



APPLICATION FOR  
FUTURE LAND USE MAP (FLUM)  
AMENDMENT  
SMALL-SCALE (<10 ACRES)

(OFFICIAL USE ONLY)  
Application #: CFA 17-013  
Date Filed: \_\_\_\_\_

(1) Name and Address of the Owner:

Name: Charles C. Crittenden & Leah P. Crittenden Kozee

Mailing address: P.O. Box 591  
Yulee, FL, 32041

Telephone: (904) 556-6077

Email: \_\_\_\_\_

received  
11/12/19

(2) Name and Address of the Applicant / Authorized Agent:

Name: Kathleen Boswell

Mailing address: 2353 Village Drive  
Kingsland, GA, 31548

Telephone: (912) 269-0055

Email: broker@magnoliarealtyga.com

(PLEASE NOTE: If applicant is not the owner, this application must be accompanied by completed Owner's Authorization for Agent form.)

(3) Location:

On the West side of US HWY 17  
(north, south, east, west) (street)

between Koen Lane and Goodbread Road  
(street) (street)

(4) Parcel Identification Numbers:

50 - 3N - 27 - 4720 - 0051 - 0000

Please attach additional Parcel Identification numbers using 8½" x 11" size paper with the answers typed or printed legibly

(OFFICIAL USE ONLY)

Legal Advertisement deadline: 11/22/19

Newspaper for legal advertisement: \_\_\_ Fernandina Beach News Leader \_\_\_ Nassau County Record

PZB Hearing Date: \_\_\_/\_\_\_/\_\_\_

BOCC Hearing Date: \_\_\_/\_\_\_/\_\_\_

(5) **Current Future Land Use Map Designation:** Commercial General

(6) **Proposed Future Land Use Map Designation:** Public Building Grounds

(7) **Area (acres):** .38

(8) **Current Use (list any improvements or uses on the site):**

Vacant Structure

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(9) **Water Supply:**

- ☒ Private Well  
☐ Private treatment plant  
☐ Public Water System \_\_\_\_\_ (name of provider)

(10) **Wastewater Treatment:**

- ☒ On-site Sewage Treatment System  
☐ Private Sewer Treatment Plant  
☐ Public Water System \_\_\_\_\_ (name of provider)

(11) **Review Criteria for Future Land Use Map Amendments:**

All amendments to the Future Land Use Map (FLUM) shall provide justification for the need for the proposed amendment. In evaluating proposed amendments, the County shall consider each of the following. Please attach a response to the following using 8½" x 11" size paper with the answers typed or printed legibly and identifying the question on the application.

(A) Demonstrate the extent to which the proposed amendment discourages urban sprawl per F.S. 163.3177(6)(a)(9), of which indicators are:

- i. *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

**Proposed amendment allows beneficial use of existing structure within parameters of the zoning ordinance and historical commercial use of property**

- ii. *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*

**This proposed amendment is a recognition the historical character of property thereby discouraging sprawl.**

- iii. *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*

**Property on all sides of proposed amendment has been developed.**

- iv. *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

**There are no environmentally sensitive resources on the property.**

- v. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*

**There are no adjacent agricultural or silviculture properties.**

- vi. *Fails to maximize use of existing public facilities and services.*  
**Proposal to maintains existing public and private resources. Water use will be less than for a single residential unit.**
- vii. *Fails to maximize use of future public facilities and services.*  
**No further development of public facilities is contemplated beyond widening of US17 which would consume this property.**
- viii. *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*  
**This proposal will restore the historical commercial use of this property. The level of use will place no burdens on public services or facilities.**
- ix. *Fails to provide a clear separation between rural and urban uses.*  
**Proposal is for an urban use to replace an urban use in the middle of an urban use area.**
- x. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*  
**This proposal corrects the FLU map which currently discourages use of this property.**
- xi. *Fails to encourage a functional mix of uses.*  
**Proposed use is fully compatible with surrounding existing uses.**
- xii. *Results in poor accessibility among linked or related land uses.*  
**This property provides no existing link or hindrance linkage of adjacent properties.**
- xiii. *Results in the loss of significant amounts of functional open space.*  
**Property contains no significant existing open space.**

- (B) Demonstrate the extent to which the proposed amendment is contiguous to an existing urban or urban transitioning area served by public infrastructure;

**Properties to north, south, and east are currently developed with urband uses. Property to west is a constructionstaging area for work on State Route 200. It is owned by the school system.**

**This is the original development in the area. Please see attatched images.**

**Exhibit "A" - Original 1920's Site Development**

**Exhibit "B" - Current Photo (note retention of historical character)**

- (C) Demonstrate the extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;

