# Villas at Oyster Bay Harbours

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

### 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 75°11'58" WEST, ALONG THE NORTHWESTERLY LINE OF SAID OYSTER BAY PHASE FOUR, A DISTANCE OF 358.13 FEET; THENCE SOUTH 24°48'07" 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 38°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 60°30'20" 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°50'33" 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 12.8 FEET; (COURSE 24) SOUTH 20°43'00" 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°29'06" EAST, A DISTANCE OF 49.67 FEET; (COURSE 29) NORTH 27°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°10'55" EAST, A DISTANCE OF 38.02 FEET; (COURSE 34) NORTH 04°14'14" 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°59'46" EAST, A DISTANCE OF 23.91 FEET; (COURSE 39) NORTH 01°02'12" EAST, A DISTANCE OF 41.14 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 03°29'09" WEST, A DISTANCE OF 37.81 FEET; (COURSE 44) NORTH 03°29'09" 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 51°10'07" 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 50.81 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°32'05" 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) SOUTH 89°18'33" 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 18.77 FEET; (COURSE 67) SOUTH 78°11'59" WEST, A DISTANCE OF 21.28 FEET; (COURSE 68) SOUTH 54°22'02" WEST, A DISTANCE OF 35.72 FEET; (COURSE 69) SOUTH 84°26'56" 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 42.03 FEET; (COURSE 72) NORTH 67°27'21" WEST, A DISTANCE OF 22.98 FEET; (COURSE 73) NORTH 69°11'41" WEST, A DISTANCE OF 31.45 FEET; (COURSE 74) NORTH 68°15'17" 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 51°35'19" WEST, A DISTANCE OF 28.33 FEET; (COURSE 78) NORTH 70°40'10" WEST, A DISTANCE OF 25.02 FEET; (COURSE 79) NORTH 64°24'16" 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 15.32 FEET; (COURSE 82) NORTH 52°06'36" 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 27.61 FEET; (COURSE 87) NORTH 44°17'29" EAST, A DISTANCE OF 37.83 FEET; (COURSE 88) NORTH 19°57'20" EAST, A DISTANCE OF 34.81 FEET; (COURSE 89) NORTH 31°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 12°00'19" EAST, A DISTANCE OF 39.61 FEET; (COURSE 93) NORTH 05°39'35" 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 40.10 FEET; (COURSE 97) NORTH 09°26'22" WEST, A DISTANCE OF 36.18 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 51.51 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°11'09" EAST, A DISTANCE OF 16.21 FEET; (COURSE 108) NORTH 04°06'09" EAST, A DISTANCE OF 19.21 FEET; (COURSE 109) SOUTH 76°48'48" EAST, A DISTANCE OF 7.71 FEET; (COURSE 110) SOUTH 01°37'11" 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 00°38'35" WEST, 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°54'49" EAST, A DISTANCE OF 17.92 FEET; (COURSE 129) NORTH 47°40'51" 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 47.10 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°03'36" 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 23°30'37" EAST, 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 37°24'31" 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°18'06" 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°33'17" 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 69°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°32'04" 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" WEST, 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 83°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°31'18" 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°36'19" EAST, A DISTANCE OF 39.36 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) NORTH 24°00'56" EAST, A DISTANCE OF 35.73 FEET; (COURSE 26) NORTH 41°45'11" 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°34'21" 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°22'33" WEST, A DISTANCE OF 26.71 FEET; (COURSE 37) NORTH 31°31'22" WEST, A DISTANCE OF 15.55 FEET; (COURSE 38) NORTH 19°55'30" WEST, A DISTANCE OF 51.38 FEET; (COURSE 39) NORTH 21°35'12" WEST, A DISTANCE OF 30.04 FEET; (COURSE 40) NORTH 31°17'28" WEST, A DISTANCE OF 22.56 FEET; (COURSE 41) NORTH 14°50'12" 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) SOUTH 65°18'53" EAST, A DISTANCE OF 31.01 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 51.19 FEET; (COURSE 51) NORTH 13°47'11" WEST, A DISTANCE OF 51.19 FEET; (COURSE 52) NORTH 37°56'41" WEST, A DISTANCE OF 57.16 FEET; (COURSE 53) NORTH 01°02'56" WEST, A DISTANCE OF 61.09 FEET; (COURSE 54) NORTH 41°43'29" EAST, A DISTANCE OF 39.69 FEET; (COURSE 55) NORTH 31°10'03" EAST, A DISTANCE OF 38.08 FEET; (COURSE 56) NORTH 34°24'29" EAST, A DISTANCE OF 38.08 FEET; (COURSE 57) NORTH 38°30'44" EAST, A DISTANCE OF 35.61 FEET; (COURSE 58) NORTH 36°12'04" EAST, A DISTANCE OF 45.18 FEET; (COURSE 59) NORTH 14°40'11" EAST, A DISTANCE OF 42.56 FEET; (COURSE 60) NORTH 53°08'47" EAST, A DISTANCE OF 47.73 FEET; (COURSE 61) SOUTH 85°15'07" WEST, A DISTANCE OF 7.93 FEET; (COURSE 62) NORTH 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 41.51 FEET; (COURSE 66) SOUTH 24°47'24" EAST, A DISTANCE OF 22.77 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 55.16 FEET; (COURSE 71) SOUTH 25°38'39" EAST, 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°02'10" EAST, A DISTANCE OF 58.36 FEET; (COURSE 76) SOUTH 81°33'43" WEST, A DISTANCE OF 39.54 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 97 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 30°55'26" WEST, ALONG LAST SAID SOUTHWESTERLY LINE, A DISTANCE OF 181.79 FEET TO THE INTERSECTION WITH A LINE LYING 10' WESTERLY OF AND PARALLEL TO THE 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 A LINE LYING 10' WESTERLY OF AND PARALLEL TO THE WESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 59.07 FEET TO THE INTERSECTION WITH A LINE LYING 10' SOUTHWESTERLY OF AND PARALLEL TO THE 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 A LINE LYING 10' SOUTHWESTERLY OF AND PARALLEL TO THE SOUTHWESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 30.33 FEET TO THE INTERSECTION WITH A LINE LYING 10' EASTERLY OF AND PARALLEL TO THE EASTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1249, PAGE 1489 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 25°25'43" EAST, ALONG A LINE LYING 10' EASTERLY OF AND PARALLEL TO THE EASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 57.05 FEET TO THE INTERSECTION WITH SOUTHWESTERLY LINE THOSE AFORESAID LANDS DESCRIBED AS MARINA ISLAND PARCEL NUMBER 1 AND RECORDED IN OFFICIAL RECORDS BOOK 1542, PAGE 97 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 62°22'20" EAST, ALONG LAST SAID SOUTHWESTERLY LINE, A DISTANCE OF 244.53 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 35 COURSES; (COURSE 1) SOUTH 22°18'54" 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 52.35 FEET; (COURSE 5) SOUTH 51°07'16" WEST, A DISTANCE OF 55.49 FEET; (COURSE 6) SOUTH 72°25'40" EAST, A DISTANCE OF 48.30 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°49'06" EAST, A DISTANCE OF 63.02 FEET; (COURSE 10) SOUTH 11°21'41" EAST, A DISTANCE OF 64.63 FEET; (COURSE 11) SOUTH 33°44'27" 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 29°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; (COURSE 18) SOUTH 14°34'22" EAST, A DISTANCE OF 60.59 FEET; (COURSE 19) SOUTH 13°29'10" EAST, A DISTANCE OF 39.54 FEET; (COURSE 20) SOUTH 02°17'16" WEST, A DISTANCE OF 45.46 FEET; (COURSE 21) SOUTH 15°30'32" WEST, A DISTANCE OF 45.46 FEET; (COURSE 22) SOUTH 30°13'48" WEST, A DISTANCE OF 45.46 FEET; (COURSE 23) SOUTH 33°28'19" EAST, A DISTANCE OF 55.79 FE

# 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. 2017.

BY: _____
CHAIRMAN OF THE BOARD

**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. 2017.

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. 2017.

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. 2017.

BY: _____
DIRECTOR OF ENGINEERING SERVICES

**COUNTY HEALTH CERTIFICATE**

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT ON THIS_____DAY OF_____A.D. 2017 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., 2017.

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. 2017.

BY: _____
CHIEF OF FIRE - RESCUE DEPARTMENT

**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, 57-3N-28-0000-0001-0070, 57-3N-28-0000-0002-0000, 46-3N-28-0000-0001-0140, 61-3N-28-0000-0002-0000, 57-3N-28-0000-0002-00020 FOR THE YEARS PRECEDING THE RECORDING DATE OF THIS PLAT

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

## CONSENT TO ADOPTION AND DEDICATION

FPL, ITS SUCCESSORS AND ASSIGNS hereby consent to the land platted and known as the VILLAS AT OYSTER BAY HARBOUR.

Witnesses:
_____ [sign]
_____ [print]

_____ [sign]
_____ [print]

FPL, ITS SUCCESSORS AND ASSIGNS

By: _____
Its: _____

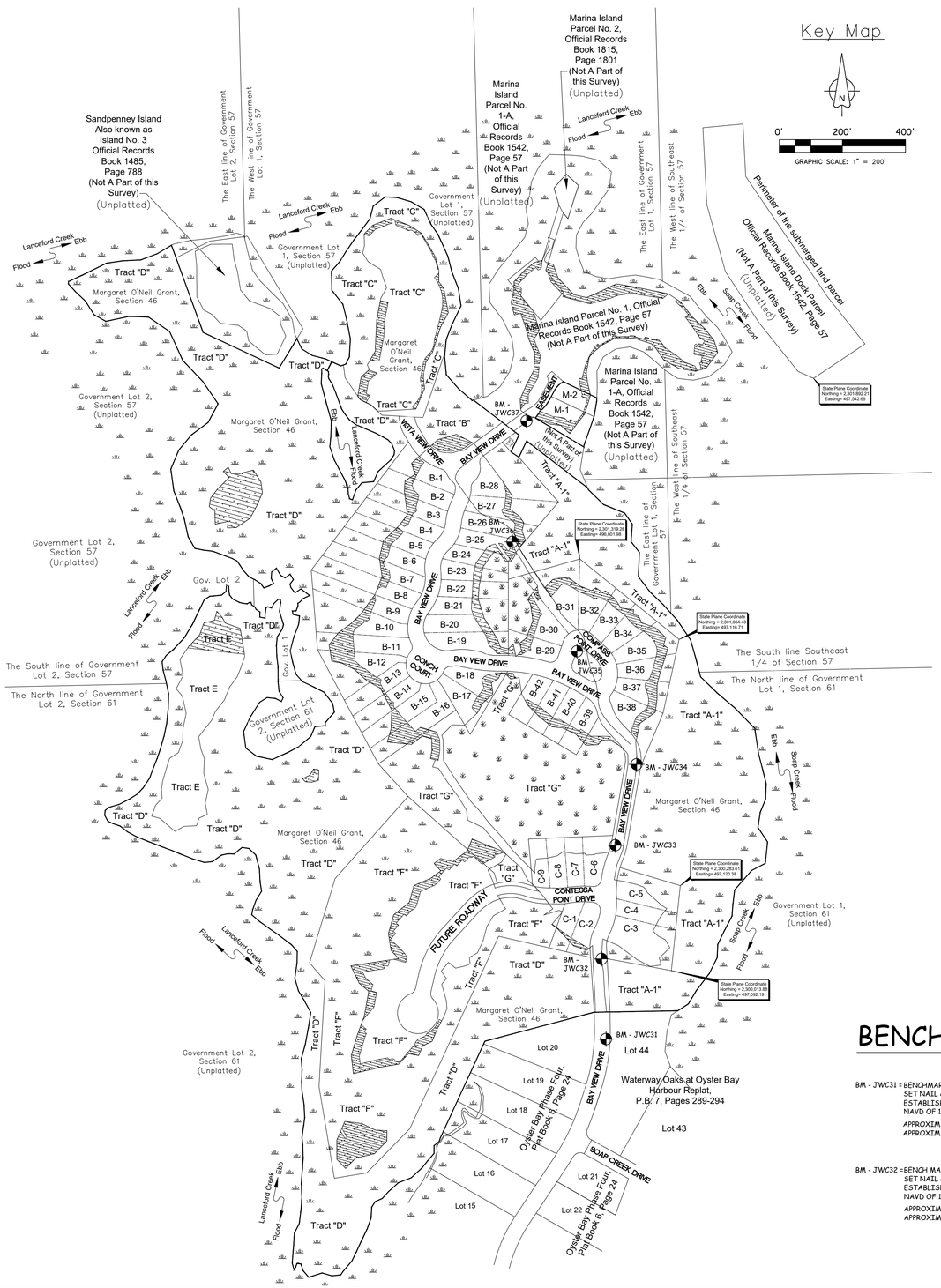
STATE OF _____
COUNTY OF _____
The foregoing instrument was acknowledged before me on _____, 2017 by
_____,
by authority and on behalf thereof, and who is
□ personally known to me OR
□ has produced as identification: _____.

_____ [sign]
_____ [print]
Notary Public, State of:
_____
My Commission expires:
_____

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 detailed 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"

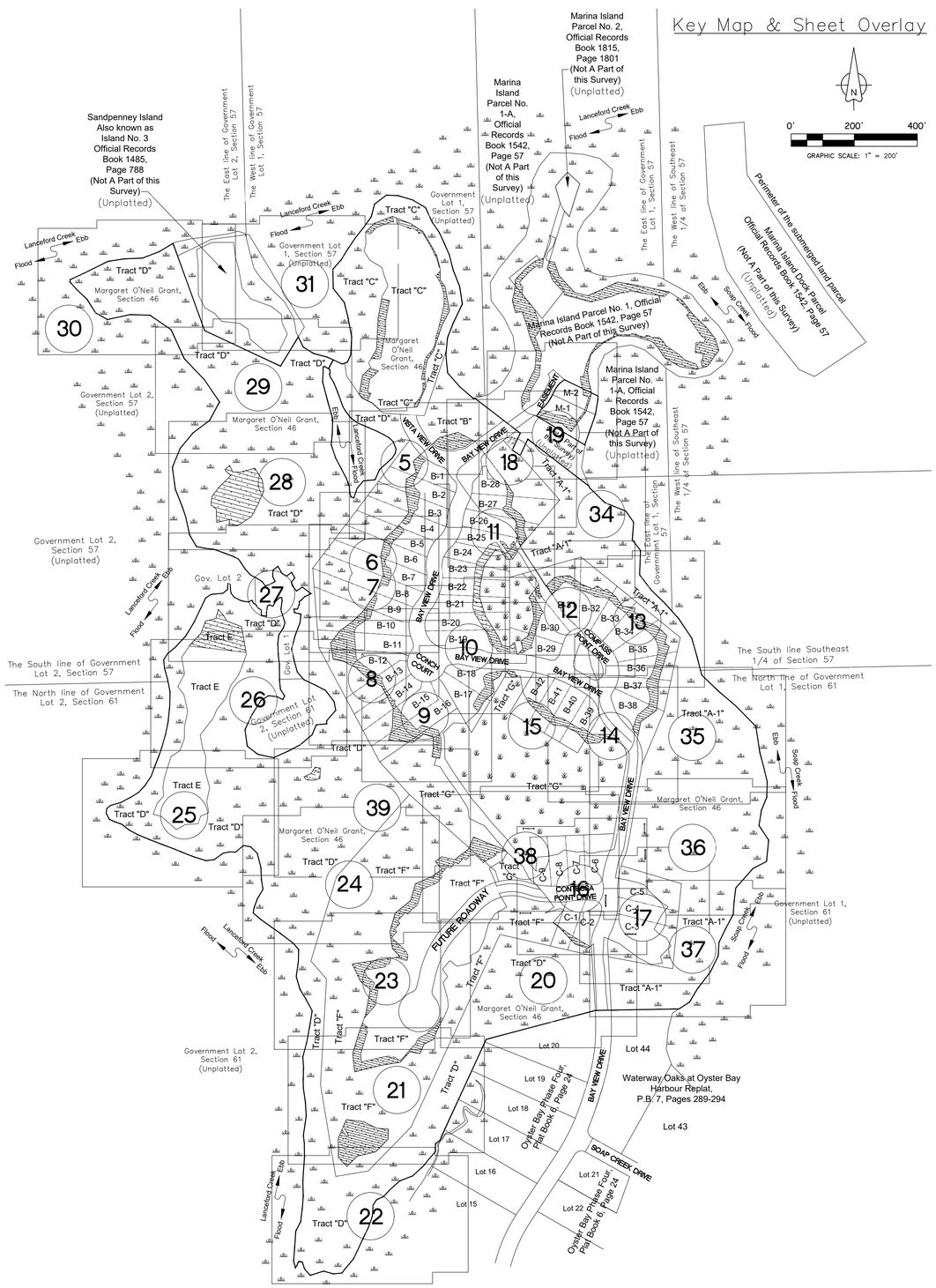
Prepared By:
11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2375
Licensed Business No.: 7080
EMAIL: jwcsurvey@comcast.net
JW Cannady SURVEYING INC.

# 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 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

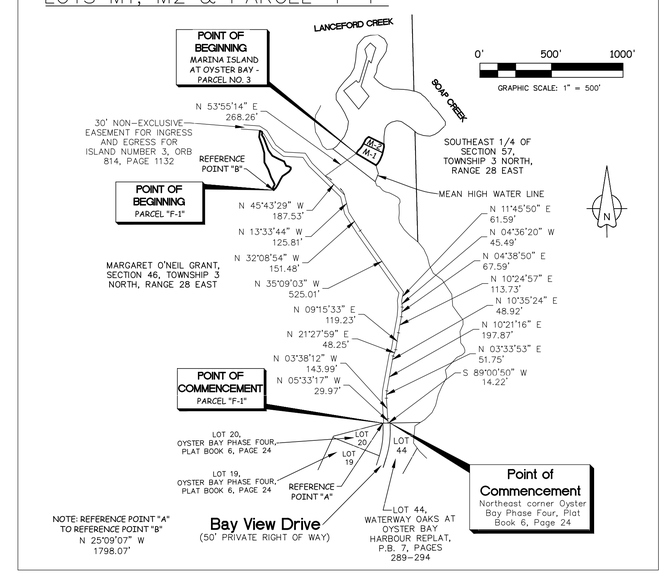
Matchline - See Sheets 5 & 6 — DENOTES SHEET MATCHLINE
5 — DENOTES SHEET REFERENCE NUMBER
DENOTES SALTWATER MARSH AREA
DENOTES FRESHWATER MARSH AREA
DENOTES FLORIDA POWER & LIGHT COMPANY ELECTRIC EASEMENT IS INTENDED TO BE VACATED SUBSEQUENT TO THE RECORDING OF THIS SUBDIVISION PLAT.
DENOTES ORB 1338, 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"





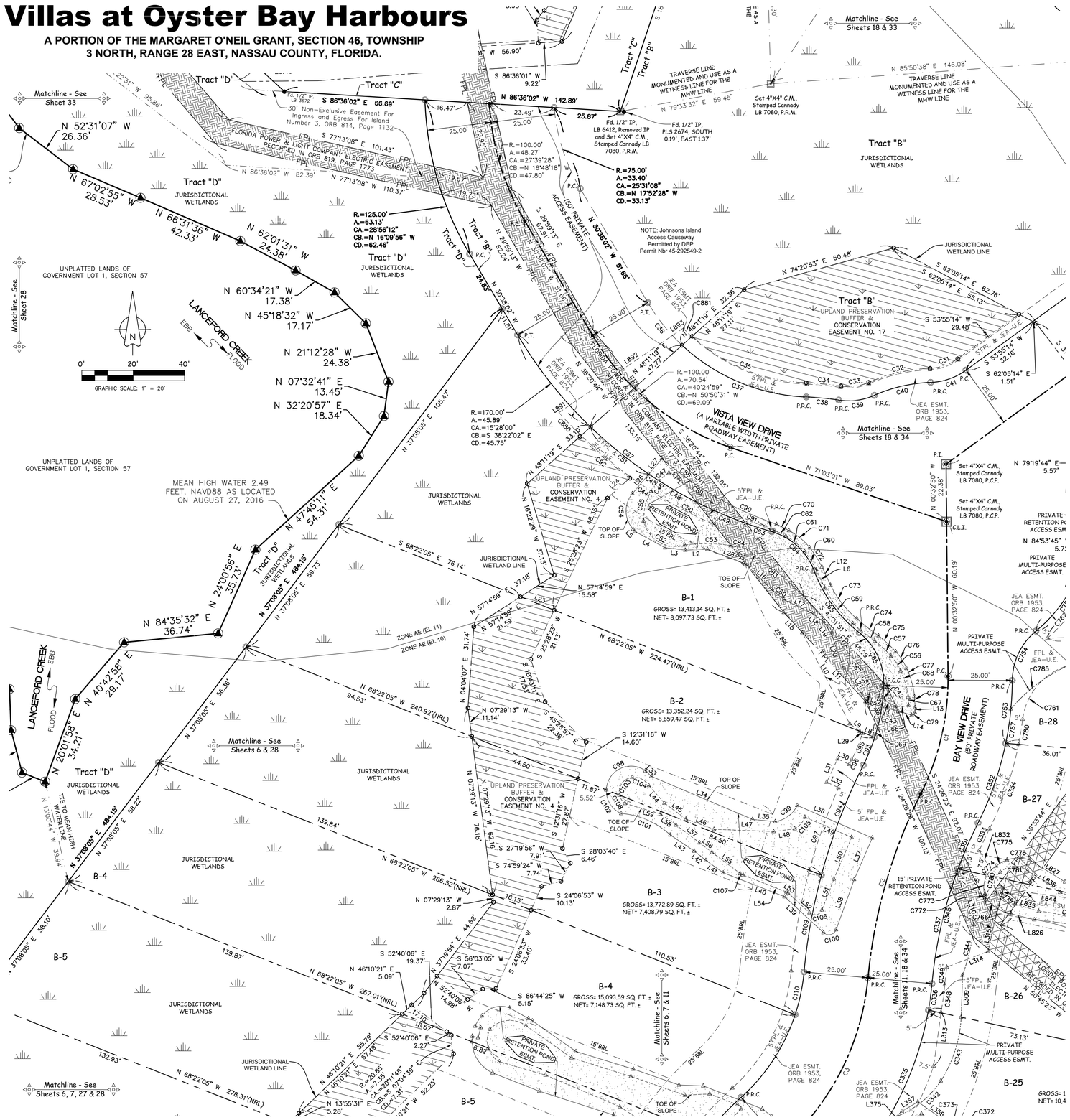
Prepared By:
JW Cannady SURVEYING INC.
11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2375
Licensed Business No.: 7080
EMAIL: jwcsurvey@comcast.net

