

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°40'07" WEST, A DISTANCE OF 338.76 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 26 COURSES: (OURSE 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 89°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°49'41" WEST, A DISTANCE OF 31.34 FEET; (COURSE 9) SOUTH 60°14'20" WEST, A DISTANCE OF 23.68 FEET; (COURSE 10) SOUTH 33°35'19" WEST, A DISTANCE OF 19.94 FEET; (COURSE 11) SOUTH 03°55'07" WEST, A DISTANCE OF 38.80 FEET; (COURSE 12) SOUTH 20°25'23" WEST, A DISTANCE OF 38.80 FEET; (COURSE 13) SOUTH 45°53'25" WEST, A DISTANCE OF 45.54 FEET; (COURSE 14) SOUTH 25°59'48" WEST, A DISTANCE OF 31.25 FEET; (COURSE 15) SOUTH 40°16'56" WEST, A DISTANCE OF 40.19 FEET; (COURSE 16) SOUTH 35°40'39" WEST, A DISTANCE OF 18.21 FEET; (COURSE 18) SOUTH 44°43'38" WEST, A DISTANCE OF 20.78 FEET; (COURSE 19) NORTH 73°41'51" WEST, A DISTANCE OF 31.29 FEET; (COURSE 20) SOUTH 72°33'33" WEST, A DISTANCE OF 44.83 FEET; (COURSE 21) NORTH 40°42'36" WEST, A DISTANCE OF 27.38 FEET; (COURSE 22) NORTH 17°31'48" WEST, A DISTANCE OF 22.35 FEET; (COURSE 23) NORTH 84°58'54" WEST, A DISTANCE OF 20.78 FEET; (COURSE 24) NORTH 02°18'28" WEST, A DISTANCE OF 18.27 FEET; (COURSE 25) SOUTH 34°28'54" WEST, A DISTANCE OF 8.76 FEET; (COURSE 26) NORTH 10°50'06" WEST, A DISTANCE OF 21.81 FEET; (COURSE 27) NORTH 04°23'07" EAST, A DISTANCE OF 46.01 FEET; (COURSE 28) NORTH 03°52'36" EAST, A DISTANCE OF 48.69 FEET; (COURSE 29) NORTH 27°40'12" EAST, A DISTANCE OF 33.17 FEET; (COURSE 30) NORTH 01°17'01" EAST, A DISTANCE OF 42.29 FEET; (COURSE 31) NORTH 04°18'15" EAST, A DISTANCE OF 38.23 FEET; (COURSE 32) NORTH 01°34'37" EAST, A DISTANCE OF 50.14 FEET; (COURSE 33) NORTH 04°10'59" EAST, A DISTANCE OF 38.92 FEET; (COURSE 34) NORTH 04°14'14" EAST, A DISTANCE OF 36.61 FEET; (COURSE 35) NORTH 05°12'42" EAST, A DISTANCE OF 37.54 FEET; (COURSE 36) NORTH 07°58'48" EAST, A DISTANCE OF 26.38 FEET; (COURSE 37) NORTH 08°16'57" EAST, A DISTANCE OF 37.54 FEET; (COURSE 38) NORTH 07°59'48" EAST, A DISTANCE OF 24.31 FEET; (COURSE 39) NORTH 03°01'22" WEST, A DISTANCE OF 41.14 FEET; (COURSE 40) NORTH 09°02'11" WEST, A DISTANCE OF 48.34 FEET; (COURSE 41) NORTH 08°02'11" 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 15°30'33" EAST, A DISTANCE OF 44.49 FEET; (COURSE 45) NORTH 48°14'51" EAST, A DISTANCE OF 53.00 FEET; (COURSE 46) NORTH 09°03'17" EAST, A DISTANCE OF 50.37 FEET; (COURSE 47) NORTH 28°30'58" WEST, A DISTANCE OF 42.47 FEET; (COURSE 48) NORTH 30°52'01" WEST, A DISTANCE OF 37.54 FEET; (COURSE 49) NORTH 15°51'20" WEST, A DISTANCE OF 41.29 FEET; (COURSE 50) NORTH 08°33'59" EAST, A DISTANCE OF 48.32 FEET; (COURSE 51) NORTH 05°01'09" EAST, A DISTANCE OF 37.15 FEET; (COURSE 52) NORTH 40°53'33" WEST, A DISTANCE OF 26.68 FEET; (COURSE 53) NORTH 52°41'51" WEST, A DISTANCE OF 50.01 FEET; (COURSE 54) NORTH 54°36'37" WEST, A DISTANCE OF 40.47 FEET; (COURSE 55) NORTH 34°30'56" WEST, A DISTANCE OF 37.05 FEET; (COURSE 56) NORTH 48°47'28" WEST, A DISTANCE OF 31.35 FEET; (COURSE 57) NORTH 10°52'21" EAST, A DISTANCE OF 17.29 FEET; (COURSE 58) NORTH 20°06'24" EAST, A DISTANCE OF 30.92 FEET; (COURSE 59) NORTH 31°22'05" EAST, A DISTANCE OF 33.35 FEET; (COURSE 60) NORTH 09°01'24" WEST, A DISTANCE OF 31.81 FEET; (COURSE 61) NORTH 02°38'52" WEST, A DISTANCE OF 18.77 FEET; (COURSE 62) NORTH 14°09'24" WEST, A DISTANCE OF 21.38 FEET; (COURSE 63) NORTH 54°22'02" WEST, A DISTANCE OF 38.32 FEET; (COURSE 64) NORTH 05°58'29" WEST, A DISTANCE OF 25.30 FEET; (COURSE 70) NORTH 72°50'22" WEST, A DISTANCE OF 41.06 FEET; (COURSE 71) NORTH 08°23'59" WEST, A DISTANCE OF 42.03 FEET; (COURSE 72) NORTH 07°27'21" WEST, A DISTANCE OF 22.95 FEET; (COURSE 73) NORTH 70°40'10" WEST, A DISTANCE OF 41.89 FEET; (COURSE 74) NORTH 88°14'51" WEST, A DISTANCE OF 45.52 FEET; (COURSE 75) NORTH 67°37'39" WEST, A DISTANCE OF 40.84 FEET; (COURSE 76) NORTH 81°25'00" WEST, A DISTANCE OF 31.54 FEET; (COURSE 77) NORTH 51°38'19" WEST, A DISTANCE OF 28.33 FEET; (COURSE 78) NORTH 70°40'10" WEST, A DISTANCE OF 42.02 FEET; (COURSE 79) NORTH 84°27'54" WEST, A DISTANCE OF 41.50 FEET; (COURSE 80) NORTH 27°40'22" WEST, A DISTANCE OF 21.88 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°41'14" EAST, A DISTANCE OF 32.51 FEET; (COURSE 84) NORTH 02°45'48" EAST, A DISTANCE OF 34.88 FEET; (COURSE 85) NORTH 58°32'50" EAST, A DISTANCE OF 30.03 FEET; (COURSE 86) NORTH 43°32'13" EAST, A DISTANCE OF 27.81 FEET; (COURSE 87) NORTH 34°17'29" EAST, A DISTANCE OF 37.83 FEET; (COURSE 88) NORTH 19°27'02" EAST, A DISTANCE OF 30.81 FEET; (COURSE 89) NORTH 13°12'24" EAST, A DISTANCE OF 35.69 FEET; (COURSE 90) NORTH 01°18'52" EAST, A DISTANCE OF 30.01 FEET; (COURSE 91) NORTH 02°18'52" EAST, A DISTANCE OF 42.09 FEET; (COURSE 92) NORTH 12°00'19" EAST, A DISTANCE OF 38.61 FEET; (COURSE 93) NORTH 05°59'58" EAST, A DISTANCE OF 49.82 FEET; (COURSE 94) NORTH 01°38'50" EAST, A DISTANCE OF 47.01 FEET; (COURSE 95) NORTH 02°18'52" EAST, A DISTANCE OF 42.09 FEET; (COURSE 96) NORTH 06°04'47" WEST, A DISTANCE OF 26.48 FEET; (COURSE 98) NORTH 34°13'29" EAST, A DISTANCE OF 24.29 FEET; (COURSE 99) NORTH 50°54'22" EAST, A DISTANCE OF 27.69 FEET; (COURSE 100) NORTH 01°18'52" EAST, A DISTANCE OF 42.09 FEET; (COURSE 101) NORTH 31°28'58" EAST, A DISTANCE OF 51.04 FEET; (COURSE 102) NORTH 25°26'22" EAST, A DISTANCE OF 30.35 FEET; (COURSE 103) NORTH 26°03'39" EAST, A DISTANCE OF 36.72 FEET; (COURSE 104) NORTH 58°09'11" EAST, A DISTANCE OF 09.29 FEET; (COURSE 105) NORTH 44°52'21" EAST, A DISTANCE OF 9.74 FEET; (COURSE 106) NORTH 84°28'53" EAST, A DISTANCE OF 27.15 FEET; (COURSE 107) NORTH 51°11'26" EAST, A DISTANCE OF 18.21 FEET; (COURSE 108) NORTH 04°08'09" EAST, A DISTANCE OF 18.21 FEET; (COURSE 109) SOUTH 76°48'48" EAST, A DISTANCE OF 7.71 FEET; (COURSE 110) SOUTH 01°31'18" EAST, A DISTANCE OF 14.85 FEET; (COURSE 111) SOUTH 08°33'18" EAST, A DISTANCE OF 13.84 FEET; (COURSE 112) SOUTH 39°37'38" EAST, A DISTANCE OF 16.04 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 8.41 FEET; (COURSE 117) SOUTH 02°17'16" WEST, A DISTANCE OF 11.93 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 61.08 FEET; (COURSE 127) NORTH 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 0.27 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 07.17 FEET; (COURSE 137) SOUTH 02°02'31" EAST, A DISTANCE OF 35.47 FEET; (COURSE 138) SOUTH 08°50'11" EAST, A DISTANCE OF 33.88 FEET; (COURSE 139) SOUTH 00°10'59" 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 24.76 FEET; (COURSE 142) SOUTH 28°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 63°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 52.88 FEET; (COURSE 147) SOUTH 25°02'36" WEST, A DISTANCE OF 52.62 FEET; (COURSE 148) SOUTH 07°32'28" EAST, A DISTANCE OF 14.05 FEET; (COURSE 149) SOUTH 41°05" EAST, A DISTANCE OF 42.10 FEET; (COURSE 150) SOUTH 77°39'22" 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°58'31" EAST, A DISTANCE OF 43.59 FEET; (COURSE 154) NORTH 23°30'37" EAST, A DISTANCE OF 35.63 FEET; (COURSE 155) NORTH 85°24'51" EAST, A DISTANCE OF 15.88 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) SOUTH 32°17'25" EAST, 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 35.88 FEET; (COURSE 165) NORTH 14°57'56" EAST, A DISTANCE OF 47.90 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 11.03 FEET; (COURSE 170) SOUTH 69°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°05'51" WEST, A DISTANCE OF 1.83 FEET; (COURSE 173) NORTH 52°17'26" EAST, A DISTANCE OF 8.41 FEET; (COURSE 174) NORTH 44°42'34" EAST, A DISTANCE OF 15.46 FEET; (COURSE 175) NORTH 65°20'01" EAST, A DISTANCE OF 21.78 FEET; (COURSE 176) NORTH 52°37'17" WEST, A DISTANCE OF 34.56 FEET; (COURSE 177) SOUTH 57°06'34" 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°38'59" WEST, A DISTANCE OF 0.24 FEET; (COURSE 182) SOUTH 52°58'00" 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 28.16 FEET; (COURSE 185) SOUTH 62°13'48" WEST, A DISTANCE OF 19.37 FEET; (COURSE 186) SOUTH 03°54'57" WEST, A DISTANCE OF 11.03 FEET; (COURSE 187) SOUTH 24°31'47" EAST, A DISTANCE OF 18.47 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 29.44 FEET; (COURSE 192) NORTH 03°54'57" WEST, A DISTANCE OF 29.44 FEET; (COURSE 193) NORTH 41°27'22" WEST, A DISTANCE OF 25.88 FEET; (COURSE 194) NORTH 32°32'22" 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 0.58 FEET; (COURSE 197) NORTH 69°26'11" WEST, A DISTANCE OF 28.67 FEET; (COURSE 198) NORTH 69°38'14" WEST, A DISTANCE OF 37.48 FEET; (COURSE 199) NORTH 62°07'17" 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 40.38 FEET; (COURSE 202) NORTH 12°03'47" WEST, A DISTANCE OF 55.45 FEET; (COURSE 203) NORTH 18°27'18" 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" WEST, A DISTANCE OF 94.71 FEET; (COURSE 212) NORTH 24°23'08" WEST, A DISTANCE OF 99.71 FEET; (COURSE 213) NORTH 65°30'08" WEST, A DISTANCE OF 81.06 FEET; (COURSE 214) NORTH 87°52'07" WEST, A DISTANCE OF 61.69 FEET; (COURSE 215) SOUTH 78°04'18" 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 49.28 FEET; (COURSE 218) NORTH 46°04'27" WEST, A DISTANCE OF 47.87 FEET; (COURSE 219) NORTH 41°58'33" WEST, A DISTANCE OF 30.33 FEET; (COURSE 220) NORTH 04°19'02" EAST, A DISTANCE OF 7.20 FEET; (COURSE 221) NORTH 65°07'36" EAST, A DISTANCE OF 46.33 FEET; (COURSE 222) NORTH 63°52'01" EAST, A DISTANCE OF 88.25 FEET; (COURSE 223) NORTH 81°38'27" EAST, A DISTANCE OF 52.70 FEET; (COURSE 224) NORTH 87°15'56" EAST, A DISTANCE OF 66.03 FEET; (COURSE 225) NORTH 69°14'52" EAST, A DISTANCE OF 54.47 FEET; (COURSE 226) NORTH 58°28'19" 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 84°12'12" WEST, A DISTANCE OF 293.80 FEET; THENCE SOUTH 64°49'12" EAST, ALONG THE SOUTH-WESTERLY LINE OF THOSE LAST SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1485, PAGE 788, A DISTANCE OF 265.11 FEET; TO THE POINT OF BEGINNING.

(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 LANCEFORD CREEK THE FOLLOWING 77 COURSES: (COURSE 1) SOUTH 25°32'40" EAST, A DISTANCE OF 35.72 FEET; (COURSE 2) SOUTH 58°02'57" EAST, A DISTANCE OF 38.48 FEET; (COURSE 3) SOUTH 75°02'09" EAST, A DISTANCE OF 44.88 FEET; (COURSE 4) SOUTH 65°58'18" EAST, A DISTANCE OF 20.80 FEET; (COURSE 5) NORTH 10°35'24" EAST, A DISTANCE OF 48.92 FEET; (COURSE 6) NORTH 56°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 08°02'42" WEST, A DISTANCE OF 14.47 FEET; (COURSE 10) SOUTH 07'00'20" WEST, A DISTANCE OF 32.03 FEET; (COURSE 11) SOUTH 14°31'18" EAST, A DISTANCE OF 61.09 FEET; (COURSE 12) SOUTH 15°43'38" 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°28'51" 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°58'80" EAST, A DISTANCE OF 28.84 FEET; (COURSE 19) SOUTH 02°11'18" EAST, A DISTANCE OF 16.02 FEET; (COURSE 20) SOUTH 14°24'53" EAST, A DISTANCE OF 17.05 FEET; (COURSE 21) SOUTH 68°31'05" EAST, A DISTANCE OF 8.66 FEET; (COURSE 22) NORTH 20°15'58" 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°00'58" EAST, A DISTANCE OF 35.73 FEET; (COURSE 26) NORTH 47°41'11" 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 08°30'42" 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°02'56" WEST, A DISTANCE OF 28.53 FEET; (COURSE 35) NORTH 52°31'07" WEST, A DISTANCE OF 26.36 FEET; (COURSE 36) NORTH 32°22'53" WEST, A DISTANCE OF 20.72 FEET; (COURSE 37) NORTH 31°31'22" WEST, A DISTANCE OF 15.86 FEET; (COURSE 38) NORTH 19°55'20" 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 22.96 FEET; (COURSE 41) NORTH 14'50'12" WEST, A DISTANCE OF 7.91 FEET; (COURSE 42) NORTH 14°11'51" EAST, A DISTANCE OF 6.58 FEET; (COURSE 43) NORTH 19°55'20" 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 66°18'53" EAST, A DISTANCE OF 31.01 FEET; (COURSE 47) NORTH 71°32'17" EAST, A DISTANCE OF 16.68 FEET; (COURSE 48) NORTH 13°07'11" EAST, A DISTANCE OF 61.09 FEET; (COURSE 49) NORTH 03°25'31" EAST, A DISTANCE OF 56.96 FEET; (COURSE 50) NORTH 10°38'17" WEST, A DISTANCE OF 61.30 FEET; (COURSE 51) NORTH 13°47'41" WEST, A DISTANCE OF 51.19 FEET; (COURSE 52) NORTH 37°56'41" WEST, A DISTANCE OF 48.34 FEET; (COURSE 53) NORTH 01°20'56" WEST, A DISTANCE OF 61.09 FEET; (COURSE 54) NORTH 41°43'29" EAST, A DISTANCE OF 39.89 FEET; (COURSE 55) NORTH 31°10'03" EAST, A DISTANCE OF 38.08 FEET; (COURSE 56) NORTH 34°24'59" EAST, A DISTANCE OF 46.70 FEET; (COURSE 57) NORTH 38°04'41" EAST, A DISTANCE OF 35.61 FEET; (COURSE 58) NORTH 36°12'04" EAST, A DISTANCE OF 45.18 FEET; (COURSE 59) NORTH 14°40'41" EAST, A DISTANCE OF 42.56 FEET; (COURSE 60) NORTH 58°55'77" EAST, A DISTANCE OF 47.73 FEET; (COURSE 61) NORTH 86°33'18" EAST, A DISTANCE OF 38.25 FEET; (COURSE 62) SOUTH 73°17'21" EAST, A DISTANCE OF 46.75 FEET; (COURSE 63) SOUTH 58°13'40" EAST, A DISTANCE OF 47.21 FEET; (COURSE 64) SOUTH 24°21'42" EAST, A DISTANCE OF 78.72 FEET; (COURSE 65) SOUTH 34°16'58" EAST, A DISTANCE OF 41.51 FEET; (COURSE 66) SOUTH 24°41'20" EAST, A DISTANCE OF 41.29 FEET; (COURSE 67) SOUTH 23°27'01" EAST, A DISTANCE OF 36.38 FEET; (COURSE 68) SOUTH 14°02'41" EAST, A DISTANCE OF 47.68 FEET; (COURSE 69) SOUTH 21°12'51" WEST, A DISTANCE OF 58.70 FEET; (COURSE 70) SOUTH 08°58'28" WEST, A DISTANCE OF 55.16 FEET; (COURSE 71) SOUTH 25°48'28" WEST, A DISTANCE OF 63.91 FEET; (COURSE 72) SOUTH 21°24'09" WEST, A DISTANCE OF 51.75 FEET; (COURSE 73) SOUTH 05°42'37" WEST, A DISTANCE OF 58.78 FEET; (COURSE 74) NORTH 14°09'24" WEST, A DISTANCE OF 78.72 FEET; (COURSE 75) NORTH 11°02'17" EAST, A DISTANCE OF 58.36 FEET; (COURSE 76) SOUTH 49°07'13" EAST, A DISTANCE OF 57.71 FEET; (COURSE 77) NORTH 74°48'53" EAST, A DISTANCE OF 4.63 FEET TO THE INTERSECTION WITH SOUTHWESTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1485, PAGE 788 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 84°12'12" WEST, ALONG THE SOUTH-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 25°24'53" WEST, ALONG 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 56°06'21" EAST, ALONG 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 NORTH 25°24'53" EAST, ALONG A LINE LYING 10' EASTERLY 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 NORTH 25°24'53" EAST, ALONG A LINE LYING 10' EASTERLY 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°24'53" WEST, ALONG THE INTERSECTION WITH SOUTHWESTERLY LINE THOSE AFORSAID LANDS DESCRIBED AS MARINA ISLAND PARCEL NUMBER 1 AND RECORDED IN OFFICIAL RECORDS BOOK 1542, PAGE 57 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 52°22'24" EAST, ALONG LAST SAID SOUTHWESTERLY LINE, A DISTANCE OF 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 56°06'21" EAST, ALONG 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 NORTH 25°24'53" EAST, ALONG A LINE LYING 10' EASTERLY 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°24'53" WEST, ALONG THE INTERSECTION WITH SOUTHWESTERLY LINE THOSE AFORSAID LANDS DESCRIBED AS MARINA ISLAND PARCEL NUMBER 1 AND RECORDED IN OFFICIAL RECORDS BOOK 1542, PAGE 57 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 52°22'24" EAST, ALONG LAST SAID SOUTHWESTERLY LINE, A DISTANCE OF 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°24'42" EAST, A DISTANCE OF 66.86 FEET; (COURSE 3) SOUTH 42°18'21" EAST, A DISTANCE OF 27.71 FEET; (COURSE 4) SOUTH 34°49'20" EAST, A DISTANCE OF 42.59 FEET; (COURSE 5) SOUTH 04°11'40" WEST, A DISTANCE OF 55.49 FEET; (COURSE 6) SOUTH 37°25'40" EAST, A DISTANCE OF 43.06 FEET; (COURSE 7) SOUTH 02°18'52" EAST, A DISTANCE OF 9.74 FEET; (COURSE 8) SOUTH 37°00'02" EAST, A DISTANCE OF 59.83 FEET; (COURSE 9) SOUTH 45°49'08" EAST, A DISTANCE OF 63.02 FEET; (COURSE 10) SOUTH 41°52'05" EAST, A DISTANCE OF 64.83 FEET; (COURSE 11) SOUTH 33°44'47" EAST, A DISTANCE OF 74.32 FEET; (COURSE 12) SOUTH 15°46'16" EAST, A DISTANCE OF 67.01 FEET; (COURSE 13) SOUTH 14°10'38" EAST, A DISTANCE OF 53.34 FEET; (COURSE 14) SOUTH 42°52'22" WEST, A DISTANCE OF 72.91 FEET; (COURSE 15) SOUTH 49°29'10" EAST, A DISTANCE OF 75.31 FEET; (COURSE 16) SOUTH 44°19'31" EAST, A DISTANCE OF 89.29 FEET; (COURSE 17) SOUTH 108°29'38" 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 48.63 FEET; (COURSE 21) SOUTH 22°36'14" WEST, A DISTANCE OF 43.65 FEET; (COURSE 22) SOUTH 08°58'28" WEST, A DISTANCE OF 49.28 FEET; (COURSE 23) SOUTH 33°28'19" EAST, A DISTANCE OF 55.79 FEET; (COURSE 24) SOUTH 08°03'39" WEST, A DISTANCE OF 40.78 FEET; (COURSE 25) SOUTH 62°48'33" WEST, A DISTANCE OF 47.64 FEET; (COURSE 26) SOUTH 41°31'26" WEST, A DISTANCE OF 82.80 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.

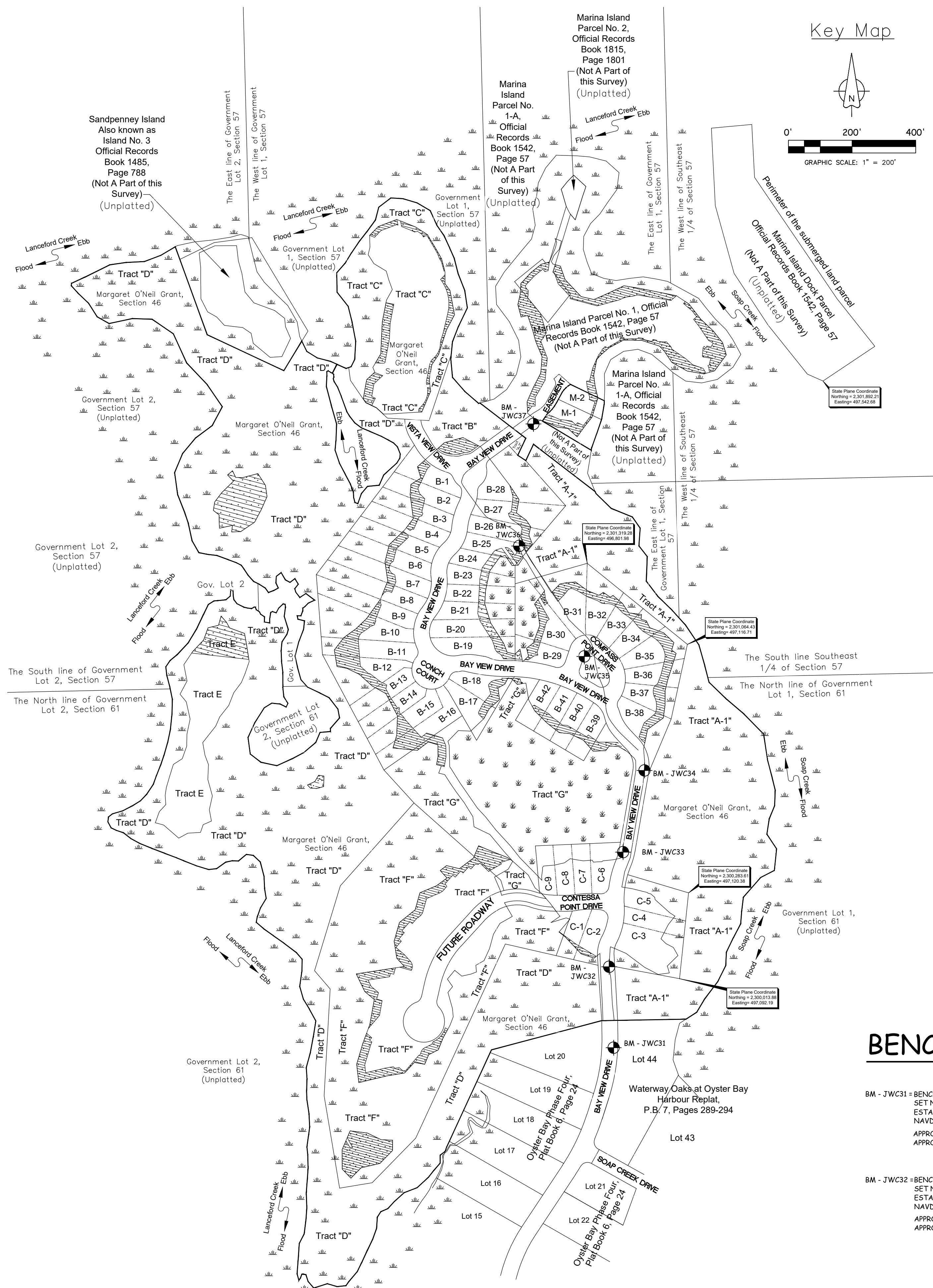
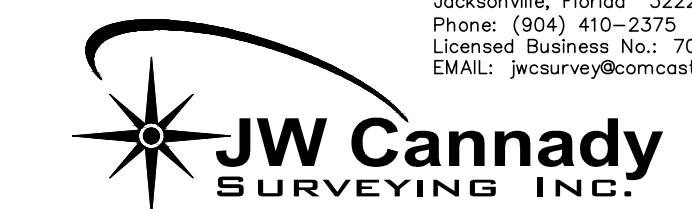
GENERAL NOTES:

- The current zoning for this property is PUD.
- 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.
- Storm surge category: the area depicted hereon is subject to storm inundation during a category 1, 2 and 3 hurricane.
- 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.
- 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.
- If only one square footage is supplied within each lot, then net and gross square footage are the same.
- 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.
- 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.
- 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.
- 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.
- Cumulative build out lot totals: total PUD development 399 permitted dwelling units previous plats 216 lots Villas at Oyster Bay Harbours 53 lots.
- 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.
- 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.
- 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.
- 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.
- Locations and descriptions of the reference bench mark and the site bench marks are shown hereon.
- 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).
- Elevations shown thus (0.00) are measured in feet.
- 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 (0.1 mi) 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.
- 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.
- 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.
- 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).
- 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.
- No wells are located within 200-foot from sewer mains and/or sewer lines within the caption property for this plat.