**Applicant is unaware of any vested unbuilt development adjacent to the proposed amendment. It is encircled by ENCAPA.**



- (D) Demonstrate the extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County's Capital Improvement Plan, the Florida Department of Transportation Five -Year Work Program, the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program, or privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;

**This proposal will not place a burden on existing public infrastructure. Structure will be vacant most of the time with only occasional daylight usage by a maximum of 5 cars. Long-term useage will hopefully include occupancy of up to 3 real estate agents and possibly a contractor office.**

- (E) Demonstrate the extent to which the amendment will result in a fiscally and environmentally sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates a context sensitive use of land; ensures compatible development adjacent to agriculture and environmentally sensitive lands; protects environmental and cultural assets and resources; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community.

**Proposed use is completely compatible with all existing surrounding land uses. There are no sensitive areas adjacent. This is a reuse of probably the most significant cultural resource in the vicinity.**

- (F) Demonstrate the extent to which the amendment results in a compact development form that fosters emergence of vibrant, walkable communities; makes active, healthier lifestyles easier to enjoy; conserves land; supports transportation alternatives; reduces automobile traffic congestion; lowers infrastructure costs; reduce vehicular miles traveled and costs related to household transportation and energy; and puts destinations in closer proximity. Successful compact development is illustrated through the use of:

1. Clustered population and/or employment centers;
2. Medium to high densities appropriate to context;
3. A mix of land uses;
4. Interconnected street networks;
5. Innovative and flexible approaches to parking;
6. Multi-modal transportation design including pedestrian, bicycle, and transit-friendly options;
7. And proximity to transit.

**This is a redevelopment of a property of less than an acre that does not affect negatively any of the stated desired outcomes.**

- (G) Demonstrate the extent to which the amendment does not propose environmental impacts that would significantly alter the natural landscape and topography such that it would exacerbate or lead to increased drainage, flooding, and stormwater issues.

**The only anticipated alteration of the natural landscape is the removal of two cedar trees on either side of the existing drive to improve safety and the paving of a driveway and parking area (probably 4 cars plus a handicapped space) as required by Nassau County ordinances.**



Nassau County Department of Planning &  
Economic Opportunity

96161 Nassau Place  
Yulee, Florida 32097

**CONSENT FOR INSPECTION**

I, Kathleen Boswell, the owner or authorized agent for the owner of the premises located at 850973 US HWY 17, Yulee, FL, 32097 do hereby consent to the inspection of said premises and the posting of public notice by an employee of the Department of Planning & Economic Opportunity, Nassau County, Florida, in conjunction for an application pursuant to a:

- |  |   |
|--|---|
| <input type="checkbox"/> Rezoning/Modification | <input type="checkbox"/> Conditional Use                          |
| <input type="checkbox"/> Variance              | <input type="checkbox"/> Preliminary Binding Site Plan            |
| <input type="checkbox"/> Plat                  | <input checked="" type="checkbox"/> Future Land Use Map Amendment |

without further notice.

Dated this 12<sup>th</sup> day of November, 20 19.

Kathleen Boswell  
Signature of Owner or Authorized Agent

912-269-0055  
Telephone Number

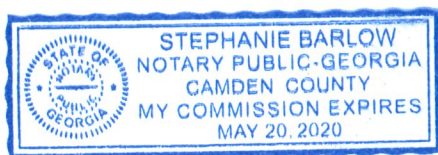
State of Florida Georgia  
County of Camden

Signed and sworn before me on this 11 day of November, 20 19.  
By in person

Identification verified: yes Id  
Oath sworn: ✓ Yes \_\_\_\_\_ No \_\_\_\_\_

SBarlow  
Notary Signature

My Commission expires: May 20, 2020



**(12) Other Required Attachments:**

- ☒ Owners Authorization for Agent\* (form is attached to this application)
- ☒ Consent for Inspection Form (form is attached to this application)
- ☒ Location Map
- ☒ Legal description
- ☒ Survey

\*NOTE: If prepared or signed by an agent, a notarized Owner's Authorization for Agent form must be provided.

**(13) Signatures:**

In filing this application, the undersigned understands it becomes a part of the official records of the Planning and Zoning Board and does hereby certify that all information contained herein is true to the best of his/her knowledge.

Signature of Owner: \_\_\_\_\_

Signature of Applicant/Agent: Kathleen Biswell  
(if different than Owner)

State of Florida Georgia  
County of Camden

Signed and sworn before me on this 11 day of November, 2019.

