

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 NASSAU COUNTY, FLORIDA, THENCE SOUTH 89°00'50" WEST, A DISTANCE OF 290.50 FEET; (COURSE 4) SOUTH 88°20'15" WEST, A DISTANCE OF 30.03 FEET; (COURSE 5) SOUTH 47°44'32" WEST, A DISTANCE OF 45.75 FEET; (COURSE 6) SOUTH 69°05'06" WEST, A DISTANCE OF 42.24 FEET; (COURSE 7) SOUTH 48°23'21" WEST, A DISTANCE OF 41.47 FEET; (COURSE 8) SOUTH 42°48'41" WEST, A DISTANCE OF 31.54 FEET; (COURSE 9) SOUTH 89°04'20" WEST, A DISTANCE OF 23.72 FEET; (COURSE 10) SOUTH 33°35'19" WEST, A DISTANCE OF 19.84 FEET; (COURSE 11) SOUTH 03°50'07" WEST, A DISTANCE OF 36.86 FEET; (COURSE 12) SOUTH 20°05'23" WEST, A DISTANCE OF 36.86 FEET; (COURSE 13) SOUTH 04°15'53" WEST, A DISTANCE OF 36.86 FEET; (COURSE 14) SOUTH 04°15'53" WEST, A DISTANCE OF 43.54 FEET; (COURSE 15) SOUTH 25°59'48" WEST, A DISTANCE OF 31.29 FEET; (COURSE 16) SOUTH 40°16'56" WEST, A DISTANCE OF 40.19 FEET; (COURSE 17) SOUTH 35°40'39" WEST, A DISTANCE OF 16.21 FEET; (COURSE 18) SOUTH 08°18'03" WEST, A DISTANCE OF 28.32 FEET; (COURSE 19) SOUTH 02°39'22" WEST, A DISTANCE OF 31.29 FEET; (COURSE 20) SOUTH 72°33'25" WEST, A DISTANCE OF 44.83 FEET; (COURSE 21) NORTH 40°42'38" WEST, A DISTANCE OF 27.59 FEET; (COURSE 22) NORTH 17°31'48" WEST, A DISTANCE OF 22.39 FEET; (COURSE 23) NORTH 84°59'54" WEST, A DISTANCE OF 12.63 FEET; (COURSE 24) SOUTH 20°40'00" WEST, A DISTANCE OF 12.87 FEET; (COURSE 25) SOUTH 34°28'44" WEST, A DISTANCE OF 6.76 FEET; (COURSE 26) NORTH 15°02'59" WEST, A DISTANCE OF 21.61 FEET; (COURSE 27) NORTH 04°23'07" EAST, A DISTANCE OF 46.01 FEET; (COURSE 28) NORTH 03°52'36" EAST, A DISTANCE OF 49.69 FEET; (COURSE 29) NORTH 27°40'12" EAST, A DISTANCE OF 45.31 FEET; (COURSE 30) NORTH 07°18'02" EAST, A DISTANCE OF 42.28 FEET; (COURSE 31) NORTH 04°16'15" EAST, A DISTANCE OF 38.23 FEET; (COURSE 32) NORTH 01°34'37" WEST, A DISTANCE OF 50.14 FEET; (COURSE 33) NORTH 04°10'55" EAST, A DISTANCE OF 38.92 FEET; (COURSE 34) NORTH 04°14'44" EAST, A DISTANCE OF 36.61 FEET; (COURSE 35) NORTH 01°15'45" WEST, A DISTANCE OF 42.72 FEET; (COURSE 36) NORTH 09°42'25" EAST, A DISTANCE OF 26.38 FEET; (COURSE 37) NORTH 08°19'57" WEST, A DISTANCE OF 37.64 FEET; (COURSE 38) NORTH 07°59'45" EAST, A DISTANCE OF 24.31 FEET; (COURSE 39) NORTH 02°01'22" WEST, A DISTANCE OF 41.14 FEET; (COURSE 40) NORTH 08°12'21" WEST, A DISTANCE OF 45.34 FEET; (COURSE 41) NORTH 02°28'57" EAST, A DISTANCE OF 26.38 FEET; (COURSE 42) NORTH 02°12'48" EAST, A DISTANCE OF 36.08 FEET; (COURSE 43) NORTH 03°29'08" WEST, A DISTANCE OF 37.81 FEET; (COURSE 44) NORTH 15°30'33" EAST, A DISTANCE OF 44.49 FEET; (COURSE 45) NORTH 04°13'07" WEST, A DISTANCE OF 53.01 FEET; (COURSE 46) NORTH 09°03'57" 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°19'52" WEST, A DISTANCE OF 41.29 FEET; (COURSE 50) NORTH 05°33'58" WEST, A DISTANCE OF 45.34 FEET; (COURSE 51) NORTH 02°01'59" EAST, A DISTANCE OF 37.15 FEET; (COURSE 52) NORTH 40°55'33" WEST, A DISTANCE OF 26.56 FEET; (COURSE 53) NORTH 52°41'51" WEST, A DISTANCE OF 50.01 FEET; (COURSE 54) NORTH 54°30'33" WEST, A DISTANCE OF 40.47 FEET; (COURSE 55) NORTH 04°30'56" WEST, A DISTANCE OF 37.49 FEET; (COURSE 56) NORTH 02°01'59" EAST, A DISTANCE OF 31.35 FEET; (COURSE 57) NORTH 10°50'21" EAST, A DISTANCE OF 17.29 FEET; (COURSE 58) NORTH 20°02'42" EAST, A DISTANCE OF 30.32 FEET; (COURSE 59) NORTH 31°22'05" EAST, A DISTANCE OF 33.35 FEET; (COURSE 60) NORTH 08°09'02" WEST, A DISTANCE OF 31.81 FEET; (COURSE 61) NORTH 09°18'02" WEST, A DISTANCE OF 37.62 FEET; (COURSE 62) NORTH 14°09'44" WEST, A DISTANCE OF 47.00 FEET; (COURSE 63) NORTH 46°11'22" WEST, A DISTANCE OF 30.36 FEET; (COURSE 64) NORTH 81°33'45" WEST, A DISTANCE OF 22.15 FEET; (COURSE 65) SOUTH 04°18'19" WEST, A DISTANCE OF 66.19 FEET; (COURSE 66) NORTH 81°19'53" WEST, A DISTANCE OF 18.77 FEET; (COURSE 67) SOUTH 78°11'59" WEST, A DISTANCE OF 21.28 FEET; (COURSE 68) SOUTH 54°22'02" WEST, A DISTANCE OF 35.72 FEET; (COURSE 69) SOUTH 64°26'59" WEST, A DISTANCE OF 25.30 FEET; (COURSE 70) SOUTH 04°18'19" WEST, A DISTANCE OF 17.00 FEET; (COURSE 71) NORTH 66°23'59" WEST, A DISTANCE OF 31.54 FEET; (COURSE 72) NORTH 67°27'21" EAST, A DISTANCE OF 22.55 FEET; (COURSE 73) NORTH 69°11'41" WEST, A DISTANCE OF 41.85 FEET; (COURSE 74) NORTH 68°11'15" WEST, A DISTANCE OF 43.52 FEET; (COURSE 75) NORTH 61°11'51" WEST, A DISTANCE OF 44.85 FEET; (COURSE 76) NORTH 61°11'51" WEST, A DISTANCE OF 31.54 FEET; (COURSE 77) NORTH 51°35'19" WEST, A DISTANCE OF 30.78 FEET; (COURSE 78) NORTH 70°49'10" WEST, A DISTANCE OF 25.02 FEET; (COURSE 79) NORTH 64°27'54" WEST, A DISTANCE OF 17.50 FEET; (COURSE 80) NORTH 68°27'54" WEST, A DISTANCE OF 30.36 FEET; (COURSE 81) NORTH 61°11'51" WEST, A DISTANCE OF 27.81 FEET; (COURSE 82) NORTH 34°17'29" EAST, A DISTANCE OF 37.83 FEET; (COURSE 83) NORTH 19°57'20" EAST, A DISTANCE OF 30.81 FEET; (COURSE 84) NORTH 21°31'24" EAST, A DISTANCE OF 35.59 FEET; (COURSE 85) NORTH 08°19'52" EAST, A DISTANCE OF 38.18 FEET; (COURSE 86) NORTH 14°54'41" WEST, A DISTANCE OF 42.09 FEET; (COURSE 87) NORTH 12°00'19" EAST, A DISTANCE OF 39.61 FEET; (COURSE 88) NORTH 05°59'26" EAST, A DISTANCE OF 49.82 FEET; (COURSE 89) NORTH 01°38'50" EAST, A DISTANCE OF 04.21 FEET; (COURSE 90) NORTH 08°19'52" EAST, A DISTANCE OF 38.18 FEET; (COURSE 91) NORTH 14°54'41" WEST, A DISTANCE OF 40.10 FEET; (COURSE 92) NORTH 06°04'47" WEST, A DISTANCE OF 25.46 FEET; (COURSE 93) NORTH 34°13'29" EAST, A DISTANCE OF 24.29 FEET; (COURSE 94) NORTH 30°34'22" EAST, A DISTANCE OF 27.69 FEET; (COURSE 95) NORTH 02°01'59" EAST, A DISTANCE OF 10.01 FEET; (COURSE 96) NORTH 57°42'38" EAST, A DISTANCE OF 51.04 FEET; (COURSE 97) NORTH 25°26'22" EAST, A DISTANCE OF 50.35 FEET; (COURSE 98) NORTH 28°03'36" EAST, A DISTANCE OF 36.72 FEET; (COURSE 99) NORTH 58°09'11" EAST, A DISTANCE OF 20.93 FEET; (COURSE 100) NORTH 64°41'52" EAST, A DISTANCE OF 9.74 FEET; (COURSE 101) NORTH 64°26'59" WEST, A DISTANCE OF 27.15 FEET; (COURSE 102) NORTH 51°11'26" EAST, A DISTANCE OF 10.08 FEET; (COURSE 103) NORTH 06°09'08" EAST, A DISTANCE OF 19.21 FEET; (COURSE 104) NORTH 76°48'48" EAST, A DISTANCE OF 7.71 FEET; (COURSE 105) SOUTH 01°31'11" EAST, A DISTANCE OF 14.85 FEET; (COURSE 106) NORTH 08°32'19" EAST, A DISTANCE OF 13.34 FEET; (COURSE 107) SOUTH 36°37'38" EAST, A DISTANCE OF 16.05 FEET; (COURSE 108) SOUTH 62°52'02" EAST, A DISTANCE OF 24.20 FEET; (COURSE 109) NORTH 76°10'24" EAST, A DISTANCE OF 12.79 FEET; (COURSE 110) SOUTH 84°33'38" EAST, A DISTANCE OF 12.51 FEET; (COURSE 111) SOUTH 84°14'33" EAST, A DISTANCE OF 9.41 FEET; (COURSE 112) SOUTH 82°17'36" EAST, A DISTANCE OF 3.48 FEET; (COURSE 113) NORTH 18°36'54" EAST, A DISTANCE OF 7.76 FEET; (COURSE 114) SOUTH 76°10'24" EAST, A DISTANCE OF 13.01 FEET; (COURSE 115) SOUTH 84°33'38" EAST, A DISTANCE OF 12.51 FEET; (COURSE 116) SOUTH 84°14'33" 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 04°59'02" WEST, A DISTANCE OF 20.88 FEET; (COURSE 126) NORTH 05°09'11" WEST, A DISTANCE OF 6.78 FEET; (COURSE 132) SOUTH 07°48'52" WEST, A DISTANCE OF 29.14 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 03°20'17" WEST, A DISTANCE OF 27.56 FEET; (COURSE 136) NORTH 08°18'03" WEST, A DISTANCE OF 27.17 FEET; (COURSE 137) SOUTH 02°02'51" EAST, A DISTANCE OF 35.47 FEET; (COURSE 138) SOUTH 06°58'31" EAST, A DISTANCE OF 33.88 FEET; (COURSE 139) SOUTH 00°10'50" WEST, A DISTANCE OF 47.10 FEET; (COURSE 140) SOUTH 06°48'33" EAST, A DISTANCE OF 29.55 FEET; (COURSE 141) SOUTH 51°59'51" EAST, A DISTANCE OF 24.75 FEET; (COURSE 142) SOUTH 26°15'42" WEST, A DISTANCE OF 12.81 FEET; (COURSE 143) NORTH 62°54'17" WEST, A DISTANCE OF 20.59 FEET; (COURSE 144) NORTH 83°54'50" WEST, A DISTANCE OF 26.69 FEET; (COURSE 145) SOUTH 58°38'12" WEST, A DISTANCE OF 27.44 FEET; (COURSE 146) SOUTH 32°40'28" WEST, A DISTANCE OF 50.86 FEET; (COURSE 147) SOUTH 25°02'08" WEST, A DISTANCE OF 62.66 FEET; (COURSE 148) SOUTH 07°32'26" EAST, A DISTANCE OF 52.91 FEET; (COURSE 149) SOUTH 52°11'05" EAST, A DISTANCE OF 42.10 FEET; (COURSE 150) SOUTH 73°29'29" EAST, A DISTANCE OF 51.45 FEET; (COURSE 151) NORTH 65°33'31" EAST, A DISTANCE OF 52.96 FEET; (COURSE 152) NORTH 62°18'02" EAST, A DISTANCE OF 41.09 FEET; (COURSE 153) NORTH 49°56'31" EAST, A DISTANCE OF 49.39 FEET; (COURSE 154) NORTH 37°24'31" WEST, A DISTANCE OF 45.16 FEET; (COURSE 155) NORTH 62°47'52" WEST, A DISTANCE OF 32.75 FEET; (COURSE 156) NORTH 64°18'19" WEST, A DISTANCE OF 43.79 FEET; (COURSE 157) NORTH 41°10'20" WEST, A DISTANCE OF 31.44 FEET; (COURSE 158) NORTH 15°18'06" WEST, A DISTANCE OF 40.11 FEET; (COURSE 159) NORTH 12°11'52" WEST, A DISTANCE OF 35.89 FEET; (COURSE 160) NORTH 14°57'56" EAST, A DISTANCE OF 47.30 FEET; (COURSE 161) NORTH 21°10'44" EAST, A DISTANCE OF 39.29 FEET; (COURSE 162) NORTH 06°44'45" EAST, A DISTANCE OF 27.50 FEET; (COURSE 163) NORTH 75°48'38" WEST, A DISTANCE OF 21.57 FEET; (COURSE 164) NORTH 09°50'45" WEST, A DISTANCE OF 11.01 FEET; (COURSE 170) SOUTH 86°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 01°11'51" WEST, A DISTANCE OF 7.83 FEET; (COURSE 173) NORTH 53°17'26" EAST, A DISTANCE OF 8.41 FEET; (COURSE 174) NORTH 44°42'34" EAST, A DISTANCE OF 15.46 FEET; (COURSE 175) NORTH 65°20'01" EAST, A DISTANCE OF 21.78 FEET; (COURSE 176) NORTH 52°37'17" WEST, A DISTANCE OF 34.56 FEET; (COURSE 177) SOUTH 57°05'34" WEST, A DISTANCE OF 22.77 FEET; (COURSE 178) NORTH 37°15'16" WEST, A DISTANCE OF 21.24 FEET; (COURSE 179) NORTH 15°52'59" WEST, A DISTANCE OF 11.22 FEET; (COURSE 180) NORTH 36°25'52" EAST, A DISTANCE OF 17.75 FEET; (COURSE 181) NORTH 30°36'59" WEST, A DISTANCE OF 20.34 FEET; (COURSE 182) NORTH 02°01'59" WEST, A DISTANCE OF 18.61 FEET; (COURSE 183) NORTH 61°02'45" WEST, A DISTANCE OF 16.56 FEET; (COURSE 184) NORTH 29°37'46" WEST, A DISTANCE OF 26.15 FEET; (COURSE 185) SOUTH 52°13'48" WEST, A DISTANCE OF 19.37 FEET; (COURSE 186) SOUTH 03°54'57" WEST, A DISTANCE OF 40.33 FEET; (COURSE 187) SOUTH 24°31'31" WEST, A DISTANCE OF 18.34 FEET; (COURSE 188) SOUTH 62°11'36" WEST, A DISTANCE OF 16.84 FEET; (COURSE 189) SOUTH 69°22'34" WEST, A DISTANCE OF 17.12 FEET; (COURSE 190) NORTH 34°24'53" WEST, A DISTANCE OF 16.45 FEET; (COURSE 191) NORTH 67°20'46" WEST, A DISTANCE OF 22.74 FEET; (COURSE 192) NORTH 02°01'59" WEST, A DISTANCE OF 18.61 FEET; (COURSE 193) NORTH 41°27'27" WEST, A DISTANCE OF 25.88 FEET; (COURSE 194) NORTH 32°52'29" WEST, A DISTANCE OF 22.84 FEET; (COURSE 195) NORTH 32°29'44" WEST, A DISTANCE OF 14.30 FEET; (COURSE 196) NORTH 62°37'29" WEST, A DISTANCE OF 43.58 FEET; (COURSE 197) NORTH 69°26'11" WEST, A DISTANCE OF 37.29 FEET; (COURSE 198) NORTH 69°38'14" WEST, A DISTANCE OF 37.46 FEET; (COURSE 199) NORTH 83°20'17" WEST, A DISTANCE OF 31.11 FEET; (COURSE 200) NORTH 78°10'41" WEST, A DISTANCE OF 26.55 FEET; (COURSE 201) NORTH 29°37'35" WEST, A DISTANCE OF 43.38 FEET; (COURSE 202) NORTH 12°03'47" WEST, A DISTANCE OF 65.45 FEET; (COURSE 203) NORTH 18°27'36" WEST, A DISTANCE OF 33.94 FEET; (COURSE 204) NORTH 21°24'21" WEST, A DISTANCE OF 63.16 FEET; (COURSE 205) NORTH 02°32'38" WEST, A DISTANCE OF 69.48 FEET; (COURSE 206) NORTH 22°46'33" EAST, A DISTANCE OF 65.00 FEET; (COURSE 207) NORTH 39°57'48" EAST, A DISTANCE OF 63.66 FEET; (COURSE 208) NORTH 53°21'21" EAST, A DISTANCE OF 64.14 FEET; (COURSE 209) NORTH 28°22'49" EAST, A DISTANCE OF 67.22 FEET; (COURSE 210) NORTH 34°29'27" WEST, A DISTANCE OF 83.96 FEET; (COURSE 211) NORTH 43°24'28" WEST, A DISTANCE OF 84.71 FEET; (COURSE 212) NORTH 24°23'08" WEST, A DISTANCE OF 86.71 FEET; (COURSE 213) NORTH 55°30'06" WEST, A DISTANCE OF 81.06 FEET; (COURSE 214) NORTH 87°52'07" WEST, A DISTANCE OF 61.59 FEET; (COURSE 215) SOUTH 78°08'14" WEST, A DISTANCE OF 75.75 FEET; (COURSE 216) NORTH 60°16'28" WEST, A DISTANCE OF 43.38 FEET; (COURSE 217) NORTH 32°09'47" WEST, A DISTANCE OF 46.26 FEET; (COURSE 218) NORTH 46°04'27" WEST, A DISTANCE OF 47.87 FEET; (COURSE 219) NORTH 41°59'33" WEST, A DISTANCE OF 30.33 FEET; (COURSE 220) NORTH 04°14'36" EAST, A DISTANCE OF 7.29 FEET; (COURSE 221) NORTH 65°07'39" EAST, A DISTANCE OF 46.33 FEET; (COURSE 222) NORTH 69°07'39" EAST, A DISTANCE OF 46.33 FEET; (COURSE 223) NORTH 81°38'27" EAST, A DISTANCE OF 52.07 FEET; (COURSE 224) NORTH 87°21'56" EAST, A DISTANCE OF 60.63 FEET; (COURSE 225) NORTH 34°29'24" EAST, A DISTANCE OF 54.47 FEET; (COURSE 226) NORTH 58°29'15" EAST, A DISTANCE OF 20.74 FEET; (COURSE 227) NORTH 69°26'11" WEST, A DISTANCE OF 37.29 FEET; (COURSE 228) NORTH 69°38'14" WEST, A DISTANCE OF 37.46 FEET; (COURSE 229) NORTH 83°20'17" WEST, A DISTANCE OF 31.11 FEET; (COURSE 230) NORTH 78°10'41" WEST, A DISTANCE OF 26.55 FEET; (COURSE 231) NORTH 29°37'35" WEST, A DISTANCE OF 43.38 FEET; (COURSE 232) NORTH 12°03'47" WEST, A DISTANCE OF 65.45 FEET; (COURSE 233) NORTH 18°27'36" WEST, A DISTANCE OF 33.94 FEET; (COURSE 234) NORTH 21°24'21" WEST, A DISTANCE OF 63.16 FEET; (COURSE 235) NORTH 02°32'38" WEST, A DISTANCE OF 69.48 FEET; (COURSE 236) NORTH 22°46'33" EAST, A DISTANCE OF 65.00 FEET; (COURSE 237) NORTH 39°57'48" EAST, A DISTANCE OF 63.66 FEET; (COURSE 238) NORTH 53°21'21" EAST, A DISTANCE OF 64.14 FEET; (COURSE 239) NORTH 28°22'49" EAST, A DISTANCE OF 67.22 FEET; (COURSE 240) NORTH 34°29'27" WEST, A DISTANCE OF 83.96 FEET; (COURSE 241) NORTH 43°24'28" WEST, A DISTANCE OF 84.71 FEET; (COURSE 242) NORTH 24°23'08" WEST, A DISTANCE OF 86.71 FEET; (COURSE 243) NORTH 55°30'06" WEST, A DISTANCE OF 81.06 FEET; (COURSE 244) NORTH 87°52'07" WEST, A DISTANCE OF 61.59 FEET; (COURSE 245) SOUTH 78°08'14" WEST, A DISTANCE OF 75.75 FEET; (COURSE 246) NORTH 60°16'28" WEST, A DISTANCE OF 43.38 FEET; (COURSE 247) NORTH 32°09'47" WEST, A DISTANCE OF 46.26 FEET; (COURSE 248) NORTH 46°04'27" WEST, A DISTANCE OF 47.87 FEET; (COURSE 249) NORTH 41°59'33" WEST, A DISTANCE OF 30.33 FEET; (COURSE 250) NORTH 04°14'36" EAST, A DISTANCE OF 7.29 FEET; (COURSE 251) NORTH 65°07'39" EAST, A DISTANCE OF 46.33 FEET; (COURSE 252) NORTH 69°07'39" EAST, A DISTANCE OF 46.33 FEET; (COURSE 253) NORTH 81°38'27" EAST, A DISTANCE OF 52.07 FEET; (COURSE 254) NORTH 87°21'56" EAST, A DISTANCE OF 60.63 FEET; (COURSE 255) NORTH 34°29'24" EAST, A DISTANCE OF 54.47 FEET; (COURSE 256) NORTH 58°29'15" EAST, A DISTANCE OF 20.74 FEET; (COURSE 257) NORTH 69°26'11" WEST, A DISTANCE OF 37.29 FEET; (COURSE 258) NORTH 69°38'14" WEST, A DISTANCE OF 37.46 FEET; (COURSE 259) NORTH 83°20'17" WEST, A DISTANCE OF 31.11 FEET; (COURSE 260) NORTH 78°10'41" WEST, A DISTANCE OF 26.55 FEET; (COURSE 261) NORTH 29°37'35" WEST, A DISTANCE OF 43.38 FEET; (COURSE 262) NORTH 12°03'47" WEST, A DISTANCE OF 65.45 FEET; (COURSE 263) NORTH 18°27'36" WEST, A DISTANCE OF 33.94 FEET; (COURSE 264) NORTH 21°24'21" WEST, A DISTANCE OF 63.16 FEET; (COURSE 265) NORTH 02°32'38" WEST, A DISTANCE OF 69.48 FEET; (COURSE 266) NORTH 22°46'33" EAST, A DISTANCE OF 65.00 FEET; (COURSE 267) NORTH 39°57'48" EAST, A DISTANCE OF 63.66 FEET; (COURSE 268) NORTH 53°21'21" EAST, A DISTANCE OF 64.14 FEET; (COURSE 269) NORTH 28°22'49" EAST, A DISTANCE OF 67.22 FEET; (COURSE 270) NORTH 34°29'27" WEST, A DISTANCE OF 83.96 FEET; (COURSE 271) NORTH 43°24'28" WEST, A DISTANCE OF 84.71 FEET; (COURSE 272) NORTH 24°23'08" WEST, A DISTANCE OF 86.71 FEET; (COURSE 273) NORTH 55°30'06" WEST, A DISTANCE OF 81.06 FEET; (COURSE 274) NORTH 87°52'07" WEST, A DISTANCE OF 61.59 FEET; (COURSE 275) SOUTH 78°08'14" WEST, A DISTANCE OF 75.75 FEET; (COURSE 276) NORTH 60°16'28" WEST, A DISTANCE OF 43.38 FEET; (COURSE 277) NORTH 32°09'47" WEST, A DISTANCE OF 46.26 FEET; (COURSE 278) NORTH 46°04'27" WEST, A DISTANCE OF 47.87 FEET; (COURSE 279) NORTH 41°59'33" WEST, A DISTANCE OF 30.33 FEET; (COURSE 280) NORTH 04°14'36" EAST, A DISTANCE OF 7.29 FEET; (COURSE 281) NORTH 65°07'39" EAST, A DISTANCE OF 46.33 FEET; (COURSE 282) NORTH 69°07'39" EAST, A DISTANCE OF 46.33 FEET; (COURSE 283) NORTH 81°38'27" EAST, A DISTANCE OF 52.07 FEET; (COURSE 284) NORTH 87°21'56" EAST, A DISTANCE OF 60.63 FEET; (COURSE 285) NORTH 34°29'24" EAST, A DISTANCE OF 54.47 FEET; (COURSE 286) NORTH 58°29'15" EAST, A DISTANCE OF 20.74 FEET; (COURSE 287) NORTH 69°26'11" WEST, A DISTANCE OF 37.29 FEET; (COURSE 288) NORTH 69°38'14" WEST, A DISTANCE OF 37.46 FEET; (COURSE 289) NORTH 83°20'17" WEST, A DISTANCE OF 31.11 FEET; (COURSE 290) NORTH 78°10'41" WEST, A DISTANCE OF 26.55 FEET; (COURSE 291) NORTH 29°37'35" WEST, A DISTANCE OF 43.38 FEET; (COURSE 292) NORTH 12°03'47" WEST, A DISTANCE OF 65.45 FEET; (COURSE 293) NORTH 18°27'36" WEST, A DISTANCE OF 33.94 FEET; (COURSE 294) NORTH 21°24'21" WEST, A DISTANCE OF 63.16 FEET; (COURSE 295) NORTH 02°32'38" WEST, A DISTANCE OF 69.48 FEET; (COURSE 296) NORTH 22°46'33" EAST, A DISTANCE OF 65.00 FEET; (COURSE 297) NORTH 39°57'48" EAST, A DISTANCE OF 63.66 FEET; (COURSE 298) NORTH 53°21'21" EAST, A DISTANCE OF 64.14 FEET; (COURSE 299) NORTH 28°22'49" EAST, A DISTANCE OF 67.22 FEET; (COURSE 300) NORTH 34°29'27" WEST, A DISTANCE OF 83.96 FEET; (COURSE 301) NORTH 43°24'28" WEST, A DISTANCE OF 84.71 FEET; (COURSE 302) NORTH 24°23'08" WEST, A DISTANCE OF 86.71 FEET; (COURSE 303) NORTH 55°30'06" WEST, A DISTANCE OF 81.06 FEET; (COURSE 304) NORTH 87°52'07" WEST, A DISTANCE OF 61.59 FEET; (COURSE 305) SOUTH 78°08'14" WEST, A DISTANCE OF 75.75 FEET; (COURSE 306) NORTH 60°16'28" WEST, A DISTANCE OF 43.38 FEET; (COURSE 307) NORTH 32°09'47" WEST, A DISTANCE OF 46.26 FEET; (COURSE 308) NORTH 46°04'27" WEST, A DISTANCE OF 47.87 FEET; (COURSE 309) NORTH 41°59'33" WEST, A DISTANCE OF 30.33 FEET; (COURSE 310) NORTH 04°14'36" EAST, A DISTANCE OF 7.29 FEET; (COURSE 311) NORTH 65°07'39" EAST, A DISTANCE OF 46.33 FEET; (COURSE 312) NORTH 69°07'39" EAST, A DISTANCE OF 46.33 FEET; (COURSE 313) NORTH 81°38'27" EAST, A DISTANCE OF 52.07 FEET; (COURSE 314) NORTH 87°21'56" EAST, A DISTANCE OF 60.63 FEET; (COURSE 315) NORTH 34°29'24" EAST, A DISTANCE OF 54.47 FEET; (COURSE 316) NORTH 58°29'15" EAST, A DISTANCE OF 20.74 FEET; (COURSE 317) NORTH 69°26'11" WEST, A DISTANCE OF 37.29 FEET; (COURSE 318) NORTH 69°38'14" WEST, A DISTANCE OF 37.46 FEET; (COURSE 319) NORTH 83°20'17" WEST, A DISTANCE OF 31.11 FEET; (COURSE 320) NORTH 78°10'41" WEST, A DISTANCE OF 26.55 FEET; (COURSE 321) NORTH 29°37'35" WEST, A DISTANCE OF 43.38 FEET; (COURSE 322) NORTH 12°03'47" WEST, A DISTANCE OF 65.45 FEET; (COURSE 323) NORTH 18°27'36" WEST, A DISTANCE OF 33.94 FEET; (COURSE 324) NORTH 21°24'21" WEST, A DISTANCE OF 63.16 FEET; (COURSE 325) NORTH 02°32'38" WEST, A DISTANCE OF 69.48 FEET; (COURSE 326) NORTH 22°46'33" EAST, A DISTANCE OF 65.00 FEET; (COURSE 327) NORTH 39°57'48" EAST, A DISTANCE OF 63.66 FEET; (COURSE 328) NORTH 53°21'21" EAST, A DISTANCE OF 64.14 FEET; (COURSE 329) NORTH 28°22'49" EAST, A DISTANCE OF 67.22 FEET; (COURSE 330) NORTH 34°29'27" WEST, A DISTANCE OF 83.96 FEET; (COURSE 331) NORTH 43°24'28" WEST, A DISTANCE OF 84.71 FEET; (COURSE 332) NORTH 24°23'08" WEST, A DISTANCE OF 86.71 FEET; (COURSE 333) NORTH 55°30'06" WEST, A DISTANCE OF 81.06 FEET; (COURSE 334) NORTH 87°52'07" WEST, A DISTANCE OF 61.59 FEET; (COURSE 335) SOUTH 78°08'14" WEST, A DISTANCE OF 75.75 FEET; (COURSE 336) NORTH 60°16'28" WEST, A DISTANCE OF 43.38 FEET; (COURSE 337) NORTH 32°09'47" WEST, A DISTANCE OF 46.26 FEET; (COURSE 338) NORTH 46°04'27" WEST, A DISTANCE OF 47.87 FEET; (COURSE 339) NORTH 41°59'33" WEST, A DISTANCE OF 30.33 FEET; (COURSE 340) NORTH 04°14'36" EAST, A DISTANCE OF 7.29 FEET; (COURSE 341) NORTH 65°07'39" EAST, A DISTANCE OF 46.33 FEET; (COURSE 342) NORTH 69°07'39" EAST, A DISTANCE OF 46.33 FEET; (COURSE 343) NORTH 81°38'27" EAST, A DISTANCE OF 52.07 FEET; (COURSE 344) NORTH 87°21'56" EAST, A DISTANCE OF 60.63 FEET; (COURSE 345) NORTH 34°29'24" EAST, A DISTANCE OF 54.47 FEET; (COURSE 346) NORTH 58°29'15" EAST, A DISTANCE OF 20.74 FEET; (COURSE 347) NORTH 69°26'11" WEST, A DISTANCE OF 37.29 FEET; (COURSE 348) NORTH 69°38'14" WEST, A DISTANCE OF 37.46 FEET; (COURSE 349) NORTH 83°20'17" WEST, A DISTANCE OF 31.11 FEET; (COURSE 350) NORTH 78°10'41" WEST, A DISTANCE OF 26.55 FEET; (COURSE 351) NORTH 29°37'35" WEST, A DISTANCE OF 43.38 FEET; (COURSE 352) NORTH 12°03'47" WEST, A DISTANCE OF 65.45 FEET; (COURSE 353) NORTH 18°27'36" WEST, A DISTANCE OF 33.94 FEET; (COURSE 354) NORTH 21°24'21" WEST, A DISTANCE OF 63.16 FEET; (COURSE 355) NORTH 02°32'38" WEST, A DISTANCE OF 69.48 FEET; (COURSE 356) NORTH 22°46'33" EAST, A DISTANCE OF 65.00 FEET; (COURSE 357) NORTH 39°57'48" EAST, A DISTANCE OF 63.66 FEET; (COURSE 358) NORTH 53°21'21" EAST, A DISTANCE OF 64.14 FEET; (COURSE 359) NORTH 28°22'49" EAST, A DISTANCE OF 67.22 FEET; (COURSE 360) NORTH 34°29'27" WEST, A DISTANCE OF 83.96 FEET; (COURSE 361) NORTH 43°24'28" WEST, A DISTANCE OF 84.71 FEET; (COURSE 362) NORTH 24°23'08" WEST, A DISTANCE OF 86.71 FEET; (COURSE 363) NORTH 55°30'06" WEST, A DISTANCE OF 81.06 FEET; (COURSE 364) NORTH 87°52'07" WEST, A DISTANCE OF 61.59 FEET; (COURSE 365) SOUTH 78°08'14" WEST, A DISTANCE OF 75.75 FEET; (COURSE 366) NORTH 60°16'28" WEST, A DISTANCE OF 43.38 FEET; (COURSE 367) NORTH 32°09'47" WEST, A DISTANCE OF 46.26 FEET; (COURSE 368) NORTH 46°04'27" WEST, A DISTANCE OF 47.87 FEET; (COURSE 369) NORTH 41°59'33" WEST, A DISTANCE OF 30.33 FEET; (COURSE 370) NORTH 04°14'36" EAST, A DISTANCE OF 7.29 FEET; (COURSE 371) NORTH 65°07'39" EAST, A DISTANCE OF 46.33 FEET; (COURSE 372) NORTH 69°07'39" EAST, A DISTANCE OF 46.33 FEET; (COURSE 373) NORTH 81°38'27" EAST, A DISTANCE OF 52.07 FEET; (COURSE 374) NORTH 87°21'56" EAST, A DISTANCE OF 60.63 FEET; (COURSE 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.