# 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




| LINE TABLE DATA | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N 74°12'05" W | 6.68' |
| L2 | S 87°50'59" W | 8.60' |
| L3 | N 83°25'40" W | 8.01' |
| L4 | N 61°27'26" W | 13.35' |
| L5 | N 39°27'50" W | 1.05' |
| L6 | N 25°20'15" W | 7.78' |
| L7 | S 24°26'23" E | 11.16' |
| L8 | N 68°22'05" W | 6.20' |
| L9 | N 53°00'34" W | 4.95' |
| L10 | N 27°27'04" W | 39.97' |
| L11 | S 42°31'51" E | 36.41' |
| L12 | S 25°20'15" E | 7.79' |
| L13 | S 01°09'31" W | 2.03' |
| L14 | N 74°12'05" W | 5.42' |
| L15 | N 42°31'51" W | 10.65' |
| L16 | S 45°27'11" E | 14.84' |
| L17 | S 63°54'47" E | 12.29' |
| L18 | S 53°14'41" E | 5.34' |
| L19 | S 33°00'19" E | 5.66' |
| L20 | S 19°29'38" E | 14.06' |
| L21 | S 35°16'44" E | 15.86' |
| L22 | S 74°12'05" E | 4.85' |
| L23 | N 68°22'05" W | 14.08' |
| L24 | S 48°11'19" W | 11.66' |
| L26 | N 40°14'08" E | 9.93' |
| L27 | N 40°14'08" E | 7.91' |
| L28 | N 69°02'11" W | 15.78' |
| L29 | N 53°00'34" W | 1.25' |
| L30 | S 65°04'19" E | 5.05' |
| L31 | N 24°55'41" E | 10.00' |
| L32 | N 65°04'19" W | 5.05' |
| L33 | S 47°27'20" E | 3.20' |
| L34 | S 66°55'43" E | 42.80' |
| L35 | S 84°31'56" E | 8.89' |
| L36 | S 66°32'37" E | 31.83' |
| L37 | S 23°27'23" W | 17.65' |
| L38 | S 19°50'24" W | 20.77' |
| L39 | N 47°13'18" W | 20.64' |
| L40 | N 68°42'09" W | 25.63' |
| L41 | N 54°19'11" W | 8.32' |
| L42 | N 51°23'37" W | 5.79' |
| L43 | N 56°07'30" W | 11.29' |
| L44 | N 41°19'22" W | 9.21' |
| L45 | N 53°33'35" W | 10.42' |
| L46 | N 70°00'35" W | 11.62' |
| L47 | N 87°52'56" W | 23.22' |
| L48 | S 82°39'03" W | 8.27' |
| L49 | N 66°32'37" W | 19.80' |
| L50 | N 23°04'17" E | 17.63' |
| L51 | N 21°01'30" E | 12.90' |
| L52 | S 47°13'18" E | 11.37' |
| L53 | S 57°57'44" E | 0.75' |
| L54 | S 68°42'09" E | 18.11' |
| L55 | S 53°17'52" E | 13.63' |
| L56 | S 51°59'33" E | 6.15' |
| L57 | S 53°01'42" E | 11.45' |
| L58 | S 54°28'05" E | 7.47' |
| L59 | S 73°30'59" E | 14.42' |
| L891 | N 55°48'57" E | 5.05' |
| L892 | N 55°48'57" E | 48.38' |
| L893 | N 55°48'57" E | 5.06' |

| 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' |
| C31 | 19.50' | 11.55' | 33°55'48" | S 70°53'08" W | 11.38' |
| C32 | 65.50' | 24.67' | 21°34'35" | S 77°03'45" W | 24.52' |
| C33 | 19.50' | 11.03' | 32°23'45" | S 82°28'20" W | 10.88' |
| C34 | 118.00' | 13.60' | 6°36'07" | N 84°37'51" W | 13.59' |
| C35 | 69.50' | 48.94' | 40°20'56" | N 67°45'27" W | 47.94' |
| C36 | 75.00' | 21.34' | 16°18'19" | N 38°47'11" W | 21.27' |
| C37 | 75.00' | 53.49' | 40°52'00" | N 67°22'21" W | 52.37' |
| C38 | 112.50' | 12.72' | 6°28'34" | N 84°34'04" W | 12.71' |
| C39 | 25.00' | 14.14' | 32°23'45" | S 82°28'20" W | 13.95' |
| C40 | 60.00' | 22.59' | 21°34'35" | S 77°03'45" W | 22.46' |
| C41 | 25.00' | 14.80' | 33°55'48" | S 70°53'08" W | 14.59' |
| C42 | 133.56' | 1.12' | 0°28'56" | S 33°06'44" E | 1.12' |
| C43 | 8.70' | 5.19' | 34°09'45" | S 59°51'34" E | 5.11' |
| C44 | 175.00' | 4.98' | 1°37'52" | N 56°34'54" W | 4.98' |
| C45 | 170.00' | 4.73' | 1°35'35" | S 56°44'24" E | 4.73' |
| C46 | 21.13' | 5.03' | 13°38'09" | S 37°19'32" W | 5.02' |
| C47 | 21.13' | 4.99' | 13°32'08" | S 50°54'41" W | 4.98' |
| C48 | 170.00' | 16.82' | 5°40'07" | N 60°22'14" W | 16.81' |
| C49 | 170.00' | 21.04' | 7°05'23" | N 66°44'59" W | 21.02' |
| C50 | 175.00' | 27.90' | 9°08'04" | N 61°57'52" W | 27.87' |
| C51 | 170.00' | 29.20' | 9°50'34" | S 51°01'19" E | 29.17' |
| C52 | 12.51' | 20.76' | 95°04'03" | S 59°41'12" E | 18.46' |
| C53 | 62.44' | 18.06' | 16°34'22" | S 89°18'45" E | 18.00' |
| C54 | 10.56' | 15.17' | 82°17'19" | N 01°14'58" W | 13.90' |
| C55 | 21.13' | 12.22' | 33°07'42" | S 13°56'36" W | 12.05' |
| C56 | 19.18' | 6.88' | 20°33'44" | N 32°53'59" W | 6.85' |
| C57 | 48.55' | 8.67' | 10°13'35" | N 47°04'08" W | 8.65' |
| C58 | 101.80' | 10.96' | 6°10'15" | N 51°46'04" W | 10.96' |
| C59 | 42.24' | 17.74' | 24°04'19" | N 38°04'07" W | 17.61' |
| C60 | 42.29' | 8.38' | 11°21'19" | N 32°09'53" W | 8.37' |
| C61 | 24.26' | 9.54' | 22°31'29" | N 50°31'37" W | 9.48' |
| C62 | 53.86' | 5.06' | 5°23'02" | N 63°18'45" W | 5.06' |
| C63 | 170.00' | 10.50' | 3°32'14" | S 72°03'48" E | 10.49' |
| C64 | 25.00' | 23.29' | 53°23'15" | S 47°08'18" E | 22.46' |
| C65 | 55.00' | 30.12' | 31°22'31" | S 36°07'56" E | 29.74' |
| C66 | 8.70' | 5.04' | 33°09'34" | N 86°28'47" E | 4.97' |
| C67 | 45.59' | 3.17' | 3°58'51" | N 03°28'06" W | 3.17' |
| C68 | 31.94' | 10.70' | 19°11'23" | N 15°57'43" W | 10.65' |
| C69 | 75.00' | 3.90' | 2°58'37" | S 16°12'43" W | 3.90' |
| C70 | 56.36' | 5.38' | 5°27'56" | S 63°22'44" E | 5.37' |
| C71 | 26.76' | 10.53' | 22°32'12" | S 50°27'56" E | 10.46' |
| C72 | 44.79' | 8.93' | 11°25'38" | S 32°10'05" E | 8.92' |
| C73 | 39.74' | 16.71' | 24°05'41" | S 38°06'05" E | 16.59' |
| C74 | 99.30' | 10.78' | 6°13'19" | S 51°46'31" E | 10.78' |
| C75 | 51.05' | 9.15' | 10°15'49" | S 47°07'01" E | 9.13' |
| C76 | 21.68' | 7.69' | 20°19'08" | S 32°56'58" E | 7.65' |
| C77 | 34.44' | 11.49' | 19°07'03" | S 15°53'34" E | 11.44' |
| C78 | 48.09' | 4.30' | 5°07'27" | S 02°55'12" E | 4.30' |
| C79 | 1.00' | 1.83' | 104°38'25" | S 53°28'43" W | 1.58' |
| C80 | 107.19' | 5.75' | 3°04'25" | S 51°28'27" E | 5.75' |
| C81 | 2.00' | 1.36' | 38°55'21" | S 54°44'24" E | 1.33' |
| C82 | 133.56' | 25.13' | 10°46'49" | N 38°44'37" W | 25.09' |
| C83 | 126.35' | 54.16' | 24°33'30" | N 44°39'30" W | 53.74' |
| C84 | 62.44' | 5.81' | 5°19'39" | N 78°21'44" E | 5.80' |
| C85 | 25.00' | 23.48' | 53°48'57" | S 24°54'43" E | 22.63' |
| C86 | 75.00' | 20.56' | 15°42'16" | S 09°50'54" W | 20.49' |
| C87 | 170.00' | 128.17' | 43°11'53" | S 52°13'59" E | 125.16' |
| C88 | 143.88' | 25.29' | 10°04'16" | S 54°20'02" E | 25.26' |
| C89 | 146.38' | 20.12' | 7°52'36" | S 55°26'33" E | 20.11' |
| C90 | 150.67' | 26.49' | 10°04'29" | S 65°45'49" E | 26.46' |
| C91 | 153.17' | 26.86' | 10°02'49" | S 65°44'19" E | 26.82' |
| C92 | 175.50' | 25.29' | 8°15'18" | S 50°05'36" E | 25.26' |
| C93 | 75.00' | 11.79' | 9°00'24" | N 22°12'14" E | 11.78' |
| C94 | 225.00' | 45.86' | 11°40'41" | S 20°52'06" W | 45.78' |
| C95 | 70.00' | 11.01' | 9°00'56" | N 22°11'58" E | 11.00' |
| C96 | 230.00' | 2.14' | 0°32'01" | S 26°26'26" W | 2.14' |
| C97 | 230.00' | 34.16' | 8°30'32" | S 19°25'40" W | 34.13' |
| C98 | 9.61' | 20.67' | 123°16'24" | N 63°58'03" E | 16.90' |
| C99 | 11.35' | 11.05' | 55°46'55" | N 53°23'56" E | 10.62' |
| C100 | 3.00' | 5.94' | 113°26'06" | S 76°03'39" W | 5.02' |
| C101 | 32.20' | 21.19' | 37°42'19" | N 66°22'19" W | 20.81' |
| C102 | 9.61' | 11.57' | 69°02'14" | N 32°11'16" W | 10.89' |
| C103 | 5.65' | 9.63' | 97°39'35" | S 35°38'48" W | 8.51' |
| C104 | 6.87' | 7.57' | 63°08'45" | N 63°57'02" W | 7.19' |
| C105 | 8.84' | 6.16' | 39°56'10" | S 41°11'49" W | 6.04' |
| C106 | 3.00' | 5.85' | 111°45'12" | N 76°54'06" E | 4.97' |
| C107 | 5.00' | 1.34' | 15°24'17" | S 61°00'00" E | 1.34' |
| C108 | 5.65' | 3.96' | 40°09'26" | S 33°15'43" E | 3.88' |
| C109 | 225.00' | 38.34' | 9°45'45" | S 10°08'53" W | 38.29' |
| C110 | 75.00' | 17.07' | 13°02'27" | S 11°47'14" W | 17.03' |
| C880 | 175.00' | 12.44' | 4°04'25" | S 43°56'27" E | 12.44' |
| C881 | 70.00' | 4.68' | 3°49'44" | S 45°23'31" E | 4.68' |

## 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)
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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–1 | 8.50' | 12.00' | AE (EL 10) & AE (EL 11) |
| B–2 | 8.50' | 12.00' | AE (EL 10) & AE (EL 11) |
| B–3 | 8.50' | 12.00' | AE (EL 10) & AE (EL 11) |


Prepared By:

JW Cannady SURVEYING INC.

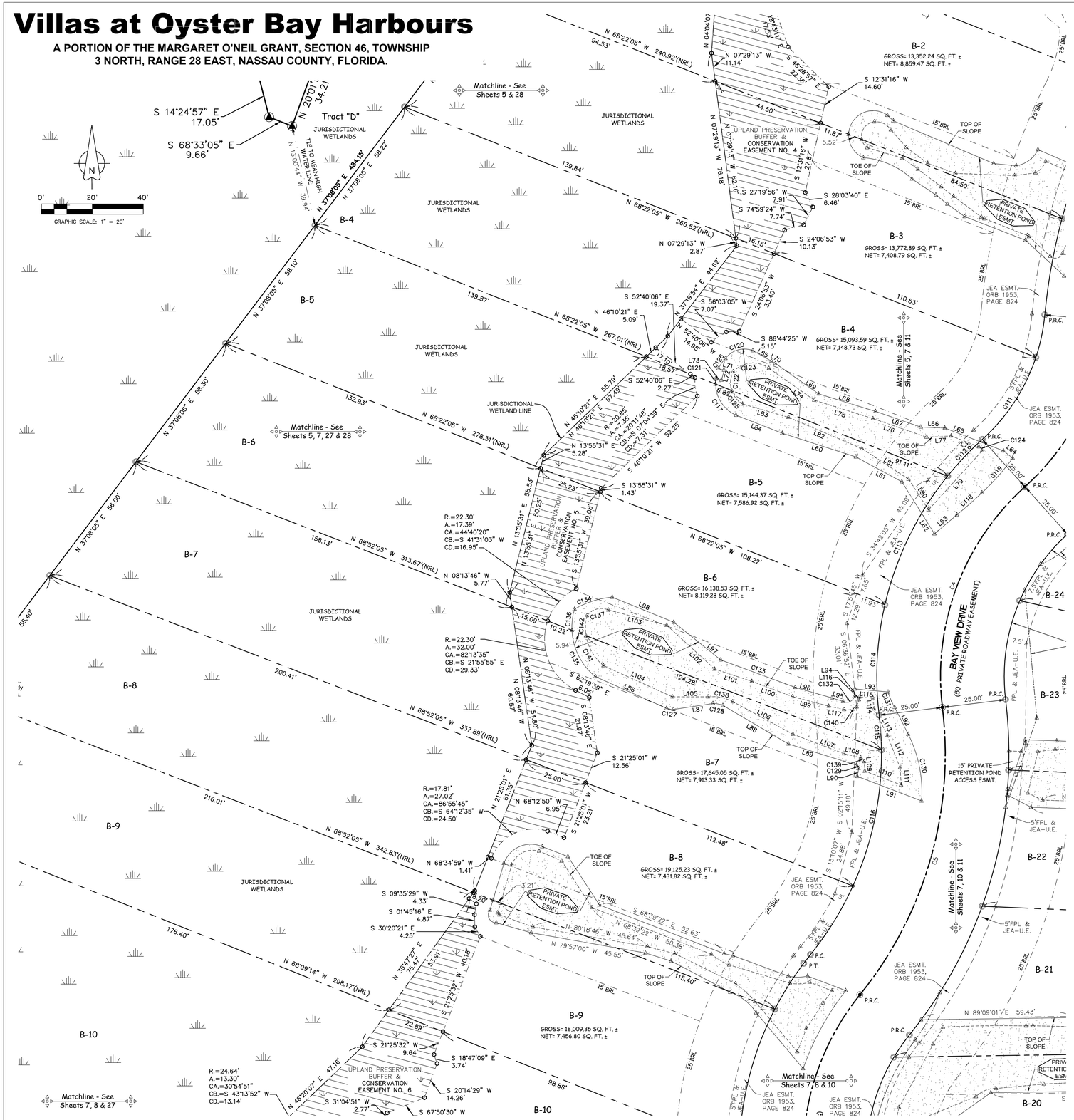
11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410–2375
Licensed Business No.: 7080
EMAIL: jwcsurvey@comcast.net

# 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 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 76°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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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-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
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.**

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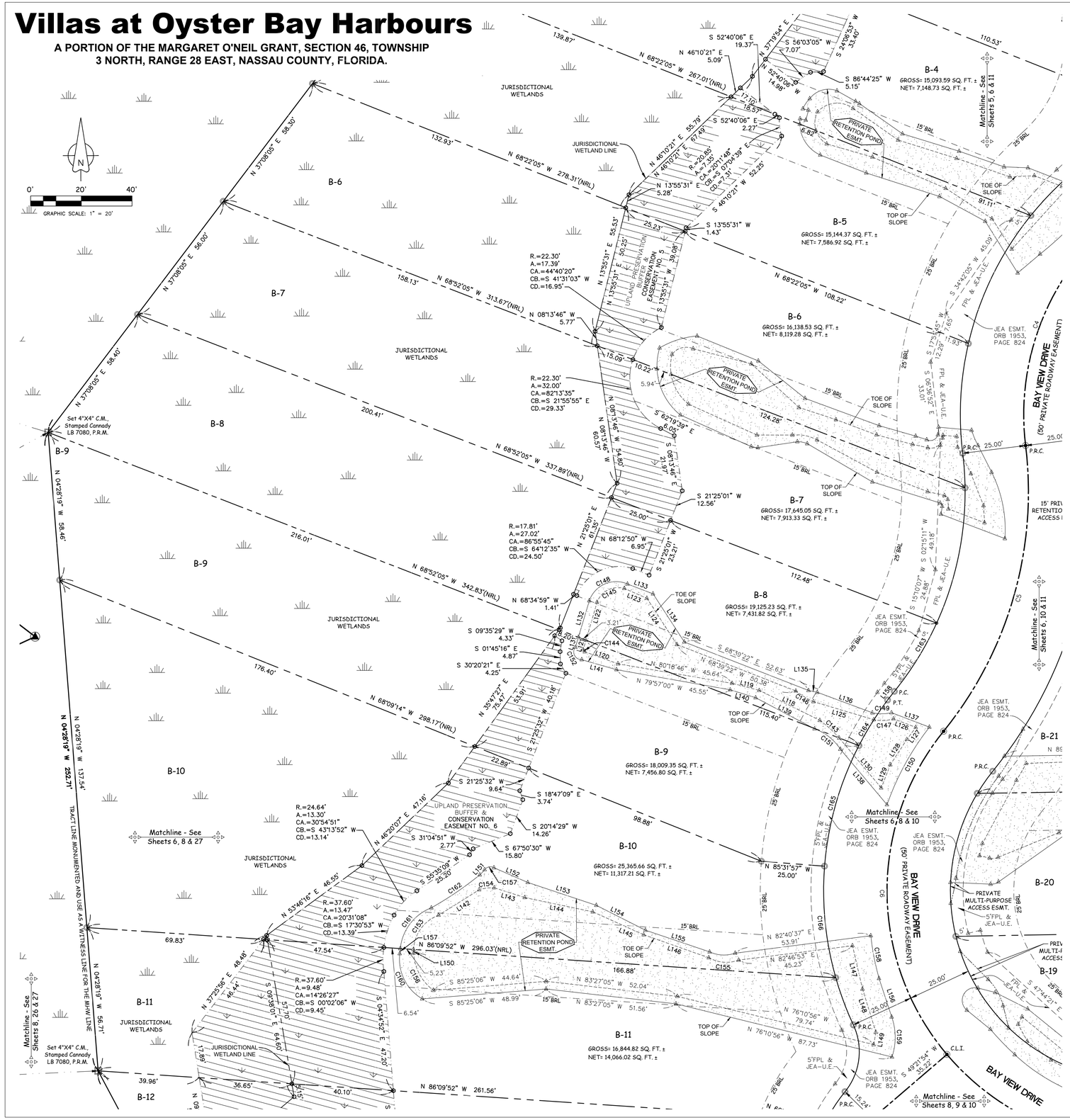


| LINE TABLE DATA | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L118 | N 63°38'49" W | 26.64' |
| L119 | N 75°25'33" W | 11.05' |
| L120 | N 70°00'16" W | 13.97' |
| L121 | N 16°16'59" E | 3.93' |
| L122 | N 16°16'59" E | 15.61' |
| L123 | S 66°25'36" E | 9.69' |
| L124 | S 32°57'09" E | 21.73' |
| 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


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)
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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-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.**

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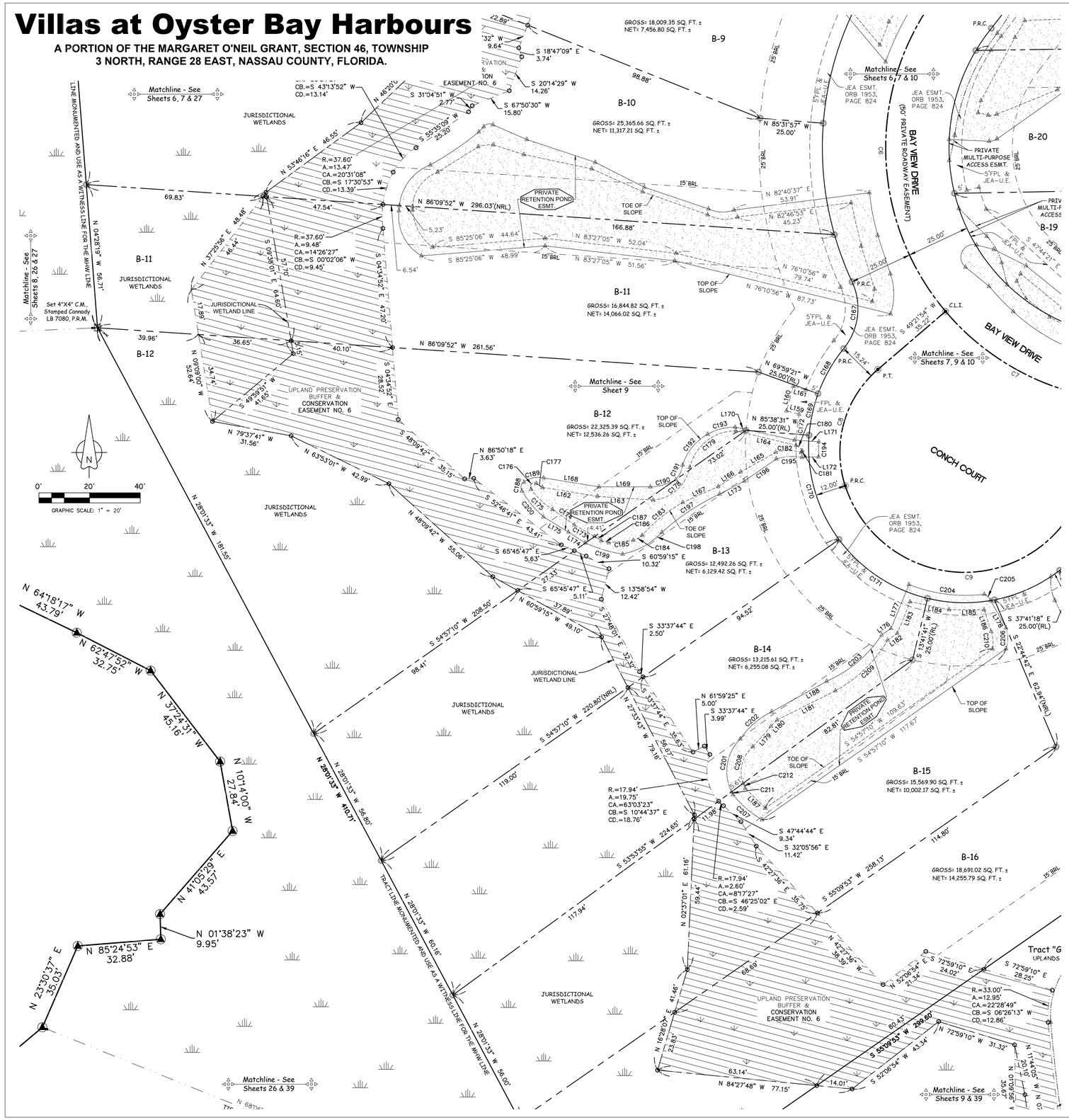


| LINE TABLE DATA | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L159 | N 74°29'41" W | 5.19' |
| L160 | N 15°30'19" E | 10.00' |
| L161 | S 74°29'41" E | 5.19' |
| L162 | S 80°45'48" E | 22.09' |
| L163 | S 86°11'31" E | 22.02' |
| L164 | S 76°25'03" E | 24.40' |
| L165 | S 60°51'44" W | 15.90' |
| 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