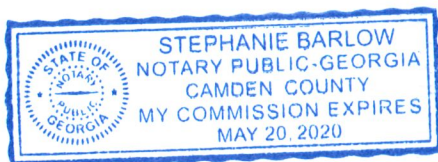
By in person

Identification verified: yes Id

Oath sworn: ✓ Yes \_\_\_\_\_ No \_\_\_\_\_

Sbnuon  
Notary Signature

My Commission expires: May 20, 2020





Nassau County Department of Planning &  
Economic Opportunity  
96161 Nassau Place  
Yulee, Florida 32097

### OWNER'S AUTHORIZATION FOR AGENT

KATHLEEN BOSWELL is hereby authorized TO ACT ON BEHALF OF  
CHARLES C. CRITTENDEN / PENNY KOZEE CRITTENDEN the owner(s) of those lands described within the  
attached application, and as described in the attached deed or other such proof of ownership as may be  
required, in applying to Nassau County, Florida, for an application pursuant to a:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Rezoning/Modification | <input checked="" type="checkbox"/> Conditional Use               |
| <input checked="" type="checkbox"/> Variance              | <input checked="" type="checkbox"/> Preliminary Binding Site Plan |
| <input checked="" type="checkbox"/> Plat                  | <input checked="" type="checkbox"/> Future Land Use Map Amendment |

BY: Charles C. Crittenden  
Signature of Owner

CHARLES C. CRITTENDEN  
Print Name

Penny C. Kozee  
Signature of Owner

Penny C. Kozee  
Print Name

904) 556-6677  
Telephone Number

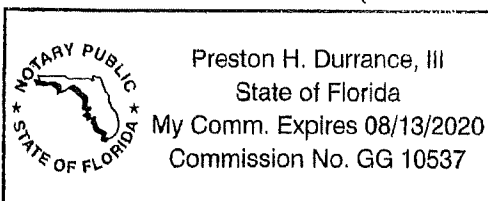
State of Florida  
County of Nassau

Signed and sworn before me on this 11 day of October, 2019.  
By Charles C. Crittenden

Identification verified: Georgia drivers license  
Oath sworn: Yes X No

Preston H. Durrance III  
Notary Signature

My Commission expires: 08/13/2020



**COPY**

**PERSONAL REPRESENTATIVE'S RELEASE AND  
CERTIFICATE OF DISTRIBUTION OF REAL  
PROPERTY**

(single individual personal representative)

The undersigned, **CHARLES CURTIS CRITTENDEN**

whose post office address is P.O. Box 1383

Fernandina Beach, FL 32035, as personal

personal representative of the estate of

**JAMES LEON CRITTENDEN, JR., deceased,**

deceased, hereby acknowledges that title to the real property located

in Nassau County, Florida, owned by the decedent at the time of death,

described as follows:

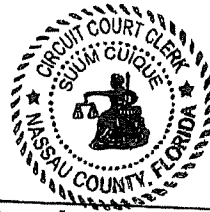
All that certain piece, parcel or tract of land situate lying and being in the County of Nassau and State of Florida, being more particularly described as follows:

A portion of Lot 50, North Yulee, Nassau County, Florida, according to plat recorded in the public records of said county in plat Book 2, page 26, said portion being more particularly described as follows: Begin at an iron pipe set on the Easterly right-of-way line of Davis Avenue (a 75 foot right-of-way) for the Northwest corner of Lot 50 aforementioned, and run North 83 degrees 59 minutes East along the Northerly line of said Lot a distance of 69.05 feet to an iron pipe; run thence South 43 degrees 25 minutes 20 seconds West a distance of 90.90 feet to an iron pipe set on the aforementioned Easterly right-of-way line of Davis Avenue; run thence North 6 degrees 01 minutes West along said right-of-way a distance of 59.10 feet to the Point of Beginning.

Also, all that certain lot, tract or parcel of land situate, lying and being in and a part of North Yulee, and known and described on and according to the Plat of North Yulee as all of Lot numbered Fifty-one (51), said North Yulee being a subdivision of a part of the Waterman Grant or Section Fifty (50), Township Three (3) North, Range Twenty-seven (27) East, Nassau County, Florida, a plat of said North Yulee being recorded in the public records of Nassau County, in the office of the Clerk of the Circuit Court of said County, in Plat Book Numbered 2 at page 26;

Property Appraiser's Parcel ID Number 50-3N-27-4720-0051-0000 (the "Property"), vested in **CHARLES CURTIS CRITTENDEN**, whose post office address is P.O. Box 1383, Fernandina Beach, FL 32035, and **LEAH PATRICE CRITTENDEN KOZEE**, whose post office address is P. O. Box 785, Byron, GA 31008 (the "Beneficiary" or "Beneficiaries") by operation of law as of the date of the decedent's death pursuant to Florida law as will more fully appear from the proceedings in the Circuit Court for Nassau County, Florida, Probate Division, in File No. 03-163-CP, subject to