CERTIFICATE OF APPROVAL BY COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA THIS _____ DAY OF _____, A. D. 2017.

BY: _____
CHAIRMAN OF THE BOARD

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK _____, PAGES _____ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA THIS _____ DAY OF _____, A. D. 2017.

BY: _____ DATE: _____
CLERK OF CIRCUIT COURT

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ATTORNEY OF NASSAU COUNTY, FLORIDA THIS _____ DAY OF _____, A. D. 2017.

BY: _____
COUNTY ATTORNEY

CERTIFICATE OF APPROVAL BY DIRECTOR OF ENGINEERING SERVICES

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE DIRECTOR OF ENGINEERING SERVICES OF NASSAU COUNTY, FLORIDA THIS _____ DAY OF _____, A. D. 2017.

BY: _____
DIRECTOR OF ENGINEERING SERVICES

COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT ON THIS _____ DAY OF _____, A.D. 2017 AND THESE LOTS ARE APPROVED TO BE PLACED ON APPROVED PUBLIC WATER AND APPROVED PUBLIC SEWAGE SYSTEMS.

BY: _____
COUNTY HEALTH DEPARTMENT

ZONING CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND IS IN COMPLIANCE WITH THE ZONING RULES AND REGULATIONS OF NASSAU COUNTY, FLORIDA, CURRENTLY IN EFFECT THIS _____ DAY OF _____, A.D., 2017.

BY: _____ DATE: _____
COUNTY PLANNER

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

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CHIEF OF THE FIRE - RESCUE CHIEF DEPARTMENT OF NASSAU COUNTY, FLORIDA THIS _____ DAY OF _____, A. D. 2017.

BY: _____
CHIEF OF FIRE - RESCUE DEPARTMENT

COUNTY TAX COLLECTOR CERTIFICATE

THIS IS TO CERTIFY THAT TAXES HAVE BEEN PAID IN FULL ON PARCEL IDENTIFICATION NUMBERS: 46-3N-28-0000-0001-0000, 57-3N-28-0000-0001-0070, 57-3N-28-0000-0002-0000, 46-3N-28-0000-0001-0140, 61-3N-28-0000-0002-0000, 57-3N-28-0000-0002-0002 FOR THE YEARS PRECEDING THE RECORDING DATE OF THIS PLAT

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

CONSENT TO ADOPTION AND DEDICATION

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

Witnesses: _____ [sign] FPL, ITS SUCCESSORS AND ASSIGNS
_____ [print] By: _____
_____ [sign] Its: _____
_____ [print]

STATE OF _____
COUNTY OF _____
The foregoing instrument was acknowledged before me on _____, 2017 by

by authority and on behalf thereof, and who is
 personally known to me OR
 has produced as identification: _____

[sign]
[print]

Notary Public, State of: _____

My Commission expires: _____

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-feet from sewer mains and/or sewer lines within the caption property for this plat.

BENCHMARK LEGEND

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

BM - 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 - 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 - 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"

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"

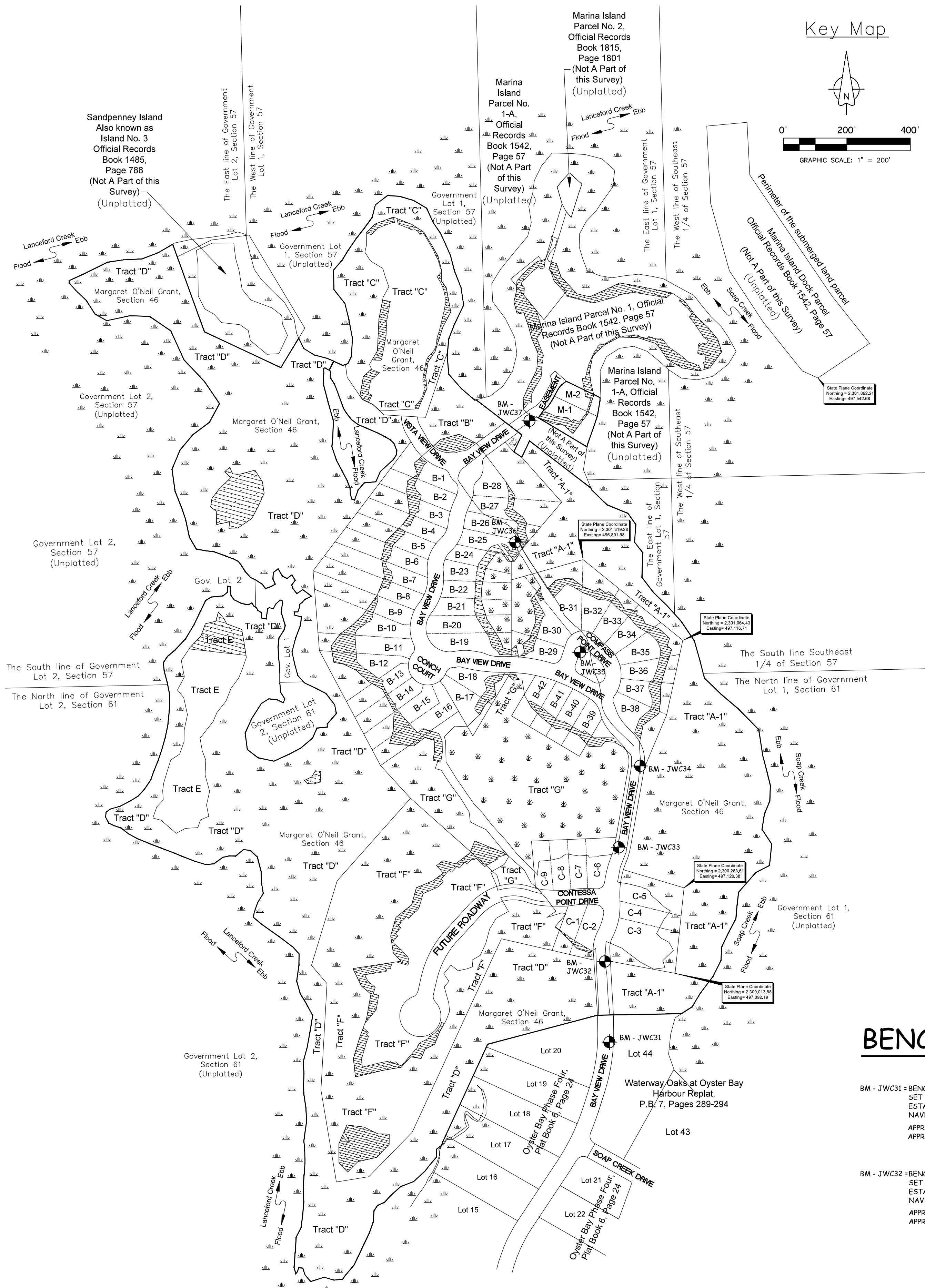
BM - JWC34 = BENCHMARK - JWC34,
FOUND NAIL & DISK, LB 3672 IN CONCRETE
BRIDGE, ESTABLISHED ELEVATION = (7.98),
BASED ON NAVD OF 1988.
APPROXIMATE LATITUDE: N 30°39'39.4"
APPROXIMATE LONGITUDE: W 081°30'22.6"

BM - 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"

Prepared By:

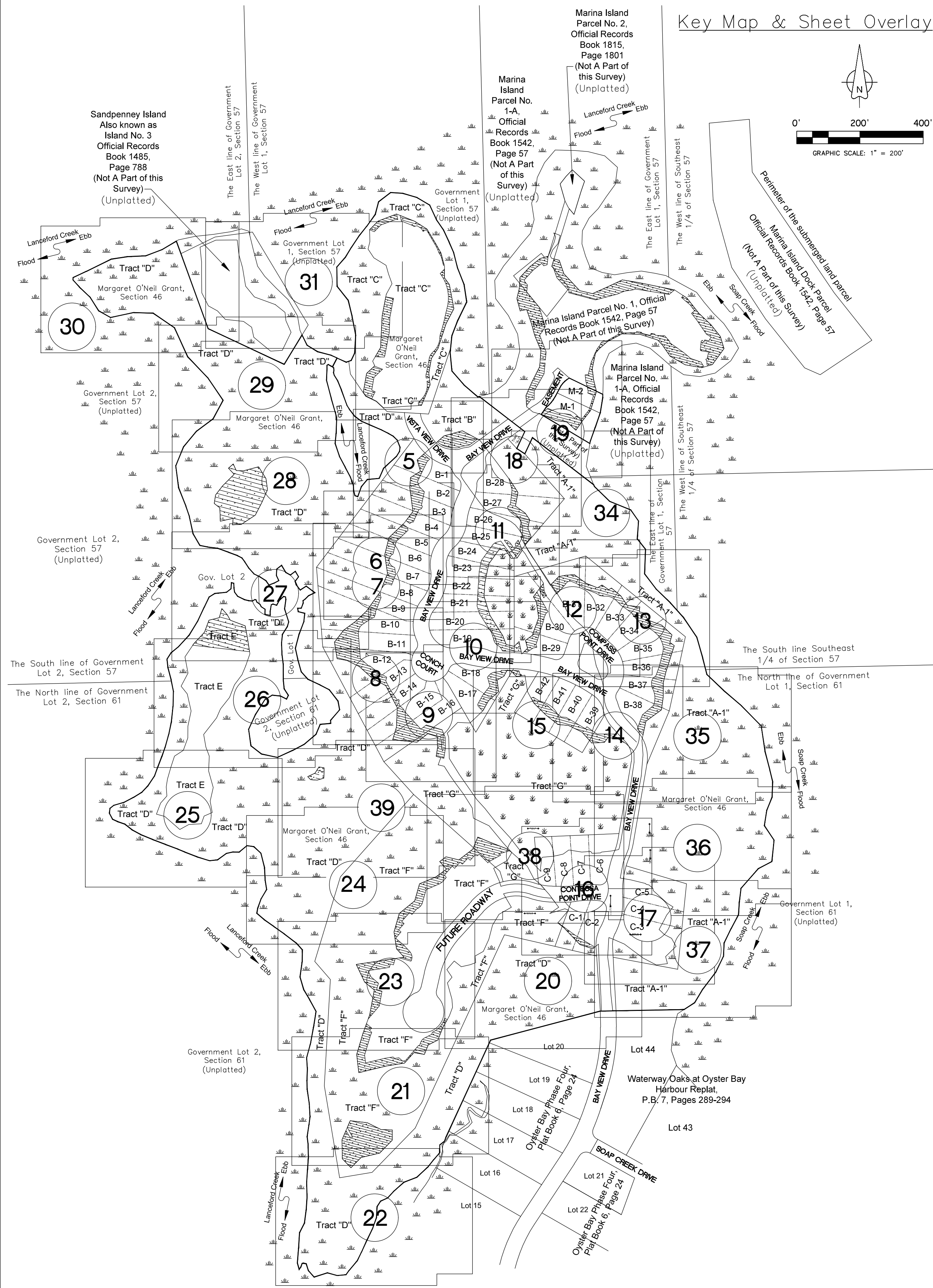


11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2375
Licensed Business No.: 7080
EMAIL: jwsurvey@comcast.net



Villas at Oyster Bay Harbours

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



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"

ABBREVIATIONS:

- A - DENOTES ARC LENGTH
- BM - DENOTES BENCHMARK
- BRL - DENOTES BUILDING RESTRICTION LINE
- CI - DENOTES TABULATED CURVE DATA
- CA - DENOTES CENTRAL ANGLE
- CB - DENOTES CHORD BEARING
- CD - DENOTES CHORD LENGTH
- C/L - DENOTES CENTERLINE
- C.L.I - DENOTES CENTERLINE INTERSECTION
- CM - DENOTES CONCRETE MONUMENT
- D.E.P. - DENOTES FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- EL - DENOTES ELEVATION
- ESMT - DENOTES EASEMENT
- L.F.E. - DENOTES THE ACTUAL LIVING AREA FINISHED FLOOR ELEVATION
- Fd - DENOTES FOUND
- FPL - DENOTES FLORIDA POWER & LIGHT
- G.F.E. - DENOTES GARAGE FINISHED FLOOR ELEVATION
- IP - DENOTES IRON PIPE
- JEA - DENOTES JEA
- JEA-E.E. - DENOTES JEA EQUIPMENT EASEMENT
- FPL & JEA-U.E. - DENOTES FLORIDA POWER & LIGHT JEA UTILITY EASEMENT
- JWCH - 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 CURVE
- 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 VE WITH BASE FLOOD ELEVATION 12.00 FEET (NAVD88)
- ZONE VE (EL 13) - DENOTES SPECIAL FLOOD HAZARD AREA ZONE VE WITH BASE FLOOD ELEVATION 13.00 FEET (NAVD88)

LEGEND

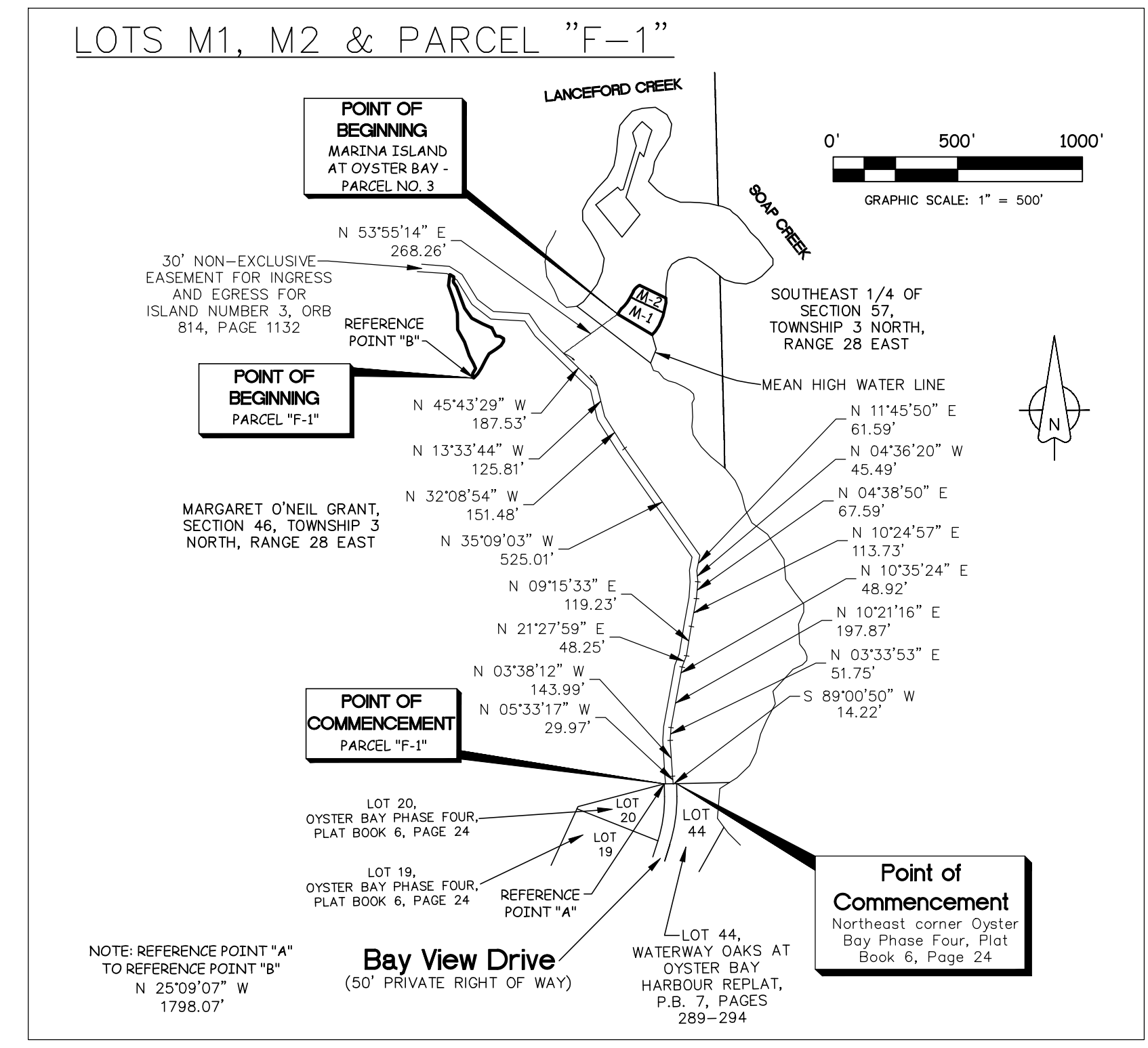
- DENOTES SHEET MATCHLINE
- 5** DENOTES SHEET REFERENCE NUMBER
- DENOTES SALTWATER MARSH AREA
- DENOTES FRESHWATER MARSH AREA
- DENOTES FLORIDA POWER & LIGHT COMPANY ELECTRIC EASEMENT IS INTENDED TO BE VACATED SUBSEQUENT TO THE RECORDING OF THIS SUBDIVISION PLAT.
- DENOTES ORB 1338, PAGE 1406 & ORB 1341,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

PLAT BOOK ____, PAGE ____, SHEET 4 OF 40 SHEET

SHEET INDEX

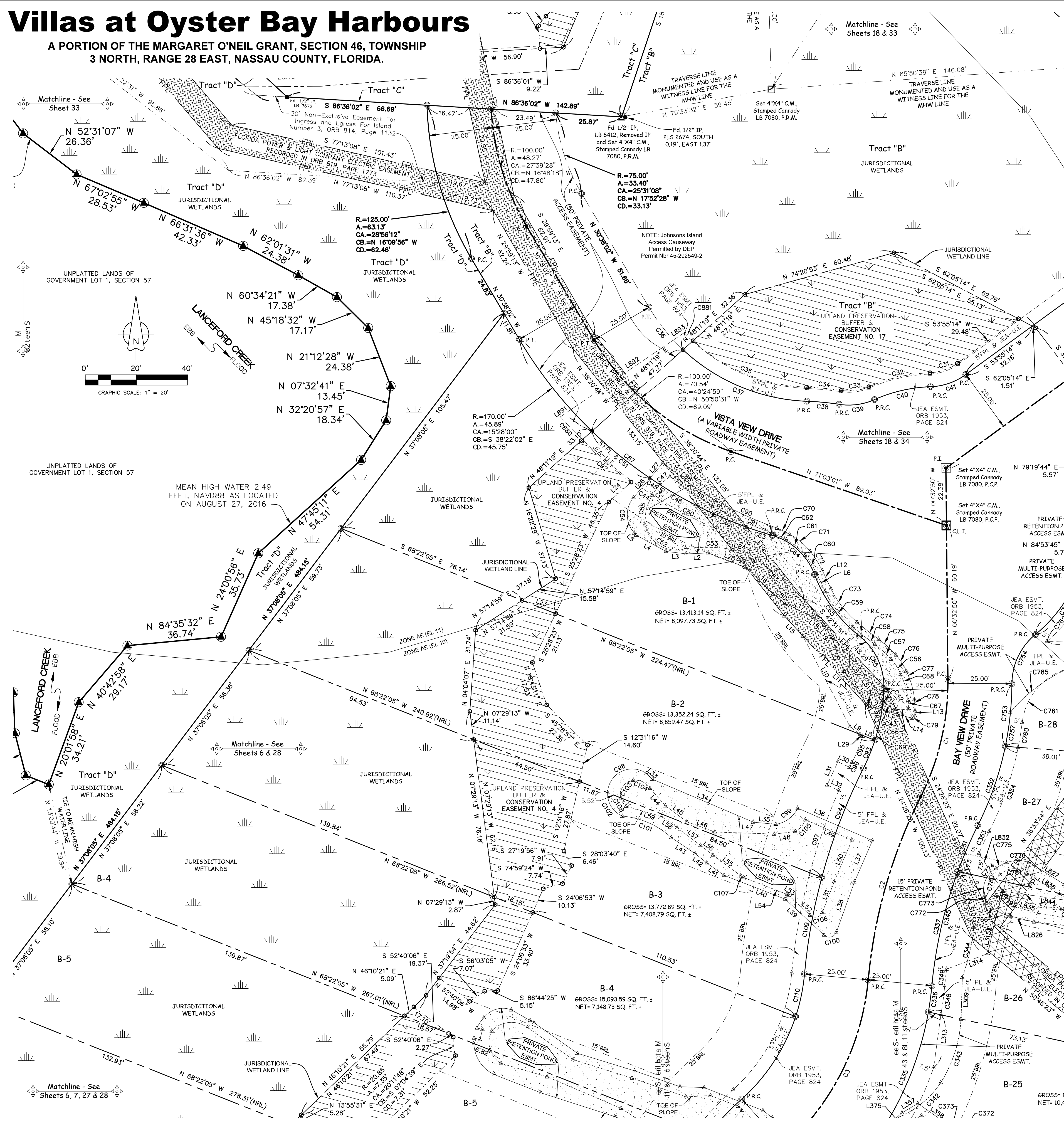
FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

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)
 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 TABLE DATA

LINE	BEARINGS	DISTANCE
L1	N 74°12'05" W	6.68
L2	S 87°50'59" W	8.60
L3	N 83°28'40" W	8.01
L4	N 61°27'26" W	13.35
L5	N 39°27'50" W	1.05
L6	N 29°20'19" W	7.78
L7	S 24°26'23" E	11.63
L8	N 68°23'09" 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 29°20'19" 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 49°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 39°16'44" E	15.86
L22	S 74°02'05" E	4.86
L23	N 68°22'05" W	14.08
L24	S 48°11'19" W	11.66
L26	N 40°14'08" E	9.93
L27	N 44°04'08" E	7.91
L28	N 69°02'11" W	15.78
L29	N 53°00'34" W	1.25
L30	S 68°04'19" E	5.05
L31	N 24°49'41" E	10.00
L32	N 65°04'19" W	5.05
L33	S 47°27'20" E	3.20
L34	S 66°55'43" E	42.80
L35	S 84°31'56" E	8.89
L36	S 66°32'37" E	31.83
L37	S 23°27'23" W	17.65
L38	S 19°50'24" W	20.77
L39	N 47°13'18" W	20.64
L40	N 68°42'09" W	25.63
L41	N 48°59'11" W	8.32
L42	N 51°23'37" W	5.79
L43	N 56°07'30" W	11.29
L44	N 41°19'22" W	9.21
L45	N 53°33'39" W	10.42
L46	N 70°00'39" W	11.62
L47	N 87°52'56" W	23.22
L48	S 82°39'03" W	8.27
L49	N 66°32'37" W	19.80
L50	N 23°04'17" E	17.63
L51	N 21°01'30" E	12.90
L52	S 47°13'18" E	11.37
L53	S 57°57'44" E	0.75
L54	S 68°42'09" E	18.11
L55	S 57°19'52" E	13.63
L56	S 51°59'33" E	6.15
L57	S 53°01'42" E	11.45
L58	S 54°28'09" E	7.47
L59	S 75°30'59" E	14.42
L60	N 15°48'57" E	5.05
L892	N 58°48'57" E	48.38
L893	N 58°48'57" E	5.06

CURVE TABLE DATA

CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARINGS	CHORD LENGTH
C1	100.00	47.57	27°19'16"	N 13°04'48" E	47.12
C2	200.00	74.84	21°26'29"	N 19°59'13" E	74.41
C3	100.00	74.63	42°49'41"	N 26°38'13" E	72.91
C31	19.50	11.55	33°55'48"	S 70°53'08" W	11.38
C32	65.50	24.67	21°34'35"	S 77°03'45" W	24.52
C33	19.50	11.03	32°23'45"	S 82°28'20" W	10.88
C34	118.00	13.60	63°36'09"	N 84°57'11" W	13.59
C35	69.50	48.94	40°20'56"	N 67°45'27" W	47.94
C36	75.00	21.34	16°18'19"	N 38°47'11" W	21.27
C37	75.00	53.49	40°52'00"	N 67°22'21" W	52.37
C38	112.50	12.72	6°28'34"	N 84°34'04" W	12.71
C39	25.00	14.14	32°23'45"	S 82°28'20" W	13.95
C40	60.00	22.59	21°34'35"	S 77°03'45" W	22.46
C41	25.00	14.80	33°55'48"	S 70°53'08" W	14.59
C42	133.56	1.12	0°28'56"	S 33°06'44" E	1.12
C43	8.70	5.19	34°09'45"	S 59°51'34" E	5.11
C44	170.00	4.98	1°37'52"	N 84°54'44" 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°22'44" W	16.81
C49	170.00	21.04	7°05'23"	N 65°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	99°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	103.80	10.96	6°10'15"	N 85°46'24" E	10.96
C59	42.24	17.74	24°04'19"	N 38°04'07" W	17.61
C60	42.29	8.38	11°21'19"	N 32°09'53" W	8.37
C61	24.26	9.54	22°31'29"	N 50°31'37" W	9.48
C62	53.86	25.06	5°23'02"	N 63°18'54" W	5.06
C63	170.00	10.50	3°32'14"	S 72°03'48" E	10.49
C64	25.00	23.29	53°23'15"	S 47°08'18" E	22.46
C65	55.00	30.12	31°22'31"	S 36°07'56" E	29.74
C66	8.70	5.04	33°09'34"	N 86°28'47" E	4.97
C67	48.55	3.17	N 03°28'08" W	3.17	
C68	31.94	10.70	19°11'23"	N 15°57'43" W	10.65
C69	75.00	3.90	2°58'37"	S 16°12'43" W	3.90
C70	56.36	5.38	5°27'56"	S 63°22'44" E	5.37
C71	26.76	10.53	22°32'12"	S 50°27'56" E	10.46
C72	34.44	8.93	11°29'38"	S 72°10'05" E	8.92
C73	39.74	16.71	24°05'41"	S 38°06'05" E	16.59
C74	99.30	10.78	6°13'19"	S 51°46'31" E	10.78
C75	51.05	9.15	10°15'49"	S 47°07'01" E	9.13
C76	21.68	7.69	20°19'08"	S 32°56'58" E	7.65
C77	34.44	11.49	19°07'03"	S 15°53'34" E	11.44
C78	48.09	4.30	5°07'27"	S 02°55'12" E	4.30
C79	1.00	1.83	104°38'25"	S 53°28'43" W	1.58
C80	107.19	5.75	3°04'25"	S 51°28'27" E	5.75
C81	2.00	1.36	38°59'21"	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	53°48'57"	S 24°54'43" E	22.63
C86	75.00	20.56	15°42'16"	S 09°50'54" W	20.49
C87	170.00	128.17	43°11'53"	S 52°13'59" E	125.16
C88	143.88	25.29	10°04'16"	S 64°20'02" E	25.26
C89	146.38	20.12	7°56'36"	S 55°26'33" E	20.11
C90	150.67	26.49	10°44'29"	S 65°45'49" E	26.46
C91	153.17	26.66	10°02'49"	S 65°44'19" E	26.62
C92	175.50	25.29	8°15'18"	S 50°05'36" E	25.26
C93	75.00	11.79	9°00'24"	N 22°12'14" E	11.78
C94	225.00	48.86	11°40'41"	S 20°52'06" W	48.78
C95	70.00	11.01	9°00'56"	N 22°11'58" E	11.00
C96	230.00	2.14	0°32'01"	S 26°26'26" W	2.14
C97	230.00	34.16	8°30'32"	S 19°25'40" W	34.13
C98	9.61	20.67	123°16'24"	N 63°58'03" E	16.90
C99	11.35	11.05	55°46'55"	N 53°23'56" E	10.62
C100	3.00	8.94	113°26'06"	S 76°33'39" W	5.02
C101	32.20	21.19	37°42'19"	N 66°22'19" W	20.81
C102	9.61	11.57	69°02'14"	N 32°11'16" W	10.89
C103	5.65	9.63	97°39'39"	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°54'06" E	4.97
C107	5.00	1.34	15°24'17"	S 61°00'00" E	1.34
C108	5.65	3.96	40°09'26"	S 33°15'43" E	3.88
C109	225.00	38.34	9°45'45"	S 10°08'33" 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

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)

SHEET INDEX

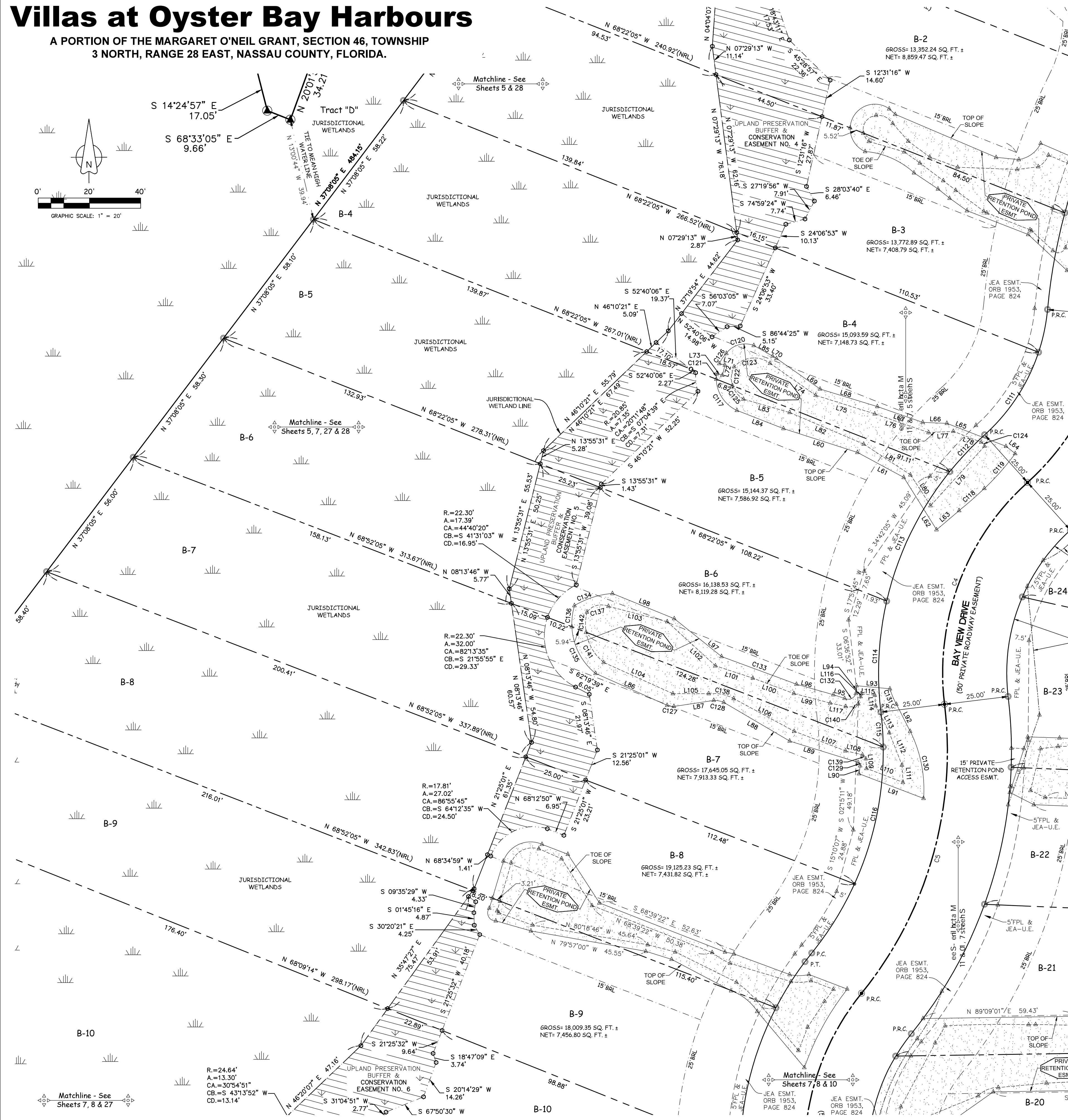
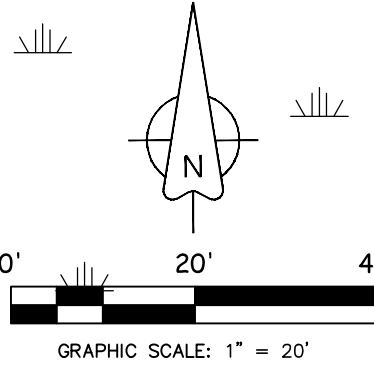
FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

- 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)