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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)
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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-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:

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.**

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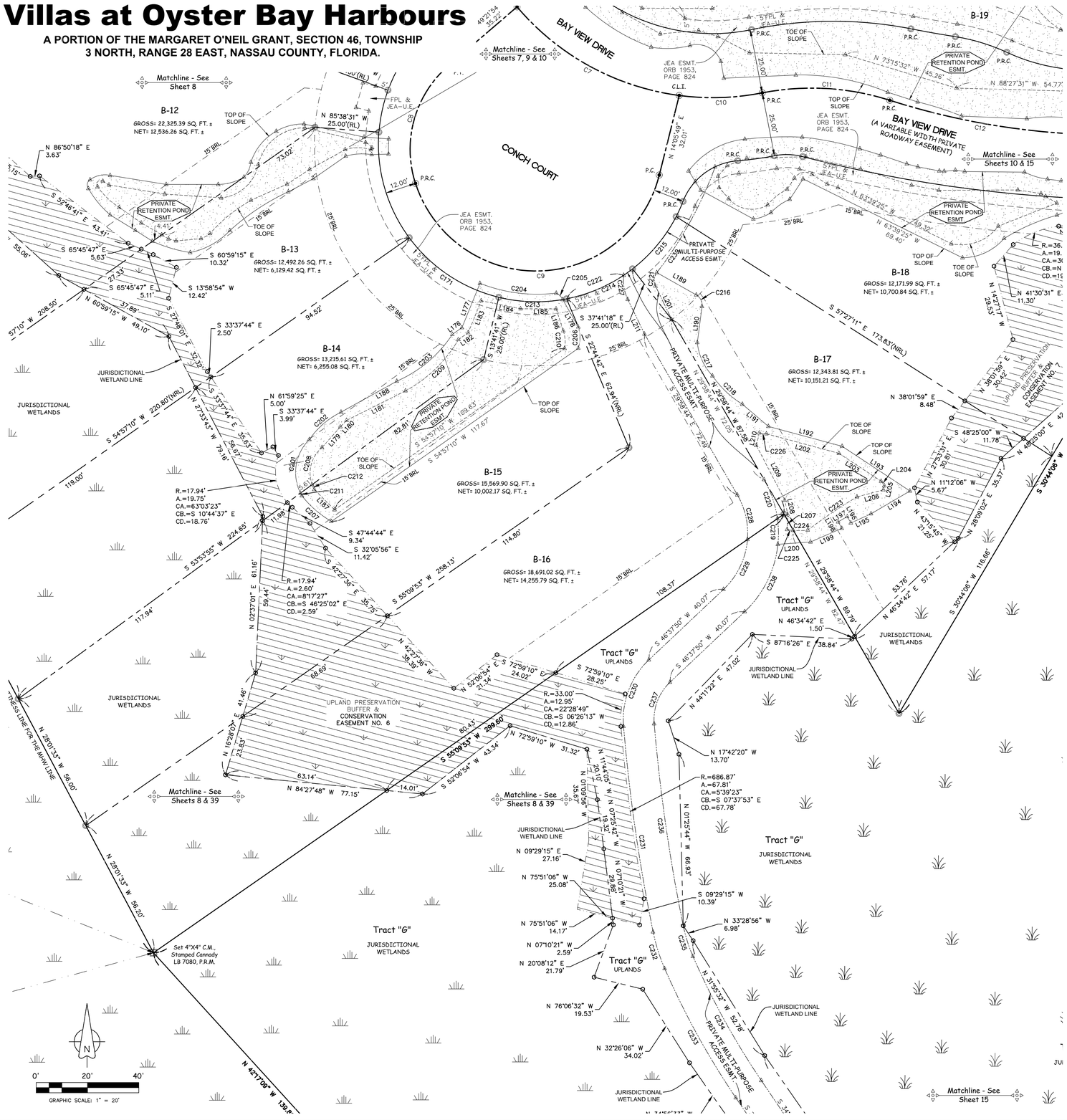
SHEET 9 OF 40 SHEET




| 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 | 9.06' |
| 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°61' 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°51' 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


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-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) |


Prepared By:

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Jacksonville, Florida 32223
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Licensed Business No.: 7080
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**A PORTION OF THE MARGARET O'NEIL GRANT, SECTION 46, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.**

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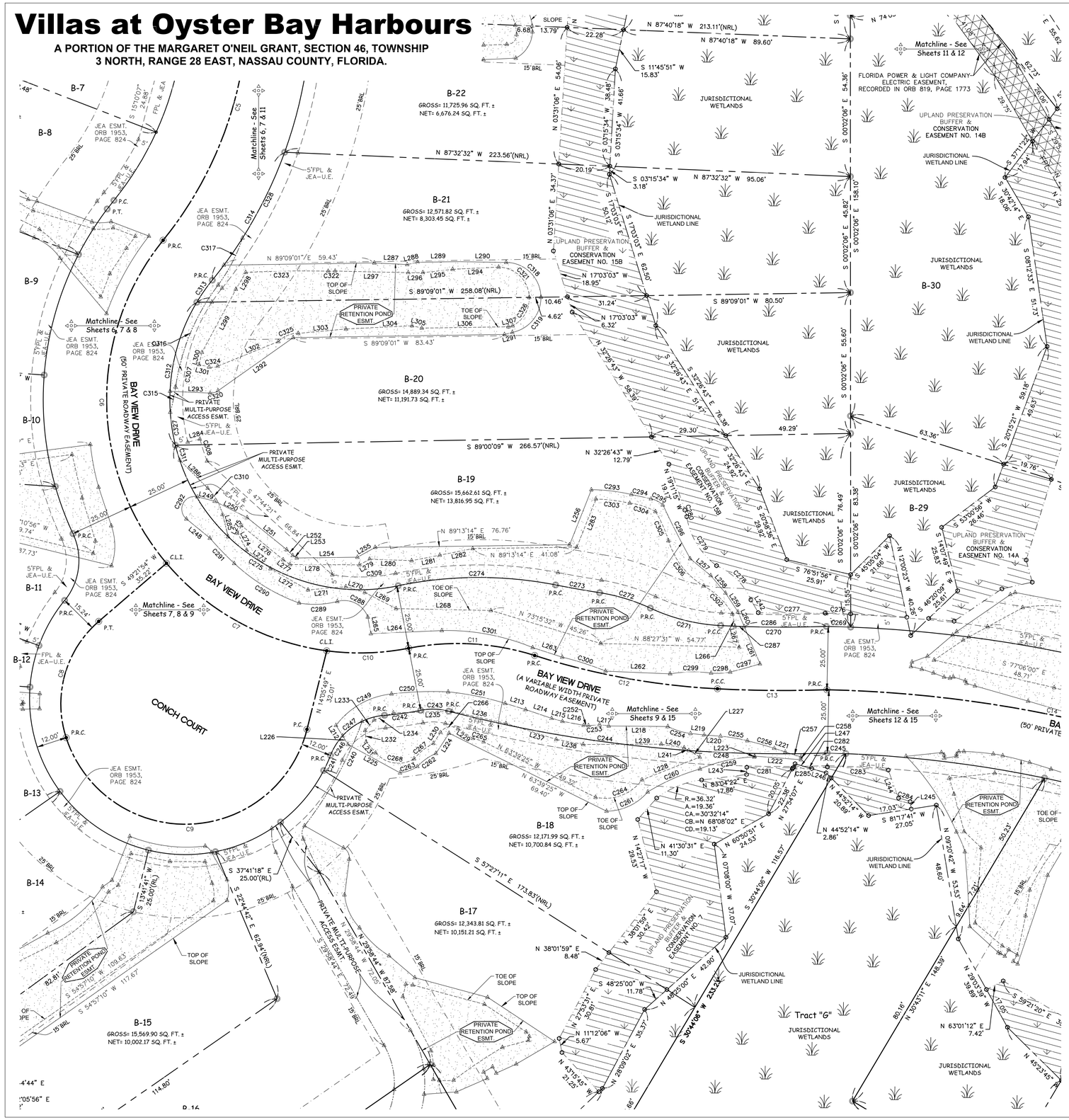


| LINE TABLE DATA | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L212 | N 32°08'59" W | 4.90' |
| L213 | S 73°13'55" E | 8.45' |
| L214 | S 71°13'53" E | 10.78' |
| L215 | S 74°56'59" E | 4.44' |
| L216 | S 79°13'42" E | 8.55' |
| L217 | S 81°35'53" E | 3.67' |
| L218 | S 89°25'22" E | 23.34' |
| 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 89°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" E | 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°44'32" E | 27.39' |
| L279 | N 60°56'17" E | 4.63' |
| L280 | S 87°56'43" E | 16.59' |
| L281 | N 78°55'50" 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°31'46" 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°20'38" | 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 72°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


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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-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.**

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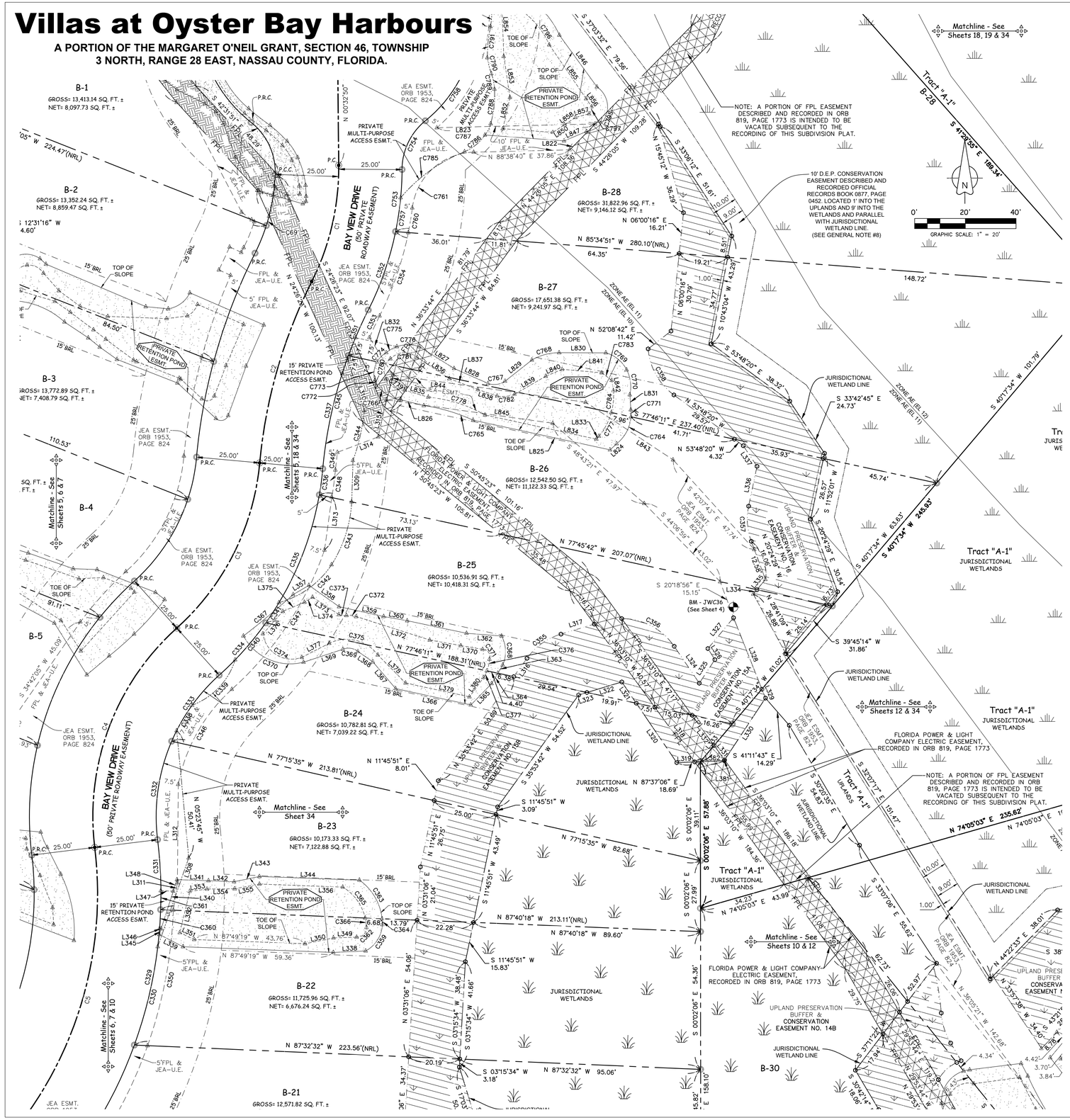


| LINE TABLE DATA | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L308 | S 19°12'18" W | 37.09' |
| L309 | S 01°47'26" W | 16.34' |
| L310 | S 18°01'03" E | 21.62' |
| L311 | N 08°25'13" E | 10.96' |
| L312 | N 00°30'42" E | 38.83' |
| L313 | N 07°49'09" E | 21.10' |
| L314 | N 69°18'10" E | 17.23' |
| 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°41'03" 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°42'31" 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°30'51" 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°32'22" 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' | 5.06' | 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' |

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FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX


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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.

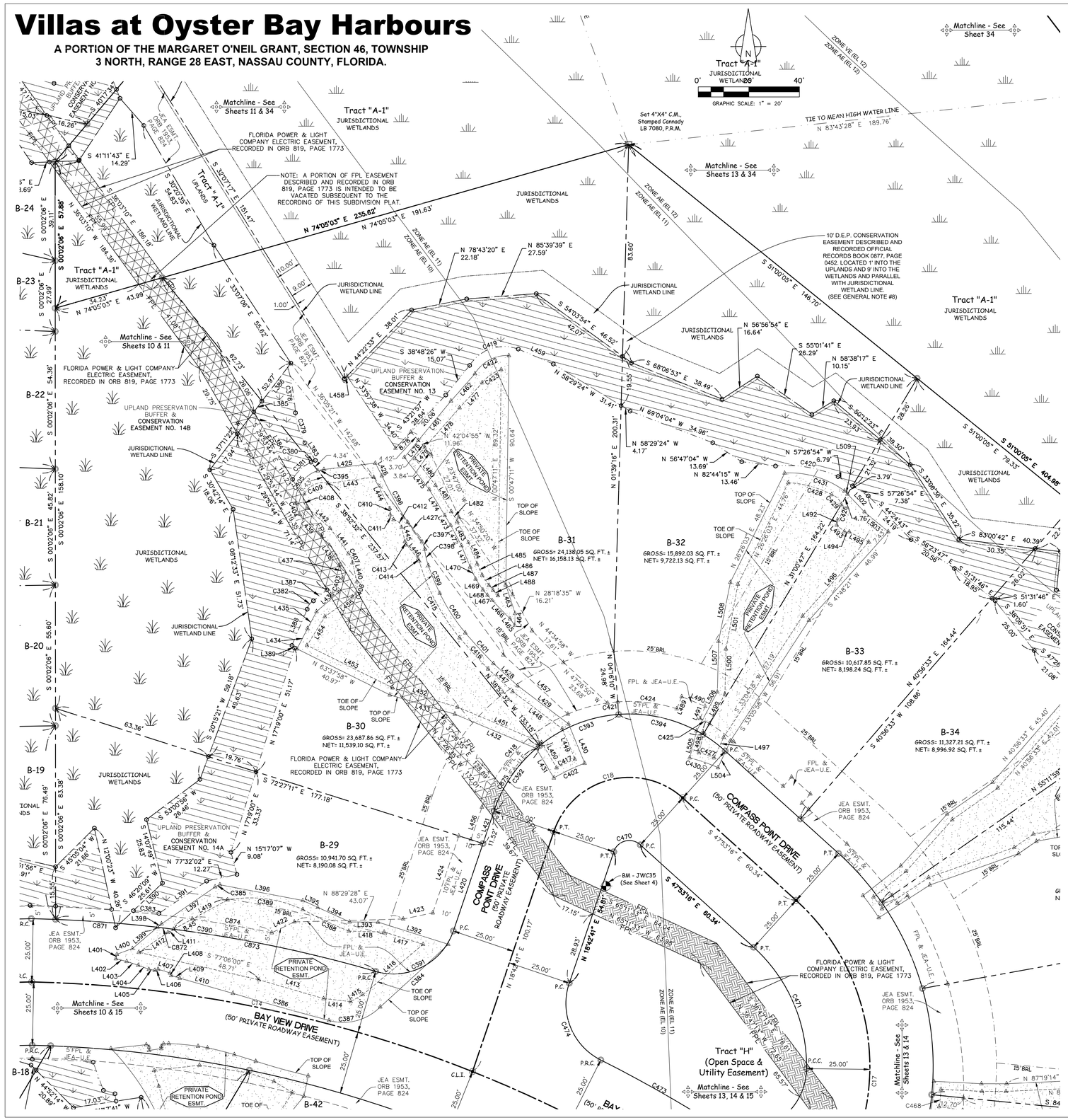
11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410–2375
Licensed Business No.: 7080
EMAIL: jwcsurvey@comcast.net

# 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°14'27" 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 79°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°13'55" 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°32'29" 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°47'44" 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 62°01'54" 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:

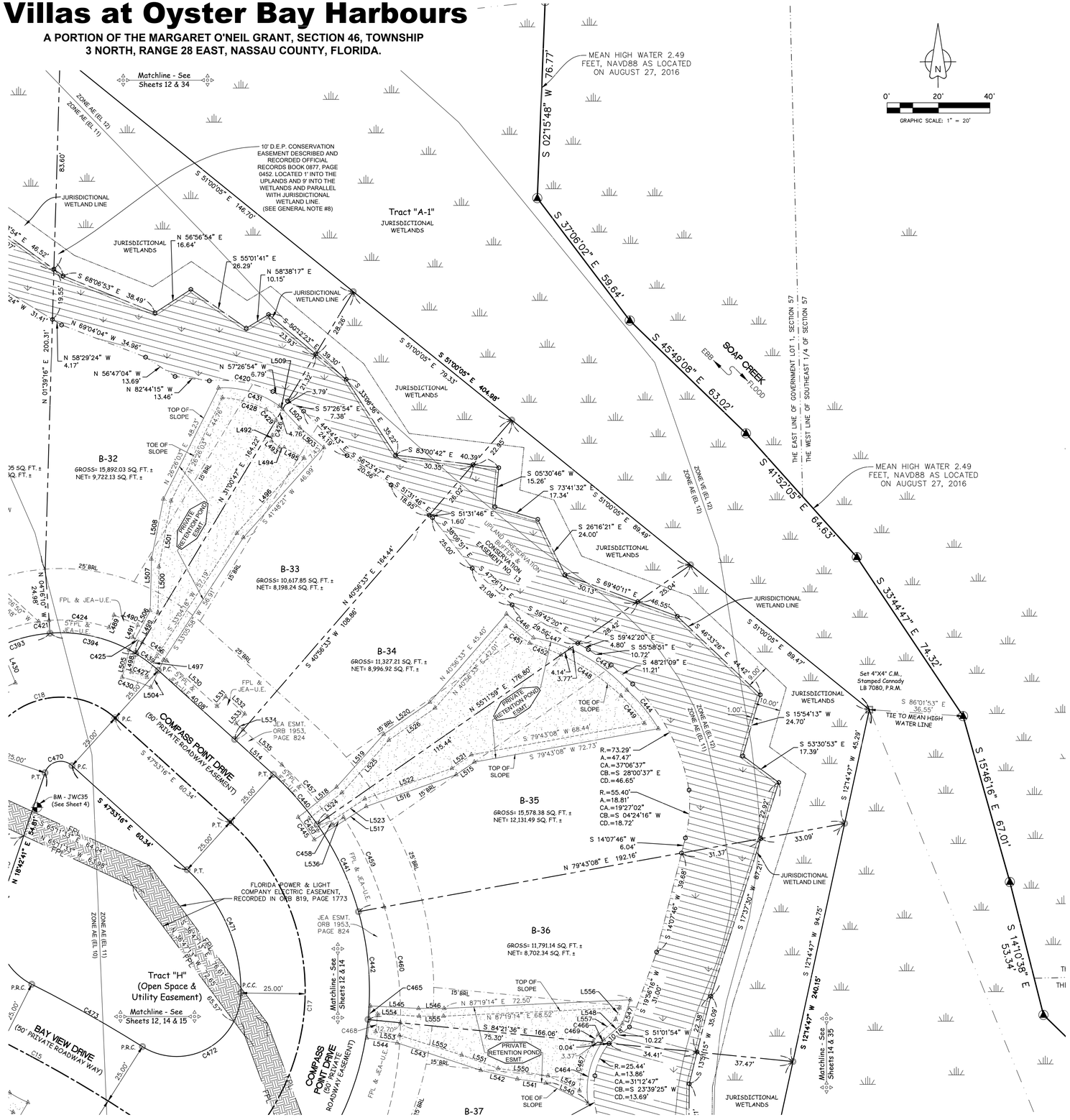
JW Cannady SURVEYING INC.

