PERMIT DRAWINGS

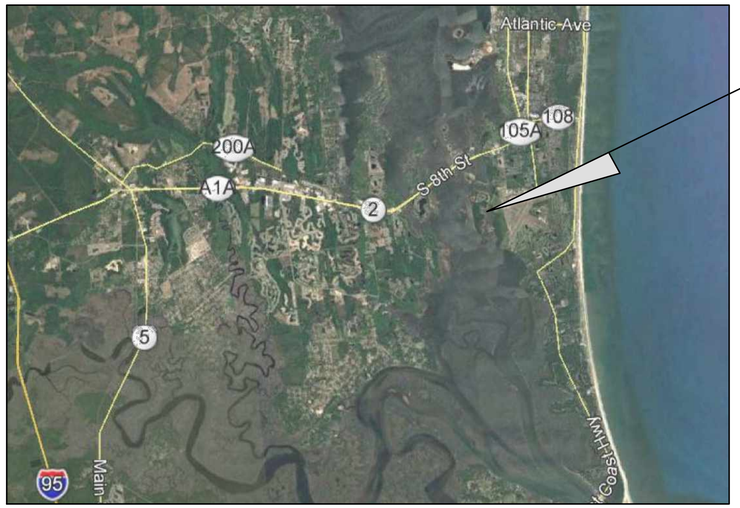
CRANE ISLAND DOCKS

THE RANGE AT CRANE ISLAND, LLC
4001 CENTURION WAY
FERNANDINA BEACH, FL 32034

DATE ISSUED: NOVEMBER 2, 2018

CERTIFICATION

THIS IS TO CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE CIVIL ENGINEERING PLANS AND SPECIFICATIONS FOR THIS PROJECT MEET THE NASSAU COUNTY LAND DEVELOPMENT CODE OR HAVE BEEN AMENDED BY A PUD PROCESS WHICH HAS BEEN APPROVED BY NASSAU COUNTY.



PROJECT SITE

VICINITY MAP

NTS

SHEET INDEX

	COVER SHEET
	BOUNDARY SURVEY
C-100	OVERALL CRANE ISLAND DOCKS EXISTING CONDITIONS
C-101	OVERALL CRANE ISLAND DOCKS PROPOSED PLAN
C-102-107	CRANE ISLAND DOCKS PROPOSED PLAN DETAILS

REVISIONS

NO.	DESCRIPTION	DATE

SAAD WALLAN, DEVELOPER
by his Attorney-In-Fact, Laura Palmisano
THE RANGE AT CRANE ISLAND, LLC

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PERMIT SET

MICHAEL A. COFFEY, P.E.
FL. REG. No: 57412

CRANE ISLAND SUBDIVISION

FERNANDINA BEACH, FL 32034

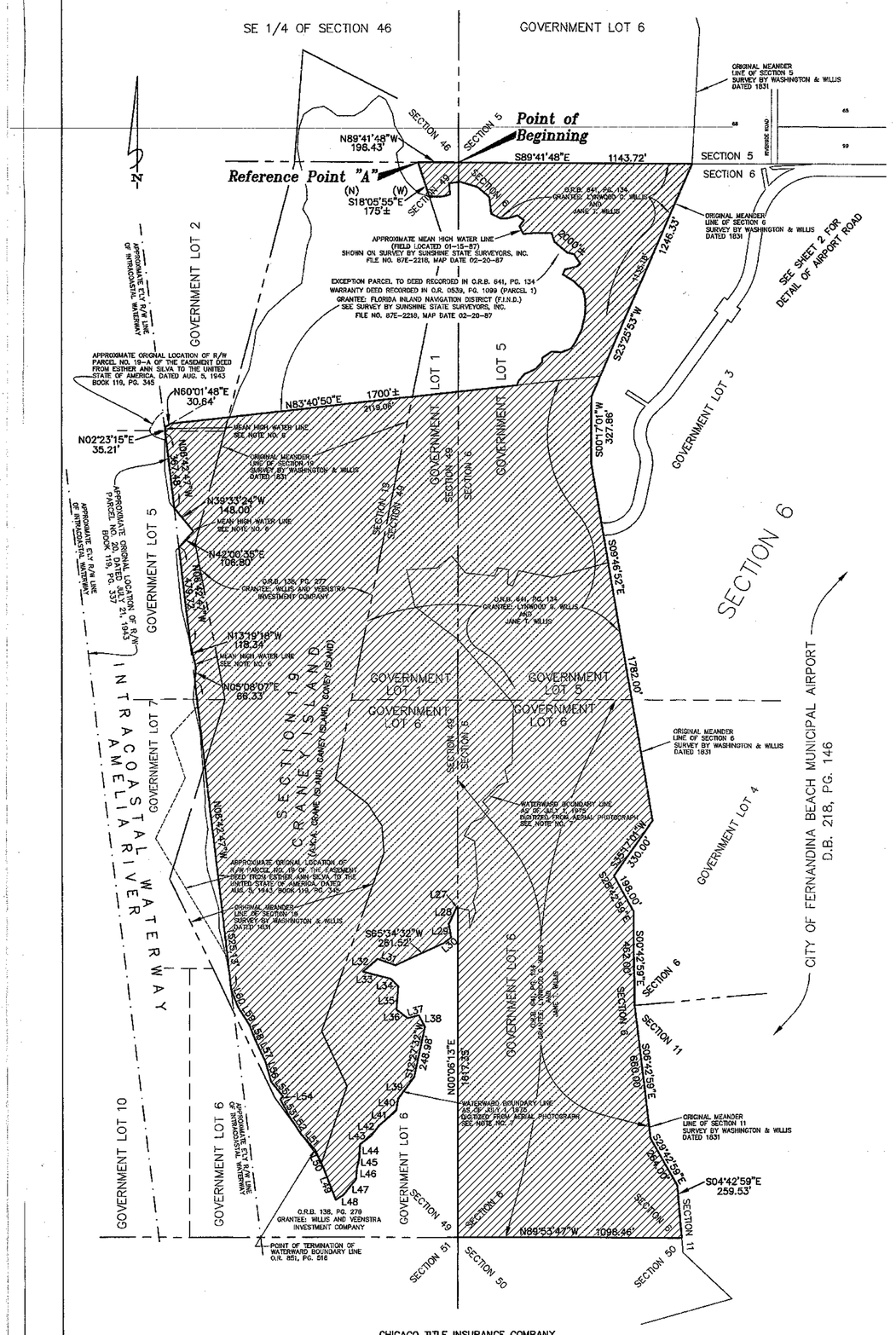
RS&H, INC.
10748 DEERWOOD PARK BLVD. SOUTH
JACKSONVILLE, FL 32256
904-256-2500 FAX 904-256-2501

RS&H

FILE No. T2N-147

Map Showing

A PORTION OF SECTION 19, "CRANEY ISLAND," AND A PORTION OF SECTIONS 6 AND 49, ALL IN TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.



A PORTION OF SECTION 19, "CRANEY ISLAND," AND A PORTION OF SECTIONS 6 AND 49, ALL IN TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 89°41'48" WEST, ALONG THE NORTH LINE OF SAID SECTION 49, A DISTANCE OF 198.43 FEET, TO THE EASTERLY BOUNDARY OF SAID SECTION 19, "CRANEY ISLAND," AND A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 89°41'48" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 6, AS SURVEYED BY WASHINGTON AND WILLIS, DATED 1831; THENCE SOUTHWESTERLY AND SOUTHEASTERLY, ALONG SAID ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 6, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 23°25'53" WEST, 1246.33 FEET; COURSE NO. 2: SOUTH 00°17'01" WEST, 327.86 FEET; COURSE NO. 3: SOUTH 09°46'52" EAST, 1782.00 FEET; COURSE NO. 4: SOUTH 35°17'01" WEST, 330.00 FEET; COURSE NO. 5: SOUTH 28°42'59" EAST, 198.00 FEET; COURSE NO. 6: SOUTH 00°42'59" EAST, 462.00 FEET, TO THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 11, AS SURVEYED BY WASHINGTON AND WILLIS, DATED 1831; THENCE SOUTHEASTERLY, ALONG SAID ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 11, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 08°42'59" EAST, 660.00 FEET; COURSE NO. 2: SOUTH 29°42'59" EAST, 264.00 FEET; COURSE NO. 3: SOUTH 04°42'59" EAST, 259.53 FEET, TO THE SOUTH LINE OF GOVERNMENT LOT 6, SAID SECTION 6; THENCE NORTH 89°53'47" WEST, ALONG LAST SAID LINE, 1098.46, TO THE WEST LINE OF SAID GOVERNMENT LOT 6, SECTION 6; THENCE NORTH 00°06'13" EAST, ALONG LAST SAID LINE, 1617.35 FEET TO THE WATERWARD BOUNDARY LINE (AS OF JULY 1, 1975), AS DIGITIZED AND SHOWN ON CLARY & ASSOCIATES, INC. MAP FILE NO. T2N-57, DATED MARCH 16, 1998; THENCE SOUTHWESTERLY, NORTHWESTERLY, SOUTHEASTERLY, NORTHEASTERLY ALONG SAID WATERWARD BOUNDARY LINE, RUN THE FOLLOWING TWENTY-SIX (26) COURSES AND DISTANCES: COURSE NO. 1: NORTH 78°28'06" WEST, 6.08 FEET; COURSE NO. 2: SOUTH 25°27'02" WEST, 88.59 FEET; COURSE NO. 3: SOUTH 09°53'47" EAST, 67.54 FEET; COURSE NO. 4: SOUTH 51°12'50" WEST, 44.72 FEET; COURSE NO. 5: SOUTH 65°34'32" WEST, 261.52 FEET; COURSE NO. 6: NORTH 69°24'50" WEST, 94.43 FEET; COURSE NO. 7: SOUTH 49°26'23" WEST, 94.17 FEET; COURSE NO. 8: SOUTH 74°27'56" EAST, 141.93 FEET; COURSE NO. 9: SOUTH 44°09'52" EAST, 52.74 FEET; COURSE NO. 10: SOUTH 04°55'55" WEST, 113.69 FEET; COURSE NO. 11: SOUTH 52°17'39" EAST, 69.62 FEET; COURSE NO. 12: NORTH 75°39'06" EAST, 56.74 FEET; COURSE NO. 13: SOUTH 27°58'22" EAST, 64.20 FEET; COURSE NO. 14: SOUTH 12°27'32" WEST, 248.98 FEET; COURSE NO. 15: SOUTH 36°29'03" WEST, 134.63 FEET; COURSE NO. 16: SOUTH 08°52'37" WEST, 57.66 FEET; COURSE NO. 17: SOUTH 48°19'57" WEST, 114.05 FEET; COURSE NO. 18: SOUTH 37°00'40" WEST, 59.38 FEET; COURSE NO. 19: SOUTH 51°15'51" WEST, 73.70 FEET; COURSE NO. 20: SOUTH 01°38'19" WEST, 63.56 FEET; COURSE NO. 21: SOUTH 13°22'22" WEST, 54.31 FEET; COURSE NO. 22: SOUTH 05°31'05" WEST, 54.62 FEET; COURSE NO. 23: SOUTH 38°41'06" WEST, 99.52 FEET; COURSE NO. 24: SOUTH 57°51'29" WEST, 43.99 FEET; COURSE NO. 25: NORTH 20°47'36" WEST, 165.67 FEET; COURSE NO. 26: NORTH 24°41'45" WEST, 100.27 FEET, TO THE MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. R3-5B); THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES: COURSE NO. 1: NORTH 41°03'43" WEST, 102.29 FEET; COURSE NO. 2: NORTH 33°13'02" WEST, 100.28 FEET; COURSE NO. 3: NORTH 27°40'04" WEST, 100.02 FEET; COURSE NO. 4: NORTH 39°19'23" EAST, 20.24 FEET; COURSE NO. 5: NORTH 39°20'31" WEST, 94.05 FEET; COURSE NO. 6: NORTH 15°50'14" WEST, 100.65 FEET; COURSE NO. 7: NORTH 25°25'34" WEST, 100.00 FEET; COURSE NO. 8: NORTH 22°16'35" WEST, 100.10 FEET; COURSE NO. 9: NORTH 32°08'50" WEST, 100.82 FEET; COURSE NO. 10: NORTH 21°56'56" WEST, 91.34 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 06°42'47" WEST, ALONG LAST SAID LINE, 1525.13 FEET, TO THE MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. R3-5B); THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 05°08'07" EAST, 66.33 FEET; COURSE NO. 2: NORTH 13°19'18" WEST, 118.34 FEET, TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 06°42'47" WEST, ALONG LAST SAID LINE, 479.72 FEET TO SAID MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. R3-5B); THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 42°00'35" EAST, 106.80 FEET; COURSE NO. 2: NORTH 39°33'24" WEST, 148.00 FEET, TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 06°42'47" WEST, ALONG LAST SAID LINE, 367.48 FEET, TO SAID MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. R3-5B); THENCE NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 02°23'15" EAST, 35.21 FEET; COURSE NO. 2: NORTH 60°01'48" EAST, 30.64 FEET, TO THE WESTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 0539, PAGE 1099, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 83°40'50" EAST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1099, A DISTANCE OF 1700 FEET, MORE OR LESS, TO THE APPROXIMATE MEAN HIGH WATER LINE AS FIELD LOCATED JANUARY 15, 1987 AND AS SHOWN ON MAP OF SPECIFIC PURPOSE SURVEY BY SUNSHINE STATE SURVEYORS, INC. FILE NUMBER 87E-2218, MAP DATE FEBRUARY 20, 1987; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY, ALONG SAID APPROXIMATE MEAN HIGH WATER LINE AS FIELD LOCATED JANUARY 15, 1987 AND AS SHOWN ON MAP OF SPECIFIC PURPOSE SURVEY BY SUNSHINE STATE SURVEYORS, INC. FILE NUMBER 87E-2218, MAP DATE FEBRUARY 20, 1987, A DISTANCE OF 2000 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFORESAID EASTERLY BOUNDARY OF SECTION 19, "CRANEY ISLAND," SAID LINE BEARING SOUTH 18°05'55" EAST FROM REFERENCE POINT "A"; THENCE NORTH 18°05'55" WEST, ALONG LAST SAID LINE, 175 FEET, MORE OR LESS, TO REFERENCE POINT "A", AND TO CLOSE.

CONTAINING 189.27 ACRES, MORE OR LESS

SUBJECT LANDS
189.27 ACRES±

GENERAL NOTES

1. *BEARINGS BASED ON THE NORTH LINE OF SECTION 6, TOWNSHIP 2, NORTH, RANGE 28 EAST, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, N.A.D. 1983, 1990 N.G.S. ADJUSTMENT.(GRID BEARINGS) AS SOUTH 89°41'48" EAST.*
2. *THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.*
3. *GOVERNMENT LOT 10 DOES NOT AFFECT PARCEL 1.*
4. *GOVERNMENT LOT 1, SECTION 49 HAS AN AREA OF APPROXIMATELY 17± ACRES.*
5. *THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED IN 1831 & 1849 AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1834, JULY 5, 1849, & MARCH 21, 1884.*
6. *MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC, MAP FILE NO. R3-5B, DATED DECEMBER 1, 1987.*
7. *WATERWARD BOUNDARY LINE SHOWN WAS DIGITIZED FROM AERIAL PHOTOGRAPH NEGATIVE NO. A20 12089 174-12, AERIAL NO. B/10, TAKEN JANUARY 22, 1974, AS PROVIDED BY THE NASSAU COUNTY PROPERTY APPRAISER'S OFFICE. (SEE CLARY & ASSOC., INC. MAP FILE NO. T2N-57)*
8. *AREAS OF GOVERNMENT LOTS SHOWN HEREON ARE BASED ON PROTRACTED LINES FROM THE ORIGINAL TOWNSHIP PLAT AND NOT FIELD VERIFIED.*
9. *X- REF: CLARY & ASSOC.: FILE NO. R1-9D, R3-5B, T2N-35, T2N-57, R8-2B SURVEY BY SUNSHINE STATE SURVEYORS, INC.: FILE NO. 87E-2218.*

CHICAGO TITLE INSURANCE COMPANY
ORDER NUMBER 4594868
EFFECTIVE DATE: OCTOBER 25, 2013
SCHEDULE B – SECTION 2

EXCEPTION NUMBER	RECORDED DOCUMENT	DESCRIPTION	COMMENTS
6	D.B. 142, PG. 263	RESERVATIONS	AFFECTS PORTION LYING IN GOVERNMENT LOT 1, SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
	D.B. 238, PG. 214	RESERVATIONS	
7	O.R. 1598, PG. 1141	CONSERVATION EASEMENT	SHOWN
8	O.R. 1545, PG. 433	CONSERVATION EASEMENT	SHOWN
	O.R. 1550, PG. 1303	CONSERVATION EASEMENT	SHOWN
9	O.R. 1460, PG. 856	TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS	BLANKETS SITE
	O.R. 1873, PG. 468	TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS	BLANKETS SITE
10	O.R. 981, PG. 1420	WATER AND SEWER SERVICE AGREEMENT	UNPLOTTABLE
11	O.R. 1594, PG. 1387	ROAD ACCESS EASEMENT AGREEMENT	SHOWN
12	O.R. 1594, PG. 1430	PREPETUAL AVIGATION EASEMENT	BLANKETS ENTIRE SITE, EXCEPT PORTION LYING WESTERLY OF THE EASTERLY R/W LINE OF THE INTRACOASTAL WATERWAY
13	O.R. 1605, PG. 903	TERMS AND CONDITIONS	BLANKETS OLD ROAD PARCEL
18	O.R. 109, PG. 249	RESERVATIONS	AFFECTS PORTION LYING IN GOVERNMENT LOTS 5 & 6, SECTION 6, TOWNSHIP 2 NORTH, RANGE 28 EAST
19	O.R. 851, PG. 516	RIGHTS AND INTEREST	SHOWN
21	D.B. 119, PG. 357	EASEMENT DEED	SHOWN
	D.B. 119, PG. 345	EASEMENT DEED	SHOWN

PARCEL 1 OF THE LEGAL DESCRIPTION IN THE TITLE COMMITMENT AND PARCEL 2 OF THE LEGAL DESCRIPTION IN THE TITLE COMMITMENT ARE CONTIGUOUS TO EACH OTHER ALONG A PORTION OF THE EAST BOUNDARY LINE OF PARCEL 1 AND A PORTION OF THE WEST BOUNDARY LINE OF PARCEL 2;

MARSH PARCEL 1 OF THE LEGAL DESCRIPTION IN THE TITLE COMMITMENT AND PARCEL 1 OF THE LEGAL DESCRIPTION IN THE TITLE COMMITMENT ARE CONTIGUOUS TO EACH OTHER ALONG THE SOUTH BOUNDARY LINE OF MARSH PARCEL 1 AND THE NORTH BOUNDARY LINE OF PARCEL 1;

MARSH PARCEL 2 OF THE LEGAL DESCRIPTION IN THE TITLE COMMITMENT AND PARCEL 1 OF THE LEGAL DESCRIPTION IN THE TITLE COMMITMENT ARE CONTIGUOUS TO EACH OTHER ALONG THE NORTHERLY AND WESTERLY BOUNDARY LINES OF MARSH PARCEL 2 AND THE EASTERLY AND SOUTHERLY BOUNDARY LINES OF PARCEL 2, AND THESE PARCELS, TAKEN AS A TRACT, CONSTITUTE ONE PARCEL OF LAND.