Prepared By: **JW Cannady SURVEYING INC.**
11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2375
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	BEARING	DISTANCE
L60	S 72°10'59" E	30.34'
L61	S 61°33'53" E	20.50'
L62	S 32°06'08" E	24.08'
L63	N 49°48'43" E	11.55'
L64	N 51°49'56" W	4.58'
L65	N 68°42'09" W	24.71'
L66	N 87°44'00" W	9.44'
L67	N 70°53'06" W	18.77'
L68	N 72°54'26" W	23.36'
L69	N 54°54'37" W	20.76'
L70	N 59°16'28" W	1.76'
L71	S 75°16'38" E	2.24'
L72	S 14°35'21" W	4.08'
L73	N 75°24'39" W	2.32'
L74	S 54°54'37" E	21.70'
L75	S 72°33'50" E	24.19'
L76	S 70°53'06" E	22.23'
L77	N 87°11'37" E	9.66'
L78	S 68°42'09" E	11.66'
L79	S 42°13'10" W	31.37'
L80	N 33°01'03" W	14.34'
L81	N 56°41'29" W	21.83'
L82	N 66°54'40" W	31.41'
L83	N 73°50'33" W	18.74'
L84	S 68°42'19" E	19.49'
L85	N 60°32'39" W	8.42'
L86	S 65°59'29" E	30.59'
L87	N 81°25'49" E	15.69'
L88	S 59°34'42" E	29.79'
L89	S 72°39'26" E	28.00'
L90	S 08°58'20" W	3.16'
L91	S 69°08'38" E	26.99'
L92	N 26°53'22" W	11.82'
L93	N 84°47'14" W	13.09'
L94	S 05°12'46" W	3.00'
L95	N 72°13'24" W	4.61'
L96	N 74°00'29" W	14.97'
L97	N 51°16'27" W	23.63'
L98	N 67°51'45" W	26.04'
L99	N 75°13'23" W	14.66'
L100	N 69°26'00" W	17.11'
L101	N 71°47'04" W	15.32'
L102	N 47°33'42" W	25.52'
L103	N 75°21'17" W	23.69'
L104	S 65°43'31" E	29.55'
L105	S 89°57'43" E	14.00'
L106	S 61°36'05" E	26.84'
L107	S 69°06'23" E	21.43'
L108	S 76°45'39" E	6.83'
L109	S 03°58'29" E	3.76'
L110	S 69°08'38" E	15.25'
L111	N 03°26'50" W	6.72'
L112	N 21°23'42" W	13.98'
L113	N 26°56'15" W	11.75'
L114	N 04°55'18" W	4.17'
L115	N 84°47'14" W	5.44'
L116	S 08°44'03" W	1.06'
L117	N 77°45'01" W	6.23'

CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C4	100.00'	96.06'	55°02'16"	N 20°30'33" E	92.41'
C5	150.00'	120.52'	46°02'13"	N 16°00'32" E	117.31'
C11	75.00'	38.90'	29°43'14"	S 33°10'04" W	38.47'
C12	125.00'	19.85'	9°06'02"	S 43°28'40" W	19.83'
C13	125.00'	56.62'	25°57'17"	S 25°57'01" W	56.14'
C14	125.00'	43.60'	19°58'57"	S 02°58'54" W	43.37'
C19	125.00'	13.69'	6°16'29"	S 03°52'21" E	13.68'
C116	125.00'	54.98'	25°12'03"	S 11°51'55" W	54.54'
C117	13.87'	15.41'	63°38'22"	S 33°26'39" E	14.63'
C118	154.02'	13.11'	4°52'30"	N 48°44'39" E	13.10'
C119	99.90'	18.18'	10°25'33"	N 41°28'35" E	18.15'
C120	9.29'	11.96'	73°43'33"	S 74°01'52" W	11.19'
C121	13.87'	2.14'	8°51'34"	S 02°48'19" W	2.14'
C122	9.48'	7.61'	45°57'25"	N 04°58'04" E	7.41'
C123	10.45'	15.47'	84°50'35"	N 84°38'15" E	14.09'
C124	2.61'	2.06'	45°16'28"	S 40°34'18" E	2.01'
C125	9.48'	6.97'	42°06'24"	N 39°03'51" W	6.81'
C126	13.90'	4.86'	20°02'39"	S 34°11'55" W	4.84'
C127	6.32'	2.72'	24°38'50"	S 81°27'31" E	2.70'
C128	12.57'	4.00'	18°14'45"	S 78°33'48" E	3.99'
C129	1.25'	1.63'	74°24'46"	S 31°50'33" E	1.51'
C130	50.84'	27.02'	30°27'10"	N 11°19'12" W	26.70'
C131	28.25'	6.55'	13°17'12"	N 22°43'56" W	6.54'
C132	3.06'	5.49'	102°54'16"	S 66°13'34" W	4.78'
C133	9155.98'	31.16'	0°11'42"	N 69°46'10" W	31.16'
C134	34.33'	15.67'	26°09'11"	S 72°21'22" W	15.54'
C135	24.81'	21.03'	48°33'41"	S 26°51'55" E	20.41'
C136	24.81'	8.37'	19°19'39"	S 07°04'46" W	8.33'
C137	6.93'	9.31'	77°02'29"	S 75°13'02" W	8.63'
C138	16.57'	10.04'	34°43'04"	S 78°53'18" E	9.89'
C139	4.38'	2.00'	26°14'21"	S 40°12'04" E	1.99'
C140	4.57'	7.87'	98°41'56"	S 56°59'54" W	6.94'
C141	19.02'	13.93'	41°58'12"	S 30°14'29" E	13.62'
C142	19.02'	7.99'	24°03'58"	S 02°46'36" W	7.93'

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

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

SHEET INDEX

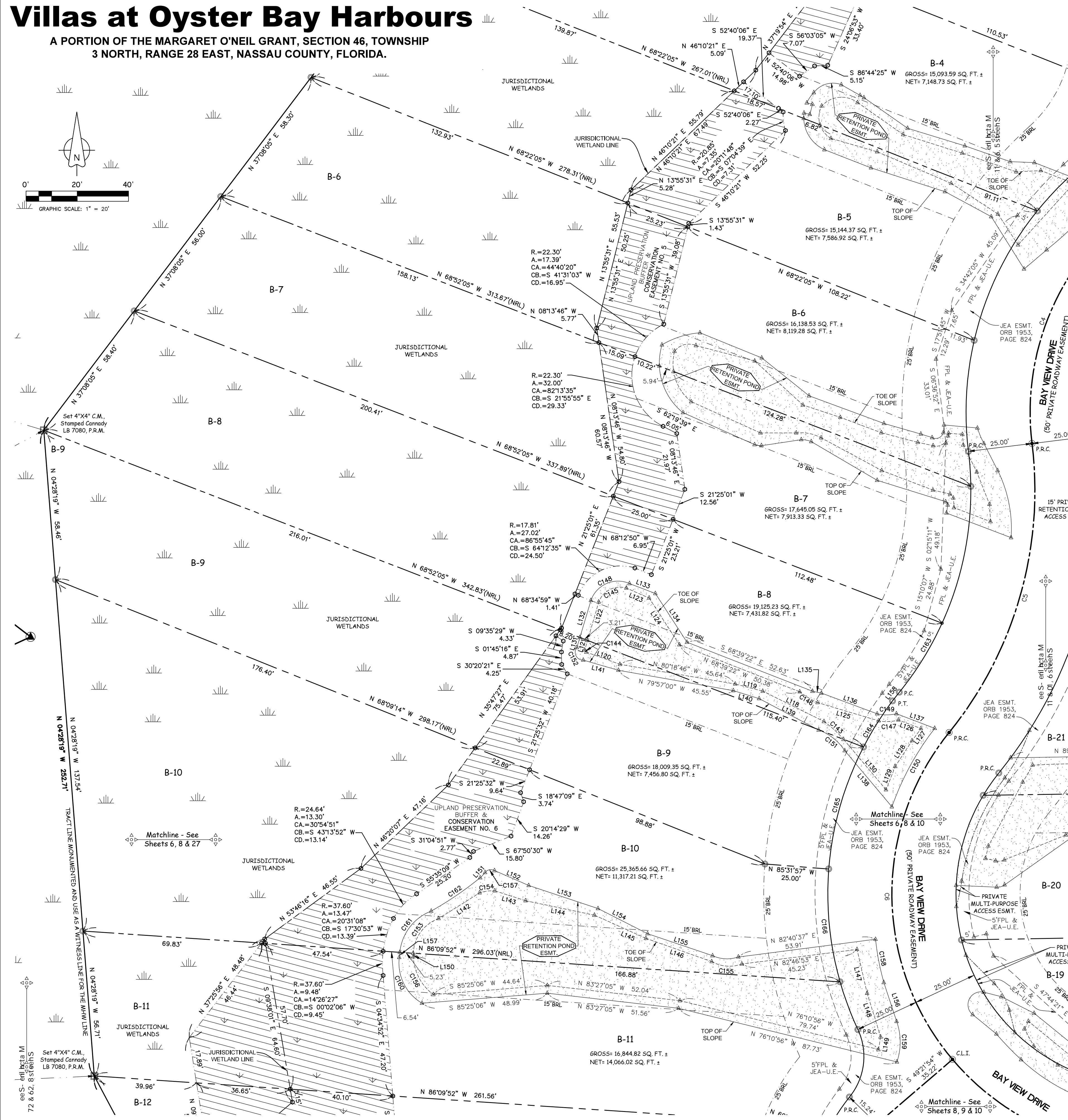
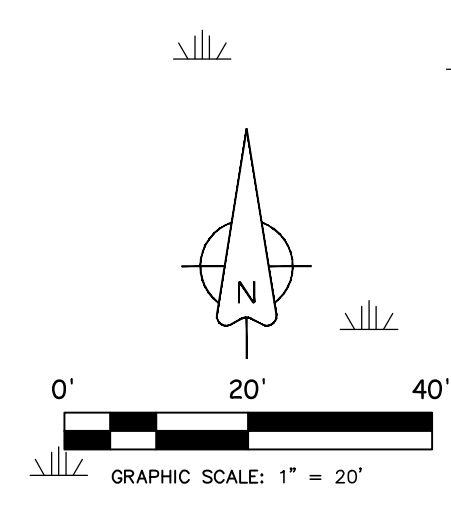
FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

- 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)

Prepared By: **JW Cannady SURVEYING INC.**
 11707 St. Josephs Road
 Jacksonville, Florida 32223
 Phone: (904) 410-2375
 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	BEARING	DISTANCE
L118	N 63°38'49\"	26.64'
L119	N 75°25'33\"	11.05'
L120	N 70°00'16\"	13.97'
L121	N 16°16'59\"	3.93'
L122	N 16°16'59\"	15.61'
L123	S 66°25'36\"	9.69'
L124	S 32°05'09\"	21.73'
L125	S 79°20'04\"	24.82'
L126	S 69°08'38\"	9.39'
L127	S 36°43'05\"	5.88'
L128	S 33°07'47\"	11.97'
L129	S 21°25'32\"	9.83'
L130	N 40°04'52\"	25.71'
L131	N 16°42'42\"	4.10'
L132	N 16°42'42\"	15.08'
L133	S 69°00'16\"	10.79'
L134	S 32°05'09\"	22.64'
L135	S 78°15'59\"	3.54'
L136	S 69°36'25\"	23.16'
L137	S 69°08'38\"	15.98'
L138	N 40°02'22\"	28.58'
L139	N 62°09'21\"	28.28'
L140	N 72°37'48\"	10.52'
L141	N 73°07'27\"	14.24'
L142	N 57°02'22\"	18.91'
L143	S 72°18'59\"	12.65'
L144	S 78°08'05\"	27.41'
L145	S 70°30'53\"	27.21'
L146	S 13°00'54\"	17.58'
L147	S 17°12'13\"	17.81'
L148	S 09°56'52\"	4.98'
L149	N 00°27'38\"	1.40'
L150	N 43°02'33\"	2.82'
L151	S 66°29'51\"	14.55'
L152	S 71°13'15\"	28.49'
L153	S 63°07'04\"	21.71'
L154	S 71°18'36\"	26.74'
L155	S 18°11'11\"	16.01'
L156	N 09°53'54\"	2.01'
L157	N 38°02'31\"	4.30'

CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C4	100.00'	96.06'	55°02'16\"	N 20°30'33\" E	92.41'
C5	150.00'	120.52'	46°02'13\"	N 16°00'32\" E	117.31'
C6	100.00'	138.31'	79°14'43\"	N 09°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°02'48\"	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°25'50\" E	16.43'
C149	16.75'	7.62'	26°03'52\"	N 89°44'30\" E	7.55'
C150	106.44'	35.05'	18°51'55\"	S 28°40'01\" W	34.89'
C151	20.47'	13.19'	36°05'17\"	N 51°37'57\" W	12.96'
C152	3.06'	6.97'	131°06'23\"	N 27°18'37\" W	5.95'
C153	15.00'	17.77'	67°50'50\"	N 36°08'20\" E	16.76'
C154	15.84'	6.01'	21°44'12\"	N 82°46'41\" E	5.97'
C155	14.19'	12.19'	49°13'03\"	S 85°32'29\" E	11.82'
C156	19.45'	17.24'	50°47'52\"	N 27°59'17\" W	16.68'
C157	2.79'	4.09'	84°04'17\"	N 78°22'25\" E	3.73'
C158	101.20'	17.17'	9°43'19\"	S 10°53'02\" E	17.15'
C159	24.20'	16.09'	38°04'46\"	S 00°26'53\" E	15.79'
C160	18.09'	21.11'	66°51'00\"	N 26°26'00\" W	19.93'
C161	19.28'	21.27'	63°12'49\"	S 37°18'14\" W	20.21'
C162	136.62'	23.13'	9°42'04\"	N 55°45'49\" E	23.10'
C163	125.00'	31.77'	14°33'42\"	S 31°44'48\" W	31.68'
C164	125.00'	21.30'	9°45'44\"	S 31°10'32\" W	21.27'
C165	125.00'	49.80'	22°49'37\"	S 15°52'51\" W	49.47'
C166	125.00'	44.48'	20°23'24\"	S 05°43'39\" E	44.25'

SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

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

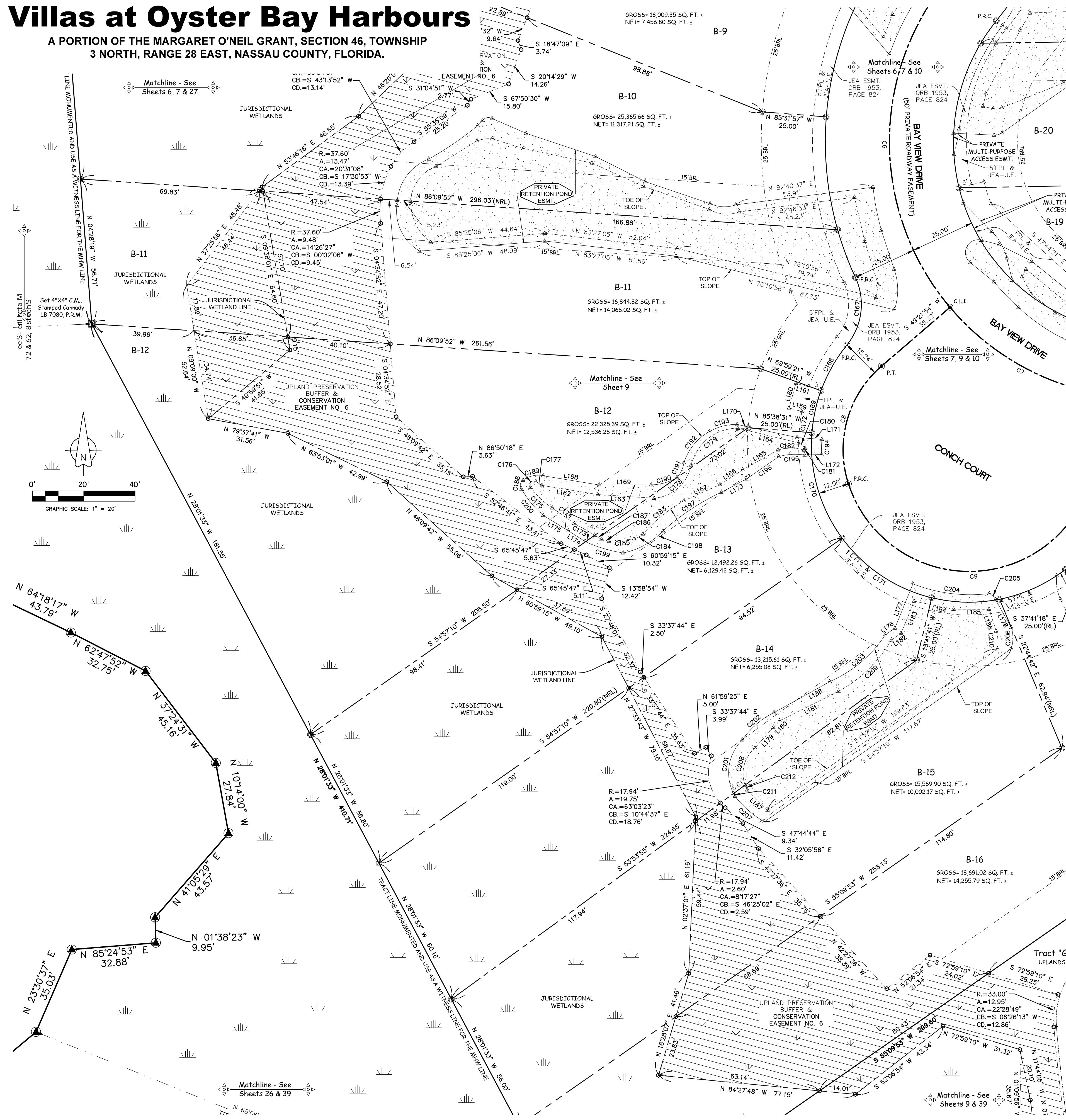
LOT #	G.F.E.	L.F.E.	FLOOD ZONE WITH B.F.E.
B-8	8.50'	11.00'	AE (EL 10)
B-9	8.50'	11.00'	AE (EL 10)
B-10	8.50'	11.00'	AE (EL 10)

Prepared By:  JW Cannady SURVEYING INC.

11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2375
Licensed Business No.: 7080
EMAIL: 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	BEARING	DISTANCE
L159	N 74°29'41" W	5.19'
L160	N 19°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°29'03" E	24.40'
L165	S 60°51'44" W	15.90'
L166	S 96°50'13" W	10.94'
L167	S 65°56'04" W	15.36'
L168	S 80°48'49" E	22.16'
L169	N 89°48'18" E	20.27'
L170	S 77°42'01" E	23.96'
L171	S 85°51'34" E	9.71'
L172	S 88°09'47" W	6.61'
L173	S 62°15'53" W	11.08'
L174	N 57°29'56" W	7.88'
L175	N 88°28'34" W	11.56'
L176	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 22°06'37" E	13.45'
L184	S 78°27'32" E	15.72'
L185	S 69°51'10" E	13.83'
L186	S 17°57'07" E	8.92'
L187	N 44°53'05" W	11.16'
L188	N 60°58'50" E	24.87'

CURVE	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'	73.79'	42°15'28"	N 61°20'47" W	72.09'
C8	43.00'	50.57'	67°22'49"	N 15°40'29" E	47.70'
C9	49.50'	127.77'	147°53'16"	S 88°02'27" W	95.14'
C167	25.00'	28.03'	64°15'04"	N 07°07'31" E	26.59'
C168	61.50'	20.99'	19°11'09"	S 29°36'12" W	20.90'
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	62.35'	20.75'	19°03'57"	S 50°57'42" W	20.65'
C184	10.41'	4.00'	22°01'18"	S 60°27'55" W	3.98'
C185	229.07'	9.78'	2°26'51"	S 84°42'27" W	9.78'
C186	28.93'	3.00'	5°56'32"	N 75°55'22" W	3.00'
C187	229.45'	3.15'	0°47'09"	N 58°29'59" W	3.15'
C188	2.38'	3.95'	98°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	10.25'	6.46'	35°56'57"	N 24°55'52" E	6.35'
C192	21.16'	16.02'	43°21'39"	N 39°13'45" E	15.54'
C193	40.79'	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°47'49"	S 55°14'03" W	15.36'
C197	91.65'	27.44'	17°09'16"	S 56°29'00" W	27.34'
C198	29.39'	17.99'	35°03'51"	S 61°00'23" W	17.71'
C199	55.19'	15.43'	16°01'18"	N 73°25'54" W	15.38'
C200	38.90'	13.39'	19°43'04"	N 39°31'45" W	13.32'
C201	18.01'	22.67'	72°06'18"	N 09°25'58" E	21.20'
C202	32.35'	16.53'	29°16'32"	N 49°11'02" E	16.36'
C203	49.76'	28.73'	33°04'58"	N 49°50'59" E	28.34'
C204	60.91'	30.33'	28°31'48"	S 82°39'59" E	30.02'
C205	4.80'	3.61'	43°04'50"	S 44°51'25" E	3.52'
C206	13.48'	8.39'	35°38'54"	S 00°02'52" W	8.25'
C207	40.21'	15.34'	21°51'31"	N 48°57'25" W	15.25'
C208	13.06'	16.00'	70°11'48"	N 14°59'07" E	15.02'
C209	53.27'	29.11'	31°18'09"	N 45°50'07" E	28.74'
C210	14.26'	7.04'	28°17'57"	S 04°37'08" E	6.97'
C211	13.06'	2.10'	9°13'53"	N 24°43'43" W	2.10'
C212	13.06'	2.10'	9°13'53"	S 24°43'43" E	2.10'

SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

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

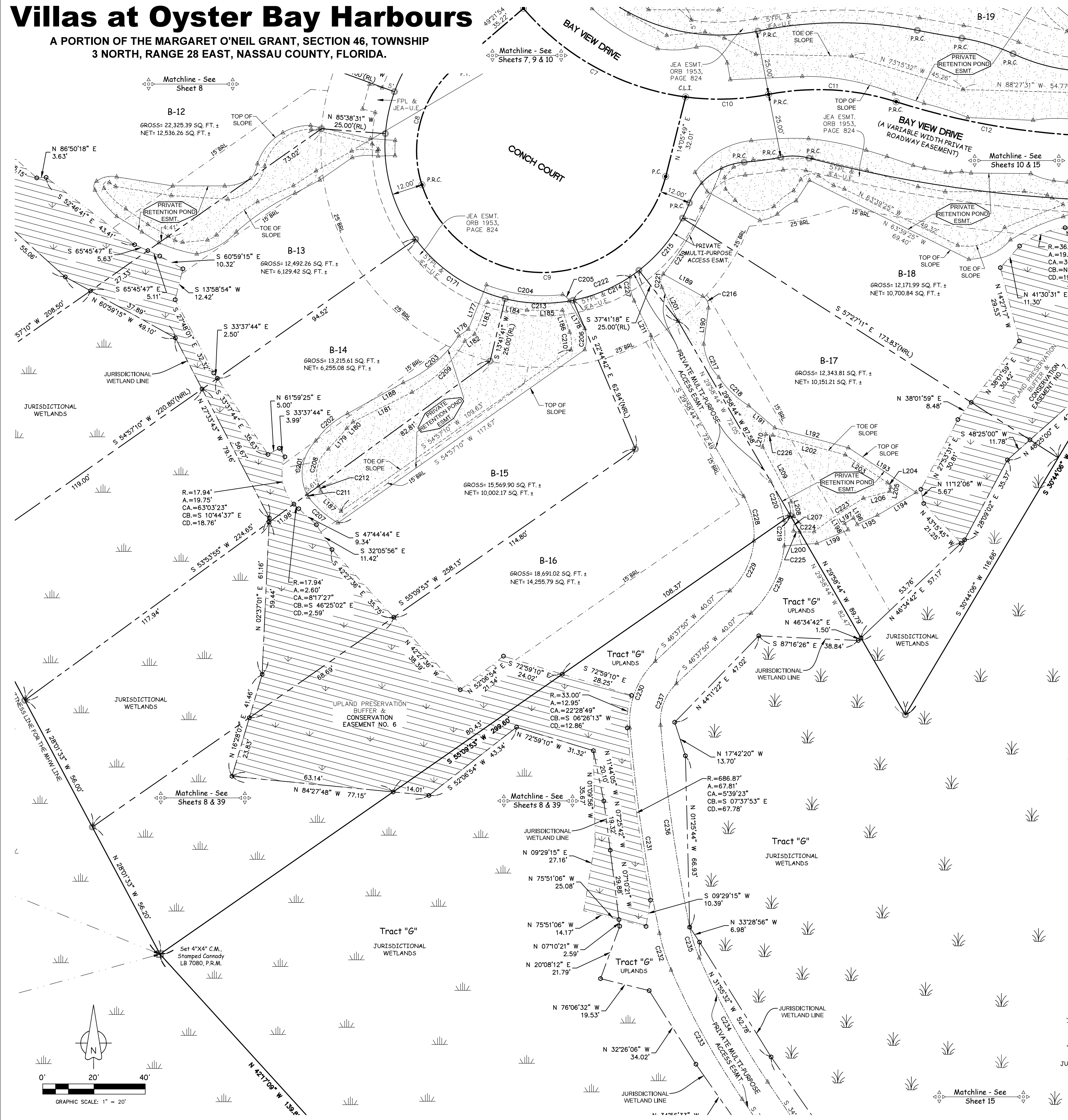
TABLE OF MINIMUM FINISHED FLOOR ELEVATION FOR LOTS IN FLOOD ZONE AE WITH B.F.E.

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)

Prepared By: **JW Cannady SURVEYING INC.**
11707 St. Josephs Road Jacksonville, Florida 32223
Phone: (904) 410-2375
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	BEARINGS	DISTANCE
L176	N 55°00'06" E	4.54'
L177	N 22°06'37" E	18.67'
L178	S 29°44'34" E	12.36'
L179	N 41°55'23" E	10.80'
L180	N 44°02'34" E	3.48'
L181	N 63°24'22" E	25.71'
L182	N 55°00'06" E	4.65'
L183	N 22°06'37" E	13.45'
L184	S 78°27'32" E	15.72'
L185	S 89°51'15" E	13.83'
L186	S 17°57'07" E	8.92'
L187	N 44°53'05" W	11.16'
L188	N 60°58'50" E	24.87'
L189	S 60°26'57" E	17.68'
L190	S 07°27'45" W	14.19'
L191	S 49°36'12" E	13.31'
L192	S 74°53'09" E	23.79'
L193	S 56°35'20" E	31.67'
L194	S 89°37'54" W	17.57'
L195	S 65°26'10" W	8.68'
L196	N 29°39'49" W	2.90'
L197	S 59°50'49" W	4.09'
L198	S 29°39'49" E	2.87'
L199	S 66°15'32" W	13.30'
L200	S 89°39'59" W	12.79'
L201	N 25°50'17" W	14.57'
L202	S 74°53'09" E	23.30'
L203	S 56°35'20" E	19.71'
L204	S 34°39'08" E	2.19'
L205	S 12°20'45" W	1.60'
L206	S 75°07'44" W	10.65'
L207	N 01°51'05" E	5.78'
L208	N 11°06'44" E	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'	137.77'	147°51'16"	S 88°02'27" W	95.14'
C10	100.00'	32.53'	18°38'21"	S 88°12'20" W	32.39'
C11	100.00'	50.34'	28°50'35"	N 86°41'34" W	49.81'
C12	285.00'	73.54'	14°47'03"	N 79°39'47" W	73.33'
C171	61.50'	42.82'	39°53'36"	S 56°21'31" E	41.96'
C201	18.01'	22.67'	72°06'18"	N 09°29'58" E	21.20'
C202	32.36'	16.53'	29°16'32"	N 49°11'02" E	16.36'
C203	49.76'	28.73'	33°04'58"	N 49°50'59" E	28.34'
C204	60.91'	30.33'	28°31'48"	S 82°39'59" E	30.02'
C205	4.80'	3.61'	43°04'50"	S 44°51'29" 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 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'	28.52'	26°34'11"	N 65°38'48" 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'	10.66'	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 96°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°23'59"	N 12°43'45" W	17.99'
C229	30.00'	22.06'	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)

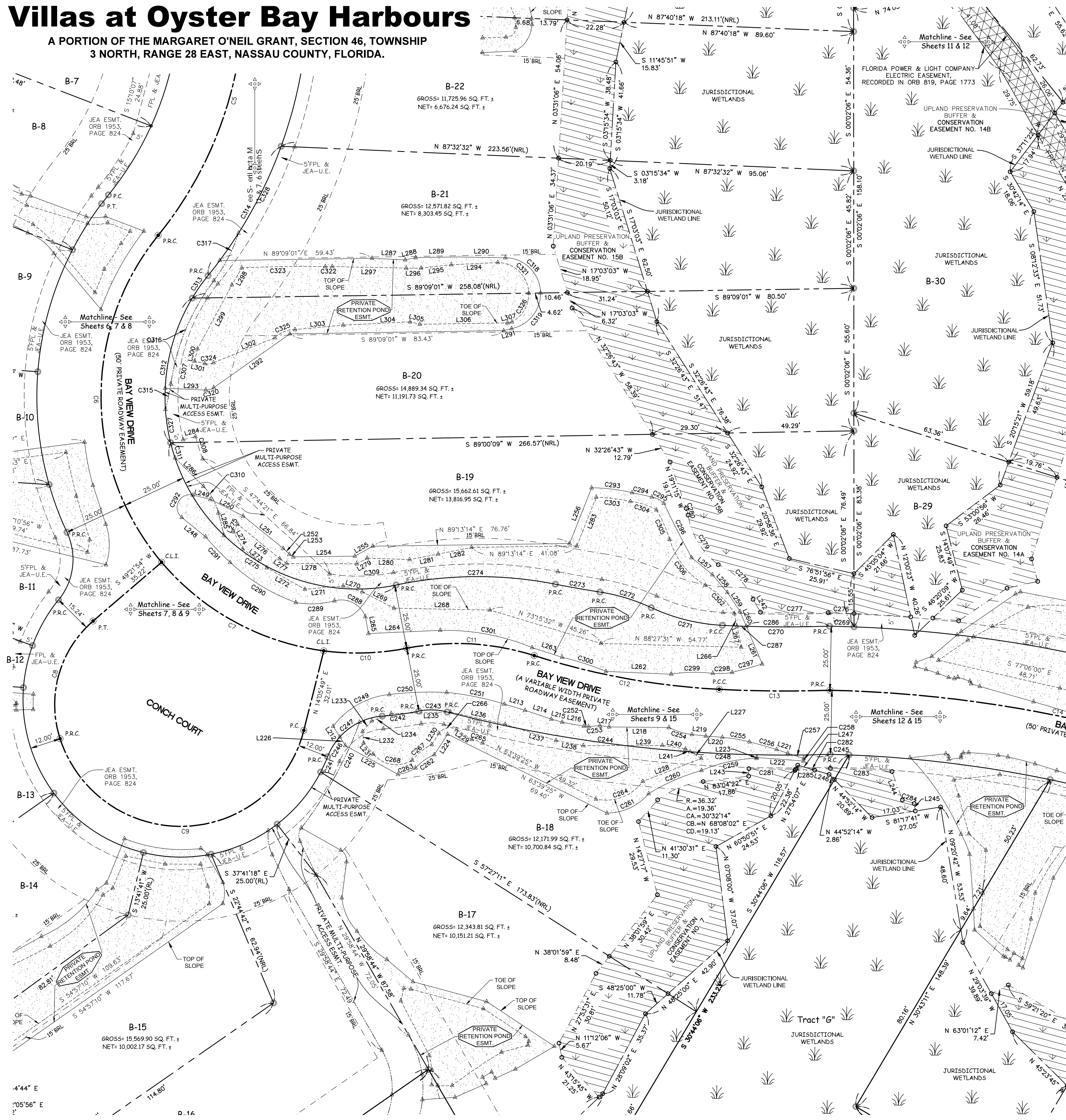
TABLE OF MINIMUM FINISHED FLOOR ELEVATION FOR LOTS IN FLOOD ZONE AE WITH B.F.E.

