



**APPLICATION FOR  
FUTURE LAND USE MAP (FLUM)  
AMENDMENT  
(10+ ACRES)**

(OFFICIAL USE ONLY)

Application #: \_\_\_\_\_  
Date Filed: 12/27/19 *DM*

**(1) Name and Address of the Owner:**

Name: See attached owner's list

Mailing address: \_\_\_\_\_

Telephone: \_\_\_\_\_

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

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

Name: Gregory E. Matovina

Mailing address: 12443 San Jose Blvd Ste 504

Jacksonville, FL 32223

Telephone: 904-993-2857

Email: gmatovina@matovina.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 north and south side of William Burgess Blvd  
(north, south, east, west) (street)

between Nicholas Cutinha Road and Harvester Street  
(street) (street)

**(4) Parcel Identification Numbers: See attached owner's list**

\_\_\_\_\_

\_\_\_\_\_

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: \_\_\_/\_\_\_/\_\_\_

Newspaper for legal advertisement: \_\_\_Fernandina Beach News Leader \_\_\_Nassau County Record

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

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

APPLICATION FOR FUTURE LAND USE AMENDMENT

GENERAL INFORMATION ON OWNERS:

Cook Family Haverstick LLC

P.O. Box 87

Callahan, FL 32011-0087

(Parcel #'s Portion of 08-2N-27-0000-0002-0000, 08-2N-27-0000-0007-0000,  
17-2N-27-0000-0001-0000)

Cook Family Vanzant LLC

P.O. Box 87

Callahan, FL 32011-0087

(Parcel # 08-2N-27-0000-0003-0000, 45-2N-27-000-0002-0000)

JMC Nassau County Properties LLC

P.O. Box 179

Callahan, FL 32011

(Parcels # 08-2N-27-0000-0003-0060, 08-2N-27-0000-0004-0000)

Cook Family Burgess Faye Jones LLC

P.O. Box 87

Callahan, FL 32011-0087

(Parcel # 08-2N-27-0000-0003-0070)

(5) **Current Future Land Use Map Designation:** Agricultural, High Density, Medium Density, Conservation I

(6) **Proposed Future Land Use Map Designation:** T4, T3.5, T3, T1

(7) **Area (acres):** +/- 479

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

Timberland

---

---

(9) **Water Supply:**

- Private Well
- Private treatment plant
- Public Water System JEA (name of provider)

(10) **Wastewater Treatment:**

- On-site Sewage Treatment System
- Private Sewer Treatment Plant
- Public Water System JEA (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.*
- 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.*
- iii. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*
- 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.*

### **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.*

*The proposed development is for a mixed use development including commercial development, apartments, town homes and small lot single family homes with a density of +/- 6 homes per acre.*

- 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.*

*The site is located in the Civic Center and River Village areas of the William Burgess Context and Connectivity Blueprint (the "Blueprint") which are targeted as high density development within the proposed urban development pattern for this area.*

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

*The development does not exhibit any of these patterns. The more intense development is proposed in the Civic Center as called for by the Blueprint and the residential development is clustered around the proposed civic uses (park and elementary school in the central area of the southern parcel).*

- 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.*

*Wetland impacts proposed are limited to critical areas on the site and the proposed impacts are principally to create reasonably developable parcels in in the T-4 zoned areas and to provide connectivity between parcels separated by wetlands. In addition, all of the lands included in the Coastal High Hazard Area along the Nassau River are proposed to be included in a Regional Park.*

- 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 appear to be silvicultural activities on the properties to the east and west of the parcel south of William Burgess Boulevard but these areas are included in the Blueprint and are anticipated to be developed in the future with similar densities as the adjacent parcels.*

- vi. *Fails to maximize use of existing public facilities and services.*

*As what is now considered to be an infill location, the proposed development plans to take advantage of existing services in the area (William Burgess Boulevard, available water and sewer service from JEA, etc.) and expand those services with the addition of major roads, the expansion*

*of William Burgess Boulevard, the dedication of land for an elementary school and regional parks and other development, all in accordance with the Blueprint.*

- vii. *Fails to maximize use of future public facilities and services.*

*Future public facilities are proposed to be provided as part of the development in accordance with the Blueprint including arterial roadways providing connectivity between adjacent parcels and a centrally located regional park and elementary school site.*

- 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.*

*The proposed development is an infill location which uses existing and nearby services, thus minimizing the cost for those services to be provided, in accordance with the Blueprint. The proposed compact and dense layout will also create the walkable community desired by the Blueprint.*

- ix. *Fails to provide a clear separation between rural and urban uses.*

*The nearby uses are all urban in nature or, are proposed to be urban in nature as called for by the Blueprint.*

- x. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*

*The proposed development is infill and does not include any existing neighborhoods and communities to be redeveloped.*

- xi. *Fails to encourage a functional mix of uses.*

*The proposed development includes a proposed mixture of housing types (apartments, townhomes and small lot single family homes) as well retail, office and other commercial space) as required by the Blueprint.*

- xii. *Results in poor accessibility among linked or related land uses.*

*The proposed development will include the connectivity as called for by the Blueprint which provides for auto and pedestrian connectivity between the related uses.*

- xiii. *Results in the loss of significant amounts of functional open space.*

*The proposed development adds open space in the form of public and private parks as required by the Blueprint.*

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

The proposed development is part of the Civic Center and River Village which are proposed to be integral parts of the urban development within the Blueprint with dense uses nearby at Wildlight and public infrastructure available on William Burgess Boulevard and SR200..

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

The vast majority of vested but unbuilt development in the Yulee area is included in the ENCPA where the focus to date has been on commercial development. The number of other proposed residential, for sale developments have been limited in this area over the past 18 months. The population growth and development trends are further discussed and analyzed by Section 2.3 of the Blueprint and provide justification for the proposed land use change.

