villas at Oyster Bay Harbours

A PORTION OF THE MARGARET O'NEIL GRANT, SECTION 46, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

PLAT BOOK ___, PAGE ___

SHEET 17 OF 40 SHEET



LINE TABLE DATA		
LINE	BEARING	DISTANCE
L805	N 08°35'42" E	15.96'
L806	N 08°35'42" E	8.01'
L807	N 16°46'01" E	28.49'
L808	N 09°05'42" E	37.20'
L809	N 05°23'41" W	1.80'
L810	N 05°23'41" W	10.69'
L811	N 08°42'49" E	4.63'
L815	N 63°46'05" E	2.51'
L816	N 16°46'01" E	25.98'
L817	N 09°05'42" E	38.87'
L818	N 09°05'42" E	2.91'
L819	N 05°23'41" W	12.62'
L894	N 14°45'03" E	34.42'
L895	N 08°35'42" E	2.87'
L896	N 08°35'42" E	21.09'
L897	N 14°45'03" E	34.42'
L898	N 08°35'42" E	2.76'
L899	N 08°35'42" E	13.14'

CURVE TABLE DATA					
CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C24	300.00'	130.72'	24°57'57"	N 10°03'41" E	129.69'
C25	300.00'	6.96'	1°19'44"	N 03°05'10" W	6.96'
C26	300.00'	87.54'	16°43'08"	S 88°47'56" W	87.23'
C29	200.00'	110.62'	31°41'20"	N 12°05'39" E	109.21'
C30	100.00'	55.37'	31°43'25"	N 12°04'27" E	54.66'
C693	75.00'	39.69'	30°19'25"	S 11°59'16" W	39.23'
C700	20.50'	13.55'	37°52'52"	S 89°09'19" E	13.31'
C701	30.18'	21.87'	41°30'22"	S 47°10'42" E	21.39'
C702	36.68'	14.00'	21°52'20"	S 09°49'35" E	13.92'
C704	51.67'	7.50'	8°18'40"	S 16°40'42" W	7.49'
C705	172.85'	15.32'	5°04'43"	S 28°31'45" W	15.32'
C706	24.64'	16.27'	37°49'45"	S 17°53'07" W	15.98'
C707	68.20'	5.37'	4°30'51"	S 01°12'50" W	5.37'
C708	41.29'	9.34'	12°57'50"	S 05°46'49" E	9.32'
C709	19.21'	12.11'	36°06'17"	S 30°33'43" E	11.91'
C710	233.86'	8.99'	2°12'08"	S 48°19'46" E	8.99'
C711	70.55'	12.28'	9°58'21"	S 54°25'00" E	12.26'
C712	21.61'	16.55'	43°52'54"	S 42°05'21" E	16.15'
C713	8.49'	3.09'	20°49'57"	S 08°04'11" E	3.07'
C714	48.81'	7.37'	8°38'47"	S 06°40'11" W	7.36'
C715	11.00'	8.95'	46°37'05"	S 34°18'07" W	8.71'
C716	8.29'	7.85'	54°13'59"	S 30°29'41" W	7.56'
C717	5.01'	4.96'	56°42'31"	S 24°58'34" E	4.76'
C718	6.60'	12.82'	111°14'58"	S 09°55'07" W	10.90'
C719	2.42'	5.78'	136°43'57"	N 52°08'41" W	4.50'
C720	2.27'	4.96'	125°00'26"	N 56°18'51" W	4.04'
C721	13.41'	4.43'	18°56'47"	S 51°42'32" W	4.41'
C722	32.56'	6.89'	12°07'33"	S 48°17'55" W	6.88'
C723	162.68'	12.86'	4°31'43"	S 56°37'33" W	12.86'
C724	1.70'	1.35'	45°24'30"	S 81°35'40" W	1.32'
C725	438.57'	15.48'	2°01'22"	N 71°42'19" W	15.48'
C726	121.00'	7.64'	3°37'04"	N 22°27'19" E	7.64'
C727	121.00'	9.24'	4°22'26"	N 26°27'03" E	9.23'
C728	7.26'	7.02'	55°23'47"	S 83°43'53" E	6.75'
C729	38.32'	13.87'	20°44'07"	S 46°06'11" E	13.79'
C731	52.40'	7.14'	7°48'45"	S 11°16'23" W	7.14'
C732	502.22'	20.04'	2°17'09"	S 28°10'38" W	20.04'
C733	141.45'	5.30'	2°08'45"	S 28°59'00" W	5.30'
C734	12.81'	4.00'	17°52'08"	S 18°58'33" W	3.98'
C735	144.74'	8.38'	3°19'00"	S 08°22'59" W	8.38'
C736	94.77'	14.38'	8°41'40"	S 02°53'58" W	14.37'
C737	16.86'	9.46'	32°08'56"	S 18°41'42" E	9.34'
C738	39.86'	10.90'	15°39'50"	S 44°48'29" E	10.86'
C739	275.01'	20.46'	4°15'45"	S 51°19'04" E	20.45'
C740	70.21'	7.26'	5°55'41"	S 51°04'52" E	7.26'
C741	7.51'	7.85'	59°52'14"	S 20°13'01" E	7.50'
C742	38.59'	11.27'	16°44'09"	S 20°52'29" W	11.23'
C743	64.22'	9.75'	8°41'52"	S 33°36'58" W	9.74'
C744	13.61'	7.49'	31°32'49"	S 53°44'18" W	7.40'
C745	8.04'	9.35'	66°38'26"	S 38°20'24" W	8.83'
C746	9.03'	3.72'	23°36'40"	S 14°40'36" W	3.70'
C747	17.10'	5.85'	19°37'15"	S 36°17'34" W	5.83'
C748	5.03'	3.21'	36°36'44"	S 64°24'34" W	3.16'
C749	12.90'	4.38'	19°25'48"	N 87°34'10" W	4.35'
C750	30.50'	6.71'	12°36'10"	N 71°33'11" W	6.69'
C751	1422.55'	4.50'	0°10'52"	N 65°09'09" W	4.50'
C752	100.17'	15.11'	8°38'27"	N 19°05'00" E	15.09'
C882	502.22'	2.18'	0°14'55"	N 29°26'40" E	2.18'
C883	172.85'	3.66'	0°12'50"	N 31°40'31" E	3.66'
C886	24.49'	10.92'	25°33'24"	N 23°22'28" W	10.83'
C887	24.49'	6.42'	15°00'45"	N 03°05'23" W	6.40'
C888	67.50'	0.84'	0°42'56"	N 00°38'23" W	0.84'
C889	67.50'	13.31'	11°17'47"	N 05°21'58" E	13.29'
C890	225.00'	66.35'	16°53'44"	N 18°42'07" E	66.11'
C891	225.00'	52.95'	13°29'01"	S 03°30'45" W	52.83'
C892	225.00'	2.05'	0°31'16"	S 03°29'24" E	2.05'
C893	275.00'	97.65'	20°20'43"	S 06°25'20" W	97.14'
C894	275.00'	56.44'	11°45'33"	S 02°07'45" W	56.34'
C895	275.00'	28.55'	5°56'58"	S 19°34'10" W	28.54'
C896	204.59'	45.56'	12°45'35"	N 16°09'52" E	45.47'
C897	230.00'	19.30'	4°48'26"	N 23°05'23" E	19.29'
C898	230.00'	17.80'	4°26'01"	N 12°32'48" E	17.79'
C899	230.00'	50.49'	12°34'42"	N 04°02'27" E	50.39'

SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

SHEET 5 (LOTS B-1, B-2 & B-3)
SHEET 6 (LOTS B-4, B-5, B-6 & B-7)
SHEET 7 (LOTS B-8, B-9 & B-10)
SHEET 8 (LOTS B-11, B-12, B-13 & B-14)
SHEET 9 (LOTS B-15, B-16, & B-17)
SHEET 10 (LOTS B-18, B-19, B-20 & B-21)
SHEET 11 (LOTS B-22, B-23, B-24, B-25 & B-26)
SHEET 12 (LOTS B-29, B-30, B-31 & B-32)
SHEET 13 (LOTS B-33, B-34, B-35 & B-36)
SHEET 14 (LOTS B-37, B-38 & B-39)
SHEET 15 (LOTS B-40, B-41 & B-42)
SHEET 16 (LOTS C-1, C-2, C-6, C-7, C-8 & C-9)
SHEET 17 (LOTS C-3, C-4 & C-5)
SHEET 18 (LOTS B-27 & B-28)
SHEET 19 (LOTS M-1 & M-2)

BRL NOTE:
THE DEVELOPER IS PROPOSING TO BUILD A TRIPLEX ON LOTS C-3, C-4 & C-5, THEREFORE THE 15' SIDE BUILDING RESTRICTION LINES ARE NOT REQUIRED FOR LOTS C-4.

TABLE OF MINIMUM BOTTOM ELEVATION OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER OF THE LOWEST FLOOR ELEVATION FOR LOTS IN FLOOD ZONE VE WITH B.F.E.

LOT #	G.F.E.	FLOOD ZONE WITH B.F.E.	BOTTOM ELEVATION OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER OF THE LOWEST FLOOR ELEVATION
C-3	7.50'	AE (EL 11), AE (EL 12) & VE (EL 12)	13.00'
C-4	7.50'	AE (EL 11), AE (EL 12) & VE (EL 12)	13.00'
C-5	7.50'	AE (EL 11), AE (EL 12) & VE (EL 12)	13.00'

FLOOD ZONE NOTE:
FOR LOTS THAT ARE IN FLOOD ZONE VE WITH BASE FLOOD ELEVATION THE BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER OF THE LOWEST FLOOR (EXCLUDING THE PILINGS OR COLUMNS) SHOULD BE ELEVATED TO NO LOWER THAN ONE (1) FOOT ABOVE THE BASE FLOOD ELEVATION

Prepared By:
JW Cannady Surveying Inc.
11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2375
Licensed Business No.: 7080
EMAIL: jwcsurvey@comcast.net

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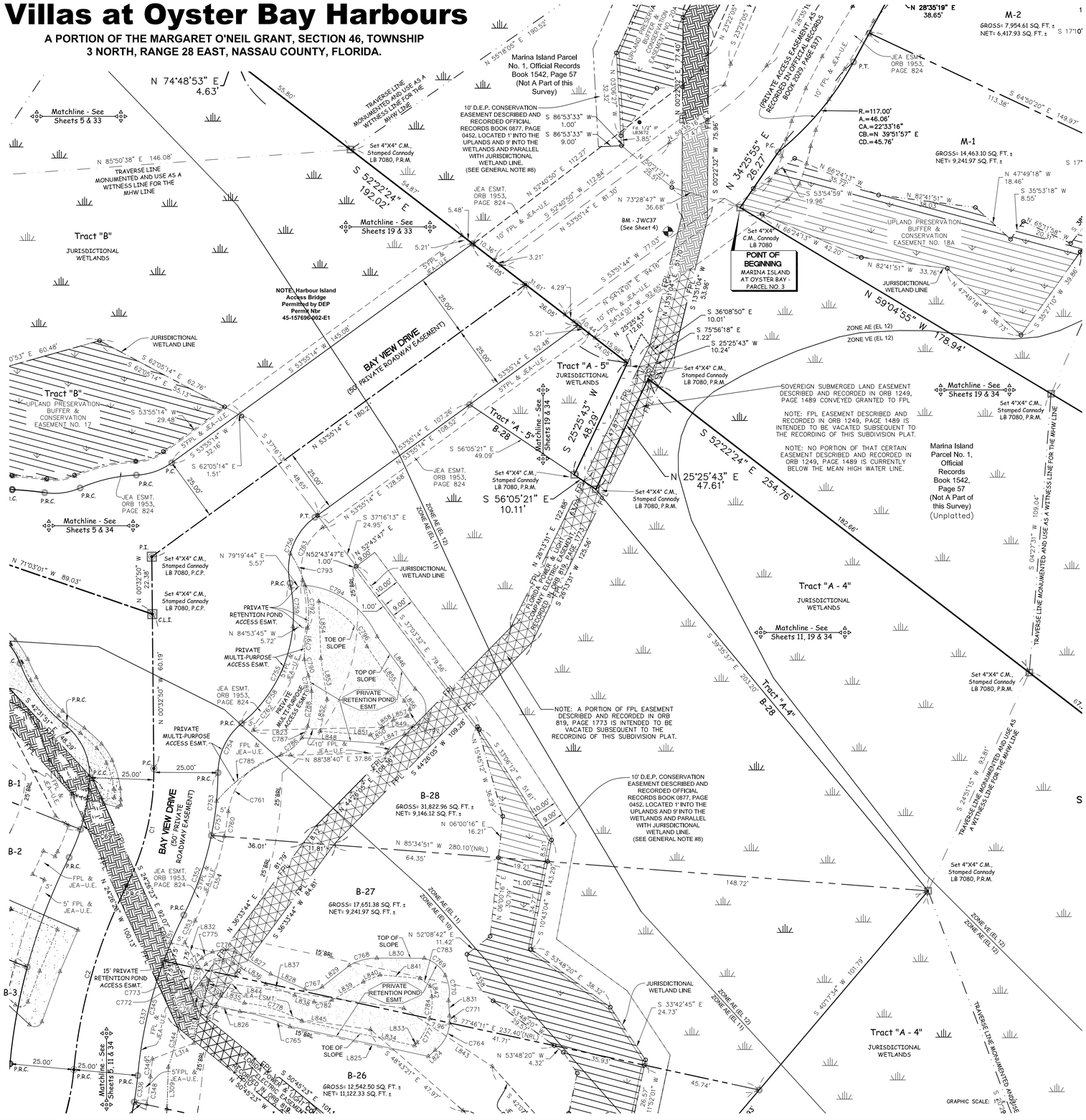
PLAT BOOK ___, PAGE ___

SHEET 18 OF 40 SHEET



LINE TABLE DATA		
LINE	BEARING	DISTANCE
L309	S 01°47'26" W	16.34'
L310	S 18°01'03" E	21.62'
L314	N 69°18'10" E	17.23'
L315	N 12°13'49" E	14.95'
L822	S 44°26'05" W	14.34'
L823	N 88°38'40" E	62.43'
L824	S 47°22'31" W	3.61'
L825	N 77°46'11" W	55.24'
L826	N 75°50'48" W	9.31'
L827	S 58°00'01" E	16.17'
L828	S 66°08'30" E	14.62'
L829	N 51°43'03" E	13.48'
L830	S 89°50'10" E	18.44'
L831	S 03°42'13" E	5.91'
L832	S 32°04'39" E	17.55'
L833	S 40°43'08" W	1.53'
L834	N 77°46'11" W	44.96'
L835	N 73°19'18" W	9.59'
L836	S 56°29'53" E	15.20'
L837	S 69°02'08" E	12.07'
L838	S 77°21'52" E	8.00'
L839	N 59°50'31" E	14.20'
L840	N 67°18'58" E	7.03'
L841	S 84°54'35" E	15.66'
L842	S 08°51'01" E	4.11'
L843	S 56°37'48" E	41.27'
L844	S 81°59'29" E	76.74'
L845	S 81°59'29" E	66.33'
L846	S 35°55'27" E	25.22'
L847	S 67°10'42" W	9.53'
L848	N 85°48'07" W	31.34'
L849	S 88°38'40" W	12.11'
L850	S 56°33'28" W	5.50'
L851	N 85°48'07" W	19.79'
L852	N 12°52'23" E	12.69'
L853	N 08°35'40" W	16.36'
L854	N 02°10'11" W	22.21'
L855	S 34°19'12" E	25.74'
L856	S 34°39'11" E	3.88'
L857	S 74°52'50" W	5.61'
L858	S 56°33'28" W	5.18'