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L27	6.08	N78°28'06"W	L44	63.56	S01°38'19"W
L28	88.59	S25°27'02"W	L45	54.31	S13°22'22"W
L29	67.54	S09°53'47"E	L46	54.62	S35°31'05"W
L30	44.72	S51°12'50"W	L47	99.52	S38°41'06"W
L31	94.43	N69°24'50"W	L48	43.99	S57°51'29"W
L32	94.17	S49°26'23"W	L49	165.67	N20°47'36"W
L33	141.93	S74°27'56"E	L50	100.27	N24°41'45"W
L34	52.74	S44°09'52"E	L51	102.29	N41°03'43"W
L35	113.69	S04°55'55"W	L52	100.28	N33°13'02"W
L36	69.62	S52°17'39"E	L53	100.02	N27°40'04"W
L37	56.74	N75°39'06"E	L54	20.24	N39°19'23"E
L38	64.20	S27°58'22"E	L55	94.05	N39°20'31"W
L39	134.63	S36°29'03"W	L56	100.65	N15°50'14"W
L40	57.66	S08°52'37"W	L57	100.00	N25°25'34"W
L41	114.05	S48°19'57"W	L58	100.10	N22°16'35"W
L42	59.38	S37°00'40"W	L59	100.82	N32°08'50"W
L43	73.70	S51°15'51"W	L60	91.34	N21°56'56"W

GRAPHIC SCALE
300 0 150 300 600 1200
(IN FEET)
1 inch = 300 ft.

SHEET 1 OF 4

REVISION DATE	DRAFTER	WORK ORDER NO.	REASON FOR REVISION
2-19-14	JRS	2014-07	CONTIGUITY STATEMENT ADDED
2-13-14	JRS	2014-07	BOUNDARY SURVEY OF ISLAND AND ACCESS ROAD
1-24-14	JRS	2014-36	REVISE MEAN HIGH WATER REFERENCE IN DESCRIPTION
1-22-14	MJC	2014-36	REVISE PARCEL LINETS

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF LAND AND NATURAL RESOURCES IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 61-17, FLORIDA ADMINISTRATIVE CODE).

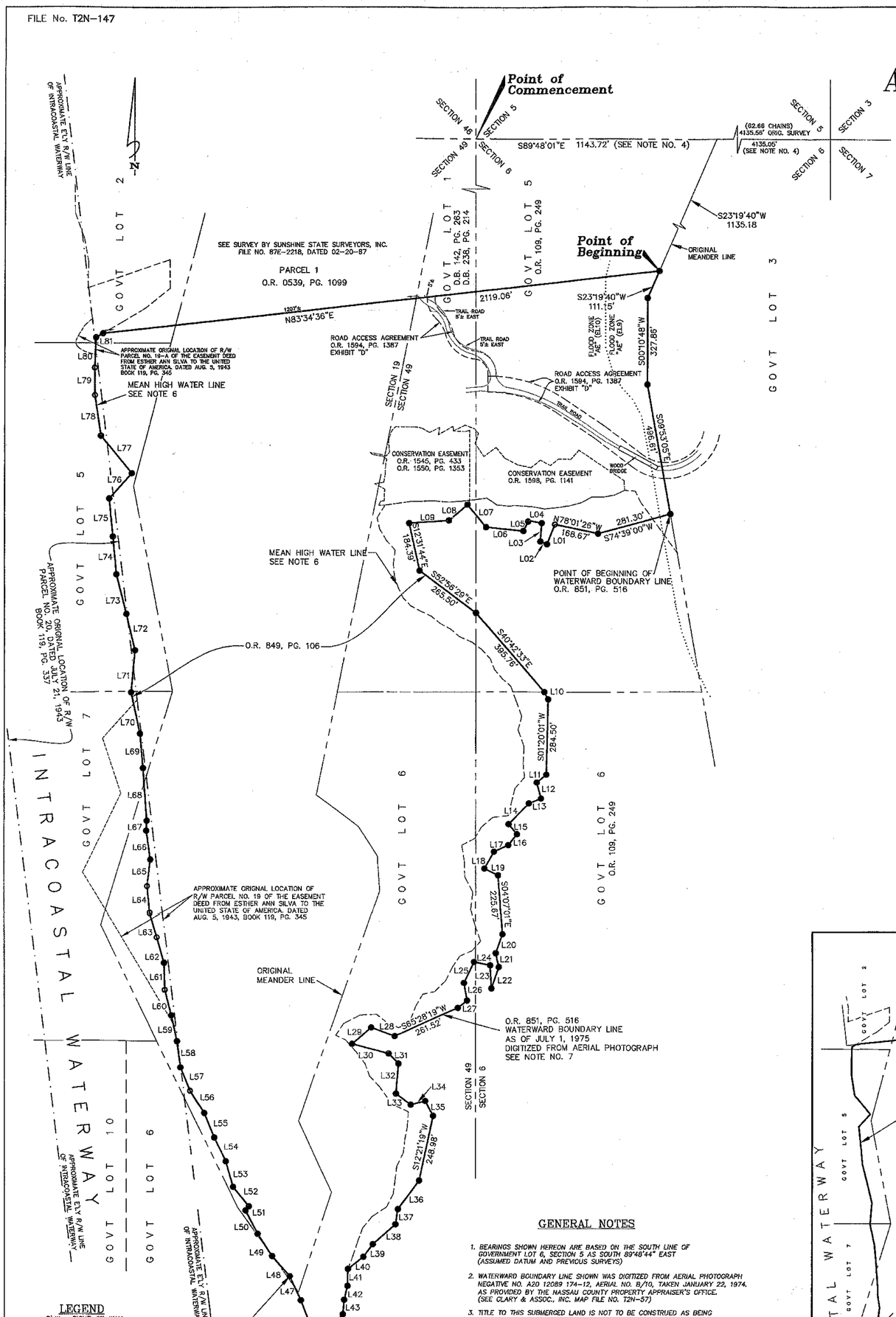
GREGORY B. CLARY, P.S.M. CERT. NO. 3377

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3721
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

JOB No. 2013-386 DRAFTING: MJC CAD FILE: 2013-386-1.DWG CHECKED BY: DATE: 12-27-13 FILE No. T2N-147

FILE No. T2N-147

Map Showing A Boundary Survey



PARCEL 1:

A PORTION OF SECTION 19, "CRANEY ISLAND," AND A PORTION OF SECTIONS 6 AND 49 ALL IN TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

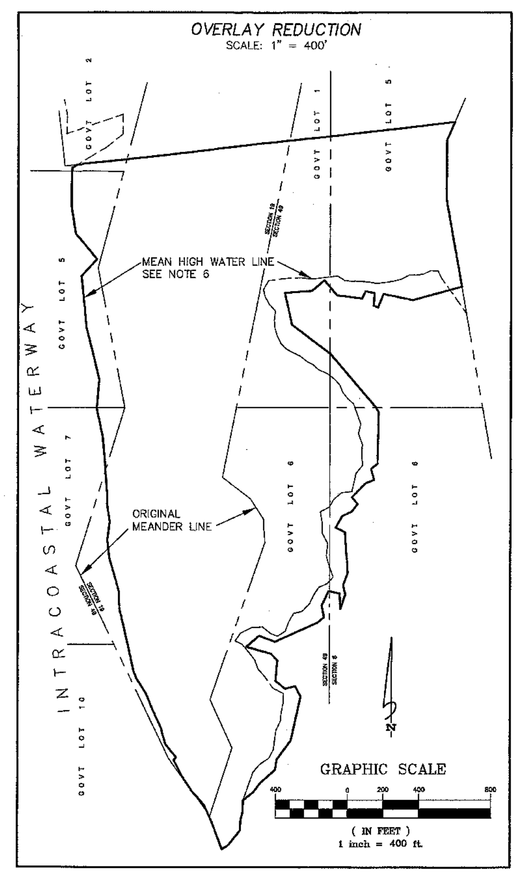
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 89°48'01" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 23°19'40" WEST 1135. 18 FEET, TO THE EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS 0539, PAGE 1099, OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE SOUTH 23°19'40" WEST, 111.15 FEET; COURSE NO. 3: SOUTH 00°10'48" WEST, 327.86 FEET; COURSE NO. 4: SOUTH 09°53'05" EAST, 406.61 FEET TO THE WATERWARD BOUNDARY LINE (AS OF JULY 1, 1975) AS DIGITIZED AND SHOWN ON CLARY & ASSOCIATES, INC. MAP FILE NO. T2N-57, DATED MARCH 16, 1998; THENCE SOUTHWESTERLY, NORTHWESTERLY, SOUTHEASTERLY, NORTHEASTERLY ALONG THE BOUNDARY OF SAID LINE, RUN THE FOLLOWING FIFTY-SIX (56) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 74°39'00" WEST, 281.30 FEET; COURSE NO. 2: NORTH 78°01'26" WEST, 168.67 FEET; COURSE NO. 3: SOUTH 21°48'05" WEST 80.78 FEET; COURSE NO. 4: NORTH 68°11'55" WEST, 28.83 FEET; COURSE NO. 5: NORTH 04°05'08" EAST, 70.18 FEET; COURSE NO. 6: NORTH 78°41'24" WEST, 50.99 FEET; COURSE NO. 7: SOUTH 26°33'54" WEST, 44.72 FEET; COURSE NO. 8: NORTH 83°53'04" WEST, 140.80 FEET; COURSE NO. 9: NORTH 39°20'21" WEST, 110.11 FEET; COURSE NO.10: SOUTH 46°23'55" WEST, 92.20 FEET; COURSE NO. 11: SOUTH 88°11'09" WEST, 150.33 FEET; COURSE NO. 12: SOUTH 12°31'44" EAST, 184.39 FEET; COURSE NO.13: SOUTH 52°58'28" EAST, 265.50 FEET; COURSE NO. 14: SOUTH 40°42'33" EAST, 395.76 FEET; COURSE NO. 15: SOUTH 28°15'22" EAST, 30.83 FEET; COURSE NO. 16: SOUTH 01°20'01" WEST, 284.50 FEET; COURSE NO. 17: SOUTH 50°37'47" WEST, 46.38 FEET; COURSE NO. 18: SOUTH 14°48'00" EAST, 63.24 FEET; COURSE NO. 19: SOUTH 68°30'21" WEST, 49.57 FEET; COURSE NO. 20: SOUTH 44°11'53" WEST, 109.78 FEET; COURSE NO. 21: SOUTH 39°52'47" EAST, 49.14 FEET; COURSE NO. 22: SOUTH 38°05'15" WEST, 53.44 FEET; COURSE NO. 23: SOUTH 84°51'40" WEST, 99.41 FEET; COURSE NO. 24: SOUTH 29°31'42" WEST, 73.29 FEET; COURSE NO. 25: SOUTH 84° 12'35" EAST, 57.34 FEET; COURSE NO. 26: SOUTH 04°07'01" EAST, 225.67 FEET; COURSE NO. 27: SOUTH 19°16'12" WEST, 75.00 FEET; COURSE NO. 28: SOUTH 13°01'15" EAST, 53.04 FEET; COURSE NO. 29: SOUTH 19°15'12" WEST, 85.26 FEET; COURSE NO. 30: NORTH 02°57' 43" WEST, 87.20 FEET; COURSE NO. 31: NORTH 79°34'19" WEST, 62.01 FEET COURSE NO. 32: SOUTH 25°20'49" WEST, 85.59 FEET; COURSE NO. 33: SOUTH 10°00'00" EAST, 67.54 FEET; COURSE NO. 34: SOUTH 51°06'36" WEST, 44.72 FEET; COURSE NO. 35: SOUTH 65°28'19" WEST, 261.52 FEET; COURSE NO. 36: NORTH 69°31'03" WEST, 94.43 FEET; COURSE NO. 37: SOUTH 49°20'09" WEST, 94.17 FEET; COURSE NO. 38: SOUTH 74°34'09" EAST, 141.93 FEET; COURSE NO. 39: SOUTH 44°16'05" EAST, 52.74 FEET; COURSE NO. 40: SOUTH 04°49'42" WEST, 113.69 FEET; COURSE NO. 41: SOUTH 52°23'53" EAST, 69.62 FEET; COURSE NO. 42: NORTH 75°32'52 EAST, 58.74 FEET; COURSE NO. 43: SOUTH 28°04'35" EAST, 64.20 FEET; COURSE NO. 44: SOUTH 12°31'19" WEST, 248.38 FEET; COURSE NO. 45: SOUTH 39°22'50" WEST, 134.63 FEET; COURSE NO. 46: SOUTH 08°46'24" WEST, 57.68 FEET; COURSE NO. 47: SOUTH 48°13'44" WEST, 114.05 FEET; COURSE NO. 48: SOUTH 36°54'27" WEST, 59.38 FEET; COURSE NO. 49: SOUTH 51°06'37" WEST, 73.70 FEET; COURSE NO. 50: SOUTH 01°32'06" WEST 63.56 FEET; COURSE NO. 51: SOUTH 13°16'09" WEST, 54.31 FEET; COURSE NO. 52: SOUTH 05°24'52" WEST, 54.62 FEET; COURSE NO. 53: SOUTH 38°34'53" WEST, 99.52 FEET; COURSE NO. 54: SOUTH 57°45'18" WEST, 43.99 FEET; COURSE NO. 55: NORTH 20°53'50" WEST, 165.67 FEET; COURSE NO. 56: NORTH 24°47'58" WEST, 100.27 FEET TO THE MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5 F.A.C. AND CHAPTER 21H1-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. R3-58); THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THIRTY FOUR (34) COURSES AND DISTANCES: COURSE NO. 1: NORTH 41°09'56" WEST, 102.29 FEET; COURSE NO. 2: NORTH 33°19'15" WEST, 100.28 FEET; COURSE NO. 3: NORTH 27°46'17" WEST, 100.02 FEET; COURSE NO. 4: NORTH 39°13'10" EAST, 20.24 FEET; COURSE NO. 5: NORTH 39°26'44" WEST, 94.05 FEET; COURSE NO. 6: NORTH 15°56'27" WEST, 100.65 FEET; COURSE NO. 7: NORTH 25°31'41" WEST, 100.00 FEET; COURSE NO. 8: NORTH 22°22'40" WEST, 100.10 FEET; COURSE NO. 9: NORTH 32°15'03" WEST, 100.82 FEET; COURSE NO. 10: NORTH 22°03'09" WEST, 95.72 FEET; COURSE NO. 11: NORTH 07°35'42" WEST, 100.32 FEET; COURSE NO. 12: NORTH 12°20'27" WEST, 100.00 FEET; COURSE NO. 13: NORTH 14°27'34" WEST, 100.08 FEET; COURSE NO. 14: NORTH 01°34'37" WEST, 101.73 FEET; COURSE NO. 15: NORTH 16°00'07" WEST, 100.22 FEET; COURSE NO. 16: NORTH 18°23'39" WEST, 94.90 FEET; COURSE NO. 17: NORTH 05°55'55" WEST, 100.32 FEET; COURSE NO. 18: NORTH 07°10'22" EAST, 101.12 FEET; COURSE NO. 19: NORTH 08°05'08" WEST, 110.67 FEET; COURSE NO. 20: NORTH 02°37'48" EAST, 37.66 FEET; COURSE NO. 21: NORTH 04°06'05" WEST, 199.79 FEET; COURSE NO. 22: NORTH 04°53'01" WEST, 131.15 FEET; COURSE NO. 23: NORTH 12°09'13" WEST, 160.18 FEET; COURSE NO. 24: NORTH 05°01'54" EAST, 160.02 FEET; COURSE NO. 25: NORTH 13°25'31" WEST, 141.70 FEET; COURSE NO. 26: NORTH 14°18'10" WEST, 164.82 FEET; COURSE NO. 27: NORTH 05°50'37" WEST, 143.95 FEET; COURSE NO. 28: NORTH 05°35'10" WEST 144.68 FEET; COURSE NO. 29: NORTH 41°54'22" EAST, 128.72 FEET; COURSE NO. 30: NORTH 39°39'37" WEST, 184.51 FEET; COURSE NO. 31: NORTH 06°26'06" WEST, 155.35 FEET; COURSE NO. 32: NORTH 00°22'39" WEST, 103.87 FEET; COURSE NO. 33: NORTH 02°17'02" EAST, 114.51 FEET; COURSE NO. 34: NORTH 59°55'55" EAST, 30.64 FEET, TO THE WESTERLY PROLONGATION OF THE AFORESAID SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1100; THENCE NORTH 83°34'36" EAST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1099, AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 2119.06 FEET, TO THE POINT OF BEGINNING.

CONTAINING 113.69 ACRES, MORE OR LESS.

CERTIFIED TO:
THE RANGE AT CRANE ISLAND LLC;
CHICAGO TITLE INSURANCE COMPANY

OVERLAY REDUCTION

SCALE: 1" = 400'



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF GOVERNMENT LOT 6, SECTION 5 AS SOUTH 89°48'44" EAST (ASSUMED DATUM AND PREVIOUS SURVEYS)
2. WATERWARD BOUNDARY LINE SHOWN WAS DIGITIZED FROM AERIAL PHOTOGRAPH NEGATIVE NO. A20 12089 174-12, AERIAL NO. 8/10, TAKEN JANUARY 22, 1974. AS PROVIDED BY THE NASSAU COUNTY PROPERTY APPRAISER'S OFFICE. (SEE CLARY & ASSOC., INC. MAP FILE NO. T2N-57)
3. TITLE TO THIS SUBMERGED LAND IS NOT TO BE CONSTRUED AS BEING CONVEYED BY CHAPTER 253.12 FLORIDA STATUTES.
4. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED IN 1831 & 1849 AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1834, JULY 5, 1849, & MARCH 21, 1884.
5. X- REF: CLARY & ASSOC.: FILE NO. R1-90, R3-58, T2N-35, T2N-57B.
6. INTERIOR IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.
7. INTERIOR FENCES, WALLS, TRAIL ROADS, UNDERGROUND STRUCTURES, DITCHES, DRAINAGE WAYS OR JURISDICTIONAL AREAS, IF ANY WERE NOT LOCATED EXCEPT AS SHOWN HEREON.
8. THIS SURVEY ONLY SHOWS IMPROVEMENTS/STRUCTURES SITUATED ABOVE GROUND. BELOW GROUND IMPROVEMENTS/STRUCTURES IF ANY NOT SHOWN OR LOCATED.
9. THE LANDS SHOWN HEREON LIE WITHIN ZONE "AE" (EL9 & EL10) AS SHOWN ON FLOOD INSURANCE RATE MAP 03768, COMMUNITY NO. 120170 AND 120172, DATED DECEMBER 17, 2010. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.

