



## APPLICATION FOR REZONING

### Official Use Only

Zoning District: OR  
FLUM Designation: LDR  
Commission District: 2  
Application #: R22-013  
Date Filed: 7/26/22

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

Name: Patriot Ridge, LLP  
Mailing address: 12443 San Jose Blvd., Suite 504  
Jacksonville, FL 32223  
Telephone: 904-993-2857  
Email: gmatovina@matovina.com

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

Name: Gregory E. Matovina  
Mailing address: Same as above  
  
Telephone:   
Email:

(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 East/South side of Amelia Walk/Amelia Concourse  
(north, south, east, west) (street)  
between Champlain Drive and Old Nassauville Road  
(street) (street)

**(4) Parcel Identification Numbers:**

31 \_2N \_28 \_0000 \_0002 \_0000  
31 \_2N \_28 \_0000 \_0002 \_0010

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 REZONING

PATRIOT RIDGE, LLP  
12443 SAN JOSE BLVD., SUITE 504  
JACKSONVILLE, FL 32223

(4) ADDITIONAL PARCEL IDENTIFICATION NUMBERS:  
31-2N-28-0000-0002-0040  
31-2N-28-0000-0002-0060

(5) **Current Zoning District:** Open Rural  
(6) **Proposed Zoning District:** RS-2  
(7) **Future Land Use Map Designation:** Low Density Residential  
(8) **Area (acres):** 203

(9) **Current Use** (list any improvements on the site or uses):  
Timberland  
Improved

(10) **Water Supply:**

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

(11) **Wastewater Treatment:**

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

(12) **Review Criteria for Rezoning:**

All rezoning applications shall provide justification for the proposed rezoning. In evaluating proposed rezoning, 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) Consistency of the proposed rezoning with the uses, densities and intensities permitted by the underlying Future Land Use Map (FLUM) designation and the goals, objectives, and policies of the adopted Comprehensive Plan.
- (B) Consistency of the proposed rezoning with the uses, densities and intensities permitted by the adjacent and surrounding zoning districts.
- (C) Consistency of the proposed rezoning with the applicable portions of small area plans, overlay districts or any current County plans or programs.
- (D) The rezoning does not result in a sprawl development pattern as determined by Chapter 163 Florida Statutes, and will not discourage infilling of more appropriate areas available for development within existing urban or transitioning areas.
- (E) The availability of, and potential impact to, public infrastructure and facilities that will serve the site in question including public water and wastewater, public roads, public schools, public parks, police and fire service and other similar items. These items may also be reviewed if an amendment to the Future Land Use Map filed is filed in conjunction with a rezoning.

- (F) Consistency of the proposed rezoning with any applicable substantive requirements of the Code, including minimum or maximum district size, access, setback and buffering requirements.
- (G) The nature and degree of potential adverse impacts the proposed rezoning could have upon permitted conforming uses on neighboring lands.
- (H) The nature and degree of potential adverse impacts the proposed rezoning could have upon environmentally sensitive lands or areas of historical or cultural significance.
- (I) Substantial changes in the character or development of areas in or near the area under consideration which affect the suitability or unsuitability of the land for its use as presently zoned.
- (J) The extent to which land use and development conditions have changed since the effective date of the existing zoning district regulations involved which are relevant to the property.
- (K) Public policies in favor of the rezoning. Examples include identified economic development or affordable housing projects, mixed-use development, or sustainable environmental features, which are consistent with specific adopted plans or policies of the Board of County Commissioners.
- (L) The extent to which the rezoning 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.
- (M) The extent to which the rezoning 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.
- (N) The extent to which the rezoning 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) Proximity to transit.



HIDDEN LAKE  
REVIEW CRITERIA FOR REZONING

- (A) Consistency of the proposed rezoning with the uses, densities and intensities permitted by the underlying Future Land Use Map (FLUM) designation and the goals, objectives, and policies of the adopted Comprehensive Plan.

The land use for the property is Low Density Residential which allows 2 single family homes per acre. The proposed rezoning to RS-2 provides for zoning for single family homes and the density will be maintained at 2 units per acre or less.

- (B) Consistency of the proposed rezoning with the uses, densities and intensities permitted by the adjacent and surrounding zoning districts.

The proposed rezoning is consistent with the uses in the adjacent and surrounding zoning districts as single-family homes are proposed and the adjacent/surrounding uses are all for single family homes. The density proposed creates a logical transition and consistent zoning with from the open rural zoning to the east and south to the RS-2 zoning to the north (Amelia Concourse) and the PUD zoning to the west (Amelia Walk).

- (C) Consistency of the proposed rezoning with the applicable portions of small area plans, overlay districts or any current County plans or programs.