- (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;

Improvements funded and under construction to SR200 plus the proposed improvements to William Burgess Boulevard and new transportation arteries contemplated to be constructed by the Blueprint will provide adequate transportation infrastructure to serve the proposed development. The proposed development will otherwise be required to meet concurrency requirements for all other infrastructure.

- (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.

The Blueprint addresses these items and the proposed development will comply with the Blueprint. The proposed mixture of land uses includes retail, office and other commercial uses and multifamily, townhome and single family residential uses with the commercial uses focused along William Burgess Boulevard in the Civic Center and the residential uses clustered around the proposed school site and regional park centrally located south of the Civic Center. The uses are linked with proposed improvements to William Burgess Boulevard as well as new traffic arteries per the Blueprint which include pedestrian multiuse paths. The proposed land use is sensitive to the Nassau River with a regional park proposed along the river.

- (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.

The proposed development is near the burgeoning medical node at William Burgess Boulevard SR200 as well as the proposed existing and proposed office uses in Wildlight and the ENCPA. The

densities proposed are consistent with the Blueprint for both commercial and residential development with close to 900,000 square feet of commercial space and approximately 6 units to the acre of residential development proposed. The interconnected street network including multiuse paths have been previously discussed and the Blueprint provides for innovative and flexible approaches to parking.

- (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.

A portion of the proposed development at the southern end near the Nassau River is located in a flood plain and in the Coastal High Hazard area. Although some area of the flood plain is proposed to be filled and developed, it is not anticipated that such fill will increase flooding of other areas due to its proximity to the Nassau River. The area located in the Coastal High Hazard Area is proposed to be developed as a regional park. Storm water retention and treatment will be provided in accordance with St. Johns River Water Management District requirements to ensure that increased drainage, flooding and stormwater issues do not occur.

**(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: Gregory E. Matovina  
(if different than Owner)

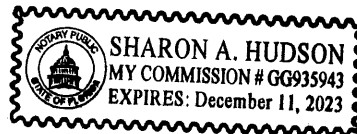
State of Florida  
County of Duval

Signed and sworn before me on this 26<sup>th</sup> day of DECEMBER, 2019.  
By GREGORY E. MATOVINA

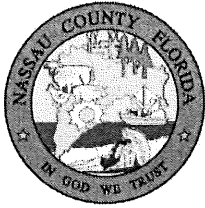
Identification verified: PERSONALLY KNOWN  
Oath sworn: \_\_\_\_\_ Yes  No

Sharon A. Hudson  
Notary Signature

My Commission expires: \_\_\_\_\_







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

**OWNER'S AUTHORIZATION FOR AGENT**

Gregory E. Matovina is hereby authorized TO ACT ON BEHALF OF  
Cook Family Vanzant LLC, 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 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 |

BY: *Robert P. Cook*  
Signature of Owner

Robert P. Cook, Manager  
Print Name

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

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Telephone Number

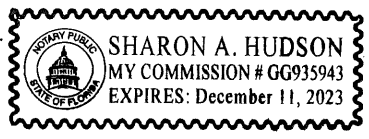
State of Florida  
County of DUVAL

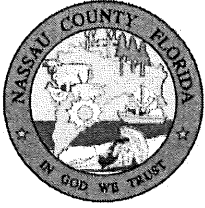
Signed and sworn before me on this 26<sup>th</sup> day of DECEMBER, 2019.  
By ROBERT P COOK

Identification verified: PERSONALLY KNOWN  
Oath sworn: Yes  No

*Sharon A. Hudson*  
Notary Signature

My Commission expires: \_\_\_\_\_





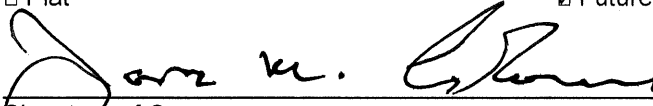
Nassau County Department of Planning &  
Economic Opportunity  
96161 Nassau Place  
Yulee, Florida 32097

**OWNER'S AUTHORIZATION FOR AGENT**

Gregory E. Matovina is hereby authorized TO ACT ON BEHALF OF

JMC Nassau County Properties LLC, 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 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 |

BY:   
Signature of Owner

James M. Coleman, Manager  
Print Name

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

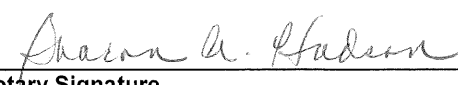
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Telephone Number

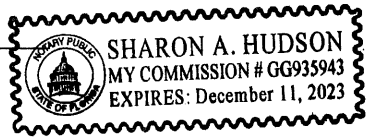
State of Florida  
County of Duval

Signed and sworn before me on this 26th day of DECEMBER, 2019.  
By JAMES M. COLEMAN

Identification verified: PERSONALLY KNOWN  
Oath sworn: Yes No

  
Notary Signature

My Commission expires: \_\_\_\_\_





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

**OWNER'S AUTHORIZATION FOR AGENT**

Gregory E. Matovina is hereby authorized TO ACT ON BEHALF OF

Cook Family Burgess Faye Jones LLC, 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:

- Rezoning/Modification
- Variance
- Plat
- Conditional Use
- Preliminary Binding Site Plan
- Future Land Use Map Amendment

BY: *Robert P. Cook*  
Signature of Owner

Robert P. Cook, Manager  
Print Name

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

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Telephone Number

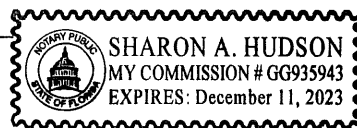
State of Florida  
County of Nassau

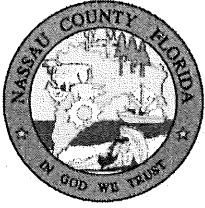
Signed and sworn before me on this 26<sup>th</sup> day of DECEMBER, 2019.  
By ROBERT P COOK