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.**






GRAPHIC SCALE: 1" = 20'

| 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 55°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 | N 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

# Villas at Oyster Bay Harbours

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

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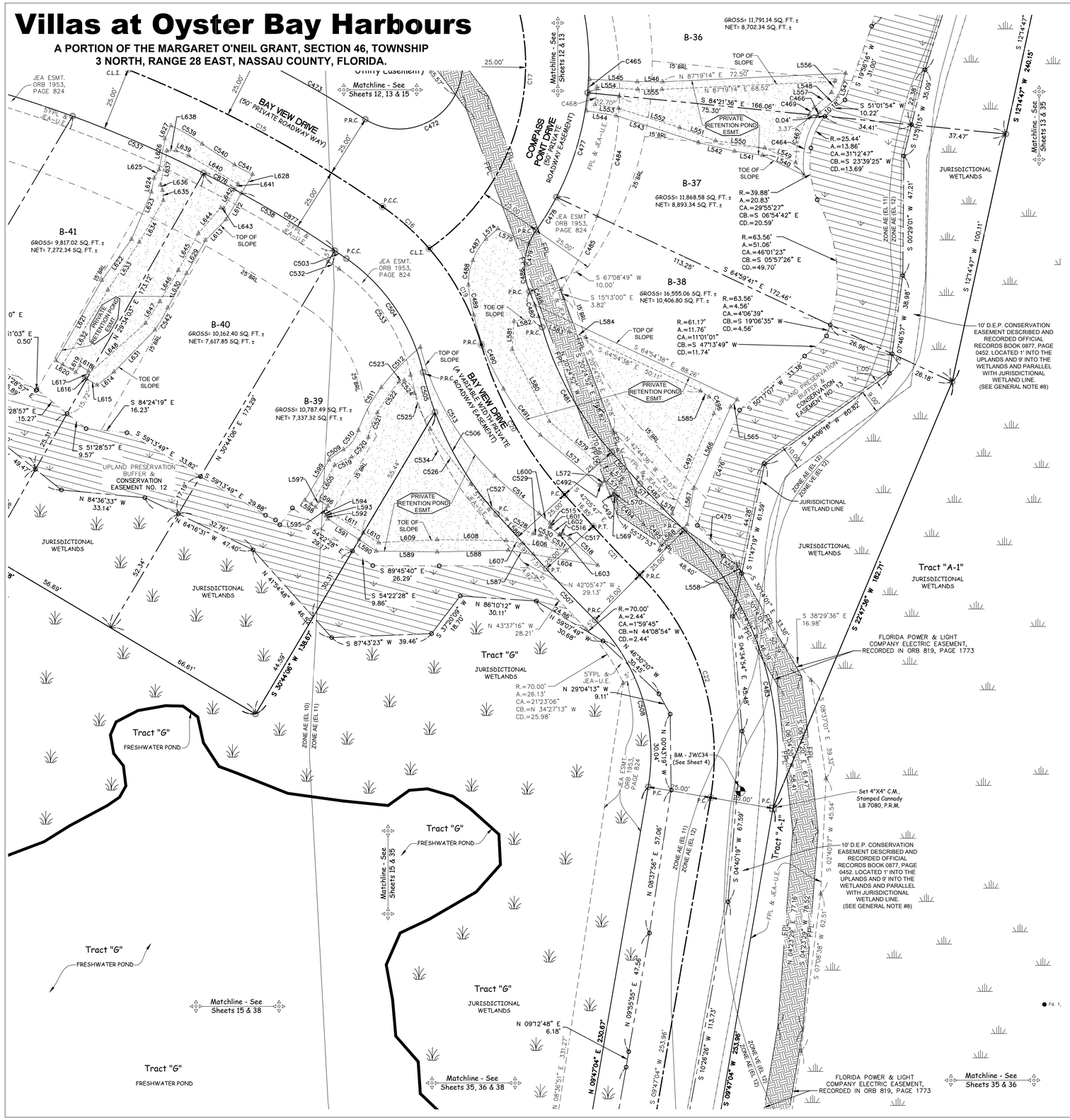


| LINE TABLE DATA | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L540 | N 64°27'16" W | 18.21' |
| L541 | N 81°40'56" W | 11.18' |
| L542 | N 76°32'59" W | 14.60' |
| L543 | N 71°51'22" W | 34.24' |
| L544 | N 80°45'42" W | 11.93' |
| L545 | S 87°03'39" E | 18.80' |
| L546 | S 89°55'59" E | 9.93' |
| 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°55'16" E | 9.49' |
| L556 | S 18°24'24" W | 4.62' |
| L557 | S 49°03'09" W | 9.04' |
| L558 | N 30°14'01" W | 3.80' |
| L559 | N 55°37'53" W | 6.38' |
| L560 | N 42°05'47" W | 16.85' |
| L565 | N 42°40'39" E | 3.81' |
| L566 | N 24°24'55" E | 35.39' |
| L567 | N 10°01'03" E | 14.43' |
| L568 | N 51°24'14" E | 13.25' |
| L569 | S 48°05'09" E | 1.44' |
| L570 | S 39°17'09" W | 1.24' |
| L571 | S 43°36'05" E | 5.89' |
| L572 | N 38°42'50" E | 2.17' |
| L573 | S 49°44'13" E | 30.60' |
| L574 | S 48°55'42" W | 6.20' |
| L575 | N 64°26'42" W | 13.63' |
| L576 | S 58°59'42" E | 4.65' |
| L577 | S 58°59'42" E | 19.20' |
| L578 | S 49°02'03" E | 4.95' |
| L579 | S 49°15'31" E | 32.29' |
| L580 | S 27°22'13" E | 31.92' |
| L581 | S 03°47'41" W | 11.13' |
| L582 | S 79°16'51" W | 9.89' |
| L583 | N 63°43'12" W | 13.49' |
| L584 | N 71°39'51" W | 6.88' |
| L585 | N 55°29'00" W | 4.12' |
| L586 | N 42°05'47" W | 29.13' |
| L587 | N 80°30'15" W | 10.04' |
| L588 | S 88°43'07" W | 28.06' |
| L589 | N 89°13'38" W | 24.04' |
| L590 | N 56°27'47" W | 8.14' |
| L591 | N 56°27'47" W | 14.84' |
| L592 | N 28°20'47" W | 1.42' |
| L593 | N 33°24'27" E | 0.50' |
| L594 | N 56°35'33" W | 1.45' |
| L595 | N 33°24'27" E | 3.19' |
| L596 | N 57°22'38" W | 3.89' |
| L597 | S 33°24'27" W | 3.14' |
| L598 | N 56°35'33" W | 5.09' |
| L599 | N 31°06'28" E | 18.60' |
| L600 | S 49°29'59" E | 5.70' |
| L601 | S 33°00'47" W | 0.55' |
| L602 | S 50°58'38" E | 4.89' |
| L603 | N 40°35'14" E | 0.39' |
| L604 | N 80°30'15" W | 25.88' |
| L605 | N 31°06'28" E | 18.09' |
| L606 | N 80°38'18" W | 17.24' |
| L607 | N 80°38'18" W | 6.88' |
| L608 | N 89°17'29" W | 27.23' |
| L609 | S 87°10'38" W | 23.10' |
| L610 | N 57°55'59" W | 7.24' |
| L611 | N 57°55'59" W | 17.39' |

| 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' |
| C16 | 100.00' | 24.85' | 14°14'25" | N 48°01'49" W | 24.79' |
| C17 | 88.50' | 159.31' | 103°08'20" | N 03°40'54" E | 138.66' |
| C19 | 100.00' | 43.47' | 24°54'30" | N 28°27'21" W | 43.13' |
| C20 | 150.00' | 68.32' | 26°05'41" | N 29°02'56" W | 67.73' |
| C21 | 500.00' | 26.61' | 3°02'59" | N 43°37'16" W | 26.61' |
| C22 | 100.00' | 95.87' | 54°55'50" | N 17°40'51" W | 92.24' |
| 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' |
| 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' |
| C475 | 130.00' | 15.93' | 7°01'18" | N 40°36'33" W | 15.92' |
| C476 | 433.13' | 48.54' | 6°25'14" | N 20°07'47" E | 48.51' |
| C477 | 113.50' | 43.30' | 21°51'28" | N 16°34'08" E | 43.04' |
| C478 | 113.50' | 15.37' | 7°45'34" | N 31°22'39" E | 15.36' |
| C479 | 25.00' | 25.36' | 58°06'37" | N 06°12'08" E | 24.28' |
| C480 | 125.00' | 14.95' | 6°51'05" | N 19°25'38" W | 14.94' |
| C481 | 125.00' | 56.93' | 26°05'41" | N 29°02'56" W | 56.44' |
| C482 | 475.00' | 25.28' | 3°02'59" | S 43°37'16" E | 25.28' |
| C483 | 125.00' | 119.84' | 54°55'50" | N 17°40'51" W | 115.30' |
| C484 | 146.45' | 48.56' | 18°59'50" | N 10°26'39" E | 48.33' |
| C485 | 146.45' | 32.25' | 12°37'03" | N 26°15'06" E | 32.19' |
| C486 | 25.00' | 19.41' | 44°28'24" | N 00°36'59" W | 18.92' |
| C487 | 22.81' | 9.93' | 24°56'27" | S 31°28'55" W | 9.85' |
| C488 | 22.16' | 9.91' | 25°37'56" | S 10°32'52" W | 9.83' |
| C489 | 62.31' | 12.07' | 11°06'03" | S 09°58'59" E | 12.05' |
| C490 | 102.32' | 31.60' | 17°41'38" | S 21°57'55" E | 31.47' |
| C491 | 71.58' | 23.46' | 18°46'32" | S 38°35'29" E | 23.35' |
| C492 | 0.50' | 0.80' | 91°32'57" | N 84°29'19" E | 0.72' |
| C493 | 0.50' | 0.76' | 87°22'18" | S 04°24'00" E | 0.69' |
| C494 | 78.45' | 14.95' | 10°54'53" | S 46°45'08" E | 14.92' |
| C495 | 310.19' | 10.95' | 2°01'22" | S 39°26'29" E | 10.95' |
| C496 | 4.60' | 7.65' | 95°25'41" | N 16°01'12" W | 6.80' |
| C497 | 414.97' | 42.93' | 5°55'37" | N 22°29'43" E | 42.91' |
| C498 | 125.00' | 5.70' | 2°36'51" | N 21°32'45" W | 5.70' |
| C503 | 475.00' | 5.56' | 0°40'16" | N 55°29'09" W | 5.56' |
| C504 | 75.00' | 55.36' | 42°17'37" | N 34°00'13" W | 54.11' |
| C505 | 125.00' | 16.49' | 7°33'25" | N 16°38'07" W | 16.47' |
| C506 | 125.00' | 47.30' | 21°40'58" | N 31°15'18" W | 47.02' |
| C507 | 525.00' | 27.95' | 3°02'59" | N 43°37'16" W | 27.94' |
| C508 | 75.00' | 71.90' | 54°55'50" | N 17°40'51" W | 69.18' |
| C509 | 39.77' | 6.98' | 10°02'56" | N 54°34'57" E | 6.97' |
| C510 | 13.97' | 9.84' | 40°21'00" | N 37°37'59" E | 9.63' |
| C511 | 59.52' | 19.27' | 18°33'11" | N 28°09'11" E | 19.19' |
| C512 | 102.34' | 22.25' | 12°27'34" | N 44°02'23" E | 22.21' |
| C513 | 106.97' | 59.62' | 31°56'05" | S 30°00'26" E | 58.85' |
| C514 | 296.94' | 22.87' | 4°24'46" | S 49°46'54" E | 22.86' |
| C515 | 1.00' | 1.44' | 82°30'46" | S 08°14'36" E | 1.32' |
| C516 | 1.00' | 1.34' | 76°52'34" | N 79°01'30" E | 1.24' |
| C517 | 13.81' | 3.19' | 13°13'13" | S 55°55'35" E | 3.18' |
| C518 | 121.36' | 15.41' | 7°16'26" | S 46°04'54" E | 15.40' |
| C519 | 19.32' | 7.42' | 22°00'10" | N 65°13'42" E | 7.37' |
| C520 | 10.22' | 10.73' | 60°09'21" | N 39°42'17" E | 10.25' |
| C521 | 31.35' | 10.39' | 18°59'12" | N 20°15'00" E | 10.34' |
| C522 | 84.06' | 14.96' | 10°11'51" | N 34°50'31" E | 14.94' |
| C523 | 1.79' | 2.34' | 75°08'46" | N 77°30'49" E | 2.18' |
| C524 | 7.36' | 6.66' | 51°49'11" | S 39°00'12" E | 6.43' |
| C525 | 42.26' | 15.50' | 21°00'47" | S 23°36'01" E | 15.41' |
| C526 | 279.03' | 27.10' | 5°33'51" | S 36°15'23" E | 27.09' |
| C527 | 94.96' | 20.01' | 12°04'22" | S 45°42'26" E | 19.97' |
| C528 | 33.56' | 11.94' | 20°22'40" | S 61°55'58" E | 11.87' |
| C529 | 11.52' | 2.73' | 13°34'55" | S 78°54'45" E | 2.72' |
| C530 | 4.00' | 2.89' | 41°23'51" | S 65°00'17" E | 2.83' |
| C531 | 19.87' | 9.23' | 26°36'41" | S 57°36'42" E | 9.14' |
| C532 | 470.00' | 5.20' | 0°38'04" | N 55°28'03" W | 5.20' |
| C533 | 70.00' | 51.67' | 42°17'37" | N 34°00'13" W | 50.51' |
| C534 | 130.00' | 66.34' | 29°14'22" | S 27°28'35" E | 65.62' |

N

0' 20' 40'

GRAPHIC SCALE: 1" = 20'

## 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)
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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-39 | 7.50' | 11.00' | AE (EL 10) & AE (EL 11) |

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-37 | 7.50' | AE (EL 11), AE (EL 12) & VE (EL 12) | 13.00' |
| B-38 | 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

# Villas at Oyster Bay Harbours

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

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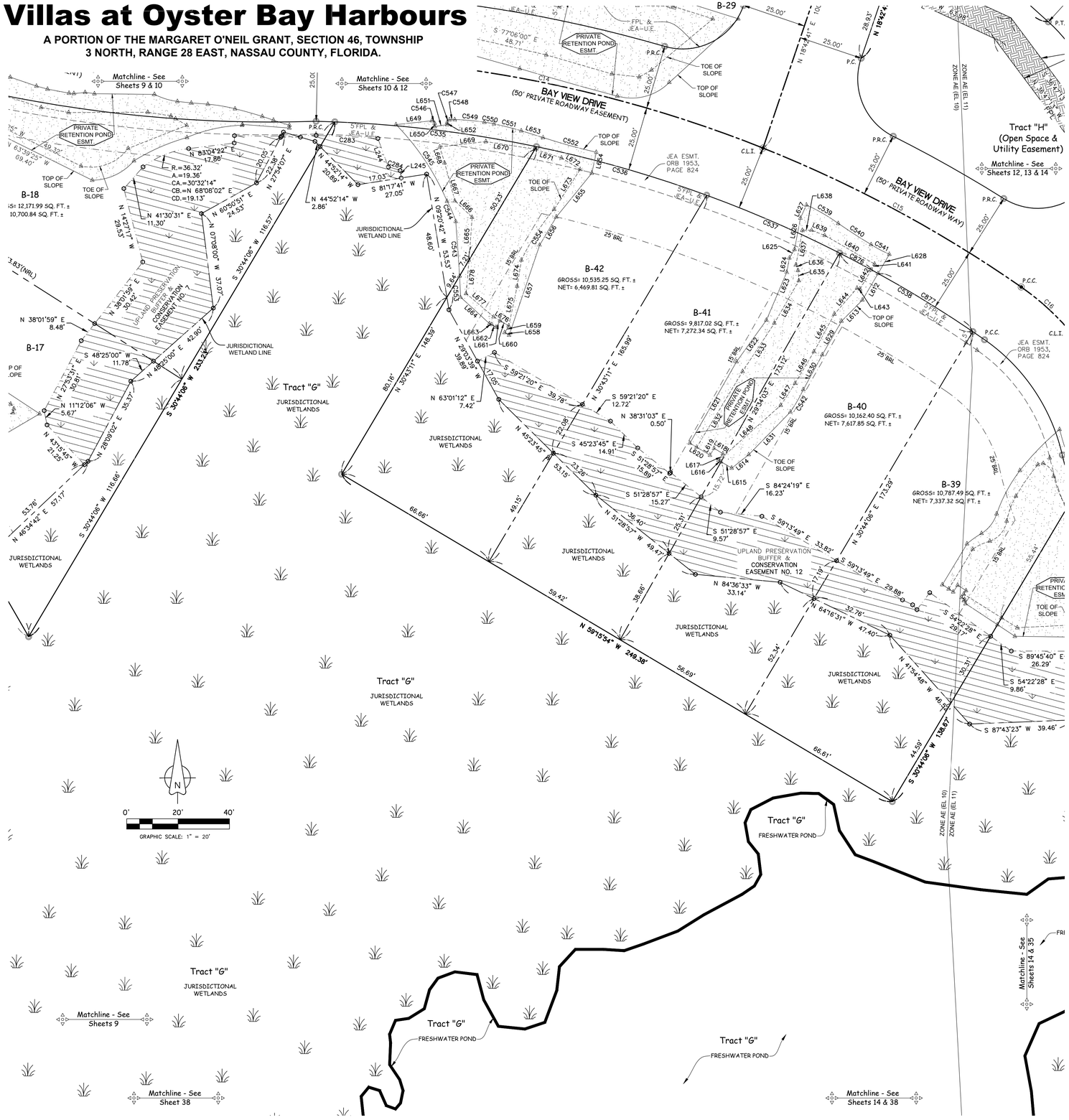



| LINE TABLE DATA | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L244 | S 20°04'59" E | 11.83' |
| L245 | S 08°47'13" E | 2.95' |
| L612 | S 30°28'44" W | 11.99' |
| L613 | S 44°40'17" W | 11.56' |
| L614 | S 51°33'18" W | 8.49' |
| L615 | N 59°09'53" W | 4.84' |
| L616 | N 59°09'53" W | 1.09' |
| 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.

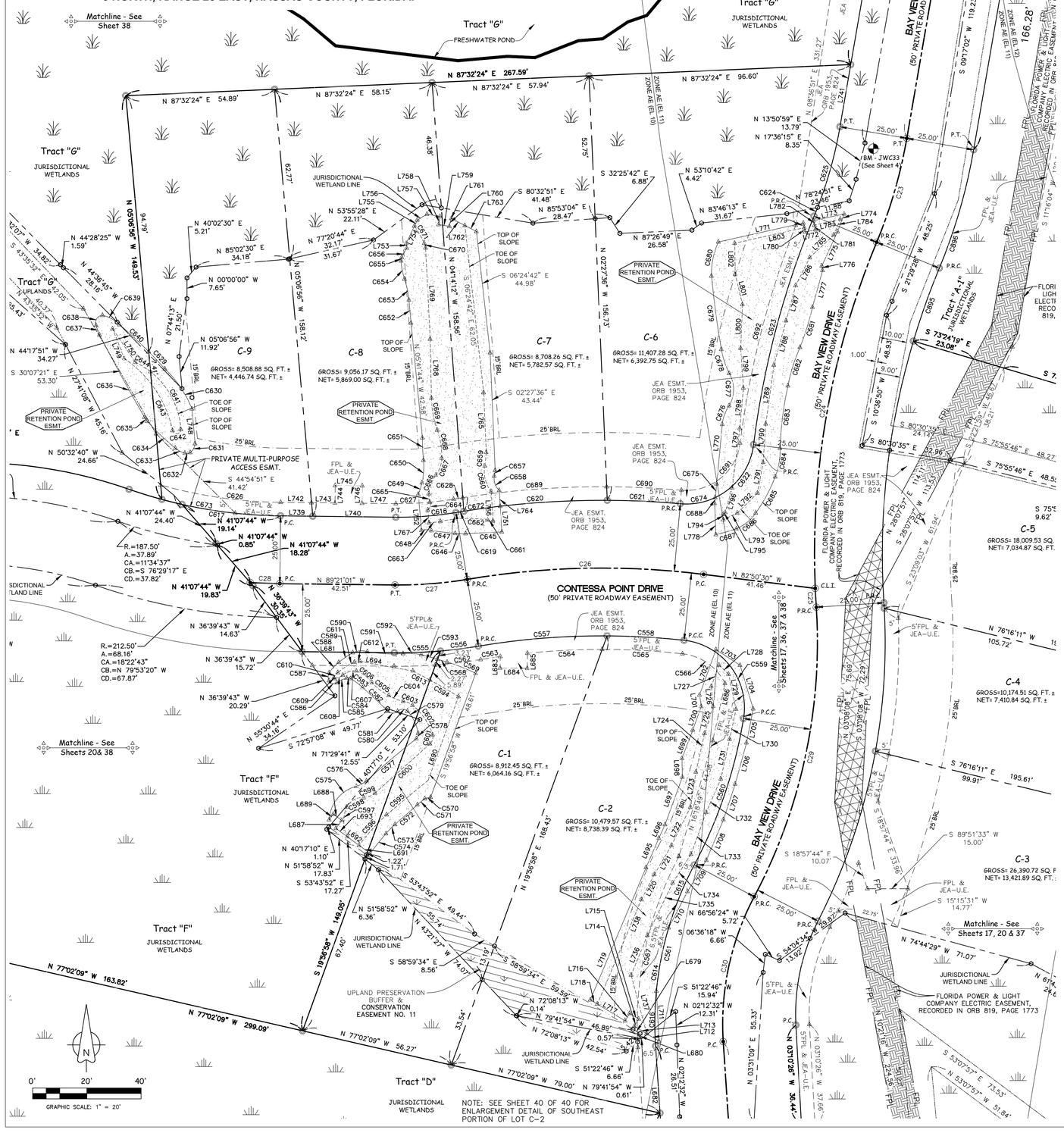
11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410–2375
Licensed Business No.: 7080
EMAIL: jwcsurvey@comcast.net

# 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 16 OF 40 SHEET




NOTE: SEE SHEET 40 OF 40 FOR ENLARGEMENT DETAIL OF SOUTHEAST PORTION OF LOT C-2

| 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°26'32" | S 76°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 | N 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°27'23" 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.