LOT #	B.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
Jacksonville, Florida 32223
Phone: (904) 410-2375
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
L212	N 32°08'59" W	4.90'
L213	S 73°13'56" E	8.45'
C7	N 02°00'00" E	10.78'
L215	S 74°56'59" E	4.44'
L216	S 79°13'42" E	8.55'
L217	S 81°39'53" E	3.67'
L218	S 89°29'22" 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 32°08'59" W	3.99'
L227	S 59°09'44" E	5.06'
L228	S 68°31'30" W	24.51'
L229	N 56°55'02" W	7.00'
L230	S 33°04'58" W	5.15'
L231	N 40°52'16" W	5.73'
L232	N 04°50'01" W	4.52'
L233	N 40°45'51" E	5.44'
L234	N 69°45'19" E	8.13'
L235	N 88°28'49" E	23.12'
L236	S 77°19'46" E	21.82'
L237	S 72°32'59" E	20.82'
L238	S 79°23'00" E	10.83'
L239	N 89°46'39" E	30.81'
L240	S 80°59'18" E	9.18'
L241	S 59°09'44" E	2.10'
L242	N 30°12'26" W	5.76'
L243	N 01°58'48" E	2.87'
L244	S 20°04'59" E	11.83'
L245	S 08°47'13" E	2.95'
L246	S 73°32'59" E	9.89'
L247	N 73°32'42" W	6.89'
L248	N 50°47'36" W	11.96'
L249	S 79°44'35" E	7.01'
L250	S 63°10'46" E	14.33'
L251	S 50°59'18" E	20.08'
L252	S 46°18'41" E	3.35'
L253	S 58°04'54" E	1.87'
L254	N 89°16'46" E	23.94'
L255	N 60°56'17" E	8.01'
L256	N 21°33'55" E	23.38'
L257	S 50°40'46" E	10.49'
L258	S 40°08'22" E	9.04'
L259	S 33°28'20" 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	N 10°15'19" W	26.68'
L265	S 11°40'24" E	4.94'
L266	S 11°40'24" E	8.46'
L267	N 87°36'20" W	25.95'
L268	N 88°51'44" W	37.42'
L269	N 62°46'41" W	13.91'
L270	N 72°40'15" W	7.80'
L271	S 85°01'40" W	15.03'
L272	N 60°35'38" W	16.98'
L273	N 51°42'10" W	12.01'
L274	N 28°12'41" W	7.84'
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 69°44'46" E	27.39'
L279	N 60°56'17" E	4.63'
L280	S 87°56'43" E	16.99'
L281	N 78°55'50" E	11.35'
L282	N 78°44'58" E	13.25'
L283	N 21°33'55" E	20.45'
L284	S 76°09'36" W	5.00'
L285	S 14°10'51" E	9.01'
L286	N 44°51'35" W	15.64'
L287	S 87°10'36" E	12.97'
L288	N 77°41'59" E	4.18'
L289	N 89°09'01" E	16.28'
L290	S 89°07'02" E	18.70'
L291	S 75°28'04" W	3.19'
L292	S 54°43'23" W	36.36'
L293	N 87°27'07" W	19.84'
L294	S 87°15'10" W	18.18'
L295	S 83°31'53" W	11.83'
L296	S 89°59'46" W	5.76'
L297	N 88°43'06" W	28.89'
L298	S 30°12'14" W	7.64'
L299	S 28°19'08" W	28.30'
L300	S 13°25'59" W	5.02'
L301	S 76°34'01" E	4.15'
L302	N 57°43'39" E	3.30'
L303	N 84°43'39" E	18.89'
L304	N 87°11'53" E	26.13'
L305	S 76°30'04" E	3.96'
L306	N 89°09'01" E	34.22'
L307	N 76°48'30" E	1.71'

CURVE TABLE DATA

CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C5	150.00'	120.52'	46°02'13"	N 16°00'32" E	117.31'
C6	100.00'	138.31'	79°14'43"	N 00°54'43" W	127.55'
C7	100.00'	73.78'	43°29'29"	N 61°20'47" W	72.99'
C8	43.00'	50.57'	67°22'49"	N 15°40'29" E	47.70'
C9	49.50'	127.77'	147°53'16"	S 88°02'27" W	95.14'
C10	100.00'	32.53'	18°38'21"	S 88°12'20" W	32.39'
C11	100.00'	83.34'	28°50'35"	N 86°41'34" W	49.81'
C12	285.00'	73.54'	14°47'03"	N 79°39'47" W	73.33'
C13	500.00'	43.22'	4°57'09"	N 89°31'53" W	43.20'
C14	500.00'	178.67'	20°28'27"	N 78°29'52" W	177.72'
C240	154.56'	24.82'	9°12'09"	N 24°42'13" E	24.80'
C241	61.50'	6.55'	6°06'01"	N 24°20'49" E	6.54'
C242	125.00'	14.39'	6°35'43"	N 82°13'55" E	14.38'
C243	25.00'	11.17'	25°36'07"	S 88°15'53" E	11.08'
C244	525.00'	150.86'	16°27'50"	S 83°41'45" E	150.34'
C245	475.00'	7.31'	0°52'55"	S 88°12'35" E	7.31'
C246	25.00'	9.14'	20°56'54"	N 31°46'16" E	9.09'
C247	25.00'	28.03'	64°13'58"	N 53°24'48" E	26.88'
C248	525.00'	54.68'	5°58'03"	S 88°56'39" E	54.60'
C249	31.39'	25.93'	47°20'05"	N 60°31'48" E	25.20'
C250	140.22'	22.41'	9°09'18"	N 87°54'36" E	22.38'
C251	118.57'	22.99'	11°06'42"	S 78°33'20" E	22.96'
C252	8.75'	1.88'	12°20'38"	S 86°51'21" E	1.88'
C253	52.02'	4.40'	4°51'02"	N 84°32'49" E	4.40'
C254	26.78'	9.41'	20°07'38"	S 72°52'25" E	9.36'
C255	79.39'	10.74'	8°39'29"	S 80°24'40" E	10.74'
C256	181.55'	11.01'	3°28'24"	S 74°16'17" E	11.00'
C257	103.26'	6.50'	3°36'32"	S 72°21'02" E	6.50'
C258	1.71'	1.11'	37°17'57"	S 00°49'57" W	1.09'
C259	61.97'	22.08'	20°24'47"	S 73°30'44" W	21.56'
C260	80.00'	22.41'	16°03'08"	S 66°13'17" W	22.83'
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°59'31" W	7.29'
C264	17.98'	20.71'	65°59'18"	S 69°23'54" W	19.58'
C265	23.45'	4.46'	10°53'43"	N 72°07'24" W	4.45'
C266	5.00'	7.85'	90°00'00"	S 78°04'58" W	7.07'
C267	23.45'	9.83'	24°01'21"	S 51°16'06" W	9.76'
C268	11.78'	16.74'	81°25'47"	N 81°08'03" W	15.37'
C269	525.00'	9.58'	1°02'48"	N 88°17'30" W	9.58'
C270	475.00'	41.75'	5°02'11"	S 89°34'24" E	41.74'
C271	75.00'	28.79'	21°59'51"	N 76°03'23" W	28.62'
C272	75.00'	21.01'	16°02'51"	N 73°04'53" W	20.94'
C273	467.00'	17.62'	2°59'42"	N 80°03'27" W	17.52'
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'	19.83'	43°27'24"	N 45°03'34" W	19.16'
C279	30.05'	23.23'	44°17'06"	N 31°21'30" W	22.65'
C280	20.85'	2.70'	7°25'14"	N 15°28'38" W	2.70'
C281	530.50'	18.23'	1°58'08"	S 89°27'41" E	18.23'
C282	530.50'	13.58'	1°27'59"	N 88°49'15" E	13.58'
C283	469.50'	24.07'	2°56'14"	S 89°09'53" W	24.07'
C284	24.22'	4.77'	11°17'13"	N 73°14'06" W	4.76'
C285	531.00'	7.71'	0°49'54"	N 89°10'03" E	7.71'
C286	475.00'	32.45'	3°54'51"	N 89°51'56" E	32.44'
C287	475.00'	3.62'	0°26'14"	S 87°57'32" E	3.62'
C288	9.96'	14.84'	85°25'36"	N 62°55'12" W	13.51'
C289	35.10'	15.25'	24°53'16"	S 87°34'57" W	15.13'
C290	74.99'	30.19'	23°04'06"	N 58°33'32" W	29.99'
C291	114.24'	13.89'	6°57'59"	N 43°51'54" W	13.88'
C292	5.00'	13.53'	15°03'02"	N 26°43'54" E	9.76'
C293	71.69'	15.97'	12°45'42"	S 83°07'08" E	15.93'
C294	241.94'	7.92'	1°52'32"	S 77°38'16" E	7.92'
C295	9.46'	5.34'	32°21'04"	S 62°24'01" E	5.27'
C296	352.24'	23.82'	3°52'28"	S 26°57'59" E	23.81'
C297	201.59'	12.20'	3°27'40"	S 74°56'13" W	12.19'
C298	24.29'	7.55'	17°48'15"	S 87°04'28" W	7.52'
C299	59.16'	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'	35.76'	23°35'48"	N 79°20'27" W	35.50'
C302	80.37'	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	31.98'	23.18'	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°40'48"	N 29°31'13" W	11.90'
C311	75.00'	6.17'	4°42'56"	S 10°11'52" W	6.17'
C312	75.00'	58.52'	44°42'22"	N 08°30'47" E	57.05'
C313	75.00'	10.68'	8°09'40"	N 34°56'48" E	10.67'
C314	175.00'	58.27'	19°04'39"	N 29°29'19" E	58.00'
C315	96.10'	10.17'	6°03'46"	N 11°51'23" E	10.16'
C316	85.68'	44.15'	29°31'41"	S 22°39'08" W	43.67'
C317	65.94'	20.93'	18°11'14"	N 27°25'00" E	20.84'
C318	13.95'	21.48'	88°12'16"	S 44°59'41" E	19.42'
C319	13.95'	19.46'	79°54'31"	S 39°03'43" W	17.92'
C320	5.00'	3.30'	37°49'29"	S 73°38'07" W	3.24'
C321	12.30'	18.75'	87°19'31"	N 45°19'31" W	16.99'
C322	29.88'	2.74'	5°15'38"	S 88°41'02" W	2.74'
C323	431.26'	32.57'	4°19'40"	S 89°09'01" W	32.57'
C324	5.00'	3.45'	39°28'37"	N 83°41'40" E	3.38'
C325	10.52'	8.71'	47°26'16"	N 67°48'55" E	8.47'
C326	12.30'	13.70'	63°46'57"	N 30°13'37" E	13.00'
C327	75.00'	13.20'	10°05'15"	N 08°47'46" W	13.19'
C328	175.00'	37.80'	12°22'38"	N 26°08'18" E	37.73'

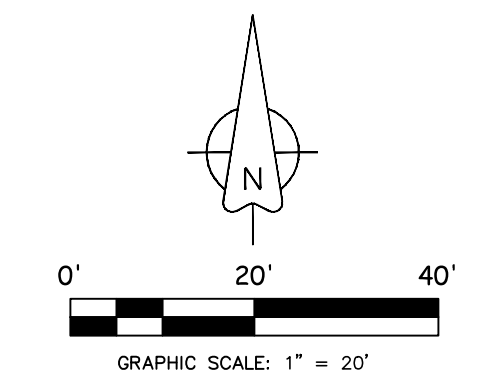
SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

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

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

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

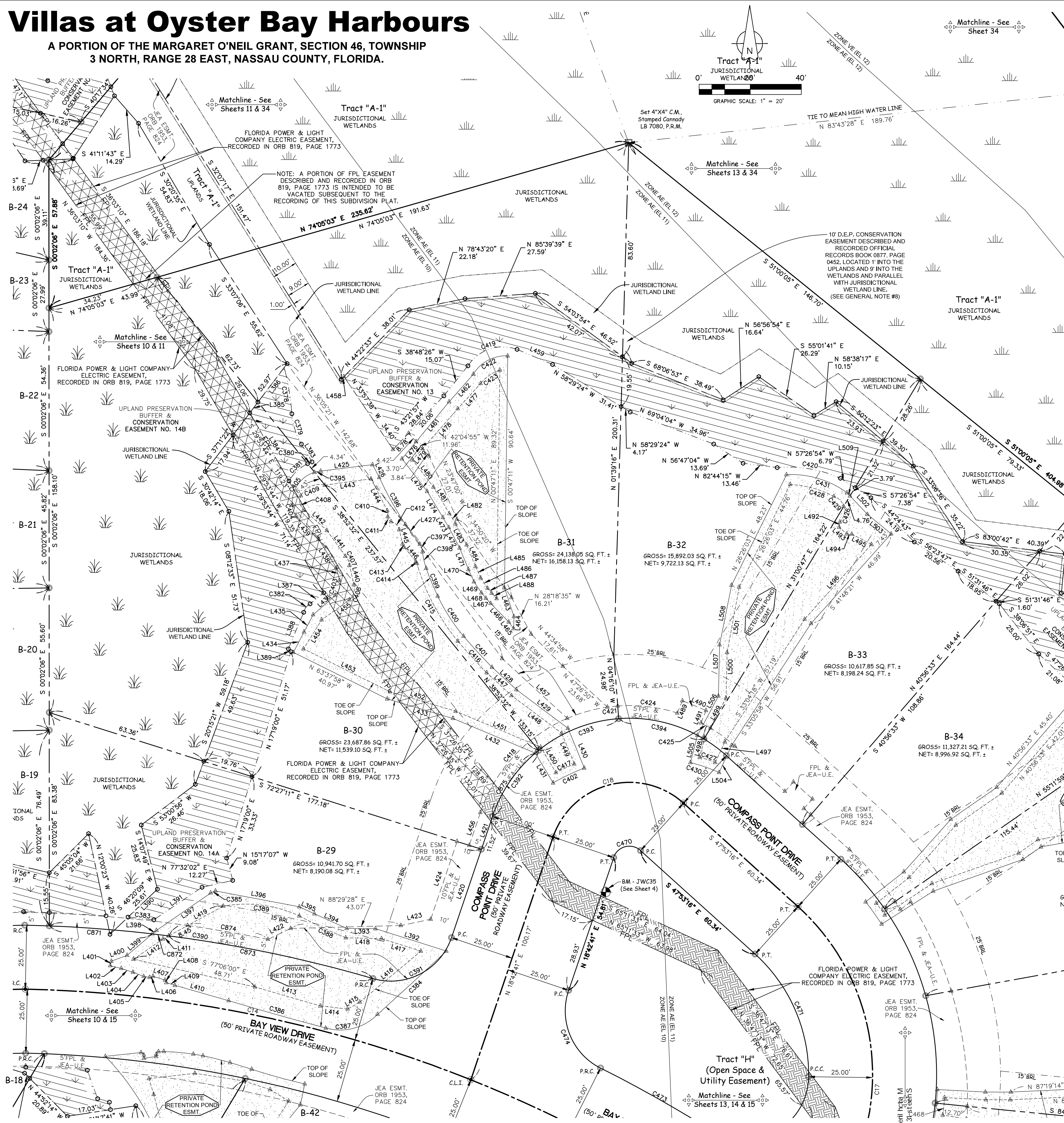


Prepared By
 11707 St. Josephs Road
 Jacksonville, Florida 32223
 Phone: (904) 410-2375
 Licensed Business No.: 7080
 EMAIL: jcsurvey@comcast.net

JW Cannady
 SURVEYING INC.

Villas at Oyster Bay Harbours

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

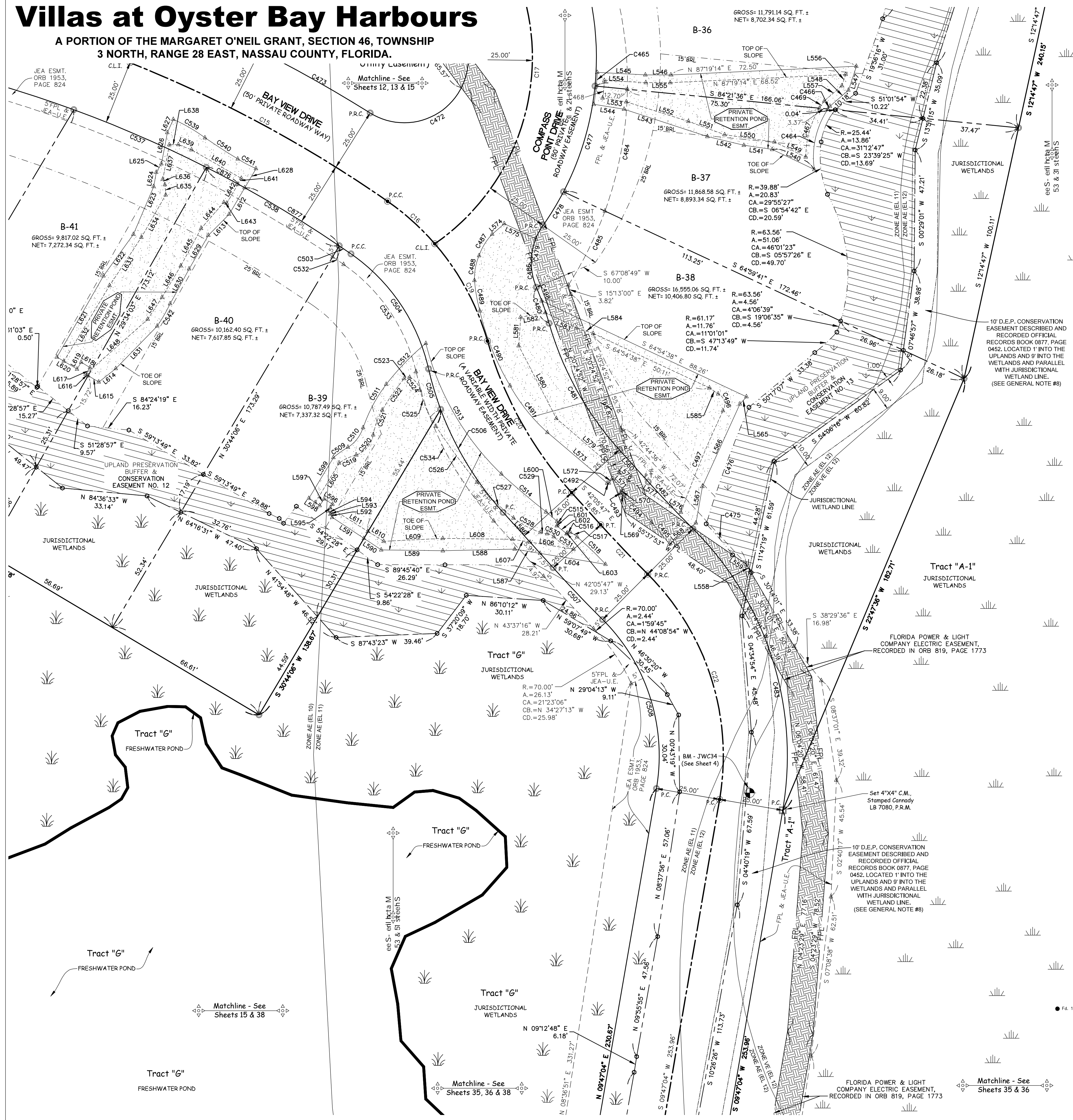


LINE	BEARING	DISTANCE
L383	S 30°43'50" E	8.08'
L384	N 29°53'44" W	30.74'
L385	N 37°11'22" E	5.27'
L386	N 37°11'22" E	16.97'
L387	S 50°52'57" W	6.88'
L388	S 22°51'58" W	15.52'
L389	S 44°19'42" E	1.50'
L390	N 44°20'00" E	19.85'
L391	S 55°57'55" W	22.78'
L392	N 72°29'47" W	29.04'
L393	N 89°32'29" W	11.24'
L394	N 65°33'26" W	13.85'
L395	N 65°15'49" 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°39'18" 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°40'33" E	2.33'
L406	N 1°59'28" E	1.43'
L407	S 72°34'19" E	4.90'
L408	S 26°36'37" E	1.13'
L409	S 72°38'10" E	3.51'
L410	S 74°00'42" E	21.84'
L411	S 74°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°19'15" E	5.51'
L416	N 50°08'27" E	31.05'
L417	N 72°29'47" W	16.13'
L418	N 88°32'22" W	13.98'
L419	S 61°24'44" W	24.30'
L420	S 18°42'41" W	36.50'
L421	S 18°42'41" W	31.05'
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°56'24" E	20.46'
L426	S 27°34'40" E	59.63'
L427	S 34°06'27" E	9.98'
L428	S 47°20'47" E	12.90'
L429	S 53°07'07" E	28.21'
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 26°08'47" E	7.60'
L436	N 44°09'09" 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	7.72'
L443	N 82°14'27" E	18.24'
L444	S 26°56'06" E	13.93'
L445	S 12°47'47" E	5.74'
L446	S 39°23'29" E	7.22'
L447	S 47°21'05" E	13.15'
L448	S 53°07'47" E	24.50'
L449	S 22°19'45" E	13.01'
L450	N 30°47'50" W	11.63'
L451	N 67°07'53" W	36.03'
L452	N 73°29'47" W	26.73'
L453	N 63°37'58" W	37.77'
L454	N 31°53'18" E	13.38'
L455	N 54°19'16" E	13.39'
L456	S 18°42'41" W	13.56'
L457	S 47°26'46" E	34.54'
L458	N 44°22'33" E	1.50'
L459	N 66°55'54" W	15.07'
L460	N 39°33'59" E	20.26'
L461	N 41°22'27" E	14.39'
L462	S 18°04'21" E	11.83'
L463	S 01°20'16" W	4.72'
L464	N 35°58'04" W	3.20'
L465	N 44°14'26" W	10.15'
L466	N 45°33'03" W	2.76'
L467	N 39°59'46" W	7.73'
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°39'28" 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 41°30'12" W	5.89'
L479	S 37°45'58" E	13.43'
L480	S 31°03'50" E	12.09'
L481	S 30°39'52" E	4.64'
L482	S 27°48'19" E	9.30'
L483	S 22°18'37" E	9.16'
L484	S 24°18'22" E	4.92'
L485	S 33°47'34" E	4.79'
L486	S 39°52'14" E	2.52'
L487	S 40°32'23" E	2.90'
L488	N 22°23'34" E	5.20'
L489	S 67°36'26" E	10.00'
L490	S 22°23'34" W	2.09'
L491	S 08°11'50" W	5.20'
L492	S 48°34'53" E	4.00'
L493	S 88°03'23" E	1.94'
L494	S 62°32'01" E	8.65'
L495	S 41°48'21" W	39.20'
L496	S 24°43'21" W	8.95'
L497	N 11°24'19" E	7.68'
L498	N 28°03'44" E	17.78'
L499	N 01°20'16" E	17.77'
L500	N 10°27'22" E	26.04'
L501	S 43°25'58" E	9.94'
L502	S 50°34'22" E	11.98'
L503	S 24°43'21" W	11.64'
L504	N 14°24'19" E	10.99'
L505	N 28°03'44" E	17.43'
L506	N 01°20'16" E	20.00'
L507	N 11°18'46" E	23.79'
L508	S 43°25'58" E	1.70'

CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C14	500.00'	178.67'	20°28'27"	N 78°29'52" W	177.72'
C17	88.50'	159.31'	103°08'20"	N 03°40'54" E	138.66'
C18	31.50'	62.35'	113°24'04"	S 79°24'52" W	62.66'
C178	98.00'	18.34'	10°43'30"	S 09°26'56" E	18.32'
C179	27.00'	12.56'	26°38'39"	S 17°24'31" E	12.44'
C180	16.65'	1.85'	6°22'22"	N 67°36'10" E	1.85'
C181	16.65'	10.059'	34°43'00"	N 47°03'29" E	15.94'
C182	5.00'	4.25'	48°42'00"	S 36°32'38" E	4.12'
C183	530.50'	10.11'	1°05'32"	N 83°54'56" W	10.11'
C184	1863.19'	36.52'	1°07'23"	N 47°19'57" E	36.52'
C185	27.84'	2.06'	4°14'26"	S 67°08'19" W	2.06'
C186	1164.53'	39.48'	1°56'27"	S 74°13'58" E	39.44'
C187	20.63'	22.00'	61°06'09"	N 75°10'59" E	20.97'
C188	176.59'	20.09'	6°31'01"	N 64°49'38" W	20.07'
C189	50.00'	30.45'	34°53'31"	N 82°38'58" W	29.98'
C190	525.00'	128.48'	14°01'20"	N 80°45'28" W	128.16'
C191	25.00'	38.20'	87°32'31"	S 34°52'38" W	34.59'
C192	56.50'	31.96'	32°24'47"	S 34°55'04" W	31.54'
C193	56.50'	34.13'	34°36'22"	S 68°25'39" W	33.61'
C194	56.50'	34.79'	39°16'57"	N 76°37'42" W	34.25'
C195	12.50'	2.44'	11°11'34"	S 78°06'12" W	2.44'
C196	129.82'	21.01'	9°16'39"	S 29°04'17" E	20.99'
C197	6.96'	3.17'	26°03'57"	N 19°12'17" W	3.14'
C198	29.31'	6.62'	12°56'21"	S 12°47'51" E	6.60'
C199	104.84'	11.81'	6°27'24"	S 22°30'18" E	11.81'
C200	71.90'	18.70'	14°53'57"	S 32°48'38" W	18.64'
C201	246.72'	16.46'	3°49'19"	S 42°32'59" E	16.45'
C202	91.48'	13.52'	8°28'58"	S 64°25'07" W	13.51'
C203	6.40'	6.44'	57°39'31"	N 16°16'17" E	6.17'
C204	8.74'	4.78'	31°19'37"	S 19°32'25" E	4.72'
C205	12.50'	16.66'	76°23'02"	S 34°18'54" W	15.46'
C206	6.40'	6.44'	57°39'31"	N 16°16'17" E	6.17'
C207	5.00'	4.03'	46°09'46"	N 24°15'20" W	3.92'
C208	4.60'	6.41'	79°52'52"	N 13°33'51" W	5.91'
C209	8.13'	11.06'	77°57'06"	N 66°20'00" E	10.22'
C210	4.98'	2.43'	27°54'47"	S 04°34'44" E	2.40'
C211					

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 DATA

LINE	BEARING	DISTANCE
L540	N 64°27'16" W	18.21
L541	N 81°40'56" W	11.18
L542	N 76°32'59" W	14.60
L543	N 71°51'22" W	34.24
L544	N 80°45'42" W	11.93
L545	S 87°03'39" E	18.80
L546	S 89°55'59" E	9.93
L547	S 18°24'24" W	9.81
L548	S 49°03'09" W	9.94
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	9.18
L554	S 87°03'39" E	16.18
L555	S 89°55'59" E	9.49
L556	S 18°24'24" W	4.22
L557	S 49°03'09" W	9.04
L558	N 30°14'01" W	3.80
L559	N 55°37'53" W	6.38
L560	N 42°05'47" W	16.85
L561	N 42°05'47" W	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 46°08'09" E	1.44
L566	S 39°17'09" W	1.24
L567	S 43°36'05" E	5.89
L568	S 38°42'50" E	2.17
L569	S 49°44'13" E	30.60
L570	S 48°55'42" W	6.20
L571	N 64°26'42" W	13.63
L572	S 58°59'42" E	4.65
L573	S 58°59'42" E	19.20
L574	S 49°02'03" E	4.95
L575	S 49°15'31" E	32.29
L576	S 27°22'13" E	31.92
L577	S 03°47'41" W	11.13
L578	S 79°16'51" W	9.89
L579	N 63°43'12" W	13.49
L580	N 71°39'51" W	6.88
L581	N 55°29'00" W	4.12
L582	N 42°05'47" W	29.13
L583	N 80°30'15" W	10.04
L584	S 88°43'07" W	28.06
L585	N 89°13'38" W	24.04
L586	N 56°27'47" W	8.14
L587	N 56°27'47" W	14.84
L588	N 28°20'47" W	1.42
L589	N 33°24'27" E	0.90
L590	N 56°35'33" W	1.45
L591	N 33°24'27" E	3.19
L592	N 57°22'38" W	3.89
L593	S 33°24'27" W	3.14
L594	N 56°35'33" W	5.09
L595	N 31°06'28" E	18.60
L596	S 49°29'59" E	5.70
L597	S 33°00'47" W	0.95
L598	S 50°58'38" E	4.89
L599	N 40°35'14" E	0.39
L600	N 80°30'15" W	25.88
L601	N 31°06'28" E	18.09
L602	N 80°38'18" W	17.24
L603	N 80°38'18" W	6.88
L604	N 89°17'29" W	27.23
L605	S 87°10'38" W	23.10
L606	N 57°55'59" W	7.24
L607	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°14'29"	N 48°01'49" W	24.79'
C17	80.50'	159.31'	103°08'20"	N 03°40'54" E	158.66'
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'	57°41'55"	N 17°40'51" W	92.24'
C44	33.65'	24.76'	42°09'52"	S 12°46'21" W	24.21'
C45	114.00'	12.53'	6°17'57"	N 06°05'20" E	12.53'
C46	33.65'	1.39'	2°21'31"	S 35°02'02" W	1.39'
C47	36.19'	20.01'	31°41'03"	S 15°37'32" W	19.76'
C48	117.00'	6.86'	3°21'38"	N 06°09'20" E	6.86'
C49	36.19'	3.46'	5°28'55"	S 34°12'31" W	3.46'
C472	25.00'	52.95'	121°20'29"	N 61°25'14" E	43.59'
C473	525.00'	49.42'	5°23'38"	N 60°36'21" W	49.41'
C475	130.00'	15.93'	7°01'18"	N 40°36'33" W	15.92'
C476	433.13'	48.54'	6°25'14"	N 07°27'47" E	48.51'
C477	113.50'	43.30'	21°51'28"	N 16°34'08" E	43.04'
C478	113.50'	16.37'	7°45'34"	N 31°22'39" E	15.36'
C479	25.00'	25.36'	58°06'37"	N 06°12'08" E	24.28'
C480	125.00'	14.95'	6°51'05"	N 19°25'38" W	14.54'
C481	125.00'	56.93'	26°05'41"	N 23°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'	189°59'50"	N 10°26'39" E	48.33'
C485	146.45'	32.25'	12°37'03"	N 26°15'06" E	32.19'
C486	25.00'	19.41'	44°28'24"	N 00°36'59" W	18.92'
C487	22.81'	9.93'	24°56'27"	S 31°28'55" W	9.85'
C488	22.16'	9.91'	25°37'56"	S 10°32'52" W	9.83'
C489	62.31'	12.07'	11°06'03"	S 09°58'59" E	12.05'
C490	102.32'	31.60'	17°41'38"	S 21°57'47" E	31.47'
C491	71.58'	23.46'	18°46'32"	S 38°35'29" E	23.35'
C492	0.50'	0.80'	91°32'57"	N 84°29'19" E	0.72'
C493	0.50'	0.76'	87°22'18"	S 04°24'00" E	0.69'
C494	78.45'	14.95'	10°54'53"	S 46°45'08" E	14.92'
C495	310.19'	10.95'	2°01'22"	S 39°26'29" E	10.95'
C496	4.60'	7.65'	95°25'41"	N 16°01'12" W	6.80'
C497	414.97'	42.93'	5°55'37"	N 22°29'43" E	42.91'
C498	125.00'	5.70'	2°36'51"	N 21°32'45" W	5.70'
C503	475.00'	5.56'	0°40'16"	N 55°29'00" W	5.56'
C504	75.00'	55.36'	42°17'37"	N 34°00'13" W	54.11'
C505	125.00'	16.49'	7°33'25"	N 16°38'07" W	16.47'
C506	125.00'	47.30'	21°40'58"	N 31°15'18" W	47.02'
C507	525.00'	27.95'	3°02'59"	N 43°37'16" W	27.94'
C508	75.00'	71.90'	54°55'50"	N 17°40'51" W	69.18'
C509	39.77'	6.98'	10°02'56"	N 54°34'57" E	6.97'
C510	13.97'	9.84'	40°21'00"	N 37°37'59" E	9.63'
C511	59.52'	19.27'	18°33'11"	N 28°09'11" E	19.19'
C512	102.34'	22.58'	12°27'34"	N 44°02'23" E	22.21'
C513	106.97'	59.62'	31°56'09"	S 30°00'26" E	58.85'
C514	296.94'	22.87'	4°24'46"	S 49°46'54" E	22.86'
C515	1.00'	1.44'	82°30'46"	S 08°14'36" E	1.32'
C516	1.00'	1.34'	76°52'34"	N 79°01'30" E	1.24'
C517	13.81'	3.19'	13°13'13"	S 55°59'35" 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'	14.95'	10°11'51"	N 34°50'31" E	14.94'
C523	1.79'	2.34'	75°08'46"	N 77°30'49" E	2.18'
C524	7.36'	6.66'	51°49'11"	S 39°00'12" E	6.43'
C525	42.26'	15.50'	21°00'47"	S 23°36'01" E	15.41'
C526	279.03'	27.00'	5°33'51"	S 36°15'23" E	27.09'
C527	94.96'	20.01'	12°04'22"	S 45°42'26" E	19.97'
C528	33.56'	11.94'	20°22'40"	S 61°55'58" E	11.87'
C529	11.52'	2.73'	13°34'55"	S 78°54'45" E	2.72'
C530	4.00'	2.89'	41°23'51"	S 69°00'17" E	2.83'
C531	19.87'	9.23'	26°36'41"	S 37°36'42" E	9.14'
C532	470.00'	5.20'	0°38'04"	N 55°28'03" W	5.20'
C533	70.00'	51.67'	42°17'37"	N 34°00'13" W	50.51'
C534	130.00'	66.34'	29°14'22"	S 27°28'35" E	65.62'

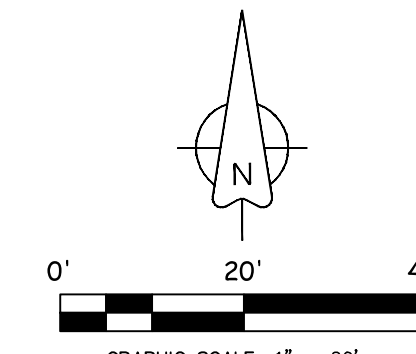
TABLE OF MINIMUM FINISHED FLOOR ELEVATION FOR LOTS IN FLOOD ZONE AE WITH B.F.E.