LEGEND

R/W = RIGHT-OF-WAY
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
ORV = OFFICIAL RECORDS VOLUME
PB = PLAT BOOK
PG(S) = PAGE(S)
L = ARC LENGTH
T = TANGENT
R = RADIUS
CH = CHORD
Δ = DELTA
PRC = POINT OF REVERSE CURVE
PCC = POINT OF COMPOUND CURVE
CL = CENTERLINE
MHWL = MEAN HIGH WATER LINE
GOVT = GOVERNMENT
● = FOUND 1/2" IRON PIPE 'CLARY' UNLESS NOTED OTHERWISE
O = SET 1/2" IRON PIPE 'CLARY'

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L01	N21°48'05"E	80.78'	L28	S69°31'03"E	94.43'	L55	N22°22'49"W	100.10'
L02	S68°11'55"E	26.93'	L29	N49°20'09"E	94.17'	L56	N32°15'03"W	100.82'
L03	N04°05'08"E	70.18'	L30	S74°34'09"E	141.93'	L57	N22°03'09"W	95.72'
L04	S78°41'24"E	50.99'	L31	S44°16'05"E	52.74'	L58	N07°35'42"W	100.32'
L05	N26°33'54"E	44.72'	L32	S04°49'42"W	113.69'	L59	S12°20'27"E	100.00'
L06	S83°53'04"E	140.80'	L33	S52°23'53"E	69.62'	L60	N14°27'34"W	100.08'
L07	N39°28'21"W	110.11'	L34	N75°32'52"E	56.74'	L61	N01°34'37"W	101.73'
L08	N49°23'55"E	92.20'	L35	N28°04'35"W	64.20'	L62	N16°00'07"W	100.22'
L09	N86°11'09"E	150.33'	L36	N38°22'50"E	134.63'	L63	S16°23'39"E	94.90'
L10	S28°15'22"E	30.83'	L37	S08°46'24"W	57.66'	L64	N05°55'55"W	100.32'
L11	N50°37'47"E	46.38'	L38	N48°13'44"E	114.05'	L65	N07°10'22"E	101.12'
L12	S14°48'00"E	63.24'	L39	N36°54'27"E	59.38'	L66	N08°05'08"W	110.67'
L13	N68°30'21"E	49.57'	L40	N51°09'37"E	73.70'	L67	N02°37'48"E	37.66'
L14	N44°11'53"E	109.78'	L41	N01°32'06"E	63.56'	L68	N04°06'05"W	199.79'
L15	S39°52'47"E	49.14'	L42	S13°16'09"W	54.31'	L69	N04°53'01"W	131.15'
L16	N38°05'15"E	53.44'	L43	S05°24'52"W	54.62'	L70	N12°09'13"W	160.18'
L17	N84°51'40"E	59.41'	L44	S38°34'53"W	99.52'	L71	N05°01'54"E	160.02'
L18	N29°31'42"E	73.29'	L45	N57°45'18"E	43.99'	L72	N13°25'31"W	141.70'
L19	N84°12'35"W	57.34'	L46	S20°53'50"E	165.67'	L73	S14°18'10"E	154.82'
L20	N19°15'12"E	75.00'	L47	S24°47'58"E	100.27'	L74	S05°30'37"E	143.95'
L21	S13°01'15"E	53.04'	L48	N41°09'56"W	102.29'	L75	N05°35'10"W	144.68'
L22	S19°15'12"W	85.26'	L49	N33°19'15"W	100.28'	L76	S41°54'22"W	128.72'
L23	S02°57'43"E	87.20'	L50	N27°46'17"W	100.02'	L77	N39°39'37"W	184.51'
L24	S78°34'19"E	62.01'	L51	S39°13'10"W	20.24'	L78	N08°26'08"W	155.35'
L25	N25°20'49"E	88.59'	L52	N39°26'44"W	94.05'	L79	N00°22'39"W	103.87'
L26	N10°00'00"W	67.54'	L53	N15°56'27"W	100.65'	L80	N02°17'02"E	114.51'
L27	N51°06'36"E	44.72'	L54	N25°31'47"W	100.00'	L81	N59°55'35"E	30.64'

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

PARCEL 1
SHEET 2 OF 4

REVISION DATE	DRAFTER	WORK ORDER NO.	REASON FOR REVISION
2-13-14	JRS	2014-67	DESCRIPTION REVISED, FLOOD ZONES ADDED
2-13-14	JRS	2014-67	BOUNDARY SURVEY OF ISLAND AND ACCESS ROAD
1-24-14	JRS	2014-30	REVISE MHW REFERENCE IN DESCRIPTION
1-22-14	MJC	2014-36	REVISE PARCEL LIMITS

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF PROFESSIONAL REGULATION IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

GREGORY E. CLARY, P.S.M. CERT. NO. 3377

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3250 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 262-2703
WWW.CLARYASSOC.COM

JOB No. 2013-386, 2014-67 DRAFTING: MJC P.C.: COCKRELL F.B.: 729L , PG. 33 CAD FILE: 2013-386-4.DWG

CURRENT SURVEY DATE: 02-13-14
CHECKED BY: GEC MTN DATE: 01-16-14

FILE No. T2N-147

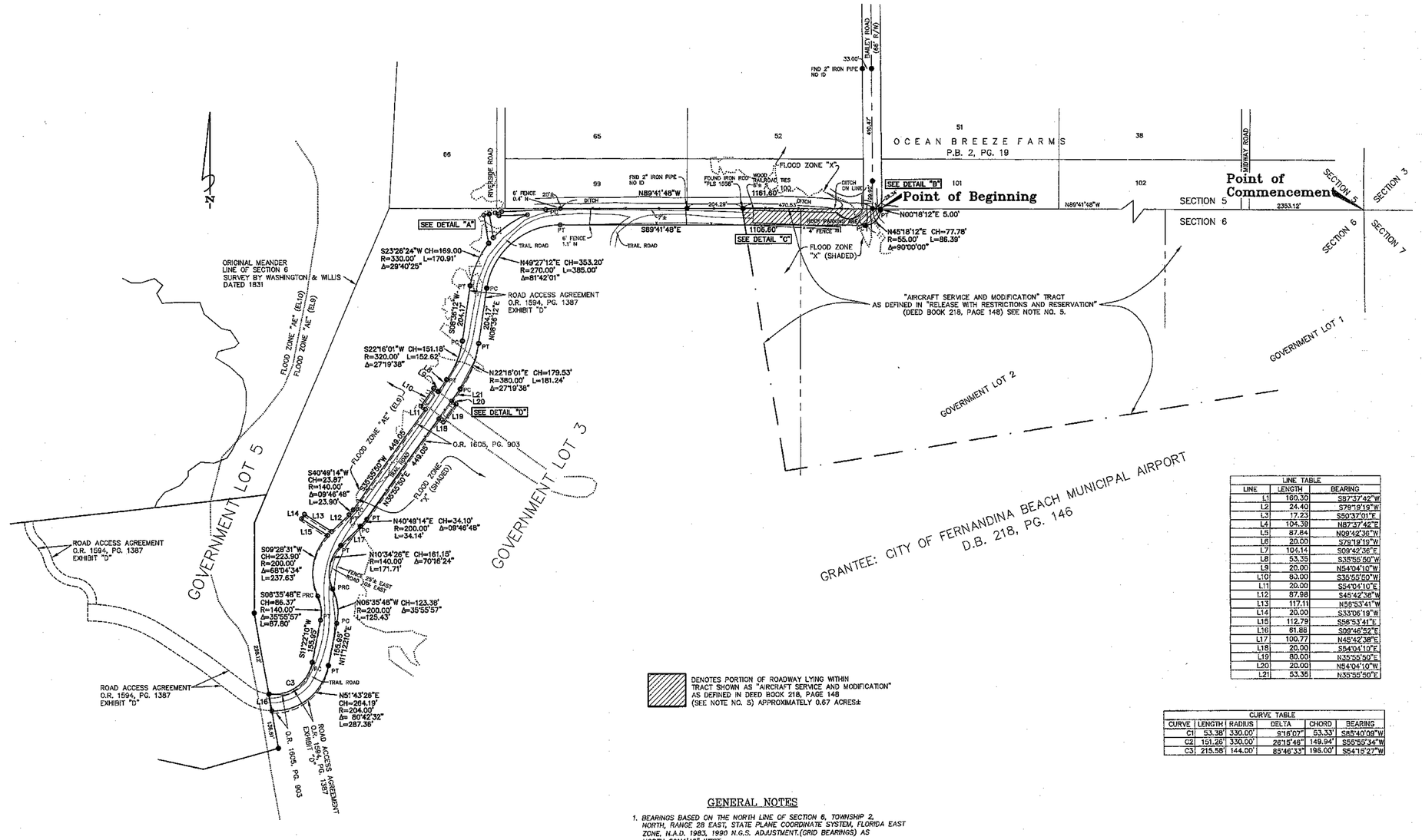
Map Showing A Boundary Survey

A PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 6, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 6; THENCE NORTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID SECTION 6, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 89°41'48" WEST, 2353.12 FEET, TO THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE NORTH 89°41'48" WEST, 1161.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 53.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°40'09" WEST, 53.33 FEET; THENCE SOUTH 87°37'42" WEST, 160.30 FEET; THENCE SOUTH 79°19'19" WEST, 24.40 FEET; THENCE SOUTH 50°37'01" EAST, 17.23 FEET; THENCE NORTH 87°37'42" EAST, 104.39 FEET, TO THE ARC OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 151.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 55°55'34" WEST, 149.94 FEET; THENCE NORTH 09°42'36" WEST, 87.84 FEET; THENCE SOUTH 79°19'19" WEST, 20.00 FEET; THENCE SOUTH 09°42'36" EAST, 104.14 FEET, TO THE ARC OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 170.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23°26'24" WEST, 169.00 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 08°36'12" WEST, 204.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 320.00 FEET, AN ARC DISTANCE OF 152.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°16'01" WEST, 151.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 35°55'50" WEST, 53.35 FEET; THENCE NORTH 54°04'10" WEST, 20.00 FEET; THENCE SOUTH 35°55'50" WEST, 80.00 FEET; THENCE SOUTH 54°04'10" EAST, 20.00 FEE1; THENCE SOUTH 35°55'50" WEST, 449.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 23.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°49'14" WEST, 23.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 45°42'38" WEST, 87.98 FEET; THENCE NORTH 56°53'41" WEST, 117.11 FEET; THENCE SOUTH 33°06'19" WEST, 20.00 FEET; THENCE SOUTH 56°53'41" EAST, 112.79 FEET, TO THE ARC OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 237.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°28'31" WEST, 223.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 87.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°35'48" EAST, 86.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 11°22'10" WEST, 155.95 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 144.00 FEET, AN ARC DISTANCE OF 215.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°15'27" WEST, 196.00 FEET, TO AN INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 6, AS SURVEYED BY WASHINGTON AND WILLIS, DATED 1831; THENCE SOUTH 09°46'52" EAST, ALONG LAST SAID LINE, 61.88 FEET, TO THE ARC OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 204.00 FEET, AN ARC DISTANCE OF 287.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51°43'26" EAST, 264.19 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 11°22'10" EAST, 155.95 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 125.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°35'48" WEST, 123.38 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 171.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°34'26" EAST, 161.15 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 45°42'38" EAST, 100.77 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 34.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°49'14" EAST, 34.10 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 35°55'50" EAST, 449.05 FEET; THENCE SOUTH 54°04'10" EAST, 20.00 FEET; THENCE NORTH 35°55'50" EAST, 80.00 FEET; THENCE NORTH 54°04'10" WEST, 20.00 FEET; THENCE NORTH 35°55'50" EAST, 53.35 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 380.00 FEET, AN ARC DISTANCE OF 181.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°16'01" EAST, 179.53 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 08°36'12" EAST, 204.17 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 385.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°27'12" EAST, 353.20 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°41'48" EAST, 1106.60 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 55.00 FEET, AN ARC DISTANCE OF 86.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°18'12" EAST, 77.78 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°18'12" EAST, 5.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 4.88 ACRES, MORE OR LESS.

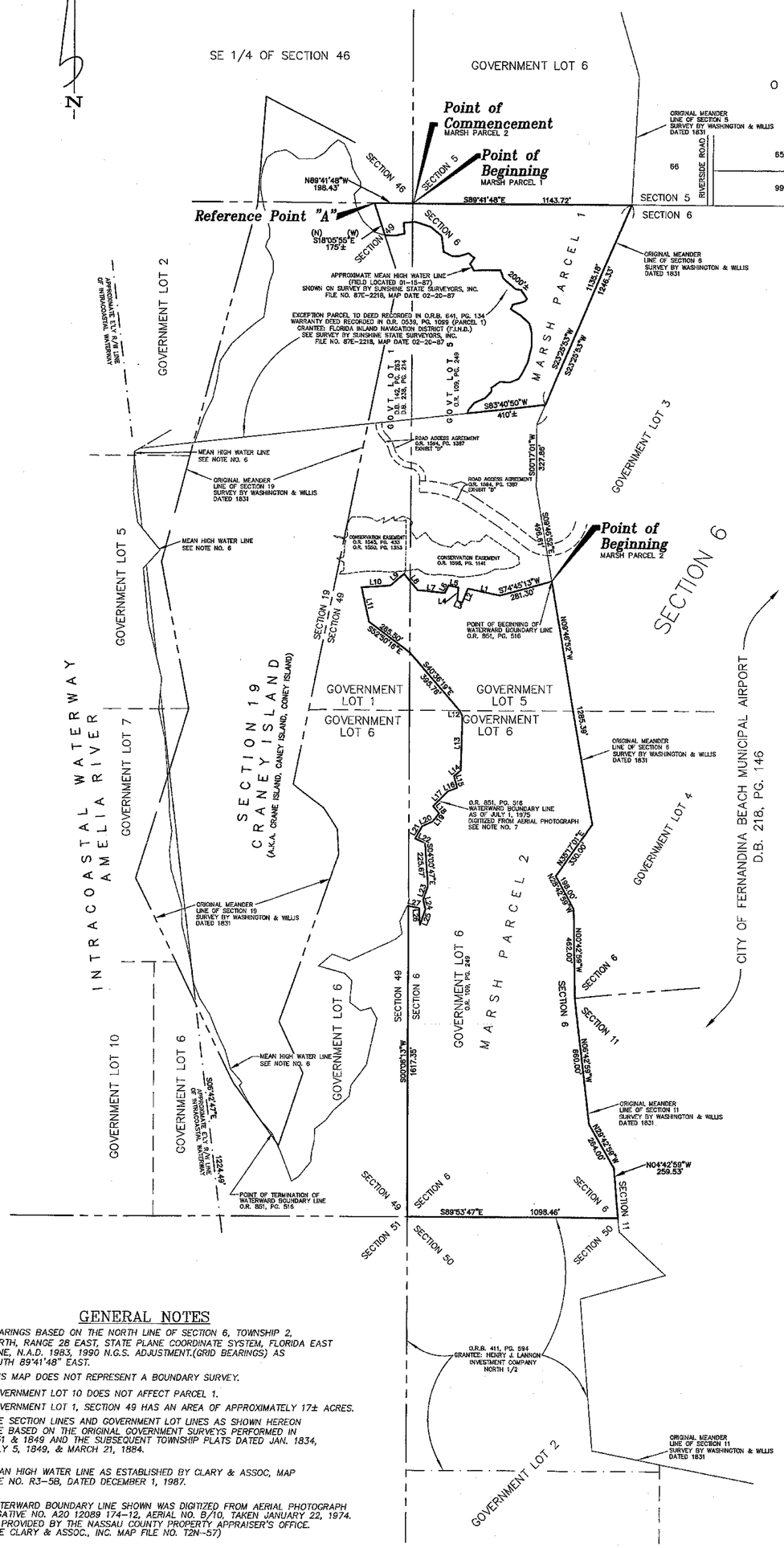
CERTIFIED TO:
THE RANGE AT CRANE ISLAND LLC;
CHICAGO TITLE INSURANCE COMPANY


OCEAN BREEZE FARMS
P.B. 2, PG. 19
Point of Beginning
Point of Commencement
SECTION 5
SECTION 6
SECTION 3
SECTION 7
BAILEY ROAD
MIDWAY ROAD
GOVERNMENT LOT 1
GOVERNMENT LOT 2
GOVERNMENT LOT 3
GOVERNMENT LOT 5
GRANTEE: CITY OF FERNANDINA BEACH MUNICIPAL AIRPORT
D.B. 218, PG. 146
"AIRCRAFT SERVICE AND MODIFICATION" TRACT
AS DEFINED IN "RELEASE WITH RESTRICTIONS AND RESERVATION"
(DEED BOOK 218, PAGE 148) SEE NOTE NO. 5.
ORIGINAL MEANDER LINE OF SECTION 6 SURVEY BY WASHINGTON & WILLIS DATED 1831
ROAD ACCESS AGREEMENT O.R. 1594, PG. 1387 EXHIBIT "D"
O.R. 1605, PG. 903
FLOOD ZONE "X"
FLOOD ZONE "X" (SHADED)
FLOOD ZONE "AE" (EL10)
FLOOD ZONE "AE" (EL9)
SEE DETAIL "A"
SEE DETAIL "B"
SEE DETAIL "C"
SEE DETAIL "D"
N00°18'12"E 5.00'
N45°18'12"E CH=77.78'
R=55.00' L=86.39'
Δ=90°00'00"
S89°41'48"E
1108.60'
N89°41'48"W
2353.12'
N89°41'48"W
1161.60'
S23°26'24"W CH=169.00
R=330.00' L=170.91'
Δ=29°40'25"
N49°27'12"E CH=353.20'
R=270.00' L=385.00'
Δ=81°42'01"
S22°16'01"W CH=151.18'
R=320.00' L=152.62'
Δ=27°19'38"
N22°16'01"E CH=179.53'
R=380.00' L=181.24'
Δ=27°19'38"
S40°49'14"W
CH=23.87'
R=140.00'
Δ=09°46'48"
L=23.90'
N40°49'14"E CH=34.10'
R=200.00' Δ=09°46'48"
L=34.14'
S09°28'31"W
CH=223.90'
R=200.00'
Δ=68°04'34"
L=237.63'
N10°34'26"E CH=161.15'
R=140.00' Δ=70°16'24"
L=171.71'
S06°35'48"E PRC
CH=86.37'
R=140.00'
Δ=35°55'57"
L=87.80'
N06°35'48"W CH=123.38'
R=200.00' Δ=35°55'57"
L=125.43'
S11°22'10"W
L=155.95'
N11°22'10"E
L=155.95'
N51°43'26"E
CH=264.19'
R=204.00'
Δ=80°42'32"
L=287.36'
ROAD ACCESS AGREEMENT O.R. 1594, PG. 1387 EXHIBIT "D"
O.R. 1605, PG. 903
TRAIL ROAD
DITCH
6' FENCE 0.4' N
6' FENCE 1.1' N
FND 2" IRON PIPE NO ID
FOUND IRON ROD "PLS 1558"
WOOD RAILROAD TIES 6'± X 10'±
DITCH ON LINE
"4" FENCE "N"
WOOD RAILROAD TIES
FLOOD ZONE "X" (SHADED)
33.00'
470.47'
204.29'
470.53'
208.27'
208.27'
208.27

FILE No. T2N-147

Map Showing

A PORTION OF SECTION 19, "CRANEY ISLAND," AND A PORTION OF SECTIONS 6 AND 49, ALL IN TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.



MARSH PARCEL 1

A PORTION OF SECTIONS 6 AND 49, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 89°41'48" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 49, A DISTANCE OF 198.43 FEET, TO THE EASTERLY BOUNDARY OF SECTION 19, "CRANEY ISLAND," TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AND A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 89°41'48" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 6, AS SURVEYED BY WASHINGTON AND WILLIS, DATED 1831; THENCE SOUTH 23°25'53" WEST, ALONG LAST SAID LINE, 1135.18 FEET TO THE EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 0539, PAGE 1099, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 83°40'50" WEST, ALONG LAST SAID LINE, 410 FEET, MORE OR LESS, TO THE APPROXIMATE MEAN HIGH WATER LINE AS FIELD LOCATED JANUARY 15, 1987 AND AS SHOWN ON MAP OF SPECIFIC PURPOSE SURVEY BY SUNSHINE STATE SURVEYORS, INC. FILE NUMBER 87E-2218, MAP DATE FEBRUARY 20, 1987; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY, ALONG SAID APPROXIMATE MEAN HIGH WATER LINE AS FIELD LOCATED JANUARY 15, 1987 AND AS SHOWN ON MAP OF SPECIFIC PURPOSE SURVEY BY SUNSHINE STATE SURVEYORS, INC. FILE NUMBER 87E-2218, MAP DATE FEBRUARY 20, 1987, A DISTANCE OF 2000 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFORESAID EASTERLY BOUNDARY OF SECTION 19, "CRANEY ISLAND," SAID LINE BEARING SOUTH 18°05'55" EAST FROM REFERENCE POINT "A"; THENCE NORTH 18°05'55" WEST, ALONG LAST SAID LINE, 175 FEET, MORE OR LESS, TO REFERENCE POINT "A", AND TO CLOSE.