BENCHMARK LEGEND

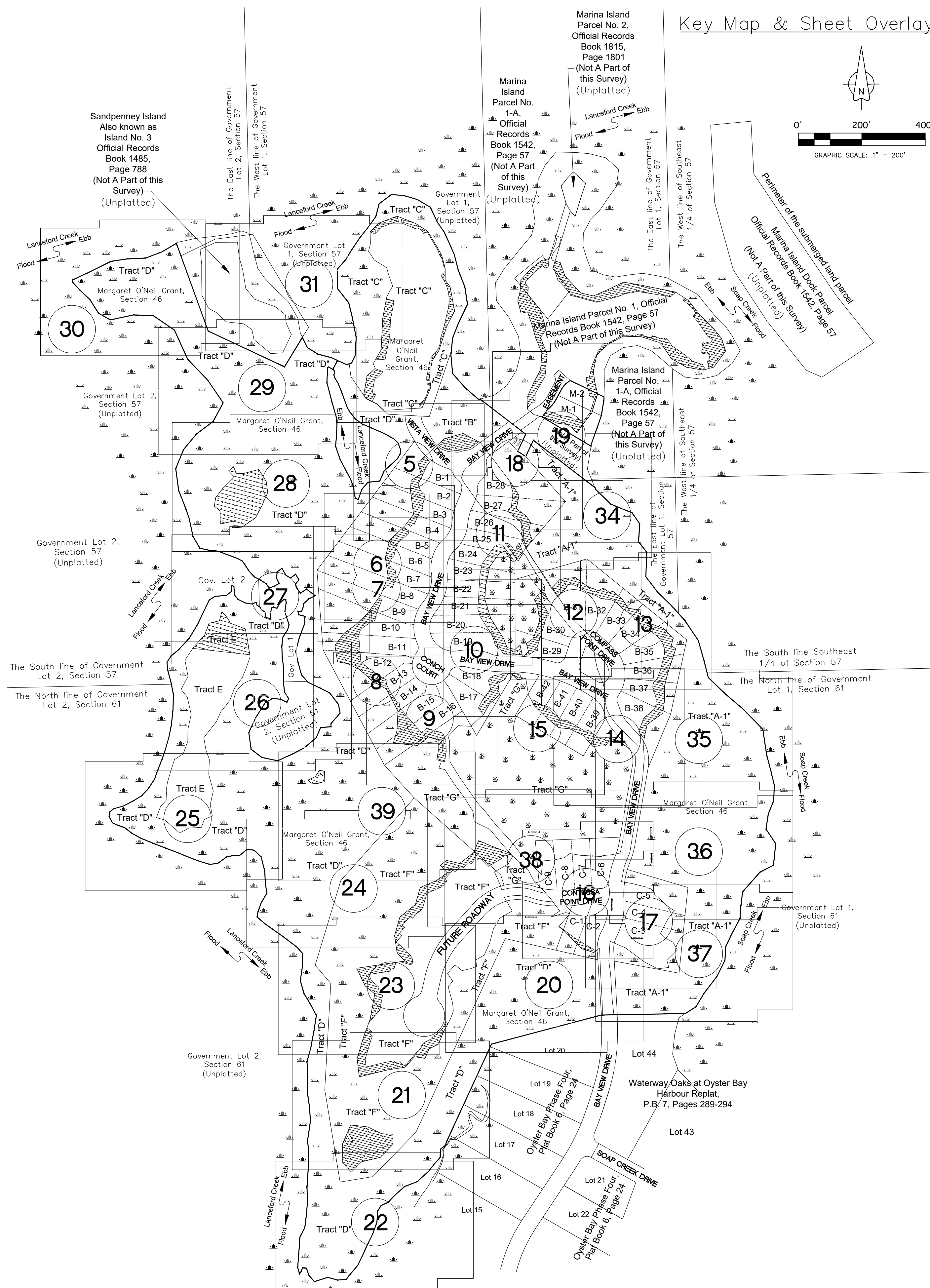
BM - JWC31 = BENCHMARK - JWC31, SET NAIL & DISK, LB 7080 IN CONCRETE BRIDGE, ESTABLISHED ELEVATION = (8.24), BASED ON NAVD OF 1988. APPROXIMATE LATITUDE: N 30°39'30.8" APPROXIMATE LONGITUDE: W 081°30'23.7"	BM - JWC32 = BENCHMARK - JWC32, SET NAIL & DISK, LB 7080 IN CONCRETE BRIDGE, ESTABLISHED ELEVATION = (8.51), BASED ON NAVD OF 1988. APPROXIMATE LATITUDE: N 30°39'36.7" APPROXIMATE LONGITUDE: W 081°30'24.4"	BM - JWC33 = BENCHMARK - 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 = BENCHMARK - 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 = BENCHMARK - 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 = BENCHMARK - 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"
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Jacksonville, Florida 32223
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EMAIL: jcsurvey@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.



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 - BENCHMARK - 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 - BENCHMARK - 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 - BENCHMARK - 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 - BENCHMARK - JWC35, SET MAG NAIL & DISK, LB 7080, IN NORTHEAST FACE OF 17" LIVE OAK TREE, ESTABLISHED ELEVATION = (8.03), BASED ON NAVD OF 1988. APPROXIMATE LATITUDE: N 30°39'43.0" APPROXIMATE LONGITUDE: W 081°30'24.8"
- BM - JWC36 - BENCHMARK - 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
- CL.I. - DENOTES CENTERLINE INTERSECTION
- C.M. - DENOTES CONCRETE MONUMENT
- D.E.P. - DENOTES FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- EL - DENOTES ELEVATION
- ESMT - DENOTES EASEMENT
- F.F. - 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
- JWCB - DENOTES BENCHMARK IDENTIFICATION NUMBER AS ARCHIVED IN JW CANNADY, INC. SURVEY RECORDS
- LI - 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
- P6 - 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)

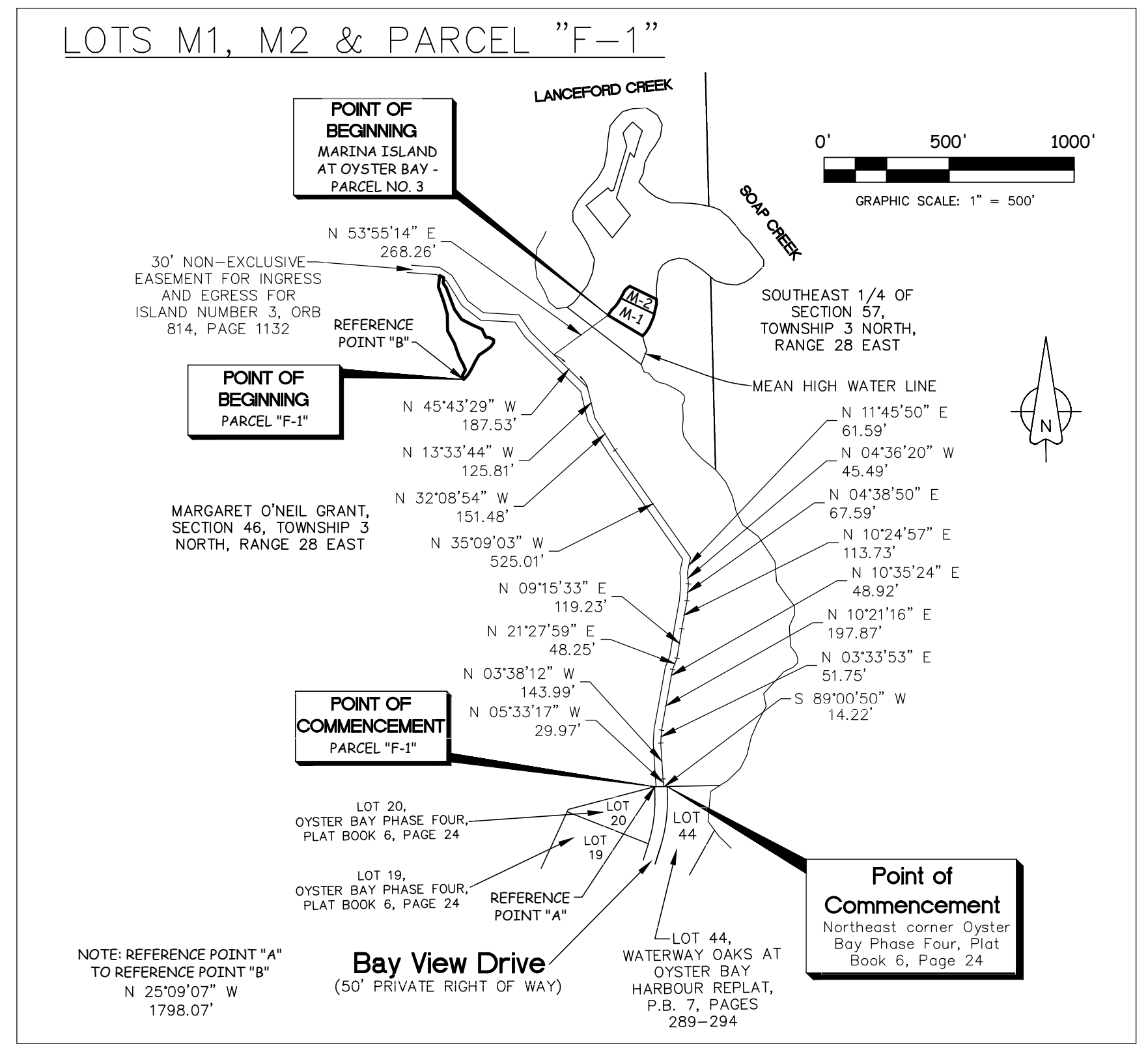
LEGEND

- 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 EASEMENTS 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 NOTED - 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

PLAT BOOK _____, PAGE _____
SHEET 4 OF 40 SHEET

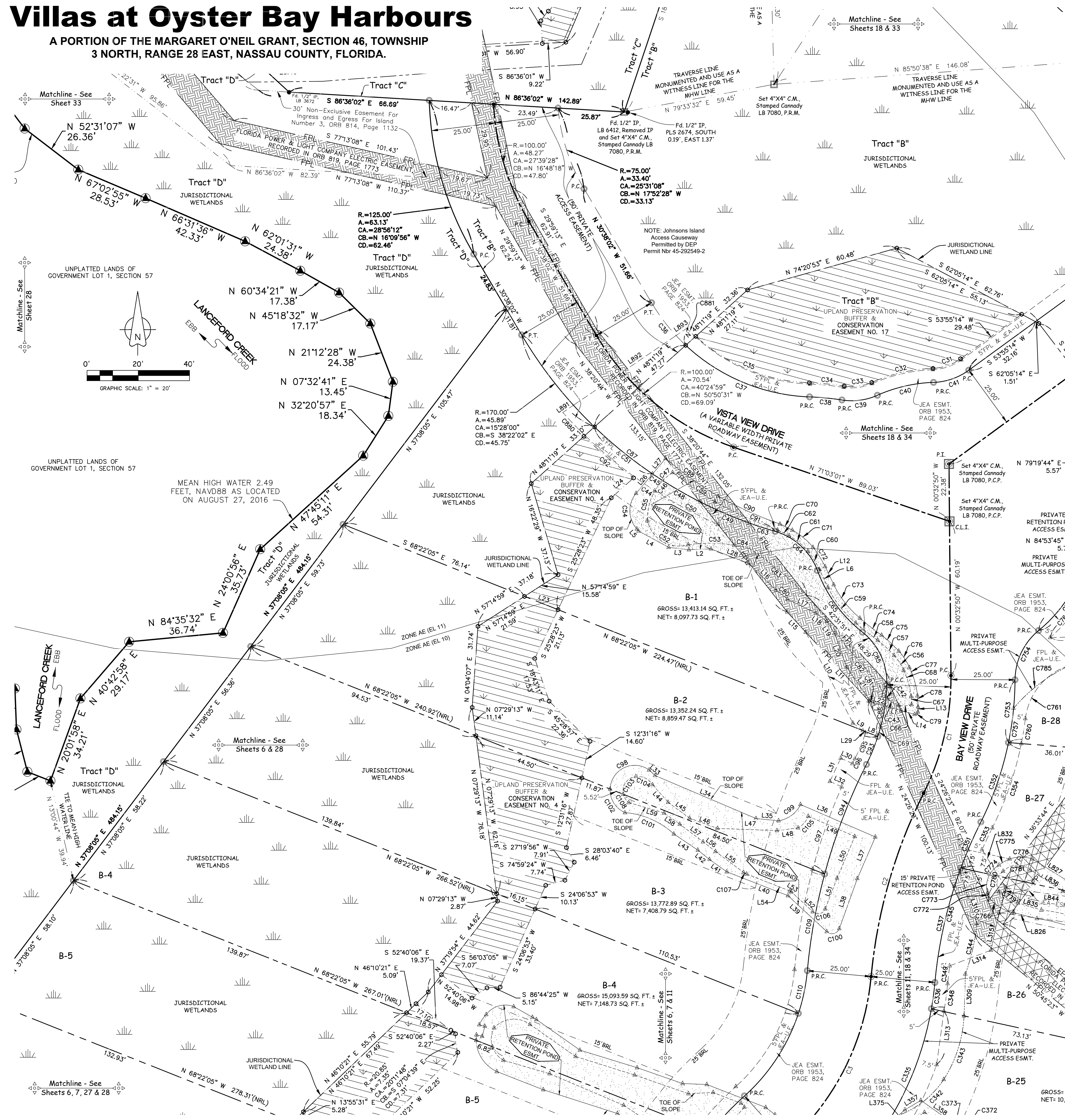
SHEET INDEX

- FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX
- SHEET 5 (LOTS B-1, B-2 & B-3)
 - SHEET 6 (LOTS B-4, B-5, B-6 & B-7)
 - 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)
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 - SHEET 15 (LOTS B-40, B-41 & B-42)
 - SHEET 16 (LOTS C-1, C-2, C-6, C-7, C-8 & C-9)
 - SHEET 17 (LOTS C-3, C-4 & C-5)
 - SHEET 18 (LOTS B-27 & B-28)
 - SHEET 19 (LOTS M-1 & M-2)



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
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	14.68'
L24	S 48°11'19" W	11.06'
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 69°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 61°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°59'03" 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	N 87°52'56" W	11.45'
L58	S 54°28'05" E	7.47'
L59	S 73°50'59" 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'	11.95'	33°55'48"	S 70°53'08" W	11.38'
C32	65.50'	24.67'	21°34'38"	S 77°03'48" W	24.82'
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°03'48" 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'	9°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	17.41'
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'	83°73'15"	S 47°08'18" E	22.46'
C65	95.00'	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°27'43" W	10.65'
C69	75.00'	3.90'	2°58'37"	N 61°47'43" 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"	N 51°46'04" W	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" W	5.80'
C85	25.00'	23.48'	83°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 92°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°45'09" E	25.46'
C91	153.17'	26.86'	10°02'49"	S 65°44'19" E	26.82'
C92	175.00'	25.29'	8°15'18"	S 50°09'36" 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°50'56"	N 22°11'58" E	11.00'
C96	230.00'	2.14'	0°32'01"	S 28°22'26" E	2.14'
C97	230.00'	34.16'	6°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°03'35" W	5.02'
C101	32.20'	21.19'	37°42'19"	N 62°12'19" W	21.19'
C102	9.61'	11.57'	69°02'14"	N 32°11'16" W	10.89'
C103	5.65'	9.63'	97°39'35"	S 39°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°54'08" 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)
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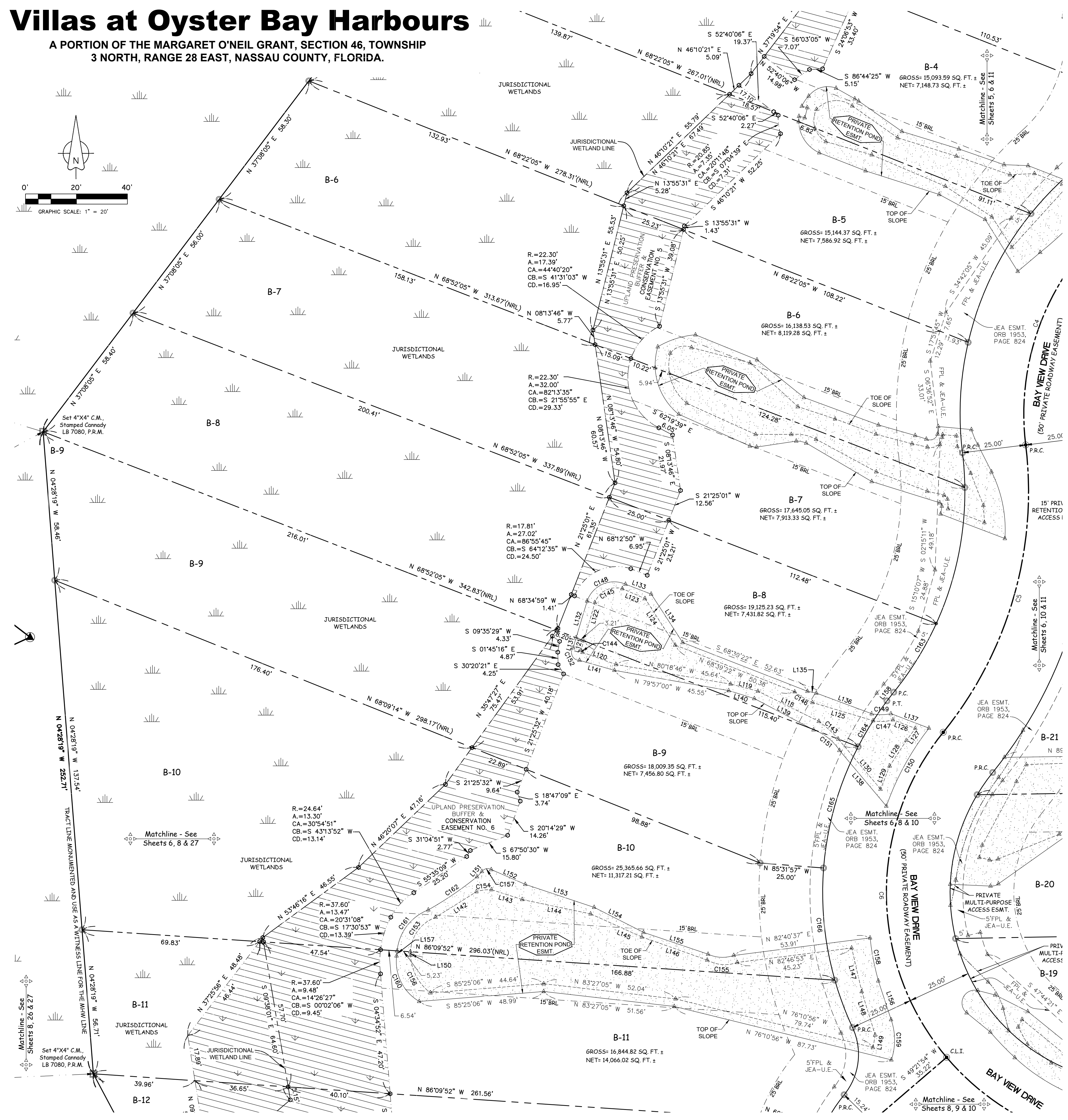
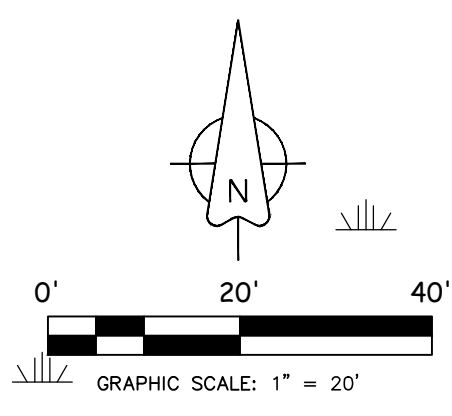
TABLE OF MINIMUM FINISHED FLOOR ELEVATION FOR LOTS IN FLOOD ZONE AE WITH B.F.E.

LOT #	G.F.E.	L.F.E.	FLOOD ZONE WITH B.F.E.
B-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: 11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-3375
Licensed Business No.: 7080
EMAIL: jcsurvey@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
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	28.86
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	12.85
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	17.88
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 10°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°44'01" 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"	S 37°18'14" W	16.68
C157	2.79	4.09	84°04'17"	N 78°22'29" 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	65°12'49"	S 37°18'14" W	20.21
C162	136.62	23.13	9°42'04"	N 59°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)
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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.

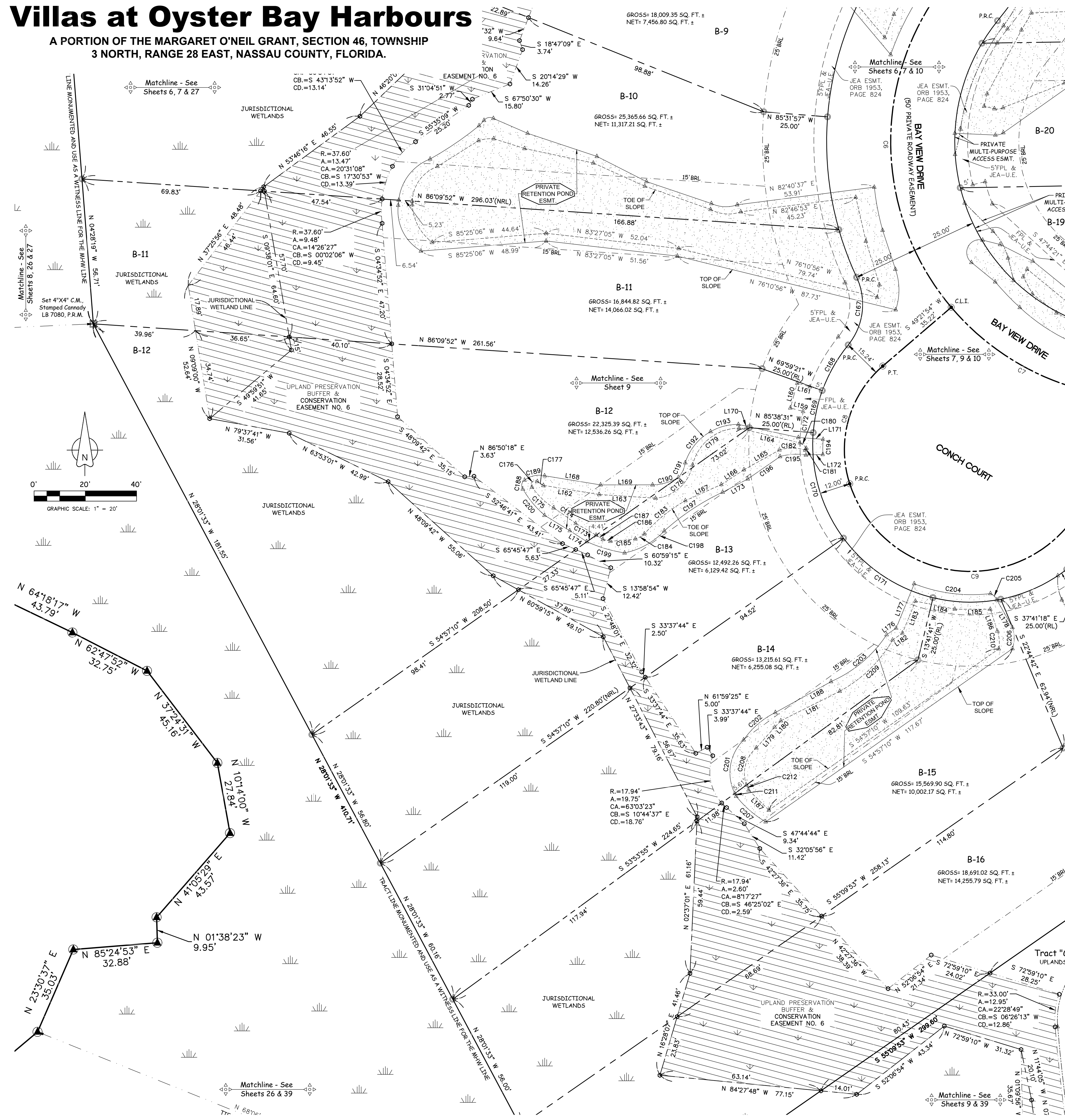
LOT #	G.F.E.	L.F.E.	FLOOD ZONE WITH B.F.E.
B-8	8.50	11.00	AE (EL 10)
B-9	8.50	11.00	AE (EL 10)
B-10	8.50	11.00	AE (EL 10)

Prepared By:



Villas at Oyster Bay Harbours

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

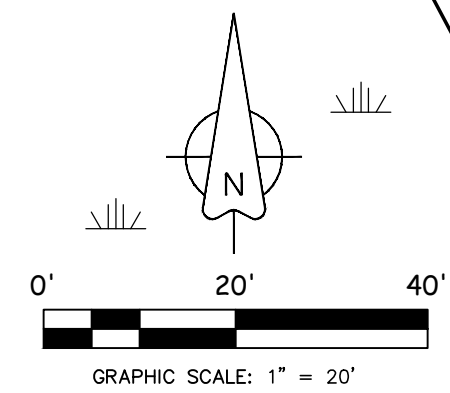


LINE TABLE DATA

LINE	BEARING	DISTANCE
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	10.94'
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 89°51'34" E	9.71'
L172	S 88°09'47" W	6.61'
L173	S 62°15'53" W	11.08'
L174	N 57°29'56" 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°58'23" 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°93'05" 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	24.59'
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°03'27"	S 86°57'42" W	20.65'
C184	10.41'	4.00'	22°01'18"	S 60°27'59" 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'	39°56'57"	N 24°55'52" E	6.35'
C192	21.16'	16.02'	43°21'35"	N 39°13'49" 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°02'23" 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	49.75'	28.73'	33°04'58"	N 49°50'59" E	28.34'
C204	60.91'	30.33'	28°31'48"	S 82°39'59" E	30.02'
C205	4.80'	3.61'	43°04'50"	S 44°51'25" E	3.52'
C206	13.48'	8.39'	35°38'54"	S 00°02'52" W	8.25'
C207	40.21'	15.34'	21°51'31"	N 48°57'25" W	15.25'
C208	13.06'	16.00'	70°11'48"	N 14°59'07" E	15.02'
C209	53.27'	29.11'	31°18'09"	N 45°50'07" E	28.74'
C210	14.26'	7.04'	28°17'57"	S 04°37'08" E	6.97'
C211	13.06'	2.10'	9°13'53"	N 24°43'43" W	2.10'
C212	13.06'	2.10'	9°13'53"	S 24°43'43" E	2.10'



SHEET INDEX

- FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX
- SHEET 5 (LOTS B-1, B-2 & B-3)
 - SHEET 6 (LOTS B-4, B-5, B-6 & B-7)
 - 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)

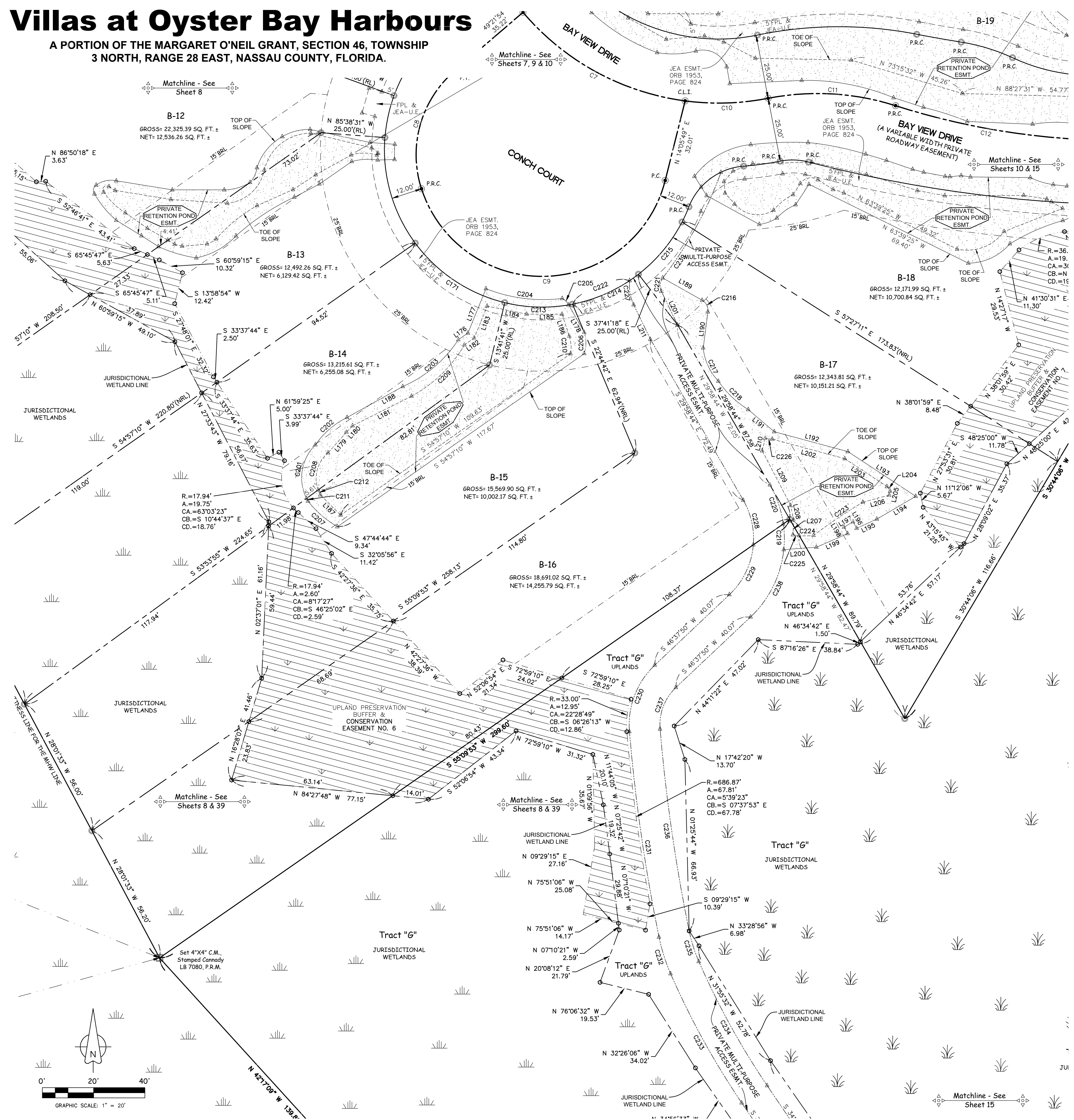
TABLE OF MINIMUM FINISHED FLOOR ELEVATION FOR LOTS IN FLOOD ZONE AE WITH B.F.E.