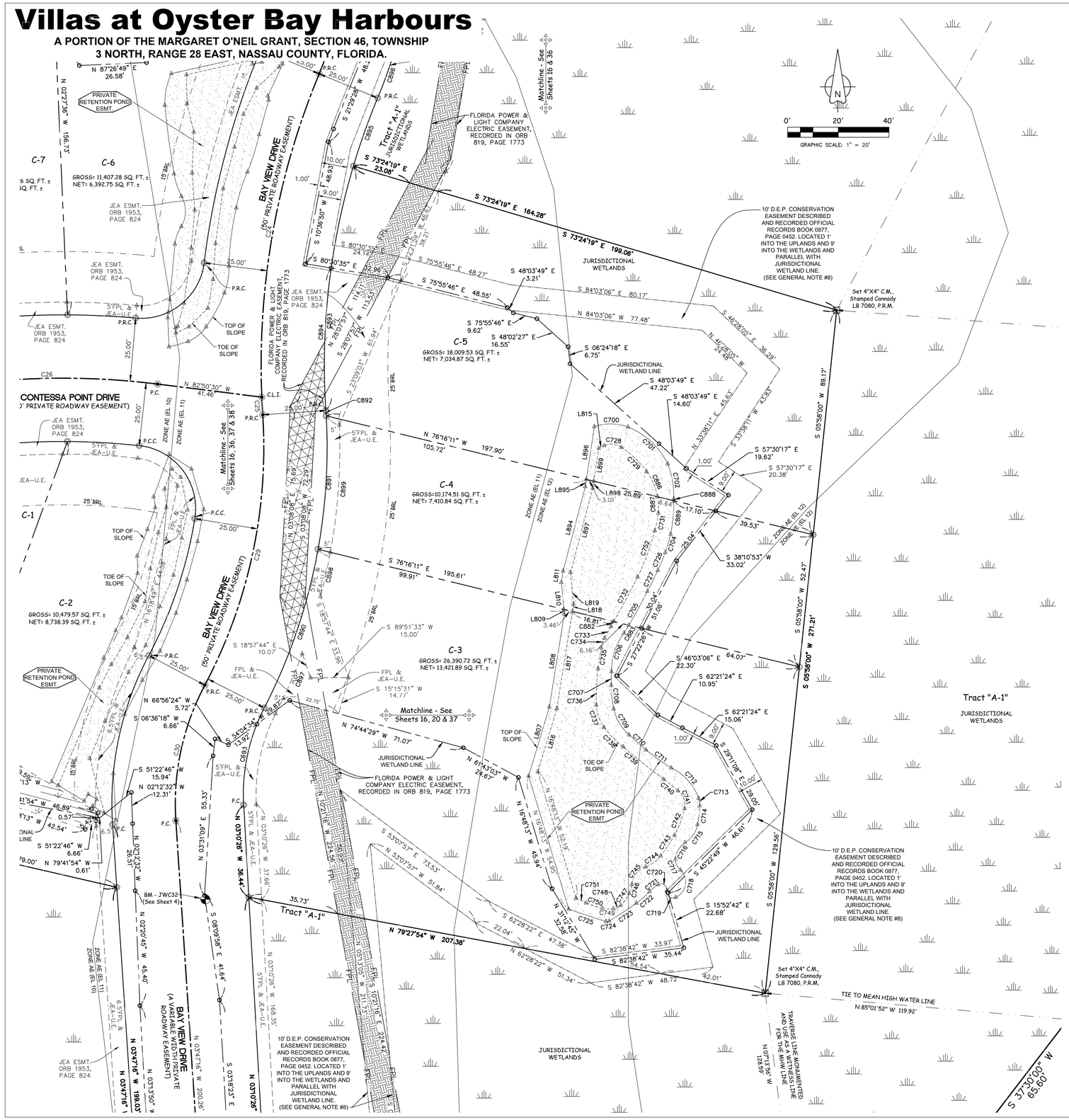
11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410–2375
Licensed Business No.: 7080
EMAIL: jwcsurvey@comcast.net

# 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" W | 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°43'52" 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 85°09'40" 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' |

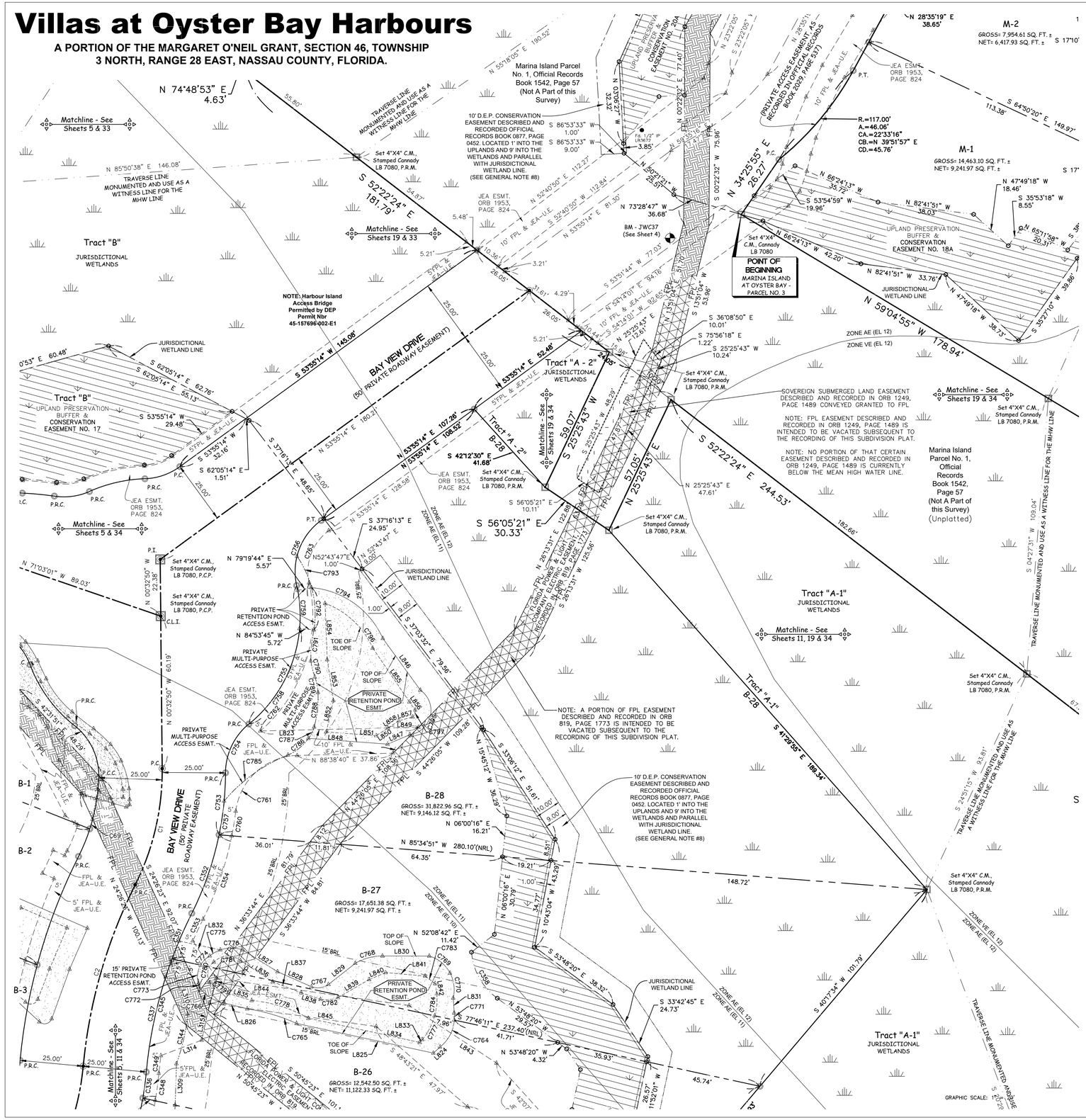
FLOOD ZONE NOTE:
FOR LOTS THAT ARE IN FLOOD ZONE VE WITH BASE FLOOD ELEVATION THE BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER OF THE LOWEST FLOOR (EXCLUDING THE PILINGS OR COLUMNS) SHOULD BE ELEVATED TO NO LOWER THAN ONE (1) FOOT ABOVE THE BASE FLOOD ELEVATION


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

# Villas at Oyster Bay Harbours

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






| 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°22'32" 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' |
| 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°11'05" | S 25°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°39'01" 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°32'22" 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' | 5.06' | 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' |
| 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' |

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SHEET 15 (LOTS B–40, B–41 & B–42)
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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'

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.**

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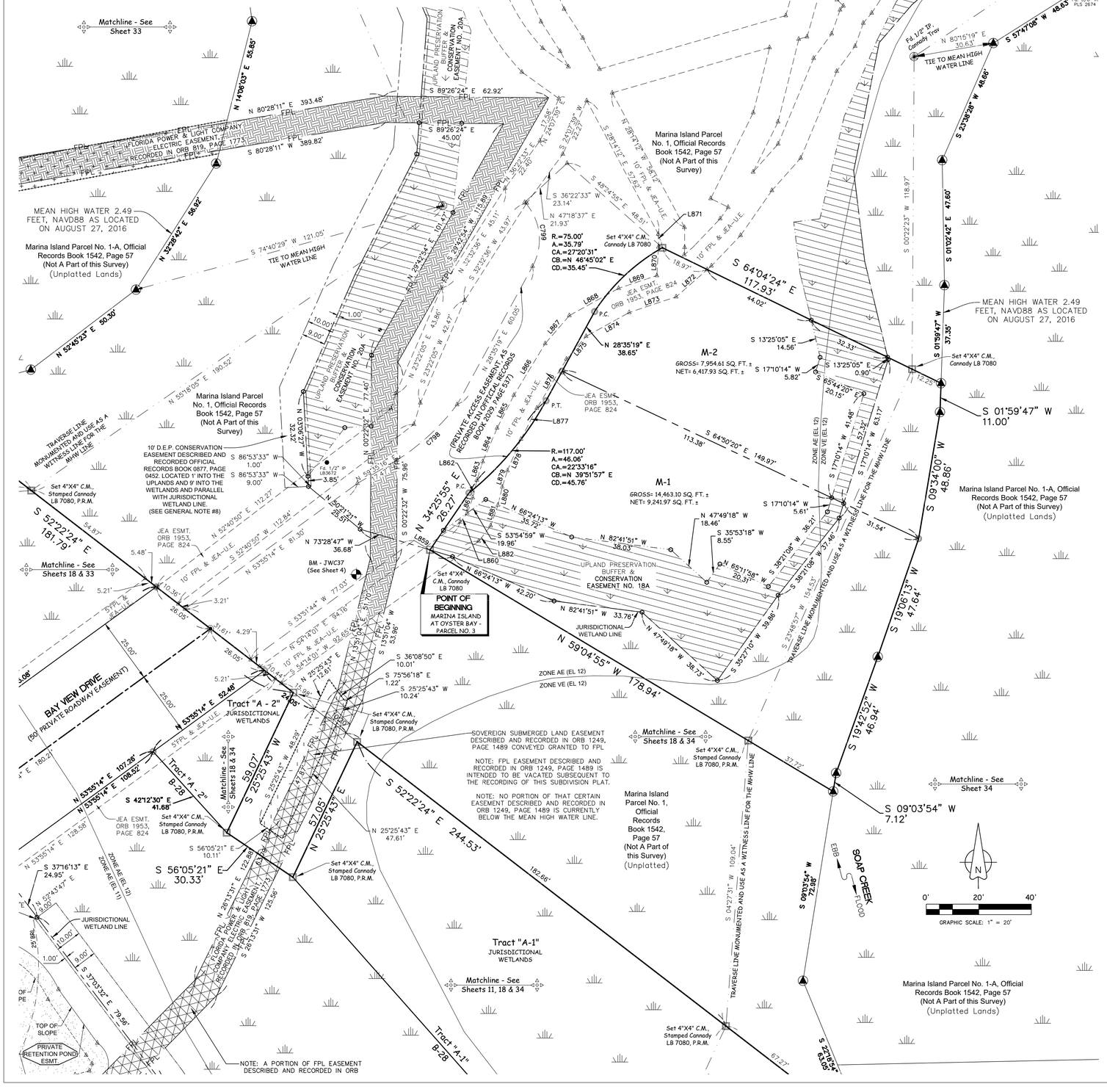


| LINE TABLE DATA | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L859 | N 59°04'55" W | 7.03' |
| L860 | S 37°32'19" W | 4.37' |
| L861 | S 19°26'22" W | 6.21' |
| L862 | S 13°22'22" W | 6.86' |
| L863 | S 17°22'00" W | 7.41' |
| L864 | S 23°19'29" W | 13.92' |
| L865 | S 27°11'09" W | 14.00' |
| 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' |

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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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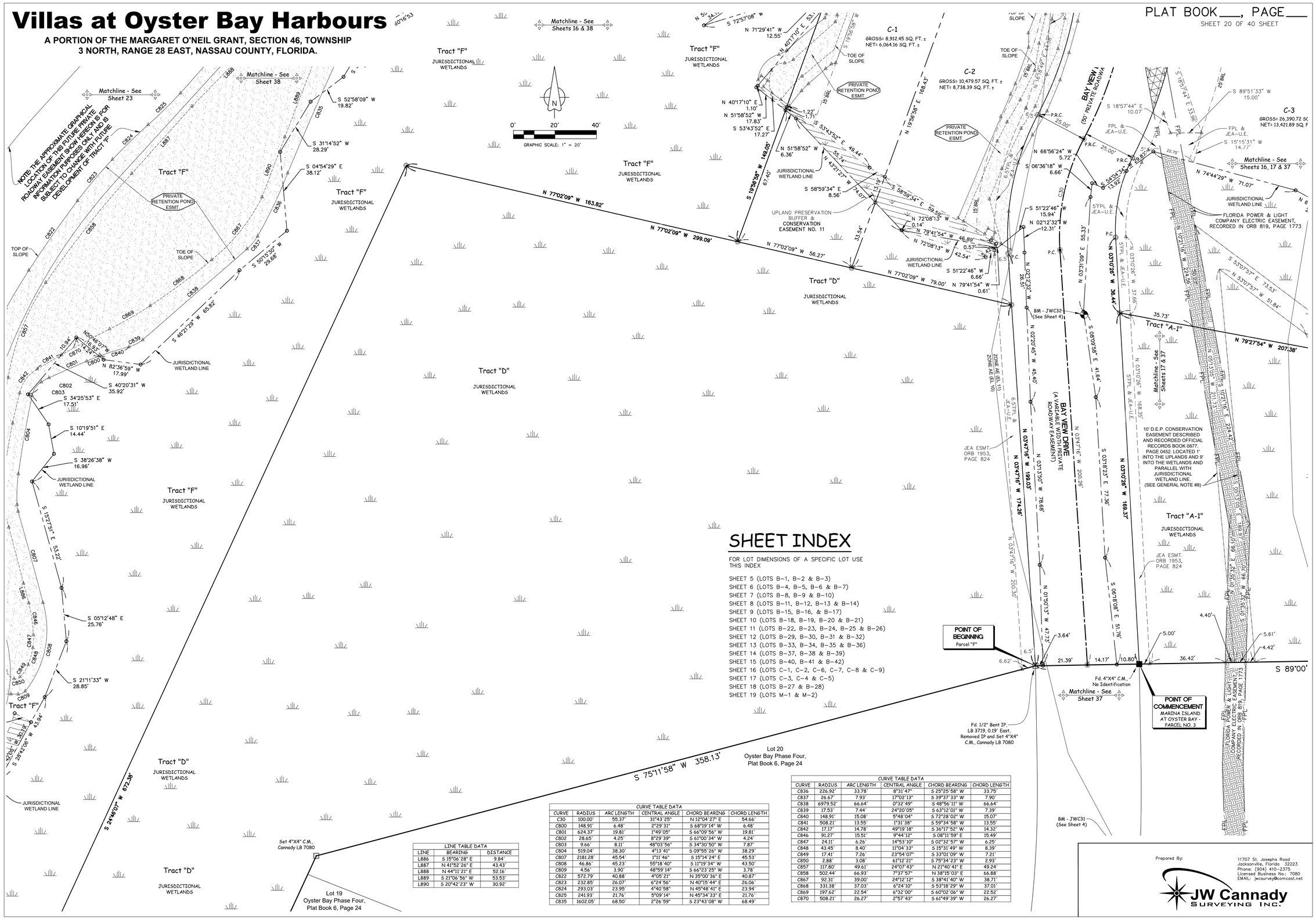


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SHEET 18 (LOTS B–27 & B–28)
SHEET 19 (LOTS M–1 & M–2)


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 |
|---|---|---|---|---|---|
| C30 | 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
Phone: (904) 410-2375
Licensed Business No.: 7080
EMAIL: jwcsurvey@comcast.net

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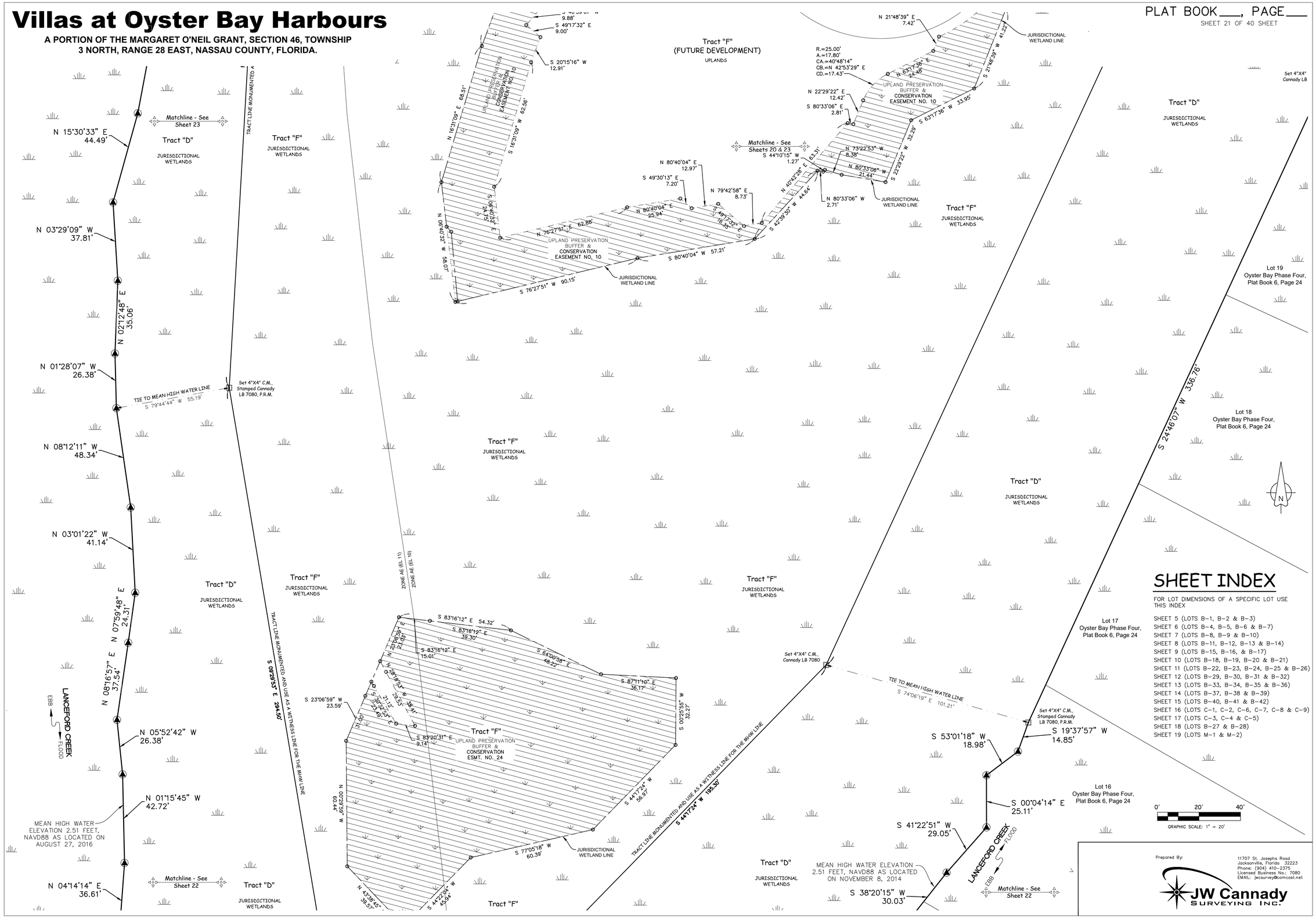


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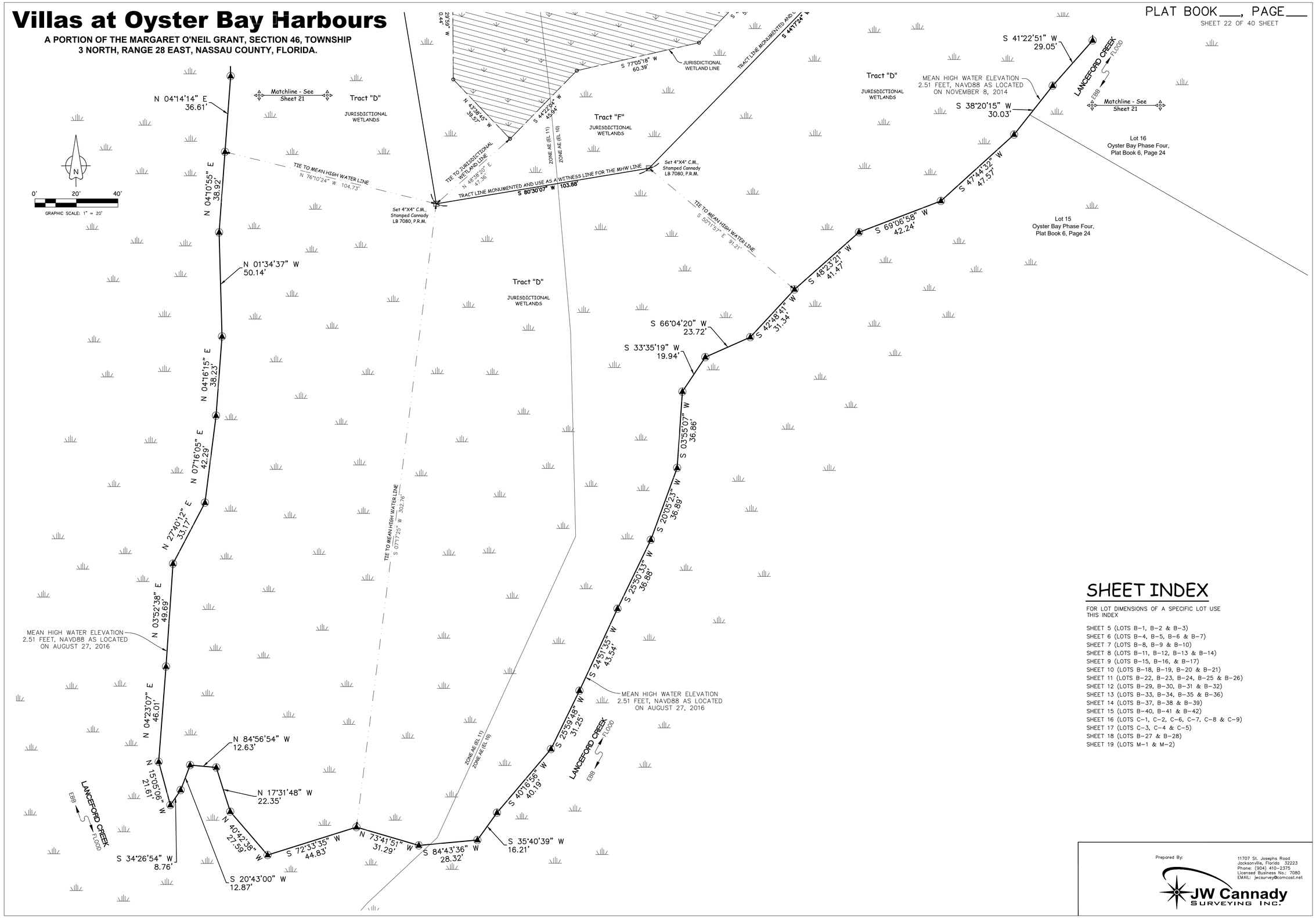


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Prepared By:
JW Cannady SURVEYING INC.
11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2375
Licensed Business No.: 7080
EMAIL: jwcsurvey@comcast.net