CONTAINING 13 ACRES, MORE OR LESS

MARSH PARCEL 2

A PORTION OF SECTION 19, "CRANEY ISLAND," AND A PORTION OF SECTIONS 6 AND 49, ALL IN TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 89°41'48" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 23°25'53" WEST, 1246.33 FEET; COURSE NO. 2: SOUTH 00°17'01" WEST, 327.86 FEET; COURSE NO. 3: SOUTH 09°46'52" EAST, 496.61 FEET TO THE WATERWARD BOUNDARY LINE (AS OF JULY 1, 1975), AS DIGITIZED AND SHOWN ON CLARY & ASSOCIATES, INC. MAP FILE NO. T2N-57, DATED MARCH 16, 1998 AND THE POINT OF BEGINNING; THENCE SOUTHWESTERLY, NORTHWESTERLY, SOUTHEASTERLY, NORTHEASTERLY ALONG SAID WATERWARD BOUNDARY LINE, RUN THE FOLLOWING THIRTY-ONE (31) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 74°45'13" WEST, 281.30 FEET; COURSE NO. 2: NORTH 77°55'13" WEST, 168.67 FEET; COURSE NO. 3: SOUTH 21°54'18" WEST, 80.78 FEET; COURSE NO. 4: NORTH 68°05'42" WEST, 26.93 FEET; COURSE NO. 5: NORTH 04°11'22" EAST, 70.18 FEET; COURSE NO. 6: NORTH 78°35'11" WEST, 50.99 FEET; COURSE NO. 7: SOUTH 26°40'08" WEST, 44.72 FEET; COURSE NO. 8: NORTH 63°46'51" WEST, 140.80 FEET; COURSE NO. 9: NORTH 39°22'07" WEST, 110.11 FEET; COURSE NO. 10: SOUTH 49°30'09" WEST, 92.20 FEET; COURSE NO. 11: SOUTH 86°17'23" WEST, 150.33 FEET; COURSE NO. 12: SOUTH 12°25'30" EAST, 184.39 FEET; COURSE NO. 13: SOUTH 52°50'16" EAST, 265.50 FEET; COURSE NO. 14: SOUTH 40°36'19" EAST, 395.76 FEET; COURSE NO. 15: SOUTH 28°09'09" EAST, 30.83 FEET; COURSE NO. 16: SOUTH 01°26'15" WEST, 284.50 FEET; COURSE NO. 17: SOUTH 50°44'00" WEST, 46.38 FEET; COURSE NO. 18: SOUTH 14°41'47" EAST, 63.24 FEET; COURSE NO. 19: SOUTH 68°36'34" WEST, 49.57 FEET; COURSE NO. 20: SOUTH 44°18'07" WEST, 109.78 FEET; COURSE NO. 21: SOUTH 39°46'33" EAST, 49.14 FEET; COURSE NO. 22: SOUTH 38°11'28" WEST, 53.44 FEET; COURSE NO. 23: SOUTH 64°57'53" WEST, 59.41 FEET; COURSE NO. 24: SOUTH 29°37'55" WEST, 73.29 FEET; COURSE NO. 25: SOUTH 64°05'22" EAST, 57.34 FEET; COURSE NO. 26: SOUTH 04°00'47" EAST, 225.67 FEET; COURSE NO. 27: SOUTH 19°21'25" WEST, 75.00 FEET; COURSE NO. 28: SOUTH 12°55'02" EAST, 53.04 FEET; COURSE NO. 29: SOUTH 19°21'25" WEST, 85.26 FEET; COURSE NO. 30: NORTH 02°31'29" WEST, 87.20 FEET; COURSE NO. 31: NORTH 78°28'06" WEST, 55.93 FEET TO THE WEST LINE OF GOVERNMENT LOT 6, SAID SECTION 6; THENCE SOUTH 00°09'13" WEST, ALONG LAST SAID LINE, 1617.35 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 6, SECTION 6; THENCE SOUTH 89°53'47" EAST, ALONG LAST SAID LINE, 1098.46 FEET TO THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 11, AS SURVEYED BY WASHINGTON AND WILLIS, DATED 1831; THENCE NORTHWESTERLY, ALONG SAID ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 11, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 04°42'59" WEST, 259.53 FEET; COURSE NO. 2: NORTH 29°42'59" WEST, 284.00 FEET; COURSE NO. 3: NORTH 05°42'59" WEST, 660.00 FEET TO THE AFORESAID ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 6; THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG SAID ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 6, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH 03°42'59" WEST, 462.00 FEET; COURSE NO. 2: NORTH 28°42'59" WEST, 198.00 FEET; COURSE NO. 3: NORTH 35°17'01" EAST, 330.00 FEET; COURSE NO. 4: NORTH 09°46'52" WEST, 1285.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 63 ACRES, MORE OR LESS

LINE TABLE		
LINE	LENGTH	BEARING
L1	168.67	N77°55'13"W
L2	80.78	S21°54'18"W
L3	26.93	N68°05'42"W
L4	70.18	N04°11'22"E
L5	50.99	N78°35'11"W
L6	44.72	S26°40'08"W
L7	140.80	N63°46'51"W
L8	110.11	N39°22'07"W
L9	92.20	S49°30'09"W
L10	150.33	S86°17'23"W
L11	184.39	S12°25'30"E
L12	30.83	S28°09'09"E
L13	284.50	S01°26'15"W
L14	46.38	S50°44'00"W
L15	63.24	S14°41'47"E
L16	49.57	S68°36'34"W
L17	109.78	S44°18'07"W
L18	49.14	S39°46'33"E
L19	53.44	S38°11'28"W
L20	59.41	S64°57'53"W
L21	73.29	S29°37'55"W
L22	57.34	S64°05'22"E
L23	75.00	S19°21'25"W
L24	53.04	S12°55'02"E
L25	85.26	S19°21'25"W
L26	87.20	N02°31'29"W
L27	55.93	N78°28'06"W

GENERAL NOTES

1. BEARINGS BASED ON THE NORTH LINE OF SECTION 6, TOWNSHIP 2, NORTH, RANGE 28 EAST, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, N.A.D. 1983, 1990 N.G.S. ADJUSTMENT.(GRID BEARINGS) AS SOUTH 89°41'48" EAST.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. GOVERNMENT LOT 10 DOES NOT AFFECT PARCEL 1.
4. GOVERNMENT LOT 1, SECTION 49 HAS AN AREA OF APPROXIMATELY 17± ACRES.
5. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED IN 1831 & 1849 AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1834, JULY 5, 1849, & MARCH 21, 1884.
6. MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC, MAP FILE NO. R3-5B, DATED DECEMBER 1, 1987.
7. WATERWARD BOUNDARY LINE SHOWN WAS DIGITIZED FROM AERIAL PHOTOGRAPH NEGATIVE NO. A20 12089 174-12, AERIAL NO. B/10, TAKEN JANUARY 22, 1974. AS PROVIDED BY THE NASSAU COUNTY PROPERTY APPRAISER'S OFFICE. (SEE CLARY & ASSOC., INC. MAP FILE NO. T2N-57)
8. AREAS OF GOVERNMENT LOTS SHOWN HEREON ARE BASED ON PROTRACTED LINES FROM THE ORIGINAL TOWNSHIP PLAT AND NOT FIELD VERIFIED.
9. X- REF: CLARY & ASSOC.: FILE NO. R1-9D, R3-5B, T2N-35, T2N-57, R8-2B SURVEY BY SUNSHINE STATE SURVEYORS, INC.: FILE NO. 87E-2218.

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

MARSH PARCELS 1 & 2
SHEET 4 OF 4

REVISION DATE	DRAFTER	WORK ORDER NO.	REASON FOR REVISION
2-13-14	JKS	2014-67	BOUNDARY SURVEY OF ISLAND AND ACCESS ROAD
1-31-14	JKS	2014-38	REVISE MEAN HIGH REFERENCE IN DESCRIPTION
1-28-14	MJC	2014-38	REVISE PARCEL LIMITS

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF STATE, BUREAU OF LAND MANAGEMENT, IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

GREGORY A. CLARY, P.S.M. CERT. NO. 3377

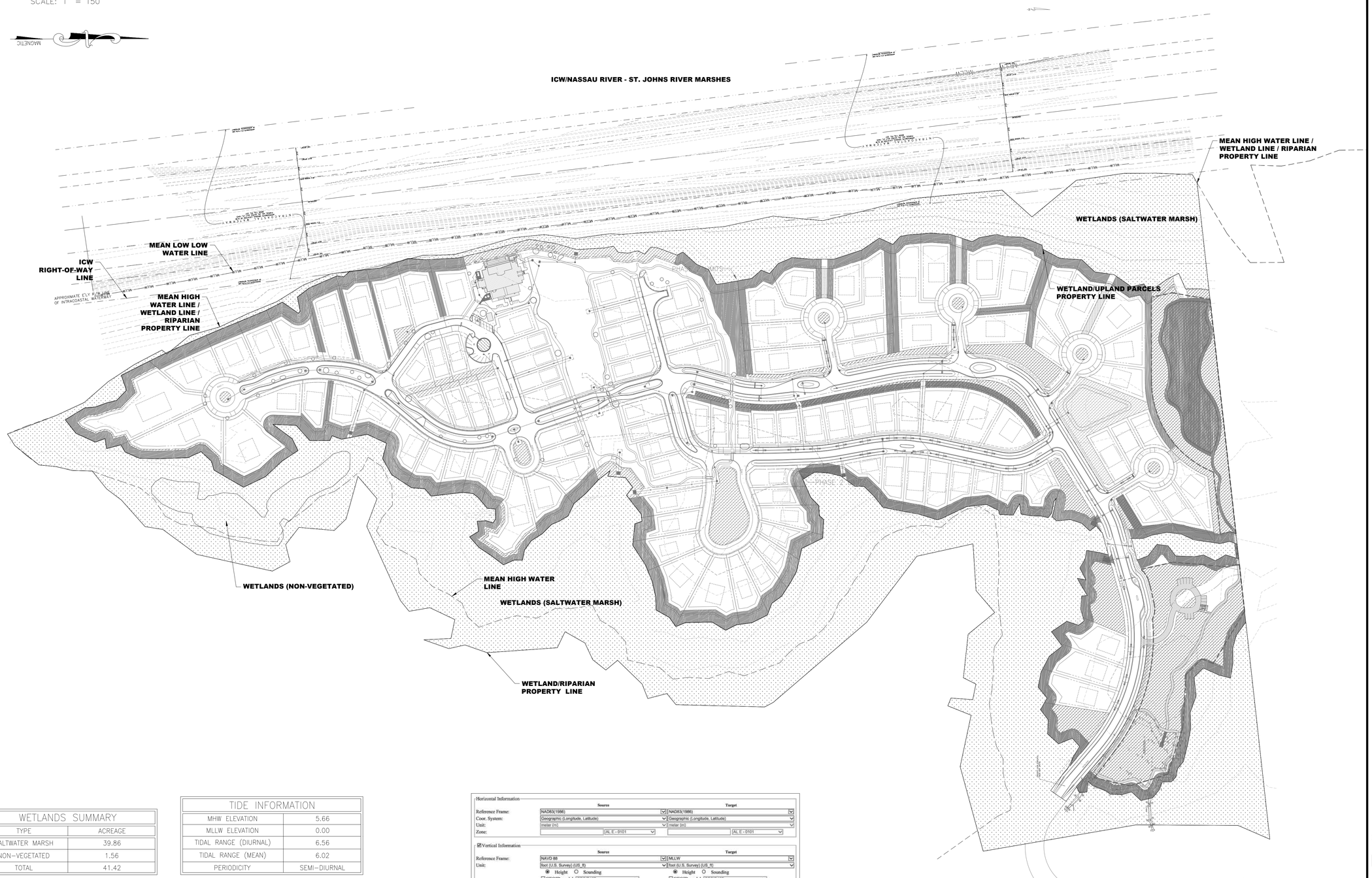
Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3728
3530 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

JOB No. 2013-386 DRAFTING: MJC CAD FILE: 2013-386-4.DWG CHECKED BY: GAC DATE: 01-16-14 FILE No. T2N-147

150' 0 150'

SCALE: 1" = 150'

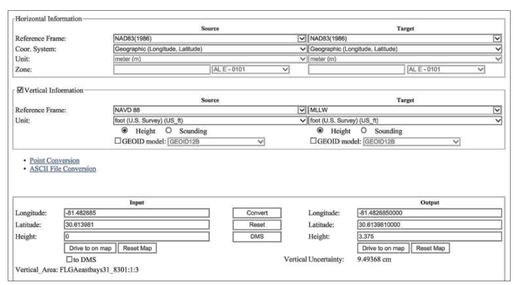
MAGNETIC



WETLANDS SUMMARY	
TYPE	ACREAGE
SALTWATER MARSH	39.86
NON-VEGETATED	1.56
TOTAL	41.42

TIDE INFORMATION	
MHW ELEVATION	5.66
MLLW ELEVATION	0.00
TIDAL RANGE (DIURNAL)	6.56
TIDAL RANGE (MEAN)	6.02
PERIODICITY	SEMI-DIURNAL

NOTES:
1. ELEVATIONS AND CONTOURS ARE SHOWN IN REFERENCE TO MEAN LOW LOW WATER (MLLW) DATUM.



NOTES:
1. THIS DRAWING IS NOT A FIELD SURVEY
2. PROJECT LOCATED IN SECTIONS 19, 6, AND 49 IN TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA. ADJACENT WATER BODY IS INTRACOASTAL WATERWAY/NASSAU RIVER/ST. JOHNS RIVER MARSHES
3. ELEVATIONS ARE SHOWN IN REFERENCE TO MEAN LOW LOW WATER (MLLW) DATUM.
4. NAVD88 TO MLLW DATUM RELATIONSHIP USED IS -3.375 FT.
5. MLLW AND NAVD88 DATUM RELATIONSHIP BASED ON DATA FROM NOAA ONLINE VERTICAL DATUM TRANSFORMATION TOOL USING THE APPROXIMATE CRANE ISLAND LOCATION OF 30.612532 LATITUDE -81.484126 LONGITUDE.
6. TIDAL INFORMATION OBTAINED FROM NOAA TIDE STATION 8720030 IN FERNANDINA BEACH, FL.
7. HYDROGRAPHIC SURVEY DATA BASED ON INFORMATION FROM SURVEY BY CLARY & ASSOCIATES DATED 2/16/17

RS&H

RS&H, Inc.
10748 Deerwood Park Blvd. South
Jacksonville, Florida 32256-0597
904-256-2500 Fax 904-256-2503
www.rsandh.com
FL Cert. Nos. AAC001886 * IB26000956 * 5620 * LCC000210 * GB238

THE RANGE AT CRANE ISLAND, LLC
4001 CENTURION WAY
FERNANDINA BEACH, FL 32034

CRANE ISLAND SUBDIVISION
FERNANDINA BEACH, FL 32034

CONSULTANTS

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 8/9/2018
REVIEWED BY: MAC
DRAWN BY: CBS
DESIGNED BY: MAC

AEP PROJECT NUMBER
501-0223-000

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SHEET TITLE

OVERALL CRANE ISLAND DOCKS EXISTING CONDITIONS

SHEET NUMBER

C-100

PERMIT SET

DOCK SUMMARY

TOTALS	EXISTING	TOTAL PROPOSED	SHARED DOCKS AND PIERS	INDIVIDUAL DOCKS
TOTAL AREA OVER UPLANDS	–	2,705 SF	1768 SF	937 SF
TOTAL AREA OVER WETLANDS	–	8,429 SF	8,072 SF	357 SF
TOTAL AREA OVER WATER*	–	14,929 SF	8,780 SF	6,149 SF
TOTAL DOCK AREA*	–	26,063 SF	18,620 SF	7,443 SF
TOTAL MOORING AREA*	–	13,136 SF	9,416 SF	3,720 SF
TOTAL LENGTH OF RIPARIAN SHORELINE	–	3,896 LF	2,473 LF	1,423 LF
TOTAL SOVEREIGNTY SUBMERGED LANDS PREEMPTED AREA**	–	28,065 SF	18,196 SF	9,869 SF
AVERAGE RATIO OF PREEMPTED AREA TO RIPARIAN SHORELINE	–	$\frac{28065}{3896}$ = 7.20	$\frac{18196}{2473}$ = 7.36	$\frac{9869}{1423}$ = 6.94
# WET SLIPS PERMANENT	–	39	–	–
# WET SLIPS TEMPORARY	–	0	–	–
# DRY SLIPS	–	0	–	–
AVERAGE SLIP DEPTH @ MLW	–	6.5	–	–
AVERAGE SLIP DEPTH @ MHW	–	12.5	–	–
MAX BOAT SIZE (LENGTH)	–	20	–	–
MAX BOAT SIZE (DRAFT)	–	2.5	–	–

* DOCK AND MOORING AREAS INCLUDE 1.0' ROOF OVERHANG AREA OFF THE WATERWARD END OF DOCK.

NOTES:
1. THIS DRAWING IS NOT A FIELD SURVEY
2. PROJECT LOCATED IN SECTIONS 19, 6, AND 49 IN TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA. ADJACENT WATER BODY IS INTRACOASTAL WATERWAY/NASSAU RIVER/ST. JOHNS RIVER MARSHES
3. ELEVATIONS ARE SHOWN IN REFERENCE TO MEAN LOW LOW WATER (MLLW) DATUM.
4. NAVD88 TO MLLW DATUM RELATIONSHIP USED IS −3.375 FT.
5. MLLW AND NAVD88 DATUM RELATIONSHIP BASED ON DATA FROM NOAA ONLINE VERTICAL DATUM TRANSFORMATION TOOL USING THE APPROXIMATE CRANE ISLAND LOCATION OF 30.612532 LATITUDE −81.484126 LONGITUDE.
6. TIDAL INFORMATION OBTAINED FROM NOAA TIDE STATION 8720030 IN FERNANDINA BEACH, FL.
7. HYDROGRAPHIC SURVEY DATA BASED ON INFORMATION FROM SURVEY BY CLARY & ASSOCIATES DATED 2/16/17

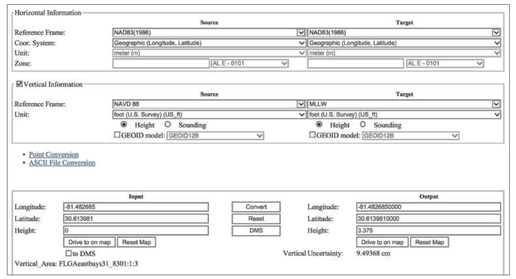
BULKEAD SUMMARY

EXISTING LENGTH (FT)	0
PROPOSED LENGHTH (FT)	453
LF THROUGH WETLANDS	0
LF THROUGH SURFACE WATER	0
LF THROUGH UPLANDS	453

TIDE INFORMATION

MHW ELEVATION	5.66
MLLW ELEVATION	0.00
TIDAL RANGE (DIURNAL)	6.56
TIDAL RANGE (MEAN)	6.02
PERIODICITY	SEMI-DIURNAL

NOTES:
1. ELEVATIONS ARE SHOWN IN REFERENCE TO MEAN LOW LOW WATER (MLLW) DATUM.



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Jacksonville, Florida 32256-0597
904-256-2500 Fax 904-256-2503
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FL Cert. Nos. AAC001886 * IB26000956 * 5620 * LCC000210 * GB238

THE RANGE AT CRANE ISLAND, LLC
4001 CENTURION WAY
FERNANDINA BEACH, FL 32034

CRANE ISLAND SUBDIVISION
FERNANDINA BEACH, FL 32034

CONSULTANTS

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 8/9/2018
REVIEWED BY: MAC
DRAWN BY: CBS
DESIGNED BY: MAC

AEP PROJECT NUMBER
501-0223-000

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SHEET TITLE

OVERALL CRANE ISLAND DOCKS PROPOSED PLAN

SHEET NUMBER
C-101

PERMIT SET

DOCK SUMMARY				
TOTALS	EXISTING	TOTAL PROPOSED	SHARED DOCKS AND PIERS	INDIVIDUAL DOCKS
TOTAL AREA OVER UPLANDS	–	2,705 SF	1768 SF	937 SF
TOTAL AREA OVER WETLANDS	–	8,429 SF	8,072 SF	357 SF
TOTAL AREA OVER WATER*	–	12,528 SF	7,070 SF	5,458 SF
TOTAL DOCK AREA*	–	23,662 SF	16,910 SF	6,752 SF
TOTAL MOORING AREA*	–	14,268 SF	10,548 SF	3,720 SF
TOTAL LENGTH OF RIPARIAN SHORELINE	–	3,896 LF	2,473 LF	1,423 LF
TOTAL SOVEREIGNTY SUBMERGED LANDS PREEMPTED AREA**	–	26,796 SF	17,618 SF	9,178 SF
AVERAGE RATIO OF PREEMPTED AREA TO RIPARIAN SHORELINE	–	$\frac{26796}{3896}$ = 6.88	$\frac{17618}{2473}$ = 7.12	$\frac{9178}{1423}$ = 6.45
# WET SLIPS PERMANENT	–	39	–	–
# WET SLIPS TEMPORARY	–	0	–	–
# DRY SLIPS	–	0	–	–
AVERAGE SLIP DEPTH @ MLW	–	6.5	–	–
AVERAGE SLIP DEPTH @ MHW	–	12.5	–	–
MAX BOAT SIZE (LENGTH)	–	20	–	–
MAX BOAT SIZE (DRAFT)	–	2.5	–	–

* DOCK AND MOORING AREAS INCLUDE 1.0' ROOF OVERHANG AREA OFF THE WATERWARD END OF DOCK.