INSTR # 200409408  
OR BK 01215 PGS 0372-0373  
RECORDED 03/15/2004 01:59:33 PM  
J. M. OXLEY JR  
CLERK OF CIRCUIT COURT  
NASSAU COUNTY, FLORIDA  
DOC TAX PD(F.S.201.02) 0.70  
RECORDING FEES 10.50



*John A. Crawford*  
**A CERTIFIED TRUE COPY**  
*[Signature]*  
CLERK CIRCUIT/COUNTY COURT  
NASSAU COUNTY, FLORIDA

Rec'd 10:50  
11:20



COPY

rights of the personal representative under Sections 733.607 and 733.608 of the Florida Probate Code to take possession or control of the Property, or to use, sell, encumber or otherwise exercise control over the Property (1) for the payment of devises, debts, family allowance, estate and inheritance taxes, claims, charges, and expenses of administration, (2) to enforce contribution and equalize advancement, or (3) for distribution.

Having determined that the Property is not needed for any of the foregoing purposes, except distribution, and that the Property should be released and distributed to the Beneficiary or Beneficiaries, the personal representative hereby releases the Property from all rights and powers of the personal representative and acknowledges that the Property is vested in CHARLES CURTIS CRITTENDEN and LEAH PATRICE CRITTENDEN KOZEE free of all rights of the personal representative.

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of the decedent, has executed this instrument on March 12, 2004.

Executed in the presence of:

Kimberly B. Veltre  
Name: KIMBERLY B. VELTRE

Charles Curtis Crittenden  
CHARLES CURTIS CRITTENDEN, as Personal Representative of the Estate of JAMES LEON CRITTENDEN, JR., deceased

Jamie M. Grandas  
Name: JAMIE M. GRANDAS

STATE OF FLORIDA  
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of March, 2004, by Charles Curtis Crittenden ☒ who is personally known to me [ ] or who has produced as identification.

H. Price Poole, Jr.  
Notary Public in and for the County and State aforesaid  
Name of Notary: H. PRICE POOLE, JR.  
My Commission Expires:

Record & Return To

THIS INSTRUMENT PREPARED BY:  
H. Price Poole, Jr.  
POOLE & POOLE, P.A.  
303 Centre Street, Suite 200  
Fernandina Beach, FL 32034



H. Price Poole, Jr.  
MY COMMISSION # DD075643 EXPIRES  
March 20, 2006  
BONDED THRU TROY FARM INSURANCE INC

LOT 51 & S-2 OF LOT 50  
IN OR 1215/372  
NORTH YULEE PB 2/26  
1/2 HX INT

CRITTENDEN CHARLES CURTIS &  
KOZEE LEAH PATRICE CRITTENDEN  
PO BOX 591  
YULEE, FL 32041-0591

Naassau County 2019 R  
CARD 001 of 001  
BY VGARRETT

PRINTED 10/11/2019 12:57  
APPR 7/12/2018 SBX

AE? Y 1.00 2 1.0  
BUSE 000100 SINGLE FAM  
MOD 1 SFR  
EXW 05 AVERAGE  
RSTR 03 GABLE/HIP  
RCVR 01 MINIMUM  
INTW 02 WALL BD/WD  
FLOR 09 PINE WOOD  
HTTP 04 AIR DUCTED  
A/C 03 CENTRAL  
QUAL 03 CLASS  
FUNDN  
SIZE  
CEIL  
ARCH  
FRME 02 WOOD FRAME  
KITCH  
WINDO  
CLAS  
OCC  
COND  
SUB  
UOP00  
BAS93  
FOP93

AE? Y 1.00 2 1.0  
BATH  
FIXT  
BDRM  
RMS  
UNITS  
C-W%  
HGHT  
PWTR  
STYS  
ECON  
FUNC  
SPCD  
DEPR  
ADDS  
UD-2  
UD-3  
UD-4  
UD-5  
UD-6  
UD-7  
UD-8  
UD-9  
%  
A-AREA  
242 20 48  
816 100 816  
336 30 101

816 HTD AREA  
965 EFF AREA  
47,237 RCN  
80.75 %GOOD  
FIELD CK:  
LOC: 850973 US HWY 17 YULEE

89.000 INDEX  
48.950 E-RATE  
38,143 B BLDG VAL  
4051.00 YULEE COM/IND  
100.000 INDX  
1938 AYB  
1970 EYB

000100 SINGLE FAMILY  
SIR 50- 3N- 27  
MKT AREA 04  
APPR 3  
AC .381  
NTCD  
APPR CD  
CND0  
SUBD  
BLK  
LOT  
MAP# 5C/33S  
TXDT 88,949 CITXBL  
BLDG TRAVERSE  
UOP2000-W24 S8 BAS1993-W5 S34 FOP1993-S14  
E24 N14 W24\$ E24 N34 W19\$ E19 S10 E5 N18\$

