



APPLICATION FOR REZONING

Official Use Only
Zoning District: _____
FLUM Designation: _____
Commission District: _____
Application #: _____
Date Filed: 12/27/19 *DM*

See attached owner's list

Parcel Identification Number (18 digit number)

Driving Instructions: Over a half mile west of US 17 on either side of William Burgess Blvd.

1. Legal Description: Lot _____ Block _____ Subdivision _____
Plat Book _____ Page _____
(Please attach a legal description if not located in a subdivision)

2. Location: On the north and south side of William Burgess Boulevard
(north, south, east, west) (street)
between Nicholas Cutinha Rd and Harvester Street
(street) (street)

Nearest identifiable landmark (for example: Walmart or I-95) US 17

3. Name and Address of the Owner as shown in the public records of Nassau County:

See attached owner's list

Name and Address of the Applicant / Authorized Agent:

Gregory E. Matovina
12443 San Jose Blvd Ste 504
Jacksonville, FL 32223

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

APPLICATION FOR REZONING

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)

4. Current Zoning District:	Open Rural, Commercial Judicial, Residential Judicial
5. Proposed Zoning District:	T4, T3.5, T3, T1
6. Future Land Use Map Designation:	T4, T3.5, T3, T1
7. Acreage:	+/- 479

8. Property Use (list any improvements on the site or uses):
 Timberland

9. Rezoning Review Criteria:

(Please attach a response to the following as Exhibit "A" [using 8½" x 11" size paper] with the answers typed or printed legibly and identifying the question on the application.)

- a. Explain how the proposed change relates to the established land use pattern.
- b. Identify isolated district(s) that would be created by the proposed change.
- c. Explain how the proposed change would impact public facilities such as schools, utilities, streets and traffic.
- d. Describe the existing and proposed conditions for the subject property and surrounding properties.
- e. Identify Comprehensive Plan policies that support the proposed change, especially long range land use plans.
- f. Explain how changed or changing conditions make the approval of this proposed rezoning desirable.
- g. Explain how the proposed change will not adversely affect living conditions in the adjacent neighborhoods.
- h. State that the proposed change will comply with all Federal, State and local drainage requirements.
- i. Explain how the proposed change will encourage the improvement or development of adjacent property in accordance with existing regulations.
- j. Explain why the property cannot be used with existing zoning.
- k. Describe the scale of the proposed project according to the needs of the neighborhood and the needs of Nassau County.
- l. Are there other sites in this general location with similar zoning?

10. Supporting data to be considered by the Planning and Zoning Board:

- Environmental Assessment including wetlands, threatened or endangered species, tree canopy and other significant environmental features. (Exhibit "B")
- Any additional data

For Planned Unit Developments Only:

- Preliminary Development Plan (Exhibit "C")
- N/A Project Description (Exhibit "D")

11. Has an application for Rezoning for any portion of the subject property been submitted to Nassau County within the last twelve months? No

12. Is the subject property subject to a recorded Declaration of Covenants and Restrictions? If yes, please provide the association name and O.R. book and page number.
No

In filing this application for a Rezoning, 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: _____

(if different than Owner)

Signature of Agent: 

(if different than Owner)

Owner's mailing address: _____

Telephone: 904-993-2857

Email: EMATOVIINA@MATOVINA.COM

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

Newspaper for legal advertisement (OFFICIAL USE ONLY):

Fernandina Beach News Leader: _____

Nassau County Record _____

AGENT AUTHORIZATION (FOR COMPANY OR LLC)

Gregory E. Matovina is hereby authorized as the Agent 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 checked="" type="checkbox"/> Rezoning/Modification | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Preliminary Binding Site Plan |
| <input type="checkbox"/> Plat | |

BY:


Signature of Agent

GREGORY E MATOVINA
Print Name of Agent

12443 SAN JOSE BLVD, SUITE 504, JACKSONVILLE 32223
Agent Address

GMATOVINA@MATOVINA.COM
Agent Email

904-993-2857
Agent Telephone Number


Signature of President, Chairman of the Board or managing partner of _____
(Circle one)

ROBERT P. COOK, MANAGER
Print Name

P.O. Box 87 Callahan, FL 32011-0087
Address

Telephone Number

Email

I, Gregory E. Matovina, hereby affirm or swear that I have the authority on behalf of
(name of agent)

Cook Family Haverstick LLC, to file the Rezoning application
with Nassau County.