CURVE TABLE DATA					
CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	100.00'	47.57'	27°15'16"	N 13°04'48" E	47.12'
C2	200.00'	74.84'	21°26'25"	N 15°59'13" E	74.41'
C336	125.00'	10.38'	4°45'29"	N 07°38'45" E	10.38'
C337	175.00'	45.91'	15°01'55"	N 12°46'58" E	45.78'
C344	83.04'	20.18'	13°55'33"	N 12°51'53" E	20.13'
C345	175.00'	44.65'	14°37'08"	N 12°34'34" E	44.53'
C348	130.00'	10.80'	4°45'29"	N 07°38'45" E	10.79'
C349	170.00'	7.00'	2°21'31"	S 06°26'46" W	7.00'
C351	175.00'	19.57'	6°24'30"	N 23°30'11" E	19.56'
C352	125.00'	32.91'	15°05'05"	N 19°09'54" E	32.81'
C353	170.00'	9.45'	3°11'06"	S 28°06'54" W	9.45'
C354	130.00'	34.86'	15°21'47"	N 19°01'33" E	34.75'
C753	125.00'	24.66'	11°18'07"	N 05°58'18" E	24.62'
C754	25.00'	22.02'	50°27'57"	N 25°33'13" E	21.31'
C755	55.00'	60.91'	63°27'22"	N 19°03'30" E	57.85'
C756	25.00'	29.06'	66°35'25"	S 20°37'31" W	27.45'
C757	125.00'	13.55'	6°12'47"	N 08°30'58" E	13.55'
C758	55.00'	43.85'	45°40'57"	N 27°56'43" E	42.70'
C759	55.00'	15.14'	15°46'30"	N 02°47'01" W	15.10'
C760	130.00'	9.90'	4°21'54"	N 09°09'42" E	9.90'
C761	25.00'	35.63'	81°39'54"	S 47°48'43" W	32.69'
C762	60.00'	64.65'	61°43'59"	N 18°11'49" E	61.56'
C763	20.00'	23.24'	66°35'25"	S 20°37'31" W	21.96'
C764	14.82'	12.35'	47°44'44"	S 27°55'12" W	12.00'
C765	71.26'	20.35'	16°21'52"	N 73°27'11" W	20.28'
C766	15.60'	12.14'	44°36'03"	N 57°12'05" W	11.84'
C767	7.29'	7.07'	55°35'03"	N 82°12'54" E	6.80'
C768	21.23'	11.24'	30°20'02"	N 75°02'10" E	11.11'
C769	13.25'	10.88'	47°01'49"	S 50°39'03" E	10.58'
C770	14.63'	10.12'	39°37'24"	S 07°19'24" E	9.92'
C771	14.82'	2.81'	10°52'01"	S 01°23'10" E	2.81'
C772	9.79'	1.17'	6°50'50"	S 18°49'57" E	1.17'
C773	9.79'	7.73'	45°14'30"	S 07°12'43" W	7.53'
C774	9.79'	5.17'	30°15'47"	S 44°52'52" W	5.11'
C775	13.37'	4.84'	20°44'14"	S 60°32'22" W	4.81'
C776	13.37'	9.01'	38°37'13"	N 89°46'54" W	8.85'
C777	25.24'	10.60'	24°03'59"	S 27°29'35" W	10.53'
C778	54.94'	23.66'	24°40'20"	N 72°34'30" W	23.48'
C779	7.69'	9.02'	67°11'48"	N 58°52'39" W	8.51'
C780	5.87'	9.00'	87°57'04"	N 10°54'28" E	8.14'
C781	7.77'	11.68'	86°07'32"	N 86°53'41" E	10.61'
C782	12.90'	7.02'	31°10'53"	N 84°14'20" E	6.94'
C783	628.65'	4.95'	0°27'04"	S 53°08'21" E	4.95'
C784	25.24'	8.73'	19°48'13"	S 05°33'29" W	8.68'
C785	63.81'	31.39'	28°11'17"	S 54°15'41" W	31.07'
C786	18.51'	10.51'	32°30'49"	N 50°40'16" E	10.37'
C787	12.00'	5.04'	24°10'17"	N 27°07'21" E	5.02'
C788	46.81'	13.79'	16°52'36"	N 06°13'24" E	13.74'
C789	22.04'	6.25'	16°14'59"	N 11°25'07" W	6.23'
C790	28.32'	6.50'	13°09'20"	S 14°15'52" E	6.49'
C791	54.14'	12.37'	13°05'40"	S 05°54'01" W	12.35'
C792	40.47'	16.77'	23°44'20"	N 03°16'59" W	16.65'
C793	40.47'	13.71'	19°24'19"	N 24°51'18" W	13.64'
C794	33.85'	36.21'	61°16'58"	S 54°33'06" E	34.51'
C795	9.70'	23.23'	137°10'05"	S 13°13'59" W	18.06'
C796	32.71'	26.50'	46°25'12"	S 46°50'16" E	25.78'
C797	3.35'	3.03'	51°49'35"	S 20°06'49" W	2.92'

SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

SHEET 5 (LOTS B-1, B-2 & B-3)
SHEET 6 (LOTS B-4, B-5, B-6 & B-7)
SHEET 7 (LOTS B-8, B-9 & B-10)
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SHEET 15 (LOTS B-40, B-41 & B-42)
SHEET 16 (LOTS C-1, C-2, C-6, C-7, C-8 & C-9)
SHEET 17 (LOTS C-3, C-4 & C-5)
SHEET 18 (LOTS B-27 & B-28)
SHEET 19 (LOTS M-1 & M-2)

0' 20' 40'

TABLE OF MINIMUM FINISHED FLOOR ELEVATION FOR LOTS IN FLOOD ZONE AE WITH B.F.E.

LOT #	G.F.E.	L.F.E.	FLOOD ZONE WITH B.F.E.
B-27	7.50'	11.00'	AE (EL 10), AE (EL 11) & AE (EL 12)

TABLE OF MINIMUM BOTTOM ELEVATION OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER OF THE LOWEST FLOOR ELEVATION FOR LOTS IN FLOOD ZONE VE WITH B.F.E.

LOT #	G.F.E.	FLOOD ZONE WITH B.F.E.	BOTTOM ELEVATION OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER OF THE LOWEST FLOOR ELEVATION
B-28	8.50'	AE (EL 10), AE (EL 11), AE (EL 12) & VE (EL 12)	13.00'

FLOOD ZONE NOTE:
FOR LOTS THAT ARE IN FLOOD ZONE VE WITH BASE FLOOD ELEVATION THE BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER OF THE LOWEST FLOOR (EXCLUDING THE PILINGS OR COLUMNS) SHOULD BE ELEVATED TO NO LOWER THAN ONE (1) FOOT ABOVE THE BASE FLOOD ELEVATION

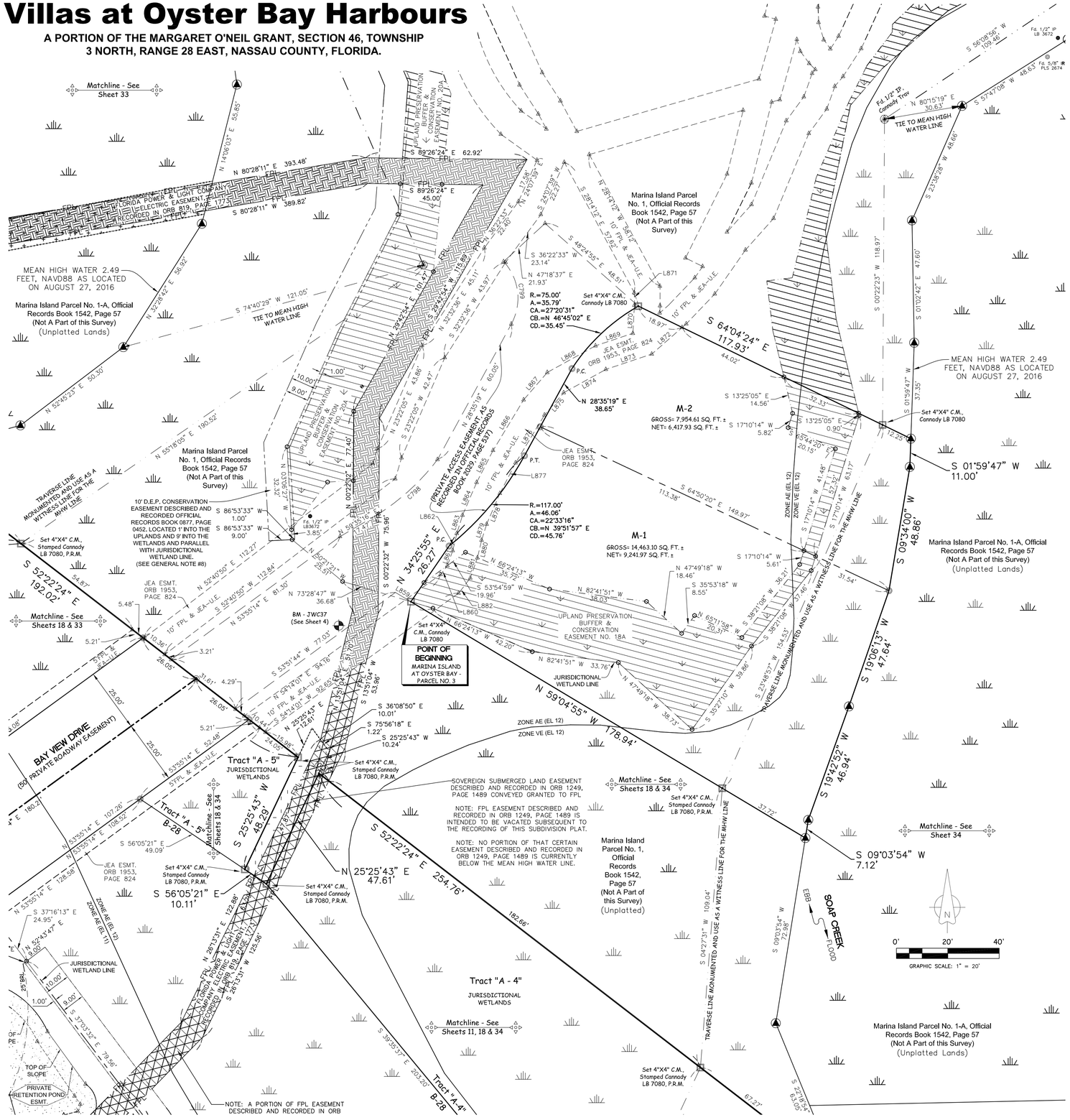
Prepared By:
JW Cannady SURVEYING INC.
11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2375
Licensed Business No.: 7080
EMAIL: jwcsurvey@comcast.net

Villas at Oyster Bay Harbours

A PORTION OF THE MARGARET O'NEIL GRANT, SECTION 46, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

PLAT BOOK___, PAGE___

SHEET 19 OF 40 SHEET



LINE TABLE DATA		
LINE	BEARING	DISTANCE
L859	N 59°04'55" W	7.03'
L860	S 37°32'19" W	4.37'
L861	S 19°26'22" W	6.21'
L862	S 13°22'22" W	6.86'
L863	S 17°22'00" W	7.41'
L864	S 23°19'29" W	13.92'
L865	S 27°11'09" W	14.00'
L866	S 31°07'58" W	22.99'
L867	S 40°52'52" W	14.07'
L868	S 61°04'32" W	21.43'
L869	S 71°31'31" W	15.34'
L870	S 03°01'19" W	10.95'
L871	S 00°28'06" E	4.87'
L872	S 48°44'02" W	15.70'
L873	S 71°31'31" W	18.84'
L874	S 61°04'32" W	18.74'
L875	S 40°52'52" W	11.44'
L876	S 31°07'58" W	21.79'
L877	S 27°11'09" W	13.32'
L878	S 23°19'29" W	13.06'
L879	S 17°22'00" W	6.55'
L880	S 13°22'22" W	7.04'
L881	S 19°26'22" W	8.33'
L882	S 37°32'19" W	7.43'

CURVE TABLE DATA					
CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C798	89.00'	31.29'	20°08'42"	N 47°15'30" E	31.13'
C799	21.00'	26.12'	71°16'42"	N 07°03'02" W	24.47'

SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

SHEET 5 (LOTS B-1, B-2 & B-3)
SHEET 6 (LOTS B-4, B-5, B-6 & B-7)
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SHEET 14 (LOTS B-37, B-38 & B-39)
SHEET 15 (LOTS B-40, B-41 & B-42)
SHEET 16 (LOTS C-1, C-2, C-6, C-7, C-8 & C-9)
SHEET 17 (LOTS C-3, C-4 & C-5)
SHEET 18 (LOTS B-27 & B-28)
SHEET 19 (LOTS M-1 & M-2)

TABLE OF MINIMUM BOTTOM ELEVATION OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER OF THE LOWEST FLOOR ELEVATION FOR LOTS IN FLOOD ZONE VE WITH B.F.E.

LOT #	G.F.E.	FLOOD ZONE WITH B.F.E.	BOTTOM ELEVATION OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER OF THE LOWEST FLOOR ELEVATION
M-1	8.50'	AE (EL 12) & VE (EL 12)	13.00'
M-2	8.50'	AE (EL 12) & VE (EL 12)	13.00'

FLOOD ZONE NOTE:
FOR LOTS THAT ARE IN FLOOD ZONE VE WITH BASE FLOOD ELEVATION THE BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER OF THE LOWEST FLOOR (EXCLUDING THE PILINGS OR COLUMNS) SHOULD BE ELEVATED TO NO LOWER THAN ONE (1) FOOT ABOVE THE BASE FLOOD ELEVATION

Prepared By:
JW Cannady Surveying Inc.
11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2375
Licensed Business No.: 7080
EMAIL: jwcsurvey@comcast.net

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PLAT BOOK ___, PAGE ___

SHEET 20 OF 40 SHEET

NOTE: THE APPROXIMATE GRAPHICAL LOCATION OF THIS FUTURE PRIVATE ROADWAY EASEMENT SHOW HEREON IS FOR INFORMATION PURPOSES ONLY AND IS SUBJECT TO CHANGE WITH FUTURE DEVELOPMENT OF TRACT "F"

Matchline - See Sheet 23

Matchline - See Sheet 38

Matchline - See Sheets 16 & 38

Matchline - See Sheets 16, 17 & 37

Matchline - See Sheet 37

Matchline - See Sheets 17 & 37

GRAPHIC SCALE: 1" = 20'

Tract "F" JURISDICTIONAL WETLANDS

Tract "D" JURISDICTIONAL WETLANDS

Tract "A-1" JURISDICTIONAL WETLANDS

PRIVATE RETENTION POND ESMT.

TOP OF SLOPE

TOE OF SLOPE

JURISDICTIONAL WETLAND LINE

UPLAND PRESERVATION BUFFER & CONSERVATION EASEMENT NO. 11

C-1 GROSS= 8,912.45 SQ. FT. ± NET= 6,064.16 SQ. FT. ±

C-2 GROSS= 10,479.57 SQ. FT. ± NET= 8,738.39 SQ. FT. ±

C-3 GROSS= 26,390.72 SQ. FT. ± NET= 13,421.89 SQ. FT. ±

BAY VIEW DRIVE (A VARIABLE WIDTH PRIVATE ROADWAY EASEMENT)

BAY VIEW DRIVE (80' PRIVATE ROADWAY)

JEA ESMT. ORB 1953, PAGE 824

FLORIDA POWER & LIGHT COMPANY ELECTRIC EASEMENT, RECORDED IN ORB 819, PAGE 1773

10' D.E.P. CONSERVATION EASEMENT DESCRIBED AND RECORDED OFFICIAL RECORDS BOOK 0877, PAGE 0452, LOCATED 1' INTO THE UPLANDS AND 9' INTO THE WETLANDS AND PARALLEL WITH JURISDICTIONAL WETLAND LINE. (SEE GENERAL NOTE #8)

ZONE AE (EL 11)

ZONE AE (EL 10)

5'FPL & JEA-U.E.