Identification verified: PERSONALLY KNOWN  
Oath sworn: \_\_\_\_\_ Yes \_\_\_\_\_ No

*Sharon A Hudson*  
Notary Signature

My Commission expires: \_\_\_\_\_





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

**OWNER'S AUTHORIZATION FOR AGENT**

Gregory E. Matovina is hereby authorized TO ACT ON BEHALF OF

Cook Family Haverstick LLC, 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 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 |

BY:   
Signature of Owner

Robert P. Cook, Manager  
Print Name

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


\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Telephone Number

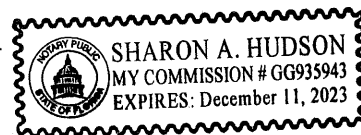
State of Florida  
County of Duval

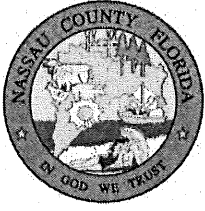
Signed and sworn before me on this 26<sup>th</sup> day of DECEMBER, 2019.  
By ROBERT P. COOK

Identification verified: PERSONALLY KNOWN  
Oath sworn: Yes  No

  
Notary Signature

My Commission expires: \_\_\_\_\_





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

**CONSENT FOR INSPECTION**

I, Gregory E. Matovina, the owner or authorized agent for the owner of the premises located at the north and south sides of William Burgess Blvd. 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 26th day of December, 2019.

Gregory E. Matovina  
Signature of Owner or Authorized Agent

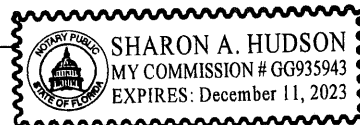
904-993-2857  
Telephone Number

State of Florida  
County of Duval

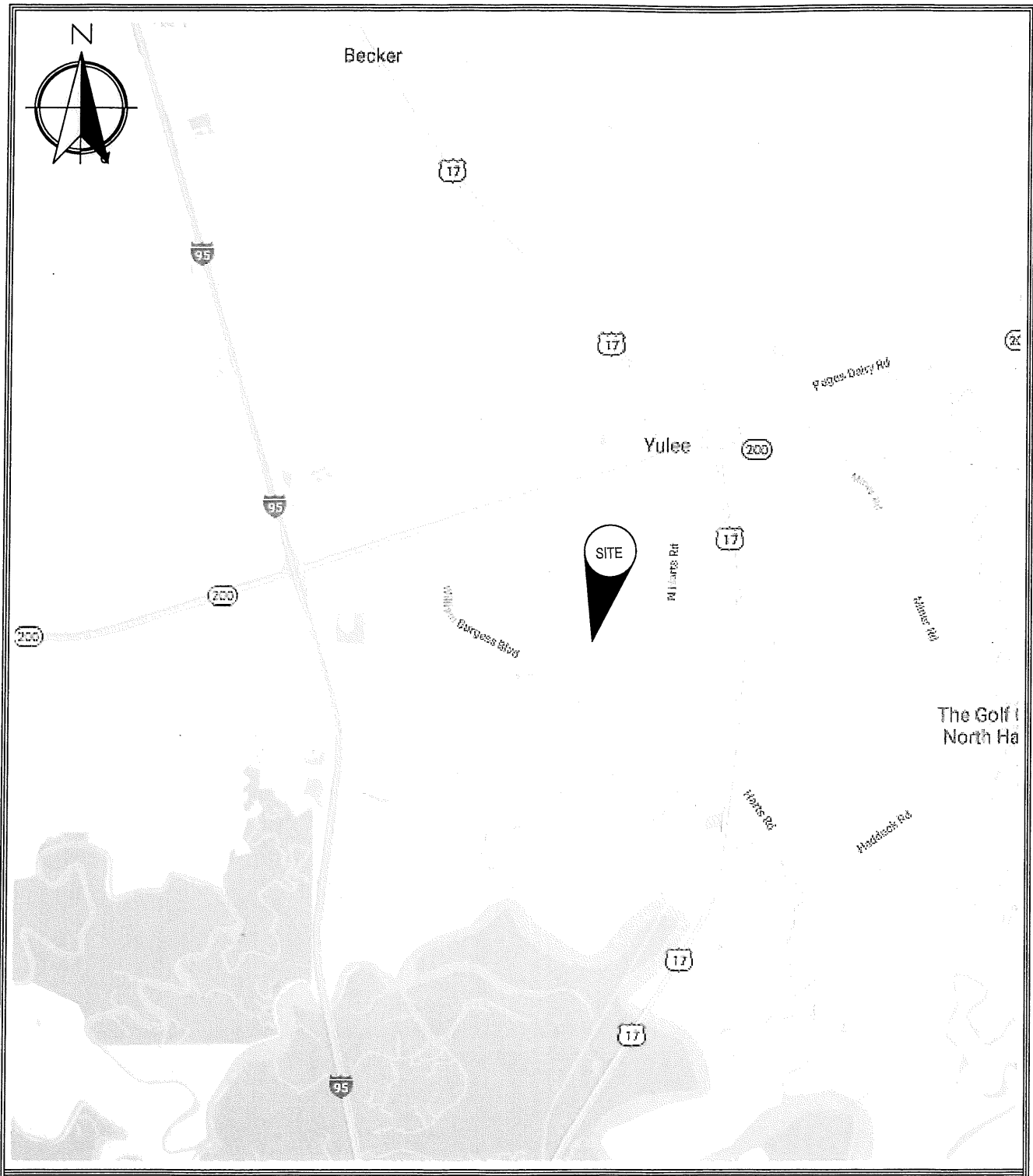
Signed and sworn before me on this 26th day of December, 2019.  
By Gregory E. Matovina