NOTES:
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2. PROJECT LOCATED IN SECTIONS 19, 6, AND 49 IN TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA. ADJACENT WATER BODY IS INTRACOASTAL WATERWAY/NASSAU RIVER/ST. JOHNS RIVER MARSHES
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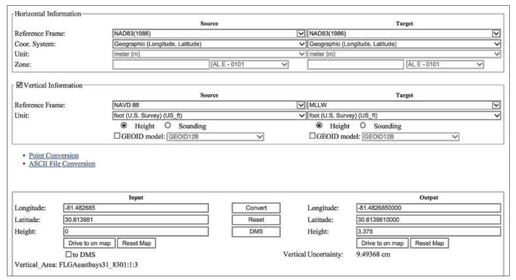
7. HYDROGRAPHIC SURVEY DATA BASED ON INFORMATION FROM SURVEY BY CLARY & ASSOCIATES DATED 2/16/17

BULKEAD SUMMARY	
EXISTING LENGTH (FT)	0
PROPOSED LENGHTH (FT)	453
LF THROUGH WETLANDS	0
LF THROUGH SURFACE WATER	0
LF THROUGH UPLANDS	453

TIDE INFORMATION	
MHW ELEVATION	5.66
MLLW ELEVATION	0.00
TIDAL RANGE (DIURNAL)	6.56
TIDAL RANGE (MEAN)	6.02
PERIODICITY	SEMI–DIURNAL

NOTES:
1. ELEVATIONS ARE SHOWN IN REFERENCE TO MEAN LOW LOW WATER (MLLW) DATUM.



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CRANE ISLAND SUBDIVISION
FERNANDINA BEACH, FL 32034

CONSULTANTS

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 8/9/2018
REVIEWED BY: MAC
DRAWN BY: CBS
DESIGNED BY: MAC

AEP PROJECT NUMBER
501-0223-000

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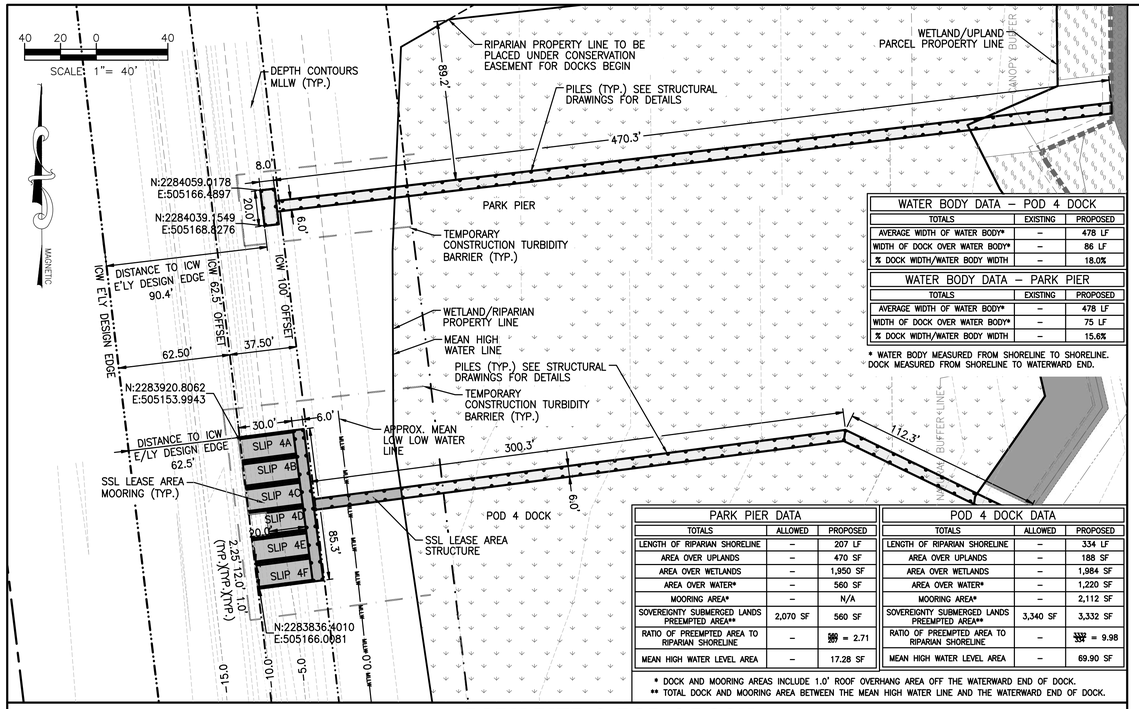
SHEET TITLE

OVERALL CRANE ISLAND DOCKS PROPOSED PLAN

SHEET NUMBER
C-101

PERMIT SET



WATER BODY DATA – POD 4 DOCK		
TOTALS	EXISTING	PROPOSED
AVERAGE WIDTH OF WATER BODY*	–	478 LF
WIDTH OF DOCK OVER WATER BODY*	–	86 LF
% DOCK WIDTH/WATER BODY WIDTH	–	18.0%

WATER BODY DATA – PARK PIER		
TOTALS	EXISTING	PROPOSED
AVERAGE WIDTH OF WATER BODY*	–	478 LF
WIDTH OF DOCK OVER WATER BODY*	–	75 LF
% DOCK WIDTH/WATER BODY WIDTH	–	15.6%

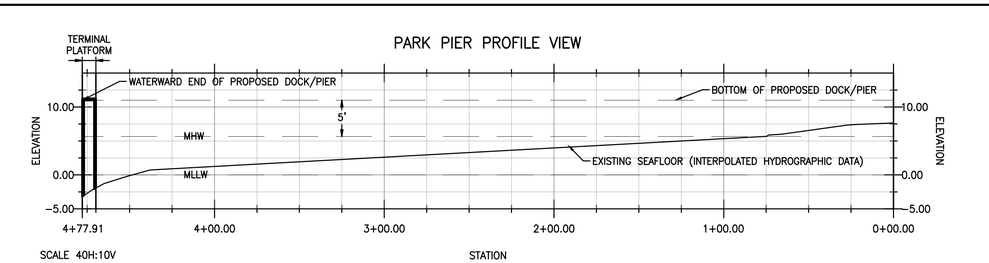
* WATER BODY MEASURED FROM SHORELINE TO SHORELINE. DOCK MEASURED FROM SHORELINE TO WATERWARD END.

PARK PIER DATA		
TOTALS	ALLOWED	PROPOSED
LENGTH OF RIPARIAN SHORELINE	–	207 LF
AREA OVER UPLANDS	–	470 SF
AREA OVER WETLANDS	–	1,950 SF
AREA OVER WATER*	–	560 SF
MOORING AREA*	–	N/A
SOVEREIGNTY SUBMERGED LANDS PREEMPTED AREA**	2,070 SF	560 SF
RATIO OF PREEMPTED AREA TO RIPARIAN SHORELINE	–	560/207 = 2.71
MEAN HIGH WATER LEVEL AREA	–	17.28 SF

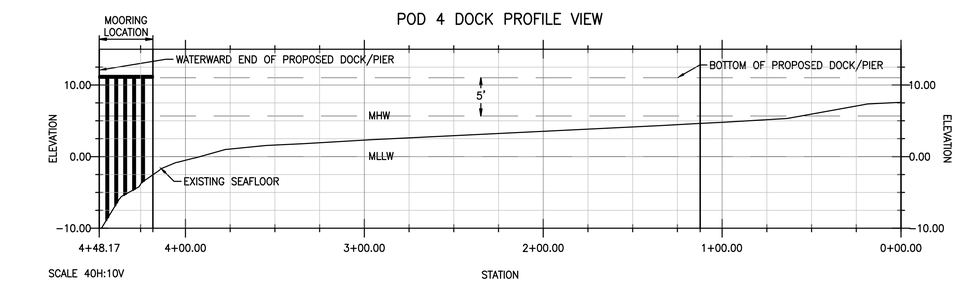
POD 4 DOCK DATA		
TOTALS	ALLOWED	PROPOSED
LENGTH OF RIPARIAN SHORELINE	–	334 LF
AREA OVER UPLANDS	–	188 SF
AREA OVER WETLANDS	–	1,984 SF
AREA OVER WATER*	–	1,220 SF
MOORING AREA*	–	2,112 SF
SOVEREIGNTY SUBMERGED LANDS PREEMPTED AREA**	3,340 SF	3,332 SF
RATIO OF PREEMPTED AREA TO RIPARIAN SHORELINE	–	3332/334 = 9.98
MEAN HIGH WATER LEVEL AREA	–	69.90 SF

* DOCK AND MOORING AREAS INCLUDE 1.0' ROOF OVERHANG AREA OFF THE WATERWARD END OF DOCK.
** TOTAL DOCK AND MOORING AREA BETWEEN THE MEAN HIGH WATER LINE AND THE WATERWARD END OF DOCK.

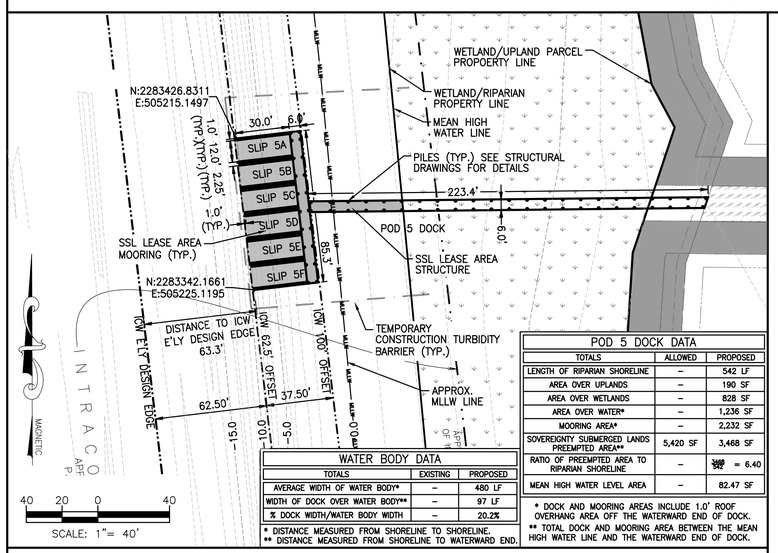
PARK PIER & POD 4 DOCK



PARK PIER PROFILE



POD 4 DOCK PROFILE



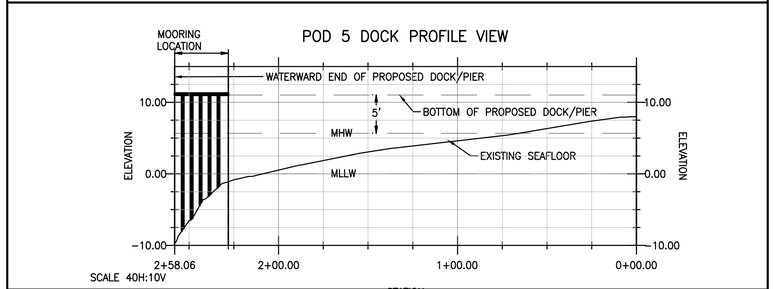
WATER BODY DATA		
TOTALS	EXISTING	PROPOSED
AVERAGE WIDTH OF WATER BODY*	–	480 LF
WIDTH OF DOCK OVER WATER BODY**	–	97 LF
% DOCK WIDTH/WATER BODY WIDTH	–	20.2%

* DISTANCE MEASURED FROM SHORELINE TO SHORELINE.
** DISTANCE MEASURED FROM SHORELINE TO WATERWARD END.

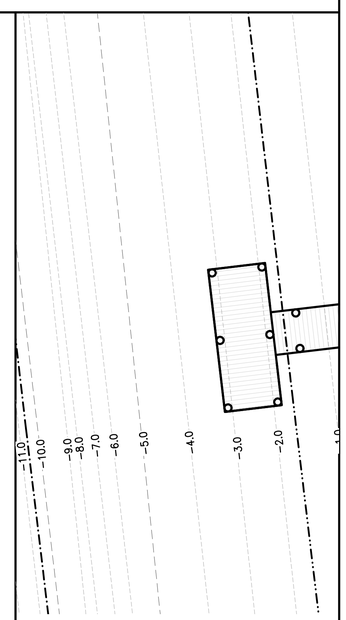
POD 5 DOCK DATA		
TOTALS	ALLOWED	PROPOSED
LENGTH OF RIPARIAN SHORELINE	–	542 LF
AREA OVER UPLANDS	–	190 SF
AREA OVER WETLANDS	–	828 SF
AREA OVER WATER*	–	1,236 SF
MOORING AREA*	–	2,232 SF
SOVEREIGNTY SUBMERGED LANDS PREEMPTED AREA**	5,420 SF	3,468 SF
RATIO OF PREEMPTED AREA TO RIPARIAN SHORELINE	–	3468/542 = 6.40
MEAN HIGH WATER LEVEL AREA	–	82.47 SF

* DOCK AND MOORING AREAS INCLUDE 1.0' ROOF OVERHANG AREA OFF THE WATERWARD END OF DOCK.
** TOTAL DOCK AND MOORING AREA BETWEEN THE MEAN HIGH WATER LINE AND THE WATERWARD END OF DOCK.

POD 5 DOCK



POD 5 DOCK PROFILE



NOTES:
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3. NAVD88 TO MLLW DATUM RELATIONSHIP USED IS -3.375 FT.
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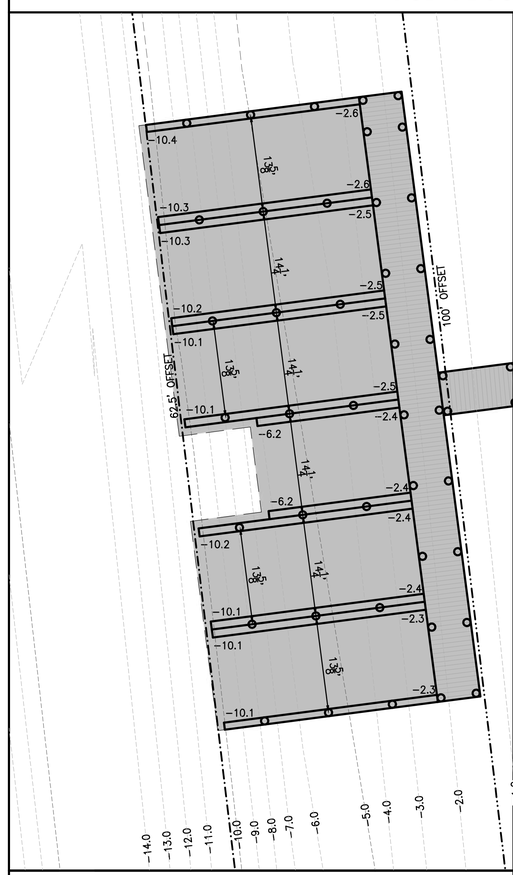
5. TIDAL INFORMATION OBTAINED FROM NOAA TIDE STATION 8720030 IN FERNANDINA BEACH, FL.
6. HYDROGRAPHIC SURVEY DATA BASED ON INFORMATION FROM SURVEY BY CLARY & ASSOCIATES DATED 2/16/17
7. CONTOUR LOCATIONS ARE APPROXIMATE BASED ON CONTOURS EXISTING FURTHER SOUTH. ELEVATIONS SHOWN ARE APPROXIMATE BASED ON CONTOUR EXTENSIONS.

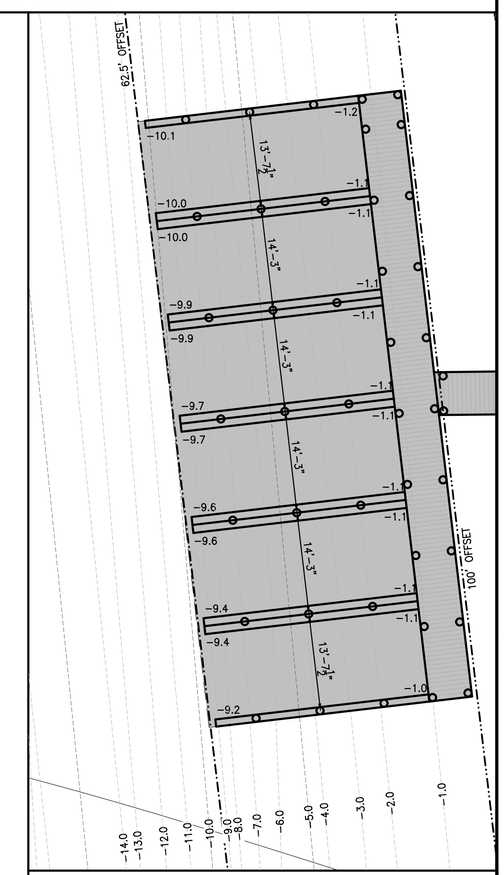
PARK PIER CLOSE-UP

SCALE 1"=10'



POD 4 DOCK CLOSE-UP

SCALE 1"=10'



POD 5 DOCK CLOSE-UP

SCALE 1"=10'

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4001 CENTURION WAY
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CONSULTANTS

REVISIONS

NO.	DESCRIPTION	DATE
1	ADDED DIMENSIONS	02/13/19

DATE ISSUED: 8/9/2018
REVIEWED BY: MAC
DRAWN BY: CBS
DESIGNED BY: CBS

AEP PROJECT NUMBER
501-0223-000

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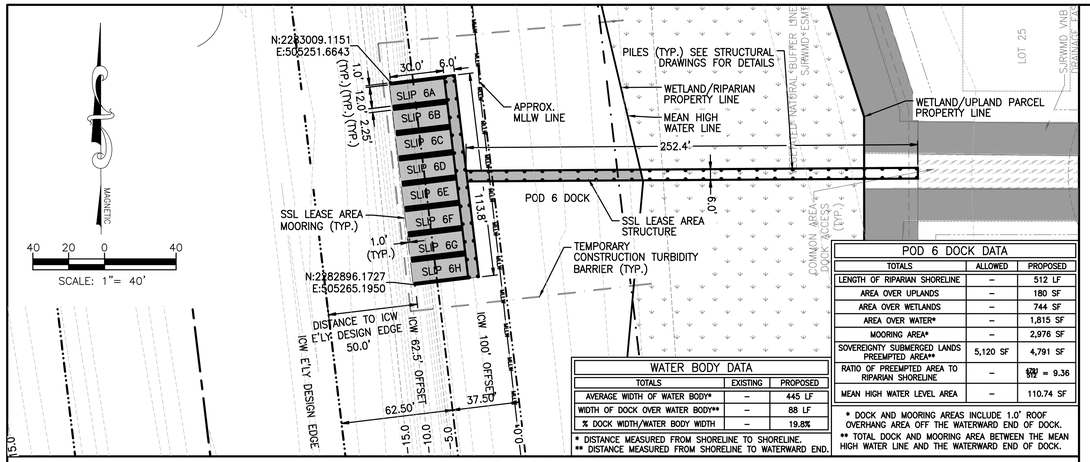
SHEET TITLE

CRANE ISLAND DOCKS PROPOSED PLAN DETAILS

SHEET NUMBER

C-102

PERMIT SET



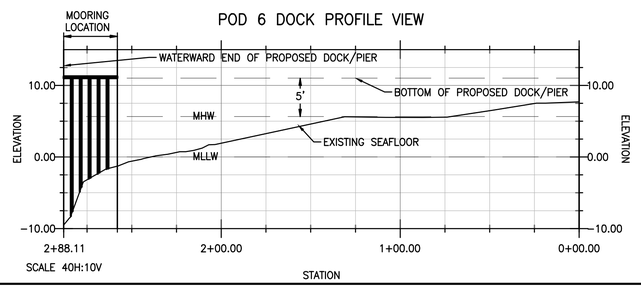
POD 6 DOCK DATA		
TOTALS	ALLOWED	PROPOSED
LENGTH OF RIPARIAN SHORELINE	–	512 LF
AREA OVER UPLANDS	–	180 SF
AREA OVER WETLANDS	–	744 SF
AREA OVER WATER*	–	1,815 SF
MOORING AREA*	–	2,976 SF
SOVEREIGNTY SUBMERGED LANDS PREEMPTED AREA**	5,120 SF	4,791 SF
RATIO OF PREEMPTED AREA TO RIPARIAN SHORELINE	–	4791 / 512 = 9.36
MEAN HIGH WATER LEVEL AREA	–	110.74 SF

WATER BODY DATA		
TOTALS	EXISTING	PROPOSED
AVERAGE WIDTH OF WATER BODY*	–	445 LF
WIDTH OF DOCK OVER WATER BODY**	–	88 LF
% DOCK WIDTH/WATER BODY WIDTH	–	19.8%

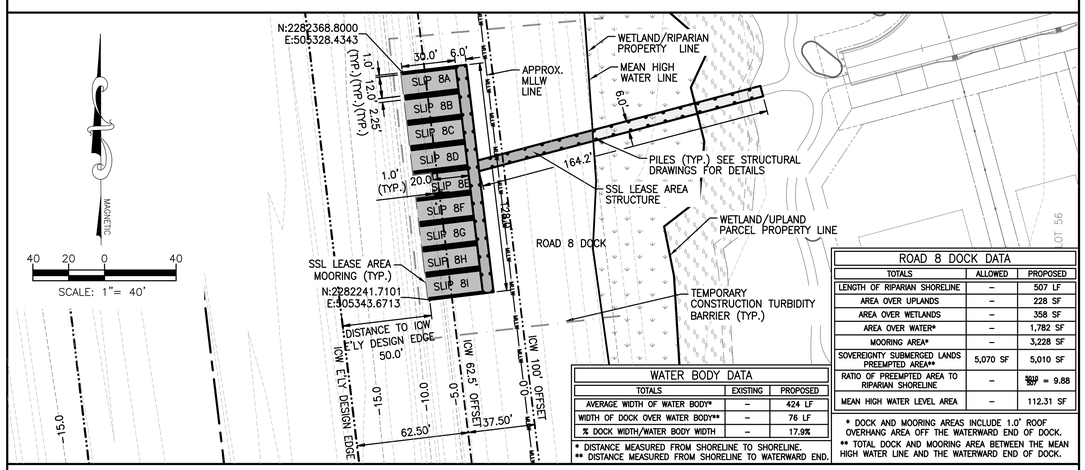
* DISTANCE MEASURED FROM SHORELINE TO SHORELINE.
** DISTANCE MEASURED FROM SHORELINE TO WATERWARD END.