Initials

Initials

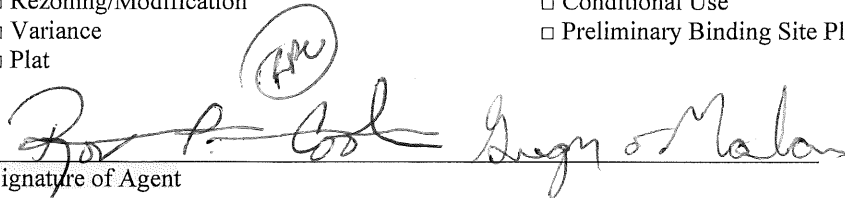
AGENT AUTHORIZATION (FOR COMPANY OR LLC)

Gregory E. Matovina is hereby authorized as the Agent 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 checked="" type="checkbox"/> Rezoning/Modification | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Preliminary Binding Site Plan |
| <input type="checkbox"/> Plat | |

BY:



Signature of Agent

GREGORY E MATOVINA
Print Name of Agent

12443 SAN JOSE BLVD. SUITE 504, JACKSONVILLE FL 32223
Agent Address

G.MATOVINA@MATOVINA.COM
Agent Email

904-993-2857
Agent Telephone Number


Signature of President, Chairman of the Board or managing partner of _____
(Circle one)

ROBERT P. COOK, MANAGER
Print Name

PO Box 87 CALLAHAN FL 32011-0087
Address

Telephone Number

Email

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(name of agent)

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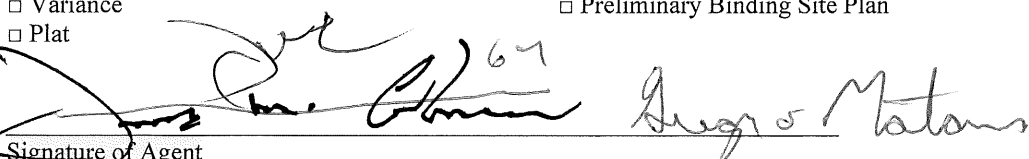
AGENT AUTHORIZATION (FOR COMPANY OR LLC)

Gregory E. Matovina is hereby authorized as the Agent 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 checked="" type="checkbox"/> Rezoning/Modification | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Preliminary Binding Site Plan |
| <input type="checkbox"/> Plat | |

BY:

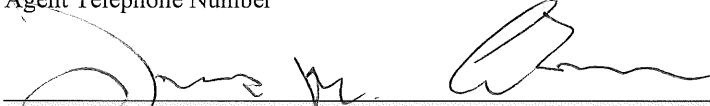

Signature of Agent

GREGORY E MATOVINA
Print Name of Agent

12443 SAN JOSE BLVD SUITE 504 JACKSONVILLE FL 32223
Agent Address

GMATOVINA@MATOVINA.COM
Agent Email

904-993-2857
Agent Telephone Number


Signature of President, Chairman of the Board or managing partner of _____
(Circle one)

JAMES M. COLEMAN, MANAGER
Print Name

P.O. Box 179 CATAHAN FL 32011
Address

Telephone Number

Email

I, Gregory E. Matovina, hereby affirm or swear that I have the authority on behalf of
(name of agent)

JMC Nassau County Properties LLC, to file the Rezoning application
with Nassau County.

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Initials

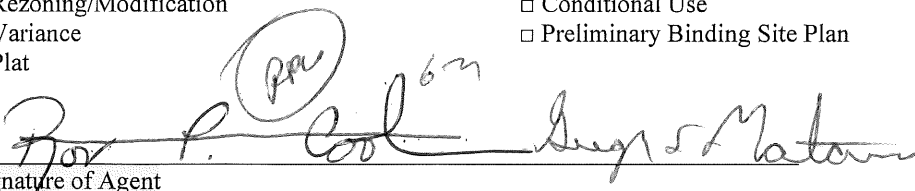
AGENT AUTHORIZATION (FOR COMPANY OR LLC)

Gregory E. Matovina is hereby authorized as the Agent 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:

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

BY:



Signature of Agent

GREGORY E. MATOVINA
Print Name of Agent

12443 SAN JOSE BLVD SUITE 504 JACKSONVILLE FL 32223
Agent Address

G.MATOVINA@MATOVINA.COM
Agent Email

904-993-2857
Agent Telephone Number


Signature of President, Chairman of the Board or managing partner of _____
(Circle one)

ROBERT P. COOK, MANAGER
Print Name

P.O. Box 87 Callahan FL 32011-0087
Address

Telephone Number

Email

I, Gregory E. Matovina, hereby affirm or swear that I have the authority on behalf of
(name of agent)

Cook Family Burgess Faye Jones LLC, to file the Rezoning application
with Nassau County.