PERMITS  
NUMBER DESC AMT ISSUED  
E996220 CHNGE SRVC 100 8/01/1999

SALE  
BOOK PAGE DATE PRICE  
1215 372 3/15/2004 U I 100  
GRANTOR CRITTENDEN CHARLES C P/R  
GRANTEE CRITTENDEN CHARLES & LEAH P C KOZE  
894 86 8/05/1999 O I 55000  
GRANTOR DAVIS MAUDE DELORES  
GRANTEE CRITTENDEN JAMES L

FIELD CK:  
PRICE ADJ UT PR SPCD % GOOD XFOB VALUE  
2.750 26.00 26.00 313  
2.200 26.00 26.00 609

UNITS UT SF  
PRICE ADJ UT PR LAND VALUE  
3.000 3.00 49,884

Data is  
Subject to  
Change

## Exhibit A Original 1920's Site Development



Above, the D. W. Terrell service station was originally a Davis home in Crandall. It was moved to Yulee in the 1920's and served the heavy tourist traffic that U.S. 17 generated as the primary north-south road until the 1970's. It eventually was converted back to a home.

Below are the Stillwell cottages, service station and lunch bar, which operated north of Yulee at, and north of Page's Dairy Road on U.S. 17. It was owned and operated in the heavy traffic period of U.S. 17 during the 1920 to 1950 period by Mr. & Mrs. B.C. Stillwell. This was the northern edge of commercial and most residential building in the Yulee area because of the ownership and leasing of the forest lands by the large pulp processing mills. Most of the cottages were moved or demolished in the early 1960's when the current Pine Forest Motel was built on the site.

Frank Speal Collection



## Exhibit B

Current Photo (note retention of historical character)





PREPARED BY

# EXACTA

LAND SURVEYORS

Serving all of Florida



PROPERTY ADDRESS: 850973 HIGHWAY 17 N, YULEE, FLORIDA 32097

SURVEY NUMBER: 1810.1769

FIELD WORK DATE: 11/15/2018

REVISION DATE(S): (REV: 11/02/2018)

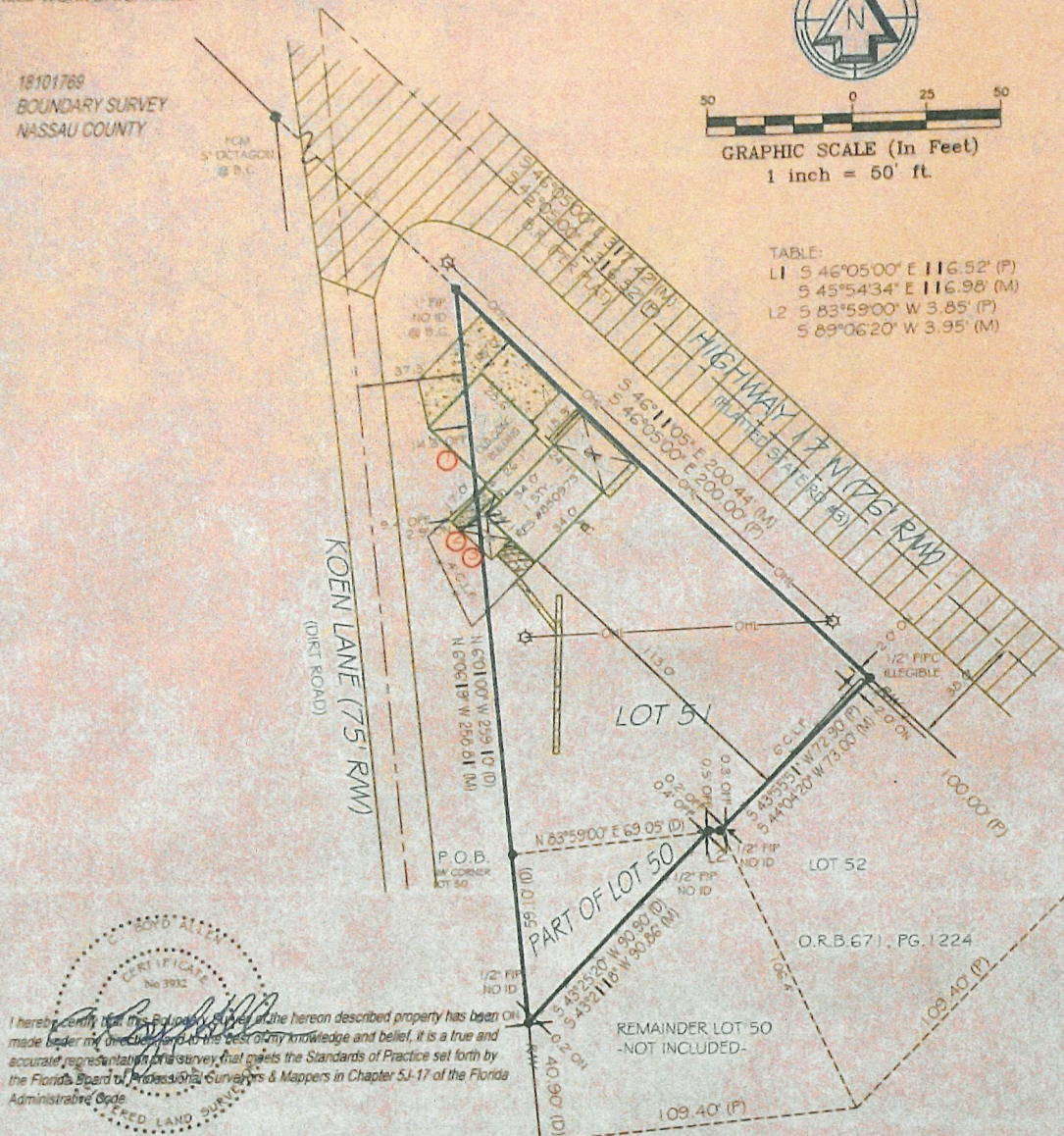
18101769  
BOUNDARY SURVEY  
NASSAU COUNTY