LOT #	G.F.E.	L.F.E.	FLOOD ZONE WITH B.F.E.
B-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)

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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.



LINE TABLE DATA

LINE	BEARINGS	DISTANCE
L176	N 55°00'06" E	4.64'
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°51'19" 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 89°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 07°51'09" E	5.78'
L208	N 11°06'45" W	5.73'
L209	N 27°30'27" W	24.08'
L210	N 13°30'22" E	5.06'
L211	N 25°50'17" W	15.00'

CURVE TABLE DATA

CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C7	100.00'	73.75'	42°15'25"	N 61°20'47" W	72.09'
C8	43.00'	50.57'	67°22'49"	N 15°40'29" E	47.70'
C9	49.50'	127.77'	147°53'16"	S 88°02'27" W	95.14'
C10	100.00'	32.93'	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	40.91'	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'	37°18'09"	N 48°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'	28.58'	26°34'11"	N 65°35'48" E	28.26'
C215	61.50'	26.74'	24°54'53"	N 39°51'16" E	26.53'
C216	4.50'	5.33'	67°54'42"	S 26°29'36" E	5.03'
C217	22.11'	14.56'	37°43'40"	S 24°35'15" E	14.30'
C218	38.67'	16.20'	24°00'18"	S 46°28'12" E	16.08'
C219	42.00'	10.06'	13°43'49"	N 01°02'13" W	10.04'
C220	42.00'	16.18'	22°04'37"	N 18°56'26" W	16.08'
C221	5.00'	5.54'	63°28'03"	S 05°53'44" W	5.26'
C222	61.50'	24.27'	22°36'53"	N 67°34'27" E	24.12'
C223	196.91'	23.21'	6°45'13"	S 56°00'52" W	23.20'
C224	25.29'	5.65'	12°47'26"	S 89°03'14" W	5.63'
C225	25.29'	2.42'	5°28'40"	N 81°48'43" W	2.42'
C226	30.41'	2.80'	5°16'00"	S 82°24'12" E	2.79'
C227	17.00'	9.68'	32°38'22"	S 09°31'06" E	9.55'
C228	30.00'	18.06'	34°29'57"	N 12°43'45" W	17.79'
C229	30.00'	22.05'	42°06'37"	N 25°34'32" E	21.56'
C230	32.00'	28.73'	51°26'02"	S 20°54'49" W	27.77'
C231	685.87'	81.09'	6°46'26"	S 08°11'25" E	81.04'
C232	72.00'	15.03'	11°57'49"	S 17°33'32" E	15.01'
C233	312.00'	57.61'	10°34'47"	S 28°49'50" E	57.53'
C234	300.00'	55.40'	10°34'47"	S 28°49'50" E	55.32'
C235	60.00'	12.53'	11°57'49"	S 17°33'32" E	12.51'
C236	673.87'	79.67'	6°46'26"	S 08°11'25" E	79.62'
C237	20.00'	17.95'	51°26'02"	S 20°54'49" W	17.36'
C238	42.00'	29.91'	40°48'08"	N 26°13'46" E	29.28'
C239	154.56'	22.45'	8°19'28"	N 33°28'02" E	22.44'

SHEET INDEX

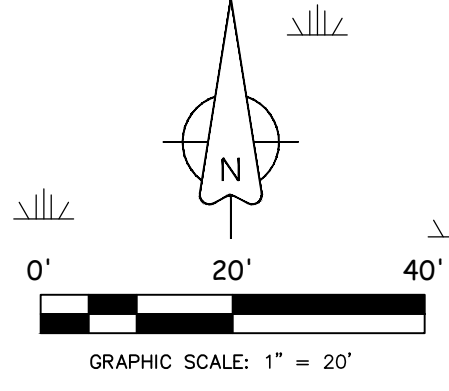
FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

- 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.

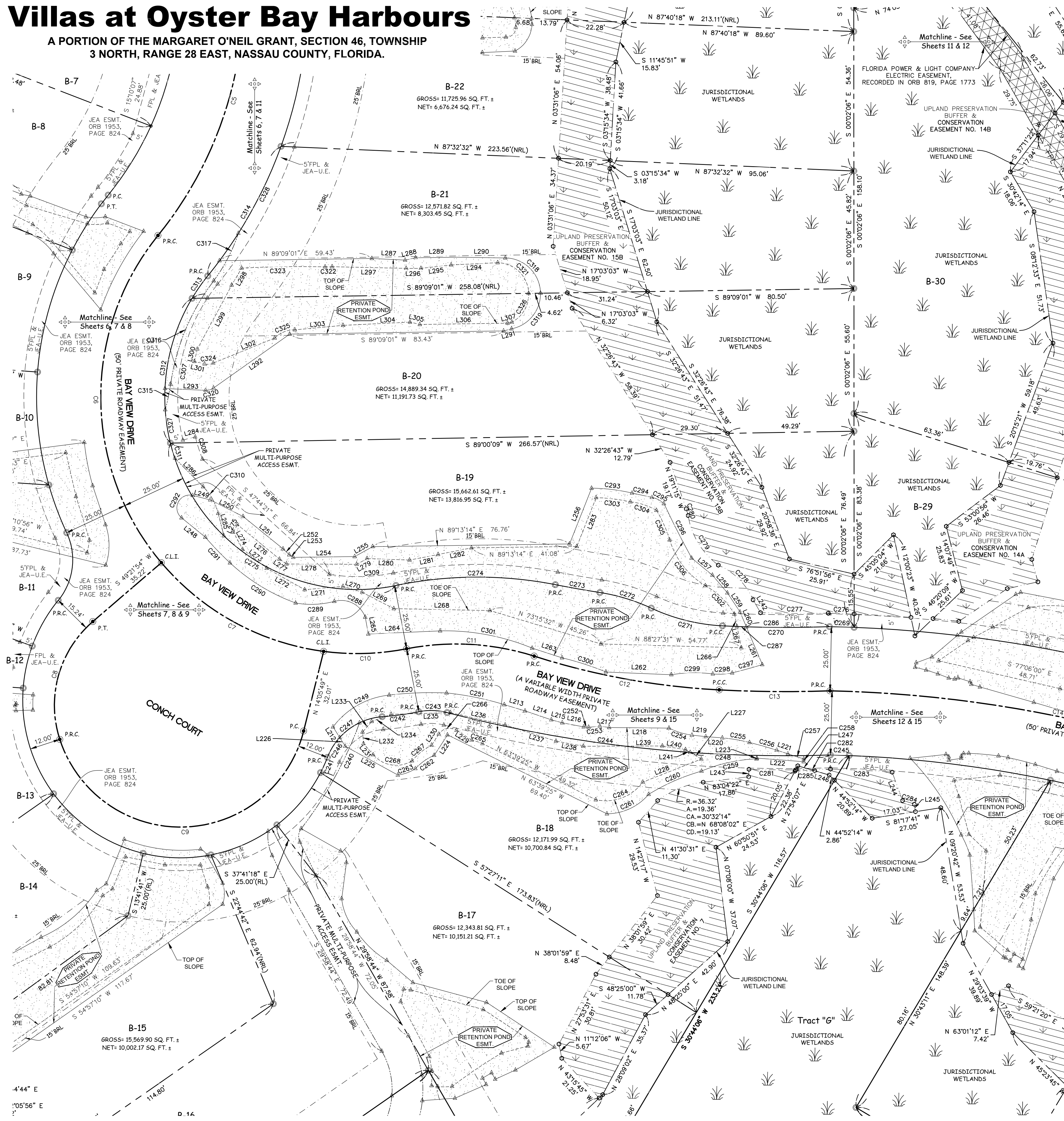
LOT #	G.F.E.	L.F.E.	FLOOD ZONE WITH B.F.E.
B-15	8.50'	11.00'	AE (EL 10)
B-16	8.50'	11.00'	AE (EL 10)
B-17	8.50'	11.00'	AE (EL 10)

Prepared By: 11707 St. Josephs Road
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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.



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°13'43" 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 85°39'51" W	18.29'
L223	S 28°27'04" W	0.36'
L224	S 33°04'58" W	9.51'
L225	N 61°21'43" W	23.42'
L226	N 3°20'59" W	3.99'
L227	S 59°09'44" E	5.06'
L228	S 68°31'30" W	24.51'
L229	N 56°56'02" W	7.00'
L230	S 33°04'58" W	5.15'
L231	N 4°05'28" 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°24'21" W	9.76'
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°12'28" W	9.76'
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	S 23°45'46" E	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 88°04'54" E	1.87'
L254	N 89°16'46" E	23.94'
L255	N 60°56'17" E	8.01'
L256	N 21°33'59" E	23.38'
L257	S 50°40'46" E	10.49'
L258	S 40°28'22" E	9.76'
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	25.95'
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 86°51'44" W	37.42'
L269	N 62°46'47" W	13.91'
L270	N 72°40'15" W	7.80'
L271	S 86°01'40" W	15.03'
L272	N 60°35'38" W	16.98'
L273	N 51°42'10" W	12.01'
L274	N 28°14'43" 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 40°56'14" W	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°33'59" E	20.45'
L284	S 76°30'35" 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°09'44" E	16.28'
L290	S 89°07'02" W	18.70'
L291	S 78°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°31'37" 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	26.13'
L300	S 13°25'59" W	8.02'
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 43°30'01" E	3.96'
L306	N 89°09'01" E	34.22'
L307	N 76°48'30" E	1.71'

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	127.95'
C7	100.00'	73.75'	42°15'29"	N 61°20'47" W	72.09'
C8	43.00'	90.57'	67°22'49"	N 15°40'29" E	47.70'
C9	49.50'	127.77'	147°43'16"	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°59'52" 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'	29°36'07"	S 88°15'53" E	11.08'
C244	525.00'	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'	54.68°03"	S 88°56'39" E	54.66'
C249	31.39'	25.93'	47°20'05"	N 60°31'45" E	25.20'
C250	140.22'	22.41'	9°09'18"	N 87°54'36" E	22.38'
C251	118.57'	22.99'	11°06'42"	S 78°33'20" E	22.96'
C252	8.75'	1.88'	12°20'38"	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°52'29" E	9.36'
C255	71.00'	10.75'	8°59'40"	N 80°24'07" 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	19.98'
C265	7.55'	4.46'	10°52'43"	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°21'01"	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'	47.75'	5°02'11"	S 89°34'24" E	47.41'
C271	75.00'	28.79'	21°59'51"	N 74°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'	1°27'14"	N 15°28'38" W	2.70'
C281	530.50'	18.23'	1°58'08"	S 89°27'44" 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°25'14"	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	9.00'	13.53'	15°03'02"	N 26°43'04" E	9.76'
C293	71.69'	15.97'	12°48'42"	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°39'45"	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" E	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'	S 89°09'40" E	32.57'	
C324	5.00'	3.45'	39°28'37"	N 83°41'40" E	3.38'
C325	10.52'	8.71'	47°26'16"	N 67°48'55" E	8.47'
C326	12.30'	13.70'	63°46'57"	N 30°13'37" E	13.00'
C327	75.00'	13.20'	10°05'15"	N 08°47'46" W	13.19'
C328	175.00'	37.80'	12°22'38"	N 26°08'18" E	37.73'

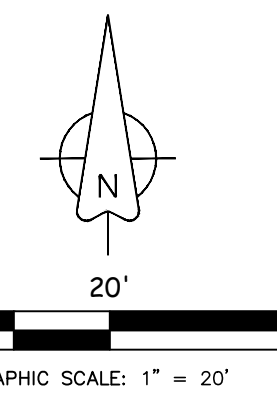
SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

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

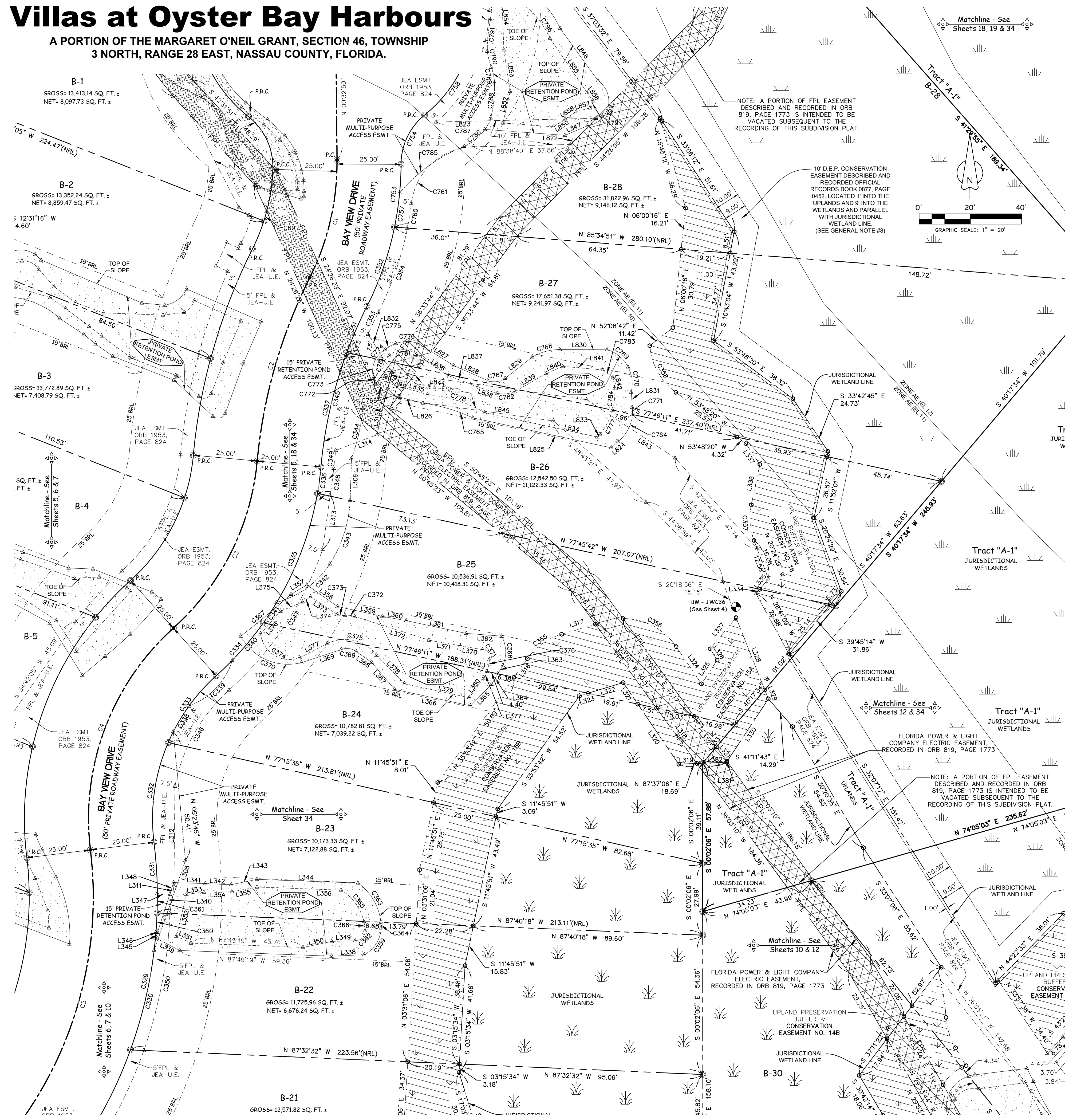
TABLE OF MINIMUM FINISHED FLOOR ELEVATION FOR LOTS IN FLOOD ZONE AE WITH B.F.E.

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



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
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°28'13" E	10.96'
L312	N 00°30'42" E	38.83'
L313	N 07°49'09" E	21.01'
L314	N 6°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" W	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	N 17°57'02" E	10.22'
L339	N 62°35'30" W	10.84'
L340	N 17°57'02" E	22.73'
L341	S 88°08'06" E	12.43'
L342	S 87°40'18" 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°42'48" 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°19'14" 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 59°07'39" W	7.17'
L369	S 71°48'35" W	16.31'
L370	N 80°56'48" 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°59'45" E	12.17'
L378	S 44°35'48" E	15.57'
L379	S 77°46'11" E	25.80'
L380	N 35°49'19" 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	3.81'
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	17.95'
L833	S 40°43'08" W	1.53'
L834	N 77°46'11" W	44.96'
L835	N 73°19'18" E	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	5.90'
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°19'12" 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'
C329	175.00'	120.62'	46°02'13"	N 16°00'32" E	117.31'
C330	175.00'	54.65'	17°53'32"	N 11°00'13" E	54.43'
C331	175.00'	40.05'	13°06'41"	N 13°23'39" E	39.96'
C332	175.00'	27.69'	9°04'02"	N 02°28'34" W	27.67'
C333	75.00'	39.70'	30°19'41"	N 08°09'16" E	39.24'
C334	125.00'	32.34'	24°42'35"	S 35°40'24" W	32.09'
C335	125.00'	27.68'	12°41'09"	N 41°41'07" E	27.62'
C336	125.00'	55.23'	25°19'03"	N 22°41'01" E	54.79'
C337	175.00'	10.38'	4°45'29"	N 07°38'45" E	10.38'
C338	175.00'	45.91'	15°01'55"	N 12°46'58" E	45.78'
C339	75.00'	11.78'	8°59'44"	S 31°20'43" W	11.76'
C340	28.07'	28.56'	82°09'56"	N 43°23'08" E	24.68'
C341	125.00'	18.90'	6°39'41"	N 39°40'23" E	18.88'
C342	125.00'	9.95'	4°22'42"	N 33°09'12" E	9.95'
C343	36.44'	26.16'	41°07'49"	N 54°10'26" E	25.60'
C344	91.59'	26.32'	29°13'33"	N 17°42'31" E	26.03'
C345	83.04'	20.18'	13°56'33"	N 12°51'53" E	20.13'
C346	175.00'	44.65'	14°37'08"	N 12°34'34" E	44.53'
C347	67.50'	43.81'	37°11'24"	S 29°25'59" W	43.05'
C348	132.50'	66.71'	28°50'52"	N 33°36'15" E	66.01'
C349	130.00'	10.80'	4°45'29"	N 07°38'45" E	10.79'
C350	170.00'	7.00'	S 02°56'45" W	S 02°56'45" W	7.00'
C351	180.00'	54.64'	17°23'29"	N 10°45'12" E	54.43'
C352	175.00'	19.57'	6°24'30"	N 23°30'11" E	19.56'
C353	125.00'	32.91'	15°05'05"	N 19°09'54" E	32.81'
C354	170.00'	9.45'	3°11'05"	S 29°06'54" W	9.45'
C355	130.00'	34.86'	19°21'47"	N 19°01'33" E	34.75'
C356	25.00'	16.76'	38°24'05"	S 54°34'56" W	16.44'
C357	25.00'	24.36'	55°49'04"	S 62°10'34" E	23.40'
C358	25.00'	14.08'	32°16'30"	N 04°16'14" W	13.90'
C359	25.00'	21.49'	49°15'03"	N 29°10'49" W	20.83'
C360	12.62'	12.89'	58°30'56"	S 32°20'00" W	12.33'
C361	175.00'	7.50'	N 03°17'08" E	N 03°17'08" E	7.50'
C362	175.00'	7.50'	2°27'24"	N 00°49'46" E	7.50'
C363	3.71'	6.18'	95°25'27"	S 44°54'50" W	5.49'
C364	21.85'	18.19'	47°41'55"	N 30°23'11" W	17.67'
C365	21.85'	2.31'	6°02'39"	N 03°30'54" W	2.30'
C366	19.56'	15.46'	45°17'33"	N 35°16'45" W	15.06'
C367	19.56'	3.71'	10°51'26"	N 07°47'17" W	3.70'
C368	389.23'	25.56'	3°45'43"	N 50°13'11" E	25.55'
C369	13.28'	11.86'	51°09'45"	S 02°13'33" E	11.67'
C370	6.01'	6.30'	60°03'19"	N 81°36'38" W	6.02'
C371	20.88'	27.92'	76°35'38"	N 64°55'24" W	25.88'
C372	2.85'	5.58'	112°11'05"	N 34°21'06" W	4.73'
C373	8.23'	3.92'	27°14'40"	N 83°51'07" W	3.88'
C374	4.46'	3.06'	39°16'20"	N 83°18'37" W	3.00'
C375	11.39'	20.63'	103°46'48"	S 88°42'26" E	17.92'
C376	15.44'	21.37'	79°18'02"	S 76°30'51" E	19.70'
C377	14.51'	4.69'	18°51'41"	N 12°06'11" E	4.67'
C378	14.51'	2.91'	11°30'35"	N 27°07'19" E	2.91'
C379	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	125.00'	13.55'	6°12'47"	N 08°30'58" E	13.55'
C756	95.00'	43.85'	45°40'53"	N 27°46'43" 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°12'06" 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'	11.71'	6°50'50"	N 88°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'	32°30'49"	N 50°40'16" E	10.37'
C777	25.24'	10.60'	24°03'59"	S 27°29'55" W	11.84'
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°14'00" 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 09°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'

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)

SHEET INDEX

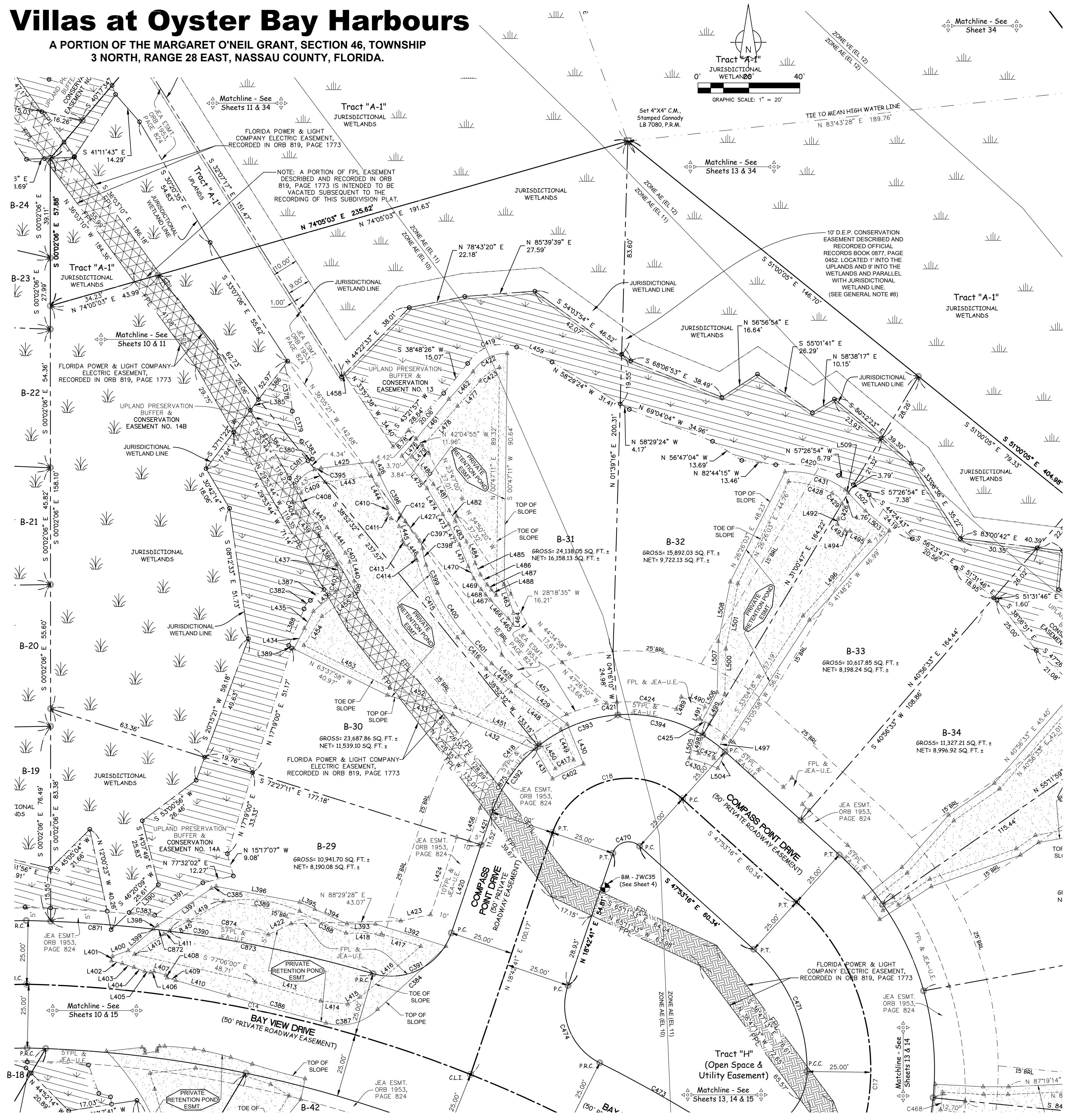
- FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX.
- SHEET 5 (LOTS B-1, B-2 & B-3)
 - SHEET 6 (LOTS B-4, B-5, B-6 & B-7)
 - SHEET 7 (LOTS B-8, B-9 & B-10)
 - SHEET 8 (LOTS B-11, B-12, B-13 & B-14)
 - SHEET 9 (LOTS B-15, B-16, & B-17)
 - SHEET 10 (LOTS B-18, B-19, B-20 & B-21)
 - SHEET 11 (LOTS B-22, 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)

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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.