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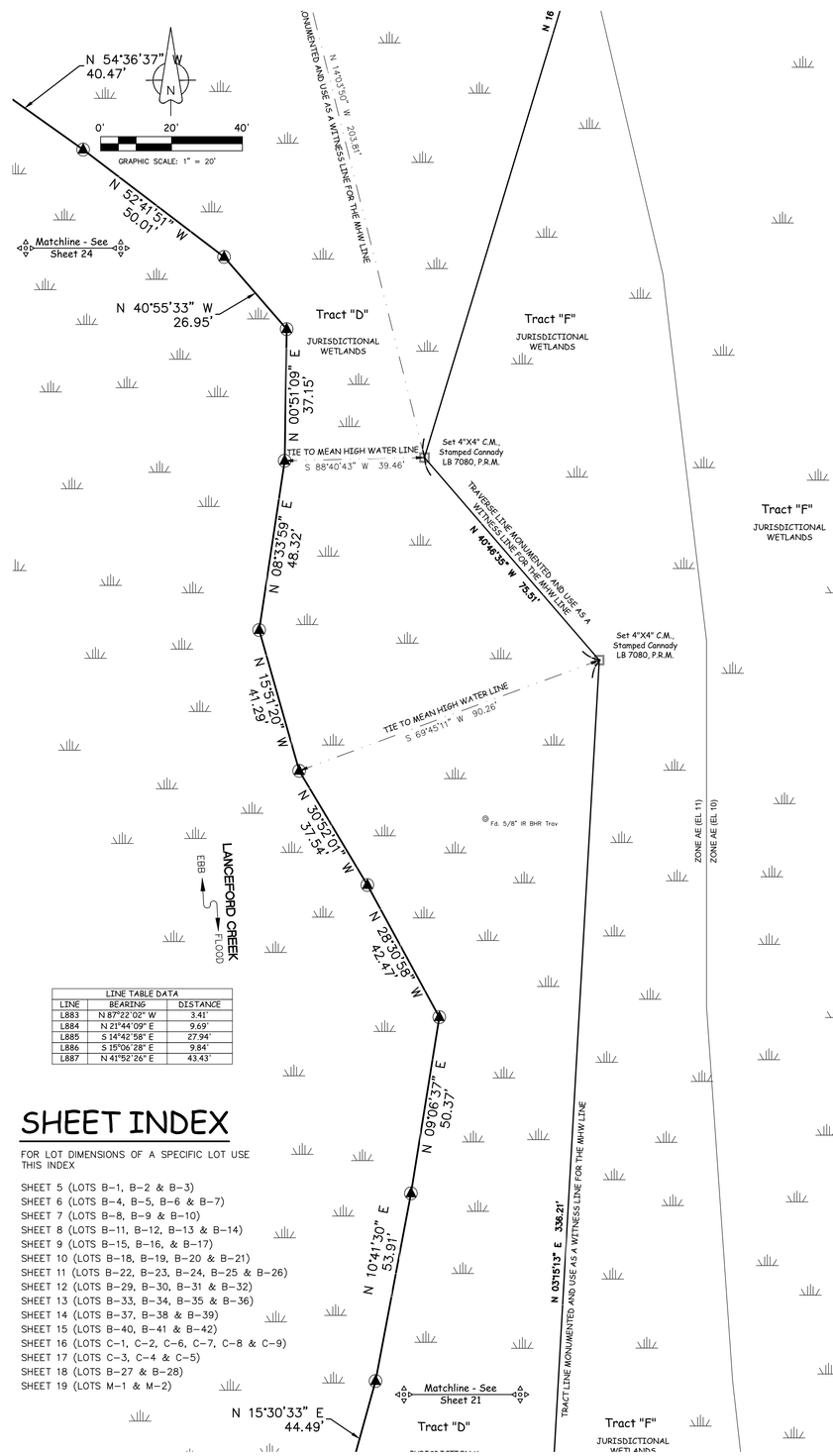


| LINE TABLE DATA | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L883 | N 87°22'02" W | 3.41' |
| L884 | N 21°44'09" E | 9.69' |
| L885 | S 14°42'58" E | 27.94' |
| L886 | S 15°06'28" E | 9.84' |
| L887 | N 41°52'26" E | 43.43' |

| 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°54'46" 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' | 66.84' | 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 79°54'23" 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' |

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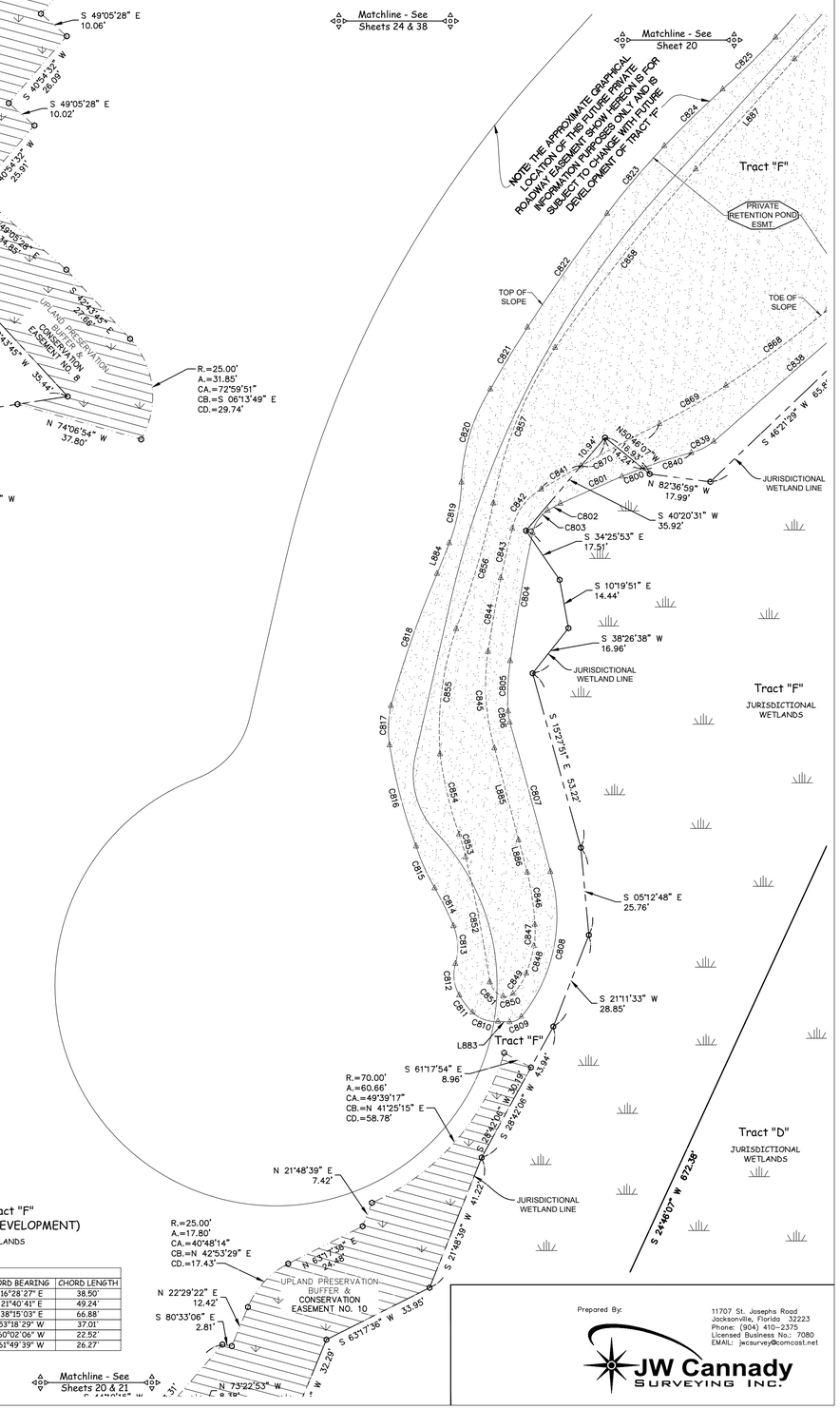
| C856 | 280.08' | 38.53' | 7°52'57" | N 16°28'27" E | 38.50' |
| C857 | 117.80' | 49.61' | 24°07'43" | N 21°40'41" E | 49.24' |
| C858 | 502.44' | 66.93' | 7°37'57" | N 38°15'03" E | 66.88' |
| C868 | 331.38' | 37.03' | 6°24'10" | S 53°18'29" W | 37.01' |
| C869 | 197.62' | 22.54' | 6°32'00" | S 60°02'06"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





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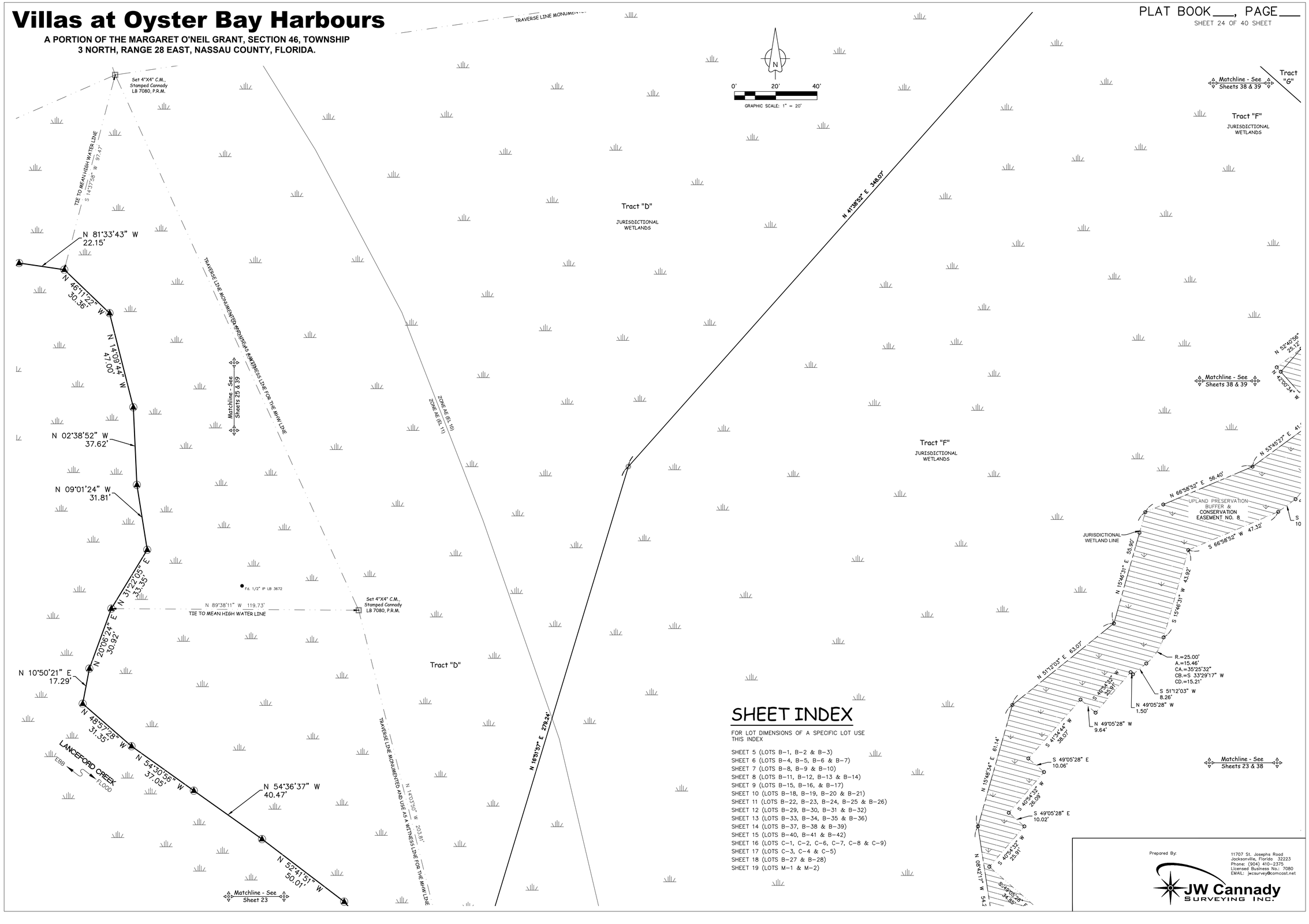


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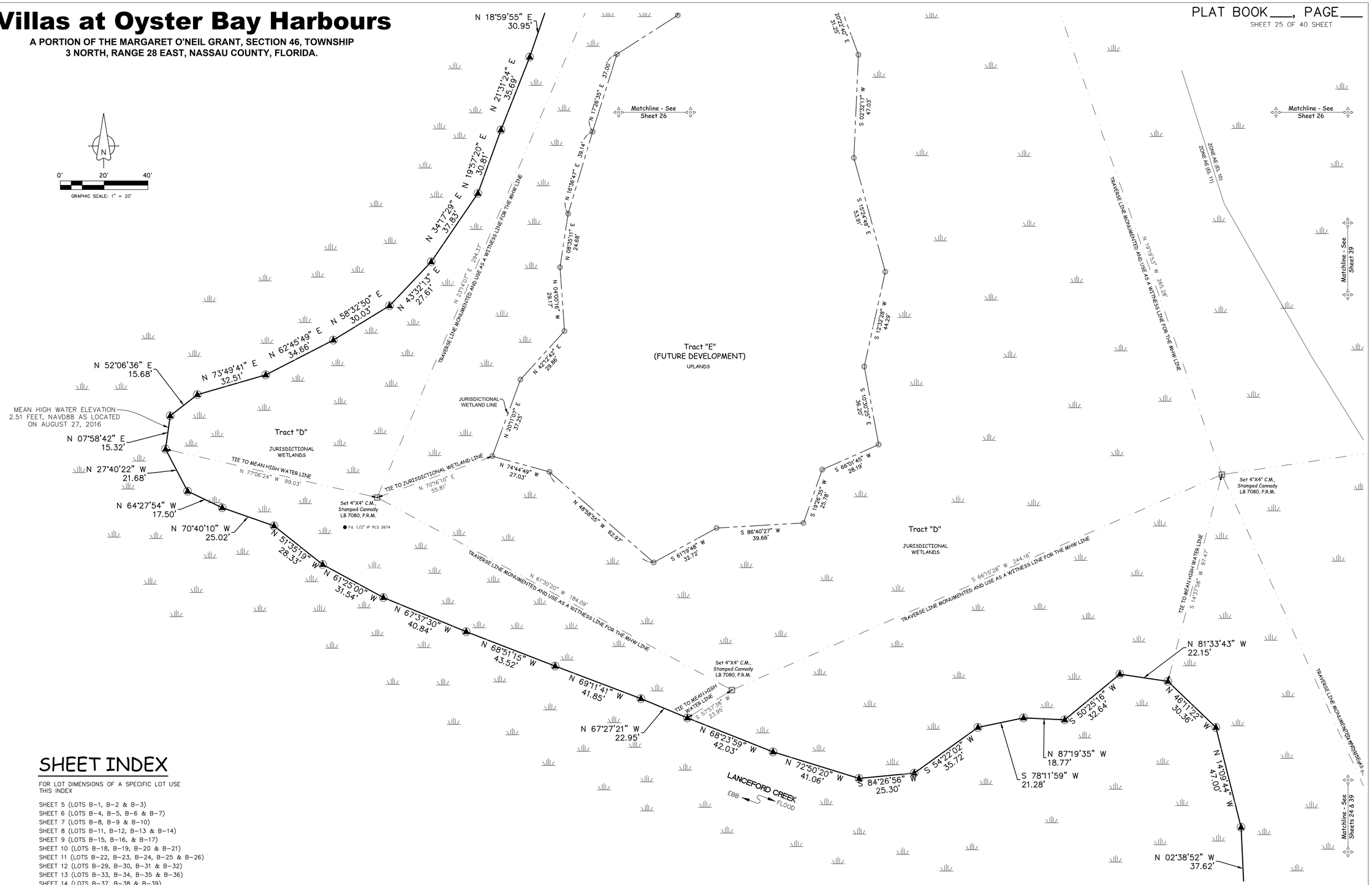


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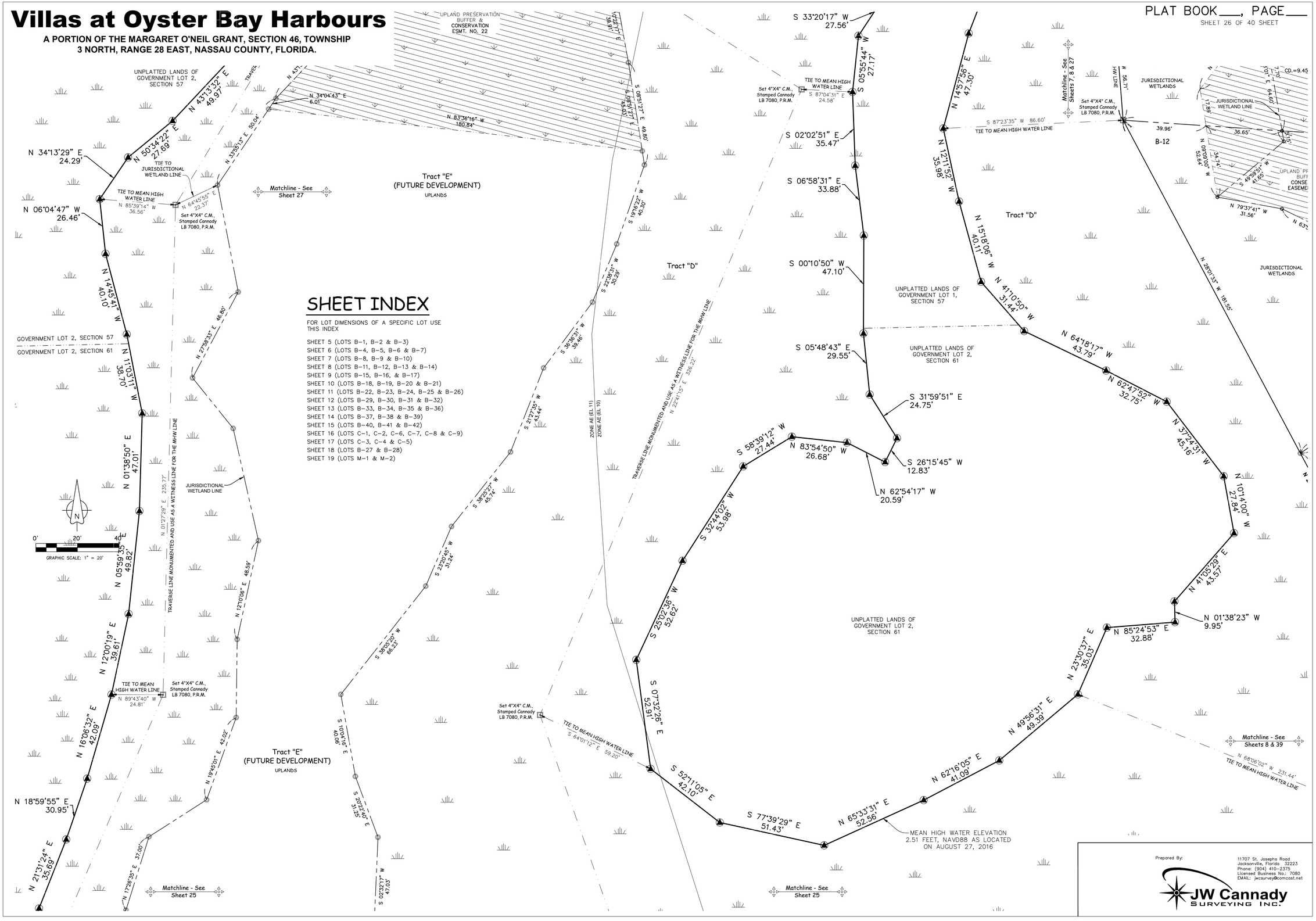


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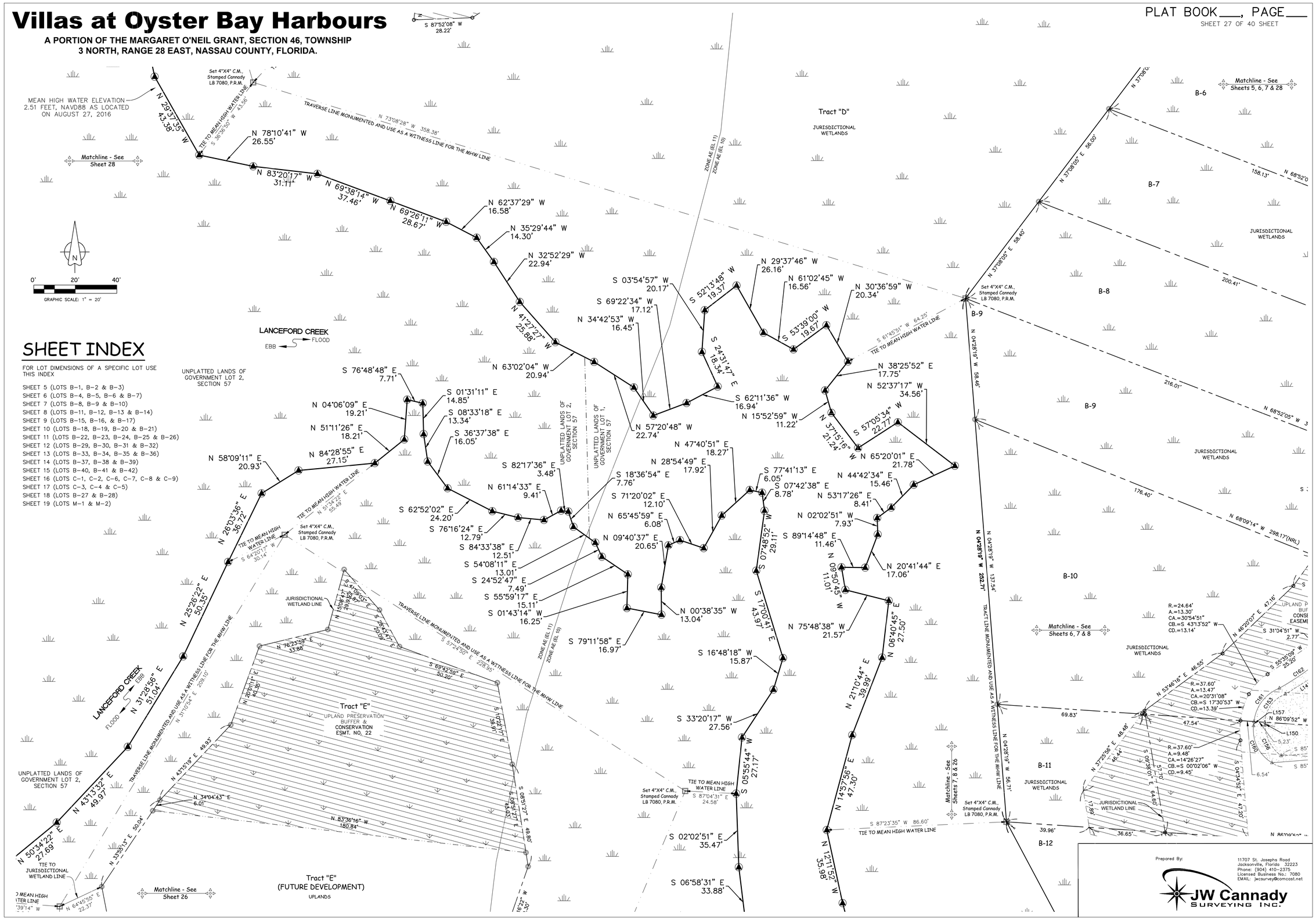