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

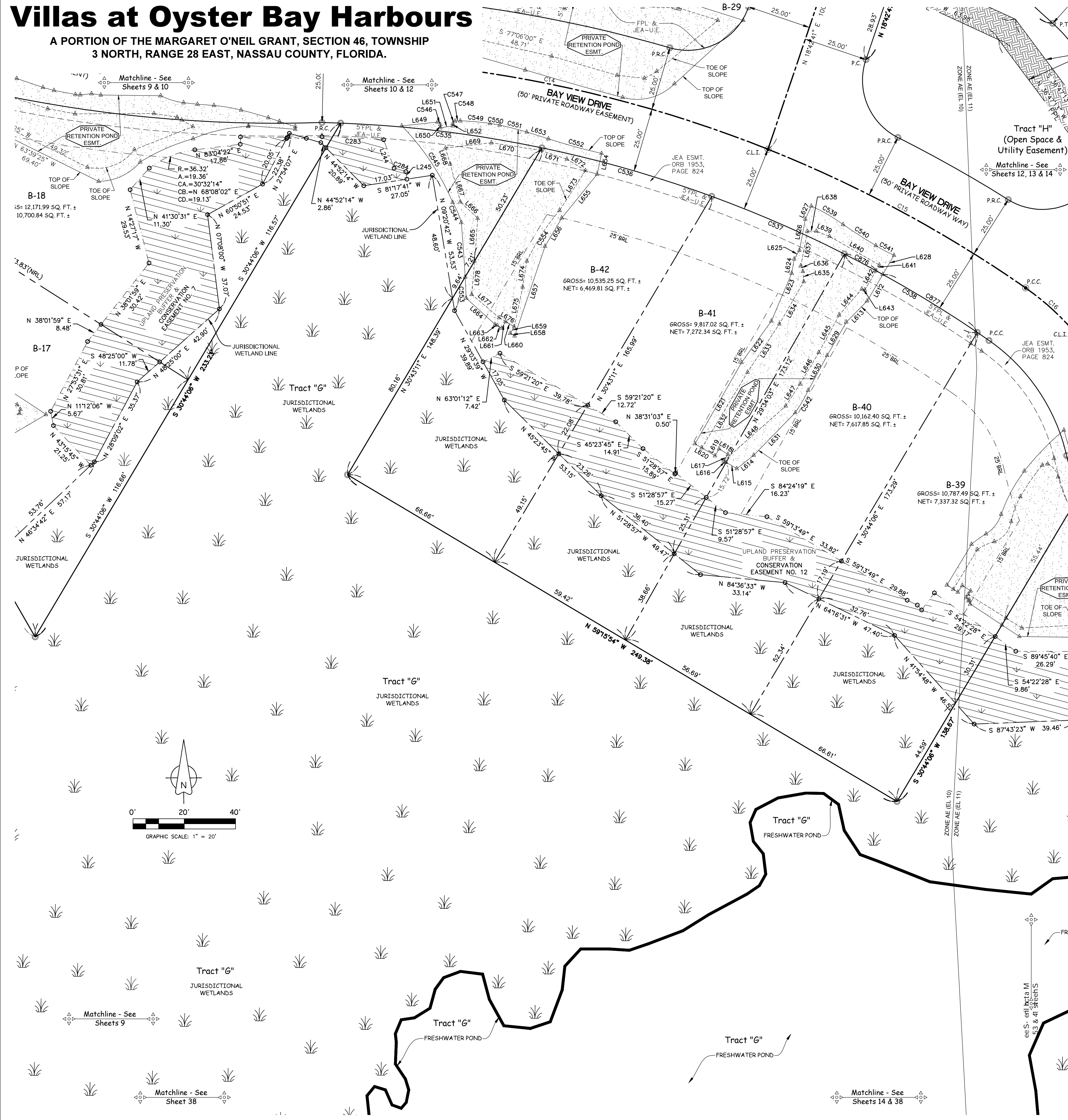


SHEET INDEX

- 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
L612	S 30°28'44" W	11.99
L613	S 44°40'17" W	11.56
L614	S 51°33'18" W	8.49
L615	N 59°09'53" W	4.84
L616	N 59°09'53" W	1.09
L617	N 52°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°47'03" 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 25°33'48" W	19.47
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°52'33" E	14.04
L650	S 01°36'16" E	1.29
L651	N 81°21'58" E	4.89
L652	N 00°39'06" W	0.88
L653	S 72°46'01" E	8.86
L654	S 12°01'05" W	8.31
L655	S 39°03'22" W	21.95
L656	S 30°34'40" W	12.79
L657	S 18°41'09" W	36.98
L658	N 59°31'26" W	2.00
L659	N 31°09'08" E	3.02
L660	N 59°03'35" W	3.91
L661	S 31°31'40" W	2.98
L662	N 58°03'56" W	1.98
L663	N 16°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	19.28
L668	N 16°57'50" 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 59°11'31" W	18.12
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'
C335	475.00'	79.18'	9°33'01"	N 82°59'37" W	79.08'
C336	475.00'	69.00'	8°19'21"	N 74°03'26" W	68.94'
C337	475.00'	56.42'	6°48'20"	N 66°29'35" W	56.39'
C338	475.00'	60.26'	7°16'08"	N 59°27'21" W	60.22'
C339	68.46'	14.36'	12°00'59"	S 59°50'36" E	14.33'
C340	232.22'	15.22'	3°49'21"	S 57°13'54" E	15.22'
C341	43.52'	8.04'	10°35'22"	S 62°09'06" E	8.03'
C342	57.65'	10.09'	10°01'33"	N 30°02'03" E	10.08'
C343	775.75'	21.33'	1°34'30"	N 04°01'53" W	21.32'
C344	34.96'	8.56'	14°01'30"	N 23°08'23" W	8.54'
C345	96.89'	36.06'	21°19'21"	N 33°59'30" W	35.85'
C346	1.00'	1.65'	94°31'08"	S 48°51'51" E	1.47'
C347	1.00'	1.47'	84°05'37"	N 41°23'42" E	1.34'
C348	14.26'	2.06'	8°16'45"	N 87°34'54" E	2.06'
C349	116.40'	11.62'	5°43'17"	S 84°51'55" E	11.62'
C350	48.54'	3.79'	4°28'20"	S 80°59'17" E	3.79'
C351	137.25'	10.95'	4°34'17"	S 75°46'15" E	10.95'
C352	242.39'	21.51'	5°05'00"	S 74°33'50" E	21.50'
C353	775.75'	8.28'	0°36'41"	N 02°56'17" W	8.28'
C354	90.59'	23.60'	14°55'48"	S 32°48'14" W	23.54'
C376	475.00'	13.99'	1°41'13"	N 27°44'48" W	13.99'
C377	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-5, C-7, C-8 & C-9)
- SHEET 17 (LOTS C-3, C-4 & C-5)
- SHEET 18 (LOTS B-27 & B-28)
- SHEET 19 (LOTS M-1 & M-2)

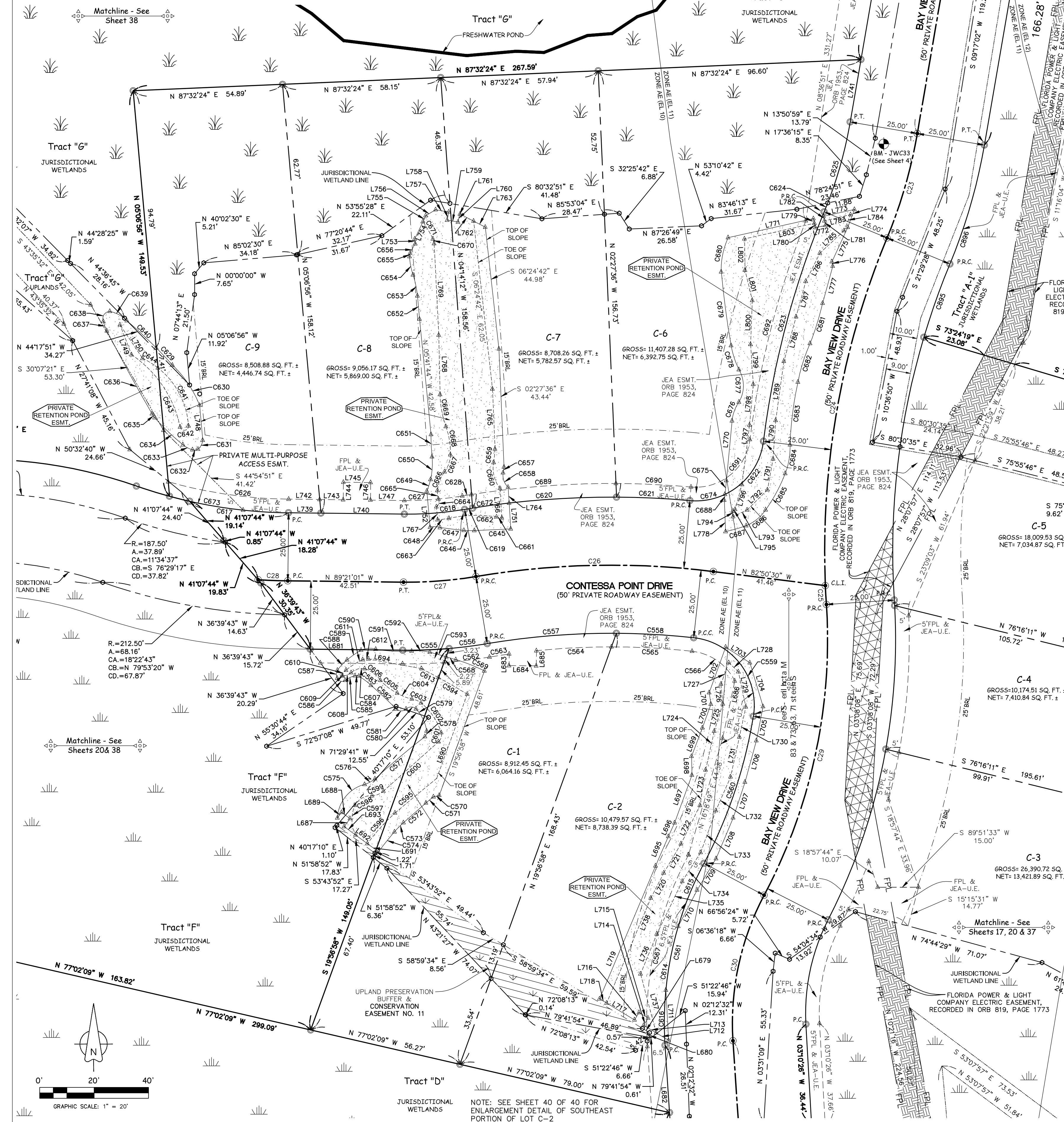
TABLE OF MINIMUM FINISHED FLOOR ELEVATION FOR LOTS IN FLOOD ZONE AE WITH B.F.E.

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

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



CURVE TABLE DATA

CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C23	179.59	39.99	124°35'39"	N 16°09'52" E	39.91
C24	300.00	130.73	24°07'57"	N 10°09'10" E	129.69
C25	300.00	6.96	1°19'44"	N 03°09'10" W	6.96
C26	300.00	87.54	16°43'08"	S 88°47'56" E	87.23
C27	150.00	26.73	10°12'37"	S 85°32'40" W	26.70
C28	200.00	10.92	3°07'41"	N 87°47'11" W	10.92
C29	200.00	110.62	31°43'25"	N 12°04'27" E	109.21
C30	100.00	55.37	31°43'25"	N 12°04'27" E	54.66
C35	175.00	17.05	5°38'00"	N 87°51'29" E	17.05
C36	175.00	14.13	4°37'37"	N 86°48'10" E	14.13
C37	275.00	47.64	9°58'33"	N 86°40'18" W	47.58
C38	275.00	28.44	9°58'33"	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°33'57" 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	6°18'13"	N 86°51'38" W	29.69
C46	20.00	19.89	56°48'43"	N 55°13'10" W	19.98
C47	131.80	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 75°22'05" W	2.19
C51	55.53	3.54	3°07'41"	S 69°46'17" 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	11.61	4.31	2°15'27"	S 64°53'29" E	4.28
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	35°06'23"	N 25°53'22" W	9.02
C60	275.00	3.97	84°03'03"	S 89°22'16" E	3.62
C61	2.59	3.96	84°21'46"	S 89°31'24" W	4.41
C62	167.79	12.79	4°22'06"	N 46°49'49" W	12.79
C63	24.07	5.57	13°15'52"	N 52°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	12°31'29"	S 64°53'29" E	3.93
C66	150.00	3.52	105°47'20"	N 74°56'11" W	3.04
C67	3.05	3.04	57°10'49"	N 01°00'31" 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	18.60	5.93	18°58'33"	N 60°48'33" E	6.41
C71	54.87	13.22	13°48'06"	S 86°56'56" E	13.18
C72	22.08	6.74	17°29'27"	S 86°31'36" E	6.72
C73	317.73	6.19	1°06'56"	S 74°18'51" E	6.19
C74	281.69	12.19	2°28'33"	S 60°56'17" E	12.18
C75	259.64	19.91	1°19'48"	S 60°17'32" W	19.91
C76	59.49	15.21	11°32'44"	S 42°03'08" W	15.19
C77	12.87	11.27	50°10'28"	N 01°13'14" W	10.21
C78	6.82	7.64	64°15'06"	N 60°40'50" E	7.25
C79	6.57	4.58	39°57'24"	N 68°48'33" E	4.49
C80	791.05	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	6.62	3.76	32°29'57"	N 67°19'52" W	3.71
C84	14.40	5.79	18°58'33"	N 60°48'33" E	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°46'09" W	5.22
C88	7.36	3.42	25°38'38"	S 63°20'33" E	3.42
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	7.16	32°49'11"	N 83°11'22" E	2.09
C93	281.69	7.06	3°58'33"	N 63°20'33" 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	36.57	12°00'22"	S 83°20'50" E	36.60
C98	325.00	12.28	0°12'28"	S 85°32'40" E	22.25
C99	325.00	2.94	0°31'06"	S 80°41'55" W	2.94
C100	325.00	53.11	9°21'49"	S 85°38'22" W	53.05
C101	325.00	26.97	4°46'14"	N 87°18'07" W	26.96
C102	25.00	38.37	8°16'33"	N 85°13'33" E	34.71
C103	325.00	87.42	15°24'42"	N 18°50'18" E	87.16
C104	154.99	3.53	1°18'33"	N 21°53'23" E	3.53
C105	154.99	30.89	11°27'02"	N 15°30'35" E	30.84
C106	170.00	44.86	19°07'04"	S 81°47'29" E	44.73
C107	120.00	72.64	21°38'07"	N 18°54'15" E	71.36
C108	330.00	3.41	0°38'28"	S 80°44'06" W	3.41
C109	169.91	8.72	2°56'25"	S 43°16'23" E	8.72
C110	40.96	17.95	25°06'36"	S 34°02'35" E	17.81
C111	4.52	3.83	48°32'32"	S 28°07'00" W	3.71
C112	2.59	2.07	45°48'42"	S 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	1.78	9°22'50"	N 34°34'52" W	1.75
C116	672.75	297.04	25°07'01"	N 25°47'47" E	34.64
C117	17.46	3.73	12°14'39"	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	14.64	4°16'10"	S 47°12'40" E	14.63
C121	29.56	24.76	47°49'46"	S 27°46'52" E	24.69
C122	1.58	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	17477.26	13.37	0°02'38"	S 87°24'53" 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°19'59"	N 17°54'49" E	4.49
C130	70.88	8.21	6°38'02"	N 02°41'59" W	8.20
C131	8422.50	8.56	0°03'30"	N 05°03'51" W	8.56
C132	33.50	7.91	13°31'31"	N 11°51'21" W	7.89
C133	25.25	6.87	19°35'20"	N 10°49'26" W	6.85
C134	2.77	1.31	23°04'04"	N 10°30'16" E	1.30
C135	24.96	3.90	8°56'51"	N 28°30'44" E	3.89
C136	98.58	2.11	1°13'29"	S 08°44'13" W	2.11
C137	5.92	5.87	56°43'16"	S 19°00'40" E	5.63
C138	98.52	4.98	2°53'41"	S 05°44'03" W	4.98
C139	11.88	10.08	1°59'10"	S 13°59'10" E	9.76
C140	30.55	1.98	3°42'56"	N 80°05'27" W	1.98
C141	47.16	17.56	21°20'15"	S 88°23'12" W	17.46
C142	54.53	4.24	4°27'16"	S 82°39'24" W	4.24
C143	2.34	3.17	77°27'20"	N 17°07'23" E	3.16
C144	7.70	3.20	23°49'11"	N 07°01'10" W	3.18
C145	13.37	7.42	31°46'48"	N 20°46'49" E	7.32
C146	10.97	6.74	35°11'45"	N 19°04'21" E	6.63
C147	28.64	10.55	21°06'59"	N 09°05'02" W	10.49
C148	275.00	12.01	18°30'31"	N 10°32'16" E	11.96
C149	275.00	28.55	5°56'58"	S 19°34'10" W	28.54
C150	204.59	45.56	12°45'35"	N 16°09'52" E	45.47

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

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

CURVE TABLE DATA

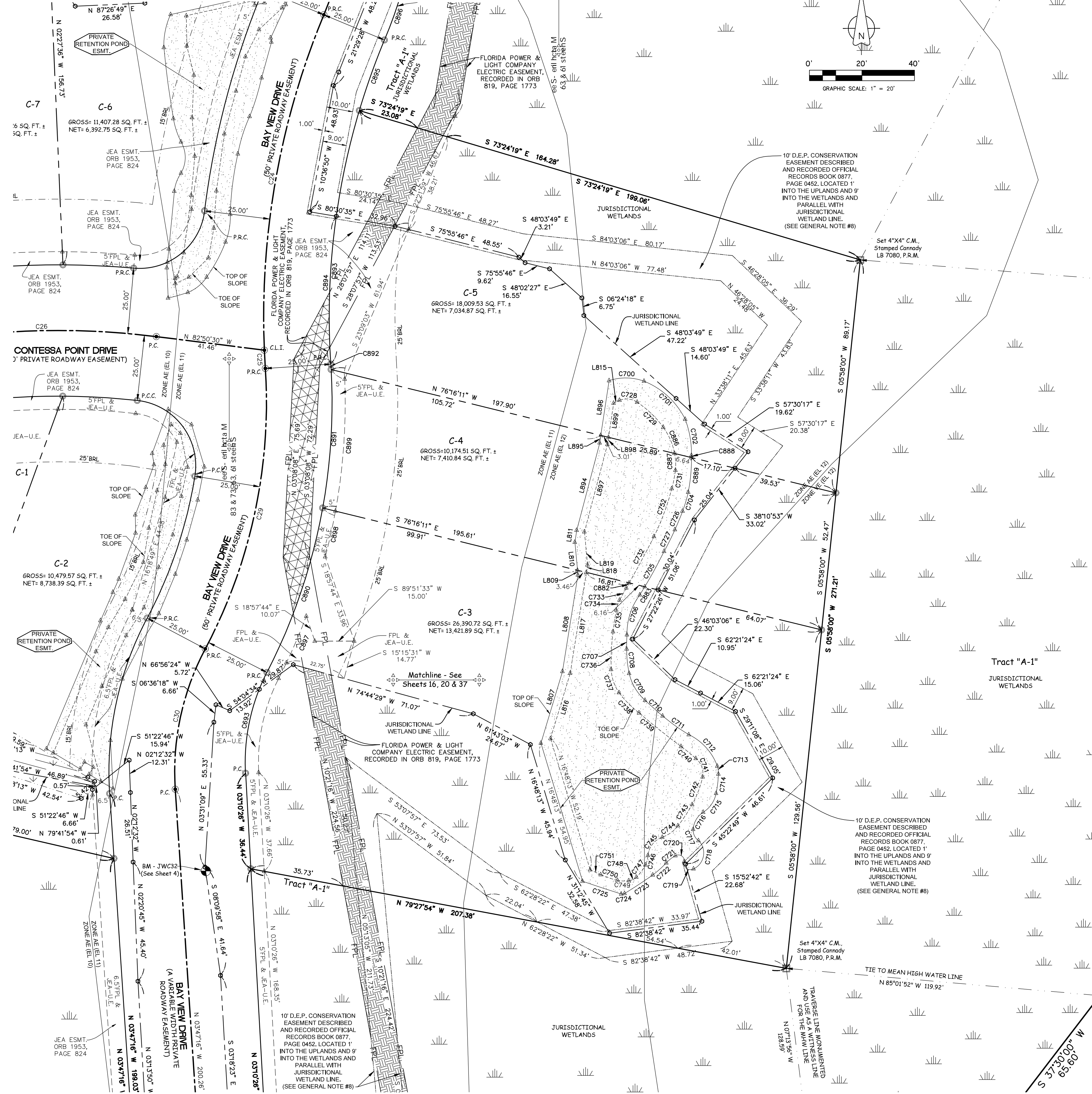
CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C670	4.79	1.77	21°12'41"	N 14°54'14" W	1.76
C671	48.89	7.36	8°37'22"	N 29°49'15" W	7.35
C672	325.00	13.56	2°23'24"	S 82°09'09" W	13.56
C673	175.00	19.97	6°32'19"	S 80°36'48" E	19.96
C674	25.00	13.24	30°20'23"	N 79°54'19" E	13.08
C675	618.70	5.08	0°28'14"	N 06°01'00" E	5.08
C676	14.99	7.41	14.99	N 20°02'26" E	7.34
C677	11.66	12.48	61°19'43"	N 00°00'13" W	11.89
C678	30.63	9.37	17°31'28"	N 18°05'02" W	9.33
C679	343.64	27.33	4°33'24"	N 07°39'22" W	27.32
C680	28.99	12.92	26°30'59"	N 11°31'00" E	12.80
C681	99.54	15.48	4°53'30"	S 17°15'46" W	15.46
C682	61.97	14.91	13°47'13"	S 17°26'05" W	14.88
C683	124.16	23.26	10°44'03"	S 07°11'23" W	23.23
C684	27.27	10.74	22°33'18"	S 09°31'19" W	10.67
C685	59.98	15.25	13°53'59"	S 28°14'40" W	15.21
C686	15.92	9.35	33°38'24"	S 50°51'24" W	9.21
C687	60.21	7.86	7°28'51"	S 74°15'09" W	7.86
C688	618.70	2.16	0°11'59"	N 06°21'06" E	2.16
C689	330.00	53.27	9°14'54"	S 89°59'17" W	53.21
C690	330.00	27.62	4°47'46"	N 87°19'23" W	27.61
C691	20.00	30.70	87°56'38"	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 09°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 03°42'11" E	4.25	L745	S 89°21'01" E	10.00
L684	N 89°27'49" W	10.00	L746	S 00°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 09°06'56" E	12.88
L687	N 35°05'17" W	3.93	L749	N 12°11'27" W	3.67
L688	N 53°43'52" W	3.88	L750	S 33°57'13" E	14.85
L689	S 36°16'08" W	2.57	L751	S 03°40'57" E	9.50
L690	S 19°56'58" W	32.87	L752	N 09°06'56" W	13.30
L					

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 05°23'41" W	1.80'
L810	N 05°23'41" W	10.69'
L811	N 08°42'49" E	4.63'
L815	N 8°346'09" 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	87.33'
C29	200.00'	110.62'	31°41'20"	N 12°05'39" E	109.21'
C30	100.00'	55.37'	31°43'25"	N 12°04'27" E	54.66'
C693	75.00'	39.69'	30°19'25"	S 11°59'16" W	39.23'
C700	20.50'	13.95'	37°52'52"	S 89°09'19" E	13.31'
C701	30.18'	21.87'	47°30'22"	S 47°10'42" E	21.39'
C702	36.68'	14.00'	21°52'20"	S 09°49'35" E	13.92'
C704	51.67'	7.50'	8°18'40"	S 16°40'42" W	7.49'
C705	172.85'	15.32'	5°04'43"	S 28°31'45" W	15.32'
C706	24.64'	15.27'	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°29'00" 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'	6.95'	46°37'05"	S 34°18'07" W	8.71'
C716	8.29'	7.85'	54°13'59"	S 30°59'41" W	7.56'
C717	5.01'	4.96'	56°42'31"	S 24°58'34" E	4.76'
C718	6.60'	12.82'	111°14'58"	S 09°55'07" W	10.90'
C719	2.42'	5.78'	136°43'57"	N 52°08'41" W	4.50'
C720	2.27'	4.96'	125°00'26"	N 56°18'51" W	4.04'
C721	13.41'	4.43'	18°56'47"	S 51°42'32" W	4.41'
C722	32.56'	6.89'	12°07'33"	S 48°17'55" W	6.88'
C723	162.68'	12.86'	4°31'43"	S 56°37'33" W	12.86'
C724	1.70'	1.95'	45°24'30"	S 81°24'40" W	1.32'
C725	438.57'	15.48'	2°01'22"	N 72°42'19" W	15.48'
C726	121.00'	7.64'	3°37'04"	N 22°27'19" E	7.64'
C727	121.00'	9.24'	4°22'26"	N 26°27'03" E	9.23'
C728	7.26'	7.02'	55°23'47"	S 83°43'52" E	6.75'
C729	38.32'	13.87'	20°44'07"	S 46°06'11" E	13.79'
C731	52.40'	7.14'	7°48'45"	S 10°12'28" 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°16'45"	S 51°19'04" E	20.45'
C740	70.21'	7.26'	5°05'41"	S 51°04'52" E	7.26'
C741	7.51'	7.85'	59°52'14"	S 20°13'01" E	7.50'
C742	38.59'	11.27'	16°44'09"	S 20°52'29" W	11.23'
C743	64.22'	9.75'	8°41'52"	S 33°36'58" W	9.74'
C744	13.61'	7.49'	31°32'49"	S 53°44'18" W	7.40'
C745	8.04'	9.35'	66°38'26"	S 38°20'24" W	8.83'
C746	9.03'	3.72'	23°36'40"	S 14°40'36" W	3.70'
C747	17.10'	5.85'	19°37'15"	S 36°17'34" W	5.83'
C748	5.03'	3.21'	36°36'44"	S 64°24'34" W	3.16'
C749	12.90'	4.38'	19°25'48"	N 87°34'10" W	4.35'
C750	30.50'	6.71'	12°36'10"	N 71°33'11" W	6.69'
C751	1422.55'	4.50'	0°10'52"	N 65°09'40" W	4.50'
C752	100.17'	15.11'	8°38'27"	N 19°05'00" E	15.09'
C882	502.22'	2.18'	0°14'55"	N 29°26'40" E	2.18'
C883	172.85'	3.64'	0°12'50"	N 31°40'31" E	3.64'
C886	24.49'	10.92'	25°33'24"	N 23°22'28" W	10.83'
C887	24.49'	6.42'	15°00'45"	N 03°05'23" W	6.40'
C888	67.50'	0.84'	0°42'56"	N 00°38'23" W	0.84'
C889	67.50'	13.31'	11°17'47"	N 05°21'58" E	13.29'
C890	225.00'	45.35'	16°53'44"	N 18°42'07" E	56.11'
C891	225.00'	52.95'	13°29'01"	S 03°30'45" W	52.83'
C892	225.00'	2.05'	0°31'16"	S 03°29'24" E	2.05'
C893	275.00'	97.65'	20°20'43"	S 06°25'20" W	97.14'
C894	275.00'	56.44'	11°45'33"	S 02°07'45" W	56.34'
C895	275.00'	28.55'	5°56'58"	S 19°34'10" W	28.54'
C896	204.59'	45.56'	12°45'35"	N 16°09'52" E	45.47'
C897	230.00'	19.30'	4°48'26"	N 23°05'23" E	19.29'
C898	230.00'	17.80'	4°26'01"	N 12°32'48" E	17.79'
C899	230.00'	50.49'	12°34'42"	N 04°02'27" E	50.39'

SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

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

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

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

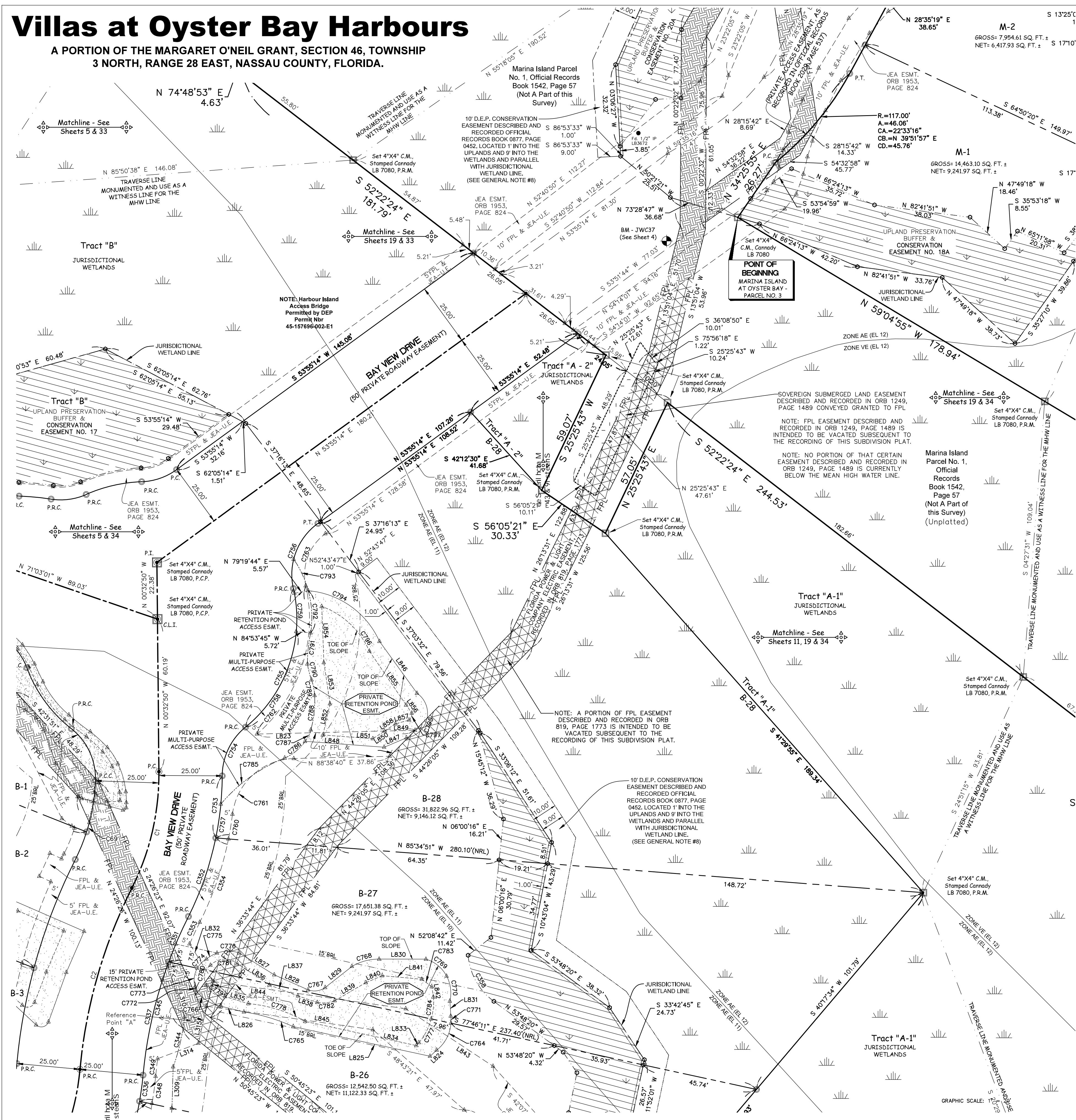
LOT #	G.F.E.	FLOOD ZONE WITH B.F.E.	BOTTOM ELEVATION OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER OF THE LOWEST FLOOR ELEVATION
C-3	7.50'	AE (EL 11), AE (EL 12) & VE (EL 12)	13.00'
C-4	7.50'	AE (EL 11), AE (EL 12) & VE (EL 12)	13.00'
C-5	7.50'	AE (EL 11), AE (EL 12) & VE (EL 12)	13.00'

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

Prepared By: **JW Cannady SURVEYING INC.**
11707 St. Josephs Road Jacksonville, Florida 32223
Phone: (904) 410-2375
Licensed Business No.: 7080
EMAIL: 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
L309	S 01°47'26" W	16.34
L310	S 18°01'03" E	21.62
L314	N 69°18'10" E	17.23
L315	N 12°13'49" E	14.95
L822	S 44°26'05" W	14.34
L823	N 88°38'40" E	62.43
L824	S 47°22'32" W	3.61
L825	N 77°42'11" W	36.24
L826	N 75°50'48" W	9.31
L827	S 98°00'01" E	16.17
L828	S 66°08'30" E	14.62
L829	N 51°43'03" E	13.48
L830	S 89°50'10" E	18.44
L831	S 03°42'13" E	5.91
L832	S 32°04'39" E	17.55
L833	S 40°43'08" W	1.93
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°21'52" E	8.00
L839	N 59°50'31" E	14.20
L840	N 67°18'58" E	7.03
L841	S 84°54'35" E	15.66
L842	S 08°51'01" E	4.11
L843	S 56°37'48" E	41.27
L844	S 81°59'29" E	76.74
L845	S 81°59'29" E	66.33
L846	S 35°55'27" E	25.22
L847	S 67°10'42" W	9.53
L848	N 85°48'07" W	31.34
L849	S 88°38'40" W	12.11
L850	S 56°33'28" W	5.50
L851	N 85°48'07" W	19.79
L852	N 12°52'23" E	12.69
L853	N 08°38'40" W	16.36
L854	N 02°10'11" W	22.21
L855	S 34°19'12" E	25.74
L856	S 34°39'11" E	3.88
L857	S 74°52'50" W	5.61
L858	S 56°33'28" W	5.18

CURVE TABLE DATA

CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	100.00'	47.57'	27°19'16"	N 13°04'48" E	47.12'
C2	200.00'	74.84'	27°26'25"	N 19°59'13" E	74.41'
C34	125.00'	10.38'	4°45'29"	N 07°38'45" E	10.38'
C337	175.00'	49.51'	15°01'55"	N 12°46'58" E	45.78'
C344	83.04'	20.18'	13°55'33"	N 12°51'53" E	20.13'
C345	175.00'	44.65'	14°37'08"	N 12°34'34" E	44.53'
C346	130.00'	10.80'	4°45'29"	N 07°38'45" E	10.79'
C349	170.00'	7.00'	2°31'31"	S 05°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°09'05"	N 19°09'54" E	32.81'
C353	170.00'	9.48'	3°11'09"	S 29°06'54" W	9.45'
C354	130.00'	34.86'	19°21'47"	N 19°01'33" E	34.76'
C753	125.00'	24.66'	11°18'07"	N 05°58'18" E	24.62'
C754	25.00'	22.02'	50°27'57"	N 25°33'13" E	21.31'
C755	55.00'	60.91'	63°27'22"	N 19°03'30" E	57.85'
C756	25.00'	29.06'	66°35'25"	S 20°37'31" W	27.45'
C757	125.00'	13.55'	6°12'47"	N 08°30'58" E	13.55'
C758	55.00'	43.85'	45°40'57"	N 27°56'43" E	42.70'
C759	55.00'	19.14'	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°39'03"	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'	8.21'	10°52'01"	N 85°48'07" W	8.21'
C772	9.79'	1.17'	6°50'50"	S 18°49'57" E	1.17'
C773	9.79'	7.73'	45°14'30"	S 07°12'43" W	7.53'
C774	9.79'	5.17'	30°19'47"	S 44°57'52" W	5.11'
C775	13.37'	4.44'	19°46'13"	S 05°33'29" W	4.51'
C776	13.37'	9.01'	38°17'13"	N 89°46'54" W	8.85'
C777	25.24'	10.60'	24°03'59"	S 27°29'39" W	10.53'
C778	54.94'	23.66'	24°40'20"	N 72°34'30" W	23.48'
C779	7.69'	9.02'	67°11'48"	N 58°52'39" W	8.51'
C780	5.87'	9.00'	87°57'04"	N 10°54'28" E	8.14'
C781	7.77'	11.68'	86°07'32"	N 86°53'41" E	10.61'
C782	12.90'	7.02'	31°10'53"	N 84°14'20" E	6.94'
C783	628.65'	4.95'	0°27'04"	S 53°08'21" E	4.95'
C784	25.24'	8.73'	19°46'13"	S 05°33'29" W	8.68'
C785	63.81'	31.39'	28°11'17"	S 54°15'11" 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	23.65'	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'	67°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)

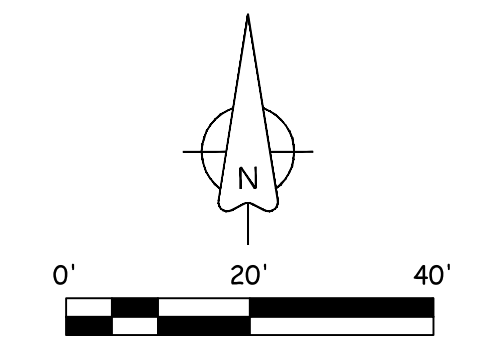
TABLE OF MINIMUM FINISHED FLOOR ELEVATION FOR LOTS IN FLOOD ZONE AE WITH B.F.E.