* DOCK AND MOORING AREAS INCLUDE 1.0' ROOF OVERHANG AREA OFF THE WATERWARD END OF DOCK.
** TOTAL DOCK AND MOORING AREA BETWEEN THE MEAN HIGH WATER LINE AND THE WATERWARD END OF DOCK.

POD 6 DOCK



POD 6 DOCK PROFILE



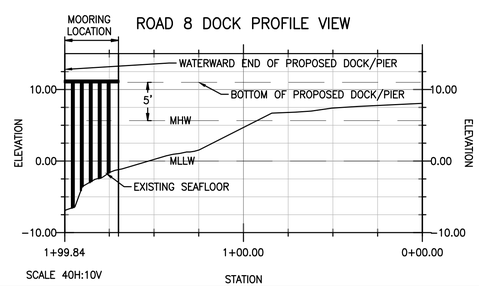
ROAD 8 DOCK DATA		
TOTALS	ALLOWED	PROPOSED
LENGTH OF RIPARIAN SHORELINE	–	507 LF
AREA OVER UPLANDS	–	228 SF
AREA OVER WETLANDS	–	358 SF
AREA OVER WATER*	–	1,782 SF
MOORING AREA*	–	3,228 SF
SOVEREIGNTY SUBMERGED LANDS PREEMPTED AREA**	5,070 SF	5,010 SF
RATIO OF PREEMPTED AREA TO RIPARIAN SHORELINE	–	4910 / 507 = 9.88
MEAN HIGH WATER LEVEL AREA	–	112.31 SF

WATER BODY DATA		
TOTALS	EXISTING	PROPOSED
AVERAGE WIDTH OF WATER BODY*	–	424 LF
WIDTH OF DOCK OVER WATER BODY**	–	76 LF
% DOCK WIDTH/WATER BODY WIDTH	–	17.9%

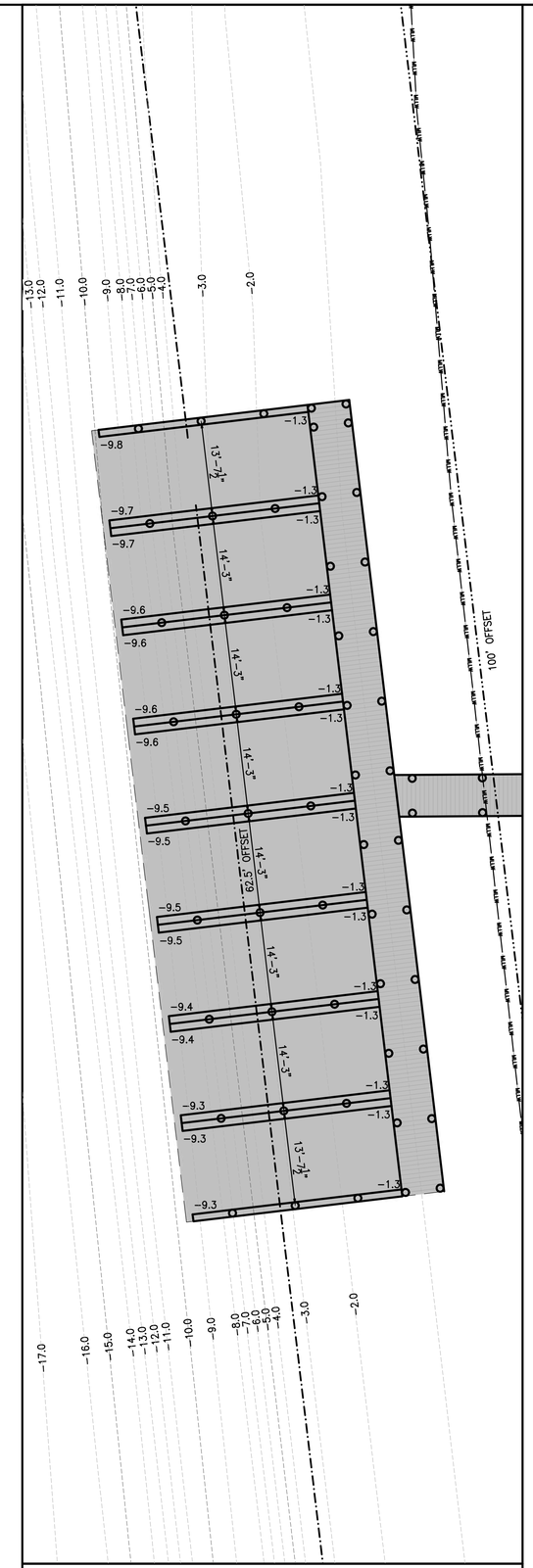
* DISTANCE MEASURED FROM SHORELINE TO SHORELINE.
** DISTANCE MEASURED FROM SHORELINE TO WATERWARD END.

* DOCK AND MOORING AREAS INCLUDE 1.0' ROOF OVERHANG AREA OFF THE WATERWARD END OF DOCK.
** TOTAL DOCK AND MOORING AREA BETWEEN THE MEAN HIGH WATER LINE AND THE WATERWARD END OF DOCK.

ROAD 8 DOCK

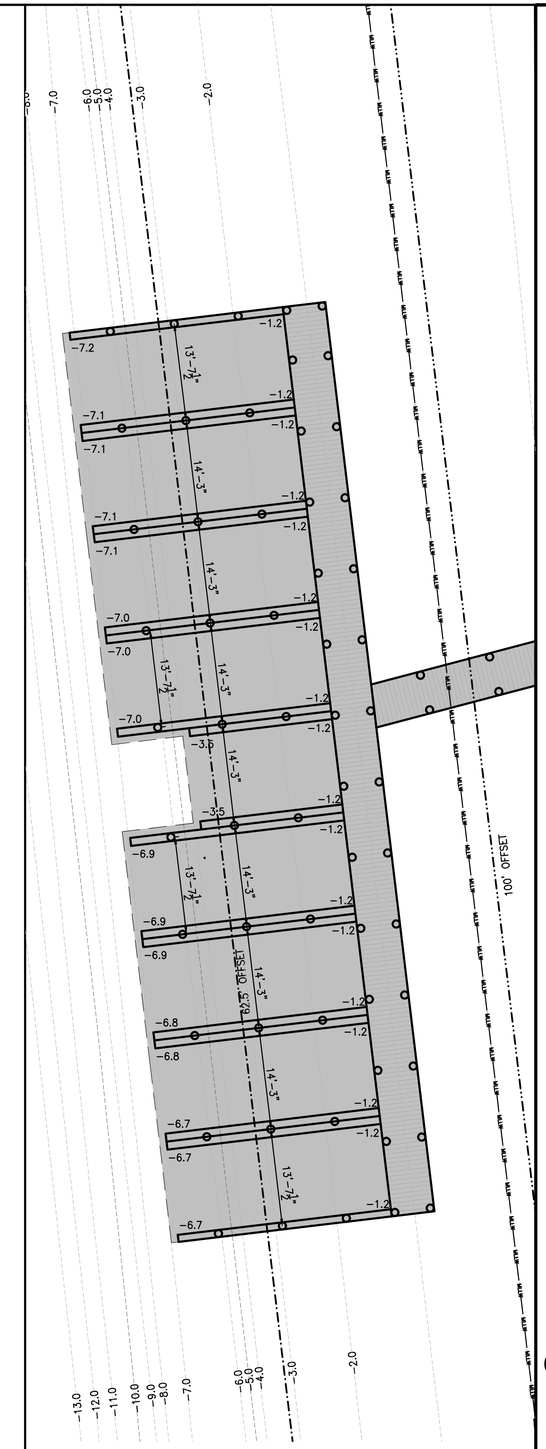


ROAD 8 DOCK PROFILE



POD 6 DOCK CLOSE-UP

SCALE 1"=10'



ROAD 8 DOCK CLOSE-UP

SCALE 1"=10'

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CONSULTANTS

REVISIONS

NO.	DESCRIPTION	DATE
1	ADDED DIMENSIONS	02/13/19

DATE ISSUED: 8/9/2018
REVIEWED BY: MAC
DRAWN BY: CBS
DESIGNED BY: CBS

AEP PROJECT NUMBER
501-0223-000

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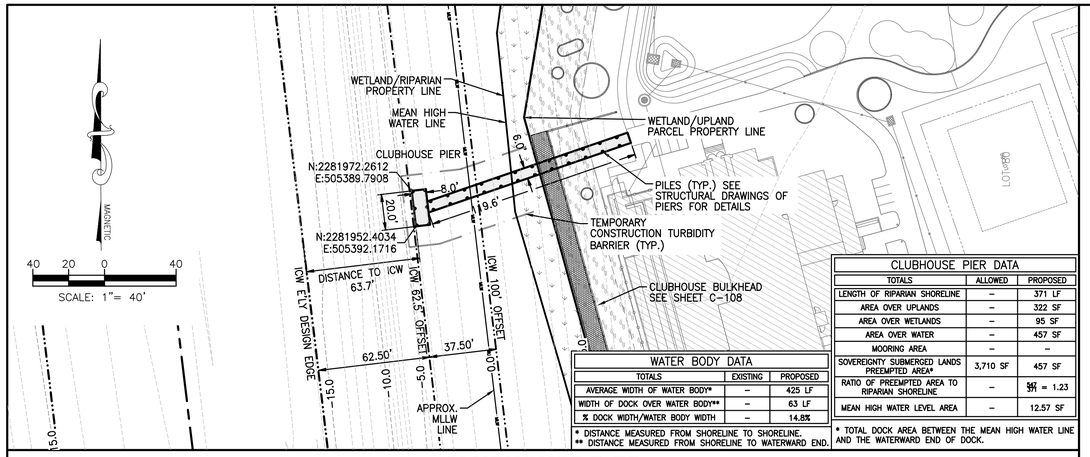
SHEET TITLE

CRANE ISLAND DOCKS PROPOSED PLAN DETAILS

SHEET NUMBER

C-103

PERMIT SET



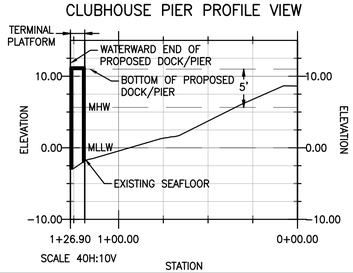
WATER BODY DATA		
TOTALS	EXISTING	PROPOSED
AVERAGE WIDTH OF WATER BODY*	–	425 LF
WIDTH OF DOCK OVER WATER BODY**	–	63 LF
% DOCK WIDTH/WATER BODY WIDTH	–	14.8%

* DISTANCE MEASURED FROM SHORELINE TO SHORELINE.
** DISTANCE MEASURED FROM SHORELINE TO WATERWARD END.

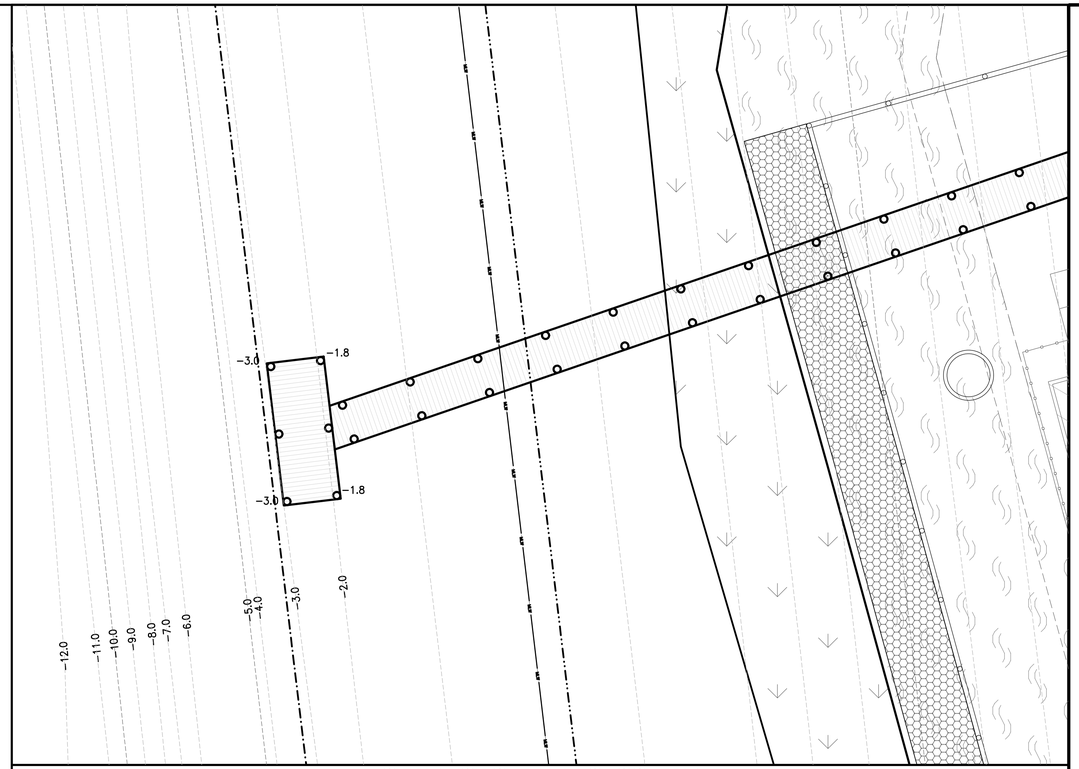
CLUBHOUSE PIER DATA		
TOTALS	ALLOWED	PROPOSED
LENGTH OF RIPARIAN SHORELINE	–	371 LF
AREA OVER UPLANDS	–	322 SF
AREA OVER WETLANDS	–	95 SF
AREA OVER WATER	–	457 SF
MOORING AREA	–	–
SOVEREIGNTY SUBMERGED LANDS PREEMPTED AREA*	3,710 SF	457 SF
RATIO OF PREEMPTED AREA TO RIPARIAN SHORELINE	–	$\frac{457}{371}$ = 1.23
MEAN HIGH WATER LEVEL AREA	–	12.57 SF

* TOTAL DOCK AREA BETWEEN THE MEAN HIGH WATER LINE AND THE WATERWARD END OF DOCK.

CLUBHOUSE PIER

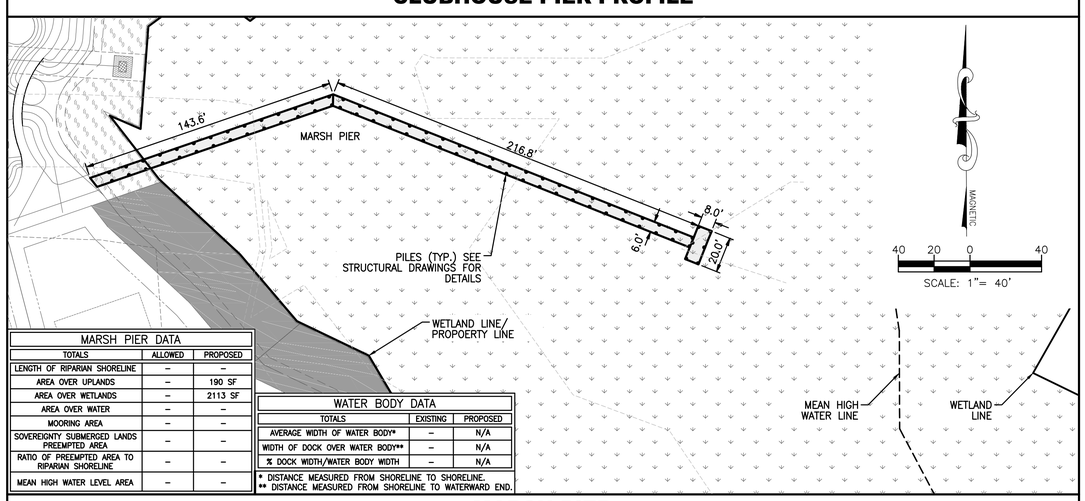


CLUBHOUSE PIER PROFILE



CLUBHOUSE PIER CLOSE-UP

SCALE 1"=10'

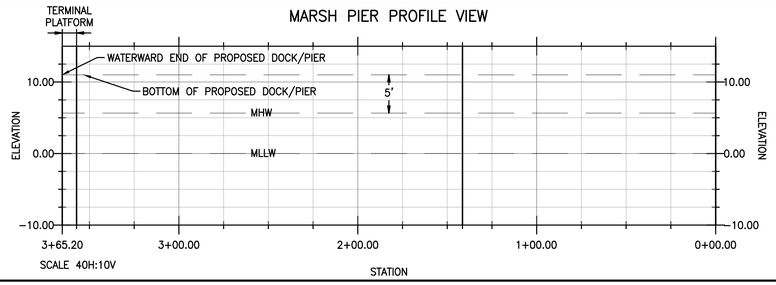


MARSH PIER DATA		
TOTALS	ALLOWED	PROPOSED
LENGTH OF RIPARIAN SHORELINE	–	–
AREA OVER UPLANDS	–	190 SF
AREA OVER WETLANDS	–	2113 SF
AREA OVER WATER	–	–
MOORING AREA	–	–
SOVEREIGNTY SUBMERGED LANDS PREEMPTED AREA	–	–
RATIO OF PREEMPTED AREA TO RIPARIAN SHORELINE	–	–
MEAN HIGH WATER LEVEL AREA	–	–

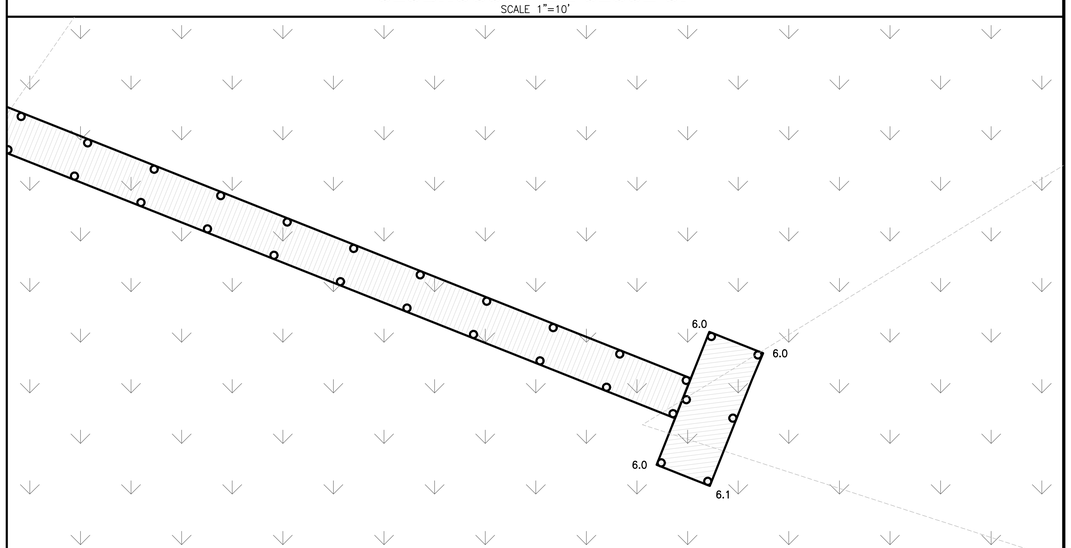
WATER BODY DATA		
TOTALS	EXISTING	PROPOSED
AVERAGE WIDTH OF WATER BODY*	–	N/A
WIDTH OF DOCK OVER WATER BODY**	–	N/A
% DOCK WIDTH/WATER BODY WIDTH	–	N/A

* DISTANCE MEASURED FROM SHORELINE TO SHORELINE.
** DISTANCE MEASURED FROM SHORELINE TO WATERWARD END.