6.5'FPL & JEA-U.E.

Set 4"X4" C.M., Stamped Cannady LB 7080, P.R.M.

Set 4"X4" C.M., Cannady LB 7080

BM - JWC32 (See Sheet 4)

BM - JWC31 (See Sheet 4)

POINT OF BEGINNING Parcel "F"

POINT OF COMMENCEMENT MARINA ISLAND AT OYSTER BAY - PARCEL NO. 3

Fd. 1/2" Bent IP, LB 3719, 0.19' East, Removed IP and Set 4"X4" C.M., Cannady LB 7080

Fd. 4"X4" C.M., No Identification

Lot 19 Oyster Bay Phase Four, Plat Book 6, Page 24

Lot 20 Oyster Bay Phase Four, Plat Book 6, Page 24

SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

SHEET 5 (LOTS B-1, B-2 & B-3)
SHEET 6 (LOTS B-4, B-5, B-6 & B-7)
SHEET 7 (LOTS B-8, B-9 & B-10)
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SHEET 15 (LOTS B-40, B-41 & B-42)
SHEET 16 (LOTS C-1, C-2, C-6, C-7, C-8 & C-9)
SHEET 17 (LOTS C-3, C-4 & C-5)
SHEET 18 (LOTS B-27 & B-28)
SHEET 19 (LOTS M-1 & M-2)

LINE TABLE DATA		
LINE	BEARING	DISTANCE
L886	S 15°06'28" E	9.84'
L887	N 41°52'26" E	43.43'
L888	N 44°11'21" E	52.16'
L889	S 21°06'56" W	53.53'
L890	S 20°42'23" W	30.92'

CURVE TABLE DATA					
CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C800	100.00'	55.37'	31°43'25"	N 12°04'27" E	54.66'
C800	148.91'	6.48'	2°29'31"	S 68°19'14" W	6.48'
C801	624.37'	19.81'	1°49'05"	S 66°09'56" W	19.81'
C802	28.65'	4.25'	8°29'39"	S 61°00'34" W	4.24'
C803	9.66'	8.11'	48°03'56"	S 34°30'50" W	7.87'
C804	519.04'	38.30'	4°13'41"	S 09°55'26" W	38.29'
C807	2181.28'	45.54'	1°11'46"	S 15°14'24" E	45.53'
C808	46.86'	45.23'	55°18'40"	S 11°19'34" W	43.50'
C809	4.56'	3.90'	48°59'14"	S 66°23'25" W	3.78'
C822	572.79'	40.88'	4°05'21"	N 35°00'36" E	40.87'
C823	232.85'	26.07'	6°24'56"	N 40°15'44" E	26.06'
C824	293.03'	23.95'	4°40'58"	N 45°48'41" E	23.94'
C825	241.93'	21.76'	5°09'14"	N 45°34'33" E	21.76'
C835	1602.05'	68.50'	2°26'59"	S 23°43'08" W	68.49'

CURVE TABLE DATA					
CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C836	226.92'	33.78'	8°31'47"	S 25°25'58" W	33.75'
C837	26.67'	7.93'	17°02'13"	S 39°37'33" W	7.90'
C838	6979.52'	66.64'	0°32'49"	S 48°56'11" W	66.64'
C839	17.53'	7.44'	24°20'05"	S 63°12'01" W	7.39'
C840	148.91'	15.08'	5°48'04"	S 72°28'02" W	15.07'
C841	508.21'	13.55'	1°31'38"	S 59°34'58" W	13.55'
C842	17.17'	14.78'	49°19'18"	S 36°17'52" W	14.32'
C846	91.27'	15.51'	9°44'12"	S 08°11'59" E	15.49'
C847	24.11'	6.26'	14°53'10"	S 02°32'57" W	6.25'
C848	43.45'	8.40'	11°04'33"	S 15°31'49" W	8.39'
C849	17.41'	7.26'	23°54'07"	S 33°01'09" W	7.21'
C850	2.88'	3.08'	61°12'21"	S 75°34'23" W	2.93'
C857	117.80'	49.61'	24°07'43"	N 21°40'41" E	49.24'
C858	502.44'	66.93'	7°37'57"	N 38°15'03" E	66.88'
C867	92.31'	39.00'	24°12'12"	S 38°41'40" W	38.71'
C868	331.38'	37.03'	6°24'10"	S 53°18'29" W	37.01'
C869	197.62'	22.54'	6°32'00"	S 60°02'06" W	22.52'
C870	508.21'	26.27'	2°57'43"	S 61°49'39" W	26.27'

Prepared By:

JW Cannady SURVEYING INC.

11707 St. Josephs Road
Jacksonville, Florida 32223
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PLAT BOOK___, PAGE___

SHEET 21 OF 40 SHEET

N 15°30'33" E 44.49'

Matchline - See Sheet 23

Tract "D" JURISDICTIONAL WETLANDS

TRACT LINE MONUMENTED A

Tract "F" JURISDICTIONAL WETLANDS

N 03°29'09" W 37.81'

N 02°12'48" E 35.06'

N 01°28'07" W 26.38'

TIE TO MEAN HIGH WATER LINE S 79°44'44" W 55.19'

Set 4"X4" C.M., Stamped Cannady LB 7080, P.R.M.

N 08°12'11" W 48.34'

N 03°01'22" W 41.14'

N 07°59'48" E 24.31'

N 08°16'57" E 37.54'

LANCEFORD CREEK EBB FLOOD

N 05°52'42" W 26.38'

N 01°15'45" W 42.72'

MEAN HIGH WATER ELEVATION 2.51 FEET, NAVD88 AS LOCATED ON AUGUST 27, 2016

N 04°14'14" E 36.61'

Matchline - See Sheet 22

Tract "D" JURISDICTIONAL WETLANDS

Tract "F" JURISDICTIONAL WETLANDS

TRACT LINE MONUMENTED AND USE AS A WITNESS LINE FOR THE MHW LINE

S 09°29'53" E 294.60'

ZONE AE (EL 11)

ZONE AE (EL 10)

Tract "F" (FUTURE DEVELOPMENT) UPLANDS

S 49°17'32" E 9.88'

S 49°17'32" E 9.00'

S 20°15'16" W 12.91'

N 16°31'09" E 68.51'

S 16°31'09" W 62.56'

N 68°40'32" W 58.07'

S 76°27'51" W 90.15'

UPLAND PRESERVATION BUFFER & CONSERVATION EASEMENT NO. 10

JURISDICTIONAL WETLAND LINE

N 80°40'04" E 12.97'

S 49°30'13" E 7.20'

N 79°42'58" E 8.73'

N 80°40'04" E 26.94'

S 80°40'04" W 57.21'

N 16°27'51" E 62.86'

S 42°39'56" W 44.64'

Matchline - See Sheets 20 & 23

S 44°10'15" W 1.27'

N 80°33'06" W 2.71'

N 21°48'39" E 7.42'

R.=25.00'
A.=17.80'
CA.=40°48'14"
CB.=N 42°53'29" E
CD.=17.43'

JURISDICTIONAL WETLAND LINE

S 21°48'39" W 41.22'

N 22°29'22" E 12.42'

S 80°33'06" E 2.81'

UPLAND PRESERVATION BUFFER & CONSERVATION EASEMENT NO. 10

S 63°17'36" W 33.95'

N 73°22'53" W 8.38'

N 80°33'06" W 21.44'

S 22°29'22" W 32.29'

JURISDICTIONAL WETLAND LINE

Tract "F" JURISDICTIONAL WETLANDS

Tract "D" JURISDICTIONAL WETLANDS

Set 4"X4" Cannady LB

Lot 19 Oyster Bay Phase Four, Plat Book 6, Page 24

S 24°46'07" W 336.76'

Lot 18 Oyster Bay Phase Four, Plat Book 6, Page 24

Lot 17 Oyster Bay Phase Four, Plat Book 6, Page 24

Lot 16 Oyster Bay Phase Four, Plat Book 6, Page 24

Tract "F" JURISDICTIONAL WETLANDS

S 83°16'12" E 54.32'

S 83°16'12" E 39.30'

S 83°16'12" E 15.01'

S 64°09'58" E 48.77'

S 87°11'16" E 36.17'

S 00°25'55" W 32.27'

S 23°06'59" W 23.59'

S 83°50'31" E 9.74'

UPLAND PRESERVATION BUFFER & CONSERVATION ESMT. NO. 24

S 44°17'24" W 56.97'

S 77°05'18" W 60.39'

JURISDICTIONAL WETLAND LINE

N 43°38'45" W 39.57'

S 44°17'24" W 45.94'

Tract "F" JURISDICTIONAL WETLANDS

Set 4"X4" C.M., Cannady LB 7080

TIE TO MEAN HIGH WATER LINE S 74°06'19" E 101.21'

Set 4"X4" C.M., Stamped Cannady LB 7080, P.R.M.

TRACT LINE MONUMENTED AND USE AS A WITNESS LINE FOR THE MHW LINE S 44°17'24" W 195.30'

S 53°01'18" W 18.98'

S 19°37'57" W 14.85'

S 00°04'14" E 25.11'

S 41°22'51" W 29.05'

LANCEFORD CREEK EBB FLOOD

MEAN HIGH WATER ELEVATION 2.51 FEET, NAVD88 AS LOCATED ON NOVEMBER 8, 2014

S 38°20'15" W 30.03'

Matchline - See Sheet 22

Tract "D" JURISDICTIONAL WETLANDS

Tract "F" JURISDICTIONAL WETLANDS

Tract "D" JURISDICTIONAL WETLANDS

SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

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SHEET 10 (LOTS B-18, B-19, B-20 & B-21)
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SHEET 17 (LOTS C-3, C-4 & C-5)
SHEET 18 (LOTS B-27 & B-28)
SHEET 19 (LOTS M-1 & M-2)

0' 20' 40'

GRAPHIC SCALE: 1" = 20'

Prepared By:

JW Cannady SURVEYING INC.

11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2375
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EMAIL: jwcsurvey@comcast.net

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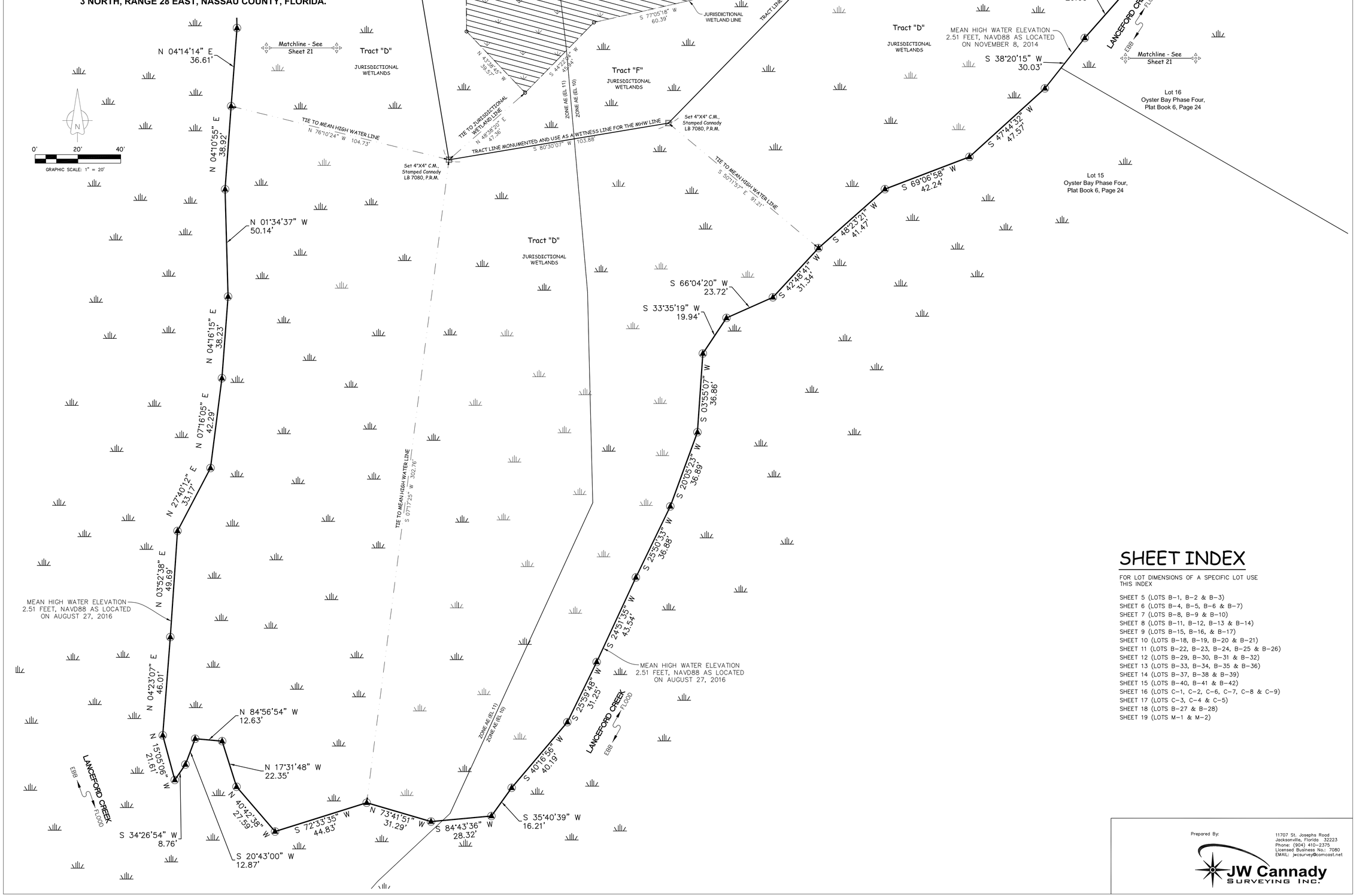
PLAT BOOK___, PAGE___