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.

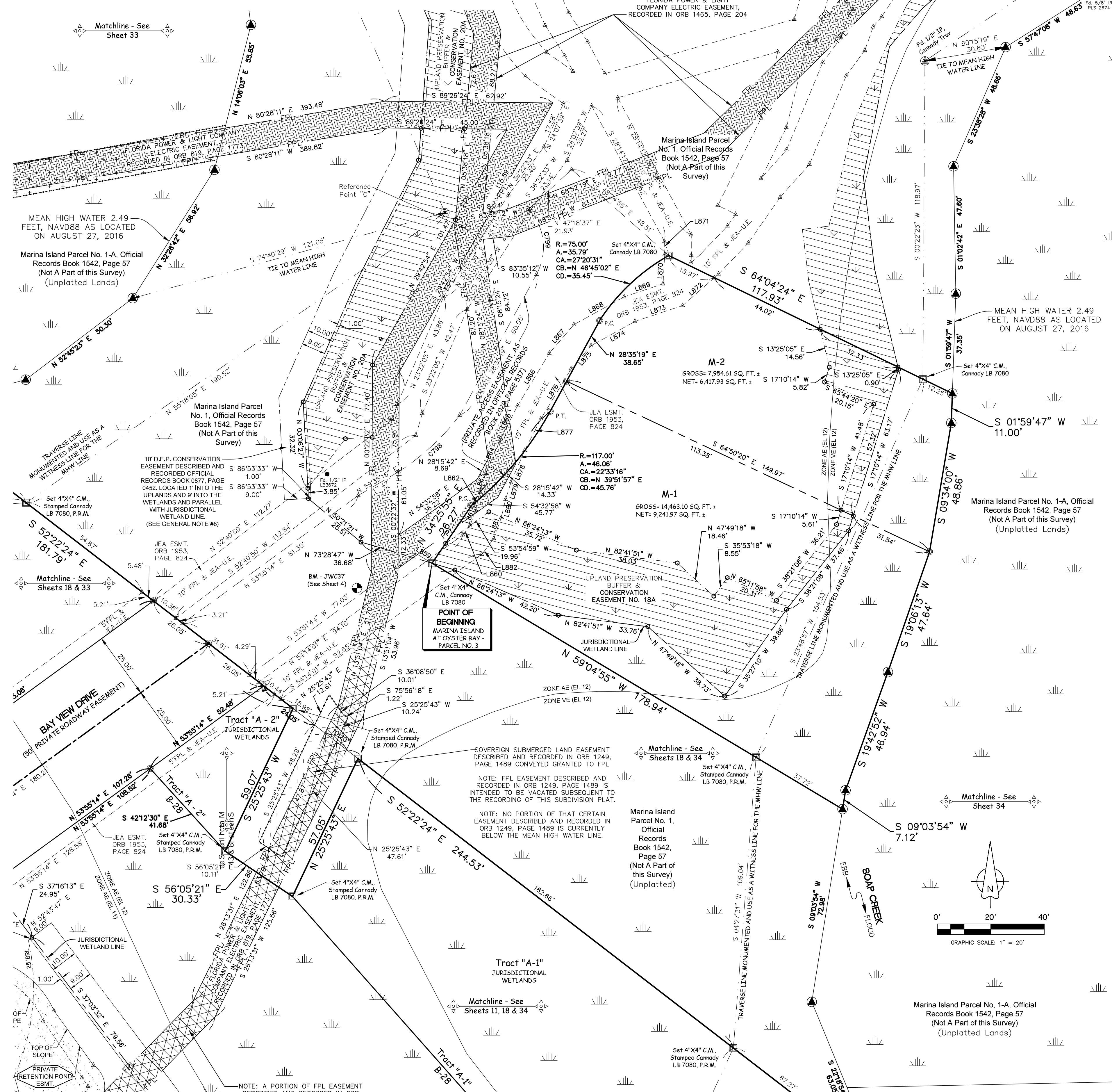
LOT #	G.F.E.	FLOOD ZONE WITH B.F.E.	BOTTOM ELEVATION OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER OF THE LOWEST FLOOR ELEVATION
B-28	8.50'	AE (EL 10), AE (EL 11), AE (EL 12) & VE (EL 12)	13.00'

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 FILLS 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°02'52" W	14.07'
L868	S 61°04'32" W	21.43'
L869	S 71°31'31" W	19.34'
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°02'52" 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'

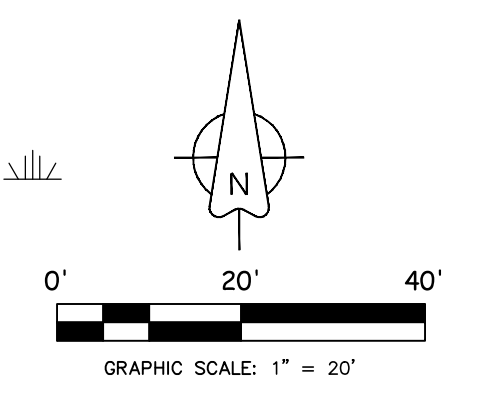
SHEET INDEX

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

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

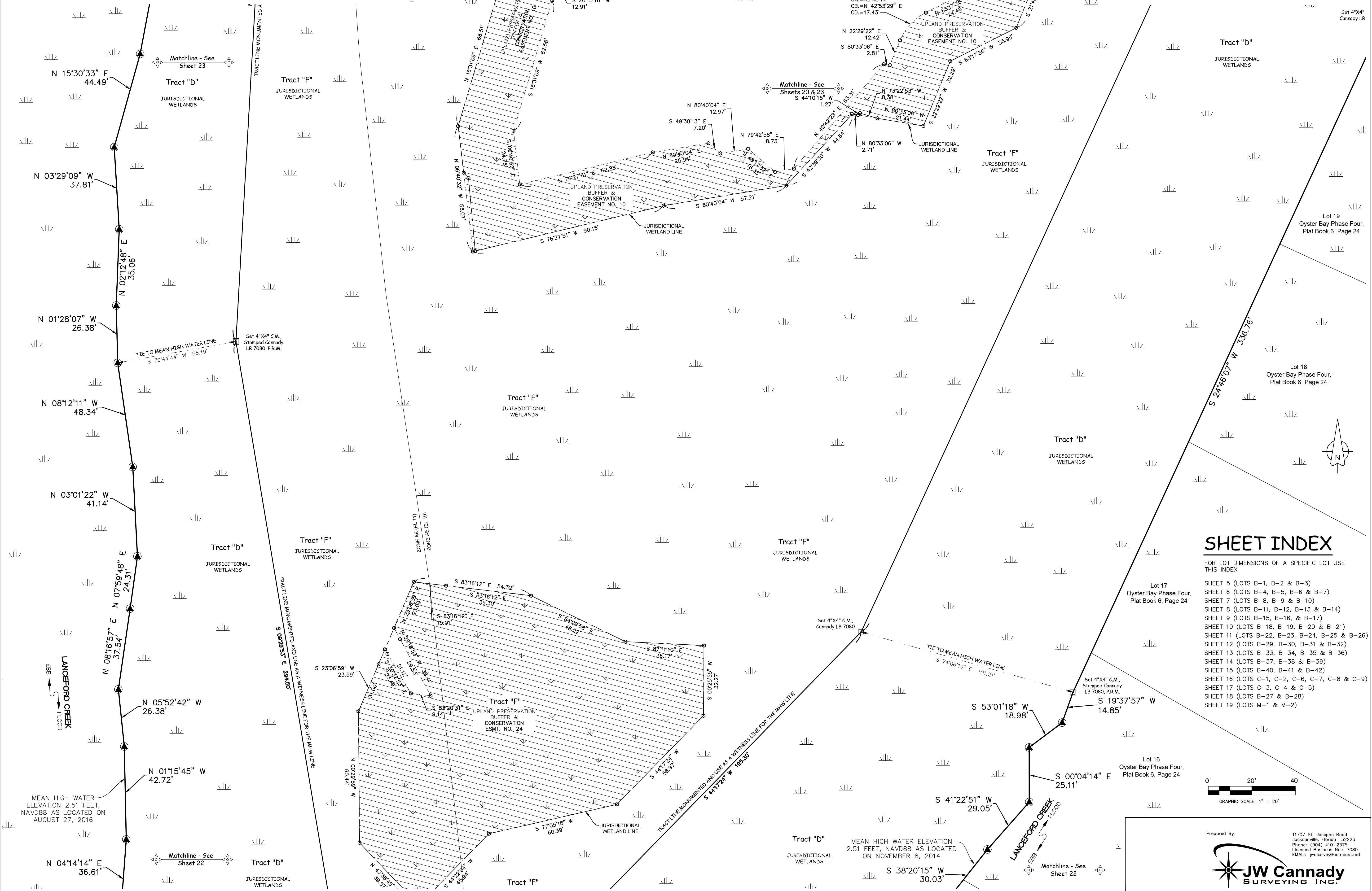
LOT #	6.F.E.	FLOOD ZONE WITH B.F.E.	BOTTOM ELEVATION OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER OF THE LOWEST FLOOR ELEVATION
M-1	8.50'	AE (EL 12) & VE (EL 12)	13.00'
M-2	8.50'	AE (EL 12) & VE (EL 12)	13.00'

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



Villas at Oyster Bay Harbours

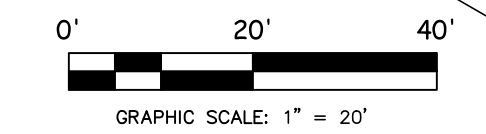
A PORTION OF THE MARGARET O'NEIL GRANT, SECTION 46, TOWNSHIP
3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.



SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

SHEET 5 (LOTS B-1, B-2 & B-3)	SHEET 16 (LOTS C-1, C-2, C-6, C-7, C-8 & C-9)
SHEET 6 (LOTS B-4, B-5, B-6 & B-7)	SHEET 17 (LOTS C-3, C-4 & C-5)
SHEET 7 (LOTS B-8, B-9 & B-10)	SHEET 18 (LOTS B-27 & B-28)
SHEET 8 (LOTS B-11, B-12, B-13 & B-14)	SHEET 19 (LOTS M-1 & M-2)
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)	

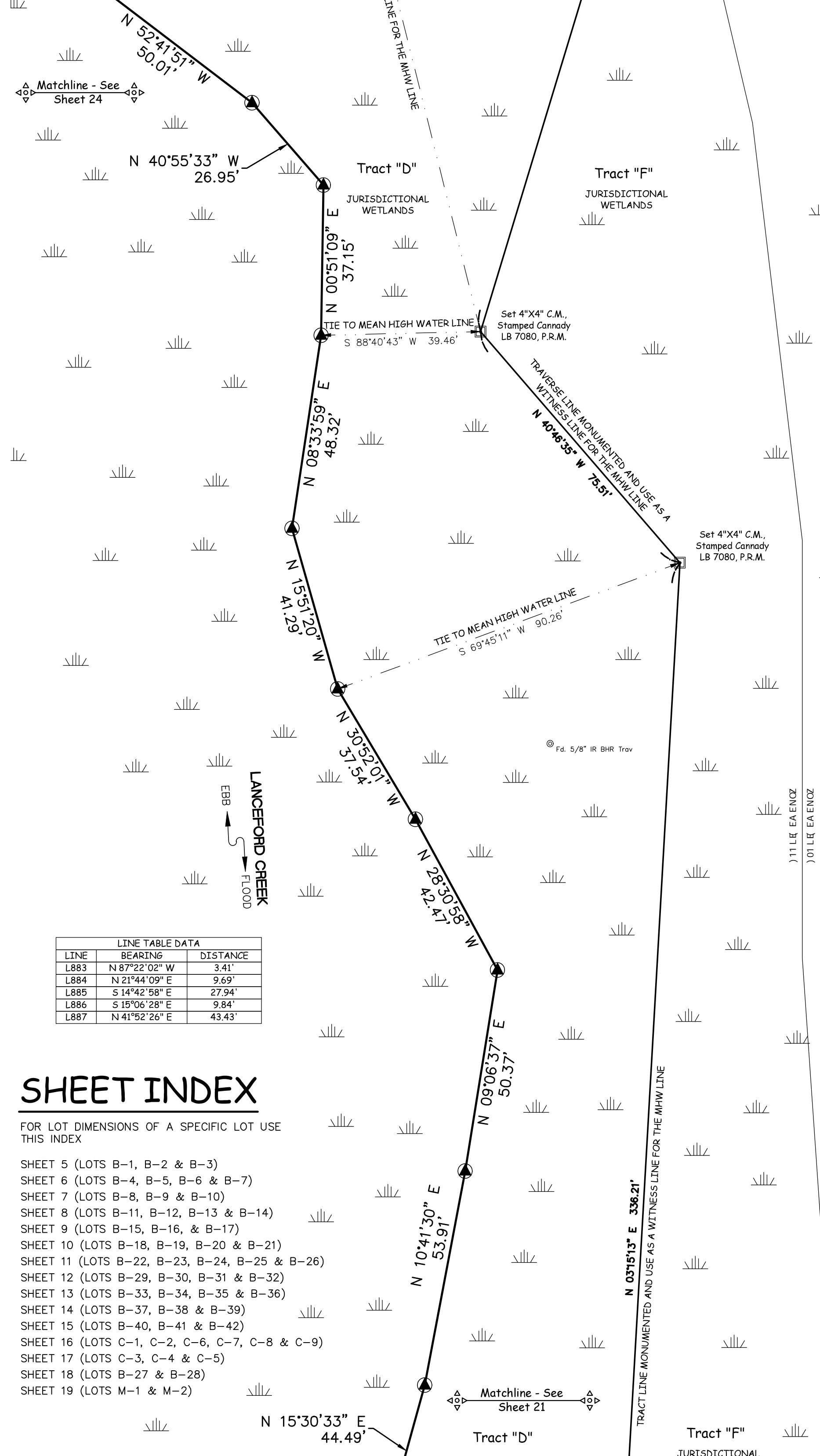
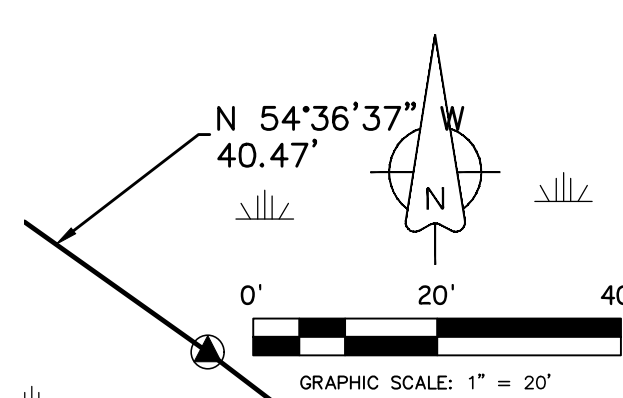


Prepared By:

11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2375
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.



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

SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

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

CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
CB00	148.91'	6.48'	2°29'31"	S 68°19'14" W	6.48'
CB01	624.37'	19.81'	1°49'05"	S 66°09'56" W	19.81'
CB02	28.65'	4.25'	8°29'39"	S 61°00'34" W	4.24'
CB03	9.66'	8.11'	48°03'56"	S 34°30'50" W	7.87'
CB04	519.04'	38.30'	4°13'41"	S 09°55'26" W	38.29'
CB05	80.25'	14.85'	10°36'02"	S 02°24'31" W	14.83'
CB06	16.68'	3.30'	11°20'16"	S 08°30'27" W	3.30'
CB07	2181.23'	49.54'	1°11'46"	S 18°14'24" E	49.33'
CB08	46.86'	45.23'	55°18'40"	S 11°19'34" W	43.50'
CB09	4.56'	3.90'	48°59'14"	S 66°23'25" W	3.78'
CB10	9.75'	8.24'	48°23'47"	N 70°26'00" W	7.99'
CB11	25.45'	6.34'	14°16'02"	S 37°30'58" W	6.32'
CB12	11.79'	9.60'	46°40'30"	N 07°02'42" W	9.34'
CB13	16.77'	11.36'	38°48'02"	N 03°06'28" W	11.14'
CB14	91.88'	12.42'	7°44'45"	N 26°22'52" W	12.41'
CB15	62.76'	13.90'	12°19'28"	N 23°54'46" W	13.47'
CB16	148.32'	30.79'	11°53'35"	N 14°40'43" W	30.73'
CB17	31.69'	11.65'	21°03'45"	N 01°55'35" E	11.58'
CB18	294.11'	41.17'	8°01'12"	N 19°16'19" E	41.14'
CB19	56.17'	18.33'	18°41'43"	N 11°20'42" E	18.25'
CB20	56.37'	28.99'	29°28'07"	N 17°13'48" E	28.68'
CB21	309.21'	21.18'	3°58'32"	N 39°58'39" E	21.17'
CB22	572.79'	40.88'	4°05'21"	N 39°00'36" E	40.87'
CB23	232.85'	26.07'	6°24'56"	N 40°15'44" E	26.06'
CB24	293.03'	23.95'	4°40'58"	N 45°48'41" E	23.94'
CB25	241.93'	21.76'	5°09'14"	N 48°54'33" E	21.76'
CB26	6979.52'	64.86'	0°32'49"	S 48°56'11" W	64.64'
CB27	17.53'	7.44'	24°20'05"	S 63°12'01" W	7.39'
CB28	148.91'	15.08'	5°48'04"	S 72°28'02" W	15.07'
CB29	508.21'	13.95'	1°31'38"	S 59°34'58" W	13.95'
CB30	17.17'	14.78'	49°19'18"	S 36°17'52" W	14.32'
CB31	262.74'	14.92'	3°15'14"	S 13°12'03" W	14.92'
CB32	377.16'	22.02'	3°20'43"	S 09°54'04" W	22.02'
CB33	67.06'	28.65'	24°28'31"	S 03°52'34" E	28.43'
CB34	91.27'	15.51'	9°44'12"	S 08°11'59" E	15.49'
CB35	24.11'	6.26'	14°53'10"	S 02°32'57" W	6.25'
CB36	43.45'	8.40'	11°04'33"	S 15°31'49" W	8.39'
CB37	17.41'	7.26'	23°54'07"	S 33°01'09" W	7.21'
CB38	2.88'	3.08'	61°12'21"	S 75°34'23" W	2.93'
CB39	5.63'	5.98'	60°53'37"	N 43°18'40" W	5.71'
CB40	474.72'	37.50'	4°31'33"	N 10°57'32" W	37.49'
CB41	66.10'	6.93'	6°00'39"	N 16°10'05" W	6.93'
CB42	108.13'	24.34'	12°53'58"	N 13°23'25" W	24.29'
CB43	91.44'	37.37'	23°24'57"	N 07°22'06" E	37.11'



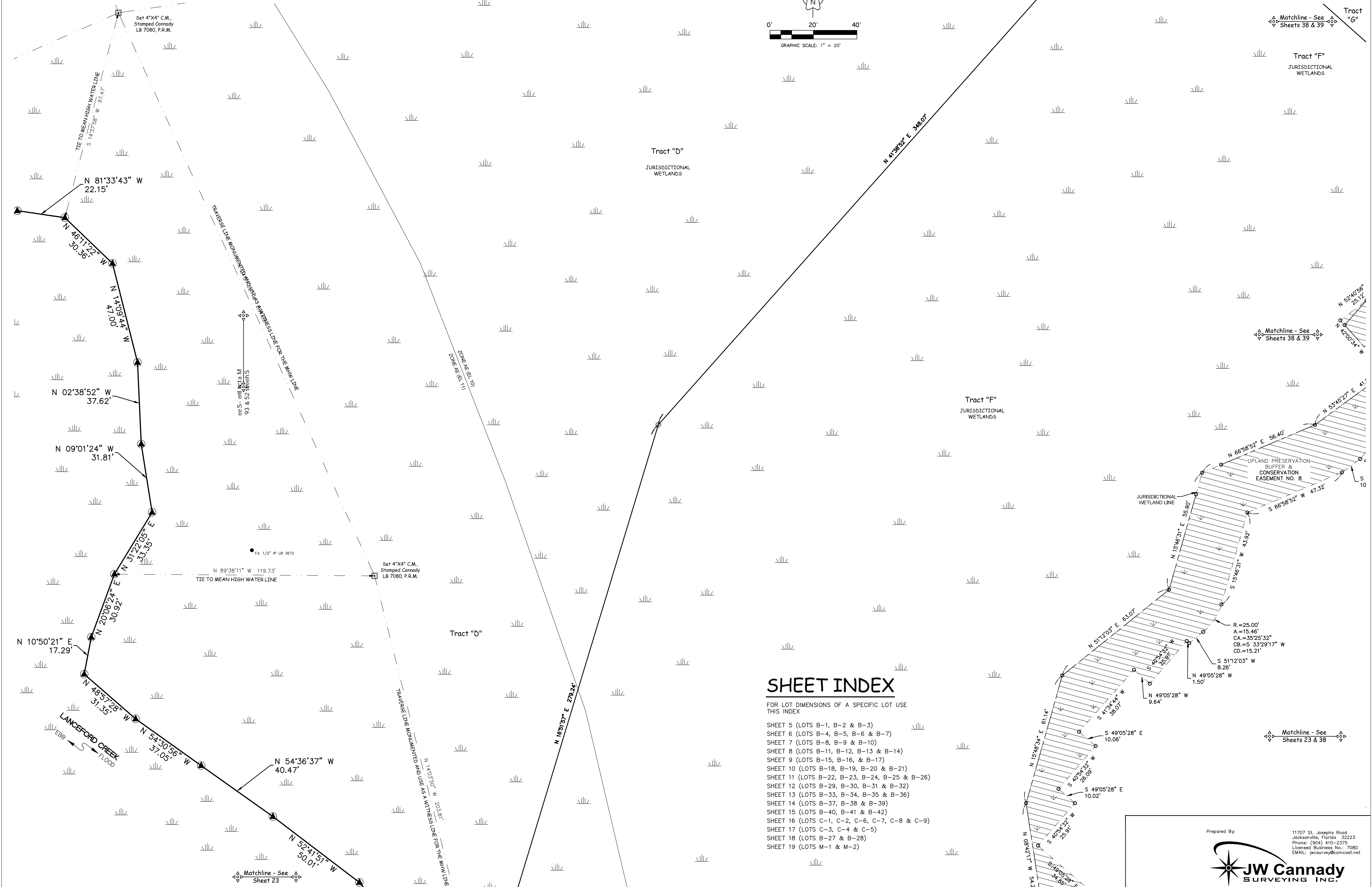
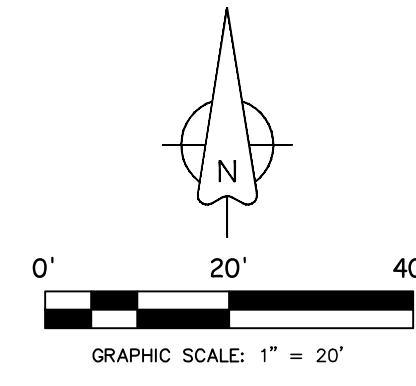
CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
CB56	280.08'	38.53'	7°52'57"	N 16°28'27" E	38.50'
CB57	117.80'	49.61'	24°07'43"	N 21°40'41" E	49.24'
CB58	502.44'	66.93'	7°37'57"	N 38°19'03" E	66.88'
CB59	331.38'	37.03'	6°24'10"	S 39°18'59" W	37.01'
CB60	197.62'	22.54'	6°32'00"	S 60°02'06" W	22.52'
CB61	508.21'	26.27'	2°57'43"	S 61°49'39" W	26.27'

Prepared By: **JW Cannady SURVEYING INC.**

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



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)

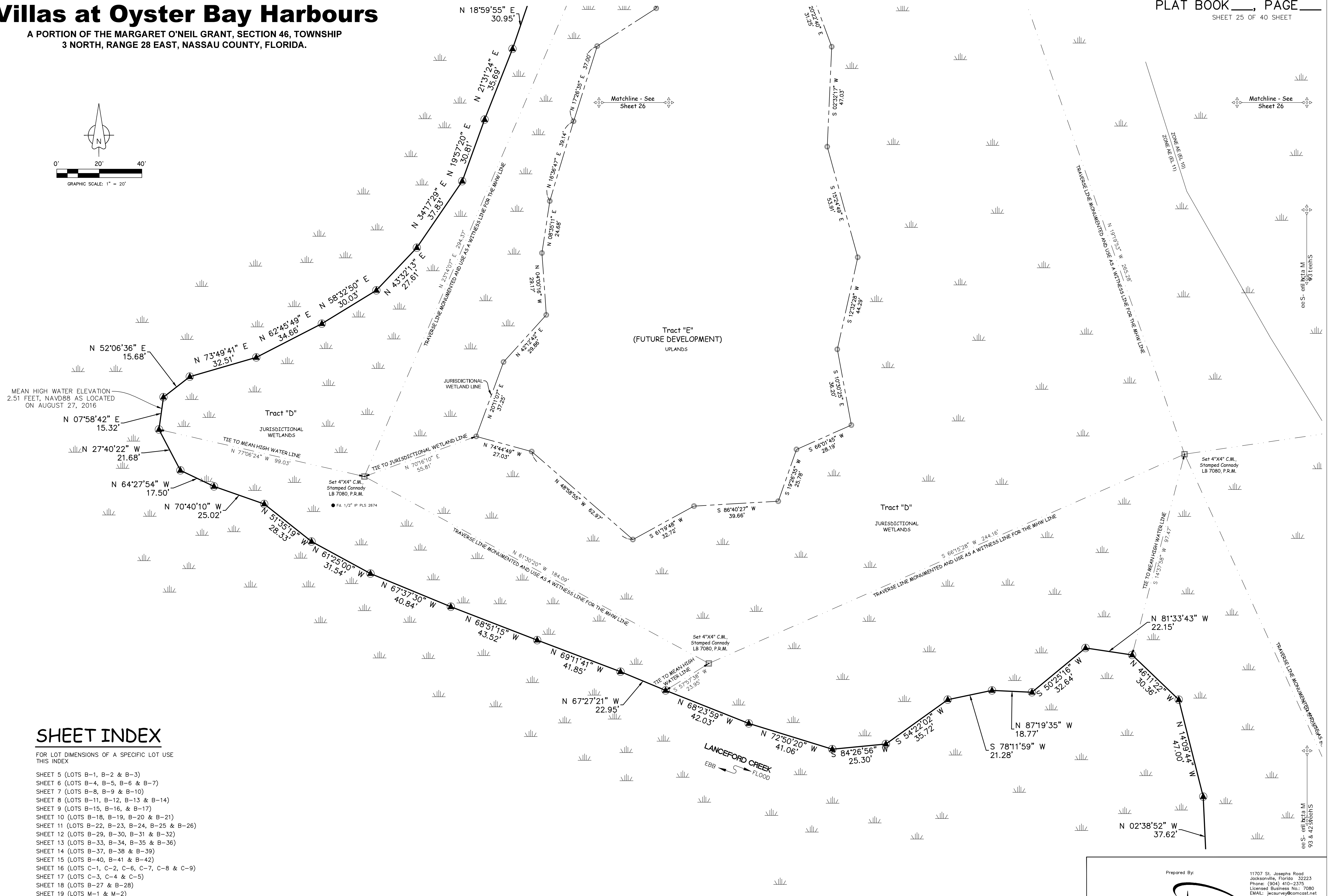
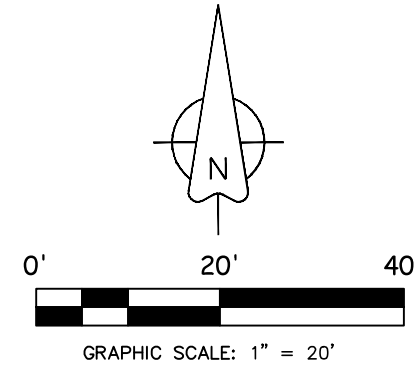
Prepared By:



11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2375
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.



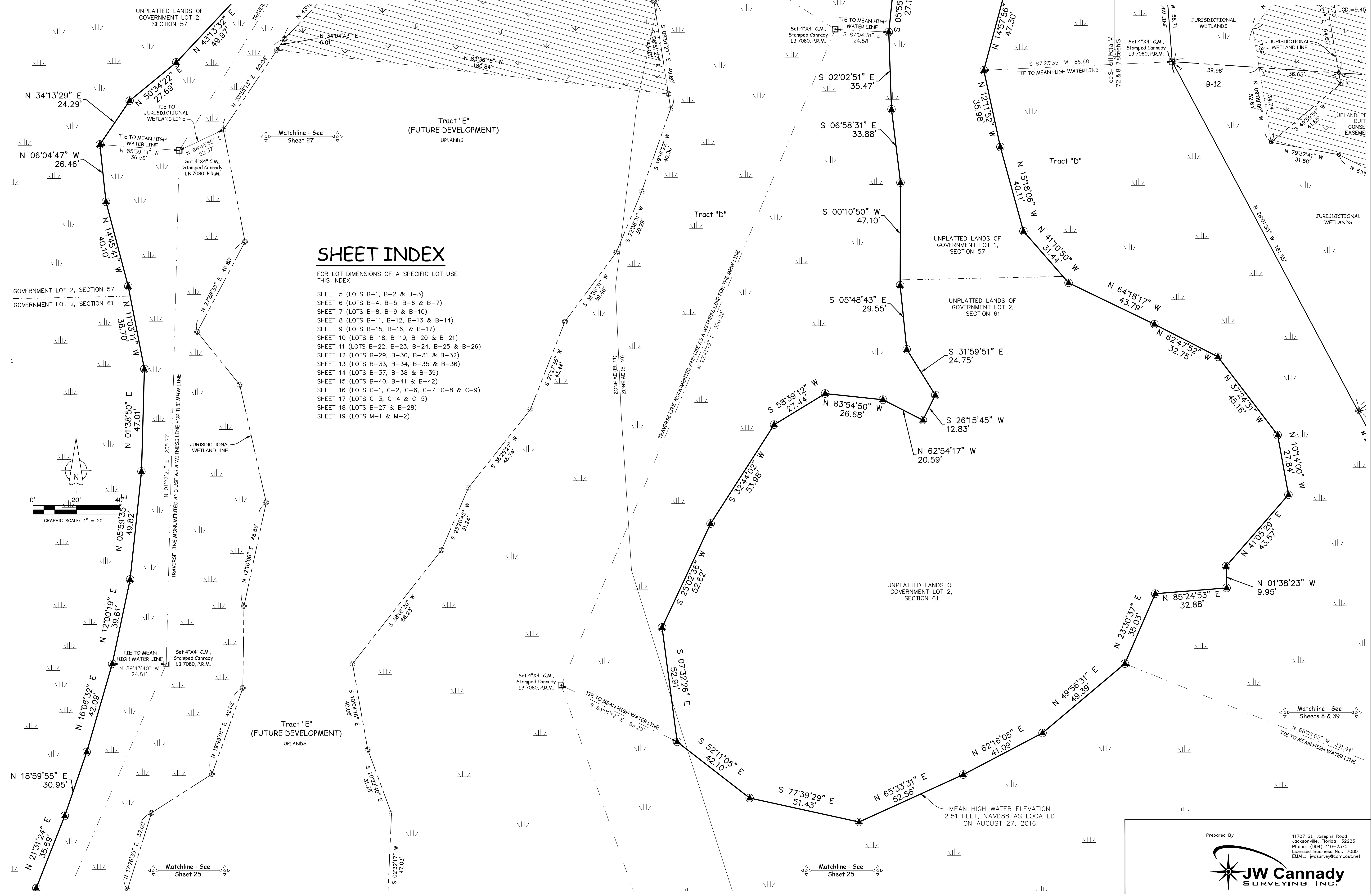
SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

- 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.