The property is not within a small area plan or an overlay district. The County does have plans to construct a road from the east of the property up to Amelia Concourse and south through the property to connect to Hendrick Road. The owner is agreeable to enter into a Development Agreement to provide the right-of-way through the eastern side of the property to connect to Hendricks Road in exchange for mobility fee credits.

- (D) The rezoning does not result in a sprawl development pattern as determined by Chapter 163 Florida Statutes and will not discourage infilling of more appropriate areas available for development within existing urban or transitioning areas.

The rezoning does not result in a sprawl development as it involves the development of property which is surrounded by existing development and thus, is more of an infill location.

- (E) The availability of, and potential impact to, public infrastructure and facilities that will serve the site in question including public water and wastewater, public roads, public schools, public parks, police and fire service and other similar items. These items may also be reviewed if an amendment to the Future Land Use Map is filed in conjunction with a rezoning.

With the planned roadway extension from Amelia Concourse to Hendricks Road, the proposed development will have adequate transportation infrastructure in place with secondary access to

Old Nassauville Road from Hendricks Road. The development proposes to extend water lines to the development for JEA to provide potable water service and to provide adequate fire protection. It is anticipated that there will be school capacity at the middle and senior high school levels and possibly at the elementary school level with the proposed construction of an elementary school just east of the site. Other public services such as parks and recreation are expected to be available.

- (F) Consistency of the proposed rezoning with any applicable substantive requirements of the Code, including minimum or maximum district size, access, setback and buffering requirements.

The proposed rezoning plans to follow the Land Development Code with regard to the RS-2 zoning district requirements and all other requirements of the LDC.

- (G) The nature and degree of potential adverse impacts the proposed rezoning could have upon permitted conforming uses on neighboring lands.

The proposed development is not expected to impact permitted uses on neighboring conforming lands which are all either vacant or have single family uses.

- (H) The nature and degree of potential adverse impacts the proposed rezoning could have upon environmentally sensitive lands or areas of historical or cultural significance.

The property or adjacent properties do not appear to have historical or cultural significance and the development proposes minimal impacts to the existing wetlands and which are the only environmentally sensitive areas known to be on the property. In particular, the larger wetland areas in the northwest and southwest areas of the property are planned to be substantially preserved.

- (I) Substantial changes in the character or development of areas in or near the area under consideration which affect the suitability or unsuitability of the land for its use as presently zoned.

There are no known substantial changes in the character of development of the property or the surrounding properties that would impact the suitability of the proposed uses and density for the property.

- (J) The extent to which land use and development conditions have changed since the effective date of the existing zoning district regulations involved which are relevant to the property.

The existing zoning district regulations for the property per the Land Development Code have not changed substantially since their adoption.

- (K) Public policies in favor of the rezoning. Examples include identified economic development or affordable housing projects, mixed-use development, or sustainable environmental features,



which are consistent with specific adopted plans or policies of the Board of County Commissioners.

Comprehensive Plan policies that support the proposed change, especially long-range land use plans are as follows;

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.08.06 – 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. (The development plans to comply with the level of service required by the County).

- (L) The extent to which the rezoning 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 need of the community.

The proposed plans by the County to connect Amelia Concourse to Hendricks Road will provide a primary vehicular and pedestrian connection to Amelia Concourse which provides ready access to commercial nodes along SR200, recreational and school facilities. The proposed provision of

the right-of-way for the extension of Hendricks Road through the property in exchange for mobility fee credits will eliminate one of the many challenges the County faces to make the connection from Amelia Concourse to Hendricks Road. The extension of water lines to the area provides an opportunity for existing homes to the south to possibly be connected to potable water. Development adjacent to wetlands on the site will provide for upland buffers as required by the Land Development Code.

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

The proposed wetland impacts for the development are principally to small pine flatwood depressions and the provision of stormwater ponds on the post development site should improve the overall drainage in the area.

- (N) The extent to which the rezoning 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) Proximity to transit.

The proposed development form of low density residential provides a reasonable transition from the equal or higher density areas to the west and north and the already developed lower density areas to the south. Mixed use appears to be inappropriate for the site. The connection to the Hendricks Road to Amelia Concourse extension planned by the County with at least one additional secondary access for the proposed development (at either Karen or Richard Drive) providing further potential traffic circulation and emergency access routes.



**(13) Required Attachments:**

- ☒ (a) *Location Map (see instructions)*
- ☒ (b) *Legal description (see instructions)*
- ☒ (c) *Survey (see instructions)*
- ☒ (d) *Environmental Assessment (see instructions)*
- ☐ (e) *Transportation Impact Analysis (see instructions)*
- ☒ (f) *Owners Authorization for Agent\* (form is attached to this application)*
- ☒ (g) *Consent for Inspection Form (form is attached to this application)*

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

**(14) Additional Attachments for Planned Unit Developments (PUD):**

- ☐ (a) *Preliminary Development Plan (see instructions)*
- ☐ (b) *PUD Written Description/Conditions (see instructions)*
- ☐ (c) *Proposed Deed Restrictions and Association Bylaws (see instructions)*

**(15) 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: Gregory E. Matovina

Signature of Applicant/Agent: Gregory E. Matovina  
(if different than Owner)

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this

26<sup>th</sup> day of July, 2022.