MARSH PIER



MARSH PIER PROFILE



NOTES:
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2. ELEVATIONS ARE SHOWN IN REFERENCE TO MEAN LOW LOW WATER (MLLW) DATUM.
3. NAVD88 TO MLLW DATUM RELATIONSHIP USED IS –3.375 FT.
4. MLLW AND NAVD88 DATUM RELATIONSHIP BASED ON DATA FROM NOAA ONLINE VERTICAL DATUM TRANSFORMATION TOOL USING THE APPROXIMATE CRANE ISLAND LOCATION OF 30.612532 LATITUDE –81.484126 LONGITUDE.
5. TIDAL INFORMATION OBTAINED FROM NOAA TIDE STATION 8720030 IN FERNANDINA BEACH, FL.
6. HYDROGRAPHIC SURVEY DATA BASED ON INFORMATION FROM SURVEY BY CLARY & ASSOCIATES DATED 2/16/17

MARSH PIER CLOSE-UP

SCALE 1"=10'

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10748 Deerwood Park Blvd. South
Jacksonville, Florida 32256-0597
904-256-2500 Fax 904-256-2503
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THE RANGE AT CRANE ISLAND, LLC
4001 CENTURION WAY
FERNANDINA BEACH, FL 32034

CRANE ISLAND SUBDIVISION
FERNANDINA BEACH, FL 32034

CONSULTANTS

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 8/9/2018
REVIEWED BY: MAC
DRAWN BY: CBS
DESIGNED BY: CBS

AEP PROJECT NUMBER
501-0223-000

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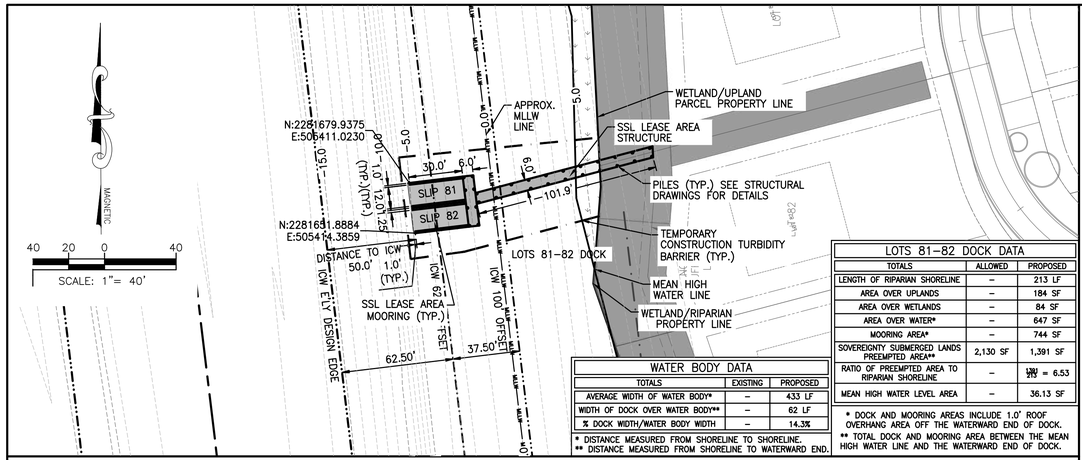
SHEET TITLE

CRANE ISLAND DOCKS PROPOSED PLAN DETAILS

SHEET NUMBER
C-104

PERMIT SET



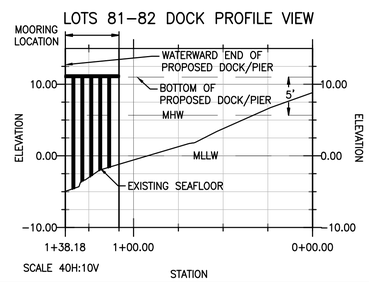
WATER BODY DATA		
TOTALS	EXISTING	PROPOSED
AVERAGE WIDTH OF WATER BODY*	–	433 LF
WIDTH OF DOCK OVER WATER BODY**	–	62 LF
% DOCK WIDTH/WATER BODY WIDTH	–	14.3%

* DISTANCE MEASURED FROM SHORELINE TO SHORELINE.
** DISTANCE MEASURED FROM SHORELINE TO WATERWARD END.

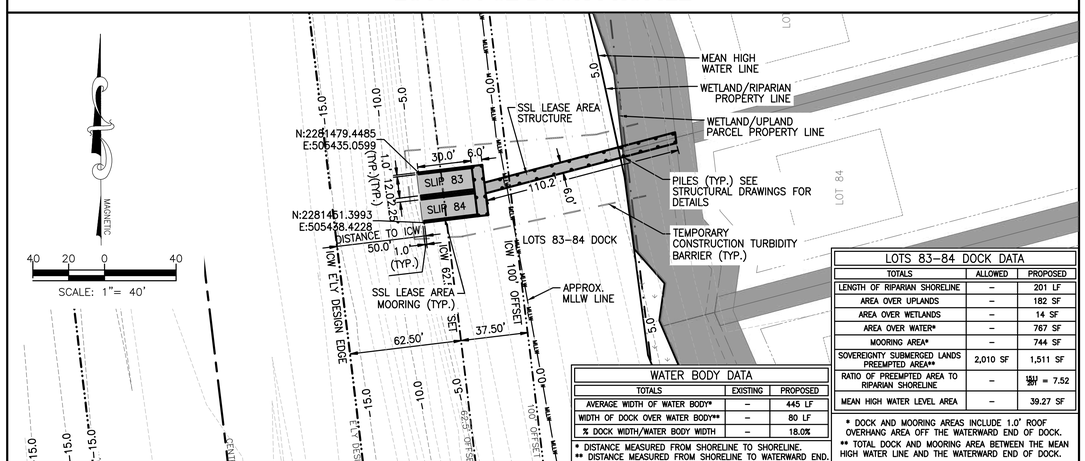
LOTS 81–82 DOCK DATA		
TOTALS	ALLOWED	PROPOSED
LENGTH OF RIPARIAN SHORELINE	–	213 LF
AREA OVER UPLANDS	–	184 SF
AREA OVER WETLANDS	–	84 SF
AREA OVER WATER*	–	647 SF
MOORING AREA*	–	744 SF
SOVEREIGNTY SUBMERGED LANDS PREEMPTED AREA**	2,130 SF	1,391 SF
RATIO OF PREEMPTED AREA TO RIPARIAN SHORELINE	–	1391/213 = 6.53
MEAN HIGH WATER LEVEL AREA	–	36.13 SF

* DOCK AND MOORING AREAS INCLUDE 1.0' ROOF OVERHANG AREA OFF THE WATERWARD END OF DOCK.
** TOTAL DOCK AND MOORING AREA BETWEEN THE MEAN HIGH WATER LINE AND THE WATERWARD END OF DOCK.

LOTS 81-82 DOCK



LOTS 81-82 DOCK PROFILE



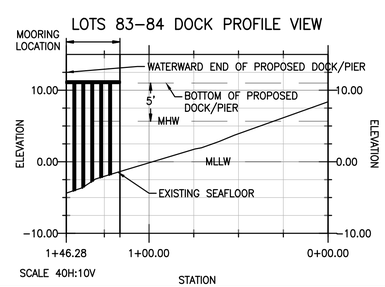
WATER BODY DATA		
TOTALS	EXISTING	PROPOSED
AVERAGE WIDTH OF WATER BODY*	–	445 LF
WIDTH OF DOCK OVER WATER BODY**	–	80 LF
% DOCK WIDTH/WATER BODY WIDTH	–	18.0%

* DISTANCE MEASURED FROM SHORELINE TO SHORELINE.
** DISTANCE MEASURED FROM SHORELINE TO WATERWARD END.

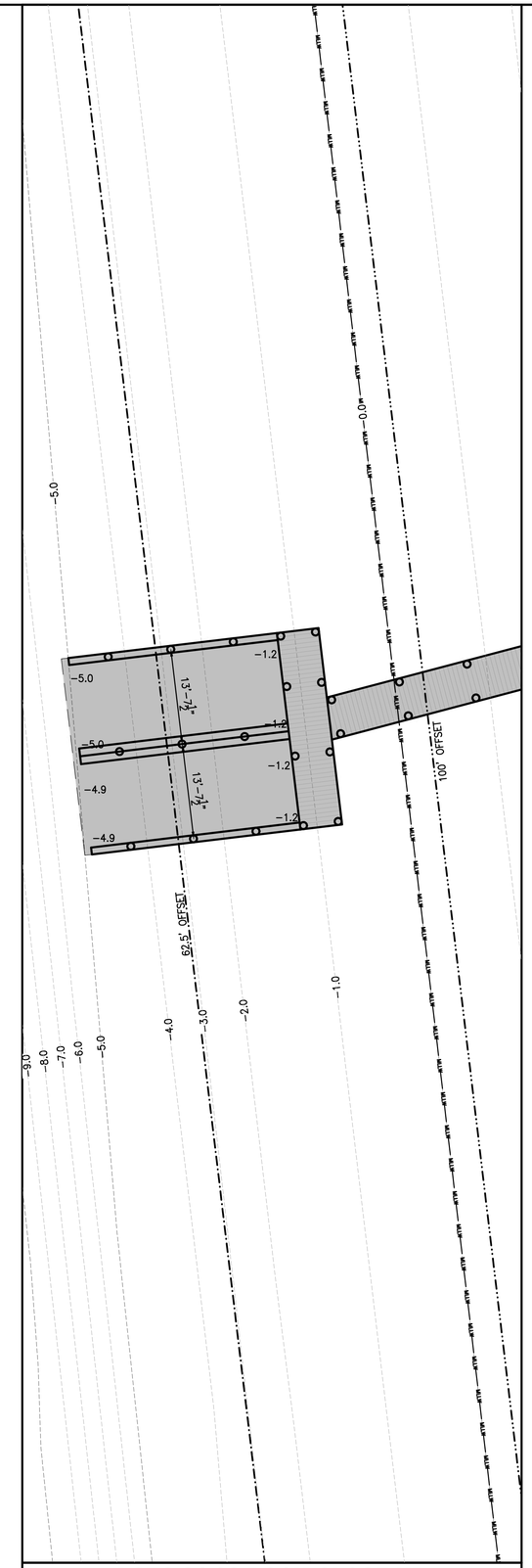
LOTS 83–84 DOCK DATA		
TOTALS	ALLOWED	PROPOSED
LENGTH OF RIPARIAN SHORELINE	–	201 LF
AREA OVER UPLANDS	–	182 SF
AREA OVER WETLANDS	–	14 SF
AREA OVER WATER*	–	767 SF
MOORING AREA*	–	744 SF
SOVEREIGNTY SUBMERGED LANDS PREEMPTED AREA**	2,010 SF	1,511 SF
RATIO OF PREEMPTED AREA TO RIPARIAN SHORELINE	–	1511/201 = 7.52
MEAN HIGH WATER LEVEL AREA	–	39.27 SF

* DOCK AND MOORING AREAS INCLUDE 1.0' ROOF OVERHANG AREA OFF THE WATERWARD END OF DOCK.
** TOTAL DOCK AND MOORING AREA BETWEEN THE MEAN HIGH WATER LINE AND THE WATERWARD END OF DOCK.

LOTS 83-84 DOCK

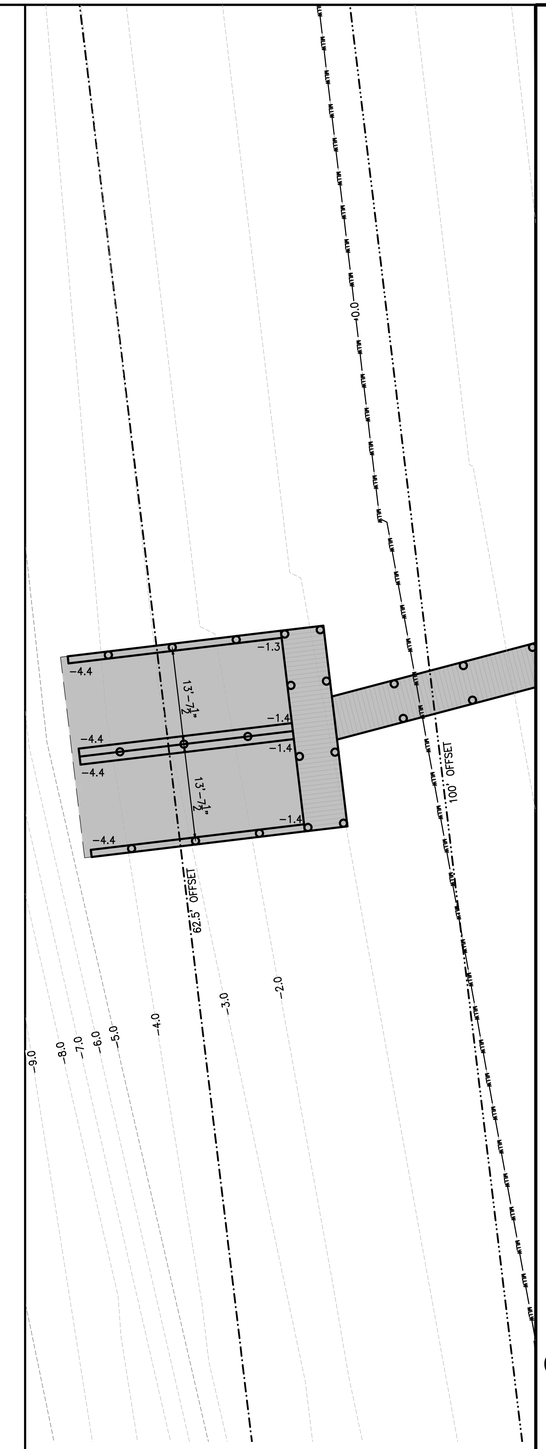


LOTS 83-84 DOCK PROFILE



LOTS 81-82 DOCK CLOSE-UP

SCALE 1"=10'



LOTS 83-84 DOCK CLOSE-UP

SCALE 1"=10'

NOTES:
1. THIS DRAWING IS NOT A FIELD SURVEY
2. ELEVATIONS ARE SHOWN IN REFERENCE TO MEAN LOW LOW WATER (MLLW) DATUM.
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RS&H, Inc.
10748 Deerwood Park Blvd. South
Jacksonville, Florida 32256-0597
904-256-2500 Fax 904-256-2503
www.rsandh.com
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THE RANGE AT CRANE ISLAND, LLC
4001 CENTURION WAY
FERNANDINA BEACH, FL 32034

CRANE ISLAND SUBDIVISION
FERNANDINA BEACH, FL 32034

CONSULTANTS

REVISIONS

NO.	DESCRIPTION	DATE
1	ADDED DIMENSIONS	02/13/19

DATE ISSUED: 8/9/2018
REVIEWED BY: MAC
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DESIGNED BY: CBS

AEP PROJECT NUMBER
501-0223-000

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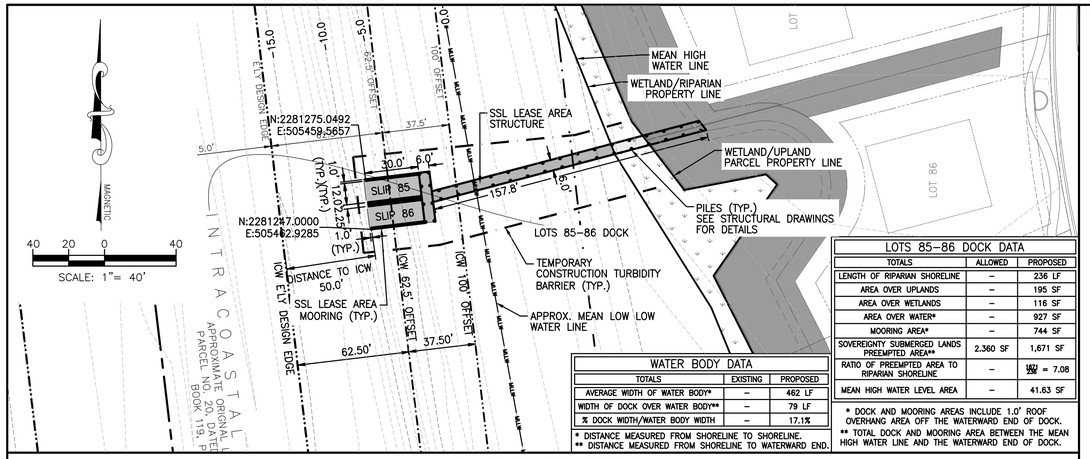
SHEET TITLE

CRANE ISLAND DOCKS PROPOSED PLAN DETAILS

SHEET NUMBER

C-105

PERMIT SET



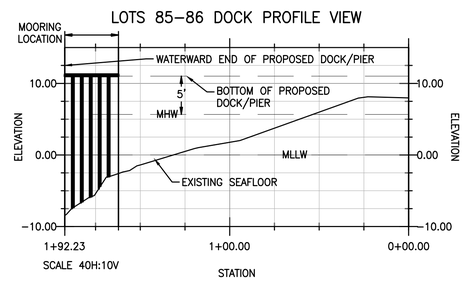
LOTS 85–86 DOCK DATA		
TOTALS	ALLOWED	PROPOSED
LENGTH OF RIPARIAN SHORELINE	–	236 LF
AREA OVER UPLANDS	–	195 SF
AREA OVER WETLANDS	–	116 SF
AREA OVER WATER*	–	927 SF
MOORING AREA*	–	744 SF
SOVEREIGNTY SUBMERGED LANDS PREEMPTED AREA**	2,360 SF	1,671 SF
RATIO OF PREEMPTED AREA TO RIPARIAN SHORELINE	–	1671/236 = 7.08
MEAN HIGH WATER LEVEL AREA	–	41.63 SF

WATER BODY DATA		
TOTALS	EXISTING	PROPOSED
AVERAGE WIDTH OF WATER BODY*	–	462 LF
WIDTH OF DOCK OVER WATER BODY**	–	79 LF
% DOCK WIDTH/WATER BODY WIDTH	–	17.1%

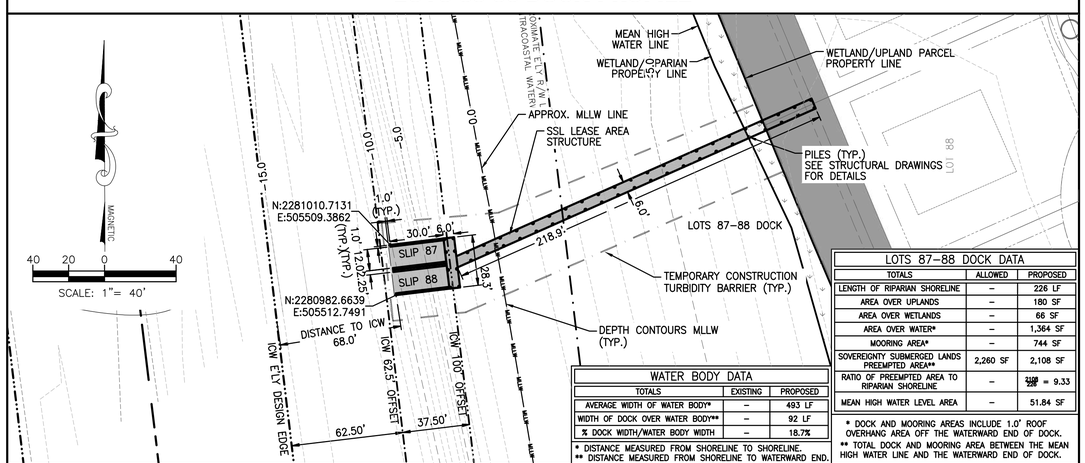
* DISTANCE MEASURED FROM SHORELINE TO SHORELINE.
** DISTANCE MEASURED FROM SHORELINE TO WATERWARD END.