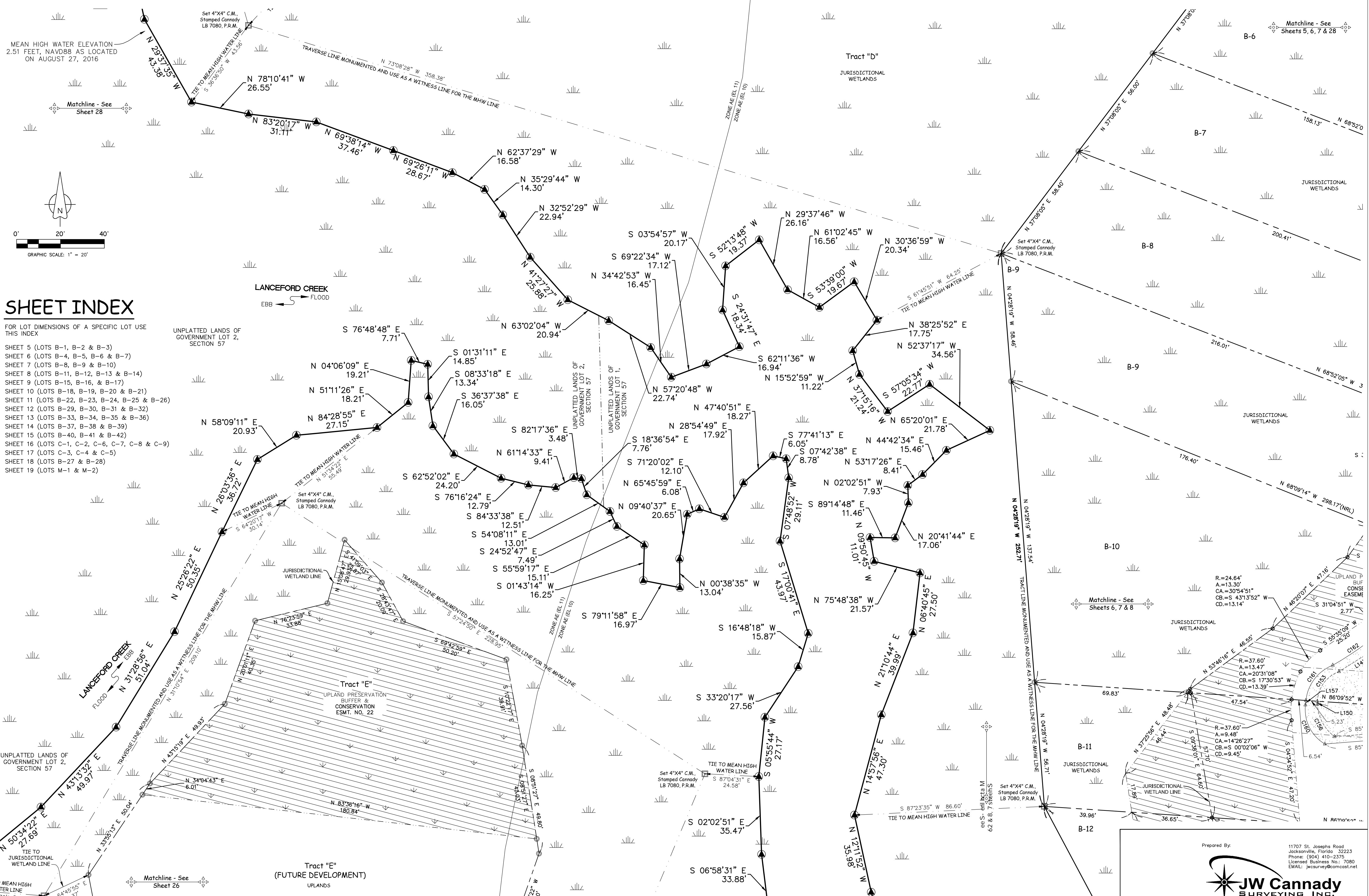
SHEET INDEX

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.



SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

UNPLATTED LANDS OF GOVERNMENT LOT 2, SECTION 57

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)

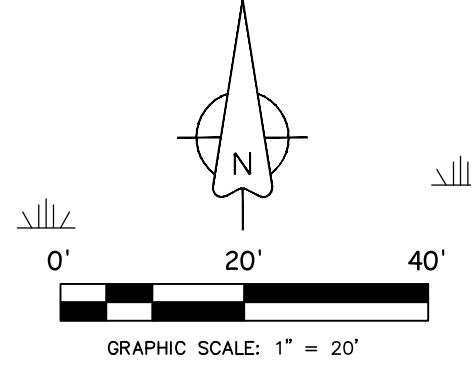
Villas at Oyster Bay Harbours

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

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)

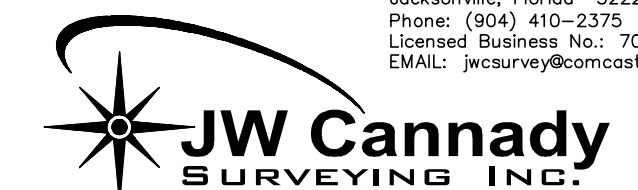


Tract "D"
JURISDICTIONAL
WETLANDS

Tract "D"
JURISDICTIONAL
WETLANDS

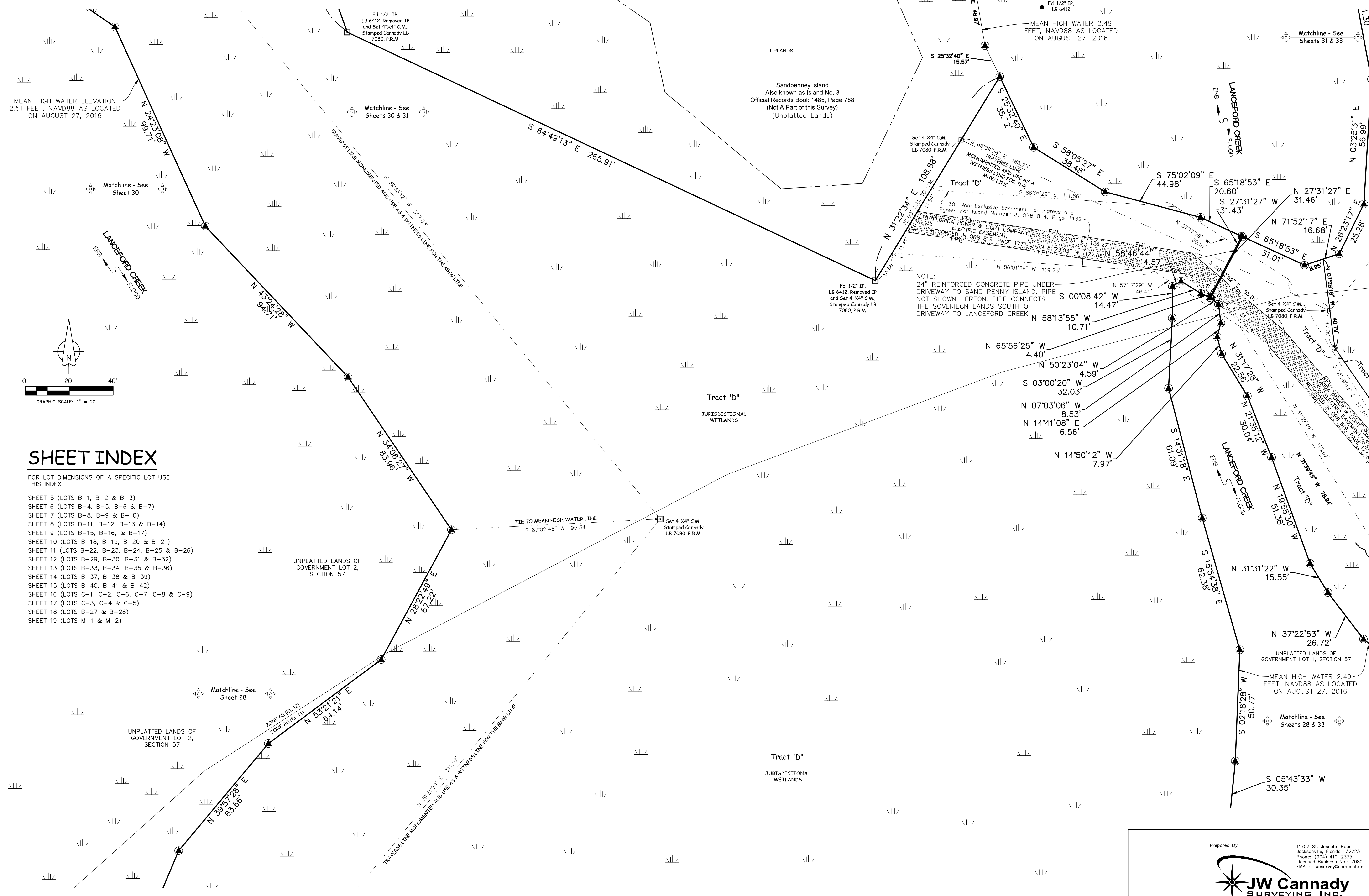


Prepared By:
11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2370
Licensed Business No.: 7080
EMAIL: jcsurvey@comcast.net



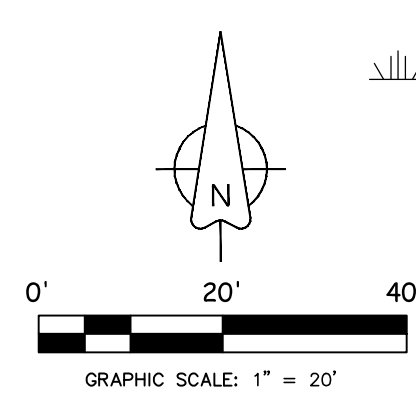
Villas at Oyster Bay Harbours

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



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

Matchline - See
Sheet 30



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)

UNPLATTED LANDS OF
GOVERNMENT LOT 2,
SECTION 57

Tract "D"
JURISDICTIONAL
WETLANDS

Tract "D"
JURISDICTIONAL
WETLANDS

UNPLATTED LANDS OF
GOVERNMENT LOT 2,
SECTION 57

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

Matchline - See
Sheets 28 & 33

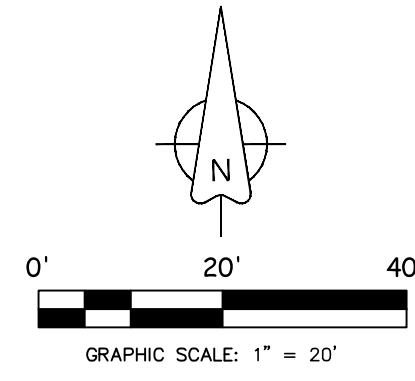
NOTE:
24" REINFORCED CONCRETE PIPE UNDER
DRIVEWAY TO SAND PENNY ISLAND. PIPE
NOT SHOWN HEREON. PIPE CONNECTS
THE SOVEREIGN LANDS SOUTH OF
DRIVEWAY TO LANCEFORD CREEK

Prepared By:

11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2375
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.



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

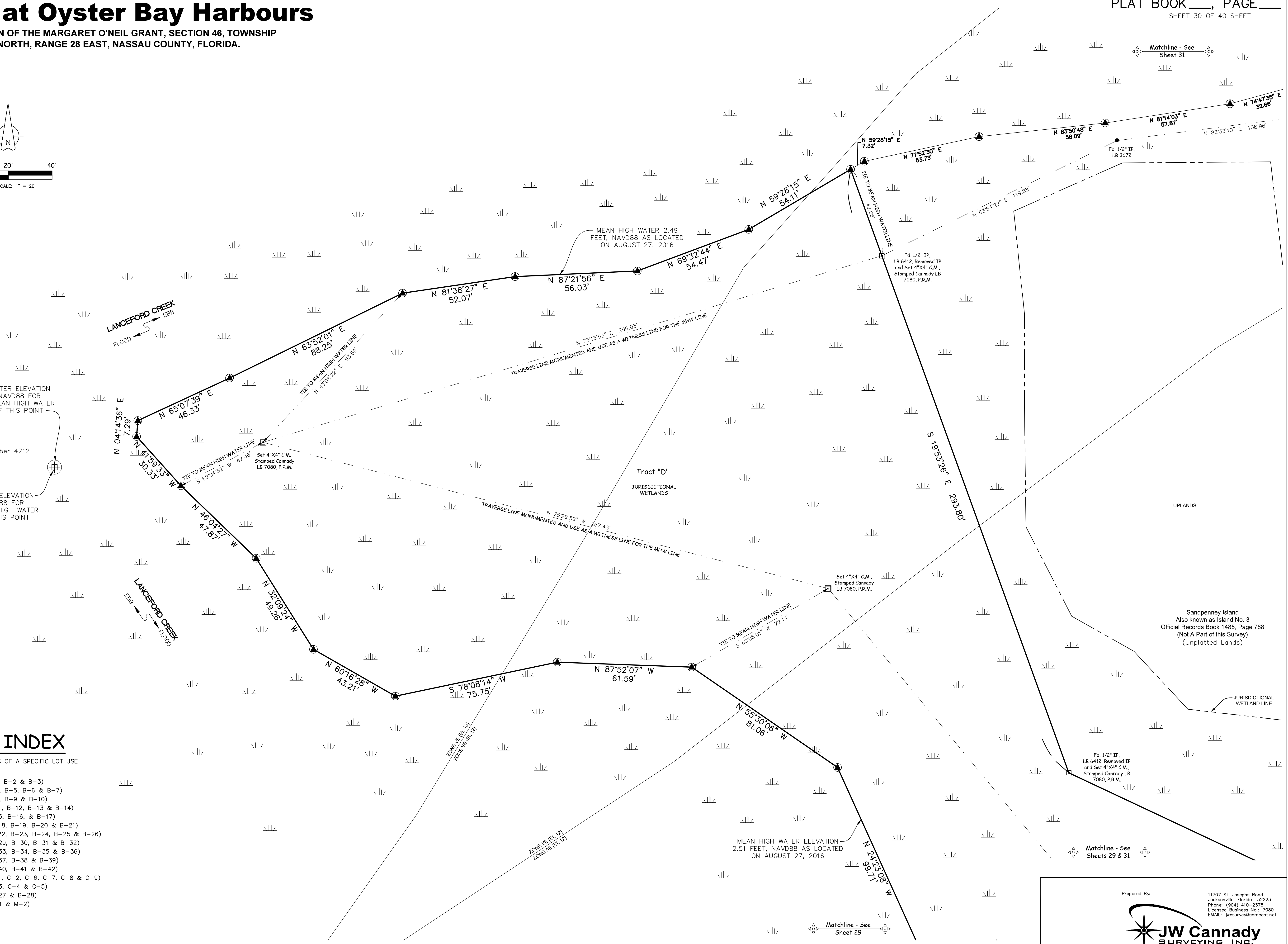
This point is 1880 feet
southwesterly from Tide
Interpolation Point Number 4212

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

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)



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

Prepared By:

JW Cannady
SURVEYING INC.

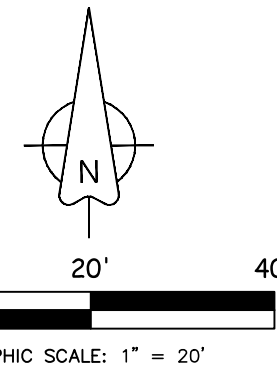
11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2375
Licensed Business No.: 7080
EMAIL: jwsurvey@comcast.net

Matchline - See
Sheet 29

Matchline - See
Sheets 29 & 31

Villas at Oyster Bay Harbours

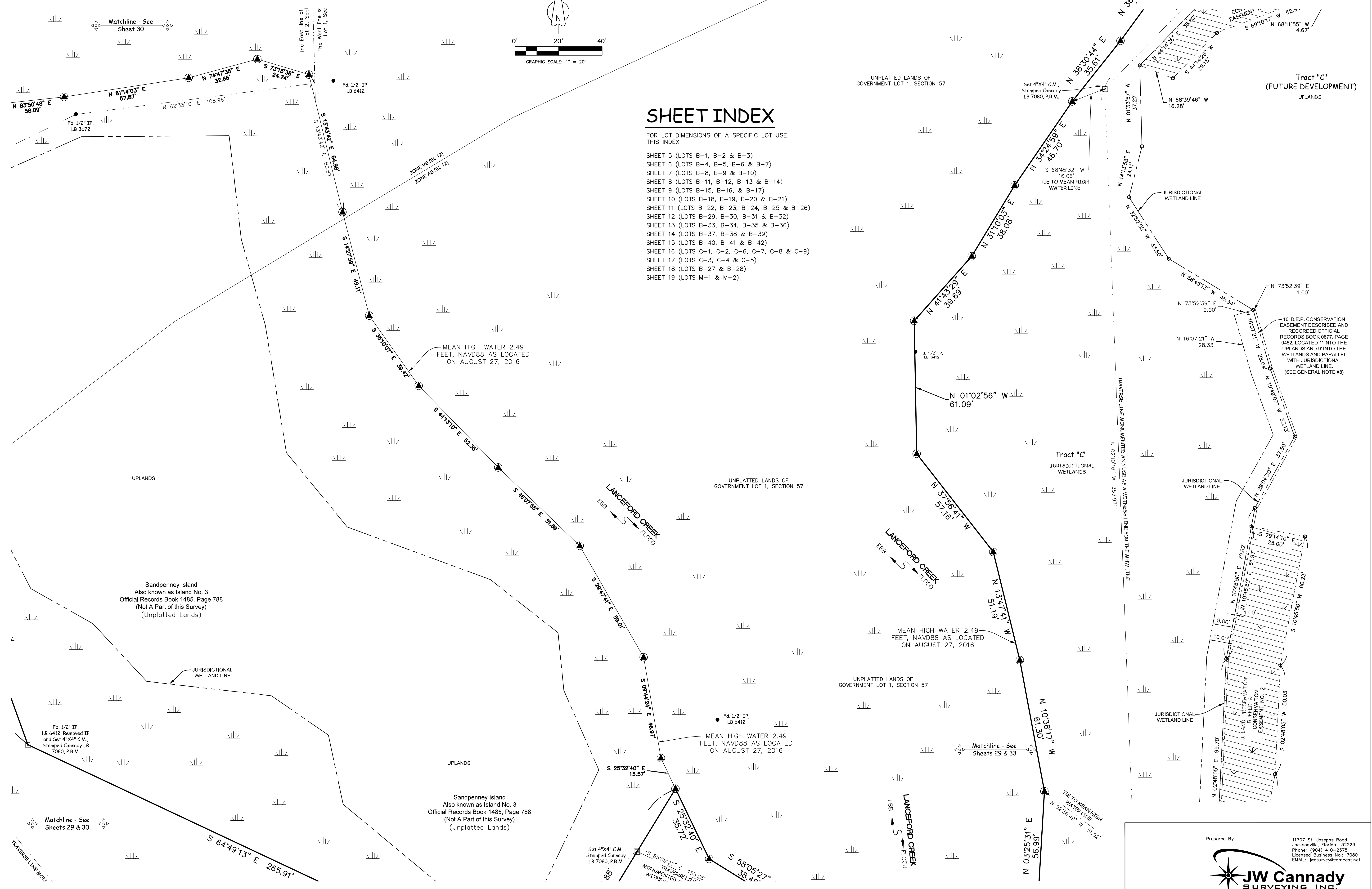
A PORTION OF THE MARGARET O'NEIL GRANT, SECTION 46, TOWNSHIP
3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.



SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE
THIS INDEX

- 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)



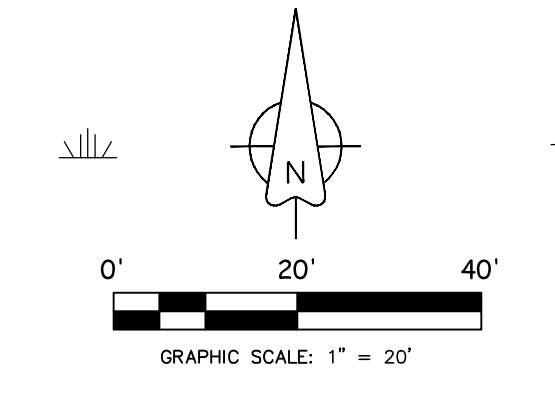
Sandpenney Island
Also known as Island No. 3
Official Records Book 1485, Page 788
(Not A Part of this Survey)
(Unplatted Lands)

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

10' D.E.P. CONSERVATION
EASEMENT DESCRIBED AND
RECORDED OFFICIAL
RECORDS BOOK 0877, PAGE
0462, LOCATED 1' INTO THE
UPLANDS AND 9' INTO THE
WETLANDS AND PARALLEL
WITH JURISDICTIONAL
WETLAND LINE.
(SEE GENERAL NOTE #8)

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

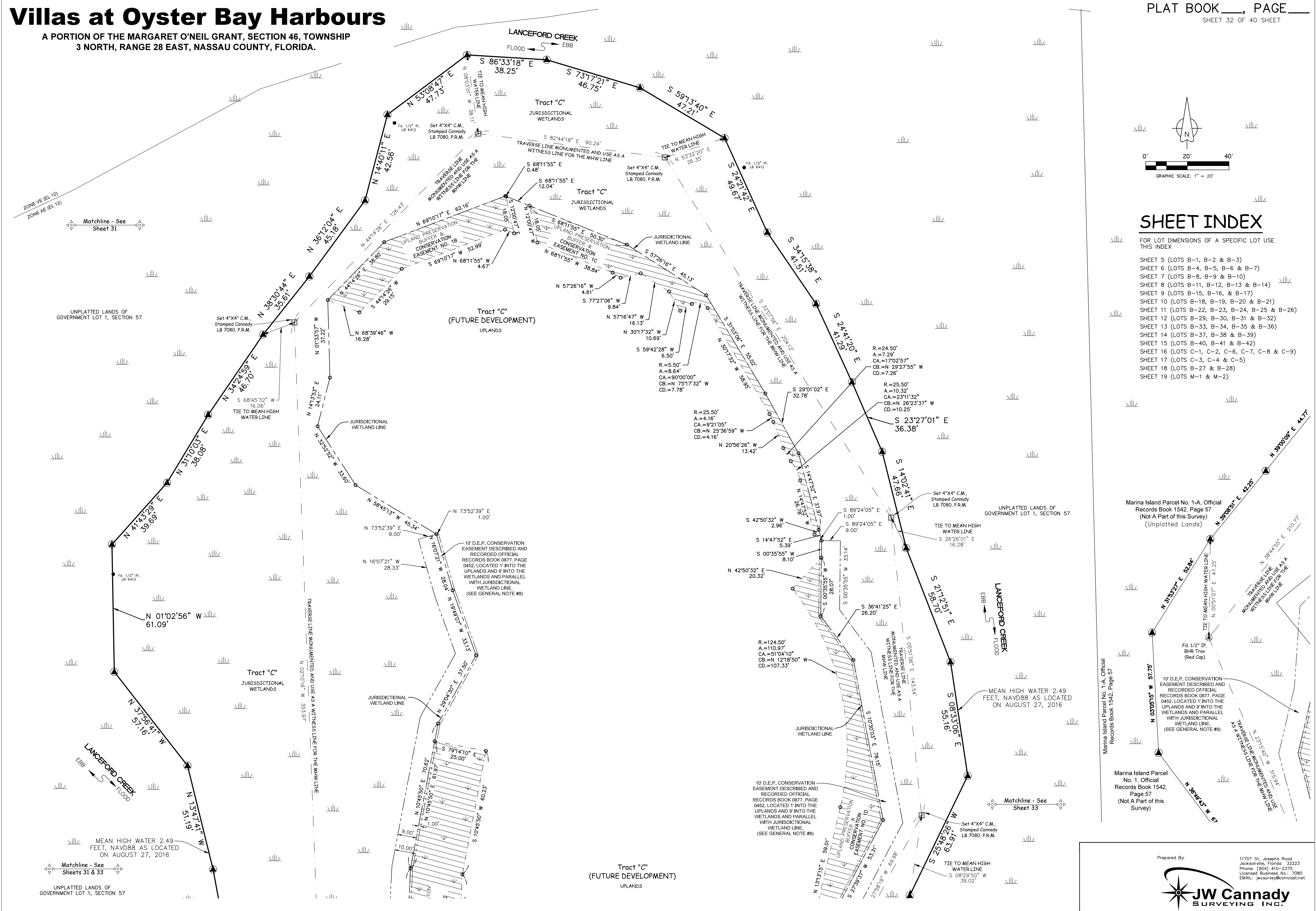
FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

- 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)

Marina Island Parcel No. 1-A, Official
Records Book 1542, Page 57
(Not A Part of this Survey)
(Unplatted Lands)

Marina Island Parcel No. 1-A, Official
Records Book 1542, Page 57

Marina Island Parcel
No. 1, Official
Records Book 1542,
Page 57
(Not A Part of this
Survey)



Matchline - See
Sheet 31

UNPLATTED LANDS OF
GOVERNMENT LOT 1, SECTION 57

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

Matchline - See
Sheets 31 & 33

UNPLATTED LANDS OF
GOVERNMENT LOT 1, SECTION 57

UNPLATTED LANDS OF
GOVERNMENT LOT 1, SECTION 57

LANCERFORD CREEK
FLOOD

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

Matchline - See
Sheet 33

Tract "C"
(FUTURE DEVELOPMENT)
UPLANDS

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

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

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

Villas at Oyster Bay Harbours

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

Marina Island Parcel No. 1-A, Official
Records Book 1542, Page 57
(Not A Part of this Survey)
(Unplatted Lands)

SHEET INDEX

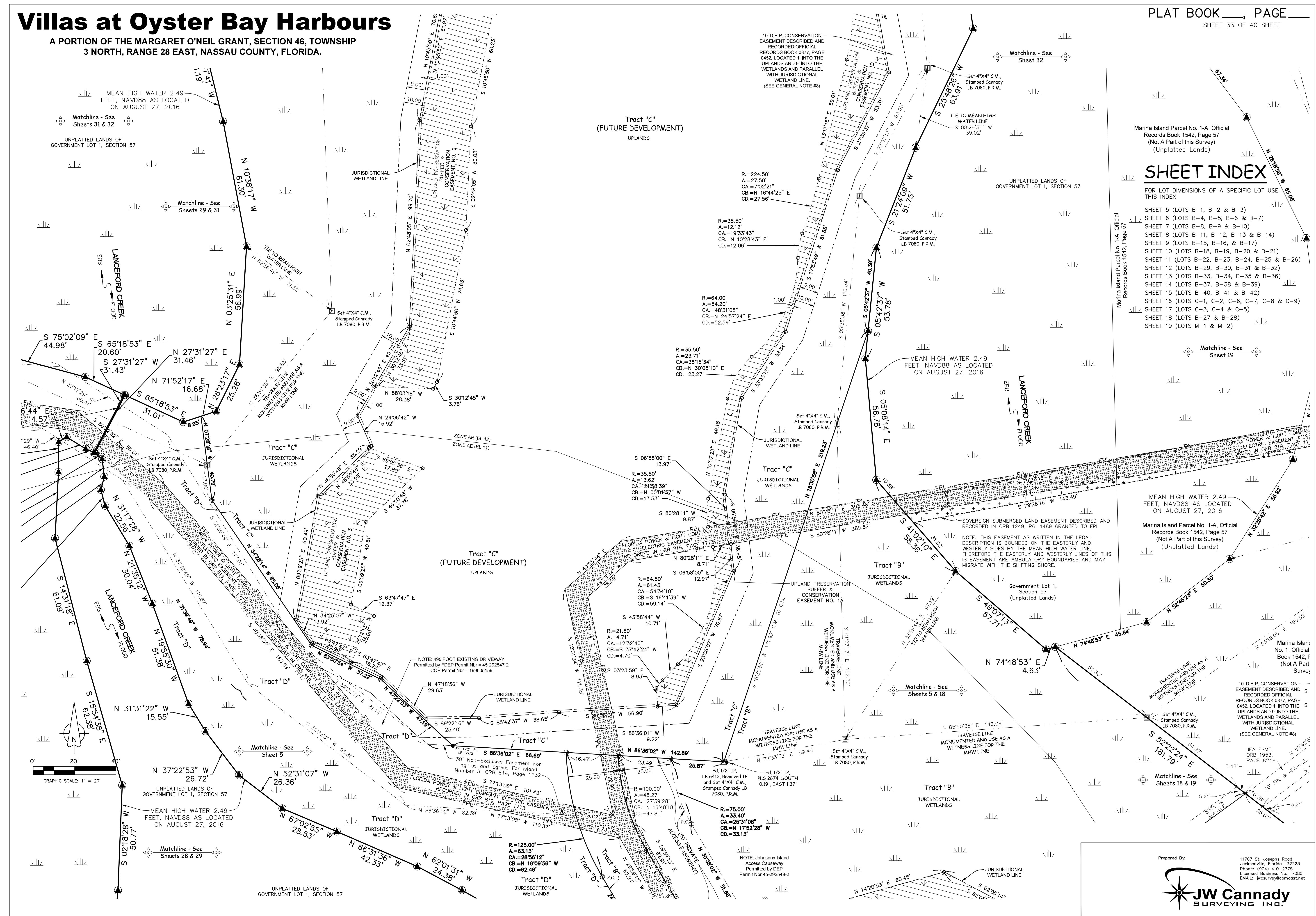
FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

- 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)

Marina Island Parcel No. 1-A, Official
Records Book 1542, Page 57

Marina Island Parcel No. 1-A, Official
Records Book 1542, Page 57

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



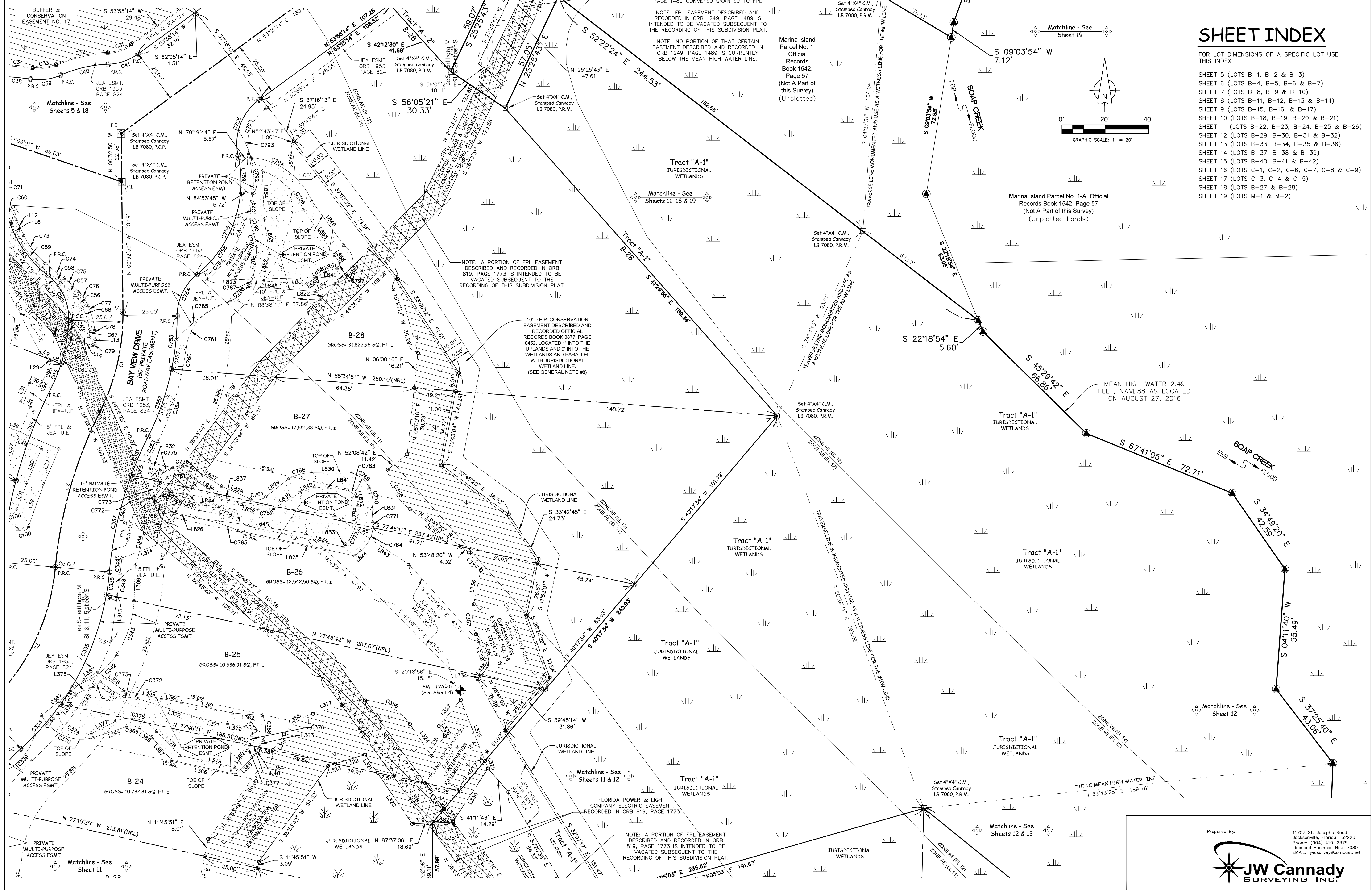
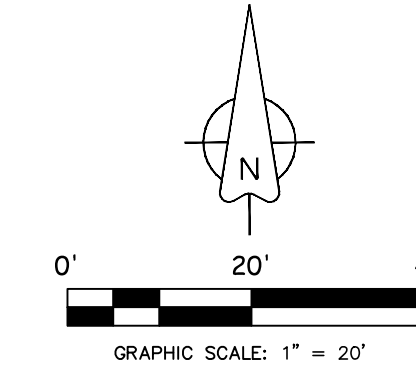
Villas at Oyster Bay Harbours