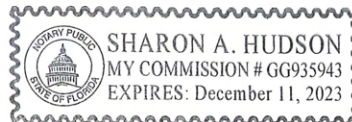
By Gregory E. Matovina

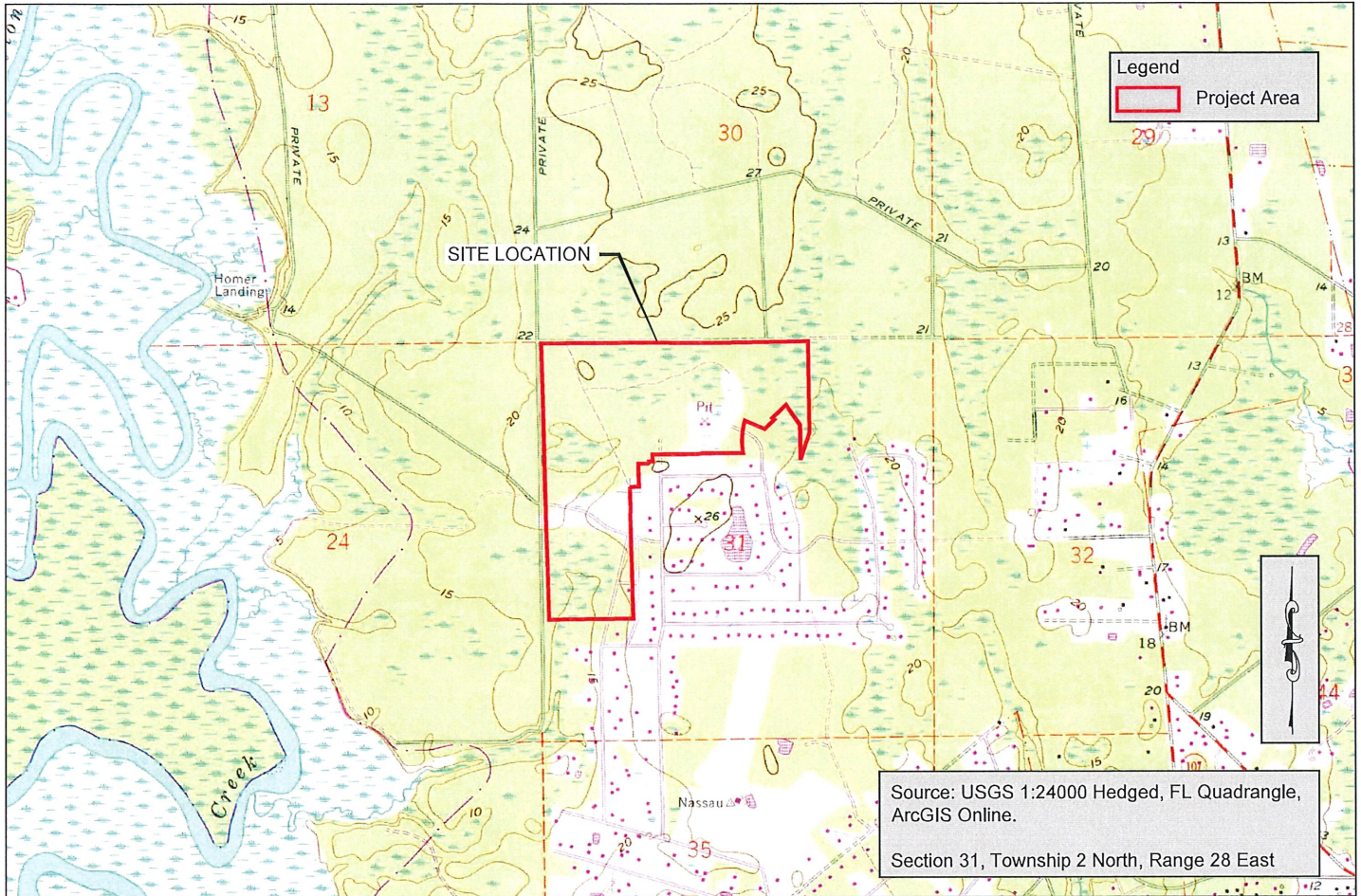
Identification verified: \_\_\_\_\_

Oath sworn: \_\_\_\_\_ Yes ☒ No

Sharon A. Hudson  
Notary Signature

My Commission expires: 12/11/2023





PEACOCK CONSULTING GROUP, LLC

12058 San Jose Boulevard, Suite 604  
Jacksonville, Florida 32223  
(904) 268-1766 phone (904) 268-1729 fax

# **Hidden Lake** Nassau County, Florida *Location / Topographic Map*

Figure: 1  
Scale: 1" = 2000'  
Date: 6/2/22

0 2000



SURVEYED LANDS: DESCRIPTION PREPARED

BY MANZIE & DRAKE LAND SURVEYING.