GRAPHIC SCALE (In Feet)  
1 inch = 50' ft.

TABLE:

L1 S 46°05'00" E 116.52' (P)  
S 45°54'34" E 116.98' (M)  
L2 S 83°59'00" W 3.85' (P)  
S 89°06'20" W 3.95' (M)



I hereby certify that the boundary lines of the hereon described property has been made under my direct supervision to the best of my knowledge and belief, it is a true and accurate representation of the survey, that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing herein shall be construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

#### FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN NASSAU COUNTY, COMMUNITY NUMBER 120170, DATED 08/02/17.

#### POINTS OF INTEREST

1. BUILDING OVER PROPERTY LINE 2. STORAGE OVER PROPERTY LINE 3. C/P OVER PROPERTY LINE

CLIENT NUMBER:

DATE: 11/02/18

BUYER: CHARLES CRITTENDEN

SELLER: CHARLES CRITTENDEN

CERTIFIED TO: CHARLES CRITTENDEN



Florida Land  
Title Association

AFFILIATE  
MEMBERS

EXACTA LAND SURVEYORS, INC.

11940 Fairway Lakes Drive, Suite 1, Ft. Myers, FL 33913  
LB# 7337 | P: 866.735.1916 | F: 866.744.2882

Please Remit Payment To: 2132 E 9th St | Suite 310, Cleveland, OH 44115

This is page 1 of 2 and is not valid without all pages.



## LEGAL DESCRIPTION:

A PORTION OF LOT 50, NORTH YULEE, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE EASTERLY RIGHT-OF-WAY LINE OF DAVIS AVENUE (A 75 FOOT RIGHT-OF-WAY) AT THE NORTHWEST CORNER OF SAID LOT 50; THENCE N83°59'00"E ALONG THE NORTHERLY LINE OF SAID LOT A DISTANCE OF 69.05 FEET; THENCE S43°25'20"W, 90.90 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF DAVIS AVENUE; THENCE N06°01'00"W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 59.10 FEET TO THE POINT OF BEGINNING.

ALSO ALL OF LOT 51, NORTH YULEE, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA

## JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF S46°05'00"E IS BASED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 17 N, LOCATED WITHIN NORTH YULEE, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

## GENERAL SURVEYOR NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
- This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
- If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Exacta by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
- This survey is exclusively for the use of the parties to whom it is certified.
- Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Dimensions are in feet and decimals thereof.
- Due to varying construction standards, house dimensions are approximate.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at [www.fema.gov](http://www.fema.gov).
- All corners marked as set are at a minimum a 1/2" diameter, 18" iron rebar with a cap stamped LB#7337.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 51-17.062 (3) of the Florida Administrative Code. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
- Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property location, and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logo or references to third party firms are for informational purposes only.
- Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