* DOCK AND MOORING AREAS INCLUDE 1.0' ROOF OVERHANG AREA OFF THE WATERWARD END OF DOCK.
** TOTAL DOCK AND MOORING AREA BETWEEN THE MEAN HIGH WATER LINE AND THE WATERWARD END OF DOCK.

LOTS 85-86 DOCK



LOTS 85-86 DOCK PROFILE



LOTS 87–88 DOCK DATA		
TOTALS	ALLOWED	PROPOSED
LENGTH OF RIPARIAN SHORELINE	–	226 LF
AREA OVER UPLANDS	–	180 SF
AREA OVER WETLANDS	–	66 SF
AREA OVER WATER*	–	1,364 SF
MOORING AREA*	–	744 SF
SOVEREIGNTY SUBMERGED LANDS PREEMPTED AREA**	2,260 SF	2,108 SF
RATIO OF PREEMPTED AREA TO RIPARIAN SHORELINE	–	2108/226 = 9.33
MEAN HIGH WATER LEVEL AREA	–	51.84 SF

WATER BODY DATA		
TOTALS	EXISTING	PROPOSED
AVERAGE WIDTH OF WATER BODY*	–	493 LF
WIDTH OF DOCK OVER WATER BODY**	–	92 LF
% DOCK WIDTH/WATER BODY WIDTH	–	18.7%

* DISTANCE MEASURED FROM SHORELINE TO SHORELINE.
** DISTANCE MEASURED FROM SHORELINE TO WATERWARD END.

* DOCK AND MOORING AREAS INCLUDE 1.0' ROOF OVERHANG AREA OFF THE WATERWARD END OF DOCK.
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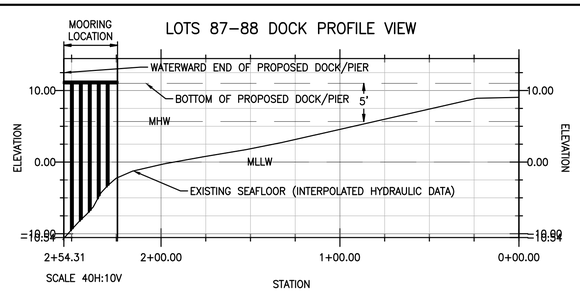
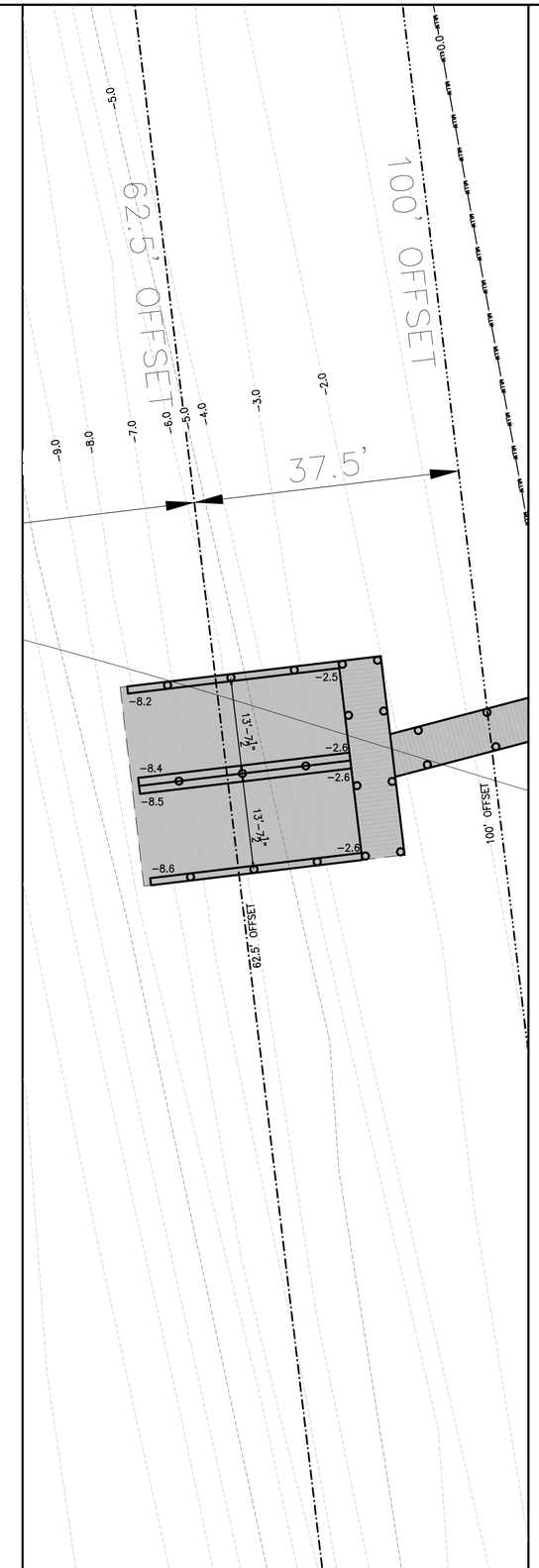
LOTS 87-88 DOCK

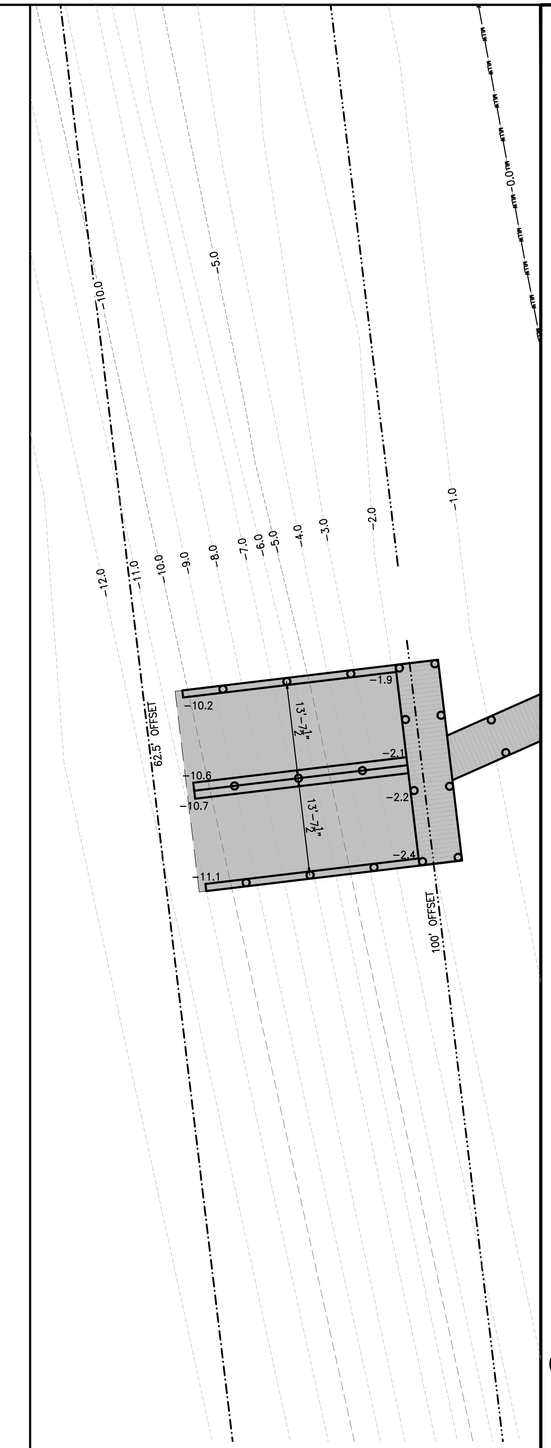


LOTS 87-88 DOCK PROFILE



LOTS 85-86 DOCK CLOSE-UP

SCALE 1"=10'



LOTS 87-88 DOCK CLOSE-UP

SCALE 1"=10'

NOTES:
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CONSULTANTS

REVISIONS

NO.	DESCRIPTION	DATE
1	ADDED DIMENSIONS	02/13/19

DATE ISSUED: 8/9/2018
REVIEWED BY: MAC
DRAWN BY: CBS
DESIGNED BY: CBS

AEP PROJECT NUMBER
501-0223-000

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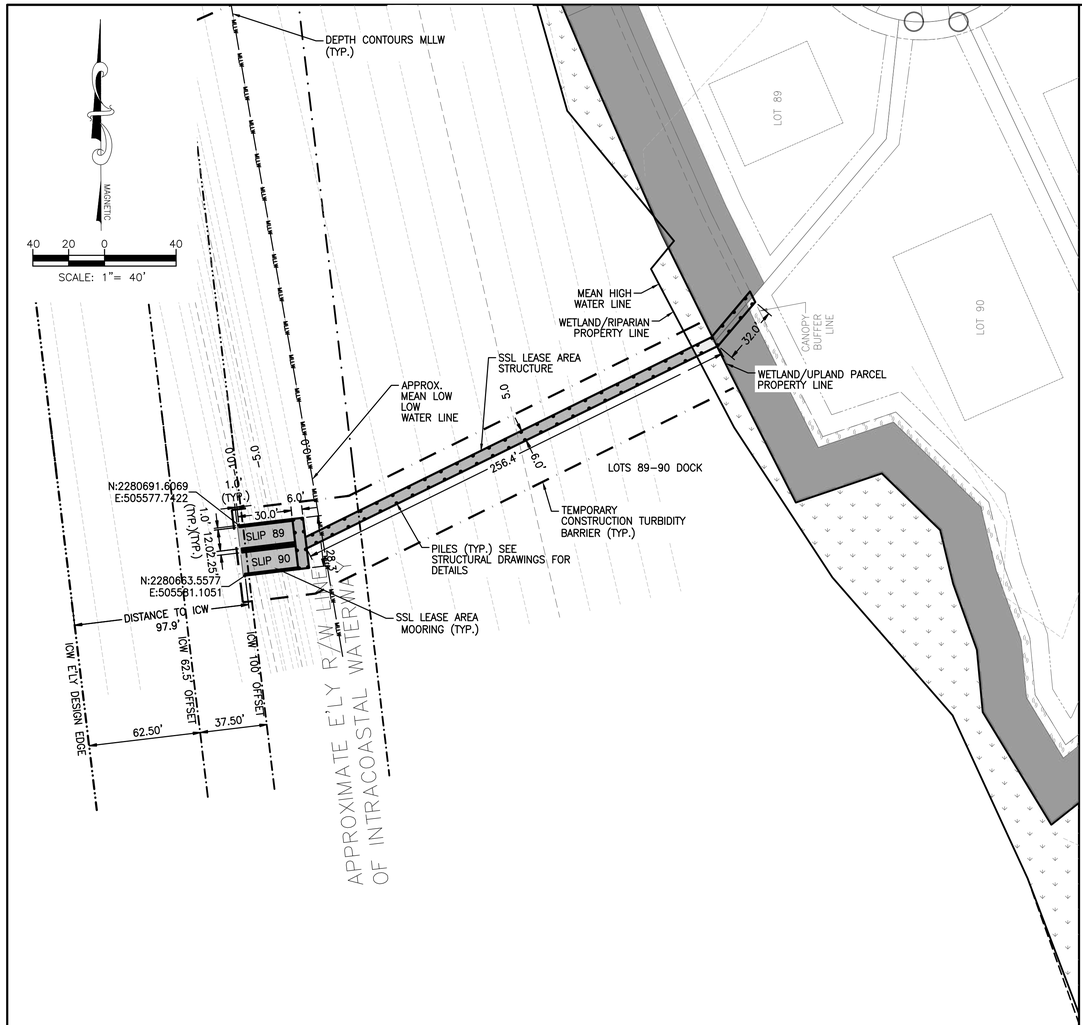
SHEET TITLE

CRANE ISLAND DOCKS PROPOSED PLAN DETAILS

SHEET NUMBER

C-106

PERMIT SET



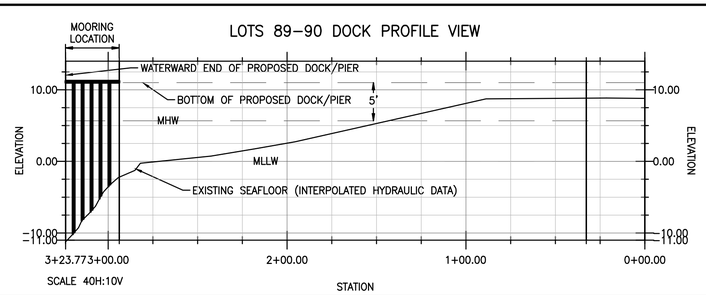
WATER BODY DATA		
TOTALS	EXISTING	PROPOSED
AVERAGE WIDTH OF WATER BODY*	–	539 LF
WIDTH OF DOCK OVER WATER BODY**	–	106 LF
% DOCK WIDTH/WATER BODY WIDTH	–	19.7%

* DISTANCE MEASURED FROM SHORELINE TO SHORELINE.
** DISTANCE MEASURED FROM SHORELINE TO WATERWARD END.

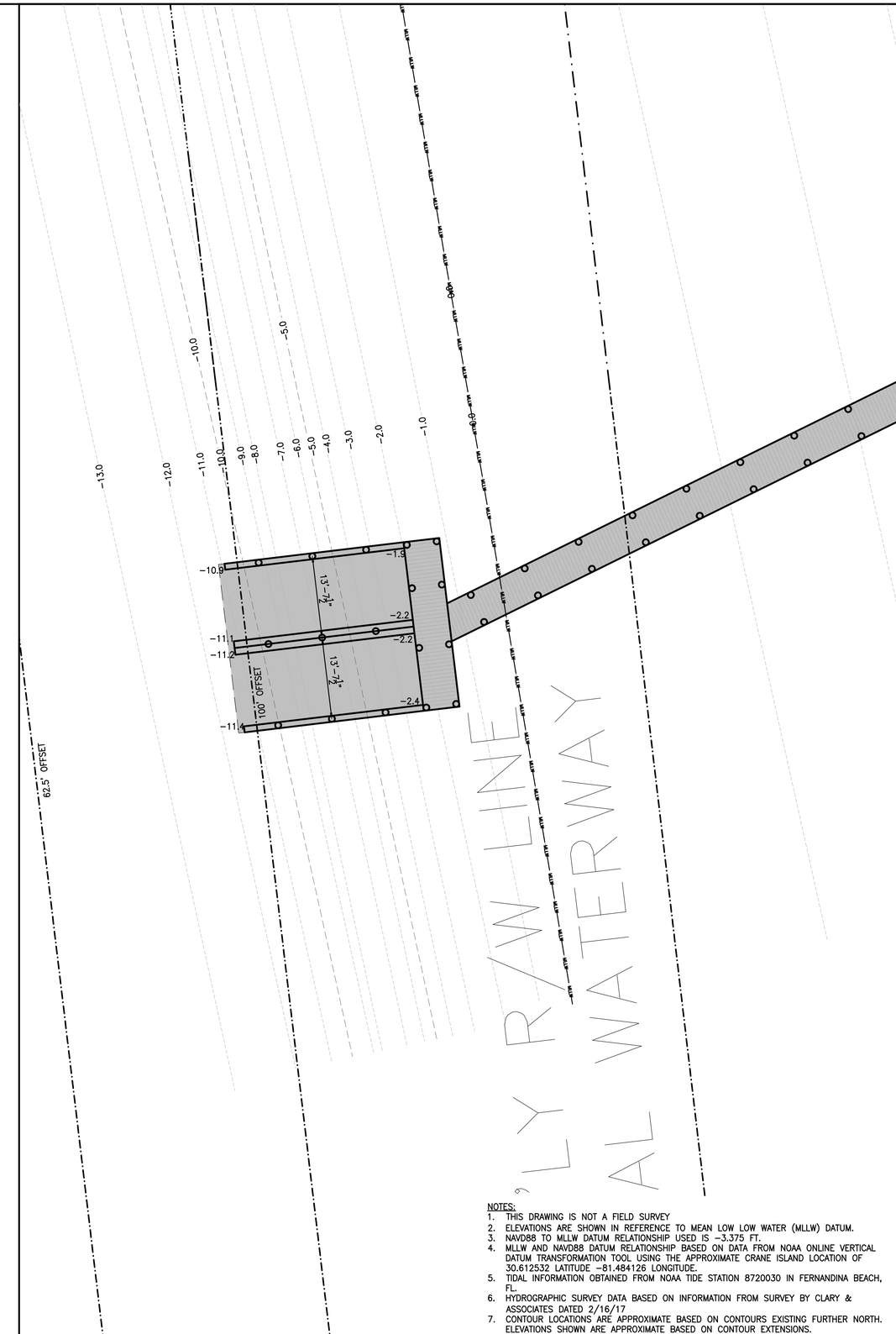
LOTS 89–90 DOCK DATA		
TOTALS	ALLOWED	PROPOSED
LENGTH OF RIPARIAN SHORELINE	–	547 LF
AREA OVER UPLANDS	–	196 SF
AREA OVER WETLANDS	–	77 SF
AREA OVER WATER*	–	1,753 SF
MOORING AREA*	–	744 SF
SOVEREIGNTY SUBMERGED LANDS PREEMPTED AREA**	5,470 SF	2,497 SF
RATIO OF PREEMPTED AREA TO RIPARIAN SHORELINE	–	$\frac{2497\ SF}{547\ LF}$ = 4.56
MEAN HIGH WATER LEVEL AREA	–	62.83 SF

* DOCK AND MOORING AREAS INCLUDE 1.0' ROOF OVERHANG AREA OFF THE WATERWARD END OF DOCK.
** TOTAL DOCK AND MOORING AREA BETWEEN THE MEAN HIGH WATER LINE AND THE WATERWARD END OF DOCK.

LOTS 89-90 DOCK



LOTS 89-90 DOCK PROFILE



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6. HYDROGRAPHIC SURVEY DATA BASED ON INFORMATION FROM SURVEY BY CLARY & ASSOCIATES DATED 2/16/17
7. CONTOUR LOCATIONS ARE APPROXIMATE BASED ON CONTOURS EXISTING FURTHER NORTH. ELEVATIONS SHOWN ARE APPROXIMATE BASED ON CONTOUR EXTENSIONS.

LOTS 89-90 DOCK CLOSE-UP

SCALE 1"=10'

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RS&H, Inc.
10748 Deerwood Park Blvd. South
Jacksonville, Florida 32256-0597
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SHEET TITLE

CRANE ISLAND DOCKS PROPOSED PLAN DETAILS

SHEET NUMBER

C-107

PERMIT SET