Initials

Initials

Certificate

I Robert P. Cook, (signer's name), Manager (title) of Cook Family Haverstick LLC (company or LLC) an entity lawfully organized and existing under the laws of Florida (name of State) do hereby affirm or swear that I am empowered and authorized, on behalf of the entity, to execute this Agent Authorization form, and all documents required by Nassau County regarding this application, and further expressly warrants that Gregory E. Matovina has been given and has received and accepted authority to sign and execute the documents on behalf of Cook Family Haverstick LLC.

Robert P. Cook
Signature

Manager
Title

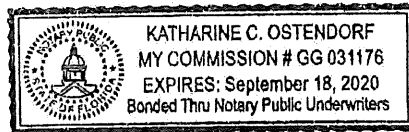
State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 27 day of December, 2019 by Robert P. Cook as Manager for Cook Family Haverstick LLC

Personally Known OR Produced _____ as identification.

Katharine Ostendorf
Notary Signature

My Commission expires: Sept 18, 2020



A cop of the by-laws are attached hereto.

pm
Initials

Initials

Certificate

I Robert P. Cook, (signer's name), Manager (title) of Cook Family Vanzant LLC (company or LLC) an entity lawfully organized and existing under the laws of Florida (name of State) do hereby affirm or swear that I am empowered and authorized, on behalf of the entity, to execute this Agent Authorization form, and all documents required by Nassau County regarding this application, and further expressly warrants that Gregory E. Matovina has been given and has received and accepted authority to sign and execute the documents on behalf of Cook Family Vanzant LLC.

Rob P. Cook
Signature

Manager
Title

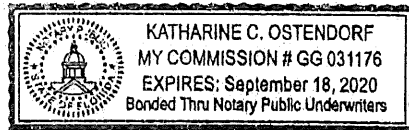
State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 27 day of December, 2019 by Robert P Cook as Manager for Cook Family Vanzant LLC

Personally Known OR Produced _____ as identification.

Katharine Ostendorf
Notary Signature

My Commission expires: Sept 18, 2020



A cop of the by-laws are attached hereto.

Rn
Initials

Initials

Certificate

I Robert P. Cook, (signer's name), Manager (title) of Cook Family Burgess Faye Jones LLC (company or LLC) an entity lawfully organized and existing under the laws of Florida (name of State) do hereby affirm or swear that I am empowered and authorized, on behalf of the entity, to execute this Agent Authorization form, and all documents required by Nassau County regarding this application, and further expressly warrants that Gregory E. Matovina has been given and has received and accepted authority to sign and execute the documents on behalf of Cook Family Burgess Faye Jones LLC.

Robert P. Cook
Signature

Manager
Title

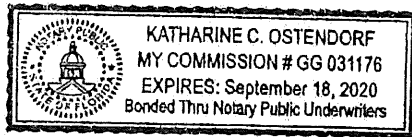
State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 27 day of December, 2019 by Robert P Cook as Manager for Cook Family Burgess Faye Jones LLC

Personally Known OR Produced _____ as identification.

Katharine Ostendorf
Notary Signature

My Commission expires: Sept 18, 2020



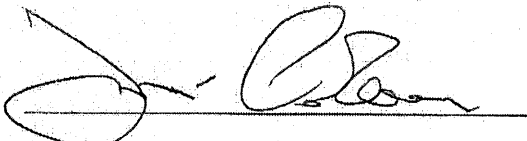
A cop of the by-laws are attached hereto.