SHEET 22 OF 40 SHEET



SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

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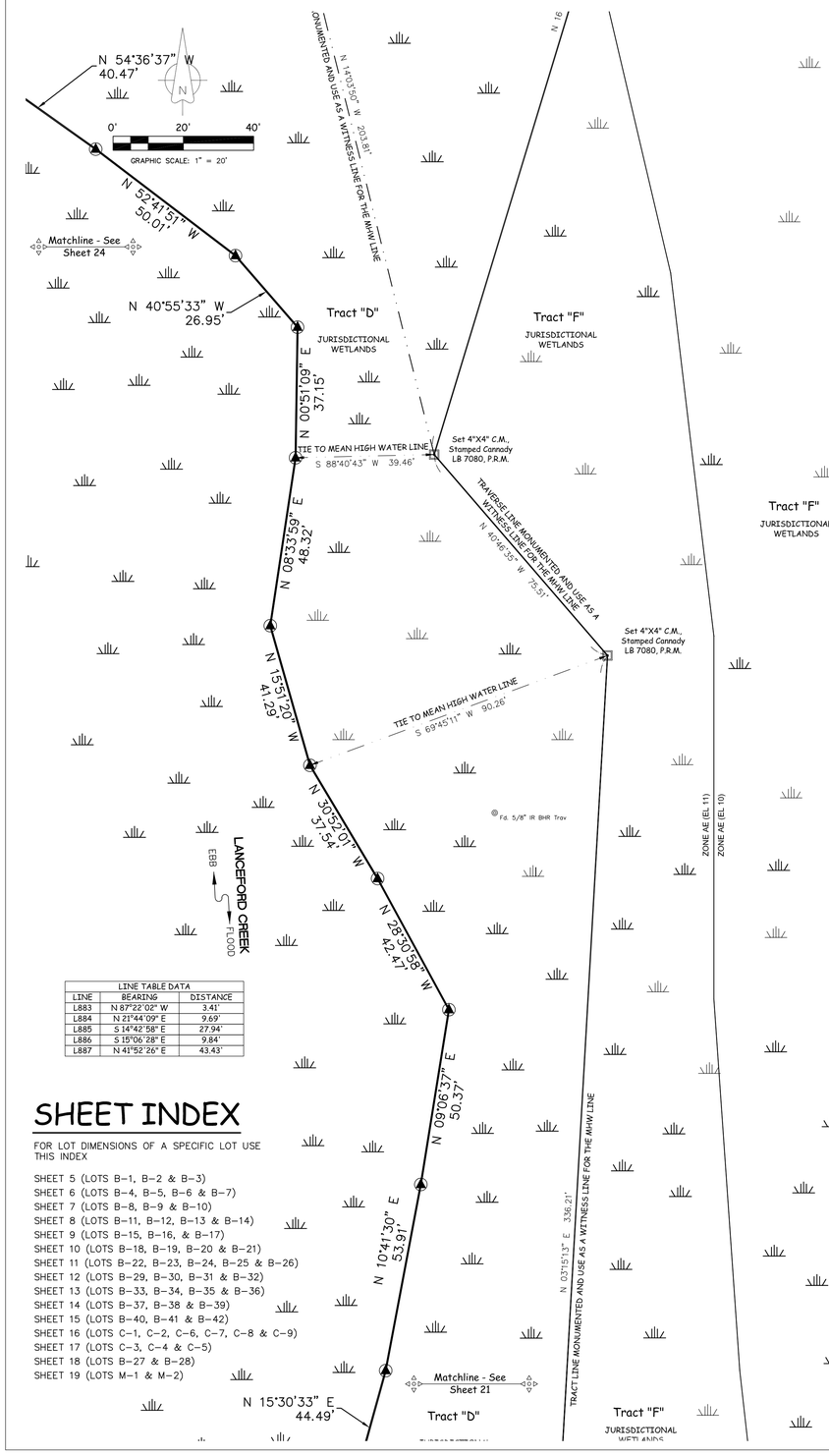


LINE TABLE DATA		
LINE	BEARING	DISTANCE
L883	N 87°22'02" W	3.41'
L884	N 21°44'09" E	9.69'
L885	S 14°42'58" E	27.94'
L886	S 15°06'28" E	9.84'
L887	N 41°52'26" E	43.43'

SHEET INDEX

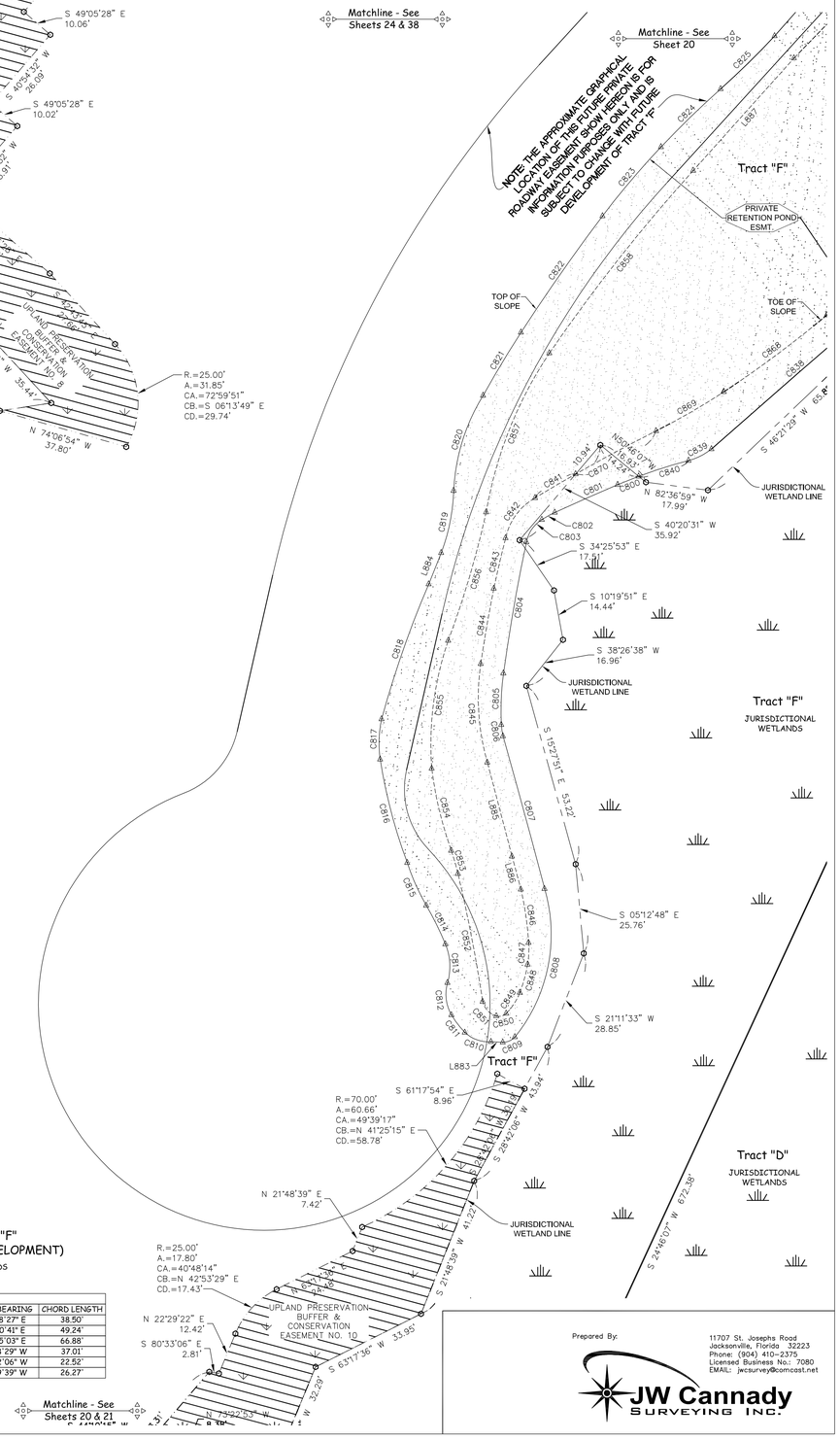
FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

SHEET 5 (LOTS B-1, B-2 & B-3)
SHEET 6 (LOTS B-4, B-5, B-6 & B-7)
SHEET 7 (LOTS B-8, B-9 & B-10)
SHEET 8 (LOTS B-11, B-12, B-13 & B-14)
SHEET 9 (LOTS B-15, B-16, & B-17)
SHEET 10 (LOTS B-18, B-19, B-20 & B-21)
SHEET 11 (LOTS B-22, B-23, B-24, B-25 & B-26)
SHEET 12 (LOTS B-29, B-30, B-31 & B-32)
SHEET 13 (LOTS B-33, B-34, B-35 & B-36)
SHEET 14 (LOTS B-37, B-38 & B-39)
SHEET 15 (LOTS B-40, B-41 & B-42)
SHEET 16 (LOTS C-1, C-2, C-6, C-7, C-8 & C-9)
SHEET 17 (LOTS C-3, C-4 & C-5)
SHEET 18 (LOTS B-27 & B-28)
SHEET 19 (LOTS M-1 & M-2)

CURVE TABLE DATA					
CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C800	148.91'	6.48'	2°29'31"	S 68°19'14" W	6.48'
C801	624.37'	19.81'	1°49'05"	S 66°09'56" W	19.81'
C802	28.65'	4.25'	8°29'39"	S 61°00'34" W	4.24'
C803	9.66'	8.11'	48°03'56"	S 34°30'50" W	7.87'
C804	519.04'	38.30'	4°13'41"	S 09°55'26" W	38.29'
C805	80.25'	14.85'	10°36'02"	S 02°24'31" W	14.83'
C806	16.68'	3.30'	11°20'16"	S 08°30'23" E	3.30'
C807	2181.28'	45.54'	1°11'46"	S 15°14'24" E	45.53'
C808	46.86'	45.23'	55°18'40"	S 11°19'34" W	43.50'
C809	4.56'	3.90'	48°59'14"	S 66°23'25" W	3.78'
C810	9.75'	8.24'	48°23'47"	N 70°26'00" W	7.99'
C811	25.45'	6.34'	14°16'02"	N 37°30'58" W	6.32'
C812	11.79'	9.60'	46°40'30"	N 07°02'42" W	9.34'
C813	16.77'	11.36'	38°48'02"	N 03°06'28" W	11.14'
C814	91.88'	12.42'	7°44'45"	N 26°22'52" W	12.41'
C815	62.76'	13.50'	12°19'28"	N 23°54'45" W	13.47'
C816	148.32'	30.79'	11°53'35"	N 14°40'43" W	30.73'
C817	31.69'	11.65'	21°03'45"	N 01°55'35" E	11.58'
C818	294.11'	41.17'	8°01'12"	N 19°16'19" E	41.14'
C819	56.17'	18.33'	18°41'43"	N 11°20'42" E	18.25'
C820	56.37'	28.99'	29°28'07"	N 17°13'48" E	28.68'
C821	305.21'	21.18'	3°58'32"	N 30°58'39" E	21.17'
C822	572.79'	40.88'	4°05'21"	N 35°00'36" E	40.87'
C823	232.85'	26.07'	6°24'56"	N 40°15'44" E	26.06'
C824	293.03'	23.95'	4°40'58"	N 45°48'41" E	23.94'
C825	241.93'	21.76'	5°09'14"	N 45°34'33" E	21.76'
C838	6979.52'	66.64'	0°32'49"	S 48°56'11" W	66.64'
C839	17.53'	7.44'	24°20'05"	S 63°12'01" W	7.39'
C840	148.91'	15.08'	5°48'04"	S 72°28'02" W	15.07'
C841	508.21'	13.55'	1°31'38"	S 59°34'58" W	13.55'
C842	17.17'	14.78'	49°19'18"	S 36°17'52" W	14.32'
C843	262.74'	14.92'	3°15'14"	S 13°12'03" W	14.92'
C844	377.16'	22.02'	3°20'43"	S 09°54'04" W	22.02'
C845	67.06'	28.65'	24°28'31"	S 03°52'34" E	28.43'
C846	91.27'	15.51'	9°44'12"	S 08°11'59" E	15.49'
C847	24.11'	6.26'	14°53'10"	S 02°32'57" W	6.25'
C848	43.45'	8.40'	11°04'33"	S 15°31'49" W	8.39'
C849	17.41'	7.26'	23°54'07"	S 33°01'09" W	7.21'
C850	2.88'	3.08'	61°12'21"	S 75°34'23" W	2.93'
C851	5.63'	5.98'	60°53'37"	N 43°18'40" W	5.71'
C852	474.72'	37.50'	4°31'33"	N 10°57'32" W	37.49'
C853	66.10'	6.93'	6°00'39"	N 16°10'05" W	6.93'
C854	108.13'	24.34'	12°53'58"	N 13°23'25" W	24.29'
C855	91.44'	37.37'	23°24'57"	N 07°22'06" E	37.11'



CURVE TABLE DATA					
CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C856	280.08'	38.53'	7°52'57"	N 16°28'27" E	38.50'
C857	117.80'	49.61'	24°07'43"	N 21°40'41" E	49.24'
C858	502.44'	66.93'	7°37'57"	N 38°15'03" E	66.88'
C868	331.38'	37.03'	6°24'10"	S 53°18'29" W	37.01'
C869	197.62'	22.54'	6°32'00"	S 60°02'06" W	22.52'
C870	508.21'	26.27'	2°57'43"	S 61°49'39" W	26.27'



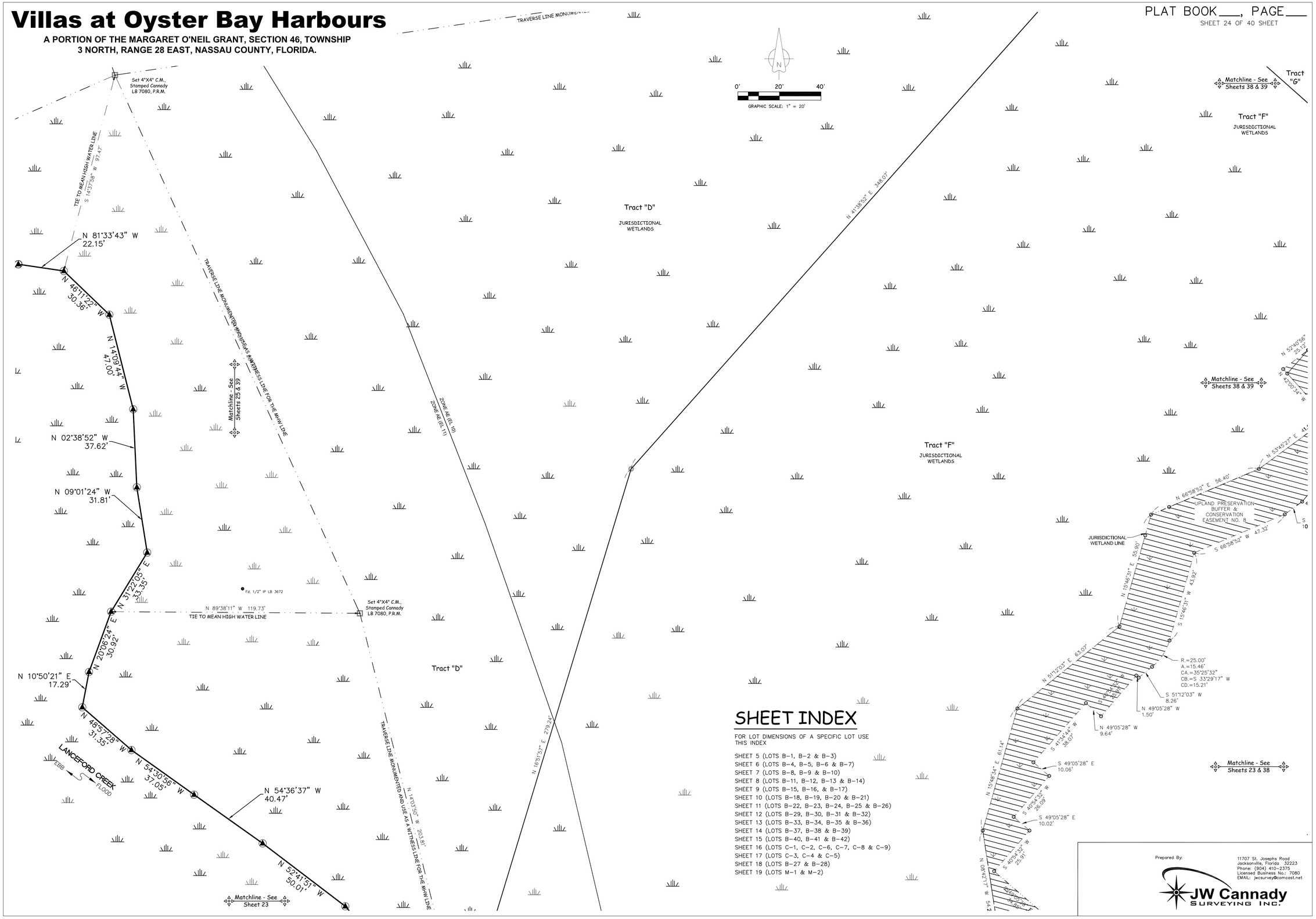
Prepared By:
JW Cannady SURVEYING INC.
11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2375
Licensed Business No.: 7080
EMAIL: jwcsurvey@comcast.net