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

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)



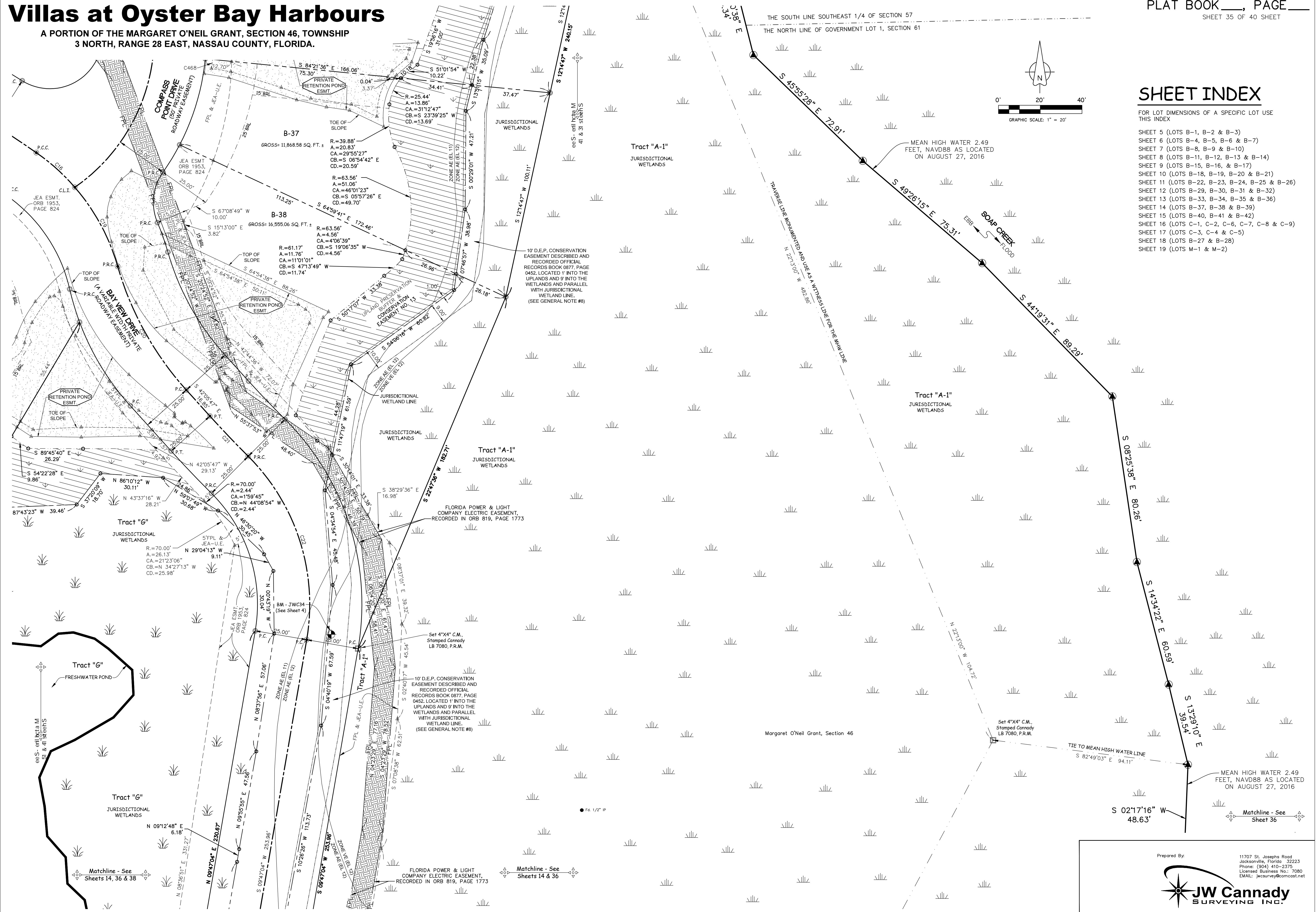
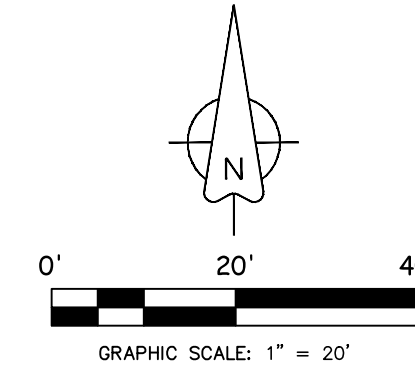
Villas at Oyster Bay Harbours

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

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)



Matchline - See
Sheet 36

Prepared By:
11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2370
Licensed Business No.: 7080
EMAIL: jcsurvey@comcast.net

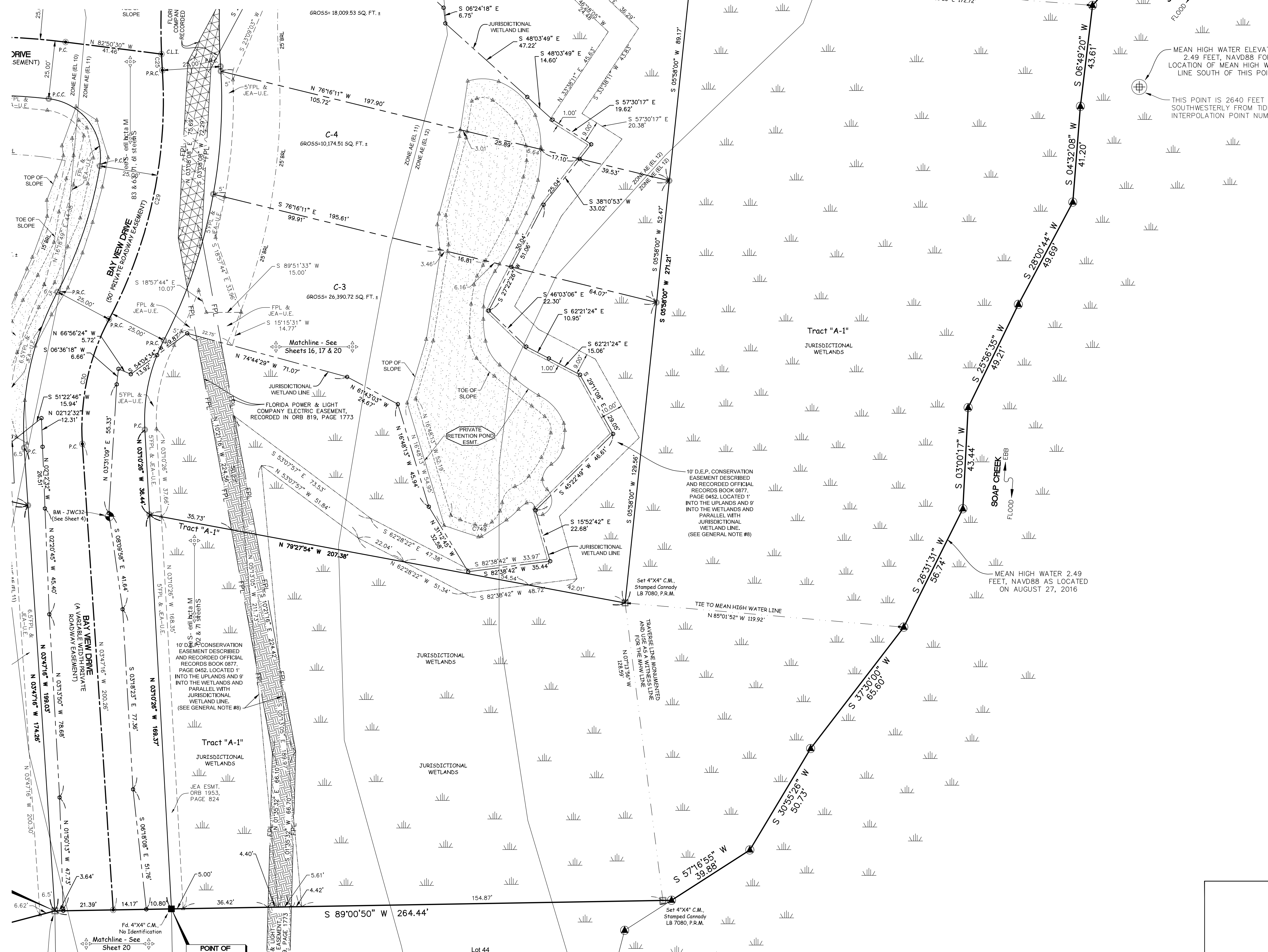


Matchline - See
Sheets 14 & 36

Matchline - See
Sheets 14, 36 & 38

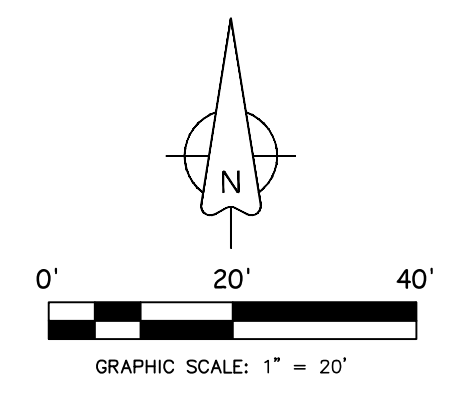
Villas at Oyster Bay Harbours

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



Matchline - See Sheet 36

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



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)

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

Villas at Oyster Bay Harbours

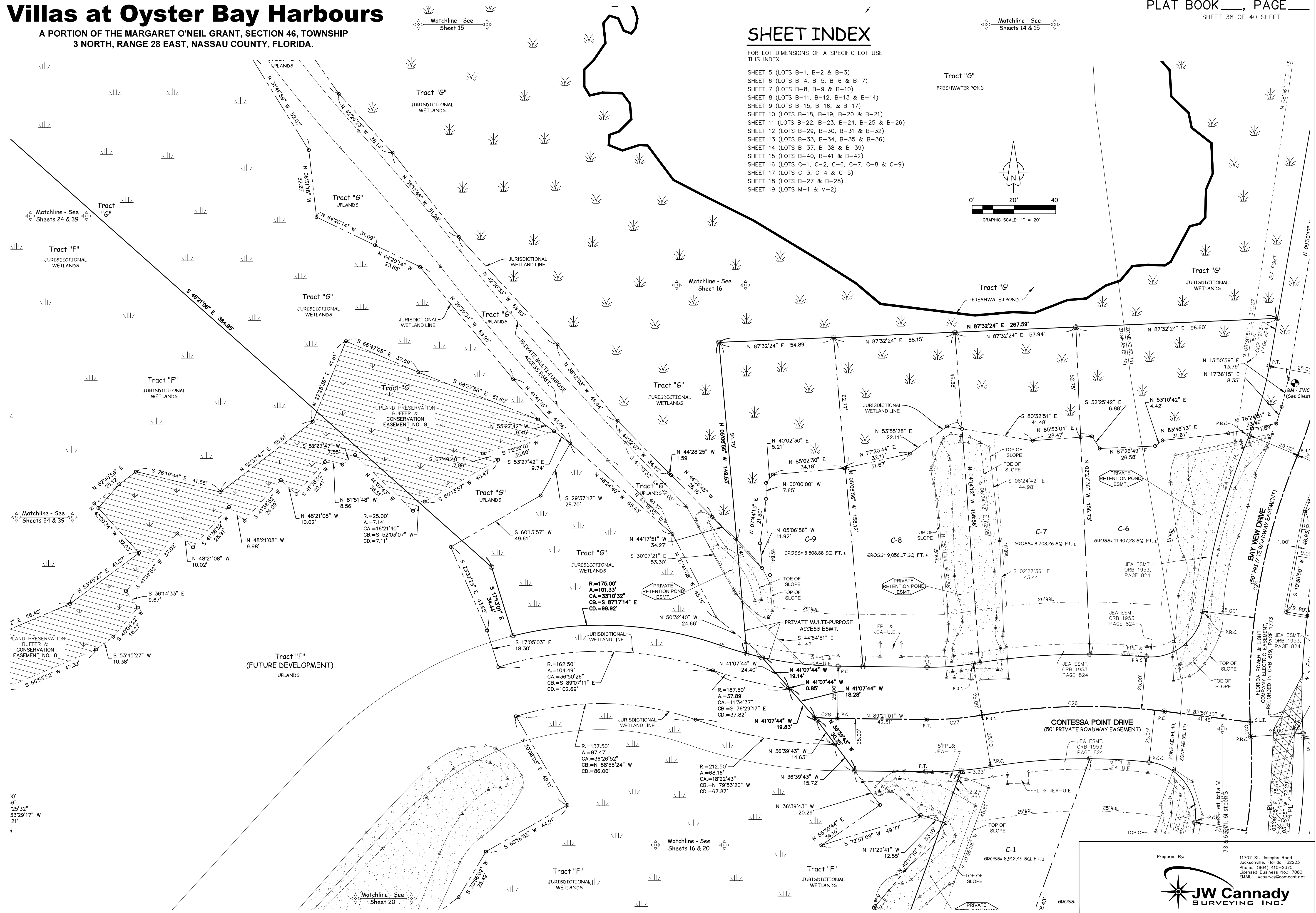
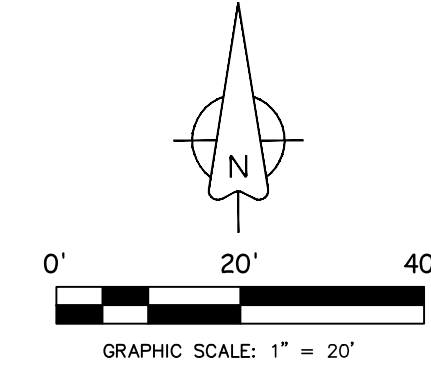
A PORTION OF THE MARGARET O'NEIL GRANT, SECTION 46, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

- 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)

Tract "G"
FRESHWATER POND



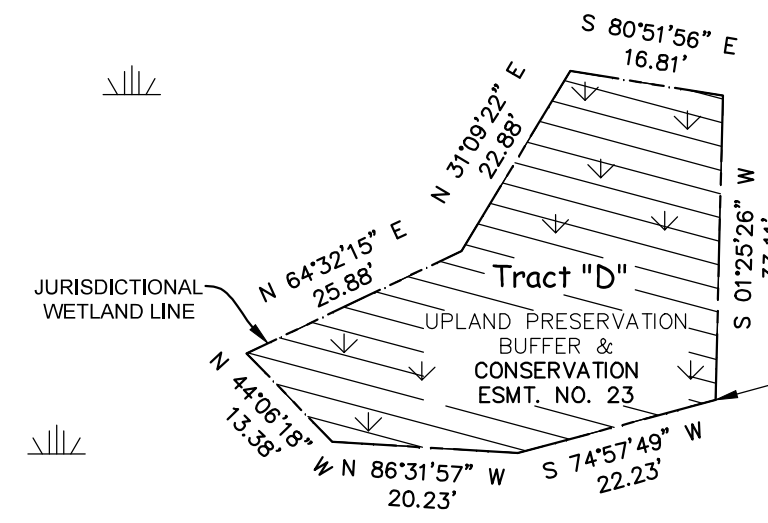
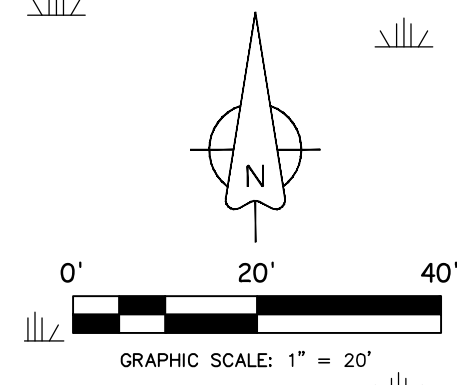
Prepared By:
11707 St. Josephs Road
Jacksonville, Florida 32223
Phone: (904) 410-2375
Licensed Business No.: 7080
EMAIL: jcsurvey@comcast.net



Villas at Oyster Bay Harbours

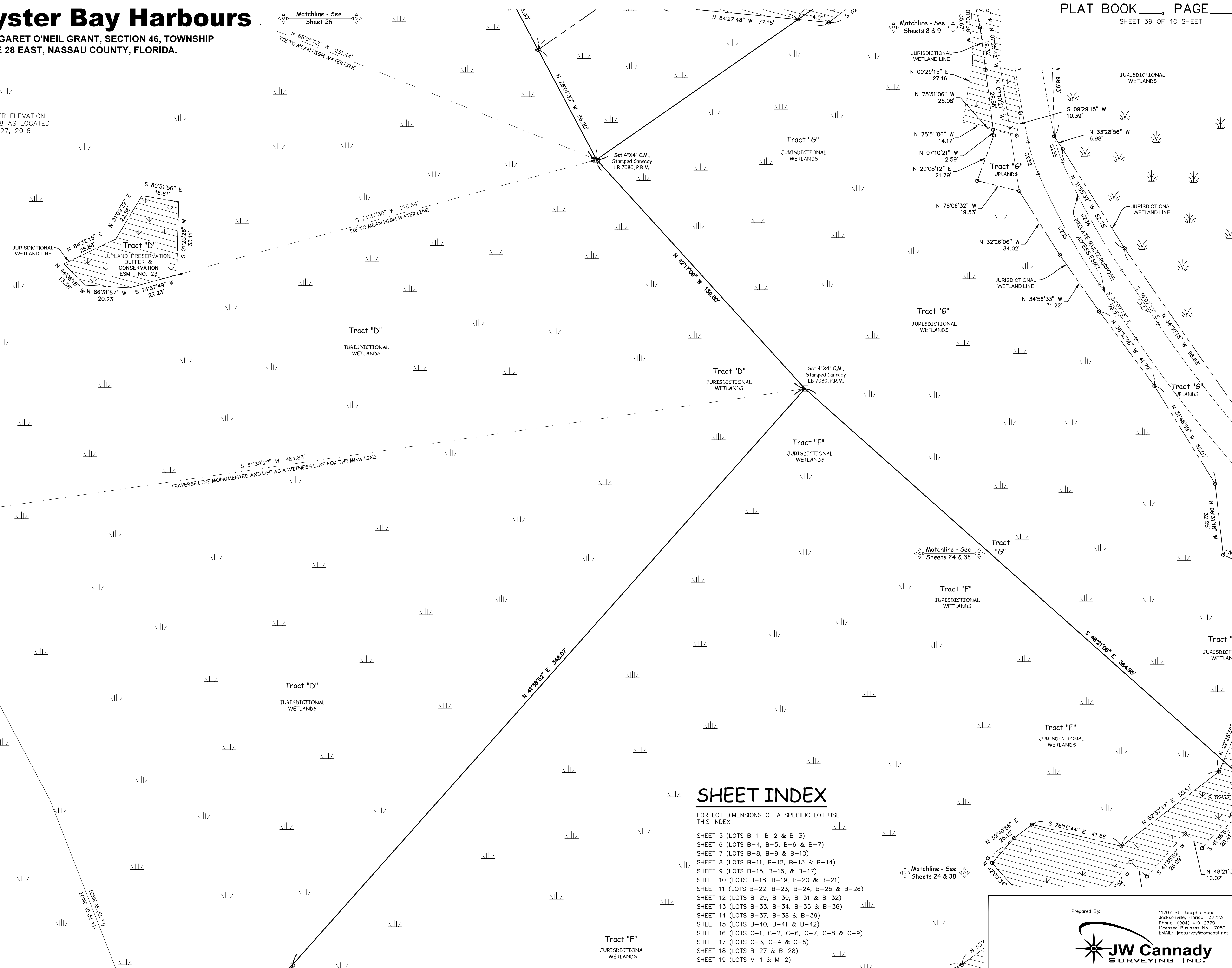
A PORTION OF THE MARGARET O'NEIL GRANT, SECTION 46, TOWNSHIP
3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

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



See S. - adj. to L. M. 52 & 42 sheets

See S. - adj. to L. M. 52 & 42 sheets



SHEET INDEX

FOR LOT DIMENSIONS OF A SPECIFIC LOT USE THIS INDEX

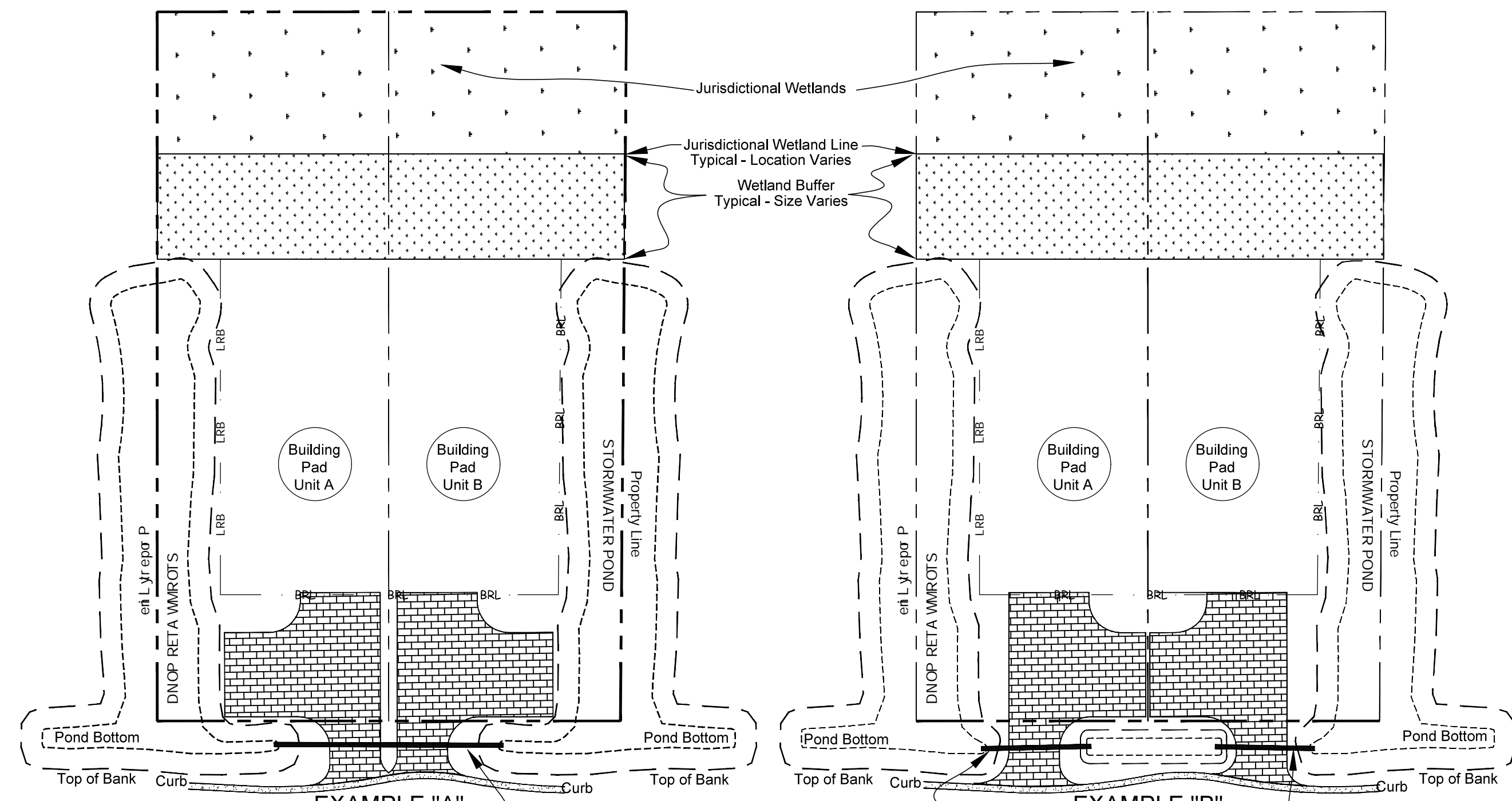
- SHEET 5 (LOTS B-1, B-2 & B-3)
- SHEET 6 (LOTS B-4, B-5, B-6 & B-7)
- SHEET 7 (LOTS B-8, B-9 & B-10)
- SHEET 8 (LOTS B-11, B-12, B-13 & B-14)
- SHEET 9 (LOTS B-15, B-16, & B-17)
- SHEET 10 (LOTS B-18, B-19, B-20 & B-21)
- SHEET 11 (LOTS B-22, B-23, B-24, B-25 & B-26)
- SHEET 12 (LOTS B-29, B-30, B-31 & 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)

Prepared By:

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

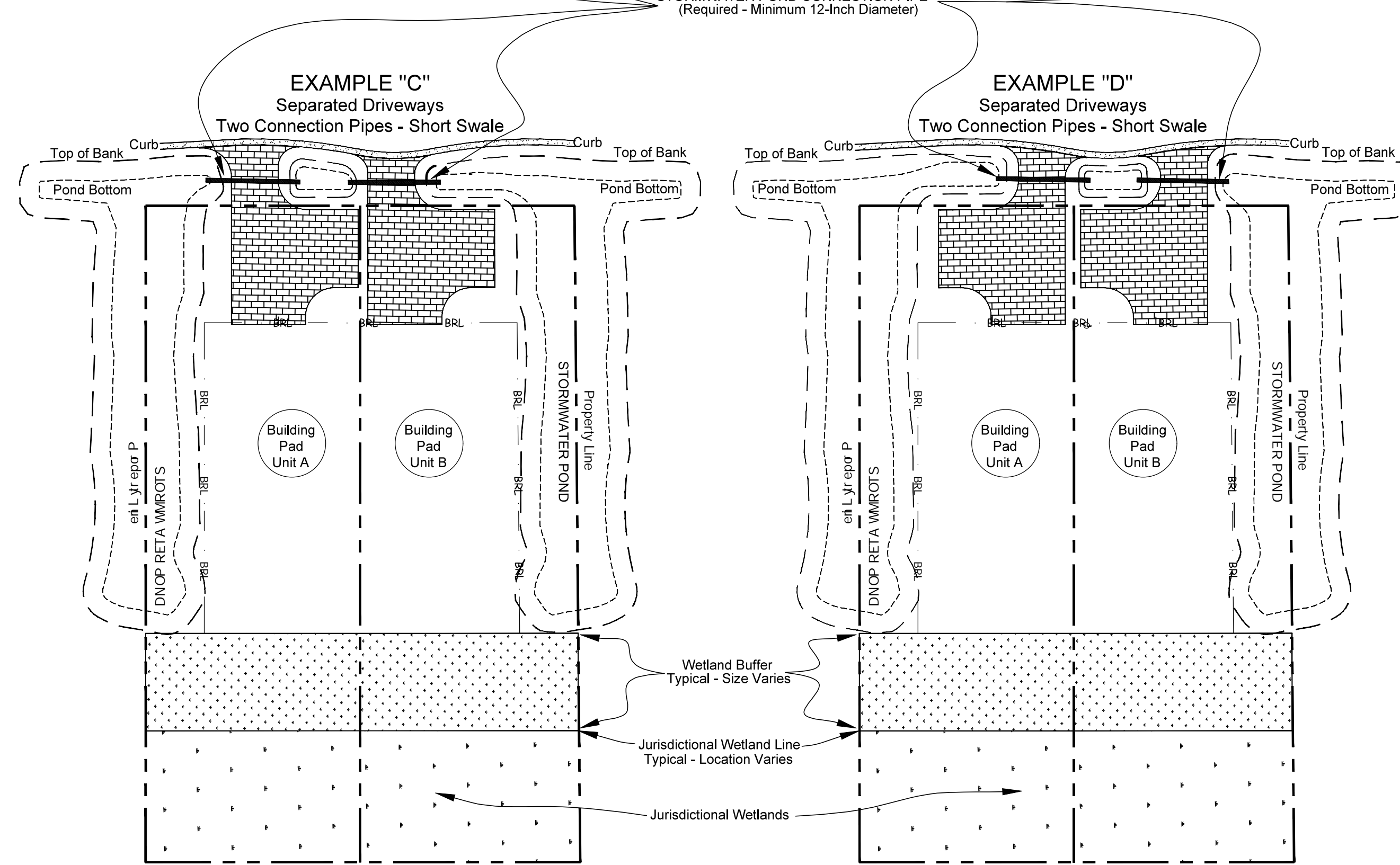
Villas at Oyster Bay Harbours

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



EXAMPLE "A"
Adjoining Driveways
Continuous Connection Pipe

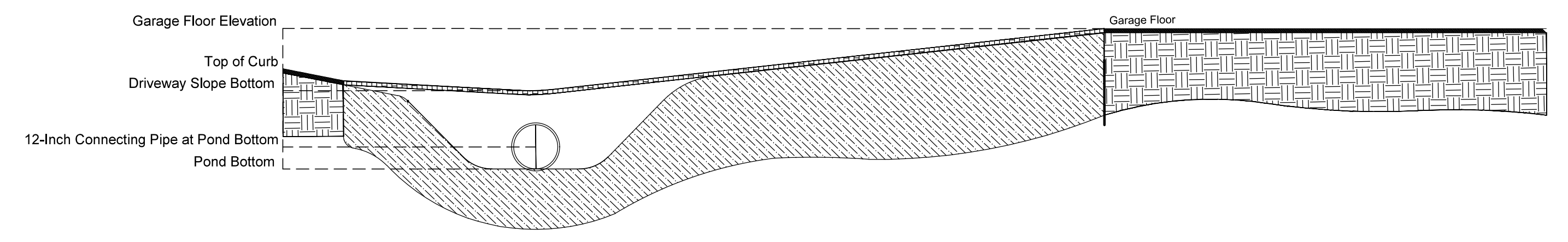
EXAMPLE "B"
Separated Driveways
Two Connection Pipes - Long Swale



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

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

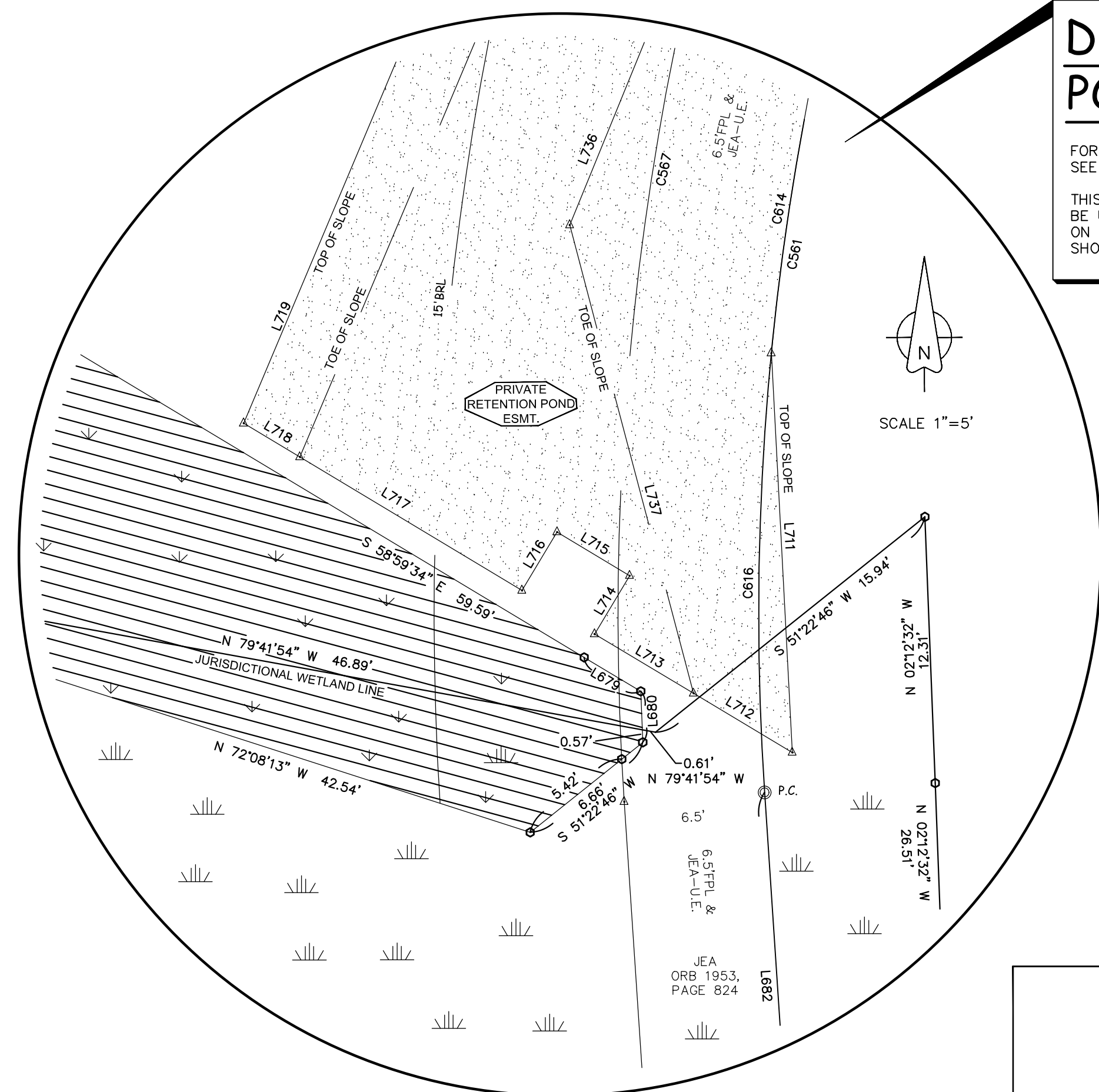
GRAPHIC SCALE: NOT TO SCALE



- 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.