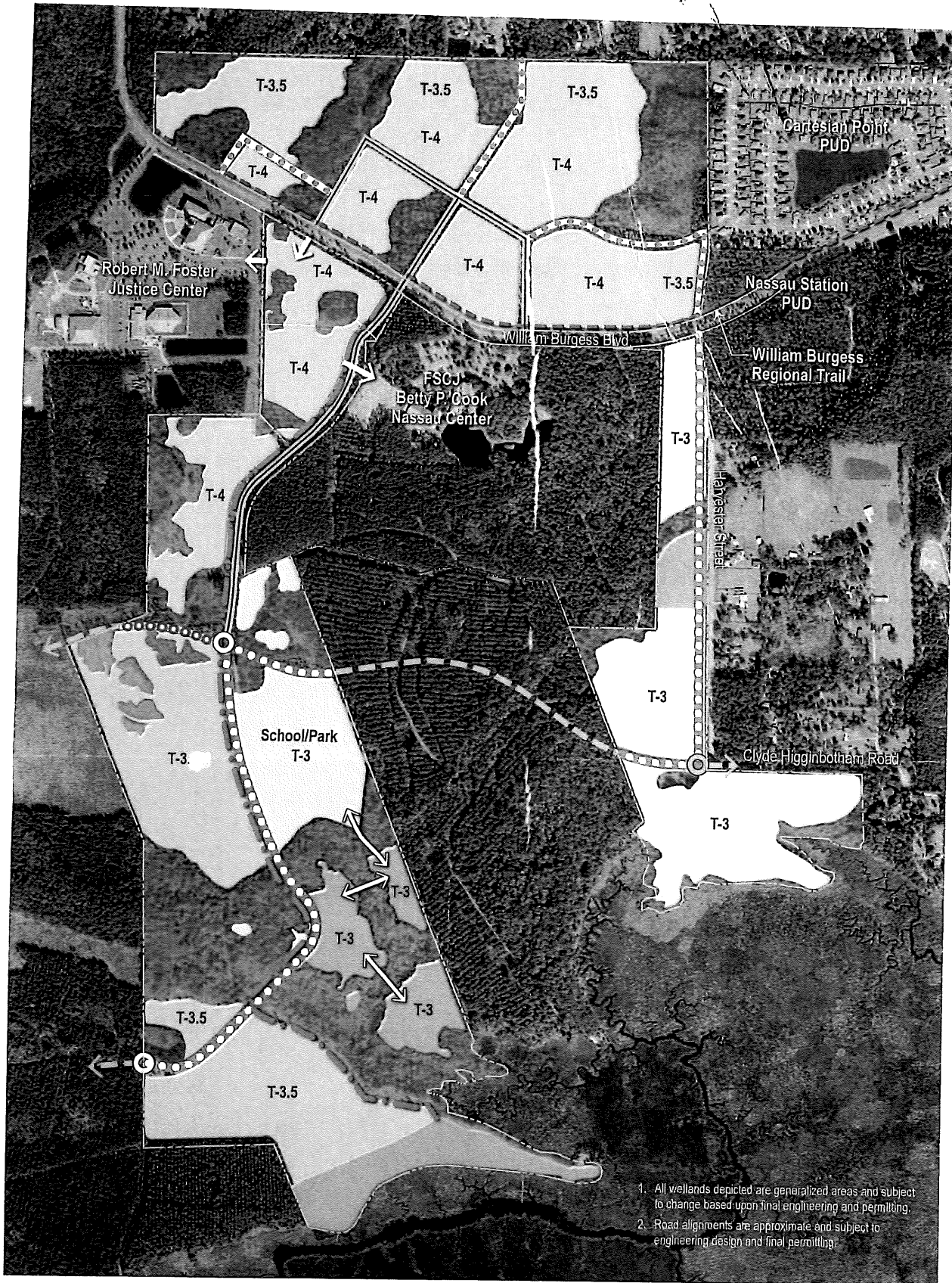
Identification verified: personally known  
Oath sworn: Yes  No

Sharon A. Hudson  
Notary Signature  
My Commission expires: \_\_\_\_\_



LOCATION MAP

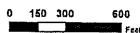




**LEGEND**

- Main Street Type A
- ○ ○ ○ Main Street Type B
- □ □ □ Main Street Type C
- ● ● ● Boulevard Type A
- Future Connection by Others
- Conservation
- William Burgess Regional Trail
- ● ● ● Linear Park (Avg. 50 ft.)
- Park

**COOK/COLEMAN HOLDINGS**  
**Comprehensive Plan Amendment**



APPLICATION FOR FUTURE LAND USE AMENDMENT

GENERAL INFORMATION ON OWNERS:

Cook Family Haverstick LLC

P.O. Box 87

Callahan, FL 32011-0087

(Parcel #'s Portion of 08-2N-27-0000-0002-0000, 08-2N-27-0000-0007-0000,  
17-2N-27-0000-0001-0000)

Cook Family Vanzant LLC

P.O. Box 87

Callahan, FL 32011-0087

(Parcel # 08-2N-27-0000-0003-0000, 45-2N-27-000-0002-0000)

JMC Nassau County Properties LLC

P.O. Box 179

Callahan, FL 32011

(Parcels # 08-2N-27-0000-0003-0060, 08-2N-27-0000-0004-0000)

Cook Family Burgess Faye Jones LLC

P.O. Box 87

Callahan, FL 32011-0087

(Parcel # 08-2N-27-0000-0003-0070)