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 69°52'37"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°49'47"W	11.88'
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 83°07'07"E	26.21'
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	7.72'
L446	S 39°23'57"E	5.74'
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	34.84'
L458	N 44°23'33"E	1.50'
L459	N 66°55'54"W	15.07'
L460	N 39°33'59"E	20.26'
L461	N 41°22'27"E	14.35'
L462	S 18°04'21"E	11.83'
L463	S 01°20'16"W	4.72'
L464	N 39°58'04"W	3.20'
L465	N 44°14'26"W	10.15'
L466	N 42°33'03"W	2.76'
L467	N 39°55'46"W	2.73'
L468	N 33°52'06"W	5.19'
L469	N 24°18'34"W	5.25'
L470	N 22°19'30"W	9.10'
L471	N 27°48'33"W	9.07'
L472	N 30°39'48"W	4.54'
L473	N 31°04'49"W	11.94'
L474	N 37°45'58"W	16.10'
L475	N 39°33'59"E	8.72'
L476	S 42°06'07"W	13.30'
L477	S 41°30'12"W	20.86'
L478	S 37°45'58"E	13.43'
L479	S 31°03'50"E	12.09'
L480	S 30°39'52"E	4.54'
L481	S 27°48'33"E	9.16'
L482	S 24°18'34"E	4.92'
L483	S 33°47'34"E	4.79'
L484	S 39°52'14"E	2.52'
L485	S 42°52'22"E	2.90'
L486	N 22°23'34"E	5.20'
L487	S 67°36'26"E	10.00'
L488	S 22°23'34"W	5.20'
L489	S 08°11'50"W	2.09'
L490	S 48°34'52"E	4.00'
L491	S 88°03'23"E	1.94'
L492	S 62°33'01"E	8.65'
L493	S 41°48'21"W	39.20'
L494	S 24°43'21"W	8.95'
L495	N 14°24'19"E	7.68'
L496	N 28°03'44"E	17.78'
L497	N 01°27'22"E	17.77'
L498	S 43°25'58"E	9.94'
L499	S 50°34'26"E	11.98'
L500	S 24°43'21"W	11.64'
L501	N 14°24'19"E	10.99'
L502	N 28°03'44"E	17.43'
L503	N 01°20'16"E	20.00'
L504	N 11°18'46"E	23.79'
L505	S 43°25'58"E	1.70'

CURVE TABLE DATA

CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C14	500.00'	178.67'	20°28'27"	N 78°29'52"W	177.72'
C17	88.50'	159.31'	103°08'20"	N 03°40'54"E	138.66'
C18	31.50'	62.35'	113°24'04"	S 75°24'42"W	52.66'
C378	98.00'	18.34'	10°43'30"	S 09°26'56"E	18.32'
C379	27.00'	12.56'	26°38'39"	S 17°24'31"E	12.44'
C380	16.65'	1.85'	6°22'22"	N 67°36'10"E	1.85'
C381	16.65'	10.09'	34°43'00"	N 47°03'29"E	9.94'
C382	5.00'	4.25'	48°42'00"	S 36°52'28"W	4.12'
C383	930.50'	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'	30.46'	34°53'31"	N 82°38'58"W	29.98'
C390	925.00'	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 42°33'18"E	18.63'
C401	246.72'	16.46'	3°49'39"	S 42°32'59"E	16.45'
C402	91.48'	13.52'	8°28'05"	S 64°25'07"W	13.51'
C403	6.40'	6.44'	57°39'31"	N 16°16'17"E	6.17'
C404	8.74'	4.78'	31°19'37"	S 19°32'25"E	4.72'
C405	12.50'	16.66'	76°23'02"	S 34°16'54"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'	4.08'	3°46'21"	N 83°03'39"W	4.05'
C422	15.07'	15.90'	60°25'42"	N 52°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°07'22"	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'
C432	525.00'	6.41'	0°41'59"	N 83°00'33"W	6.41'
C433	525.00'	81.67'	8°54'45"	N 78°12'10"W	81.58'
C434	530.00'	31.88'	3°26'47"	N 80°11'48"W	31.87'
C435	56.50'	30.26'	30°41'15"	S 34°03'18"W	29.90'

SHEET INDEX

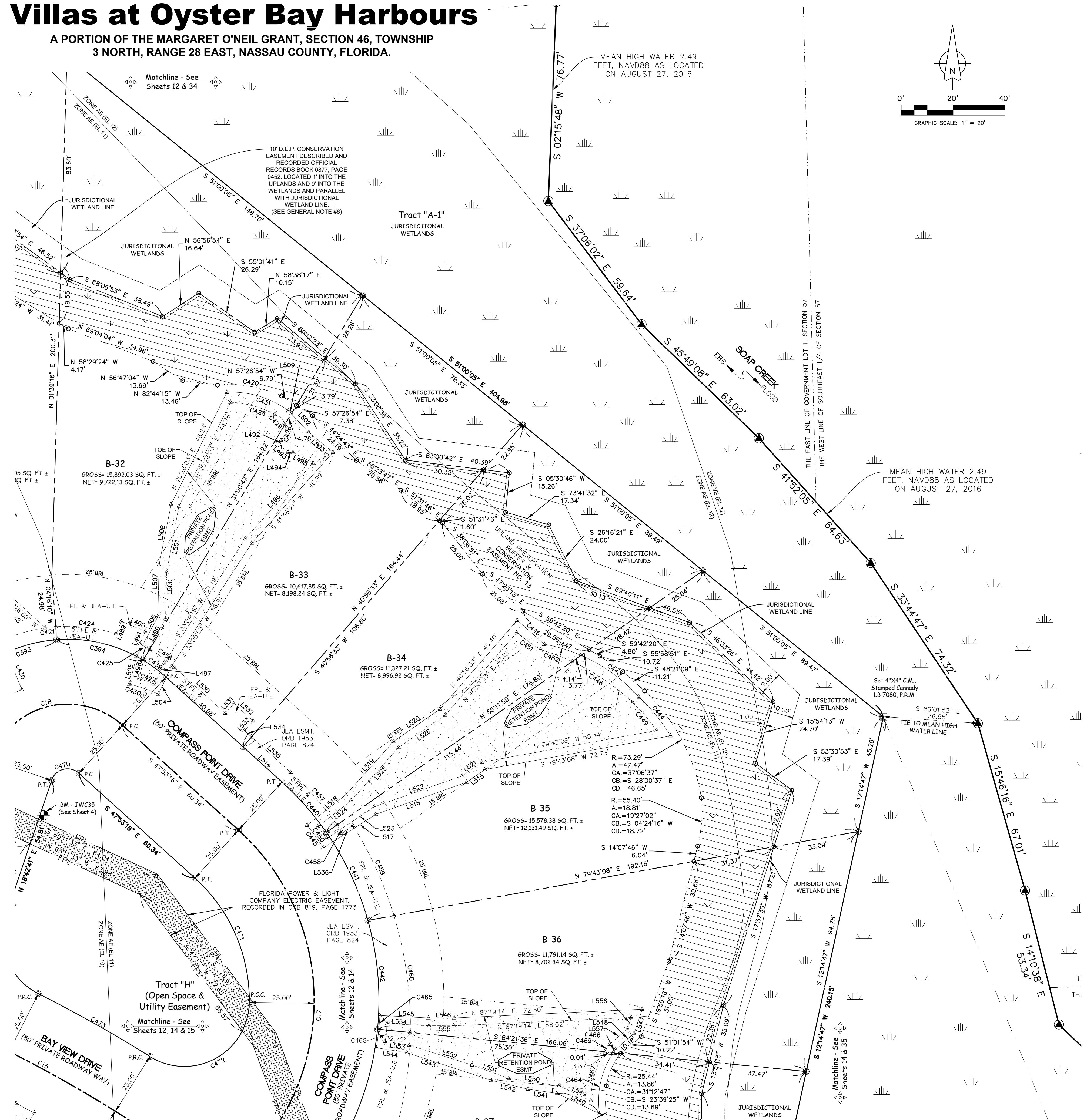
- FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX
- SHEET 5 (LOTS B-1, B-2 & B-3)
 - SHEET 6 (LOTS B-4, B-5, B-6 & B-7)
 - SHEET 7 (LOTS B-8, B-9 & B-10)
 - SHEET 8 (LOTS B-11, B-12, B-13 & B-14)
 - SHEET 9 (LOTS B-15, B-16, & B-17)
 - SHEET 10 (LOTS B-18, B-19, B-20 & B-21)
 - SHEET 11 (LOTS B-22, 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 M-7 & M-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)

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
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°31'22" 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°55'59" 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'	38°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 94°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)

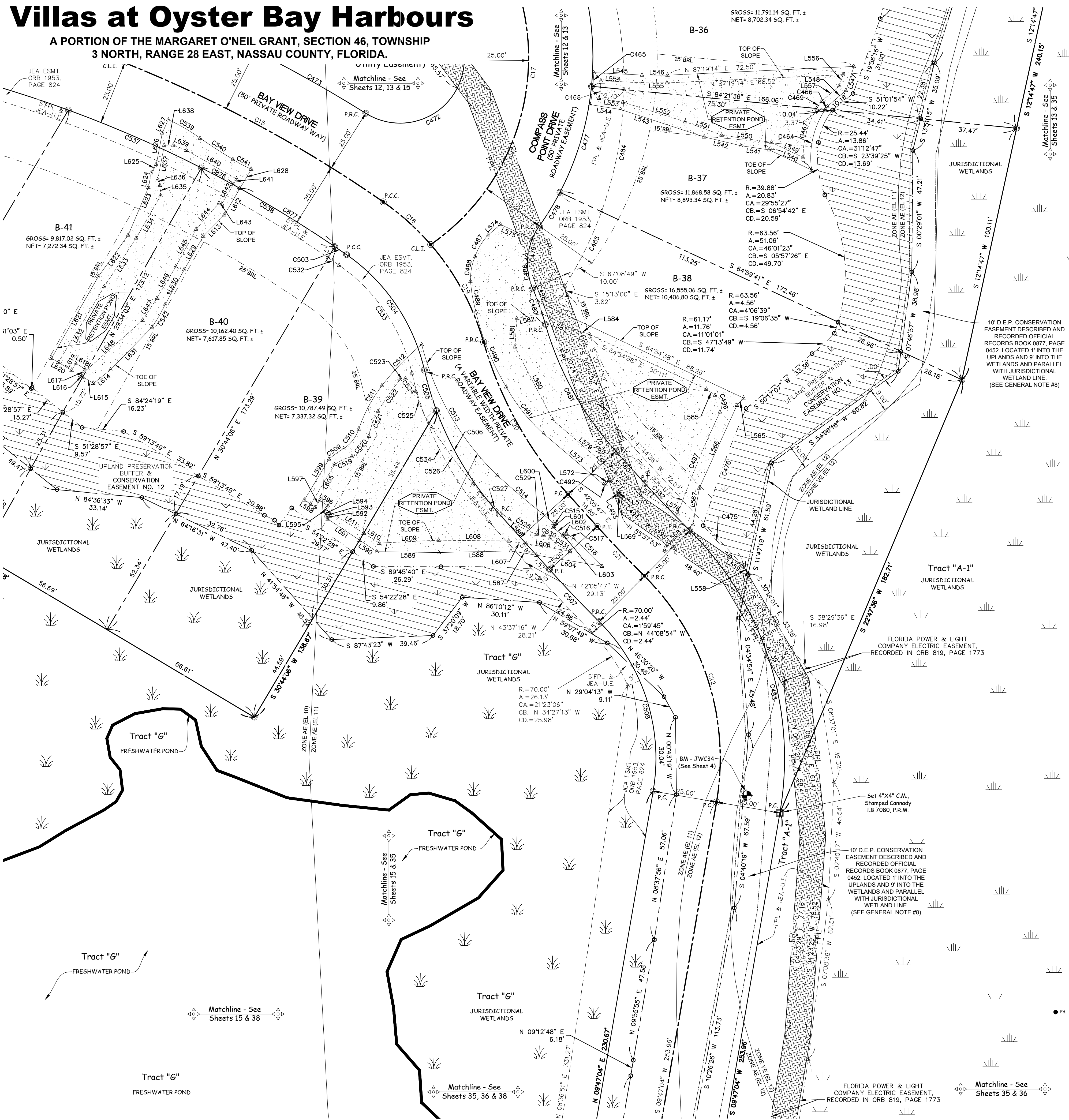
TABLE OF MINIMUM BOTTOM ELEVATION OF THE LOWEST HORIZONTAL MEMBER OF THE LOWEST FLOOR ELEVATION FOR LOTS IN FLOOD ZONE VE WITH B.F.E.

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 PILING OR COLUMNS) SHOULD BE ELEVATED TO NO LOWER THAN ONE (1) FOOT ABOVE THE BASE FLOOD ELEVATION

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
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 60°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	S 89°55'59" E 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°55'59" E 9.49'
L556	S 18°24'24" W 4.52'
L557	S 49°03'09" W 9.04'
L558	N 30°14'01" W 3.80'
L559	N 59°37'53" W 6.38'
L560	N 42°05'47" W 16.85'
L561	N 42°40'39" E 3.81'
L562	N 24°24'55" E 35.39'
L563	N 10°01'03" E 14.43'
L564	N 51°24'14" E 13.25'
L565	S 48°55'09" E 1.44'
L566	S 39°17'09" W 13.63'
L567	S 43°36'05" E 5.89'
L568	N 38°42'50" E 2.17'
L569	S 49°02'03" E 4.95'
L570	S 49°15'31" E 32.29'
L571	N 18°12'12" W 7.65'
L572	S 03°47'41" W 11.13'
L573	S 79°16'51" W 9.89'
L574	N 63°43'12" W 13.49'
L575	N 71°39'51" W 6.88'
L576	N 58°29'00" W 4.12'
L577	N 42°05'47" W 13.63'
L578	N 80°30'15" W 10.04'
L579	S 88°43'07" W 28.06'
L580	N 89°13'38" W 24.04'
L581	N 56°27'47" W 8.14'
L582	N 56°27'47" W 16.84'
L583	N 28°20'47" W 1.42'
L584	N 33°24'27" E 1.50'
L585	N 56°35'33" W 1.45'
L586	N 33°24'27" E 3.19'
L587	N 57°22'38" W 3.89'
L588	S 33°24'27" W 3.14'
L589	N 56°35'33" W 5.09'
L590	N 31°06'28" E 18.60'
L591	S 49°29'59" E 5.70'
L592	S 33°00'47" W 0.55'
L593	S 50°58'38" E 4.89'
L594	N 40°35'14" E 0.39'
L595	N 80°30'15" W 25.88'
L596	N 31°06'28" E 18.09'
L597	N 80°38'18" W 17.24'
L598	N 80°38'18" W 6.88'
L599	N 89°17'29" W 27.23'
L600	S 87°10'38" W 23.10'
L601	N 57°55'59" W 7.24'
L602	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°51'31"	S 35°02'02" W	1.39'
C467	36.19'	20.01'	3°14'03"	S 19°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°28'59"	S 34°12'31" W	3.46'
C472	25.00'	52.95'	121°20'29"	N 61°25'14" E	43.59'
C473	925.00'	49.42'	9°23'38"	N 60°36'21" W	49.41'
C475	130.00'	15.93'	7°01'18"	N 40°56'33" W	15.92'
C476	433.13'	48.54'	6°25'14"	N 20°07'47" E	48.51'
C477	113.50'	43.30'	2°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	26.00'	25.36'	58°06'37"	N 06°12'08" E	24.28'
C480	125.00'	14.95'	6°51'05"	N 19°23'38" 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'	7°33'36"	N 26°15'06" E	32.19'
C486	25.00'	19.41'	44°28'24"	N 03°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'	2°01'22"	S 21°57'55" E	31.47'
C491	71.58'	18.46'	18°46'32"	S 38°59'29" E	23.55'
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 18°12'12" 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'
C500	475.00'	5.56'	0°40'16"	S 09°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°33'36"	N 26°15'06" E	16.47'
C506	125.00'	47.30'	21°40'58"	N 31°15'18" W	47.02'
C507	925.00'	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 33°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°01'50" 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'	22.10'	5°33'55"	S 36°15'23" E	22.09'
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°36'44"	S 57°36'42" E	9.14'
C532	470.00'	5.20'	0°58'04"	N 59°38'03" 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°28'59" E	65.62'

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 PILLARS OR COLUMNS) SHOULD BE ELEVATED TO NO LOWER THAN ONE (1) FOOT ABOVE THE BASE FLOOD ELEVATION

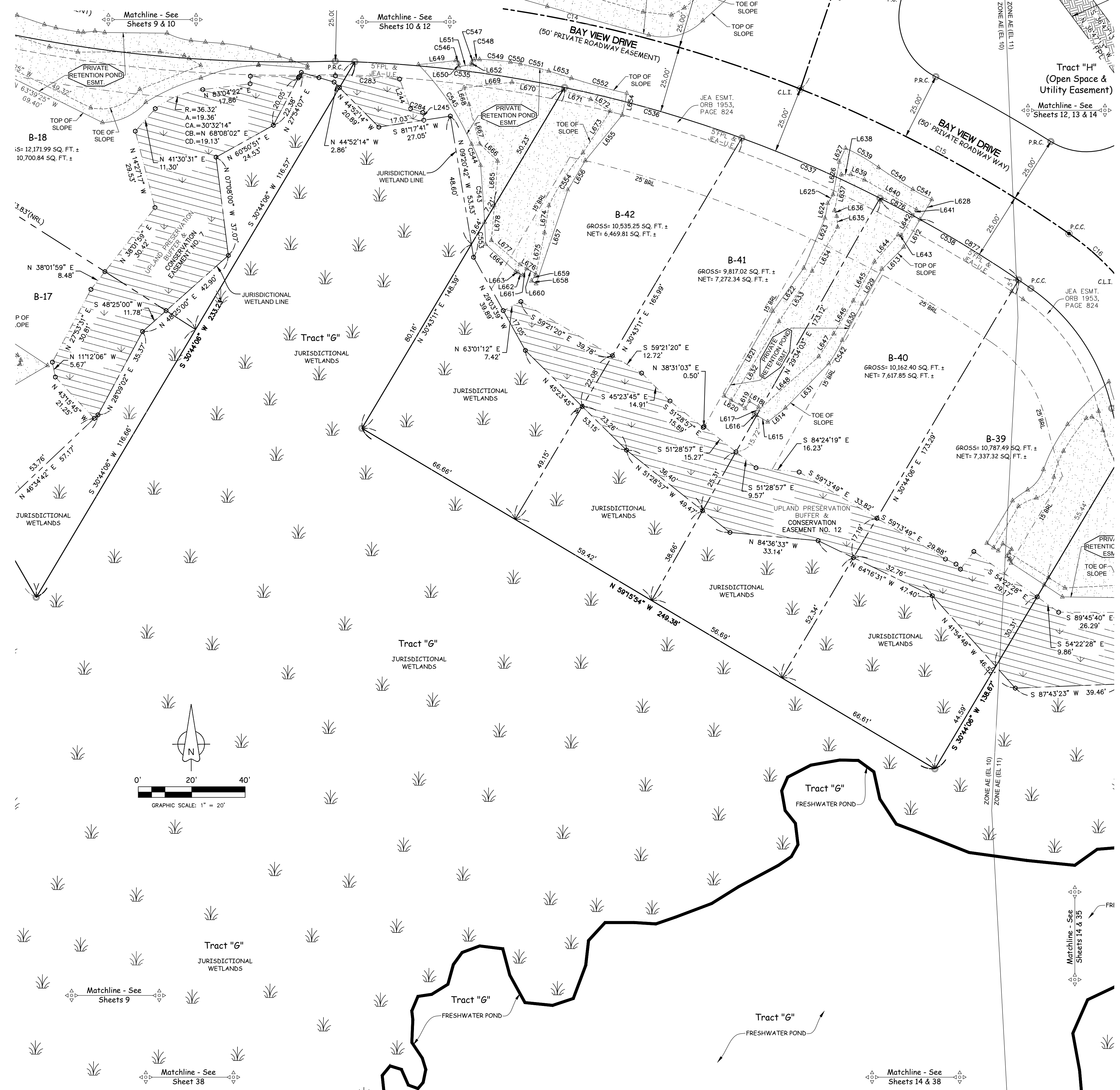
SHEET INDEX

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)

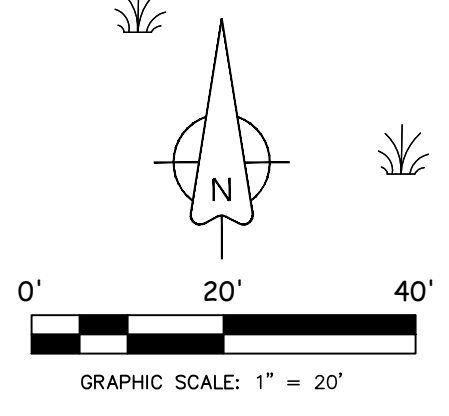
Villas at Oyster Bay Harbours

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



LINE	BEARING	DISTANCE
L244	S 20°04'59" E	11.83'
L245	S 08°47'13" E	2.95'
L163	S 30°28'44" W	11.99'
L613	S 44°40'17" W	11.56'
L614	S 01°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°39'04" E	0.88'
L653	S 72°46'01" E	8.86'
L654	S 12°01'09" 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	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°29'36" 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	43.92'	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'	8.96'	14°01'30"	N 23°08'23" W	8.94'
C545	96.89'	36.06'	21°19'21"	N 33°39'30" W	35.85'
C546	1.00'	1.47'	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 81°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°46'16" 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	90.99'	23.60'	14°59'48"	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)

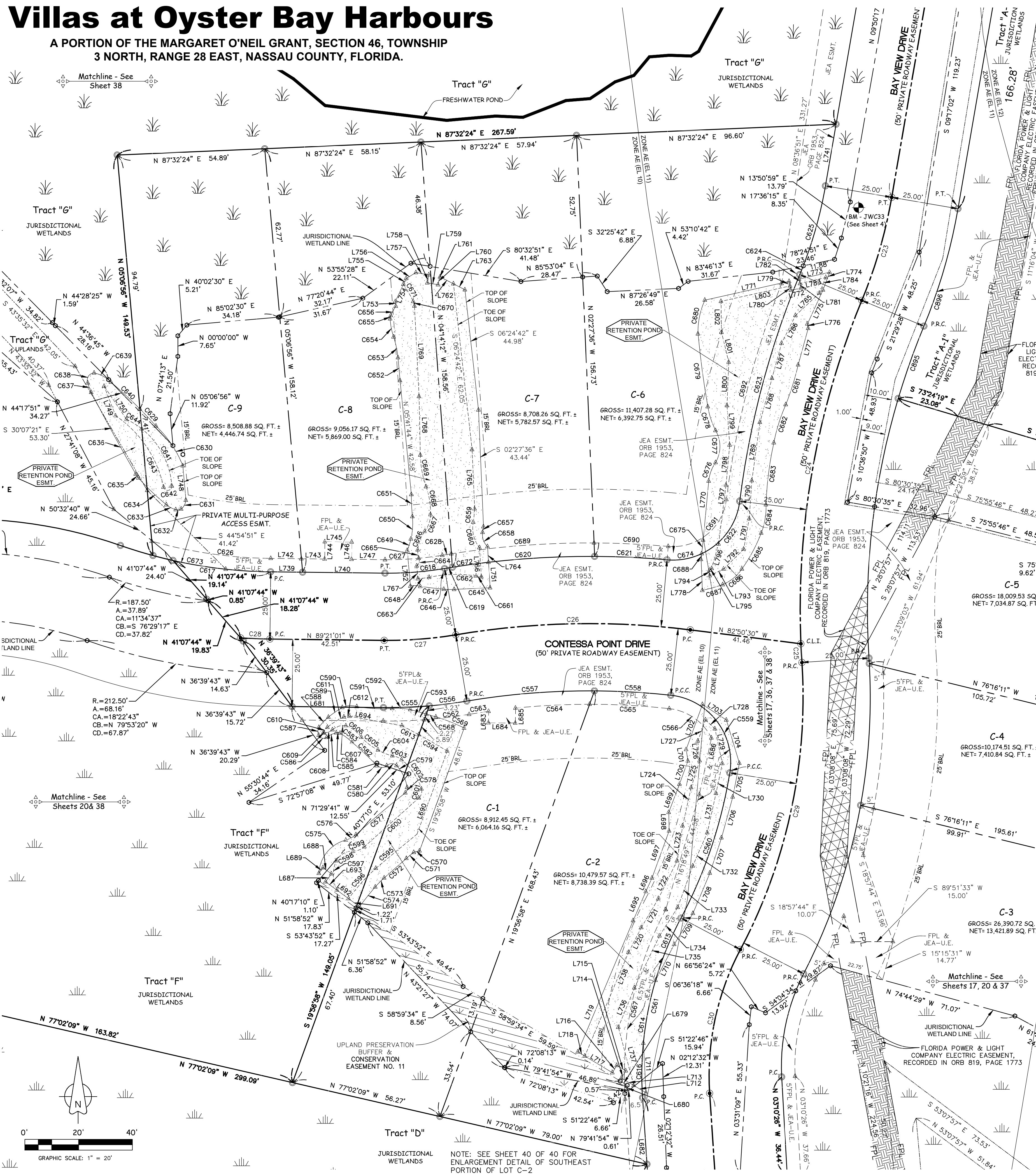
TABLE OF MINIMUM FINISHED FLOOR ELEVATION FOR LOTS IN FLOOD ZONE AE WITH B.F.E.

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)

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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.