RM
Initials

Initials

Certificate

I J.M. Coleman, Sr. (signer's name), Owner/manager (title) of JMC Nassau County Properties LLC (company or LLC) an entity lawfully organized and existing under the laws of Florida (name of State) do hereby affirm or swear that I am empowered and authorized, on behalf of the entity, to execute this Agent Authorization form, and all documents required by Nassau County regarding this application, and further expressly warrants that Gregory E. Matovina has been given and has received and accepted authority to sign and execute the documents on behalf of JMC Nassau County Properties LLC.

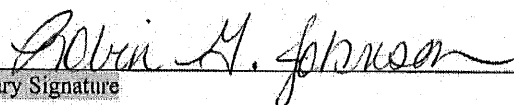

Signature


Owner/Manager
Title

State of Florida
County of _____


The foregoing instrument was acknowledged before me this 27th day of December, 2019 by Robin Johnson as Witness for J.M. Coleman Sr.

Personally Known to me OR Produced _____ as identification.


Notary Signature

My Commission expires:  **ROBIN G. JOHNSON**
Commission # **GG-309317**
Expires **March 6, 2023**
Bonded Thru Budget Notary Services

A cop of the by-laws are attached hereto.


Initials

Initials

CONSENT FOR INSPECTION

I, Gregory E. Matovina, the owner or authorized agent for the owner of the premises located at the north and south side 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 with application for rezoning, without further notice.


Dated this 26th day of December, 2019.


Signature of Owner or Authorized Agent

904-993-2857
Telephone Number

STATE OF FLORIDA:
COUNTY OF NASSAU:

The foregoing instrument was acknowledged before me the 26th day of December, 2019, by Gregory E. Matovina who is personally known to me or who has produced _____ as identification.


Notary Public Signature
Sharon A. Hudson

Name (typed or printed)

(Seal) 

EXHIBIT "A"

REZONING REVIEW CRITERIA

- a. Explain how the proposed change relates to the established land use patterns.

The established land use patterns include low and medium density residential uses north and east of the property, the medium density uses east of Harvester Street just south of William Burgess Boulevard currently under construction (Nassau Station), the rural uses east of Harvester Street south of Nassau Station, recreation to the east just north of William Burgess Boulevard, the FSCJ campus and the courthouse and jail facilities. The proposed change provides a reasonable transition from these uses with the proposed zoning categories substantially matching what is included in the William Burgess Context and Connectivity Blueprint (the "Blueprint").

- b. Identify isolated districts that would be created by the proposed change.

The proposed change creates no isolated districts and provides interconnected and complimentary districts as provided for by the Blueprint.

- c. Explain how the proposed change would impact public facilities such as schools, utilities, streets and traffic.

The proposed change will have a positive impact on utilities as the development will help to increase the used and usefulness of those currently underutilized public facilities. The proposed automotive distribution and pedestrian improvements include improvements to William Burgess Boulevard and the construction of new interconnected, transportation arteries, as provided for by the Blueprint, which will provide significant traffic improvements to the existing transportation network in the area. The impact on schools will be mitigated via the dedication of a site for an elementary school and regional and neighborhood parks will be provided as required by the Blueprint and the 2030 Comprehensive Plan.

- d. Describe the existing and proposed conditions for the subject property and the surrounding properties.

The existing conditions for the surrounding property that is developed are described by Item a. above. The existing conditions for the subject property and for the other surrounding property that is not developed are vacant timberland.

The development proposes a mixture of uses as called for by the Blueprint with low density single family being located near the rural uses, high density commercial uses along William Burgess Boulevard in the Civic Center, and a transition to high and medium density residential uses to the

north and south from the proposed commercial uses. Residential uses are clustered around the proposed joint use regional park and elementary school site.

- e. Identify Comprehensive Plan policies that support the proposed change, especially long-range land use plans.

Policy FL.08.04 – The County shall discourage Urban Sprawl by requiring higher density compact development to occur in areas that are planned to be served by public facilities providing for sound and cost-efficient public facility planning.

Policy FL.08.05 – The Land Development Code shall provide incentives to direct commercial and multi-family residential uses into clustered or nodal development patterns, that eliminate or reduce strip or ribbon development following major County or State roads.