## LEGEND:

UNETYPES (UNLESS OTHERWISE NOTED)	SYMBOLS (UNLESS OTHERWISE NOTED)
BOUNDARY LINE	REAL FENCE
STRUCTURE	OVERHEAD LINES
CENTERLINE	SURVEY TIE LINE
CHANNELS OF WATER	WALL OR PARTY WALL
EASEMENT	WOOD FENCE
EDGE OF WATER	WIRE FENCE

## SURVEYOR'S LEGEND

SURFACE TYPES (UNLESS OTHERWISE NOTED)	SYMBOLS (UNLESS OTHERWISE NOTED)
ASPHALT	BRICK OR TILE
CONCRETE	CONCRETE SLAB
WATER	WOOD

SYMBOLS (UNLESS OTHERWISE NOTED)	SYMBOLS (UNLESS OTHERWISE NOTED)
REACH MARK	PIPE HYDRANT
CENTERLINE	PAV OR SET MEALMENT
CENTRAL ANGLE OR DELTA	OUTWIRE OR ANCHOR
COMMON OWNERSHIP	MANHOLE
CONTROL POINT	TREE
CONCRETE MONUMENT	UTILITY OR LIGHT POLE
CATCH BASIN	WELL
ELEVATION	

(C) CALCULATED	E.D.W. EDGE OF WATER	N.T.S. NOT TO SCALE	R.P. RADIUS POINT	A.F. ACCESS EASEMENT
(D) DEED	ELEV. ELEVATION	N.A.V.M.S. NORTH AMERICAN VERTICAL	R.W. RIGHT OF WAY	A.H.E. ANCHOR EASEMENT
(F) FIELD	ELM. ELECTRIC METER	DATUM OF 1988	RES. RESIDENT	C.M.E. CANAL MAINTENANCE ESMT
(M) MEASURED	ENCL. ENCLOSURE	NGVD29 NATIONAL GEODETIC	RGE. RANGE	C.U.E. COUNTY UTILITY ESMT
(P) PLAT	ENT. ENTRANCE	VERTICAL DATUM OF 1929	S.B.L. SET BACK LINE	C.D.E. DRAINAGE EASEMENT
(R) RECORD	FUB. FINISHED UTILITY BOX	O.C.S. ON CONCRETE SLAB	S.C.L. SURVEY CLOSURE LINE	C.D.E. DRAINAGE AND UTILITY ESMT
(S) SURVEY	F.F. FINISHED FLOOR	O.G. ON GROUND	S.T.L. SURVEY TIE LINE	ESMT. EASEMENT
A.S.B.L. ACCESSORY SETBACK LINE	F.O.P. EDGE OF PAVEMENT	O.R.B. OFFICIAL RECORD BOOK	S.W. SEAWALL	I.E.E. INGRESS/EGRESS ESMT
A.C. AIR CONDITIONING	F.D.H. FOUND DRILL HOLE	O.R.V. OFFICIAL RECORD VOLUME	S.G.D. SET GLUE DISC	I.P.R.E. IRRIGATION EASEMENT
B.C. BLOCK CORNER	F.C.M. FND CONCRETE MONUMENT	O.V. OVERHANG	S.W. SIDEWALK	L.A.E. LIMITED ACCESS ESMT
B.F.P. BACKFLOW PREVENTOR	F.P. FOUND IRON PIPE	O/S. OFFSET	S.C.B. SCREEN	L.B.E. LANDSCAPE BUFFER ESMT
B.R. BEARING REFERENCE	F.P.C. FOUND IRON PIPE & CAP	O/U. OUTSIDE OF SUBJECT PARCEL	SEC. SECTION	L.F. LAKE OR LANDSCAPE
B.R.L. BUILDING RESTRICTION LINE	F.R. FOUND IRON ROD	O/H. OVERHANG	SEP. SEPTIC TANK	M.E. MAINTENANCE EASEMENT
B.W. BAYBOX WINDOW	F.R.C. FOUND IRON ROD & CAP	O/L. OVERHEAD LINES	SEW. SEWER	P.U.E. PUBLIC UTILITY EASEMENT
B.L.D. BUILDING	F.N. FOUND NAIL	O/N. INSIDE OF SUBJECT PARCEL	SURK. SET IRON ROD & CAP	R.O.E. ROOF OVERHANG ESMT
B.L.K. BLOCK	F.N.D. FOUND NAIL AND DISC	P.B. PLAT BOOK	SNKD. SET NAIL & DISC	S.W.E. SIDEWALK EASEMENT
B.M. BENCHMARK	F.N.D. FOUND	P.C. POINT OF CURVATURE	SQ.F. SQUARE FEET	S.W.M.E. STORM WATER MANAGEMENT EASEMENT
B.S.M.T. BASEMENT	F.F.N. FOUND PARKER-KALON NAIL	P.C.C. POINT OF COMPOUND	STY. STORY	T.E.U. TECHNOLOGICAL UTILITY ESMT
C. CURVE	F.F.N.D. FOUND PK NAIL & DISC	P.C.P. CURVATURE	SV. SEWER VALVE	U.E. UTILITY EASEMENT
C.B. CONCRETE BLOCK	F.F.R.S.P. FOUND RAILROAD SPIKE	P.I. POINT OF INTERSECTION	T.O.B. TOP OF BANK	
C.L.F. CHAIN LINK FENCE	G.A.R. GARAGE	P.I. POINT OF INTERSECTION	T.B.M. TEMPORARY BENCHMARK	
C.O. CLEAN OUT	G.M. GAS METER	P.O.B. POINT OF BEGINNING	TEL. TELEPHONE FACILITIES	
C.V.G. CONCRETE VALLEY GUTTER	I.D. IDENTIFICATION	P.O.C. POINT OF COMMENCEMENT	TWP. TOWNSHIP	
C.L. CENTER LINE	I.L.G. ILLIGIBLE	P.P. PINCHED PIPE	TX. TRANSFORMER	
C.P. COVERED PORCH	I.N.S.T. INSTRUMENT	P.R.C. POINT OF REVERSE CURVATURE	TYP. TYPICAL	
C.S. CONCRETE SLAB	I.N.T. INTERSECTION	P.R.M. PERMANENT REFERENCE MONUMENT	U.R. UTILITY RISER	
C.V. CABLE TV RISER	L. LENGTH	P.T. POINT OF TANGENCY	UR. UTILITY RISER	
C.H. CHORD BEARING	L.B.A. LICENSE # - BUSINESS	P.E. POOL EQUIPMENT	V.F. VINYL FENCE	
C.H.A. CHIMNEY	L.S.A. LICENSE # - SURVEYOR	P.G. PAGE	W.F. WOODEN FENCE	
C.O.R. CORNER	M.E. MAP BOOK	P.L.S. PROFESSIONAL LAND SURVEYOR	W.C. WITNESS CORNER	
C.S.W. CONCRETE SIDEWALK	M.F. METAL FENCE	P.L.T. PLANTER	W.F. WATER FILTER	
D.F. DRAIN FIELD	M.E.S. METELED END SECTION	P.S.M. PROFESSIONAL SURVEYOR AND MAPPER	W.M. WATER METER/VALVE BOX	
D.H. DRILL HOLE	M.H. MAINHOLE	R. RADIUS OR RADIAL	W.V. WATER VALVE	
D.W. DRIVEWAY	N.R. NON RADIAL			