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°17'46" W	87.23'
C27	150.00'	26.73'	10°12'37"	S 89°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'
C35	175.00'	17.05'	5°35'00"	N 87°51'29" E	17.05'
C36	175.00'	14.13'	4°37'37"	N 82°45'10" E	14.13'
C37	275.00'	47.64'	9°55'34"	S 89°24'09" W	47.58'
C38	275.00'	28.44'	5°55'32"	N 86°40'18" W	28.43'
C39	25.00'	40.54'	92°54'17"	N 37°15'23" W	36.24'
C40	175.00'	57.24'	18°44'24"	N 18°33'59" E	56.98'
C41	125.00'	69.21'	31°43'25"	N 12°04'27" E	68.33'
C42	180.00'	16.85'	5°21'47"	N 83°07'15" E	16.84'
C43	270.00'	7.30'	1°33'00"	S 81°12'52" W	7.30'
C44	270.00'	27.60'	5°51'28"	S 87°03'32" W	27.59'
C45	270.00'	29.70'	5°18'13"	N 89°51'38" W	29.69'
C46	20.00'	19.89'	56°58'43"	N 89°13'10" W	19.08'
C47	131.50'	72.94'	31°46'50"	S 12°06'09" W	72.01'
C48	317.73'	3.73'	0°40'18"	S 73°25'13" E	3.73'
C49	69.78'	11.30'	9°16'38"	S 68°26'45" E	11.29'
C50	51.64'	2.19'	2°25'32"	S 79°22'05" W	2.19'
C51	35.53'	3.54'	3°05'00"	S 80°46'00" W	3.54'
C52	634.05'	11.02'	0°59'44"	S 48°43'30" W	11.02'
C53	35.89'	4.72'	7°32'02"	S 44°27'37" W	4.72'
C54	121.87'	9.38'	4°24'42"	S 38°29'15" W	9.38'
C55	13.38'	16.99'	72°44'46"	N 39°08'16" E	15.87'
C56	11.83'	47.31'	17°19'27"	S 86°31'36" E	42.88'
C57	298.07'	24.05'	4°37'23"	N 49°44'00" E	24.04'
C58	2.26'	2.24'	56°42'08"	N 18°38'59" E	2.15'
C59	14.96'	9.17'	39°06'23"	N 25°53'22" W	9.02'
C60	2.70'	3.97'	84°03'03"	S 89°22'03" W	3.62'
C61	2.90'	3.96'	84°21'	S 89°31'23" W	3.61'
C62	16.70'	12.79'	42°22'06"	N 46°49'49" W	12.79'
C63	24.07'	5.57'	13°15'52"	N 92°58'35" W	5.56'
C64	1.84'	1.48'	46°03'13"	N 84°29'40" W	1.44'
C65	11.61'	3.95'	19°28'35"	S 64°53'25" W	3.93'
C66	1.90'	3.52'	105°47'20"	N 74°52'11" W	3.04'
C67	3.05'	3.04'	90°00'00"	N 01°00'00" E	2.91'
C68	24.00'	5.20'	12°25'24"	N 42°53'35" E	5.19'
C69	41.72'	6.29'	8°38'11"	N 55°11'54" E	6.28'
C70	9.56'	5.53'	41°55'21"	N 86°18'23" E	5.41'
C71	94.87'	13.22'	13°48'06"	S 86°56'38" E	13.18'
C72	22.08'	17.29'	17°29'27"	S 86°31'36" E	17.29'
C73	317.73'	6.19'	1°06'56"	S 74°18'51" E	6.19'
C74	281.69'	12.19'	2°28'42"	S 60°04'26" E	12.18'
C75	857.64'	19.91'	1°19'48"	S 50°17'32" W	19.91'
C76	75.49'	15.21'	11°32'44"	S 42°03'08" W	15.19'
C77	32.98'	11.27'	50°16'48"	N 20°13'41" E	10.92'
C78	6.82'	7.64'	44°15'06"	N 60°40'50" E	7.25'
C79	6.57'	4.58'	39°57'24"	N 68°08'24" E	4.49'
C80	751.05'	27.19'	0°12'27"	N 48°06'31" E	27.19'
C81	3.30'	3.65'	63°25'47"	N 16°17'51" E	3.47'
C82	23.43'	13.33'	32°36'34"	N 34°06'14" W	13.15'
C83	16.70'	3.76'	32°19'49"	N 32°19'49" W	3.71'
C84	16.60'	5.79'	19°59'20"	N 67°49'43" W	5.76'
C85	19.44'	7.84'	23°06'40"	N 52°38'25" W	7.79'
C86	11.28'	7.27'	36°56'22"	N 53°35'33" W	7.15'
C87	5.77'	5.42'	53°47'29"	S 73°46'05" W	5.22'
C88	3.08'	3.42'	34°18'21"	N 34°18'21" E	3.39'
C89	0.27'	0.44'	94°23'04"	N 22°51'01" W	0.40'
C90	3.31'	2.39'	41°27'00"	N 37°15'17" E	2.34'
C91	25.26'	7.28'	16°30'28"	N 58°04'28" E	7.25'
C92	3.71'	2.12'	32°49'11"	N 83°11'22" E	2.09'
C93	281.69'	7.06'	1°56'12"	S 62°01'93" E	7.06'
C94	125.00'	23.85'	10°56'03"	S 10°59'38" W	23.82'
C95	125.00'	25.03'	11°28'30"	S 22°11'55" W	24.99'
C96	125.00'	17.62'	8°04'27"	S 01°29'23" W	17.60'
C97	175.00'	36.67'	12°00'22"	S 28°20'50" E	36.60'
C98	125.00'	22.28'	10°12'37"	S 89°32'40" E	22.25'
C99	4.62'	3.76'	24°18'31"	N 24°18'31" E	3.71'
C100	325.00'	53.11'	9°21'49"	S 89°38'22" W	53.05'
C101	325.00'	26.97'	4°45'14"	N 87°18'07" W	26.96'
C102	25.00'	38.37'	87°56'33"	N 51°06'13" E	34.71'
C103	325.00'	87.42'	15°24'42"	N 14°50'18" E	87.16'
C104	154.59'	31.83'	24°18'31"	N 24°18'31" E	31.83'
C105	154.59'	30.89'	11°27'02"	N 19°30'59" E	30.84'
C106	170.00'	44.86'	15°07'04"	S 81°47'29" E	44.73'
C107	120.00'	21.38'	10°12'37"	N 89°32'40" E	21.36'
C108	330.00'	3.41'	0°35'28"	S 62°27'36" W	3.41'
C109	169.91'	31.83'	24°18'31"	N 24°18'31" E	31.83'
C110	40.96'	17.95'	25°06'36"	S 34°02'39" E	17.81'
C111	4.92'	3.83'	48°32'32"	S 28°07'00" W	3.71'
C112	2.59'	2.07'	45°48'42"	N 83°08'23" W	2.01'
C113	9.87'	3.96'	22°59'20"	N 62°27'36" W	3.93'
C114	87.06'	14.43'	9°29'45"	N 46°14'07" W	14.41'
C115	10.70'	1.75'	9°22'50"	N 34°34'52" W	1.75'
C116	672.75'	34.64'	2°57'01"	N 28°35'47" W	34.64'
C117	17.46'	3.73'	12°14'35"	N 20°01'55" W	3.72'
C118	2.68'	5.17'	110°28'27"	N 32°55'50" E	4.40'
C119	12.16'	7.25'	34°11'21"	S 61°13'14" E	7.15'
C120	169.91'	16.64'	4°56'10"	N 12°12'12" E	14.63'
C121	29.56'	24.76'	47°59'45"	S 27°45'56" E	24.04'
C122	1.95'	4.65'	171°54'40"	S 82°11'16" W	3.09'
C123	42.61'	32.80'	44°06'27"	N 33°54'37" W	31.99'
C124	29.56'	6.68'	12°57'21"	S 58°14'29" E	6.67'
C125	1477.26'	13.37'	0°02'38"	S 87°34'53" W	13.37'
C126	26.57'	3.85'	8°18'43"	N 89°26'25" W	3.85'
C127	234.34'	8.82'	2°09'23"	N 83°10'23" W	8.82'
C128	7.44'	3.72'	28°40'01"	N 87°48'54" W	3.68'
C129	24.92'	4.49'	10°19'57"	N 17°54'49" E	4.49'
C130	26.71'	8.40'	18°01'10"	N 03°44'15" E	8.37'
C131	70.88'	8.21'	6°38'02"	N 02°41'59" W	8.20'
C132	842.250'	8.56'	0°03'30"	N 05°03'51" W	8.56'
C133	33.50'	7.91'	13°31'31"	N 11°51'21" W	7.89'
C134	25.25'	6.87'	15°35'41"	N 10°49'26" W	6.85'
C135	2.77'	1.31'	2°04'04"	N 10°30'41" E	1.30'
C136	24.96'	3.90'	8°56'51"	N 89°50'44" E	3.89'
C137	98.98'	2.11'	1°13'29"	S 08°44'13" W	2.11'
C138	5.92'	5.87'	56°43'16"	S 19°00'40" E	5.63'
C139	98.98'	4.98'	2°53'41"	S 05°44'03" W	4.98'
C140	11.95'	10.08'	49°59'10"	S 13°59'00" E	9.76'
C141	30.95'	1.98'	3°42'56"	N 86°09'25" W	1.98'
C142	47.16'	17.56'	21°20'15"	S 88°23'12" W	17.46'
C143	54.53'	4.24'	4°27'16"	S 82°39'24" W	4.24'
C144	2.34'	3.17'	77°27'20"	N 15°07'23" E	2.93'
C145	7.70'	3.20'	23°49'11"	N 07°01'10" W	3.18'
C146	13.37'	7.42'	31°46'48"	N 19°46'48" E	7.42'
C147	10.97'	6.74'	35°11'45"	N 19°04'21" E	6.63'
C148	28.64'	10.55'	21°06'59"	N 09°05'02" W	10.49'
C149	37.18'	12.01'	18°30'31"	N 10°23'16" W	11.96'
C150	275.00'	28.55'	5°56'58"	S 19°34'10" W	28.54'
C151	204.59'	45.56'	12°45'35"	N 16°09'52" E	45.47'

CURVE TABLE DATA

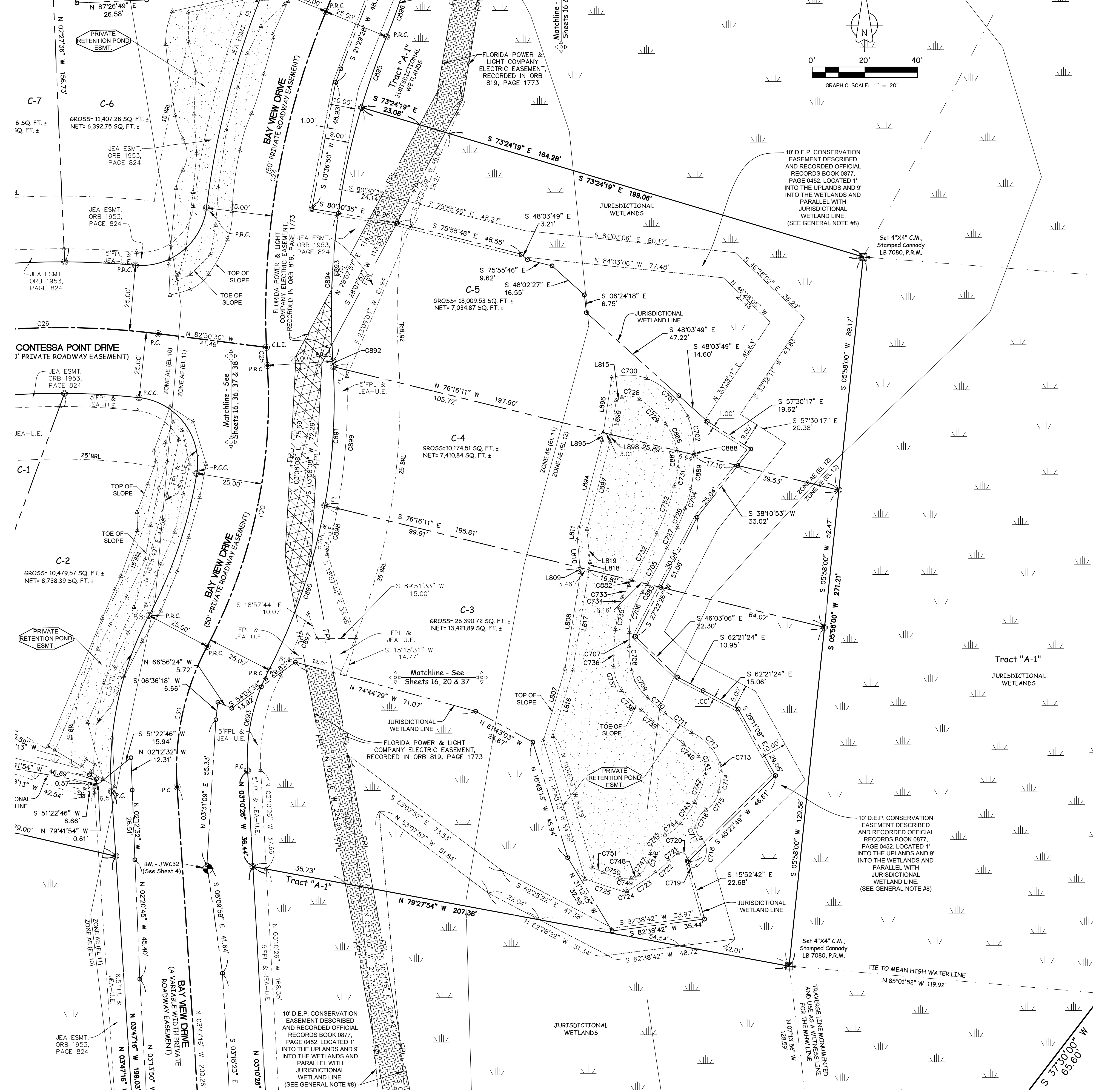
CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C670	4.79'	1.77'	21°12'41"	N 14°54'14" W	1.76'
C671	48.89'	7.36'	8°37'22"	N 29°49'15" W	7.35'
C672	325.00'	13.56'	2°23'24"	S 82°09'09" W	13.56'
C673	175.00'	19.97'	6°32'19"	S 80°36'48" W	19.96'
C674	25.00'	13.24'	30°20'23"	N 79°54'19" E	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°19'33"	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'	23.25'	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'	5°28'14"	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°46'55"	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'	19.89'	3°32'19"	S 89°39'17" W	19.82'
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	LINE	BEARING	DISTANCE
L679	S 59°06'03" E	3.05'	L741	N 05°47'04" E	23.29'
L680	S 02°10'15" E	2.36'	L742	S 89°21'01" E	11.37'
L681	S 89°21'01" E	33.99'	L743	S 89°21'01" E	8.67'
L682	S 03°47'16" E	24.77'	L744	N 00°38'59" E	6.44'
L683	N 00°32'11" E	4.25'	L745	S 89°21'01" E	10.00'
L684	N 89°21'49" W	10.00'	L746	S 02°38'59" W	6.44'
L685	S 00°32'11" W	5.57'	L747	S 89°21'01" E	12.47'
L686	N 12°01'29" E	21.54'	L748	S 05°06'56" E	12.88'
L687	N 36°16'08" E	3.67'	L749	N 21°11'27" W	11.77'
L688	N 53°43'52" W	3.88'	L750	S 33°57'13" E	14.85'
L689	S 36°16'08" W	2.97'	L751	S 03°40'49" E	9.90'
L690	S 19°56'58" W	32.87'	L752	N 09°06'56" W	13.30'
L691	N 53°43'52" W	5.12'	L753	N 06°06'26" W	1.78'
L692	N 53°43'52" W	5.37'	L754	N 25°21'09" E	7.05'
L693	N 53°43'52" W	5.20'	L755	N 25°21'09" E	2.41'
L694	N 53°43'52" W	6.72'	L756	N 53°43'52" W	4.23'
L695	N 23°3				

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
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 09°23'41" W	1.80
L810	N 09°23'41" W	10.69
L811	N 08°42'49" E	4.63
L815	N 63°46'05" E	2.51
L816	N 16°46'01" E	25.98
L817	N 09°05'42" E	38.87
L818	N 09°05'42" E	2.91
L819	N 05°23'41" W	12.62
L894	N 14°45'03" E	34.42
L895	N 08°35'42" E	2.87
L896	N 08°35'42" E	21.09
L897	N 14°45'03" E	34.42
L898	N 08°35'42" E	2.76
L899	N 08°35'42" E	13.14

CURVE TABLE DATA

CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C24	300.00'	130.72'	24°57'57"	N 10°03'41" E	129.69'
C25	300.00'	6.96'	1°19'44"	N 03°05'10" W	6.96'
C26	300.00'	87.54'	16°43'08"	S 88°47'56" W	87.23'
C29	200.00'	110.62'	31°41'20"	N 12°05'39" E	109.21'
C30	100.00'	58.37'	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	51.57'	7.50'	8°18'40"	S 16°40'42" W	7.49'
C705	172.85'	15.32'	5°04'43"	S 28°51'45" 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'	11°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'	49°24'30"	S 81°35'40" W	1.32'
C725	438.57'	19.48'	2°01'22"	N 7°42'19" W	19.48'
C726	121.00'	7.64'	3°57'04"	N 22°52'19" W	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°15'23" 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°45'41"	S 51°04'52" E	7.26'
C741	7.51'	7.85'	99°52'14"	S 20°13'01" E	7.50'
C742	38.59'	11.27'	16°44'09"	S 40°52'29" W	11.23'
C743	64.22'	9.75'	8°41'52"	S 53°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 44°24'34" W	3.16'
C749	12.90'	4.38'	19°25'48"	N 87°34'10" W	4.35'
C750	30.50'	6.71'	12°36'10"	N 71°33'11" W	6.69'
C751	1422.55'	4.50'	0°10'52"	N 65°09'40" 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°25'40" 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	57.50'	13.31'	11°17'47"	N 05°12'58" E	13.29'
C890	225.00'	68.35'	18°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°29'20" W	97.14'
C894	275.00'	56.44'	11°45'33"	S 02°07'45" W	56.34'
C895	275.00'	28.55'	8°56'58"	S 02°04'10" 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.

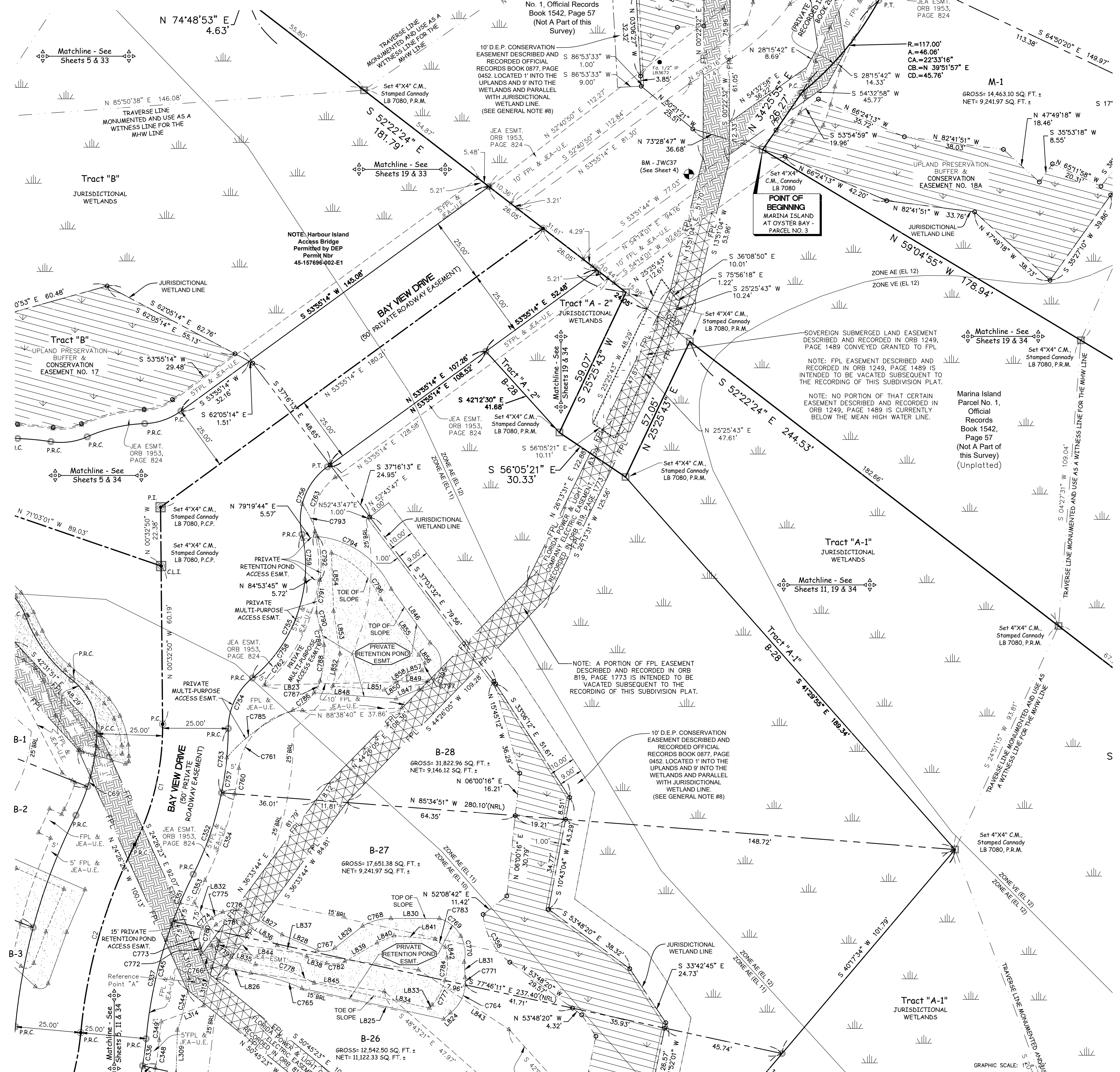
LOT #	G.F.E.	FLOOD ZONE WITH B.F.E.	BOTTOM ELEVATION OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER OF THE LOWEST FLOOR ELEVATION
C-3	7.50'	AE (EL. 11), AE (EL. 12) & VE (EL. 12)	13.00'
C-4	7.50'	AE (EL. 11), AE (EL. 12) & VE (EL. 12)	13.00'
C-5	7.50'	AE (EL. 11), AE (EL. 12) & VE (EL. 12)	13.00'

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 PILING OR COLUMNS) SHOULD BE ELEVATED TO NO LOWER THAN ONE (1) FOOT ABOVE THE BASE FLOOD ELEVATION

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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.



LINE TABLE DATA

LINE	BEARING	DISTANCE
L309	S 01°47'26" E	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°50'01" E	16.17'
L828	S 64°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	1.93'
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°21'59" 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 38°56'27" 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°19'12" 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°01'59"	N 12°46'58" E	45.78'
C344	83.04'	28.18'	13°55'33"	N 12°51'53" E	28.13'
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 23°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'	64°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 60°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'	11.17'	65°50'50"	S 18°49'57" E	11.17'
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°59'12" E	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°14'00" 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 09°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'

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-27	7.50'	11.00'	AE (EL 10), AE (EL 11) & AE (EL 12)

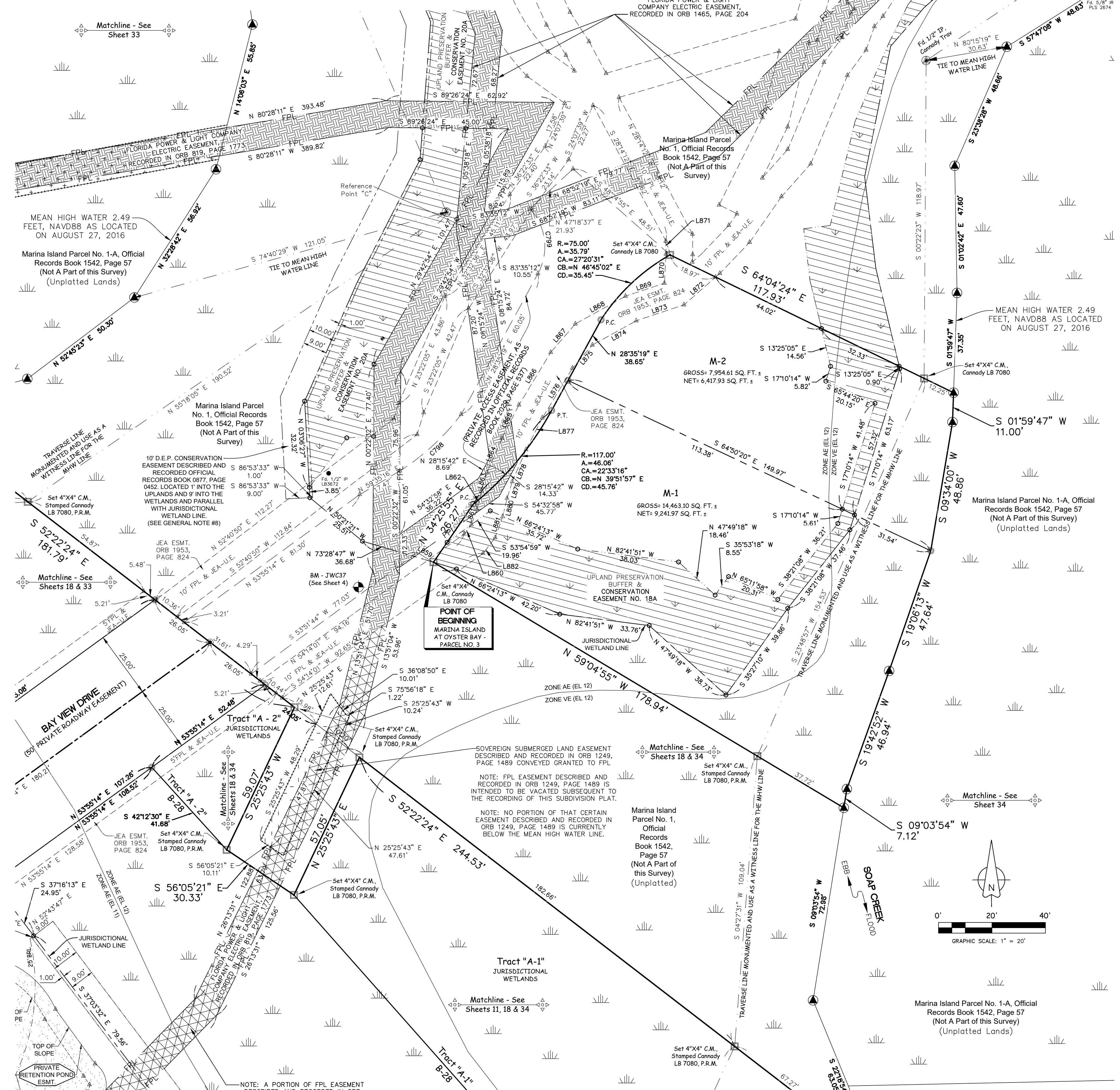
TABLE OF MINIMUM BOTTOM ELEVATION OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER OF THE LOWEST FLOOR ELEVATION FOR LOTS IN FLOOD ZONE VE WITH B.F.E.

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 PILING OR COLUMNS) SHOULD BE ELEVATED TO NO LOWER THAN ONE (1) FOOT ABOVE THE BASE FLOOD ELEVATION

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

CURVE TABLE DATA

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

SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

- SHEET 5 (LOTS B-1, B-2 & B-3)
- SHEET 6 (LOTS B-4, B-5, B-6 & B-7)
- 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)
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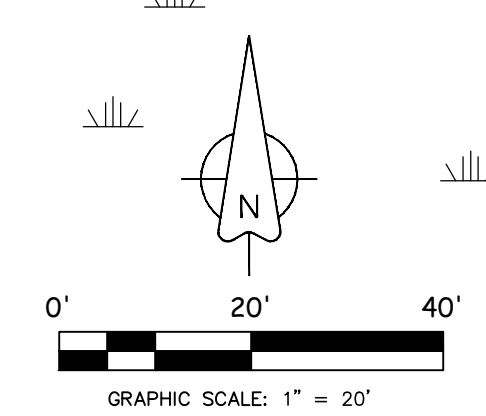
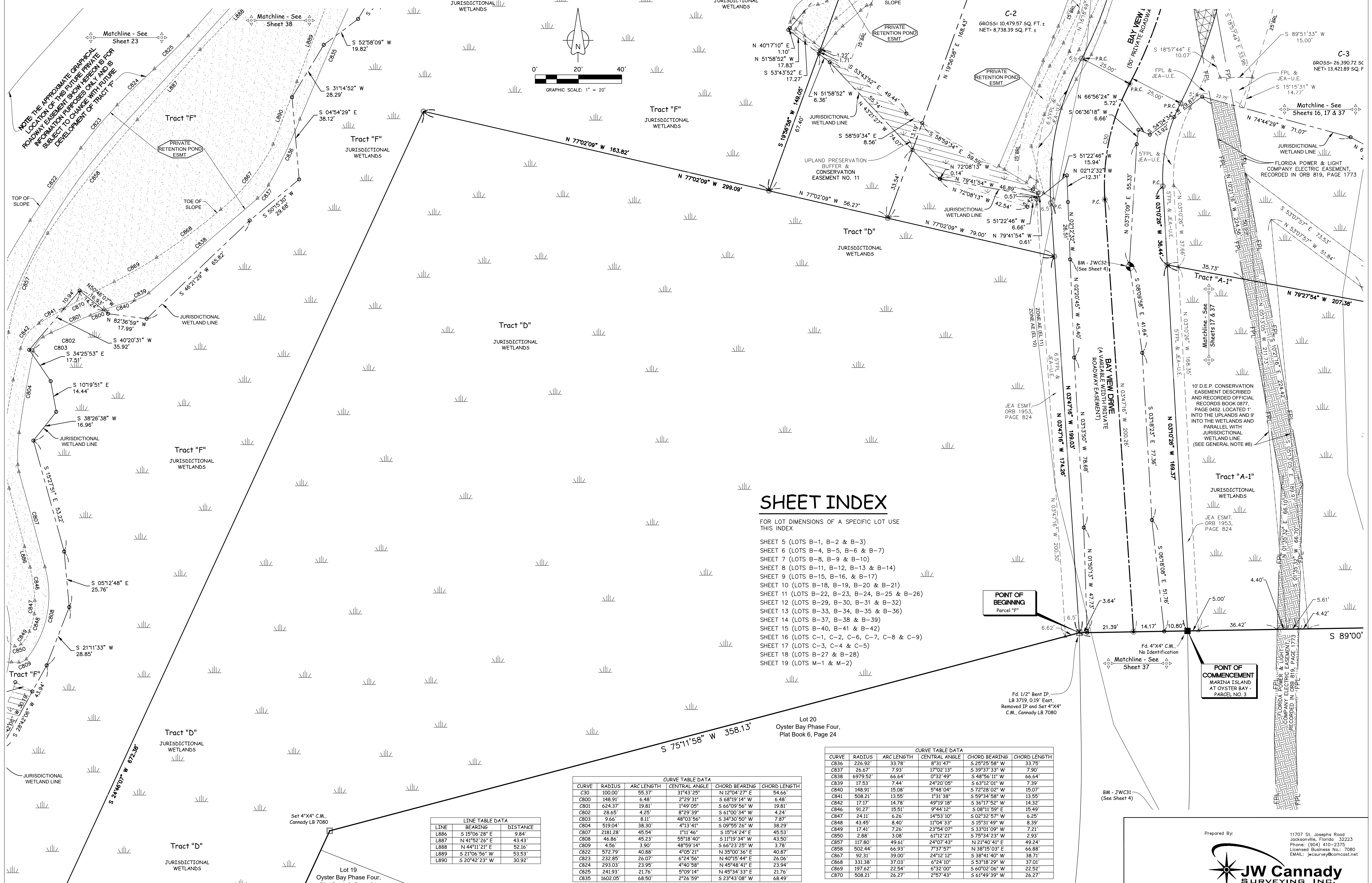
TABLE OF MINIMUM BOTTOM ELEVATION OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER OF THE LOWEST FLOOR ELEVATION FOR LOTS IN FLOOD ZONE VE WITH B.F.E.