Policy FL.08.06 – The Land Development Code shall provide incentives to encourage new residential and commercial development in rural and transitioning areas to accomplish the following:

- A. Develop in a pattern that is a logical extension of existing urban development patterns avoiding leapfrog or scattered development.
- B. Develop in clustered or nodal patterns, eliminating or reducing strip style development along arterial or collector roads.
- C. Develop in a pattern that enhances the potential for the extension and maximization of central (regional) water and sewer systems.
- D. Contribute to the development of mixed-use communities that provide for integrated residential and employment opportunities; and provide for civic and public facilities including emergency medical, fire protection and police facilities, parks and other recreational facilities, schools, hospitals and other public or institutional uses.
- E. Minimize the potential impact of urban development on the agricultural productivity of the areas.
- F. Where appropriate, use enhanced standards to create urban-level infrastructure and design elements for new development, including but not limited to streets, storm water management facilities, landscaping, and signage.

Policy FL.09.05 – The County shall evaluate development plans to ensure that open space is provided for recreation in all proposed residential or mixed use development projects in accordance with the established level of service.

Policy FL.10.06 – The Land Development Code shall promote the construction of master planned and mixed use developments by providing incentives such as density bonuses, flexible design standards and funding options for required infrastructure improvements.

- f. Explain how changed or changing conditions make approval of the proposed rezoning desirable.

The proposed development implements the goals and objectives of the Blueprint including the development of +/- 50 acres of public parks and the construction of new transportation arteries as called for by the Plan. The new transportation arteries will provide connectivity for automobiles and pedestrians as required by the Blueprint.

- g. Explain how the proposed change will not adversely affect living conditions in the adjacent neighborhoods.

The adjacent neighborhoods located north and east of the proposed development, north of William Burgess Boulevard, are largely buffered by wetlands and the proposed adjacent uses are the lowest density provided for by the Blueprint in the Civic Center along the northern border. The rural uses to the east of Harvester Street are proposed to be across that street from low density uses west of Harvester Street. Other uses proposed that are adjacent to existing undeveloped properties are generally expected to be compatible as provided by the Blueprint.

- h. State that the proposed change will comply with all Federal, State and local drainage requirements.

The proposed change will comply with a Federal, State and local drainage requirements.

- i. Explain how the proposed change will encourage the improvement or development of adjacent property in accordance with existing regulations.

The proposed development will include the construction of new auto and pedestrian transportation arteries which will provide connectivity in all directions from the proposed development as provided for by the Blueprint. In addition, the proposed development includes the proposed construction of an elementary school and regional park facilities. The construction of these facilities will encourage development of the adjacent properties.

- j. Explain why the property cannot be used with the existing zoning.