## LEGAL DESCRIPTION

## OVERALL PARCEL (INCLUDES PARCELS 1, 3 &amp; 5 OF TITLE COMMITMENT SHORT DESCRIPTION)

A PARCEL OF LAND SITUATE IN SECTIONS 8, 17 AND THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE SOUTH 00°41'02" EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2,557.97 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 890, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°41'02" EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 1,394.36 FEET TO INTERSECT THE NORTHERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 67°03'48" WEST, ALONG THE NORTHERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, A DISTANCE OF 610.15 FEET TO THE NORTHWESTERLY CORNER OF SAID JOHN UPTERGROVE GRANT, SECTION 45; THENCE SOUTH 22°56'32" EAST, ALONG THE WESTERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, A DISTANCE OF 1,492.92 FEET TO INTERSECT THE WESTERLY LINE OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 01°00'34" EAST, ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 2,150.23 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 3, OF SAID SECTION 17; THENCE NORTH 87°40'15" EAST, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 925.62 FEET TO INTERSECT THE WESTERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45; THENCE SOUTH 23°54'32" EAST, ALONG THE WESTERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, A DISTANCE OF 641.23 FEET TO A 4"x4" CONCRETE MONUMENT "RAYONIER" LOCATED AT THE EDGE OF MARSH OF THE MARSHLANDS OF THE NASSAU RIVER AND A POINT HERINAFTER REFERRED TO AS POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING AND RUN ALONG THE PERIMETER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 890, THE FOLLOWING TWO COURSES: (1) NORTH 88°03'30" EAST A DISTANCE OF 793.68 FEET; (2) THENCE NORTH 00°32'55" WEST A DISTANCE OF 1,416.65 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT RIGHT-OF-WAY); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: (1) THENCE SOUTH 63°08'56" EAST A DISTANCE OF 840.54 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 925.00 FEET; (2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°35'59", AN ARC DISTANCE OF 90.40 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 60°20'57" EAST A DISTANCE OF 90.37 FEET; (3) THENCE SOUTH 57°32'57" EAST A DISTANCE OF 234.37 FEET TO THE NORTHERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 847, PAGE 1461, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 30°09'27" WEST, ALONG THE NORTHWESTERLY LINE OF LAST REFERENCED LANDS, A DISTANCE OF 390.53 FEET TO THE NORTHWEST CORNER OF PARCEL "A" DESCRIBED IN OFFICIAL RECORDS BOOK 664, PAGES 915 THROUGH 924, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF LANDS DESCRIBED AS EXHIBIT "A", PARCEL 3 IN OFFICIAL RECORDS BOOK 849, PAGES 1456 THROUGH 1458, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THE FOLLOWING NINE COURSES: (1) THENCE NORTH 89°43'32" WEST A DISTANCE OF 68.74 FEET; (2) THENCE SOUTH 01°24'49" EAST A DISTANCE OF 116.83 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 430.00 FEET; (3) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°17'49", AN ARC DISTANCE OF 264.80 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 16°14'05" WEST A DISTANCE OF 260.73 FEET; (4) THENCE SOUTH 33°53'00" WEST A DISTANCE OF 220.41 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 530.00 FEET; (5) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°04'54", AN ARC DISTANCE OF 139.51 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 41°25'27" WEST A DISTANCE OF 139.11 FEET; (6) THENCE SOUTH 48°57'54" WEST A DISTANCE OF 502.75 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 470.00 FEET; (7) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°53'25", AN ARC DISTANCE OF 392.85 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 25°01'12" WEST A DISTANCE OF 381.51 FEET; (8) THENCE SOUTH 01°04'29" WEST A DISTANCE OF 331.34 FEET TO INTERSECT THE NORTHERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45; (9) THENCE NORTH 87°21'52" EAST, ALONG THE NORTHERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, A DISTANCE OF 356.69 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 689, PAGE 1025, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 22°10'07" EAST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 3,595.04 FEET TO A 4"x4" CONCRETE MONUMENT "RAYONIER"; THENCE CONTINUE SOUTH 22°10'07" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 86 FEET MORE OR LESS TO THE MARSHLANDS OF THE NASSAU RIVER; THENCE SOUTHWESTERLY, SOUTHEASTERLY AND SOUTHWESTERLY, ALONG THE MARSHLANDS OF THE NASSAU RIVER, A DISTANCE OF 5,037 FEET MORE OR LESS TO ABOVE REFERENCED POINT "A" AND THE CLOSING POINT OF THIS DESCRIPTION.

CONTAINING 241.11 ACRES MORE OR LESS.

## TOGETHER WITH:

## (INCLUDES PARCELS 2 &amp; 4 OF TITLE COMMITMENT SHORT DESCRIPTION)

A PARCEL OF LAND SITUATE IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE SOUTH 00°41'02" EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 574.38 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT RIGHT-OF-WAY) AND A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 595.00 FEET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX COURSES: (1) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°29'11", AN ARC DISTANCE OF 150.44 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 55°54'20" EAST A DISTANCE OF 150.04 FEET; (2) THENCE SOUTH 63°08'56" EAST A DISTANCE OF 1652.30 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1025.00 FEET; (3) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°35'59", AN ARC DISTANCE OF 100.18 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 60°20'57" EAST A DISTANCE OF 100.14 FEET; (4) THENCE SOUTH 57°32'57" EAST A DISTANCE OF 637.25 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 675.00 FEET; (5) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°27'06", AN ARC DISTANCE OF 382.31 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 73°46'30" EAST A DISTANCE OF 377.22 FEET; (6) THENCE NORTH 89°59'57" EAST A DISTANCE OF 71.56 FEET; THENCE NORTH 00°44'16" WEST A DISTANCE OF 1930.50 FEET TO THE NORTH LINE OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 89°22'34" WEST, ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 2639.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 78.6302 ACRES MORE OR LESS.