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

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 19 (LOTS M-1 & M-2)

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	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 60°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	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'

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

Set 4"x4" C.M.,
Connady LB 7080

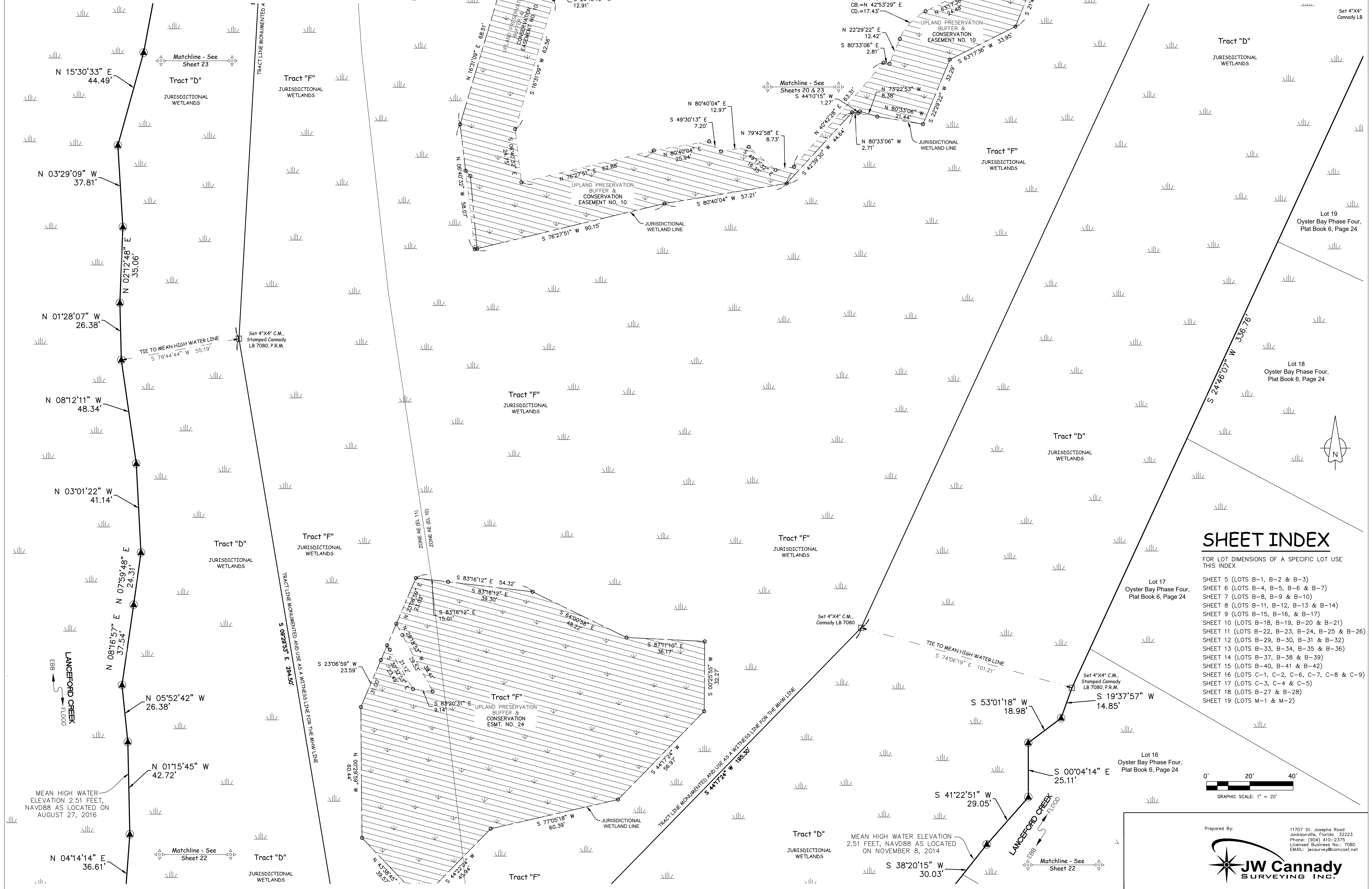
Lot 19
Oyster Bay Phase Four,
Plat Book 6, Page 24

POINT OF BEGINNING
Parcel "F"

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

Villas at Oyster Bay Harbours

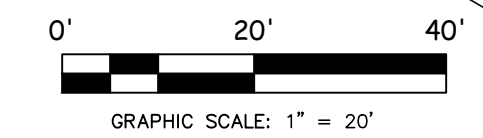
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3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.



SHEET INDEX

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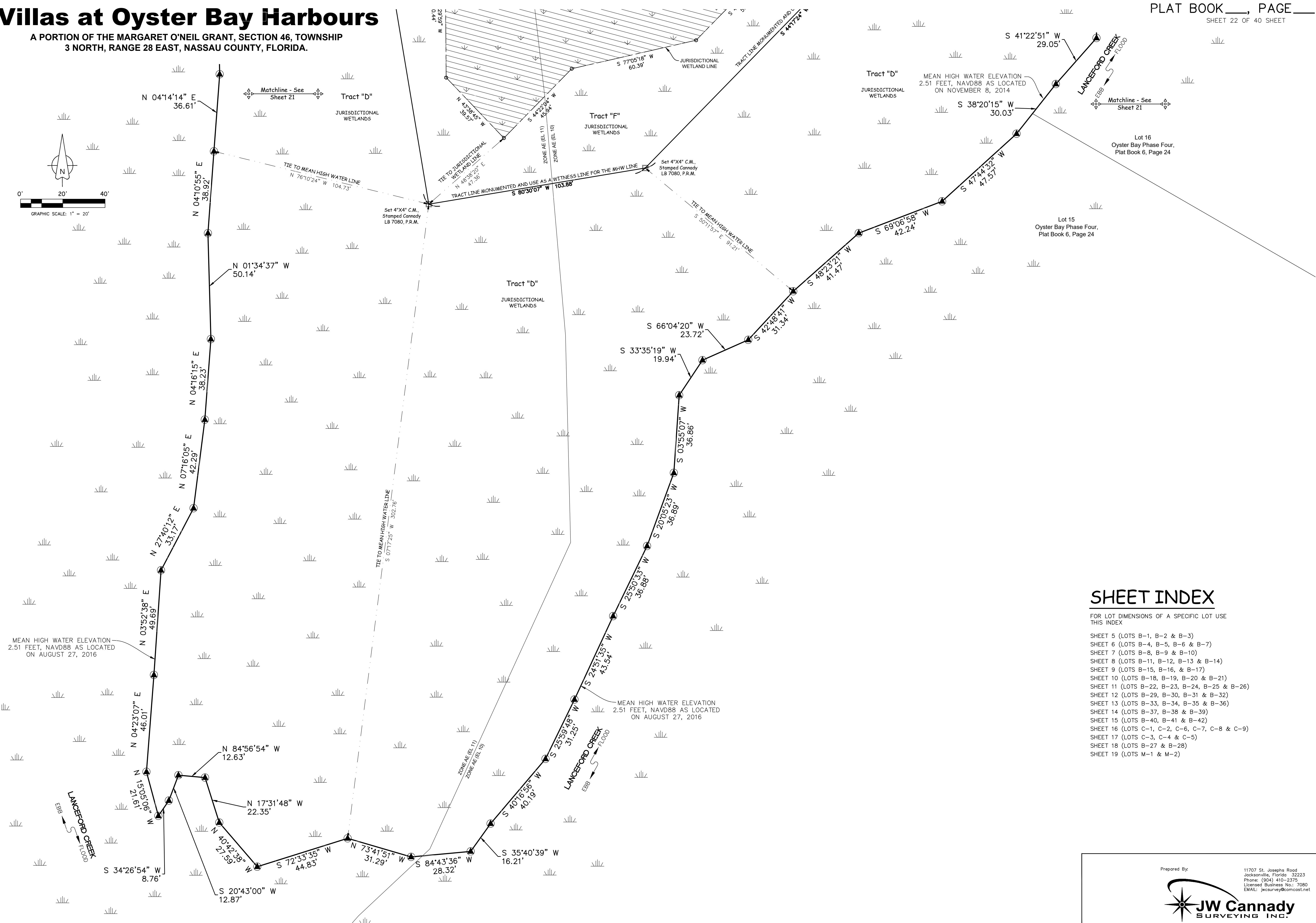
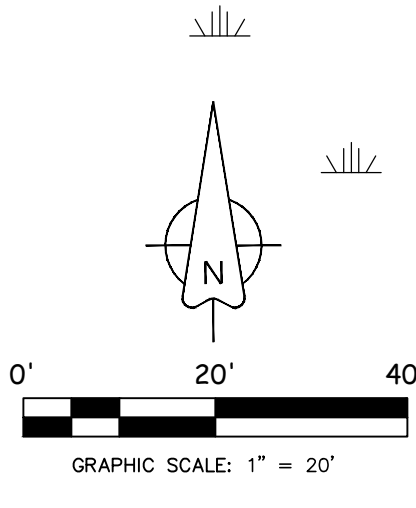
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 Jacksonville, Florida 32223
 Phone: (904) 410-3375
 Licensed Business No.: 7080
 EMAIL: jwcannady@comcast.net

Villas at Oyster Bay Harbours

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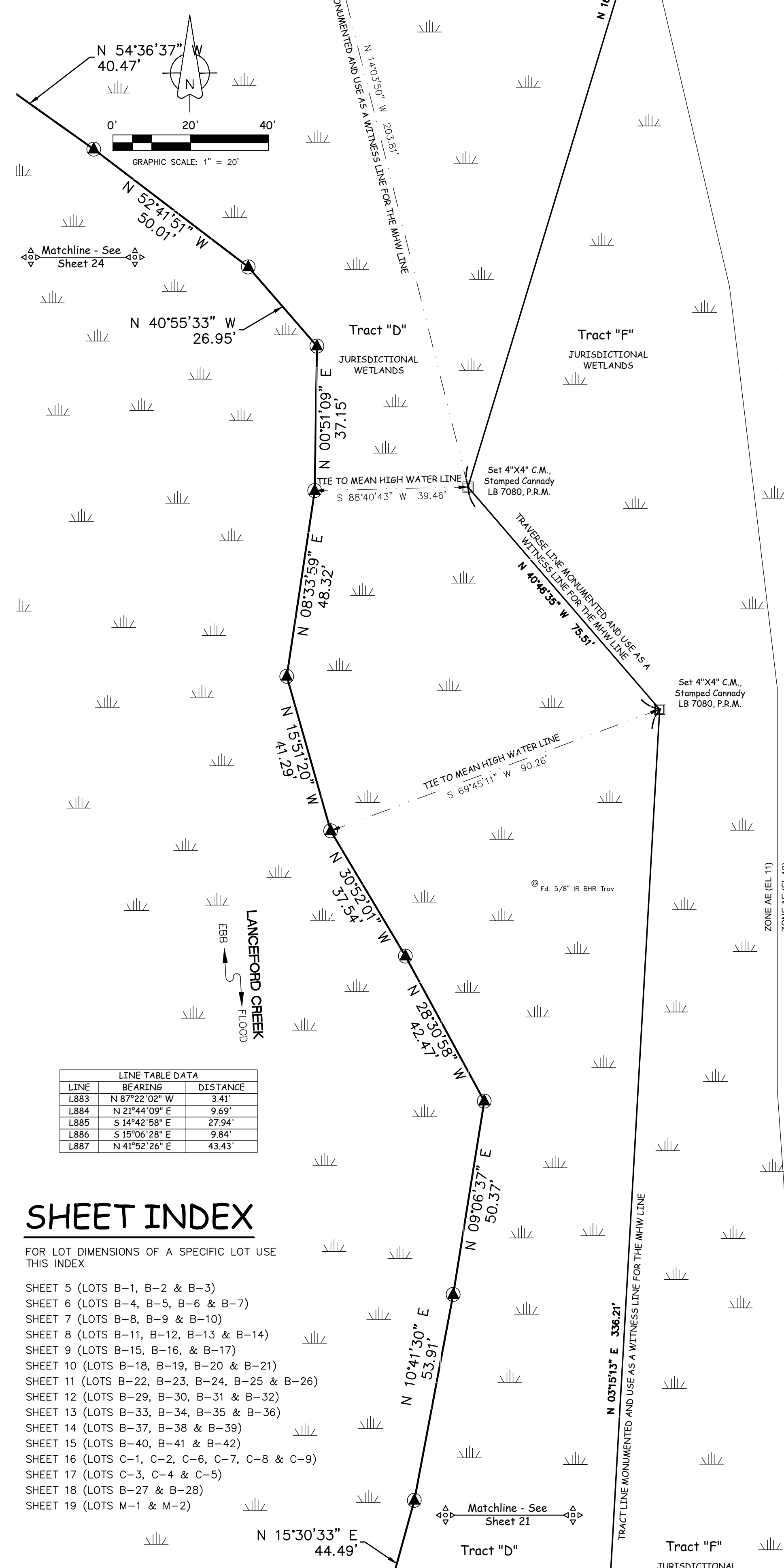


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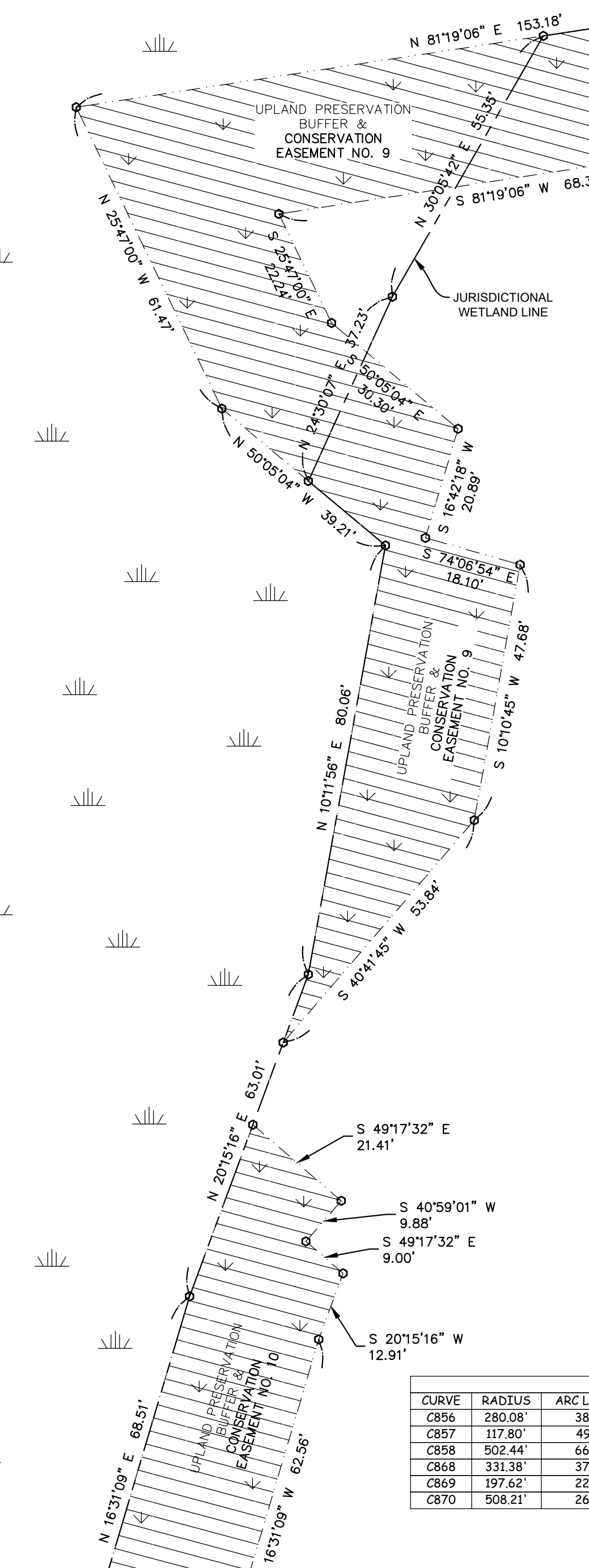
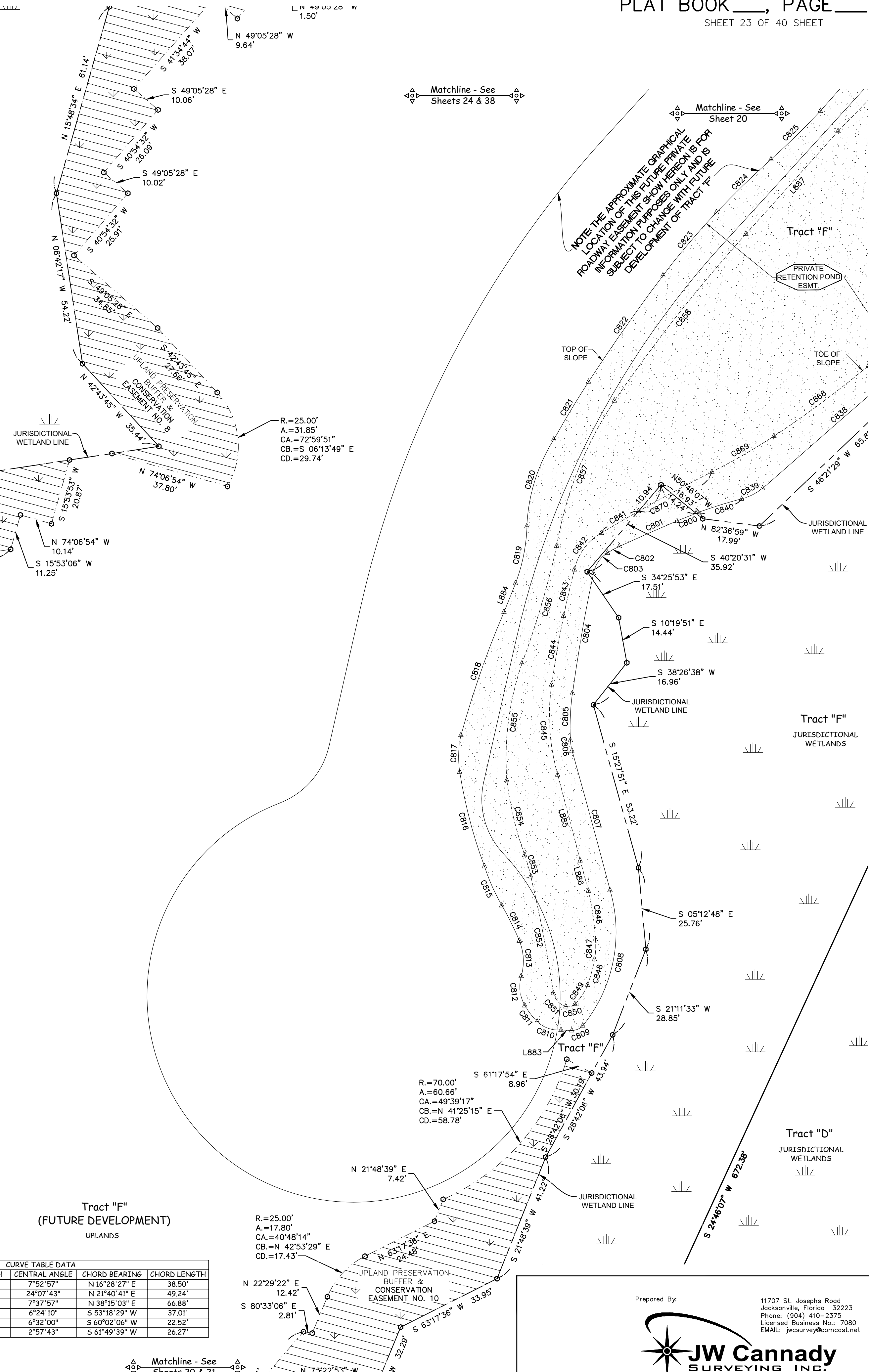
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Villas at Oyster Bay Harbours

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



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°52'26" 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°30'27" E	3.30
C807	2181.28	45.54	1°11'46"	S 15°14'24" E	45.53
C808	46.86	45.23	95°18'40"	S 11°19'34" W	43.50
C809	4.56	3.90	48°59'14"	S 65°23'25" W	3.76
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 36°52'52" W	12.41
C815	62.76	15.50	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	21.74	5°00'14"	N 48°54'33" E	21.74
C826	6979.52	66.84	0°32'49"	S 48°56'11" W	66.64
C827	17.53	7.44	24°20'05"	S 63°12'01" W	7.39
C828	148.91	15.08	5°48'04"	S 72°28'02" W	15.07
C829	508.21	13.95	1°31'38"	S 59°34'58" W	13.95
C830	17.17	14.78	49°19'18"	S 36°17'52" W	14.32
C831	262.74	14.92	3°15'14"	S 13°12'03" W	14.92
C832	377.16	22.02	3°20'43"	S 09°54'04" W	22.02
C833	67.06	28.65	24°28'31"	S 03°52'34" E	28.43
C834	91.27	15.51	9°44'12"	S 08°11'59" E	15.49
C835	24.11	6.26	14°53'10"	S 02°32'57" W	6.25
C836	43.45	8.40	11°04'33"	S 18°14'09" W	8.39
C837	17.41	7.26	23°54'07"	S 33°01'09" W	7.21
C838	2.88	3.08	61°12'21"	S 75°34'23" W	2.93
C839	5.63	5.98	60°53'37"	N 43°18'40" W	5.71
C840	474.72	37.50	4°31'33"	N 10°57'32" W	37.49
C841	66.10	6.93	6°00'39"	N 16°10'06" W	6.93
C842	108.13	24.34	12°53'58"	N 13°23'25" W	24.29
C843	91.44	37.37	23°24'57"	N 07°22'06" E	37.11



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'

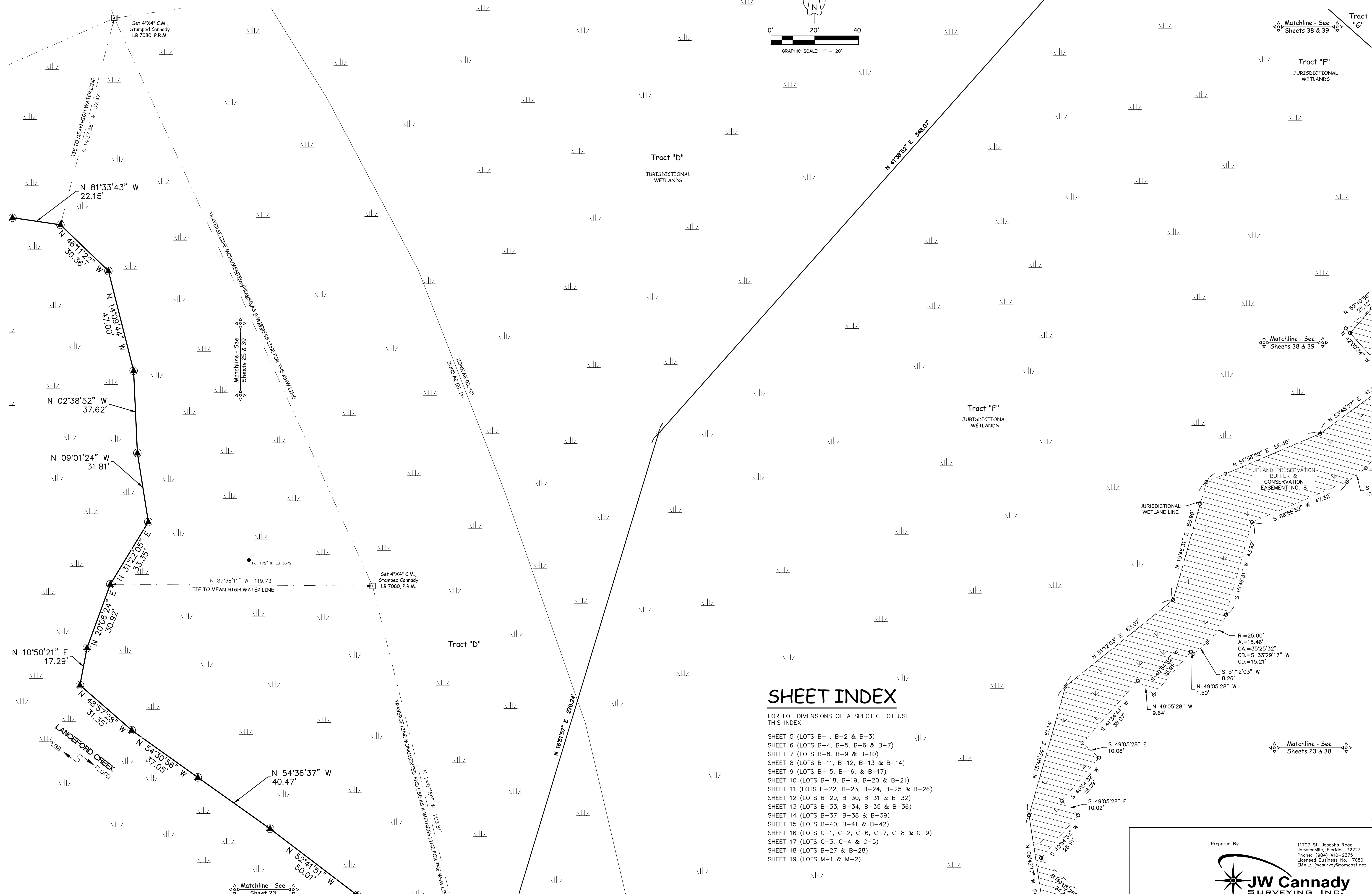
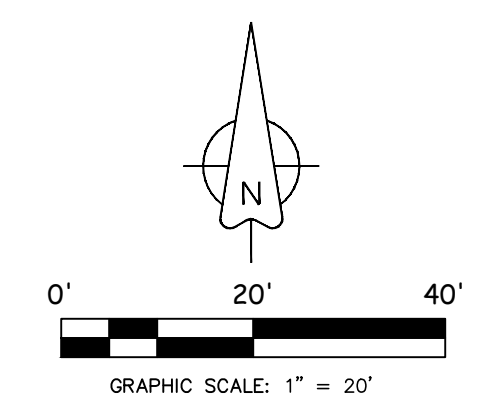
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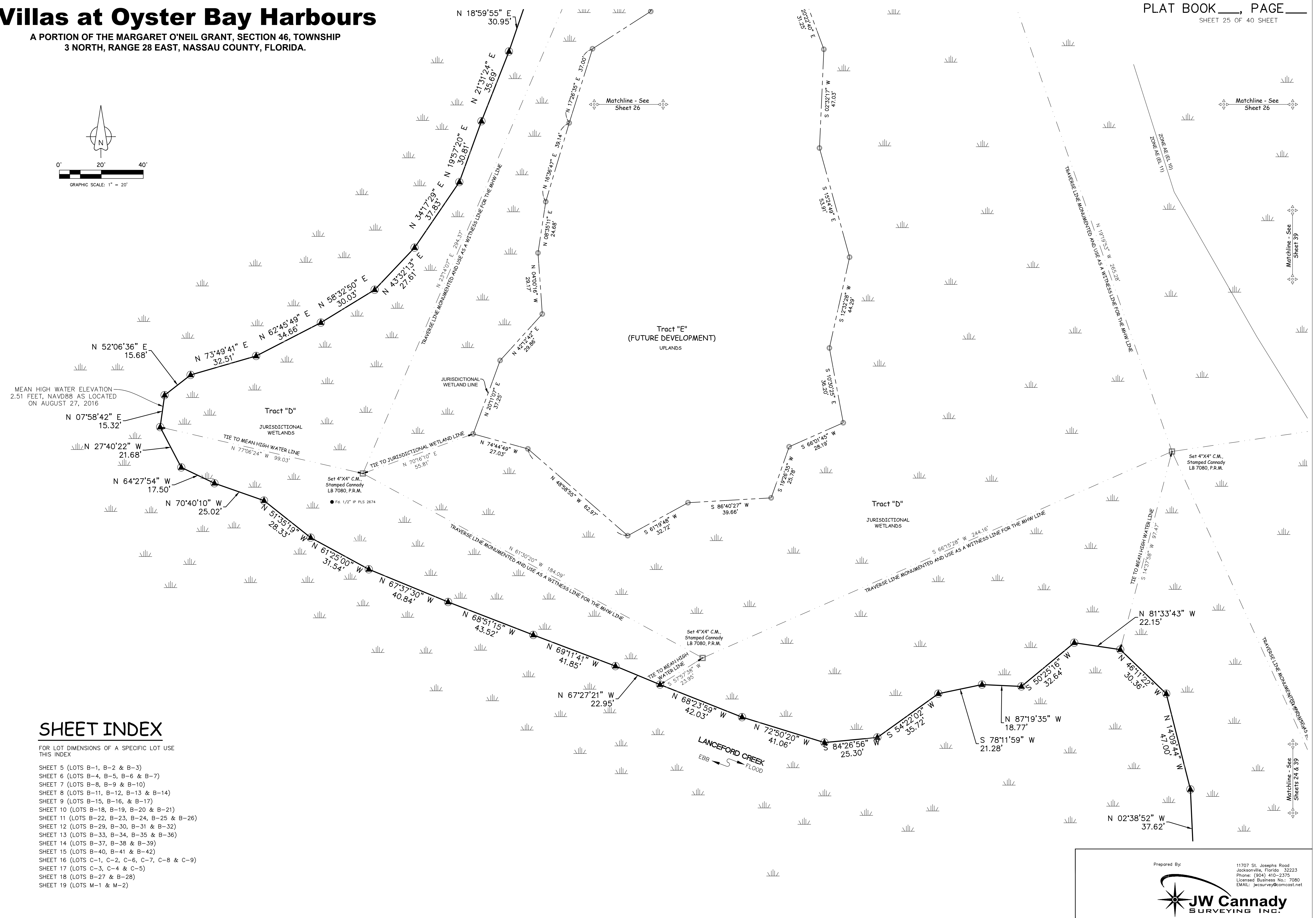
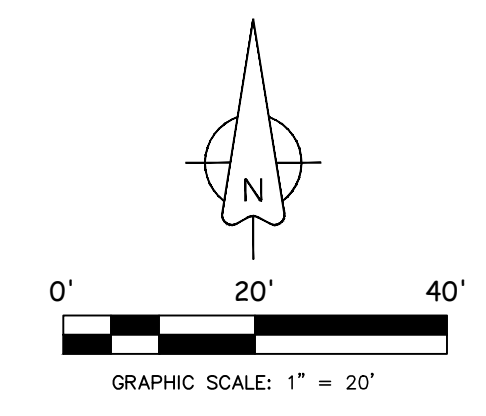
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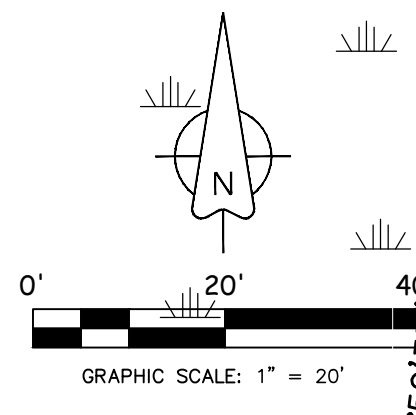
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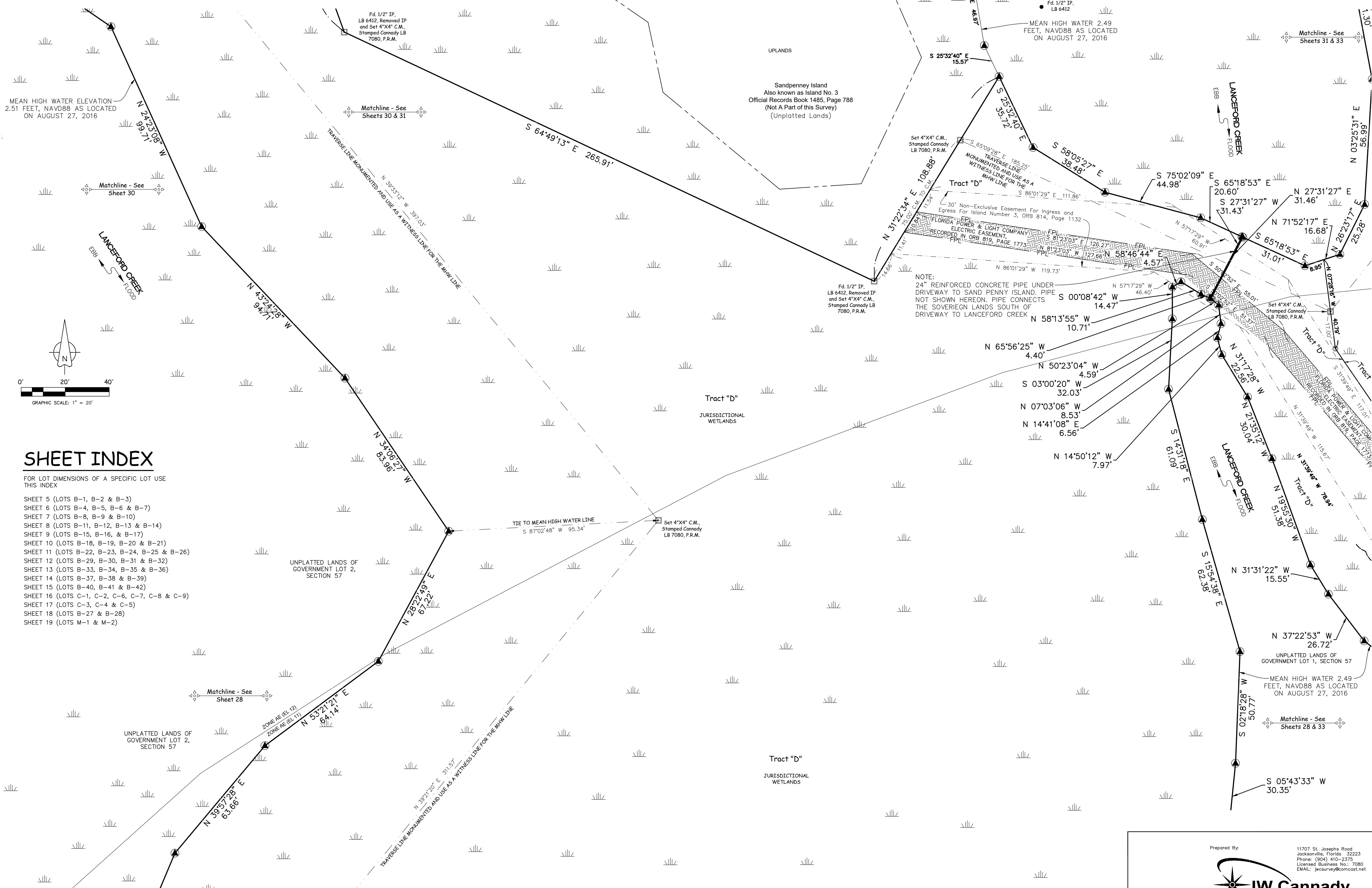
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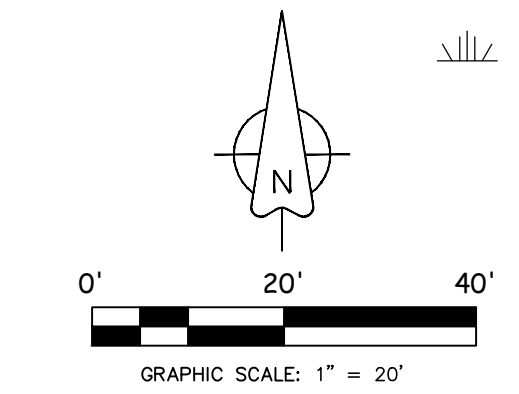
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MEAN HIGH WATER ELEVATION
2.51 FEET, NAVD88 AS LOCATED
ON AUGUST 27, 2016



SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE
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- SHEET 5 (LOTS B-1, B-2 & B-3)
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- SHEET 18 (LOTS B-27 & B-28)
- SHEET 19 (LOTS M-1 & M-2)

UNPLATTED LANDS OF
GOVERNMENT LOT 2,
SECTION 57

UNPLATTED LANDS OF
GOVERNMENT LOT 2,
SECTION 57

Tract "D"
JURISDICTIONAL
WETLANDS

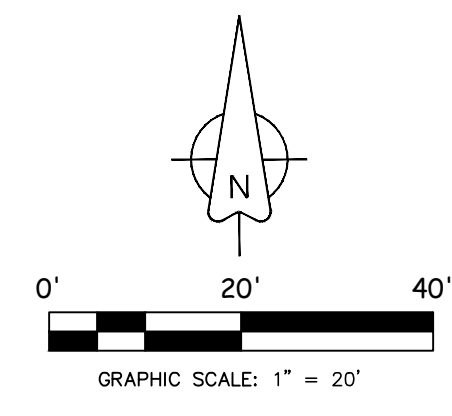
Tract "D"
JURISDICTIONAL
WETLANDS

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

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

Villas at Oyster Bay Harbours

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



LANCEFORD CREEK
EBB
FLOOD

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

This point is 1880 feet
southwesterly from Tide
Interpolation Point Number 4212

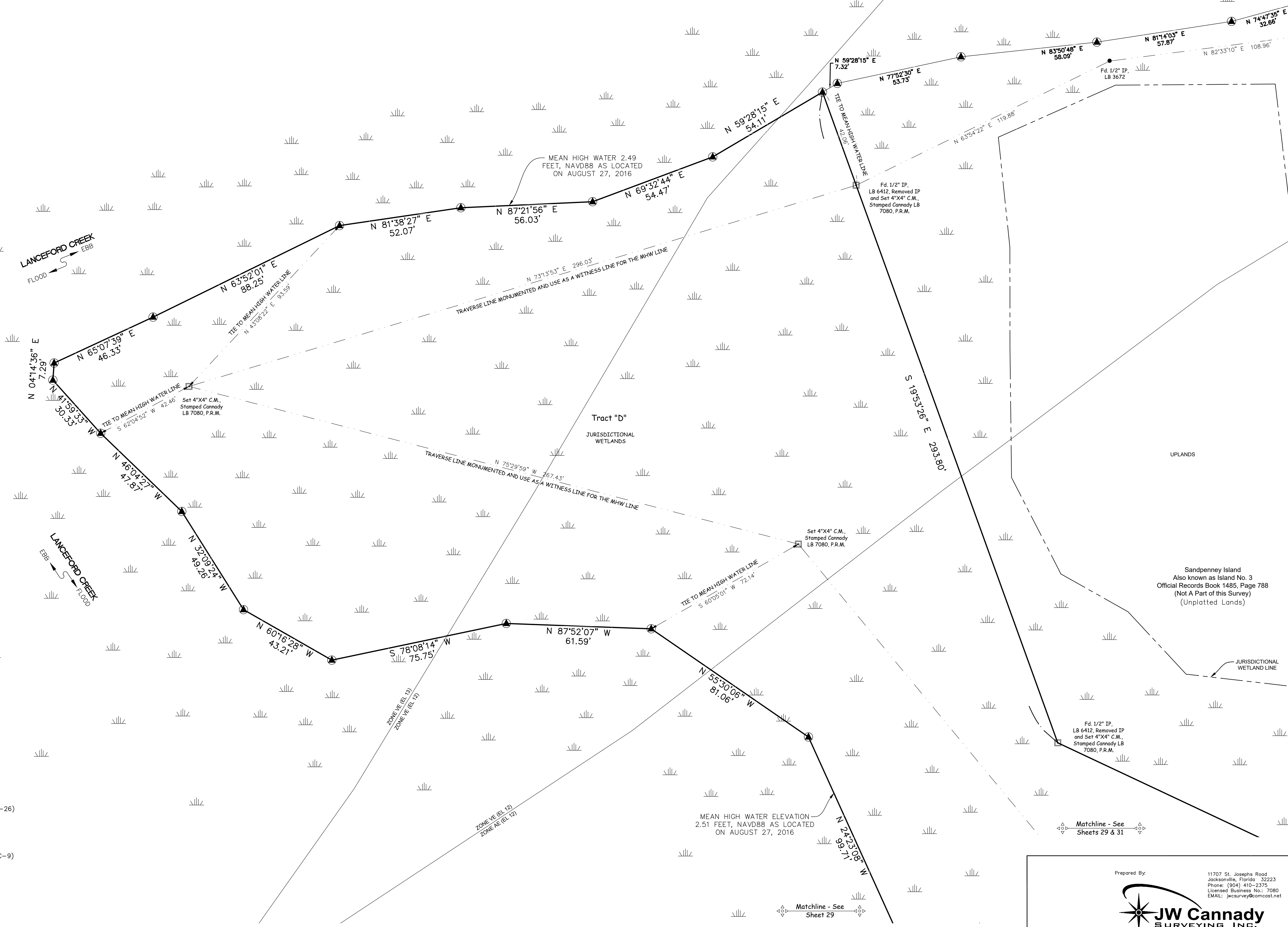
MEAN HIGH WATER ELEVATION
2.51 FEET, NAVD88 FOR
LOCATION OF MEAN HIGH WATER
LINE SOUTH OF THIS POINT

LANCEFORD CREEK
EBB
FLOOD

SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE
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- SHEET 19 (LOTS M-1 & M-2)



Matchline - See
Sheets 29 & 31

Matchline - See
Sheet 29

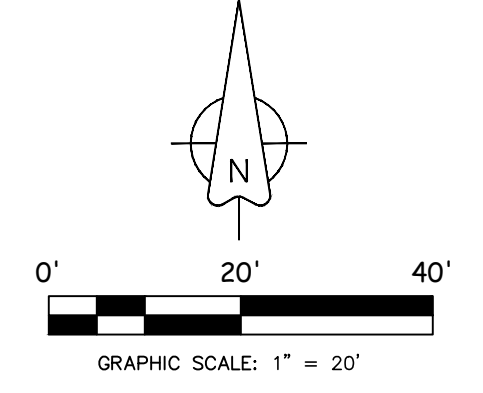
Prepared By:



11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-3375
Licensed Business No.: 7080
EMAIL: jwsurvey@comcast.net

Villas at Oyster Bay Harbours

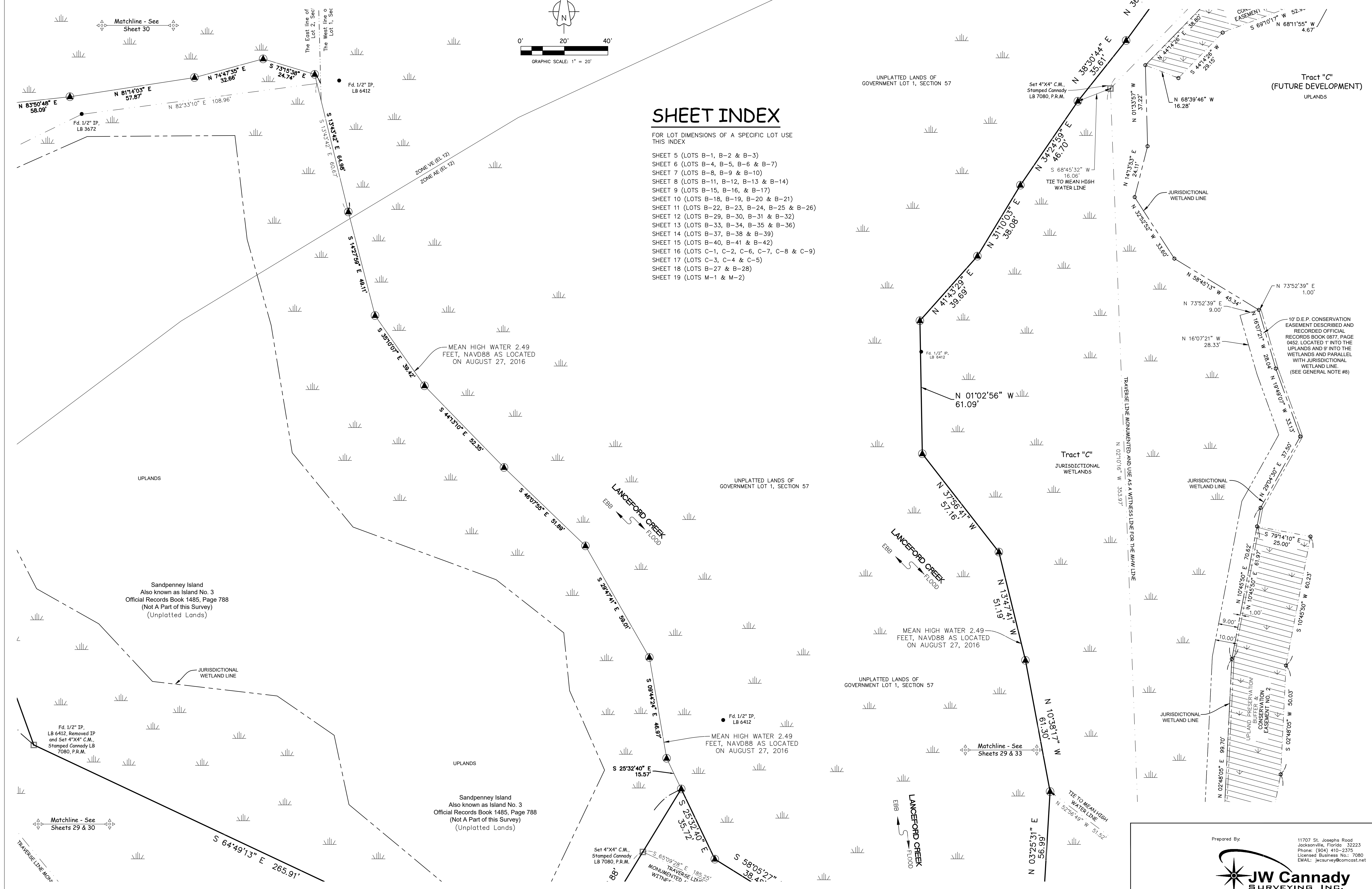
A PORTION OF THE MARGARET O'NEIL GRANT, SECTION 46, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.



SHEET INDEX

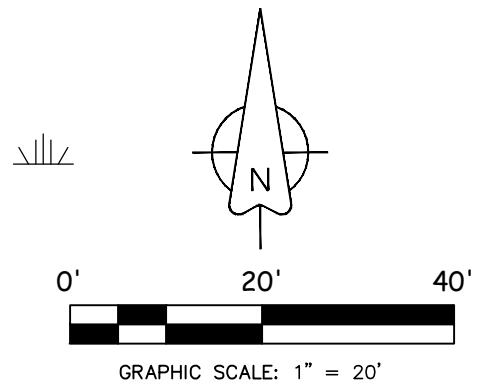
FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

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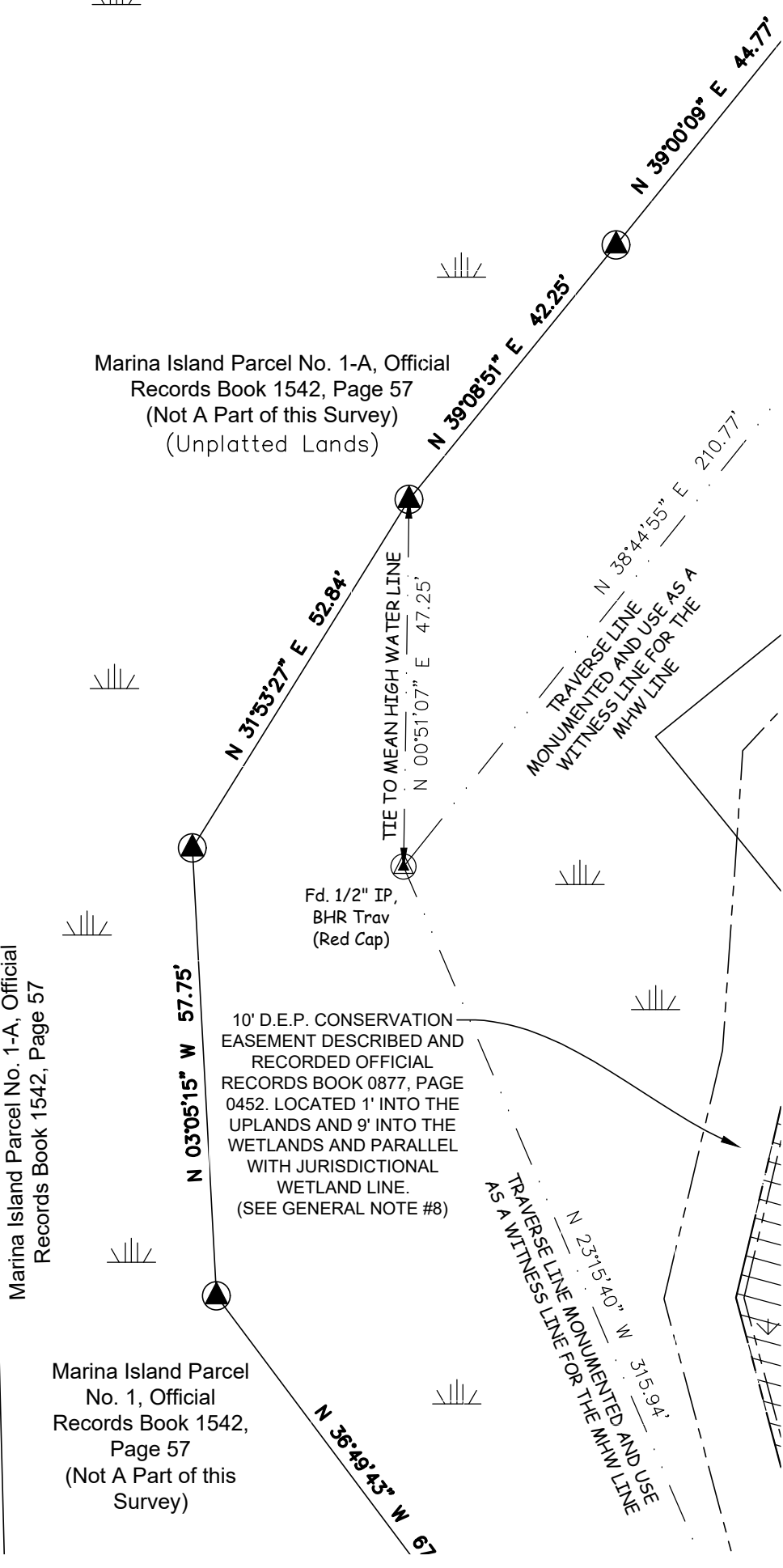
Villas at Oyster Bay Harbours

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



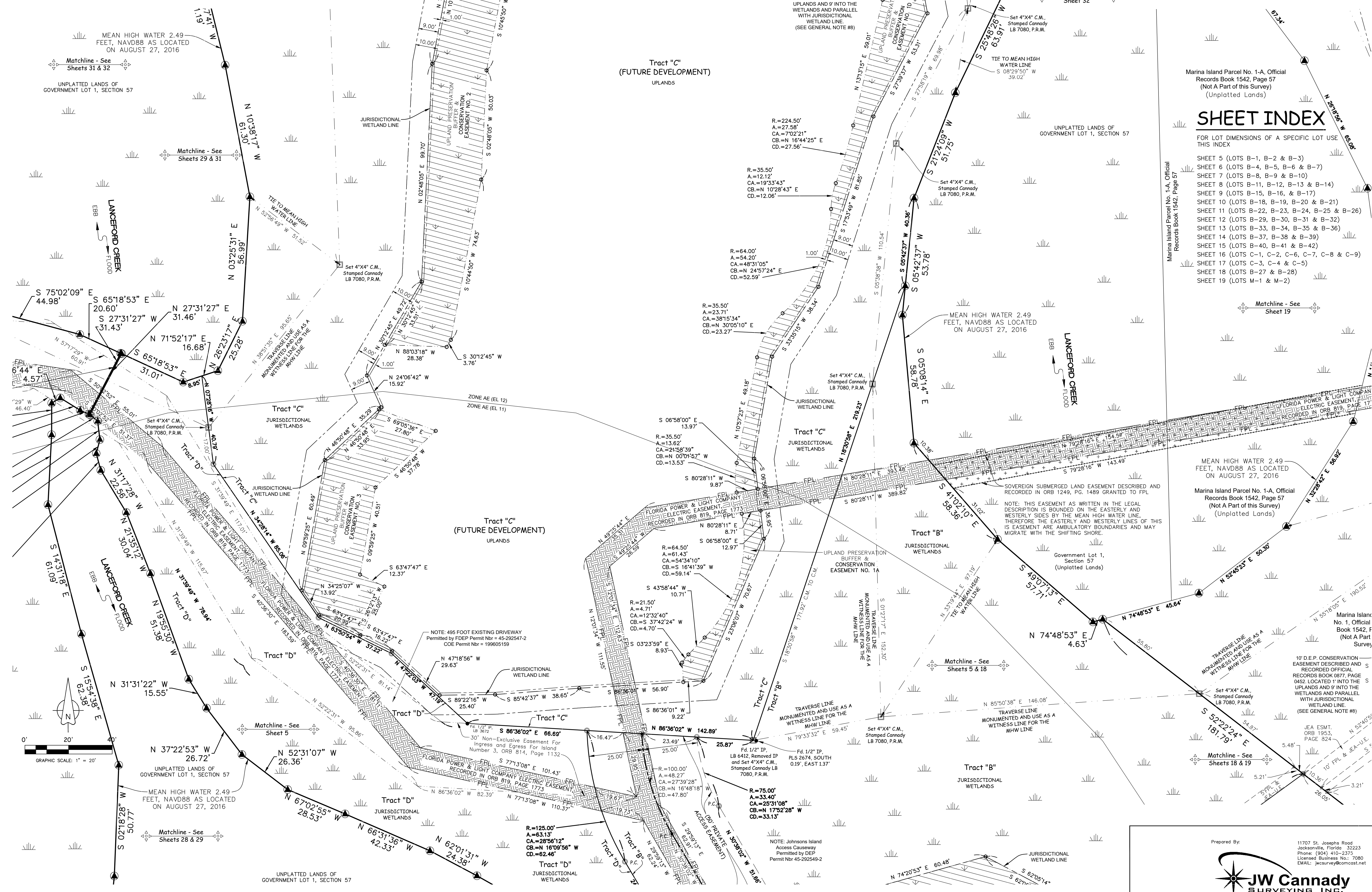
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Villas at Oyster Bay Harbours

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



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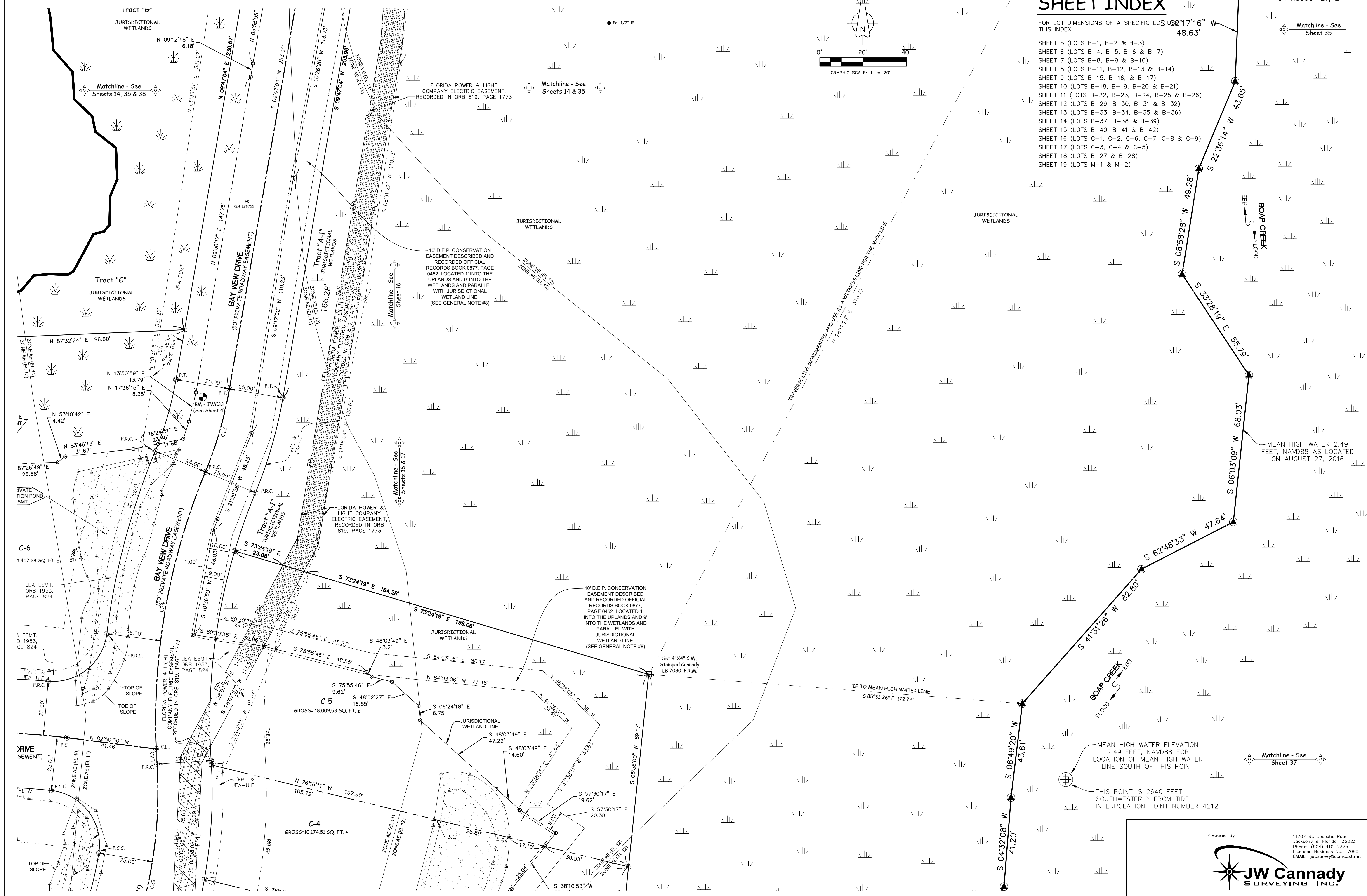
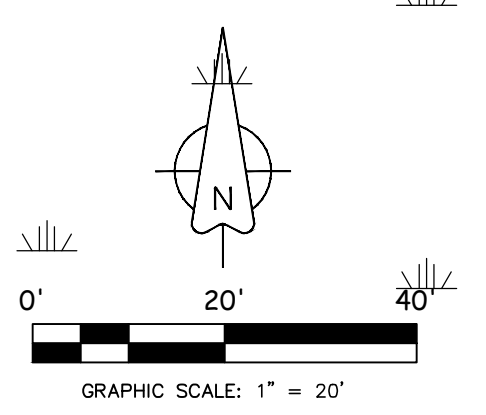
Villas at Oyster Bay Harbours