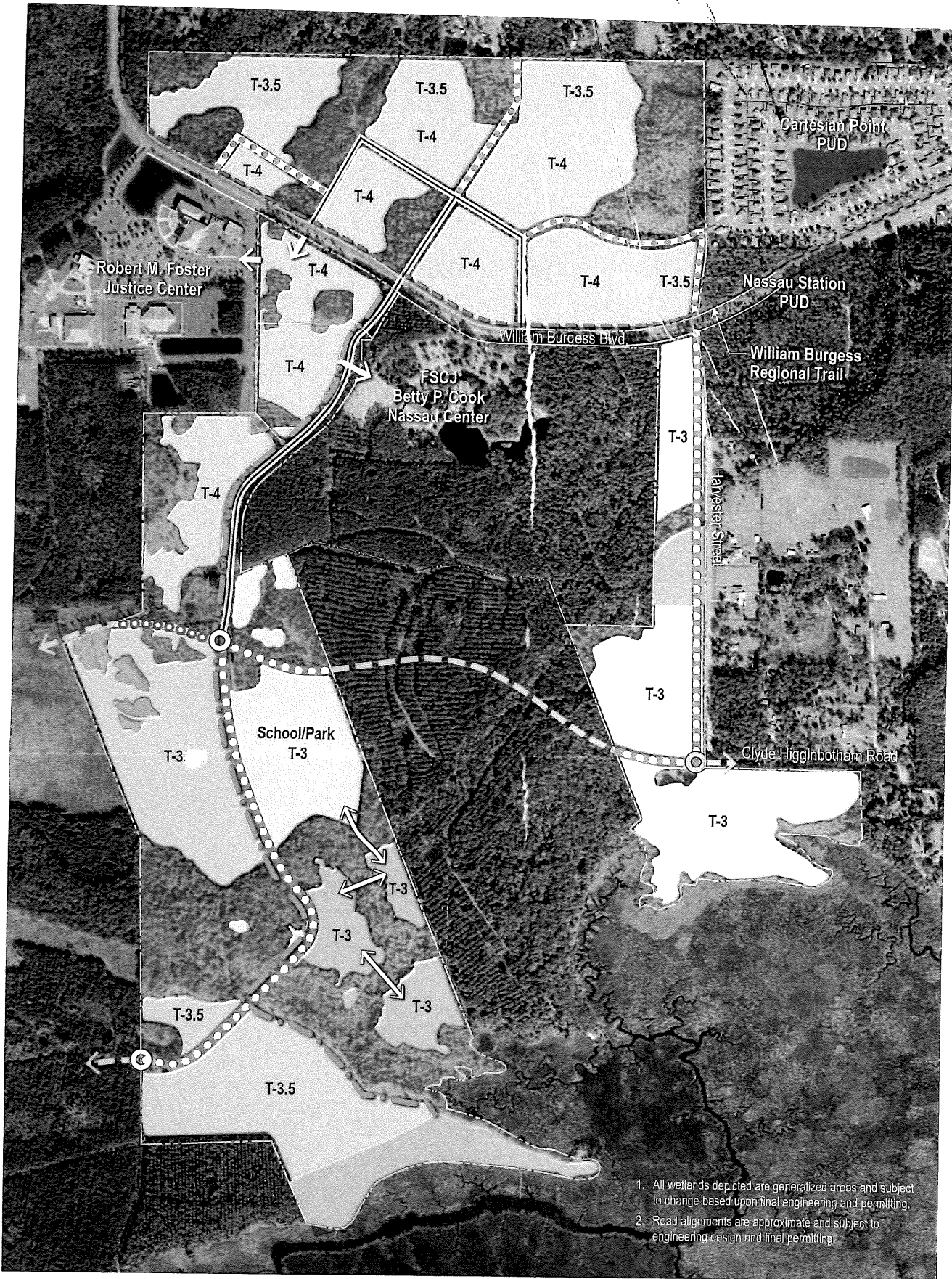
The existing zoning is required to be changed to comply with the Blueprint.

- k. Describe the scale of the proposed project according to the needs of the neighborhood and the needs of Nassau County.

The need for the proposed development is clearly set forth in Section 2 of the Blueprint. In summary, it is the County's desire to focus growth in this area so that the areas west of I95 can largely maintain their rural character.

- l. Are there any other sites in the general location with similar zoning?

No, but the proposed zoning is consistent with the proposed uses in the area according to the Blueprint for this and surrounding properties.



1. All wellands depicted are generalized areas and subject to change based upon final engineering and permitting.
2. Road alignments are approximate and subject to engineering design and final permitting.

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



LEGAL DESCRIPTION

OVERALL PARCEL (INCLUDES PARCELS 1, 3 & 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°08'34" EAST, ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 2,150.23 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 1, 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 HEREINAFTER 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 1481, 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 949, PAGES 1458 THROUGH 1459, 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 SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°17'49", AN ARC DISTANCE OF 284.90 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 16°14'08" WEST A DISTANCE OF 260.73 FEET; (3) 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; (4) 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; (5) THENCE SOUTH 48°57'54" WEST A DISTANCE OF 502.75 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 470.00 FEET; (6) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°04'28" WEST A DISTANCE OF 331.34 FEET TO INTERSECT THE NORTHERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45; (7) THENCE SOUTH 25°01'12" WEST A DISTANCE OF 381.51 FEET; (8) THENCE SOUTH 01°04'28" WEST A DISTANCE OF 331.34 FEET TO INTERSECT THE NORTHERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45; (9) THENCE NORTH 67°21'52" EAST, ALONG THE NORTHERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, A DISTANCE OF 358.69 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 & 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 875.00 FEET; (5) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°27'06", AN ARC DISTANCE OF 392.31 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 71.58 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 2,639.00 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 05°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°08'08", AN ARC DISTANCE OF 686.08 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 78°05'47" WEST A DISTANCE OF 892.17 FEET; THENCE SOUTH 89°59'57" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 836.01 FEET; THENCE NORTH 00°44'20" WEST, ALONG THE EASTERLY 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 SUBTENDED 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 SUBTENDED 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 SUBTENDED 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 SUBTENDED 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 SUBTENDED 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.