Villas at Oyster Bay Harbours

A PORTION OF THE MARGARET O'NEIL GRANT, SECTION 46, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

PLAT BOOK ___, PAGE ___

SHEET 24 OF 40 SHEET



SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

SHEET 5 (LOTS B-1, B-2 & B-3)
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Phone: (904) 410-2375
Licensed Business No.: 7080
EMAIL: jwcsurvey@comcast.net

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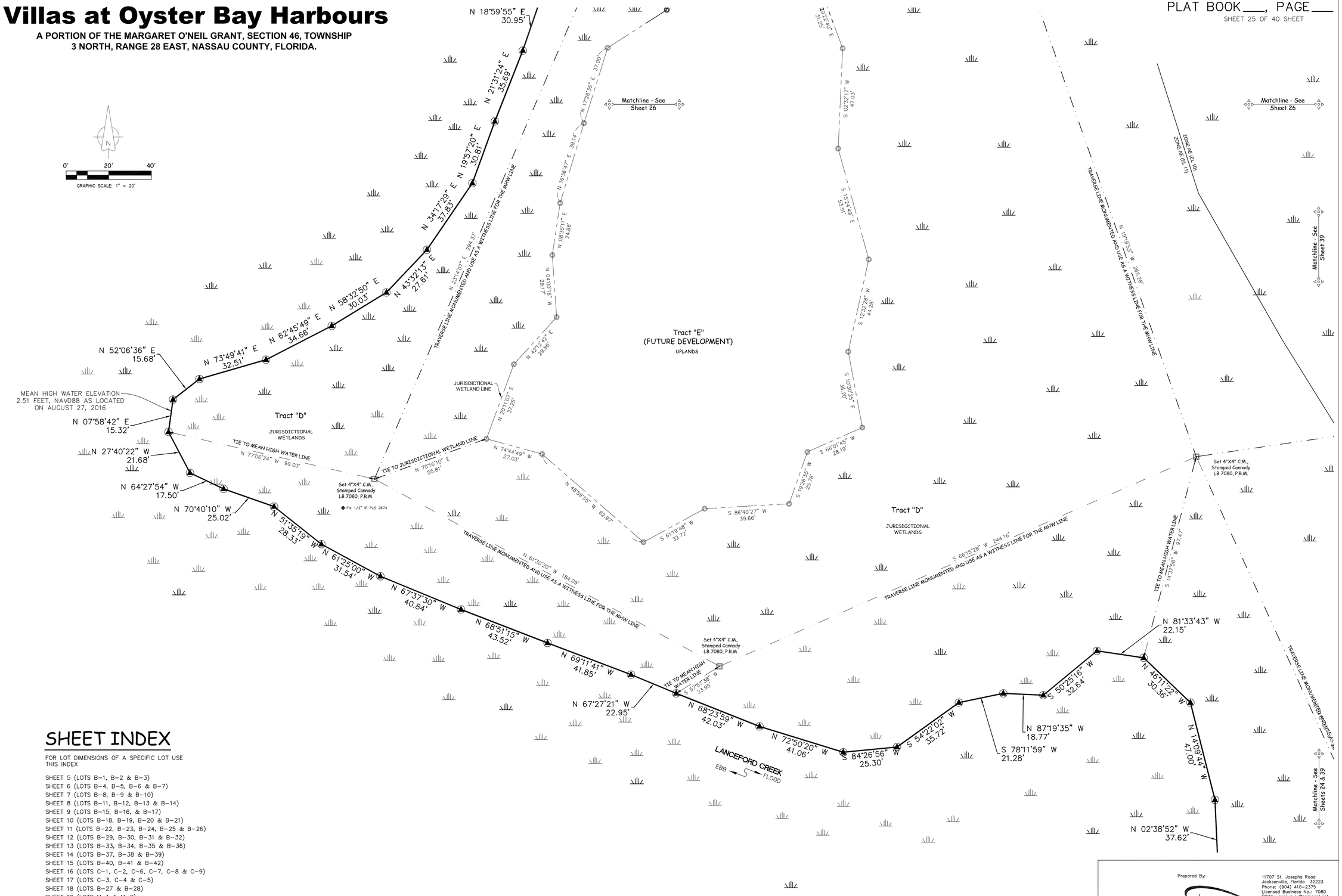
PLAT BOOK___, PAGE___

SHEET 25 OF 40 SHEET



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PLAT BOOK___, PAGE___

SHEET 26 OF 40 SHEET

SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

SHEET 5 (LOTS B-1, B-2 & B-3)
SHEET 6 (LOTS B-4, B-5, B-6 & B-7)
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SHEET 18 (LOTS B-27 & B-28)
SHEET 19 (LOTS M-1 & M-2)

UNPLATTED LANDS OF GOVERNMENT LOT 2, SECTION 57

N 43°13'32" E 49.97'

N 50°34'22" E 27.69'

N 34°13'29" E 24.29'

TIE TO JURISDICTIONAL WETLAND LINE

TIE TO MEAN HIGH WATER LINE N 85°39'14" W 36.56'

Set 4"X4" C.M., Stamped Cannady LB 7080, P.R.M.

N 64°45'55" E 22.37'

N 06°04'47" W 26.46'

N 14°45'41" W 40.10'

GOVERNMENT LOT 2, SECTION 57

GOVERNMENT LOT 2, SECTION 61

N 11°03'11" W 36.70'

N 01°38'50" E 47.01'

N 05°59'35" E 49.82'

N 12°01'19" E 39.61'

N 16°06'32" E 42.09'

N 18°59'55" E 30.95'

N 21°31'24" E 35.69'

TRAVERSE LINE MONUMENTED AND USE AS A WITNESS LINE FOR THE MHW LINE

N 01°27'29" E 235.77'

JURISDICTIONAL WETLAND LINE

TIE TO MEAN HIGH WATER LINE N 89°43'40" W 24.81'

Set 4"X4" C.M., Stamped Cannady LB 7080, P.R.M.

N 19°45'01" E 42.02'

N 12°10'06" E 48.59'

N 17°26'35" E 37.00'

Matchline - See Sheet 25

GRAPHIC SCALE: 1" = 20'

UPLAND PRESERVATION BUFFER & CONSERVATION ESMT. NO. 22

N 43°13'32" E 49.97'

N 34°04'43" E 6.01'

N 83°36'16" W 180.84'

N 33°53'13" E 50.04'

Matchline - See Sheet 27

Tract "E" (FUTURE DEVELOPMENT) UPLANDS

S 08°51'27" E 49.80'

S 19°10'52" W 40.30'

S 22°38'31" W 30.29'

S 36°35'20" W 39.46'

S 27°27'35" W 43.44'

S 36°35'20" W 45.24'

S 32°50'45" W 31.24'

S 36°35'20" W 66.23'

S 10°04'16" E 40.06'

S 20°22'40" E 31.25'

S 02°33'17" W 47.03'

ZONE AE (EL 11)

ZONE AE (EL 10)

TRAVERSE LINE MONUMENTED AND USE AS A WITNESS LINE FOR THE MHW LINE

N 22°41'15" E 326.22'

Tract "D"

S 33°20'17" W 27.56'

S 05°55'44" W 27.17'

TIE TO MEAN HIGH WATER LINE S 87°04'31" E 24.58'

Set 4"X4" C.M., Stamped Cannady LB 7080, P.R.M.

S 02°02'51" E 35.47'

S 06°58'31" E 33.88'

S 00°10'50" W 47.10'

UNPLATTED LANDS OF GOVERNMENT LOT 1, SECTION 57

UNPLATTED LANDS OF GOVERNMENT LOT 2, SECTION 61

S 05°48'43" E 29.55'

S 31°59'51" E 24.75'

S 26°15'45" W 12.83'

N 62°54'17" W 20.59'

S 58°39'12" W 27.44'

N 83°54'50" W 26.68'

S 32°44'02" W 53.98'

S 25°02'36" W 52.62'

S 07°32'26" E 52.91'

S 52°11'05" E 42.10'

S 77°39'29" E 51.43'

N 65°33'31" E 52.56'

MEAN HIGH WATER ELEVATION 2.51 FEET, NAVD88 AS LOCATED ON AUGUST 27, 2016

Matchline - See Sheet 25

Set 4"X4" C.M., Stamped Cannady LB 7080, P.R.M.

TIE TO MEAN HIGH WATER LINE S 64°01'12" E 59.20'

N 14°57'56" E 47.30'

Matchline - See Sheets 7 & 27

MHW LINE

N 56.71'

JURISDICTIONAL WETLANDS

Set 4"X4" C.M., Stamped Cannady LB 7080, P.R.M.

S 87°23'35" W 86.60'

TIE TO MEAN HIGH WATER LINE

39.96'

B-12

JURISDICTIONAL WETLAND LINE

N 12°11'52" W 35.96'

Tract "D"

N 15°18'06" W 40.11'

N 41°10'50" W 31.44'

N 64°18'17" W 43.79'

N 62°47'52" W 32.75'

N 37°24'31" W 45.16'

N 10°14'00" W 27.84'

N 41°05'29" E 43.57'

N 01°38'23" W 9.95'

N 85°24'53" E 32.88'

N 23°30'37" E 35.03'

N 49°56'31" E 49.39'

N 62°16'05" E 41.09'

N 28°01'33" W 181.65'

JURISDICTIONAL WETLANDS

UPLAND PRESERVATION BUFFER & CONSERVATION EASEMENT

CD.=9.45'

N 79°37'41" W 31.56'

N 68°06'02" W 231.44'

TIE TO MEAN HIGH WATER LINE

Matchline - See Sheets 8 & 39

UNPLATTED LANDS OF GOVERNMENT LOT 2, SECTION 61

Prepared By:

JW Cannady SURVEYING INC.

11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2375
Licensed Business No.: 7080
EMAIL: jwcsurvey@comcast.net

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PLAT BOOK___, PAGE___

SHEET 27 OF 40 SHEET

SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

SHEET 5 (LOTS B-1, B-2 & B-3)
SHEET 6 (LOTS B-4, B-5, B-6 & B-7)
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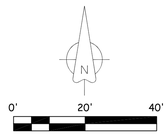

MEAN HIGH WATER ELEVATION 2.51 FEET, NAVD88 AS LOCATED ON AUGUST 27, 2016

Set 4"X4" C.M., Stamped Cannady LB 7080, P.R.M.

TIE TO MEAN HIGH WATER LINE S 36°36'50" W 43.58'

TRAVERSE LINE MONUMENTED AND USE AS A WITNESS LINE FOR THE MHW LINE N 73°08'28" W 358.38'

N 29°37'35" W 43.38'

N 78°10'41" W 26.55'

N 83°20'17" W 31.11'

N 69°38'14" W 37.46'

N 69°26'11" W 28.67'

N 62°37'29" W 16.58'

N 35°29'44" W 14.30'

N 32°52'29" W 22.94'

N 41°27'27" W 25.89'

N 63°02'04" W 20.94'

N 57°20'48" W 22.74'

S 87°52'08" W 28.22'

Matchline - See Sheet 28

ZONE AE (EL 11)
ZONE AE (EL 10)

Tract "D"
JURISDICTIONAL WETLANDS

LANCEFORD CREEK
EBB
FLOOD

UNPLATTED LANDS OF GOVERNMENT LOT 2, SECTION 57

S 76°48'48" E 7.71'
N 04°06'09" E 19.21'
N 51°11'26" E 18.21'
N 84°28'55" E 27.15'
N 58°09'11" E 20.93'
N 26°03'36" E 36.72'
N 25°26'22" E 50.35'
N 31°28'56" E 51.04'
N 43°13'32" E 49.97'
N 50°34'22" E 27.69'

S 01°31'11" E 14.85'
S 08°33'18" E 13.34'
S 36°37'38" E 16.05'
S 82°17'36" E 3.48'
N 61°14'33" E 9.41'
S 62°52'02" E 24.20'
S 76°16'24" E 12.79'
S 84°33'38" E 12.51'
S 54°08'11" E 13.01'
S 24°52'47" E 7.49'
S 55°59'17" E 15.11'
S 01°43'14" W 16.25'

UNPLATTED LANDS OF GOVERNMENT LOT 2, SECTION 57

UNPLATTED LANDS OF GOVERNMENT LOT 1, SECTION 57

S 03°54'57" W 20.17'
S 69°22'34" W 17.12'
N 34°42'53" W 16.45'
S 52°13'48" W 19.37'
S 24°31'47" E 18.34'
S 62°11'36" W 16.94'
N 15°52'59" W 11.22'
N 47°40'51" E 18.27'
N 28°54'49" E 17.92'
S 18°36'54" E 7.76'
S 71°20'02" E 12.10'
N 65°45'59" E 6.08'
N 09°40'37" E 20.65'
N 00°38'35" W 13.04'
S 79°11'58" E 16.97'
S 16°48'18" W 15.87'
S 33°20'17" W 27.56'
S 05°55'44" W 27.17'
S 02°02'51" E 35.47'
S 06°58'31" E 33.88'

N 29°37'46" W 26.16'
N 61°02'45" W 16.56'
S 53°39'00" W 19.67'
N 30°36'59" W 20.34'
S 61°45'51" W 64.25'
TIE TO MEAN HIGH WATER LINE
N 38°25'52" E 17.75'
N 52°37'17" W 34.56'
S 57°05'34" W 22.77'
N 65°20'01" E 21.78'
N 37°15'16" W 21.24'
N 44°42'34" E 15.46'
N 53°17'26" E 8.41'
N 02°02'51" W 7.93'
S 89°14'48" E 11.46'
N 09°50'43" W 11.01'
N 20°41'44" E 17.06'
N 75°48'38" W 21.57'
N 06°40'45" E 27.50'
N 21°01'44" E 39.99'
N 14°57'56" E 47.30'
N 12°11'52" W 55.98'
S 07°48'52" W 29.11'
S 17°00'41" E 43.97'

Set 4"X4" C.M., Stamped Cannady LB 7080, P.R.M.

TIE TO MEAN HIGH WATER LINE S 87°04'31" E 24.58'

S 87°23'35" W 86.60'
TIE TO MEAN HIGH WATER LINE

Matchline - See Sheets 7, 8 & 26

Matchline - See Sheets 5, 6, 7 & 28

B-6
B-7
B-8
B-9
B-10
B-11
B-12

N 37°08'05" E 158.13'
N 68°52'0
N 37°08'05" E 58.40'
200.41'
N 04°28'19" W 58.46'
216.01'
N 68°52'05" W
JURISDICTIONAL WETLANDS
176.40'
N 68°09'14" W 298.17'(NRL)
N 04°28'19" W 137.54'
252.71'
TRACT LINE MONUMENTED AND USE AS A WITNESS LINE FOR THE MHW LINE
N 04°28'19" W 58.71'

Matchline - See Sheet 26

Tract "E"
(FUTURE DEVELOPMENT)
UPLANDS

Tract "E"
UPLAND PRESERVATION BUFFER & CONSERVATION ESMT. NO. 22

JURISDICTIONAL WETLAND LINE

TRAVERSE LINE MONUMENTED AND USE AS A WITNESS LINE FOR THE MHW LINE S 37°25'50" E 228.95'

TIE TO JURISDICTIONAL WETLAND LINE

TIE TO MEAN HIGH WATER LINE N 64°45'55" E 22.37'

Matchline - See Sheets 6, 7 & 8

R.=24.64'
A.=13.30'
CA.=30°54'51"
CB.=S 43°13'52" W
CD.=13.14'

R.=37.60'
A.=13.47'
CA.=20°31'08"
CB.=S 17°30'53" W
CD.=13.39'

R.=37.60'
A.=9.48'
CA.=14°26'27"
CB.=S 00°02'06" W
CD.=9.45'

C161
C155
C157
C150
L157
L150
N 86°09'52" W
5.23'
6.54'
69.83'
47.54'
S 85°
S 31°04'51" W 2.77'
S 35°55'09" W 25.30'
N 53°46'16" E 46.55'
S 37°25'36" E 46.48'
N 46°00'07" E 47.16'
UPLAND P BUF CONSE EASEME
JURISDICTIONAL WETLANDS

Prepared By:
11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2375
Licensed Business No.: 7080
EMAIL: jwcsurvey@comcast.net
JW Cannady SURVEYING INC.