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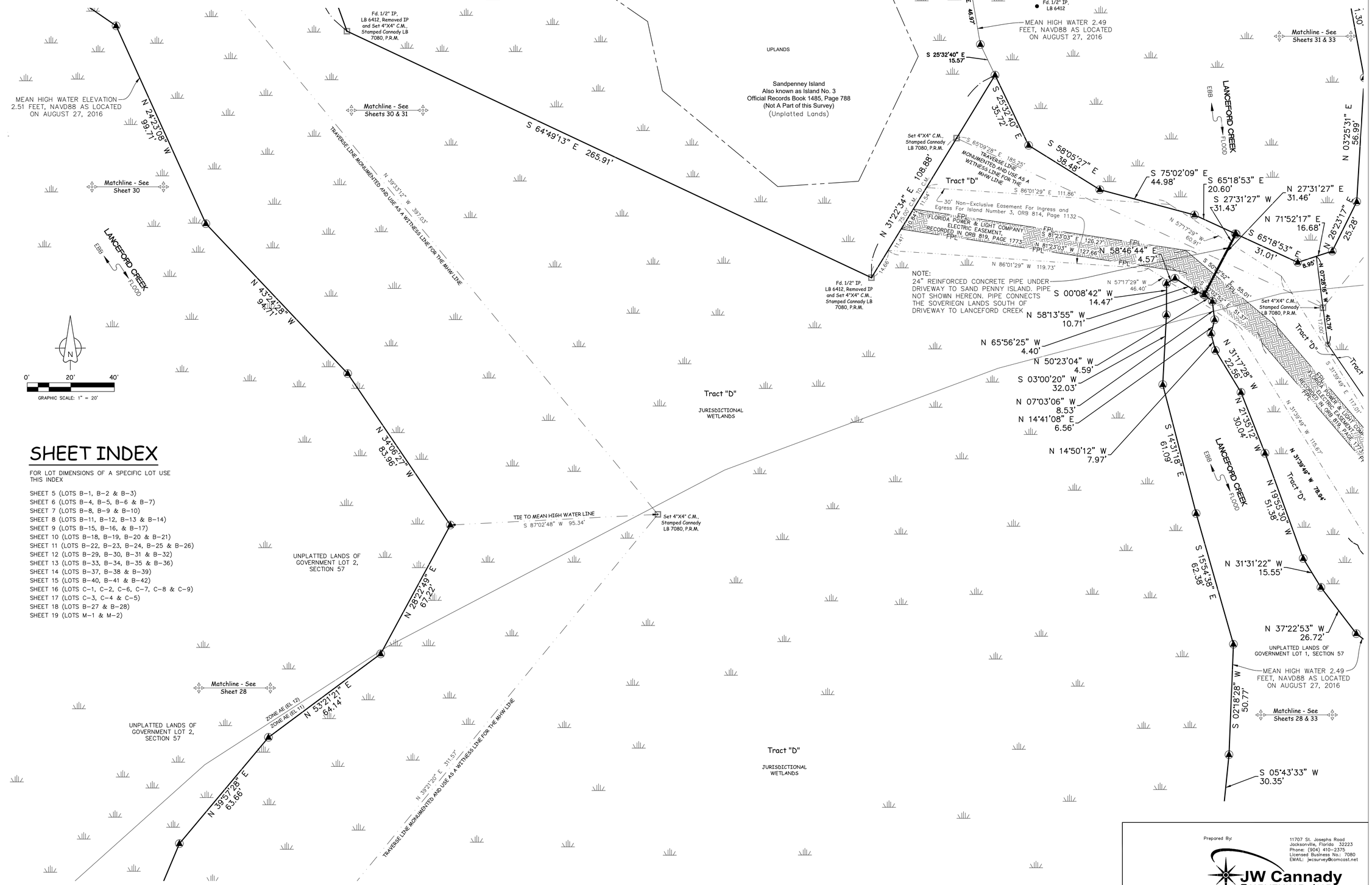


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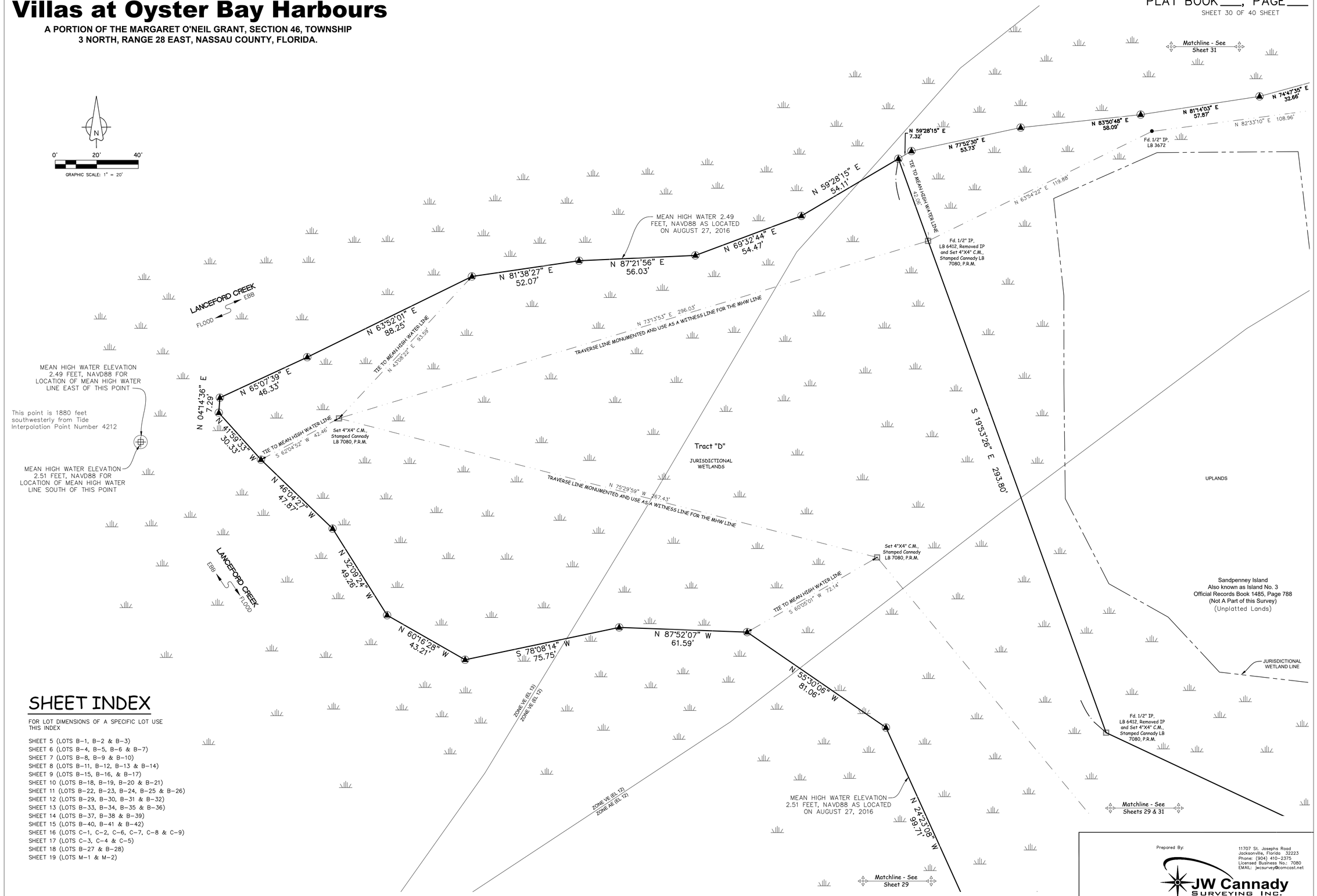


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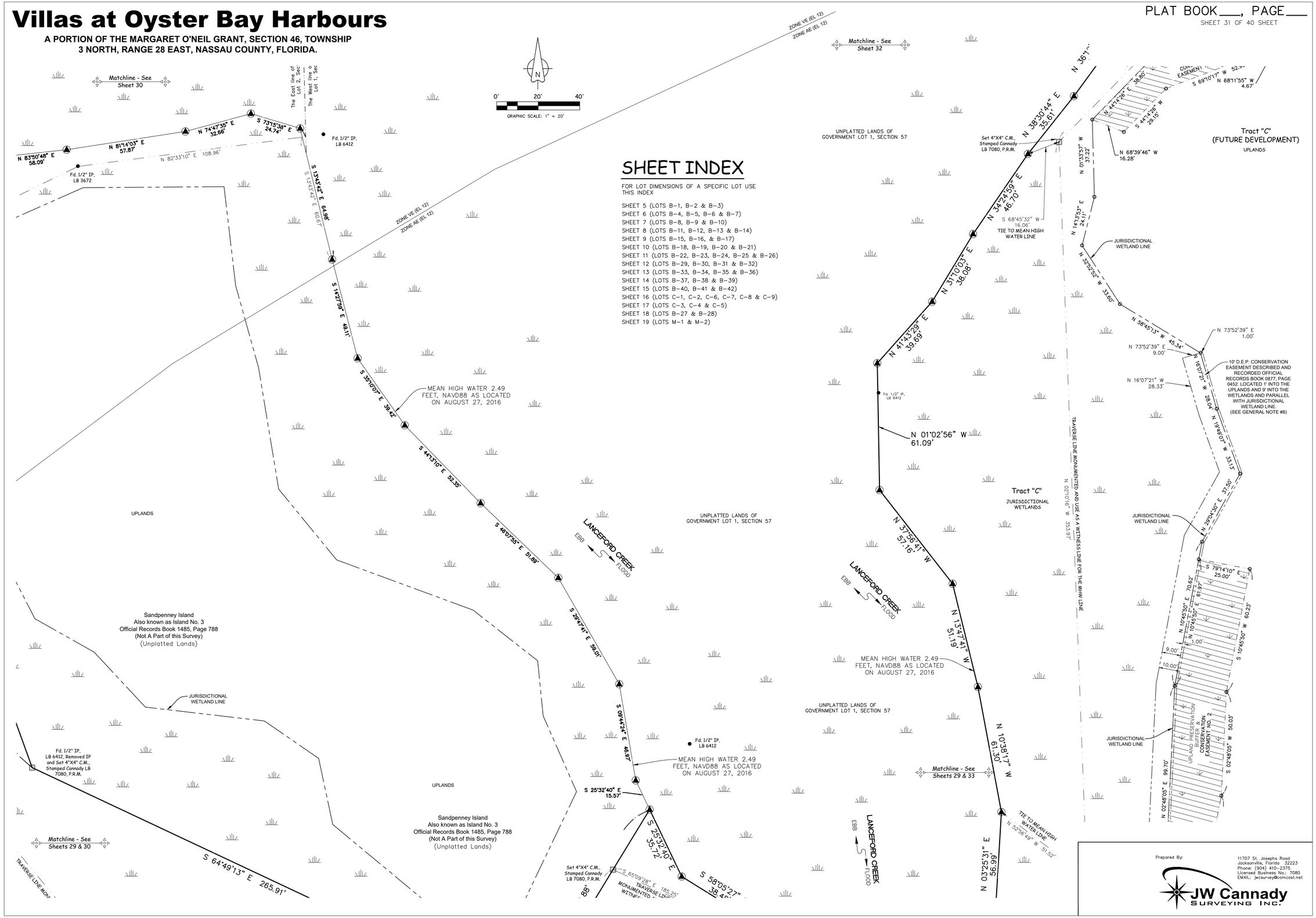
# Villas at Oyster Bay Harbours

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

PLAT BOOK___, PAGE___

SHEET 31 OF 40 SHEET

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Prepared By:

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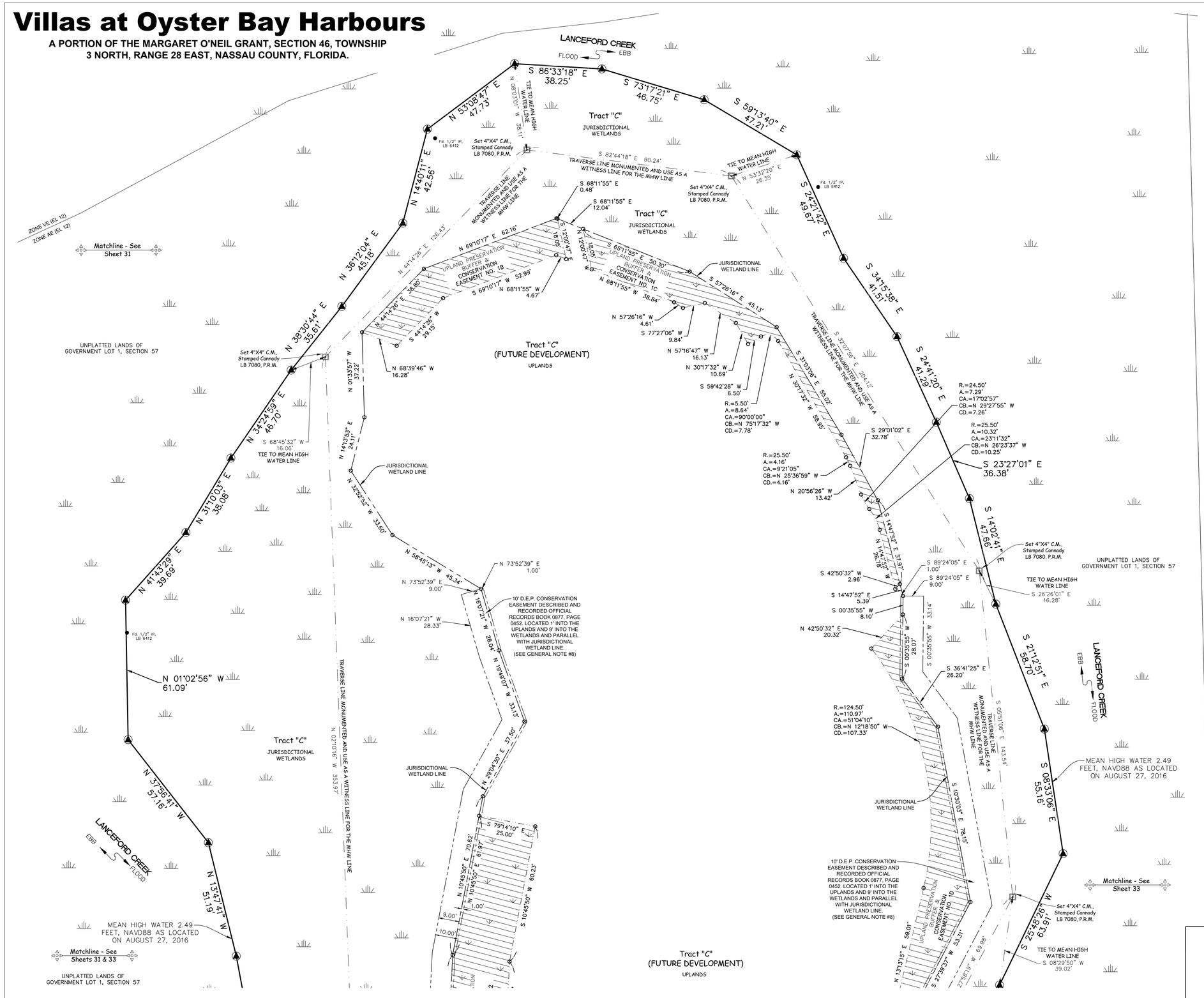


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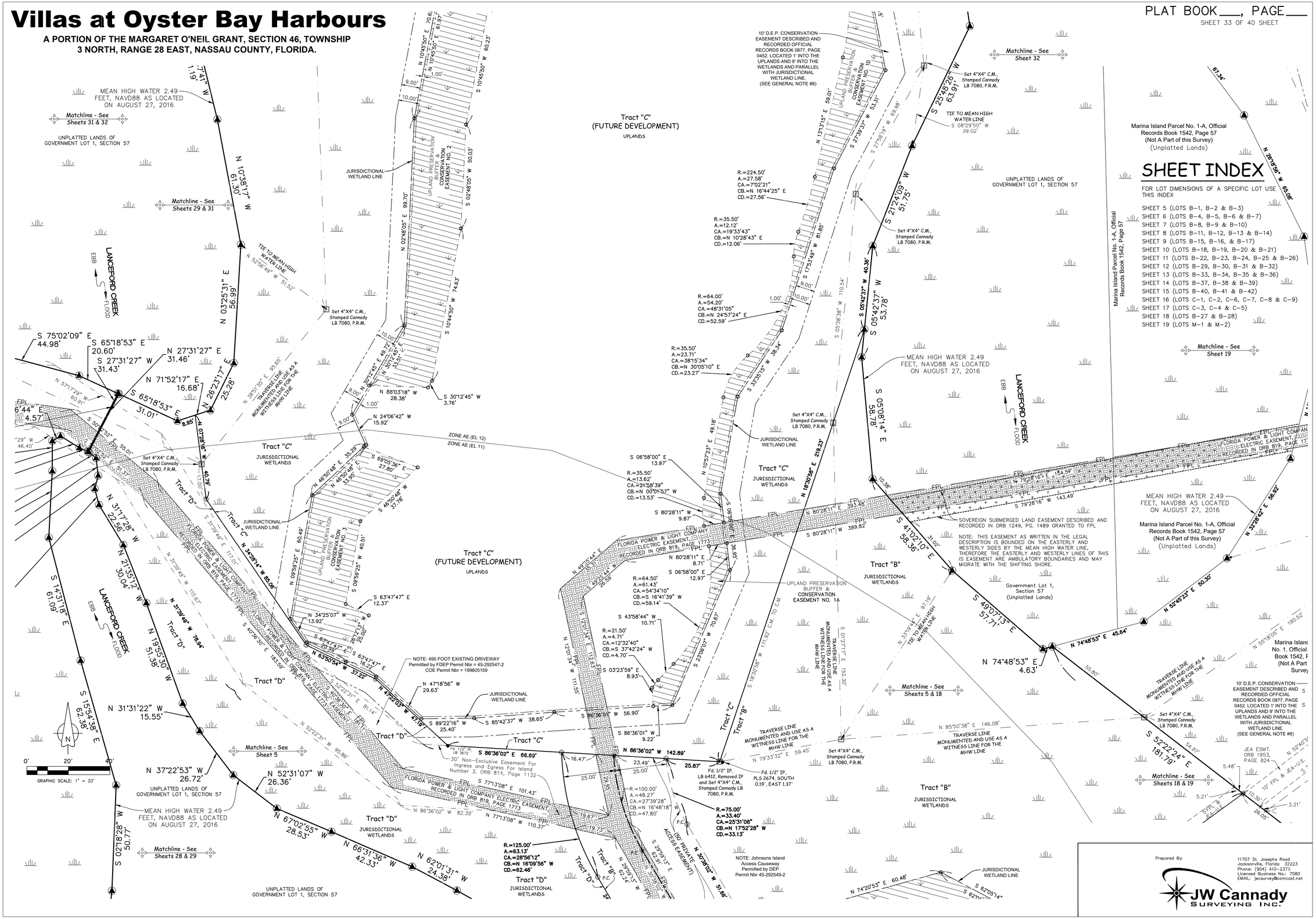


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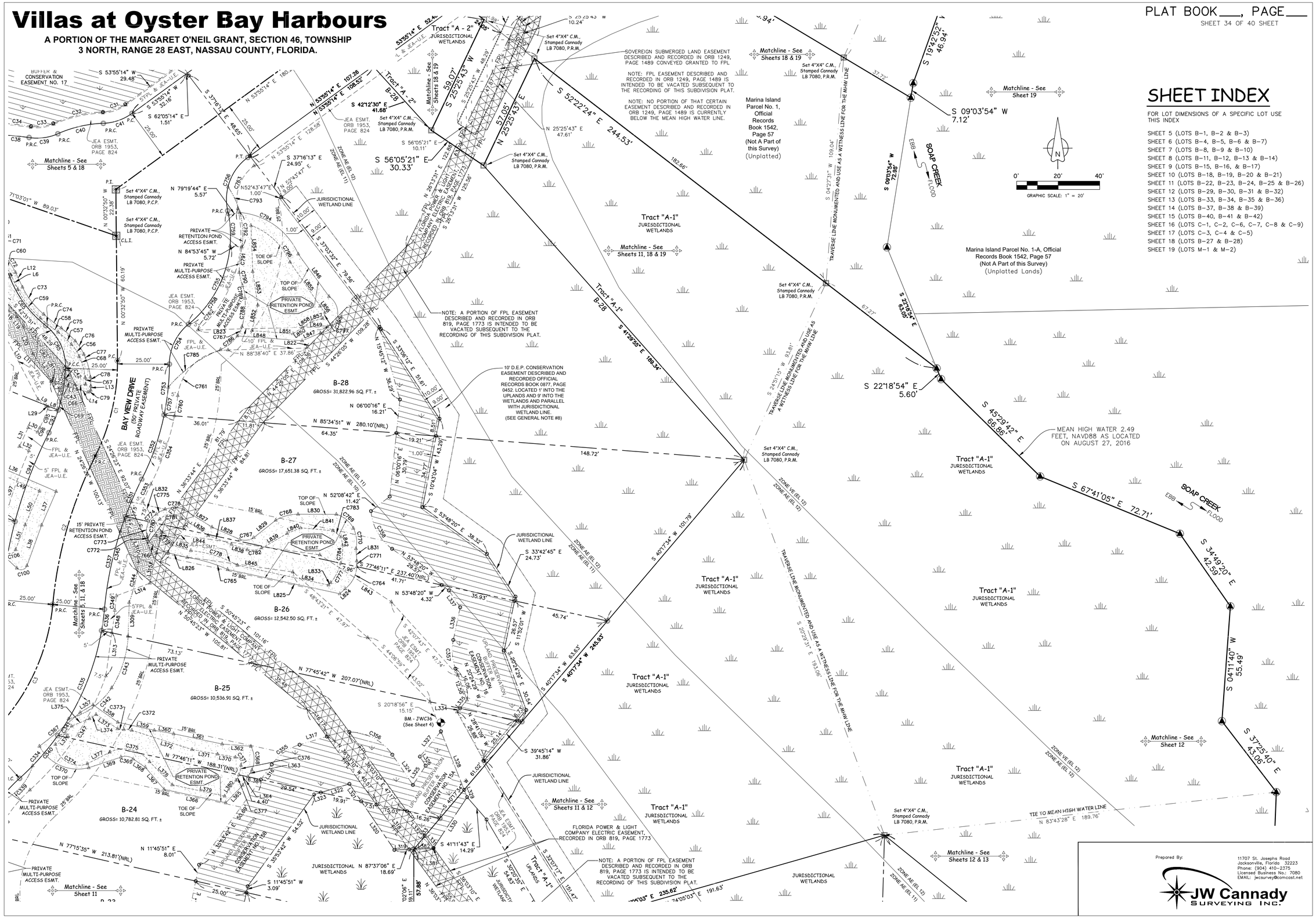


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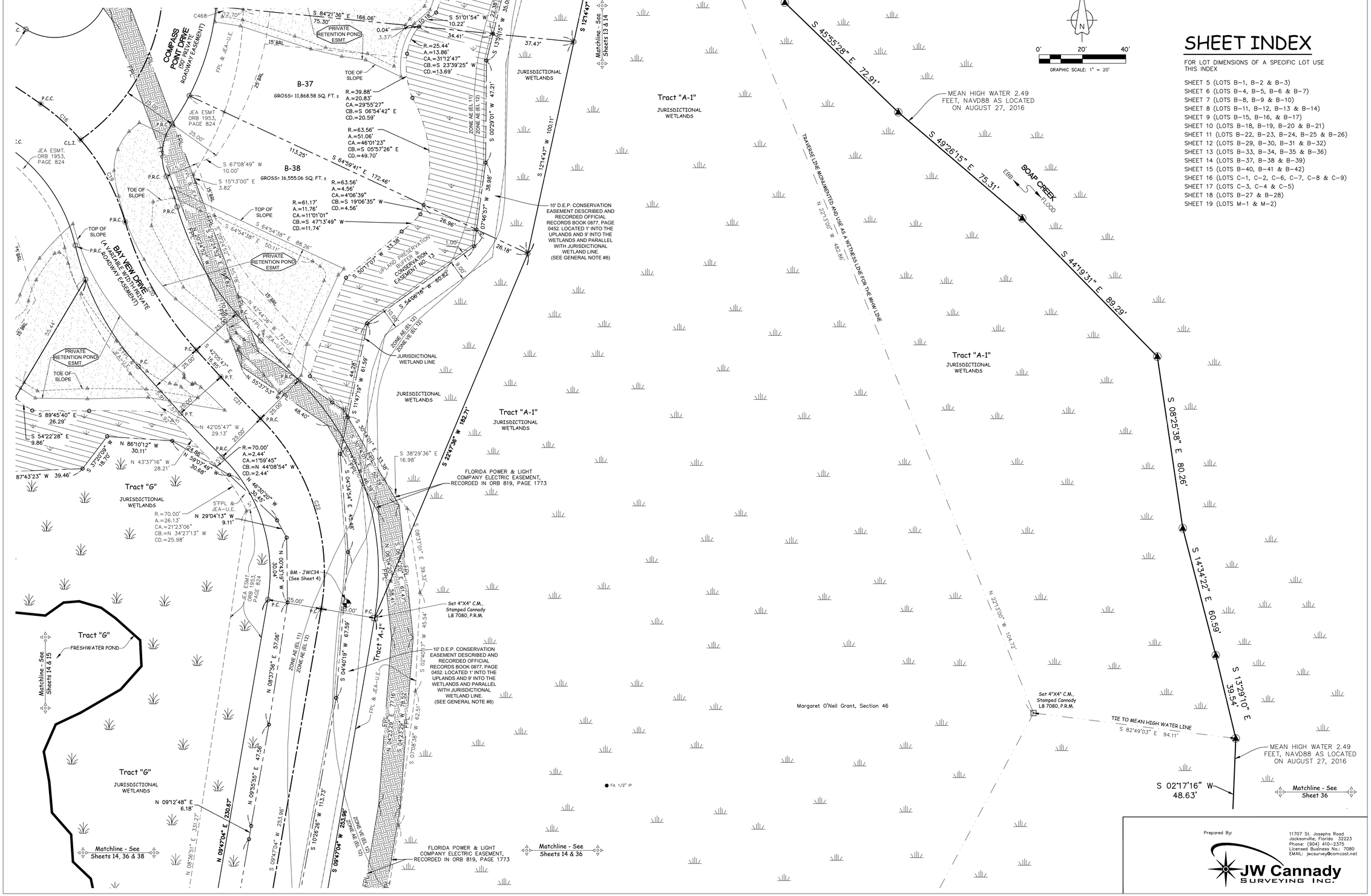