A PARCEL OF LAND SITUATE IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 89°22'34" EAST, ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 4,633.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°22'34" EAST, ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 1,340.10 FEET TO THE NORTHWEST CORNER OF "CARTESIAN POINT UNIT 3", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 124, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 01°53'20" EAST, ALONG THE WEST LINE OF SAID "CARTESIAN POINT UNIT 3", A DISTANCE OF 1,347.93 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 06°32'07" WEST, ALONG THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2246, PAGE 41, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 471.78 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE AND A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,859.86 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°08'06", AN ARC DISTANCE OF 686.08 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 79°05'47" WEST A DISTANCE OF 682.17 FEET; THENCE SOUTH 89°59'57" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 636.01 FEET; THENCE NORTH 00°44'20" WEST, ALONG THE WESTERLY LINE OF "PARCEL 2" AS DESCRIBED IN OFFICIAL RECORDS BOOK 2022, PAGE 1466, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 1,930.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 59.24 ACRES MORE OR LESS.

**LEGAL DESCRIPTION**  
**PARCEL "B-2" (RESIDUE)**  
**FEBRUARY 14, 2019**

A PARCEL OF LAND SITUATE IN SECTIONS 8 AND 17, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE SOUTH 89°26'42" WEST, ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 303.98 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 00°59'24" EAST A DISTANCE OF 160 FEET MORE OR LESS TO THE EDGE OF MARSH OF THE NASSAU RIVER AND A POINT HERINAFTER REFERRED TO AS POINT "B"; THENCE RETURN TO THE **POINT OF BEGINNING** AND RUN NORTH 00°59'24" WEST A DISTANCE OF 353.27 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF CLYDE HIGGINBOTHAM ROAD (A 60 FOOT RIGHT-OF-WAY) AS RECORDED IN OFFICIAL RECORDS BOOK 609, PAGE 744, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 89°25'00" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,119.92 FEET; THENCE NORTH 01°14'00" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF HARVESTER STREET (A 60 FOOT RIGHT-OF-WAY) AS RECORDED IN OFFICIAL RECORDS BOOK 609, PAGE 744, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 2,339.36 FEET; THENCE SOUTH 89°41'13" WEST A DISTANCE OF 1.37 FEET

; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF HARVESTER STREET AS SHOWN ON MAP BY CLARY AND ASSOCIATES (FILE NO. LF2018-17-6) THE FOLLOWING SIX COURSES: (1) THENCE NORTH 12°44'32" WEST A DISTANCE OF 123.42 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 530.00 FEET; (2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°50'22", AN ARC DISTANCE OF 72.52 FEET AND BEING SUBTENDEDED BY A CHORD BEARING NORTH 08°49'20" WEST A DISTANCE OF 72.46 FEET; (3) THENCE NORTH 04°54'08" WEST A DISTANCE OF 232.87 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,170.00 FEET; (4) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°32'42", AN ARC DISTANCE OF 72.39 FEET AND BEING SUBTENDEDED BY A CHORD BEARING NORTH 06°40'28" WEST A DISTANCE OF 72.38 FEET; (5) THENCE NORTH 08°26'46" WEST A DISTANCE OF 234.37 FEET; (6) THENCE NORTH 58°23'29" WEST A DISTANCE OF 25.74 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT RIGHT-OF-WAY) PER OFFICIAL RECORDS BOOK 1049, PAGE 1750, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,959.86 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°43'30", AN ARC DISTANCE OF 606.30 FEET AND BEING SUBTENDEDED BY A CHORD BEARING SOUTH 80°49'07" WEST A DISTANCE OF 603.89 FEET TO INTERSECT THE NORTHERLY LINE OF PARCEL "B" AS RECORDED IN OFFICIAL RECORDS BOOK 664, PAGE 915, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 89°59'57" EAST, ALONG LAST SAID NORTHERLY LINE, A DISTANCE OF 389.85 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "B"; THENCE SOUTH 00°14'43" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL "B", A DISTANCE OF 849.66 FEET TO THE SOUTHEAST CORNER OF THEREOF; THENCE SOUTH 00°13'25" EAST, ALONG THE EAST LINE OF PARCEL 2, AS RECORDED IN OFFICIAL RECORDS BOOK 949, PAGE 1462, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 1,127.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89°59'34" WEST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 628.03 FEET TO INTERSECT THE EAST LINE OF THE JOHN UPTERGROVE

GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 22°37'50" EAST, ALONG THE EAST LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, A DISTANCE OF 1,477.63 FEET TO A 4"x4" CONCRETE MONUMENT "RAYONIER" AND THE SOUTH LINE OF SAID SECTION 8; THENCE CONTINUE SOUTH 22°37'50" EAST, ALONG THE EAST LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, A DISTANCE OF 650 FEET MORE OR LESS TO THE EDGE OF MARSH OF THE NASSAU RIVER; THENCE EASTERLY ALONG SAID EDGE OF MARSH OF THE NASSAU RIVER, A DISTANCE OF 2,679 FEET MORE OR LESS TO ABOVE REFERENCED POINT "B" AND THE CLOSE OF THIS DESCRIPTION.

CONTAINING 58.76 ACRES MORE OR LESS

## LEGAL DESCRIPTION

LESS AND EXCEPT:

A PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF CARTESIAN POINTE UNIT 3, AS RECORDED IN PLAT BOOK 7, PAGES 124 THROUGH 127, INCLUSIVE OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY; THENCE NORTH 88°20'33" EAST, ALONG THE SOUTHERLY LINE OF SAID CARTESIAN POINTE UNIT 3, AND ALONG THE SOUTHERLY LINE OF CARTESIAN POINTE UNIT 2, AS RECORDED IN PLAT BOOK 7, PAGES 35 THROUGH 38, INCLUSIVE OF SAID PUBLIC RECORDS, 755.33 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT WIDE RIGHT OF WAY, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1049, PAGE 1750, OF SAID PUBLIC RECORDS); THENCE CONTINUE NORTH 88°20'33" EAST, ALONG SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1049, PAGE 1750, A DISTANCE OF 237.28 FEET, TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID WILLIAM BURGESS ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°20'33" EAST, ALONG THE SOUTHERLY LINE OF TRACT "C", AS SHOWN ON THE PLAT OF CARTESIAN POINTE UNIT 1, AS RECORDED IN PLAT BOOK 6, PAGES 345 THROUGH 349, INCLUSIVE OF SAID PUBLIC RECORDS, 351.93 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1761, PAGE 872, SAID PUBLIC RECORDS, ALSO BEING THE EASTERLY LINE OF SAID SECTION 8; THENCE SOUTH 02°11'34" EAST, ALONG LAST SAID LINE, 806.93 FEET, TO THE NORTHWEST CORNER OF LUMBER CREEK PUD-PHASE 2, AS RECORDED IN PLAT BOOK 8, PAGES 217 THROUGH 221, INCLUSIVE OF SAID PUBLIC RECORDS; THENCE SOUTH 01°42'47" EAST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, 568.75 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 912, PAGE 1387, SAID PUBLIC RECORDS, ALSO BEING THE NORTHERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 8; THENCE SOUTH 89°43'35" WEST, ALONG LAST SAID LINE, AND ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1606, PAGE 116, SAID PUBLIC RECORDS, 1336.03 FEET, TO THE NORTHWESTERLY CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1606, PAGE 116; THENCE NORTH 12°42'10" WEST, 168.56 FEET; THENCE NORTH 04°51'46" WEST, 303.12 FEET; THENCE NORTH 08°24'24" WEST, 300.46 FEET, TO THE AFORESAID SOUTHEASTERLY RIGHT OF WAY LINE OF WILLIAM BURGESS ROAD, AND THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1959.86 FEET, AN ARC DISTANCE OF 625.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°29'05" EAST, 622.53 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 2: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1859.86 FEET, AN ARC DISTANCE OF 393.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°24'03" EAST, 392.34 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH 63°27'20" EAST, 191.50 FEET, TO THE POINT OF BEGINNING.

CONTAINING 36.39 ACRES, MORE OR LESS.

## LEGAL DESCRIPTION

LESS AND EXCEPT:

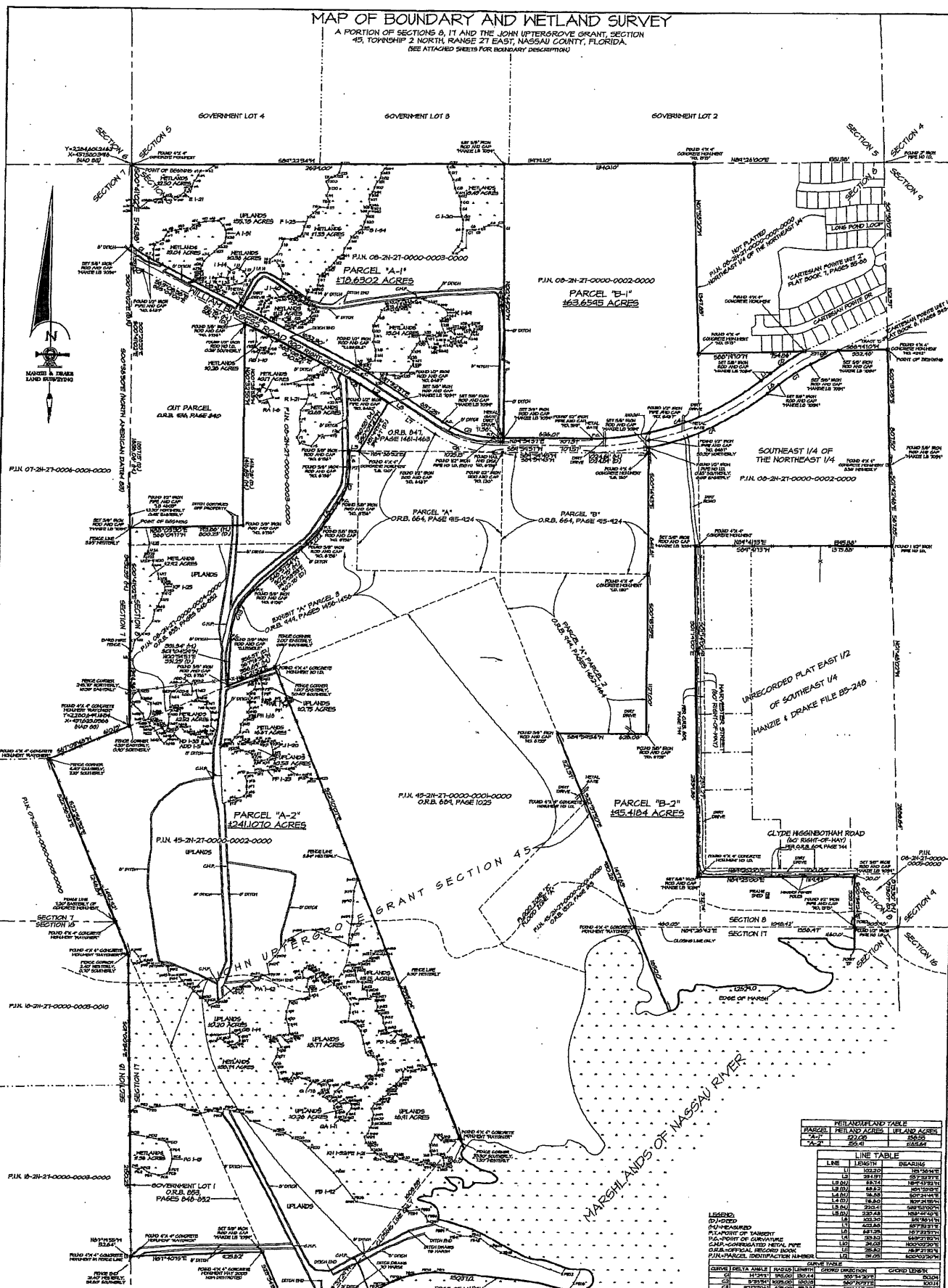
A PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF CARTESIAN POINTE UNIT 3, AS RECORDED IN PLAT BOOK 7, PAGES 124 THROUGH 127, INCLUSIVE OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY; THENCE NORTH 88°20'33" EAST, ALONG THE SOUTHERLY LINE OF SAID CARTESIAN POINTE UNIT 3, AND ALONG THE SOUTHERLY LINE OF CARTESIAN POINTE UNIT 2, AS RECORDED IN PLAT BOOK 7, PAGES 35 THROUGH 38, INCLUSIVE OF SAID PUBLIC RECORDS, 755.33 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT WIDE RIGHT OF WAY, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1049, PAGE 1750, OF SAID PUBLIC RECORDS), AND THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1959.86 FEET, AN ARC DISTANCE OF 390.46 FEET, SAID ARC BEING SUBTENDEED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°03'13" WEST, 389.81 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 2: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1859.86 FEET, AN ARC DISTANCE OF 559.02 FEET, SAID ARC BEING SUBTENDEED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°57'25" WEST, 556.92 FEET; THENCE NORTH 06°35'40" EAST, 472.10 FEET, TO THE POINT OF BEGINNING.