Villas at Oyster Bay Harbours

A PORTION OF THE MARGARET O'NEIL GRANT, SECTION 46, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

PLAT BOOK___, PAGE___

SHEET 28 OF 40 SHEET

SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

SHEET 5 (LOTS B-1, B-2 & B-3)
SHEET 6 (LOTS B-4, B-5, B-6 & B-7)
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SHEET 17 (LOTS C-3, C-4 & C-5)
SHEET 18 (LOTS B-27 & B-28)
SHEET 19 (LOTS M-1 & M-2)

GRAPHIC SCALE: 1" = 20'

Matchline - See Sheet 29

UNPLATTED LANDS OF GOVERNMENT LOT 2, SECTION 57

ZONE AE (EL 12)
ZONE AE (EL 11)

N 53°21'21" E 64.14'

N 39°57'28" E 63.66'

N 22°45'33" E 65.30'

N 07°32'38" W 69.48'

N 21°24'21" W 63.18'

N 18°27'36" W 33.94'

N 12°03'47" W 55.45'

N 29°37'35" W 43.38'

N 78°10'41" W 26.55'

N 83°20'13" W

TIE TO MEAN HIGH WATER LINE N 57°56'10" W 35.70'

Set 4"X4" C.M., Stamped Cannady LB 7080, P.R.M.

TRAVERSE LINE MONUMENTED AND USE AS A WITNESS LINE FOR THE MHW LINE

N 39°21'28" E 311.57'

N 16°17'30" W 195.13'

N 73°08'28" W 358.38'

Tract "D"

JURISDICTIONAL WETLANDS

JURISDICTIONAL WETLAND LINE

Tract "D"

UPLAND PRESERVATION BUFFER & CONSERVATION ESMT. NO. 21

N 49°39'03" E 20.32'

S 89°22'14" E 25.23'

N 43°39'29" W 26.97'

N 75°08'36" E 28.51'

S 30°40'03" E 44.78'

S 24°50'58" W 44.50'

S 27°40'37" W 44.73'

S 35°56'32" W 52.85'

S 87°52'08" W 28.22'

N 51°37'43" W 22.76'

N 06°14'45" E 28.80'

N 17°54'41" E 38.49'

N 06°41'57" E 20.74'

S 77°24'42" W 41.96'

N 42°56'43" E 56.79'

S 36°36'50" W 43.56'

TIE TO MEAN HIGH WATER LINE

Set 4"X4" C.M., Stamped Cannady LB 7080, P.R.M.

UNPLATTED LANDS OF GOVERNMENT LOT 2, SECTION 57

MEAN HIGH WATER ELEVATION 2.51 FEET, NAVD88 AS LOCATED ON AUGUST 27, 2016

Matchline - See Sheet 27

LANCEFORD CREEK
EBB
FLOOD

MEAN HIGH WATER 2.49 FEET, NAVD88 AS LOCATED ON AUGUST 27, 2016

S 02°18'28" W 50.77'

N 67°02'55" W 28.53'

Matchline - See Sheets 29 & 33

S 05°43'33" W 30.35'

Matchline - See Sheet 5

UNPLATTED LANDS OF GOVERNMENT LOT 1, SECTION

S 18°26'51" E 43.73'

MEAN HIGH WATER 2.49 FEET, NAVD88 AS LOCATED ON AUGUST 27, 2016

UNPLATTED LANDS OF GOVERNMENT LOT 1, SECTION 57

S 27°36'19" E 39.36'

S 27°48'40" E 35.13'

S 19°58'50" E 26.84'

S 02°11'18" E 16.02'

S 14°24'57" E 17.05'

S 68°33'05" E 9.66'

N 40°42'58" E 29.17'

N 20°01'58" E 34.21'

LANCEFORD CREEK
EBB
FLOOD

Tract "D"

JURISDICTIONAL WETLANDS

TIE TO MEAN HIGH WATER LINE N 13°07'44" W 39.94'

N 37°08'05" E 484.15'

N 37°08'05" E 58.10'

N 37°08'05" E 58.10'

N 37°08'05" E 58.30'

132.93'

B-4

B-5

B-6

Matchline - See Sheets 5, 6, 7 & 27

ZONE AE (EL 11)
ZONE AE (EL 10)

Tract "D"

JURISDICTIONAL WETLANDS

ZONE AE (EL 11)
ZONE AE (EL 10)

Prepared By:

JW Cannady SURVEYING INC.

11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2375
Licensed Business No.: 7080
EMAIL: jwcsurvey@comcast.net

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PLAT BOOK___, PAGE___

SHEET 29 OF 40 SHEET

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SHEET 18 (LOTS B-27 & B-28)
SHEET 19 (LOTS M-1 & M-2)

JURISDICTIONAL WETLAND LINE

MEAN HIGH WATER ELEVATION 2.51 FEET, NAVD88 AS LOCATED ON AUGUST 27, 2016

N 24°23'08" W 99.71'

Matchline - See Sheet 30

Matchline - See Sheets 30 & 31

Fd. 1/2" IP, LB 6412, Removed IP and Set 4"X4" C.M., Stamped Cannady LB 7080, P.R.M.

S 64°49'13" E 265.91'

TRAVERSE LINE MONUMENTED AND USE AS A WITNESS LINE FOR THE MHW LINE

N 39°33'12" W 39.03'

UPLANDS

Sandpenney Island
Also known as Island No. 3
Official Records Book 1485, Page 788
(Not A Part of this Survey)
(Unplatted Lands)

LANCEFORD CREEK EBB FLOOD

N 43°24'28" W 94.11'

N 34°06'27" W 83.96'

TIE TO MEAN HIGH WATER LINE
S 87°02'48" W 95.34'

Set 4"X4" C.M., Stamped Cannady LB 7080, P.R.M.

UNPLATTED LANDS OF GOVERNMENT LOT 2, SECTION 57

N 28°22'49" E 67.22'

Matchline - See Sheet 28

ZONE AE (EL 12')
ZONE AE (EL 11')

N 53°21'21" E 64.14'

UNPLATTED LANDS OF GOVERNMENT LOT 2, SECTION 57

N 39°57'28" E 63.66'

N 39°21'20" E 311.57'

TRAVERSE LINE MONUMENTED AND USE AS A WITNESS LINE FOR THE MHW LINE

Tract "D"

JURISDICTIONAL WETLANDS

Tract "D"

JURISDICTIONAL WETLANDS

Fd. 1/2" IP, LB 6412, Removed IP and Set 4"X4" C.M., Stamped Cannady LB 7080, P.R.M.

N 31°22'34" E 108.88'

S 09°44'24" E 46.97'

Fd. 1/2" IP, LB 6412

MEAN HIGH WATER 2.49 FEET, NAVD88 AS LOCATED ON AUGUST 27, 2016

S 25°32'40" E 15.57'

S 25°32'40" E 35.72'

Set 4"X4" C.M., Stamped Cannady LB 7080, P.R.M.

S 65°09'28" E 185.25'

TRAVERSE LINE MONUMENTED AND USE AS A WITNESS LINE FOR THE MHW LINE

S 58°05'27" E 38.48'

Tract "D"

S 75°02'09" E 44.98'

S 65°18'53" E 20.60'

S 27°31'27" W 31.43'

N 27°31'27" E 31.46'

N 71°52'17" E 16.68'

N 26°23'17" E 25.28'

S 65°18'53" E 31.01'

Matchline - See Sheets 31 & 33

1.30'

N 03°25'31" E 56.99'

LANCEFORD CREEK EBB FLOOD

S 86°01'29" E 111.86'

30' Non-Exclusive Easement For Ingress and Egress For Island Number 3, ORB 814, Page 1132

FPL FLORIDA POWER & LIGHT COMPANY ELECTRIC EASEMENT, RECORDED IN ORB 819, PAGE 1773

N 57°17'29" W 60.91'

S 81°23'03" E 126.27'

N 81°23'03" W 127.66'

N 58°46'44" E 4.57'

N 86°01'29" W 119.73'

S 65°18'53" E 8.95'

S 65°18'53" E 55.01'

N 57°17'29" W 46.40'

NOTE:
24" REINFORCED CONCRETE PIPE UNDER DRIVEWAY TO SAND PENNY ISLAND. PIPE NOT SHOWN HEREON. PIPE CONNECTS THE SOVEREIGN LANDS SOUTH OF DRIVEWAY TO LANCEFORD CREEK

S 00°08'42" W 14.47'

N 58°13'55" W 10.71'

N 65°56'25" W 4.40'

N 50°23'04" W 4.59'

S 03°00'20" W 32.03'

N 07°03'06" W 8.53'

N 14°41'08" E 6.56'

N 14°50'12" W 7.97'

S 14°31'18" E 61.09'

S 15°54'36" E 62.38'

N 31°31'22" W 15.55'

N 37°22'53" W 26.72'

UNPLATTED LANDS OF GOVERNMENT LOT 1, SECTION 57

MEAN HIGH WATER 2.49 FEET, NAVD88 AS LOCATED ON AUGUST 27, 2016

S 02°18'28" W 50.77'

Matchline - See Sheets 28 & 33

S 05°43'33" W 30.35'

Set 4"X4" C.M., Stamped Cannady LB 7080, P.R.M.

S 02°18'28" W 40.79'

Tract "D"

Tract

S 31°39'49" E 117.01'

N 31°39'49" W 115.67'

N 31°39'49" W 78.94'

N 21°35'12" W 30.04'

N 19°55'30" W 51.38'

Tract "D"

LANCEFORD CREEK EBB FLOOD

0' 20' 40'

GRAPHIC SCALE: 1" = 20'

Prepared By:

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Jacksonville, Florida 32223
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Licensed Business No.: 7080
EMAIL: jwcsurvey@comcast.net

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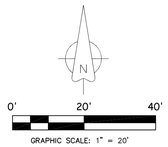
PLAT BOOK___, PAGE___
SHEET 30 OF 40 SHEET



SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

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PLAT BOOK___, PAGE___

SHEET 31 OF 40 SHEET

SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

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SHEET 18 (LOTS B-27 & B-28)
SHEET 19 (LOTS M-1 & M-2)

Matchline - See Sheet 30
Matchline - See Sheet 32
Matchline - See Sheets 29 & 30
Matchline - See Sheets 29 & 33

GRAPHIC SCALE: 1" = 20'

ZONE VE (EL 12)
ZONE AE (EL 12)

The East line of Lot 2, Sec
The West line o Lot 1, Sec

N 83°50'48" E 58.09'
N 81°14'03" E 57.87'
N 74°47'35" E 32.66'
S 73°15'38" E 24.74'
N 82°33'10" E 108.96'
Fd. 1/2" IP, LB 3672
Fd. 1/2" IP, LB 6412
S 13°43'42" E 64.98'
S 13°43'42" E 60.67'
S 14°27'59" E 49.11'
S 35°10'07" E 39.42'
S 44°33'10" E 52.35'
S 46°07'55" E 51.89'
S 29°47'41" E 59.01'
S 09°44'24" E 46.97'
S 25°32'40" E 15.57'
S 25°32'40" E 35.72'
S 58°05'27" E 38.46'
S 64°49'13" E 265.91'
S 65°09'28" E 185.25'

MEAN HIGH WATER 2.49 FEET, NAVD88 AS LOCATED ON AUGUST 27, 2016

UPLANDS

UNPLATTED LANDS OF GOVERNMENT LOT 1, SECTION 57

LANCEFORD CREEK
EBB
FLOOD

Sandpenney Island
Also known as Island No. 3
Official Records Book 1485, Page 788
(Not A Part of this Survey)
(Unplatted Lands)

JURISDICTIONAL WETLAND LINE

Fd. 1/2" IP, LB 6412, Removed IP and Set 4"X4" C.M., Stamped Cannady LB 7080, P.R.M.

Set 4"X4" C.M., Stamped Cannady LB 7080, P.R.M.

TRAVERSE LINE MONUMENTED AND USE AS A WITNESS LINE FOR THE MHW LINE

N 36°1'
N 38°30'44" E 35.61'
N 34°24'59" E 46.70'
N 31°10'03" E 38.08'
N 41°43'29" E 39.69'
N 01°02'56" W 61.09'
N 37°56'47" W 51.16'
N 13°47'41" W 51.19'
N 10°38'17" W 61.30'
N 03°25'31" E 56.99'
N 52°56'49" W 51.32'
S 68°45'32" W 16.06'
N 68°39'46" W 16.22'
N 01°33'57" W 37.22'
N 14°13'53" E 24.11'
N 32°52'52" W 33.60'
N 58°45'13" W 45.34'
N 73°52'39" E 1.00'
N 73°52'39" E 9.00'
N 16°07'21" W 28.33'
N 16°07'21" W 28.04'
N 19°49'07" W 33.13'
N 29°04'30" E 37.50'
S 29°14'10" E 25.00'
N 10°45'50" E 70.62'
N 02°48'05" E 99.70'
9.00'
10.00'
1.00'

UNPLATTED LANDS OF GOVERNMENT LOT 1, SECTION 57

Tract "C"
JURISDICTIONAL WETLANDS

Tract "C"
(FUTURE DEVELOPMENT)
UPLANDS

TIE TO MEAN HIGH WATER LINE

10' D.E.P. CONSERVATION EASEMENT DESCRIBED AND RECORDED SEE FOR RECORDS BOOK 1877, PAGE 0492, LOCATED 1 INTO THE UPLANDS AND 9 INTO THE WETLANDS AND PARALLEL WITH JURISDICTIONAL WETLAND LINE (SEE GENERAL NOTE #8)

IRF AND SHEEP STATION CONTROL POINT NO. 2 (NAD83 (2011) EPOCH: 2010.0000 NAD83 (2011) N 1,437,139.50 E 2,660,139.50 ELEV (NAVD88) 10.00 (SURVEY GRID)

Prepared By:
JW Cannady SURVEYING INC.
11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2375
Licensed Business No.: 7080
EMAIL: jwcsurvey@comcast.net