## ELECTRONIC SIGNATURE:

In complete accordance with Florida Statute 472.025 and Pursuant to the Electronic Signature Act of 1996 or Florida Statute TITLE XXXIX Chapter 472, I, the undersigned, have signed this survey electronically. Therefore, this survey PDF, if authentic, is completely official and enforceable. In order to validate the Electronic Signature of PDF surveys sent via [www.surveystars.com](http://www.surveystars.com), you must use a hash calculator. A free hash calculator is available for download at: [www.surveystars.com/get/System/Free-Management/Hash-Calculator-Kurk.html](http://www.surveystars.com/get/System/Free-Management/Hash-Calculator-Kurk.html)

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- Click the square button bottom in the upper right hand corner of the Hash Calculator to live and select the saved Survey PDF document and click the COMPUTE button in the lower right hand corner of the Hash Calculator
- Compare the 40 digit string of characters in the SHA-1 line to the 40 digit SHA-1 characters for the survey in the pdf file in [www.surveystars.com](http://www.surveystars.com) or as printed on the invoice for that survey

- If the 40 digit string of characters are exactly the same on the invoice for the survey file at [www.surveystars.com](http://www.surveystars.com) as they are in the Hash Calculator, then this PDF is authentic. If the 40 digit string of characters does not match exactly, then the PDF has been tampered with and is not authentic.

## PRINTING INSTRUCTIONS:

- While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab
- Select a printer with legal sized paper.
- Under "Print Range", click select the "All" toggle
- Under the "Page Handling" section, select the number of copies that you would like to print
- Under the "Page Scaling" selection drop down menu, select "None"
- Uncheck the "Auto Rotate and Center" checkbox
- Check the "Choose Paper size by PDF" checkbox
- Click OK to print.

## TO PRINT IN BLACK &amp; WHITE:

- In the main print screen, choose "Properties"
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