CONTAINING 4.30 ACRES, MORE OR LESS.

# MAP OF BOUNDARY AND WETLAND SURVEY

A PORTION OF SECTIONS 9, 11 AND THE JOHN UPTERGRAD GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA.  
(SEE ATTACHED SHEETS FOR BOUNDARY DESCRIPTION)



- SURVEY NOTES:**
- 1) The legal description herein was prepared by the surveyor.
  - 2) Underground improvements were not located or shown.
  - 3) Lands shown herein were not obstructed by any office for encumbrances, rights-of-way, easements or other instruments of record.
  - 4) Bearings and angles shown herein refer to the meridian of section 25 as 2004-110372, the bearing reference to the is indicated on this map.
  - 5) Unless it bears the signature and the original related seal of a Florida licensed surveyor and proper, this map is for informational purposes only and is not valid.
  - 6) The property shown herein has a flood zone "A" or "A" as per FEMA Flood Insurance Rate Map Panel 22710-0201, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
  - 7) Unless otherwise noted measured angles and distances are the same as Plat or Deed angles and distances.
  - 8) Unless otherwise noted, if applicable, has not been determined by the office. Figures are drawn at a scale of 1 inch = 400 feet, unless otherwise noted. Figures are not deemed to be encumbrances unless otherwise noted.

**PERMANENT WETLAND TABLE**

PARCEL	WETLAND ACREAGE	WETLAND ACREAGE
A-1	22.20	22.20
A-2	22.20	22.20

**LINE TABLE**

LINE	LENGTH	BEARING
L1	100.00	N89°45'00"W
L2	100.00	S89°45'00"E
L3	100.00	N89°45'00"W
L4	100.00	S89°45'00"E
L5	100.00	N89°45'00"W
L6	100.00	S89°45'00"E
L7	100.00	N89°45'00"W
L8	100.00	S89°45'00"E
L9	100.00	N89°45'00"W
L10	100.00	S89°45'00"E

**LEGEND**

- CD - CORNER
- PL - POINT OF BEGINNING
- GP - CONCRETE MOUNTED METAL PIPE
- OR - ORIGINAL RECORD BOOK
- PI - PARCEL IDENTIFICATION NUMBER

**COORDINATE TABLE**

COORDINATE	DELTA X	DELTA Y	COORDINATE	DELTA X	DELTA Y
CD 1	100.00	0.00	CD 2	0.00	100.00
CD 3	100.00	100.00	CD 4	0.00	0.00
CD 5	0.00	0.00	CD 6	0.00	0.00

- 1) MAP REVISED 11-10-05 TO SHOW WETLANDS.
- 2) MAP REVISED 11-10-05 TO SHOW WETLAND FLAG NUMBERS.
- 3) MAP REVISED 11-10-05 TO SHOW ALL DISTANCES.
- 4) MAP REVISED 11-10-05 TO SHOW BOUNDARY LOCATIONS OF WETLANDS.
- 5) MAP REVISED 11-10-05 TO SHOW WETLANDS UNDER FEDERAL PROTECTION.
- 6) MAP REVISED 11-10-05 TO SHOW WETLANDS UNDER STATE PROTECTION.
- 7) MAP REVISED 11-10-05 TO SHOW WETLANDS UNDER LOCAL PROTECTION.
- 8) MAP REVISED 11-10-05 TO SHOW WETLANDS UNDER FEDERAL PROTECTION.
- 9) MAP REVISED 11-10-05 TO SHOW WETLANDS UNDER STATE PROTECTION.
- 10) MAP REVISED 11-10-05 TO SHOW WETLANDS UNDER LOCAL PROTECTION.

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYING AND MAPPING IN CHAPTER 12011, FLORIDA ADMINISTRATIVE CODE. PERMIT NO. 12011-120231, FLORIDA SURVEYOR.

BY:  MICHAEL A. MANZIE, PLS., 4064  
 NELLIAN D. PERKINS, P.S.M., 4789

**MANZIE & DRAKE LAND SURVEYING**

117 South 11th Street, Fernandina Beach, FL 32034  
(904) 441-5700 FAX (904) 441-5711  
Certificate of Authorization Number "1B 1024"  
"OUR SURVEYORS ARE ON THE RIVER, AND YOUR SURVEY IS ON US!"