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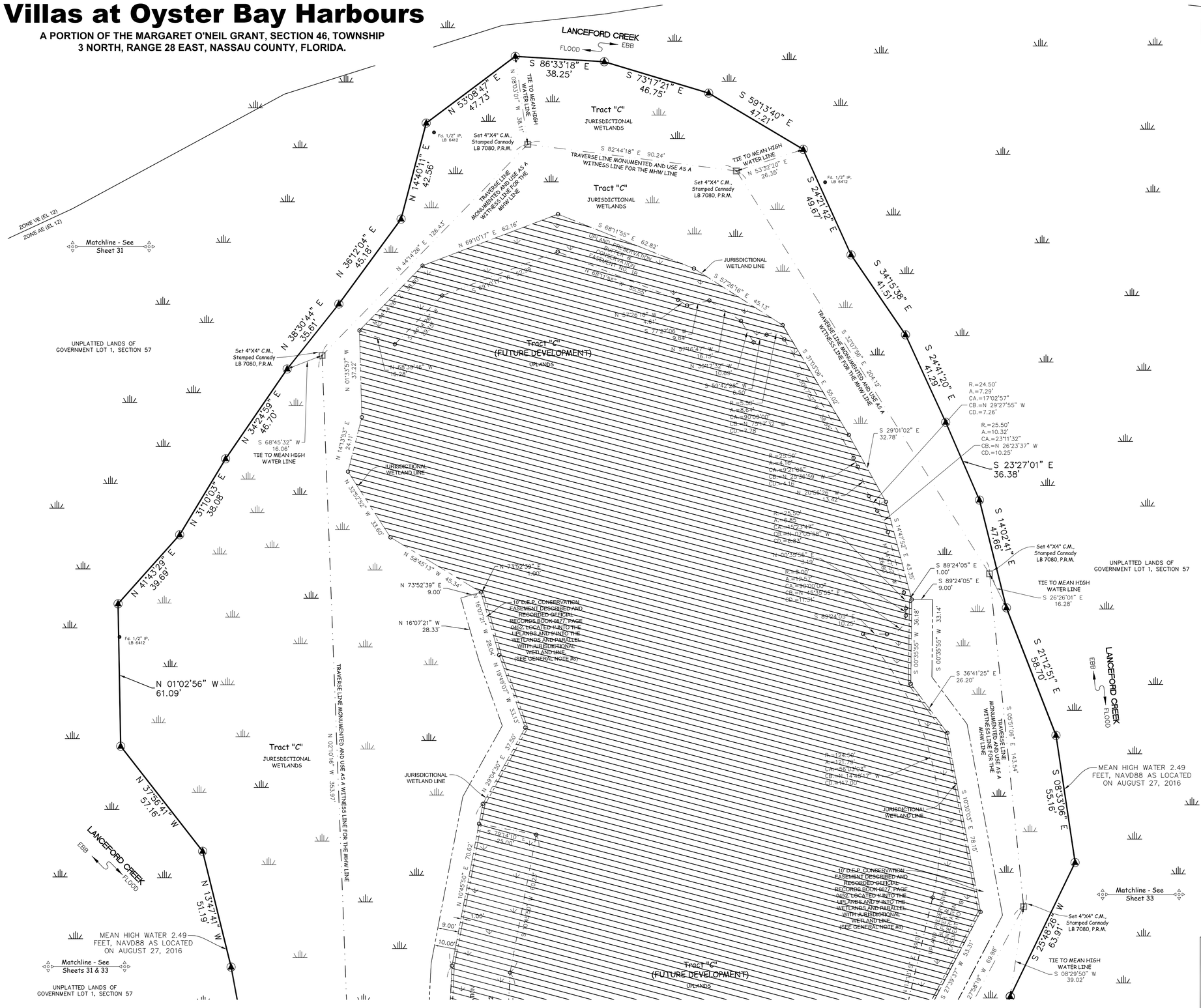
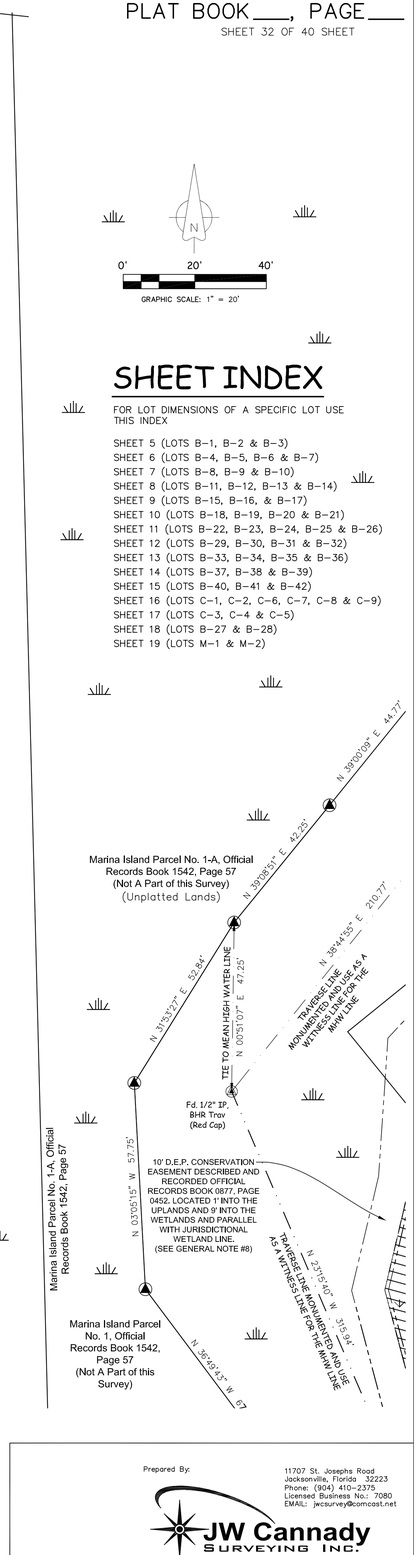
PLAT BOOK___, PAGE___

SHEET 32 OF 40 SHEET





0' 20' 40'

GRAPHIC SCALE: 1" = 20'

SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

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11707 St. Josephs Road
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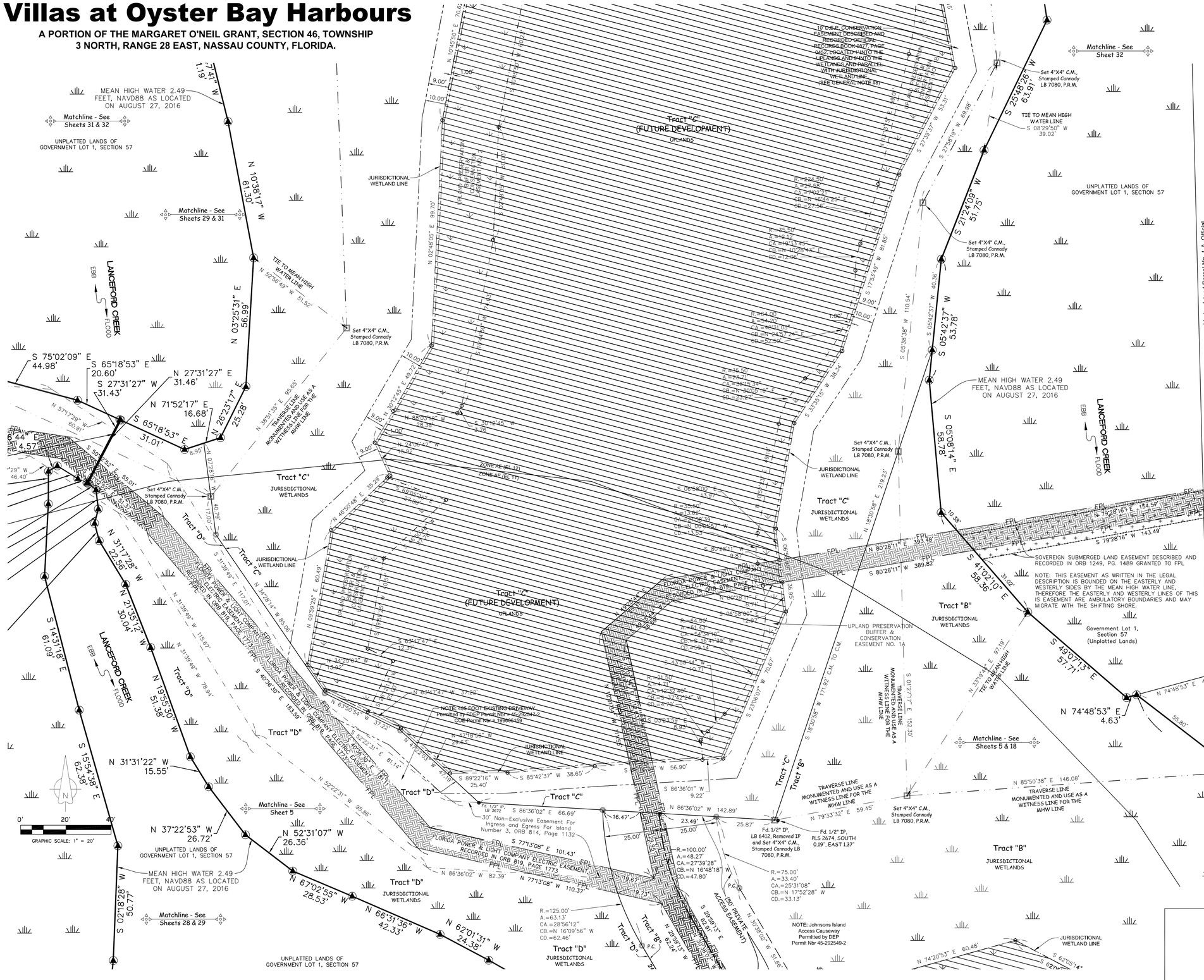
PLAT BOOK___, PAGE___

SHEET 33 OF 40 SHEET



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SHEET 17 (LOTS C-3, C-4 & C-5)
SHEET 18 (LOTS B-27 & B-28)
SHEET 19 (LOTS M-1 & M-2)

Prepared By:
11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2375
Licensed Business No.: 7080
EMAIL: jwcsurvey@comcast.net
JW Cannady SURVEYING INC.

Villas at Oyster Bay Harbours

A PORTION OF THE MARGARET O'NEIL GRANT, SECTION 46, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

PLAT BOOK___, PAGE___

SHEET 34 OF 40 SHEET

SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

SHEET 5 (LOTS B-1, B-2 & B-3)
SHEET 6 (LOTS B-4, B-5, B-6 & B-7)
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GRAPHIC SCALE: 1" = 20'

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SHEET 35 OF 40 SHEET

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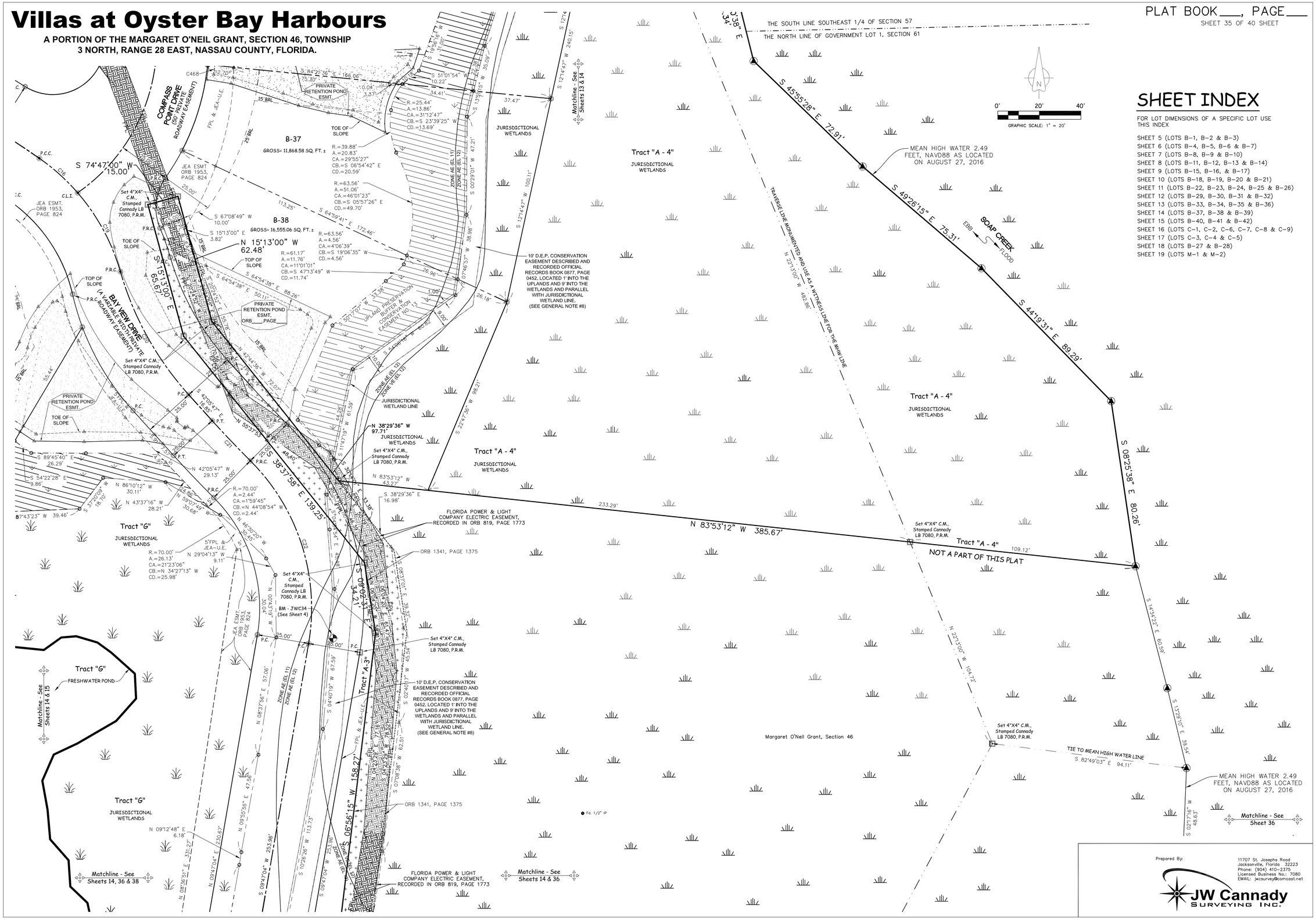

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PLAT BOOK___, PAGE___

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GRAPHIC SCALE: 1" = 20'

Tract "G"
JURISDICTIONAL WETLANDS

Tract "A-3"
JURISDICTIONAL WETLANDS

NOT A PART OF THIS PLAT
JURISDICTIONAL WETLANDS

BAY VIEW DRIVE
(50' PRIVATE ROADWAY EASEMENT)

Matchline - See Sheets 14, 35 & 38

Matchline - See Sheets 14 & 35

Matchline - See Sheet 16

Matchline - See Sheets 16 & 17

Matchline - See Sheet 35

Matchline - See Sheet 37

ORB 1341, PAGE 1375

Fd. 1/2" IP

FLORIDA POWER & LIGHT COMPANY ELECTRIC EASEMENT, RECORDED IN ORB 819, PAGE 1773

Set 4"X4" C.M., Stamped Cannady LB 7080, P.R.M.