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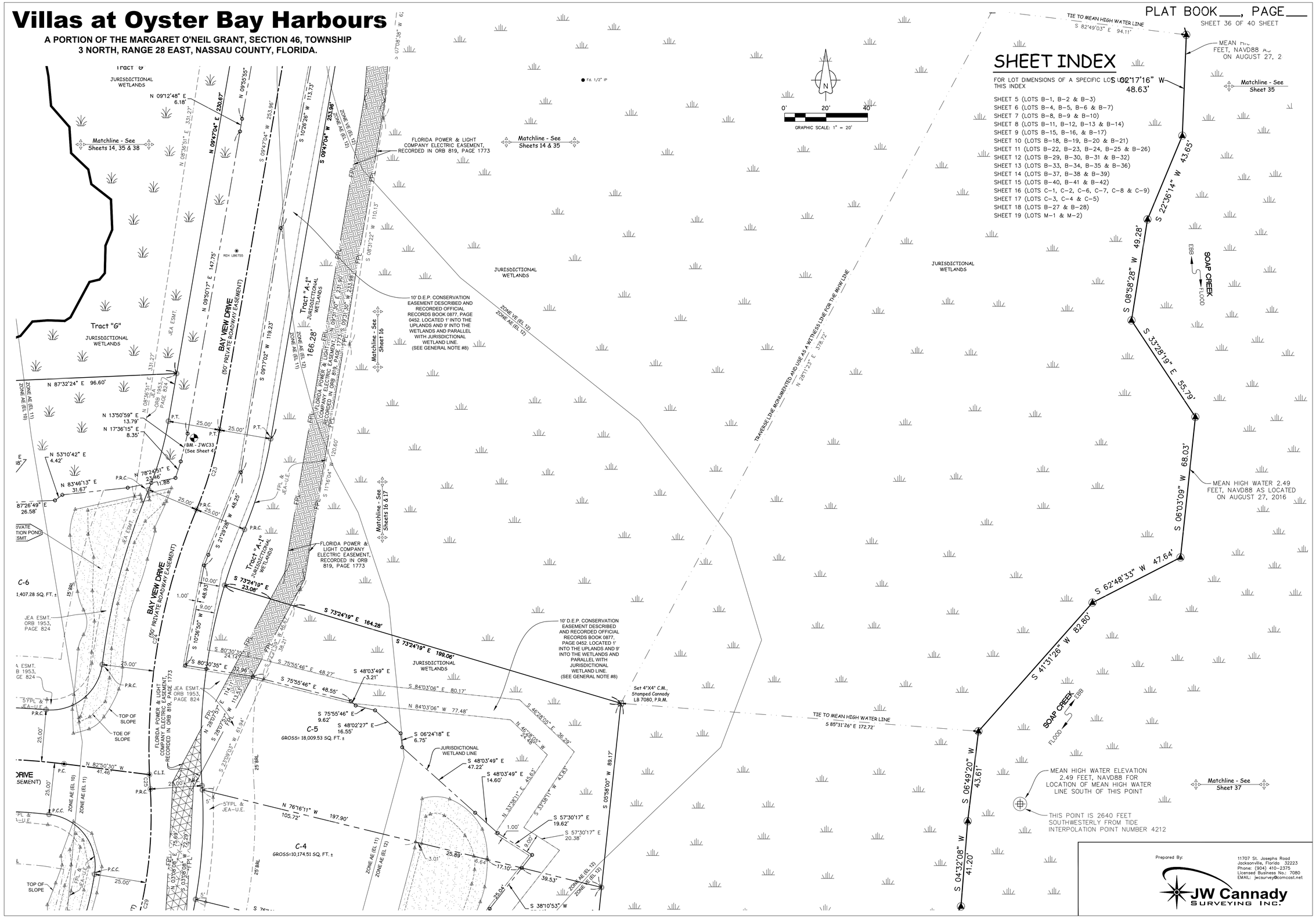


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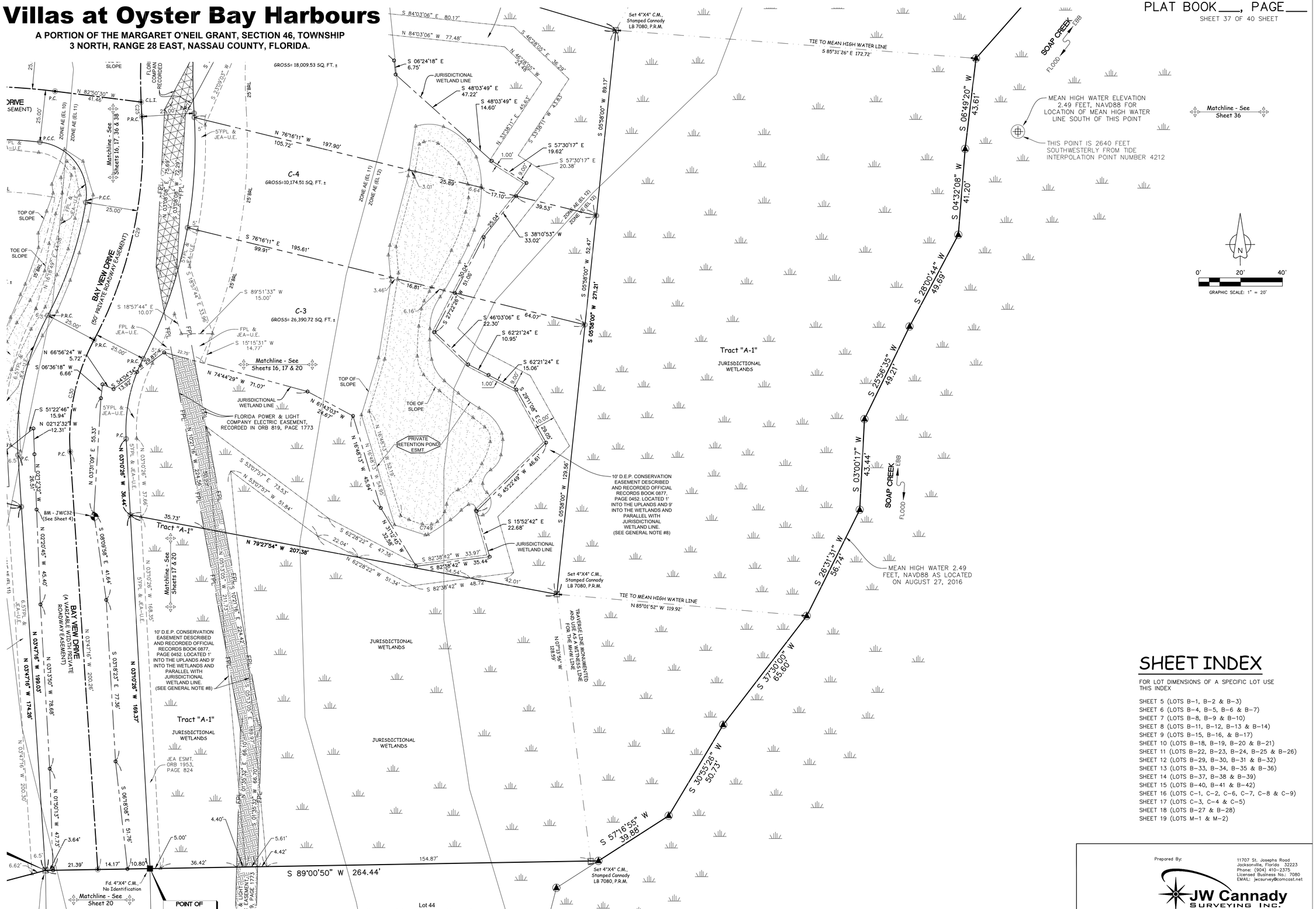


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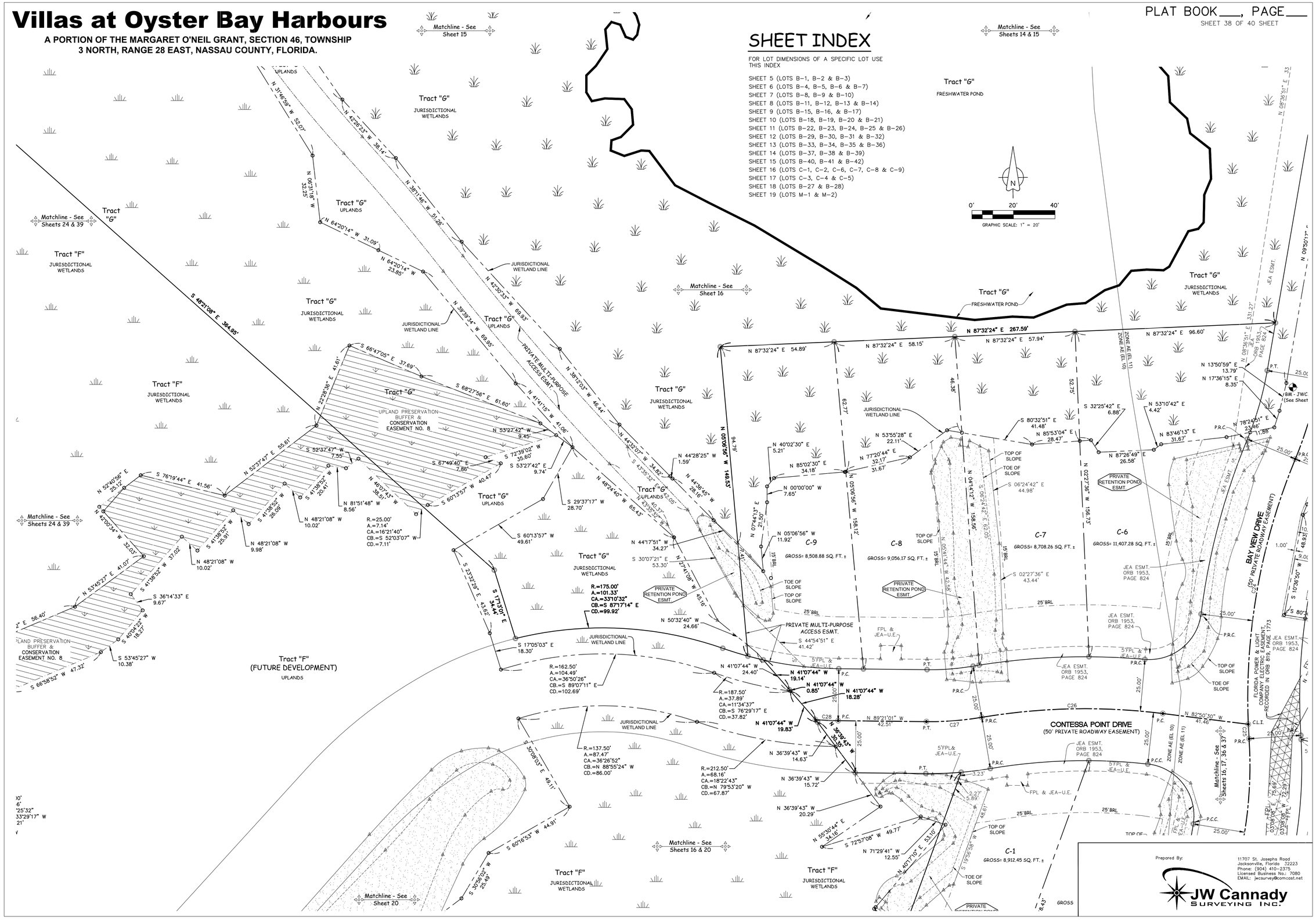


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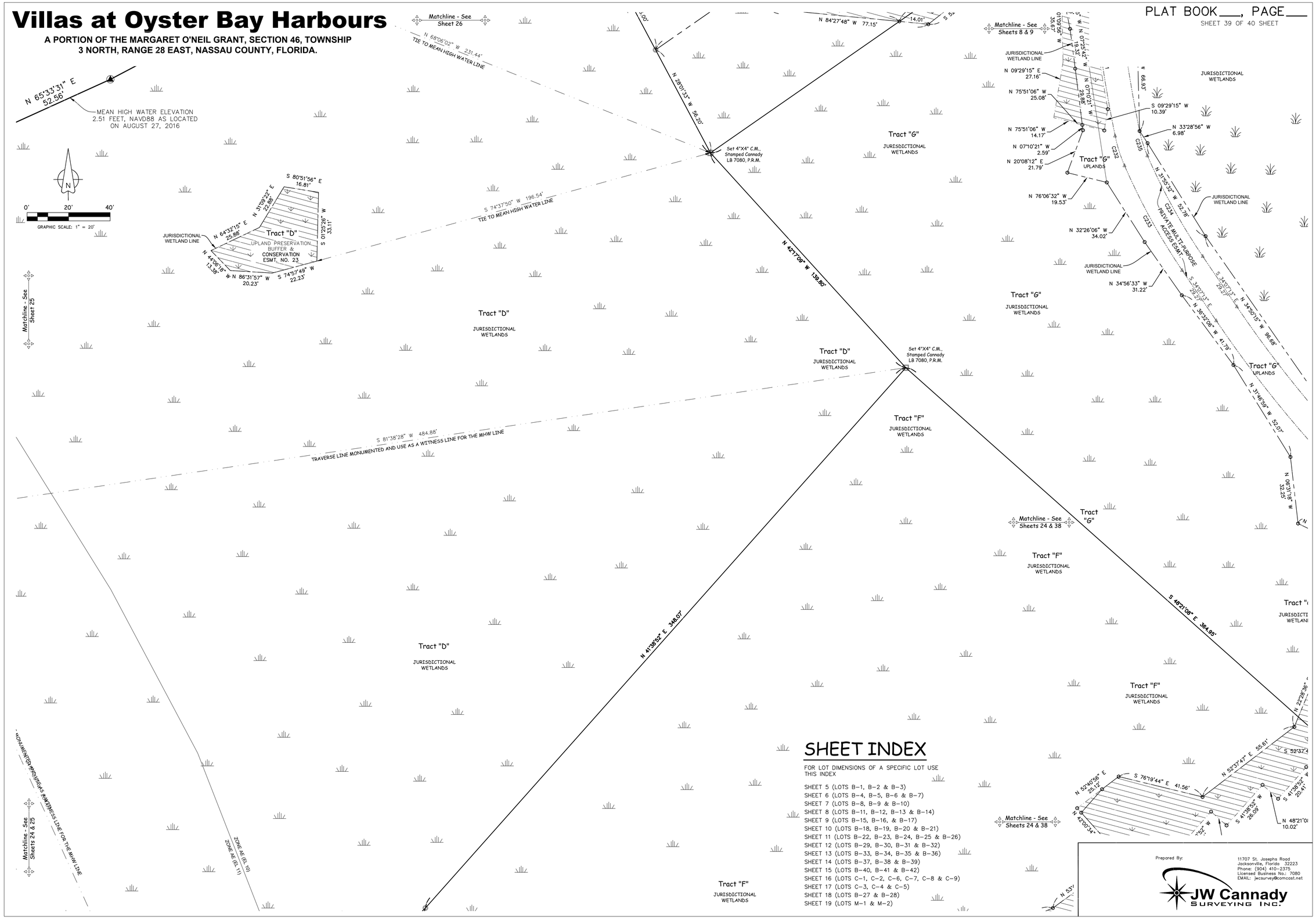


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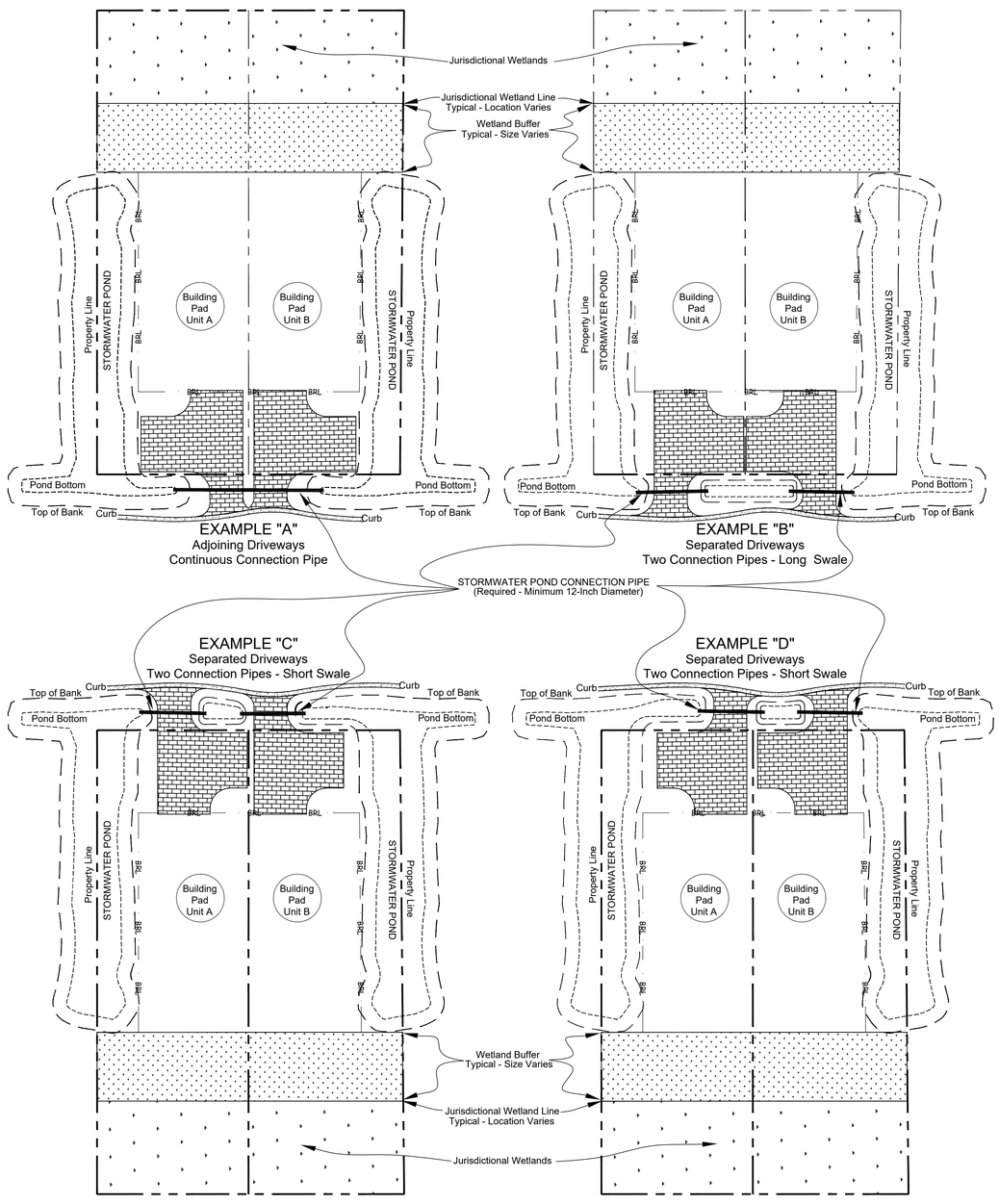


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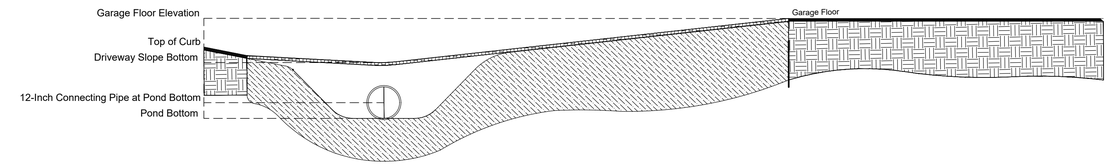
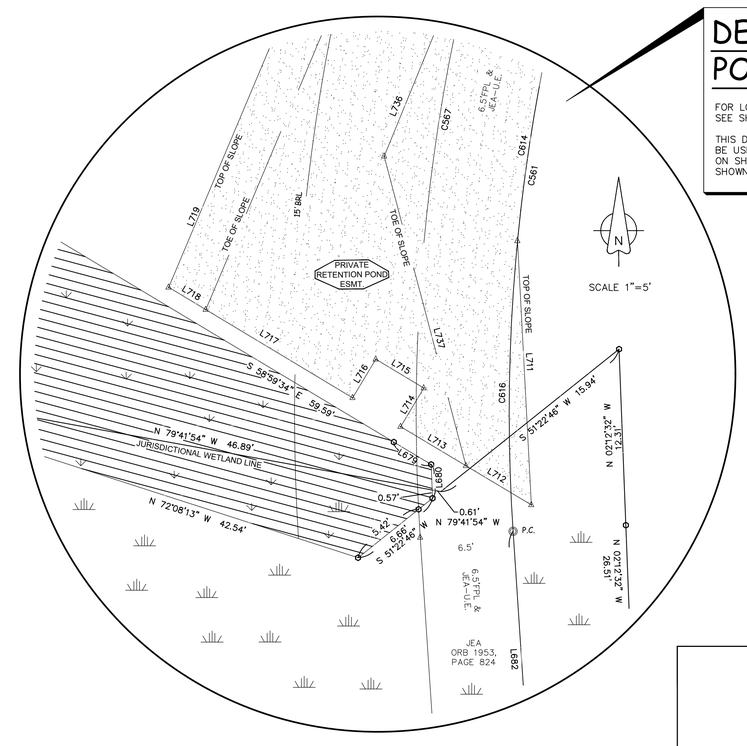



| | |
|---|---|
| Garage Floor Elevation | Garage Floor Elevation must be 6-inches above the crown of the road or as specified for each lot on this plat, whichever is higher. |
| Driveway | The driveway must be constructed with Interlocking Pavers, in a style approved by the Architectural Review Board, 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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