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

SHEET INDEX

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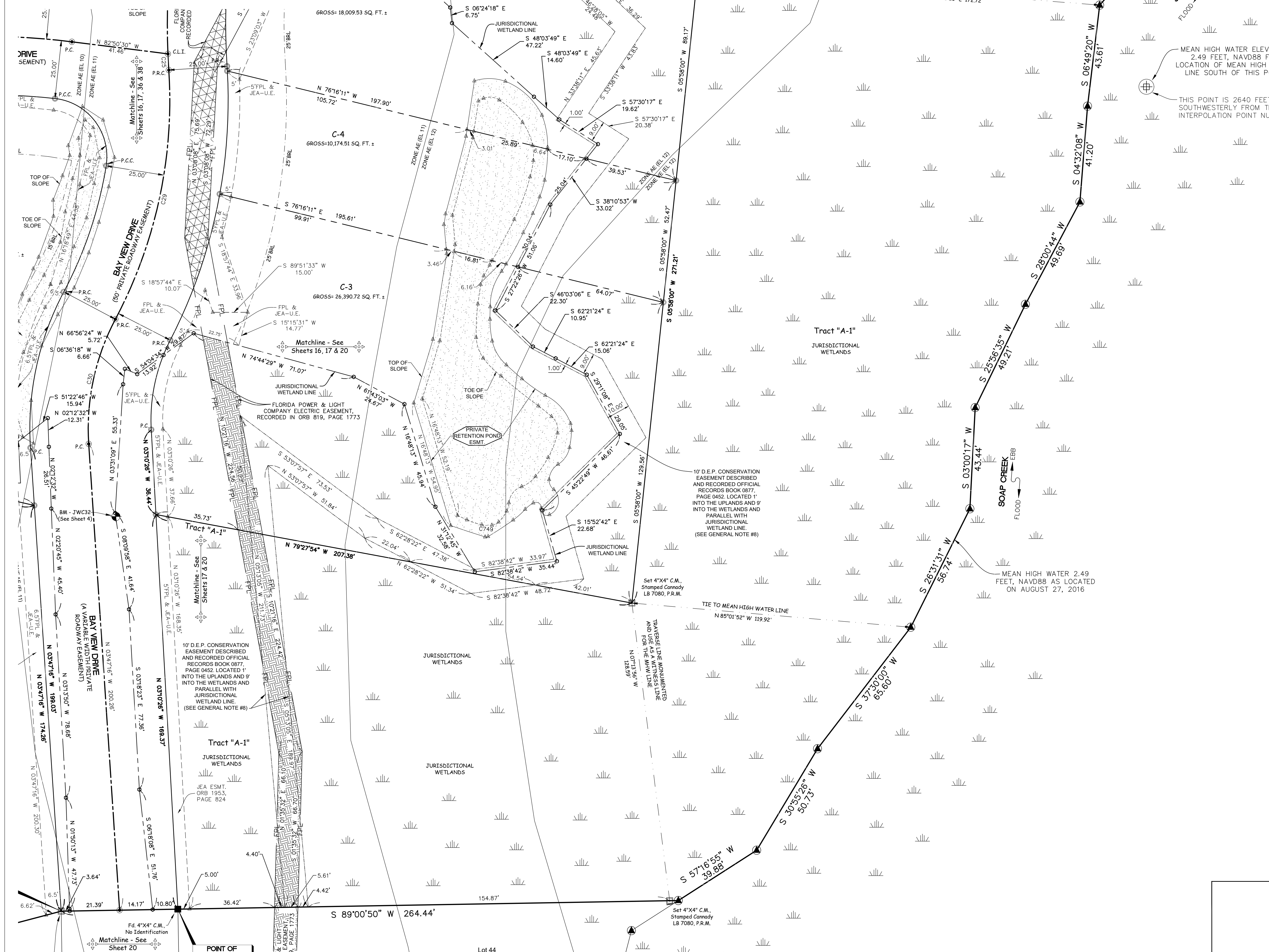
MEAN HIGH WATER 2.49 FEET, NAVD88 AS LOCATED ON AUGUST 27, 2016

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

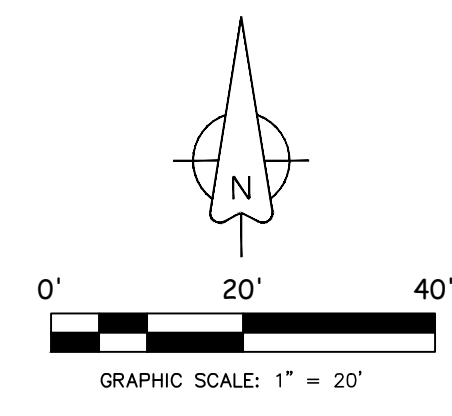
THIS POINT IS 2640 FEET SOUTHWESTERLY FROM TIDE INTERPOLATION POINT NUMBER 4212

Villas at Oyster Bay Harbours

A PORTION OF THE MARGARET O'NEIL GRANT, SECTION 16, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.



Matchline - See Sheet 36



SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

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Prepared By:

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Licensed Business No.: 7080
EMAIL: jcsurvey@comcast.net

Villas at Oyster Bay Harbours

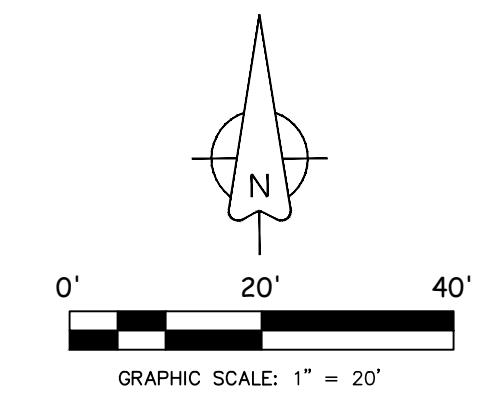
A PORTION OF THE MARGARET O'NEIL GRANT, SECTION 46, TOWNSHIP
3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

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- SHEET 19 (LOTS M-1 & M-2)

Matchline - See
Sheets 14 & 15



Matchline - See
Sheet 15

Matchline - See
Sheet 16

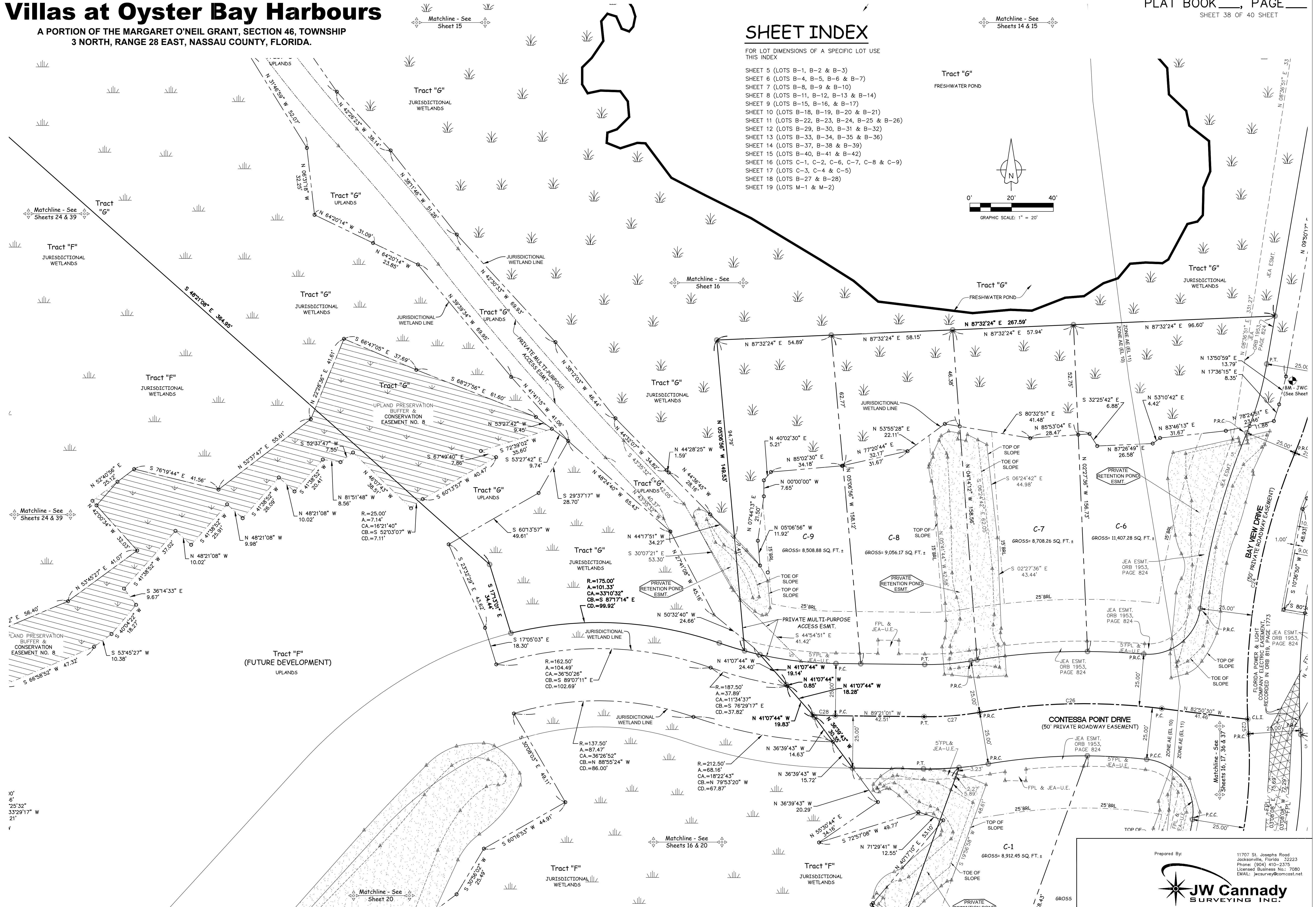
Matchline - See
Sheets 24 & 39

Matchline - See
Sheets 24 & 39

Matchline - See
Sheets 16 & 20

Matchline - See
Sheet 20

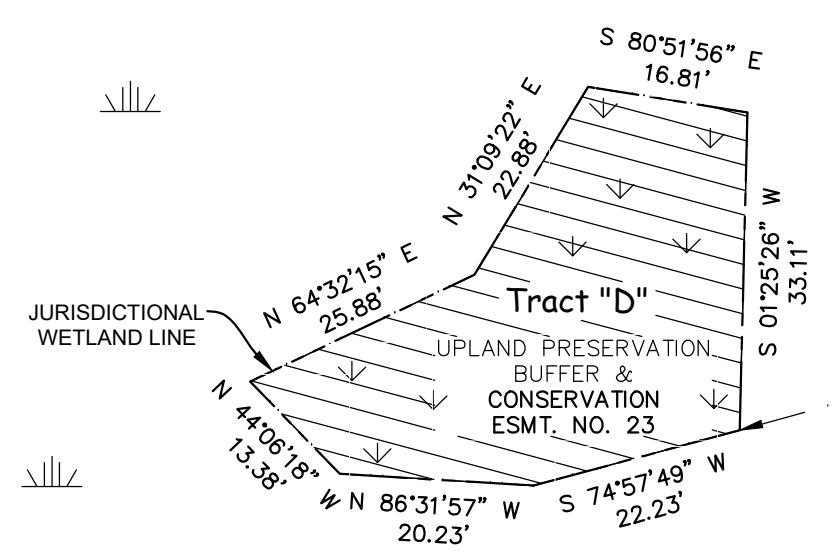
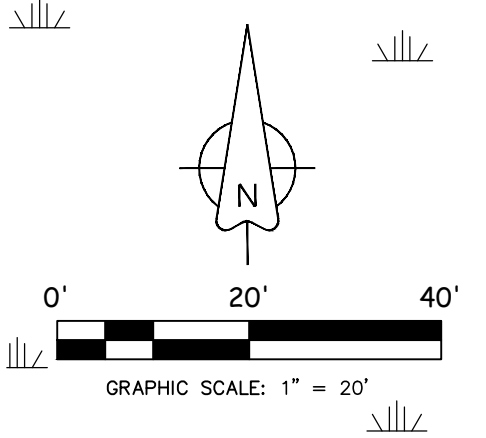
10'
6"
25'32"
33'29'17"
21"



Villas at Oyster Bay Harbours

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

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



Matchline - See
Sheet 25

Matchline - See
Sheet 26

Matchline - See
Sheets 8 & 9

JURISDICTIONAL
WETLAND LINE

JURISDICTIONAL
WETLANDS

Tract "G"
JURISDICTIONAL
WETLANDS

Tract "G"
UPLANDS

Tract "G"
JURISDICTIONAL
WETLANDS

Tract "D"
JURISDICTIONAL
WETLANDS

Tract "F"
JURISDICTIONAL
WETLANDS

Tract "G"
JURISDICTIONAL
WETLANDS

Tract "F"
JURISDICTIONAL
WETLANDS

Tract "I"
JURISDICTIONAL
WETLANDS

Tract "F"
JURISDICTIONAL
WETLANDS

Tract "F"
JURISDICTIONAL
WETLANDS

MONUMENTED PROPERTY ADDRESS LINE FOR THE MHW LINE

ZONE 1E (B-10)
ZONE 1E (E-1)

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

N 41°58'52" E 348.07'

SHEET INDEX

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Matchline - See
Sheets 24 & 38

N 55°

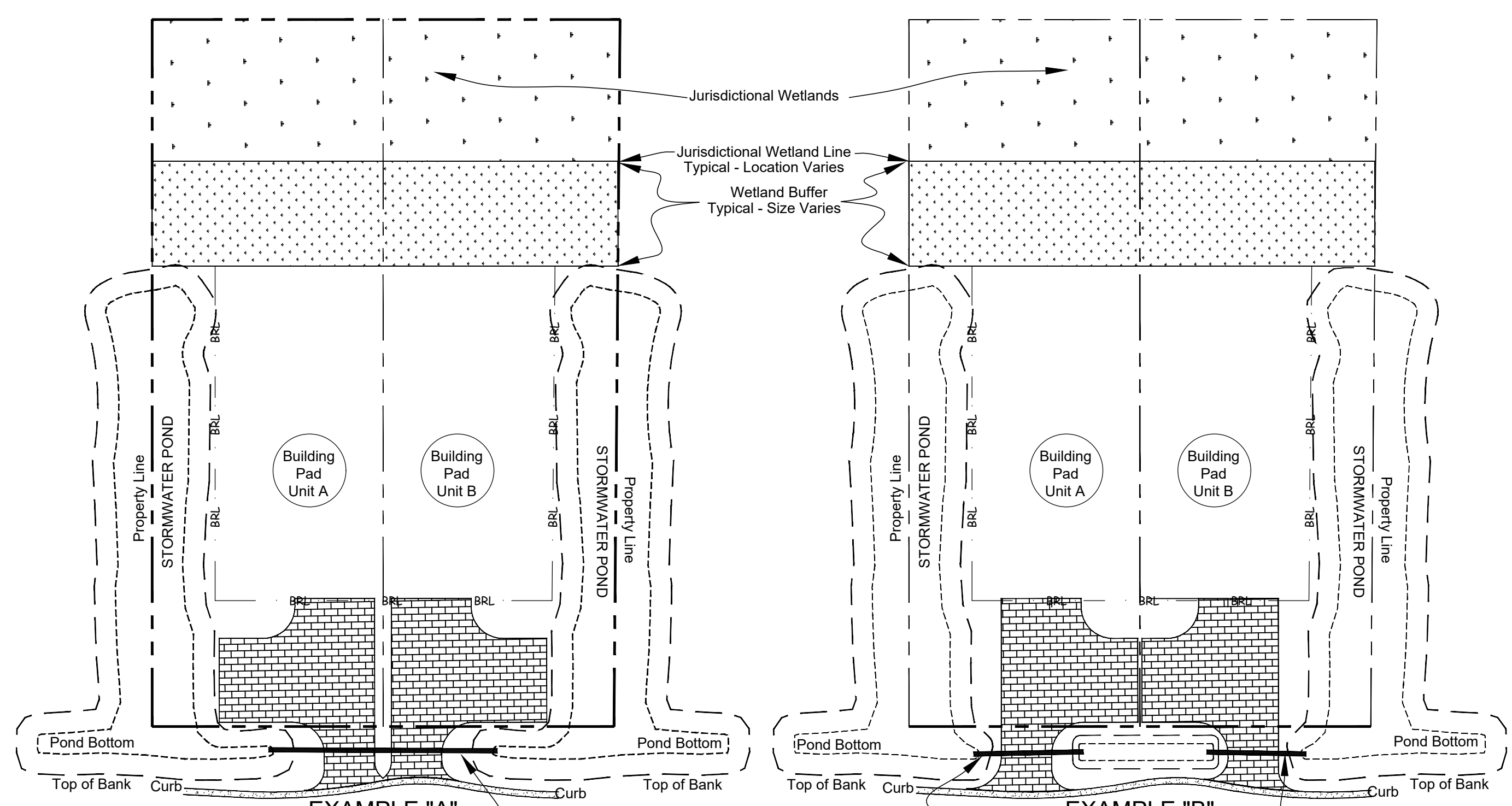
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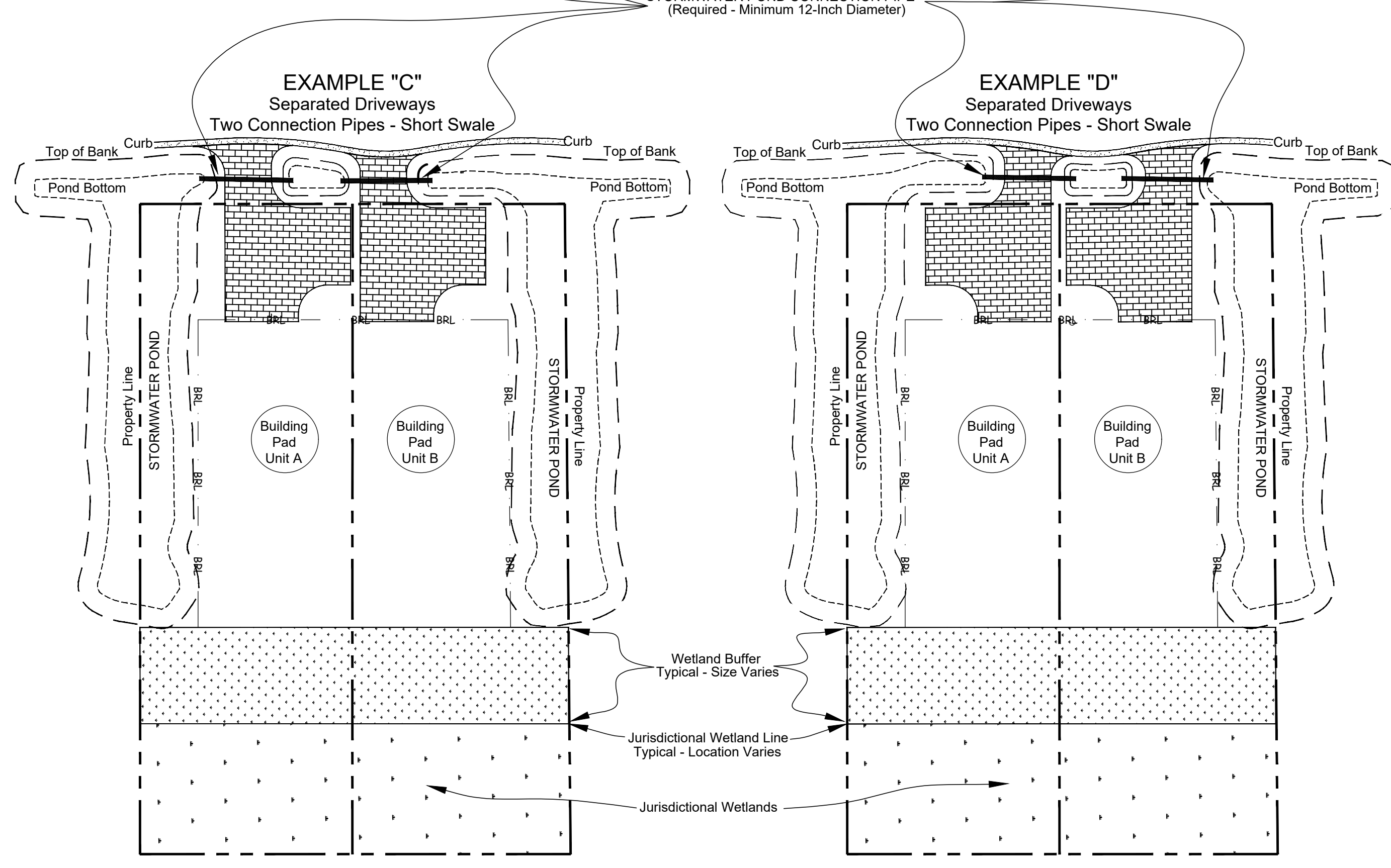
Villas at Oyster Bay Harbours

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



EXAMPLE "A"
Adjoining Driveways
Continuous Connection Pipe

EXAMPLE "B"
Separated Driveways
Two Connection Pipes - Long Swale

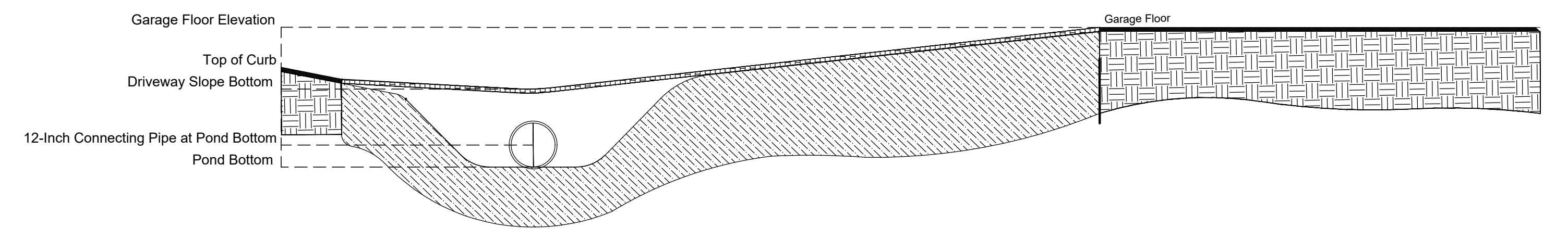


EXAMPLE "C"
Separated Driveways
Two Connection Pipes - Short Swale

EXAMPLE "D"
Separated Driveways
Two Connection Pipes - Short Swale

STORMWATER POND CONNECTION PIPE
(Required - Minimum 12-Inch Diameter)

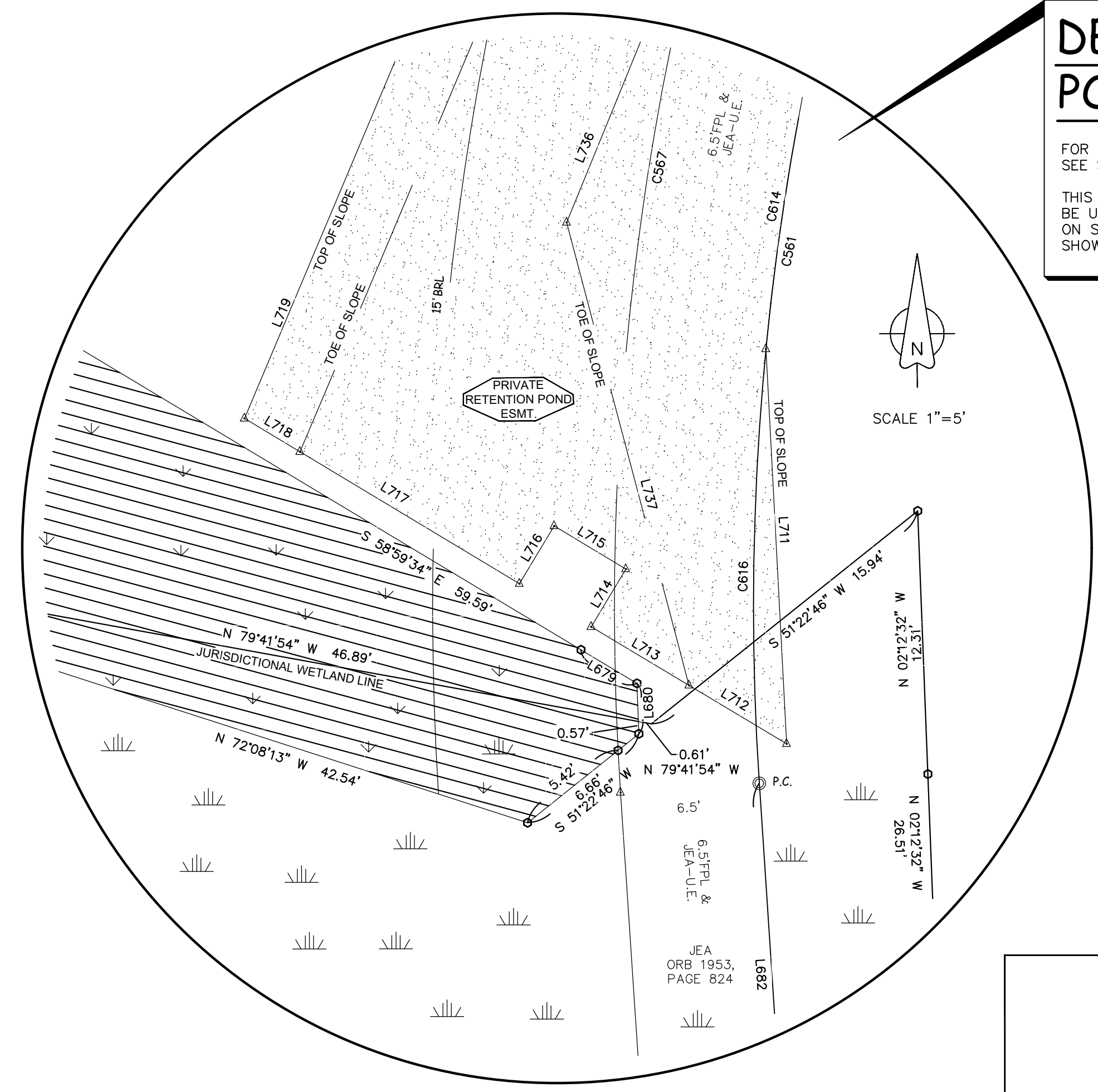
GRAPHIC SCALE: NOT TO SCALE



- Garage Floor Elevation** Garage Floor Elevation must be 6-inches above the crown of the road or as specified for each lot on this plat, whichever is higher.
- Driveway** The driveway must be constructed with Interlocking Pavers, in a style approved by the Architectural Review Board, in a continuous slope from the garage entrance to a low point above the pond interconnection pipe, which low point must be at 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.