10' D.E.P. CONSERVATION EASEMENT DESCRIBED AND RECORDED OFFICIAL RECORDS BOOK 0877, PAGE 0452. LOCATED 1' INTO THE UPLANDS AND 9' INTO THE WETLANDS AND PARALLEL WITH JURISDICTIONAL WETLAND LINE. (SEE GENERAL NOTE #8)

JEA ESMT. ORB 1953, PAGE 824

REH LB6755

BM - JWC33 (See Sheet 4)

C-4
GROSS=10,174.51 SQ. FT. ±

C-5
GROSS= 18,009.53 SQ. FT. ±

C-6
1,407.28 SQ. FT. ±

JURISDICTIONAL WETLAND LINE

TOP OF SLOPE

TOE OF SLOPE

ZONE AE (EL 10)
ZONE AE (EL 11)
ZONE AE (EL 12)
ZONE VE (EL 12)

TRAVERSE LINE MONUMENTED AND USE AS A WITNESS LINE FOR THE MHW LINE
N 29°11'23" E 378.72'

TIE TO MEAN HIGH WATER LINE
S 82°49'03" E 94.11'

MEAN HIGH WATER 2.49 FEET, NAVD88 AS LOCATED ON AUGUST 27, 2016

MEAN HIGH WATER ELEVATION 2.49 FEET, NAVD88 FOR LOCATION OF MEAN HIGH WATER LINE SOUTH OF THIS POINT

THIS POINT IS 2640 FEET SOUTHWESTERLY FROM TIDE INTERPOLATION POINT NUMBER 4212

EBB / FLOOD — SOAP CREEK

Prepared By:
JW Cannady Surveying Inc.
11707 St. Josephs Road
Jacksonville, Florida 32223
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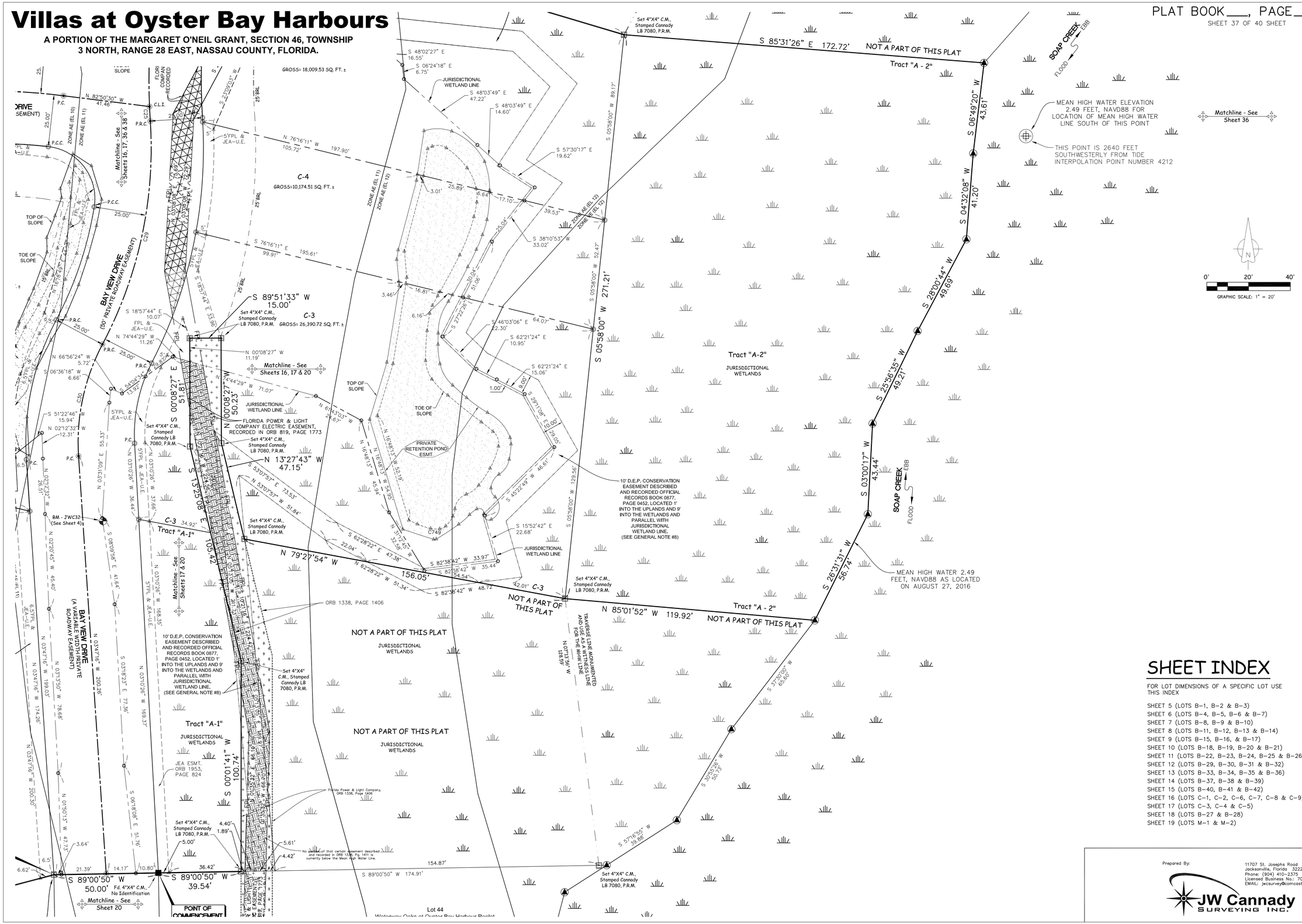
PLAT BOOK___, PAGE___

SHEET 37 OF 40 SHEET



SHEET INDEX

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GRAPHIC SCALE: 1" = 20'

Matchline - See Sheet 15

Matchline - See Sheets 14 & 15

Matchline - See Sheet 16

Matchline - See Sheets 24 & 39

Matchline - See Sheet 20

Matchline - See Sheets 16, 17, 36 & 37

Tract "F" JURISDICTIONAL WETLANDS

Tract "F" (FUTURE DEVELOPMENT) UPLANDS

Tract "G" UPLANDS

Tract "G" JURISDICTIONAL WETLANDS

Tract "G" FRESHWATER POND

UPLAND PRESERVATION BUFFER & CONSERVATION EASEMENT NO. 8

JURISDICTIONAL WETLAND LINE

PRIVATE MULTI-PURPOSE ACCESS ESMT.

PRIVATE RETENTION POND ESMT.

CONTESSA POINT DRIVE (50' PRIVATE ROADWAY EASEMENT)

BAY VIEW DRIVE (50' PRIVATE ROADWAY EASEMENT)

JEA ESMT. ORB 1953, PAGE 824

FLORIDA POWER & LIGHT COMPANY ELECTRIC EASEMENT RECORDED IN ORB 818, PAGE 1773

C-1 GROSS= 8,912.45 SQ. FT. ±

C-6 GROSS= 11,407.28 SQ. FT. ±

C-7 GROSS= 8,708.26 SQ. FT. ±

C-8 GROSS= 9,056.17 SQ. FT. ±

C-9 GROSS= 8,508.88 SQ. FT. ±

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PLAT BOOK___, PAGE___
SHEET 39 OF 40 SHEET

N 65°33'31" E 52.56'
MEAN HIGH WATER ELEVATION 2.51 FEET, NAVD88 AS LOCATED ON AUGUST 27, 2016

GRAPHIC SCALE: 1" = 20'

Matchline - See Sheet 25

Matchline - See Sheet 26

N 68°06'02" W 231.44'
TIE TO MEAN HIGH WATER LINE

N 28°01'33" W 56.20'

Set 4"X4" C.M., Stamped Cannady LB 7080, P.R.M.

S 74°37'50" W 196.54'
TIE TO MEAN HIGH WATER LINE

N 42°17'09" W 139.80'

Set 4"X4" C.M., Stamped Cannady LB 7080, P.R.M.

S 81°38'28" W 484.88'
TRAVERSE LINE MONUMENTED AND USE AS A WITNESS LINE FOR THE MHW LINE

N 41°38'52" E 348.07'

S 48°21'08" E 364.95'

Matchline - See Sheets 24 & 25

MONUMENTED PROPERTY CORNERS AND WITNESS LINE FOR THE MHW LINE

ZONE AE (EL 10)
ZONE AE (EL 11)

Matchline - See Sheets 8 & 9

Matchline - See Sheets 24 & 38

Matchline - See Sheets 24 & 38

Tract "D"
UPLAND PRESERVATION BUFFER & CONSERVATION ESMT. NO. 23

JURISDICTIONAL WETLAND LINE

Tract "D"
JURISDICTIONAL WETLANDS

Tract "F"
JURISDICTIONAL WETLANDS

Tract "G"
JURISDICTIONAL WETLANDS

Tract "G"
UPLANDS

PRIVATE MULTI-PURPOSE ACCESS ESMT.

Tract "G"
JURISDICTIONAL WETLANDS

Tract "F"
JURISDICTIONAL WETLANDS

Tract "G"
UPLANDS

Tract "F"
JURISDICTIONAL WETLANDS

Tract "G"
JURISDICTIONAL WETLANDS

Tract "F"
JURISDICTIONAL WETLANDS

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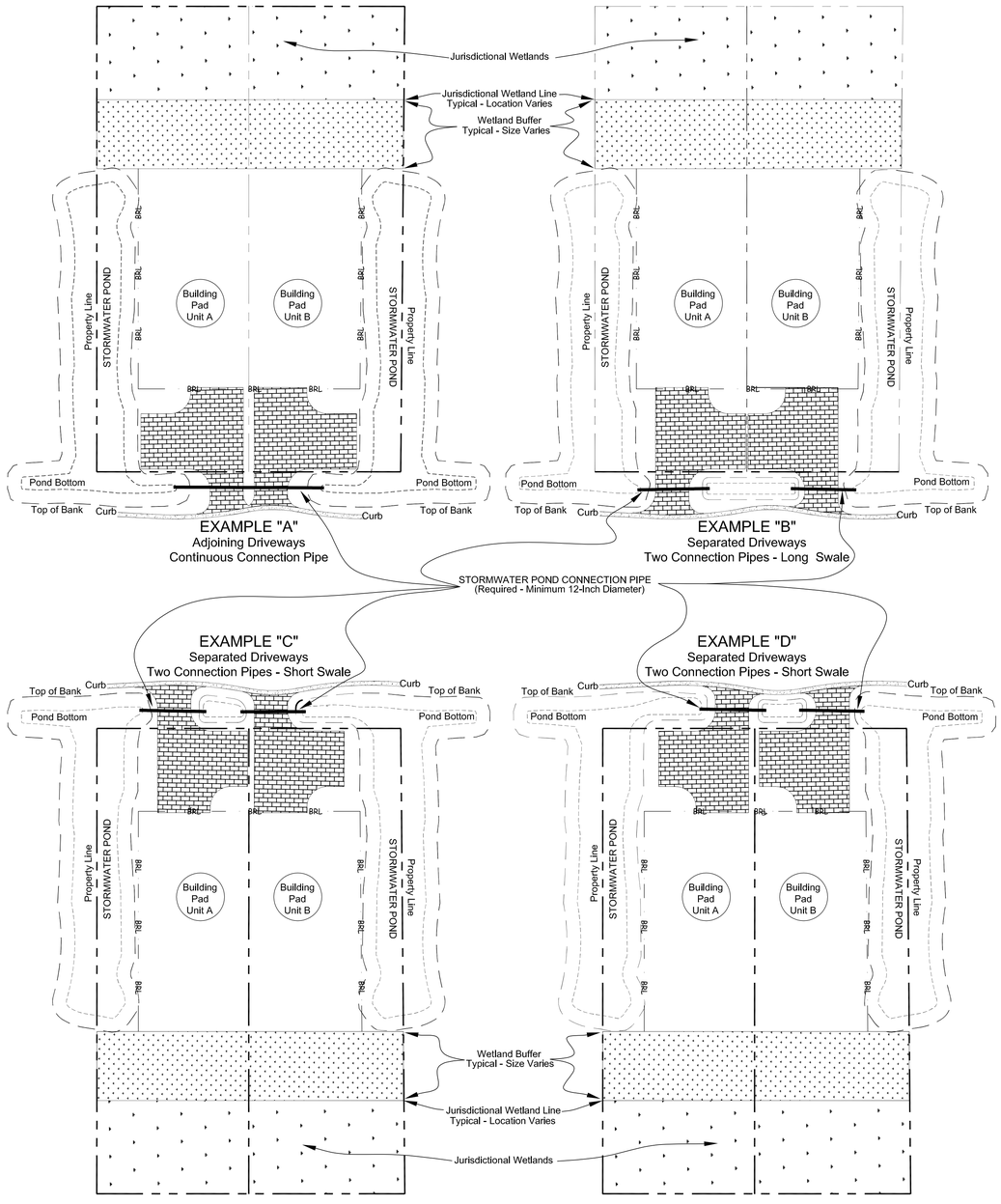
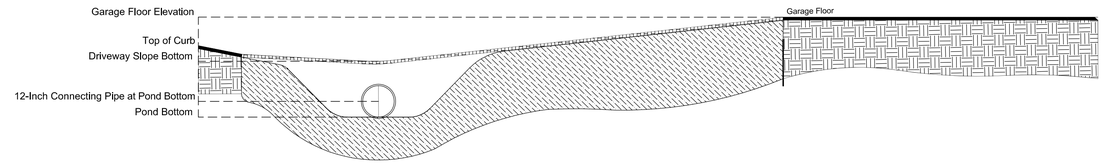


GRAPHIC SCALE: NOT TO SCALE



Garage Floor Elevation — Garage Floor Elevation must be 6-inches above the crown of the road or as specified for each lot on this plat, whichever is higher.

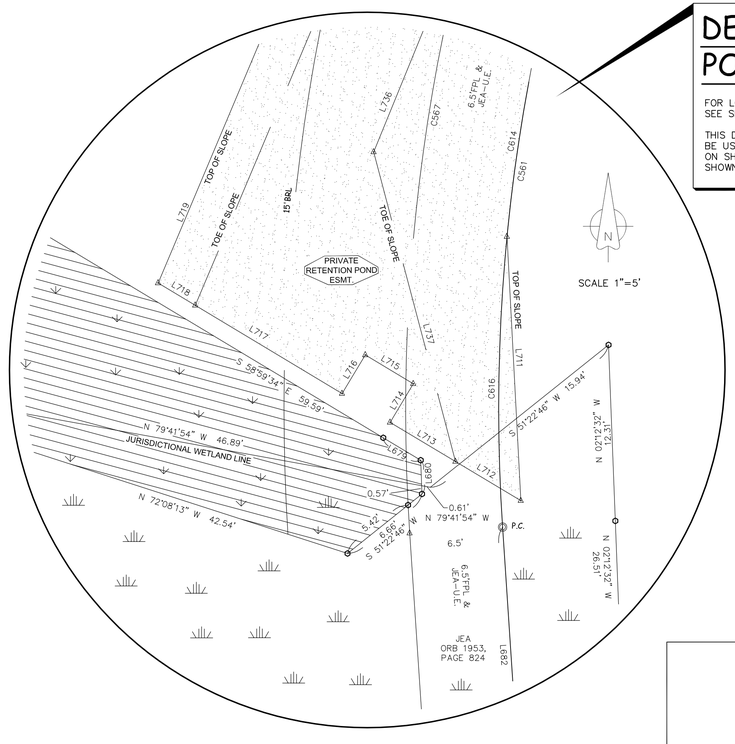
Driveway — The driveway must be constructed with Interlocking Pavers, in a style approved by the Architectural Review Board, in a continuous slope from the garage entrance to a low point above the pond interconnection pipe, which low point must be at be at least 3-inches below the top of curb, to convey stormwater to the pond system.

Pond Interconnection Pipe — A 12-Inch Steel pipe, or such other material that will support the weight of heavy trucks as approved by the Architectural Review Board, must be installed at the pond bottom on each side of the driveway to allow the unobstructed equalization of stormwater pond water levels. If an interim swale is used as depicted in these examples, the homeowner must insure the pipe is installed perfectly flat and that the swale bottom is at the same elevation as the adjacent pond bottom. The homeowner should periodically inspect the pipe and swale to insure an uninterrupted flow of stormwater. Oyster Bay Property Owners Association has a reserved easement for the management and drainage of stormwaters in, under and upon an area of twenty (20') feet in width lying parallel to and abutting the road right of way along the street side frontage of each lot, together with unrestricted access to the pipe(s) (including pipes installed on private property outside of the street right of way) and swales, for which it may, on its own behalf as well as through its agents, successors, assigns and contractors, access the pipe and appurtenant drainage facilities and structures for all purposes necessary to the coordinated maintenance, management, repair or replacement of the unified and interconnected stormwater management system or any component structures or features thereof.

Swale — The swale, or ditch, must have the same bottom elevation as the ponds on both sides of the lot. If the two ponds do not have the same bottom elevation, the lower elevation must be used. After construction, the swale must be stabilized with sod (the type must be approved by the Architectural Review Board). Depending on the slope, the sod may have to be staked. It is the homeowner's responsibility to maintain the swale allowing the uninterrupted flow of stormwater.

NOTE:

The driveway connection details shown hereon was provided to this surveyor by Prospectus, LLC.



DETAIL SOUTHEAST PORTION OF LOT C-2

FOR LOT C-2 DIMENSIONS, LINE TABLES AND CURVE TABLES SEE SHEET 16 OF 40.

THIS DETAIL IS ONLY A SUPPORT DETAIL AND SHOULD ONLY BE USED AS AN ENLARGEMENT OF INFORMATION ALREADY ON SHEET 16 OF 40. ALL INFORMATION IN THIS DETAIL IS SHOWN ON SHEET 16 OF 40.

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