A PARCEL OF LAND SITUATE IN SECTIONS 31 AND 32, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING RESIDUE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 548, PAGE 805, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1710, PAGE 1565, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2298, PAGE 292, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 710, PAGE 1214, RESIDUE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 855, PAGE 1174 AND A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 169, PAGE 111, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

RESIDUE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 548, PAGE 805

CONTAINING 155.33 ACRES, MORE OR LESS

BEGIN AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; THENCE NORTH 89°37'56" EAST, ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 3,962.89 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 31; THENCE SOUTH 00°50'54" EAST, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 31, A DISTANCE OF 1,349.19 FEET TO THE NORTHWEST CORNER OF LOT 8, BLOCK 2, OF "WILLOWBRANCH ACRES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 58, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 18°33'36" WEST, ALONG THE PERIMETER OF SAID "WILLOWBRANCH ACRES", A DISTANCE OF 415.84 FEET TO THE SOUTHWESTERLY CORNER OF LOT 6, BLOCK 2, OF SAID "WILLOWBRANCH ACRES", ALSO BEING THE SOUTHEAST CORNER OF LOT 16, "ROSEWOOD MEADOWS UNIT TWO", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 309, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 01°58'45" WEST, ALONG THE PERIMETER OF SAID "ROSEWOOD MEADOWS UNIT TWO", A DISTANCE OF 508.44 FEET; THENCE NORTH 34°36'10" WEST, ALONG THE NORTHEASTERLY LINE OF LOT 15, "ROSEWOOD MEADOWS UNIT TWO", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 309, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 323.05 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 15; THENCE CONTINUE NORTH 34°36'10" WEST, ALONG THE NORTHWESTERLY PROJECTION OF THE NORTHEASTERLY LINE OF SAID LOT 15, A DISTANCE OF 40.46 FEET; THENCE SOUTH 45°56'40" WEST, ALONG THE PERIMETER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1941, PAGE 768, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 273.88 FEET; THENCE SOUTH 52°49'36" EAST, ALONG THE PERIMETER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1941, PAGE 768, A DISTANCE OF 40.53 FEET; THENCE ALONG THE PERIMETER OF SAID "ROSEWOOD MEADOWS UNIT TWO, THE FOLLOWING FIVE COURSES: (1) THENCE SOUTH 46°20'14" WEST A DISTANCE OF 207.97 FEET; (2) THENCE NORTH 67°34'01" WEST A DISTANCE OF 328.92 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DAPHNE DRIVE (PLAT) HENDRICKS ROAD (POSTED) (A 60-FOOT RIGHT-OF-WAY), SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF



1,715.79 FEET; (3) THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID DAPHNE DRIVE (PLAT) HENDRICKS ROAD (POSTED) AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0339'34", AN ARC DISTANCE OF 109.59 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 1204'57" WEST A DISTANCE OF 109.57 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 942.03 FEET; (4) THENCE SOUTHERLY, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1753'11", AN ARC DISTANCE OF 294.08 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 0140'35" WEST A DISTANCE OF 292.89 FEET TO THE POINT OF TANGENCY; (5) THENCE SOUTH 0739'00" EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 81.43 FEET TO THE NORTHEAST CORNER OF LOT 1, "OAK HILL ESTATES UNIT TWO" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 134, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THENCE ALONG THE PERIMETER OF SAID "OAK HILL ESTATES UNIT TWO", THE FOLLOWING NINE (9) COURSES; (1) THENCE SOUTH 8932'59" WEST A DISTANCE OF 612.03 FEET; (2) THENCE SOUTH 0134'37" EAST A DISTANCE OF 11.50 FEET; (3) THENCE SOUTH 8945'41" WEST A DISTANCE OF 729.79 FEET; (4) THENCE SOUTH 0139'45" EAST A DISTANCE OF 105.33 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF RICHARD DRIVE; (5) THENCE NORTH 8906'39" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.25 FEET TO THE POINT OF CUSP OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FEET; (6) THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9013'14", AN ARC DISTANCE OF 49.76 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 4348'51" WEST A DISTANCE OF 42.88 FEET TO THE POINT OF TANGENCY; (7) THENCE SOUTH 8937'37" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 126.51 FEET; (8) THENCE SOUTH 0135'43" EAST A DISTANCE OF 338.28 FEET; (9) THENCE SOUTH 8825'18" WEST A DISTANCE OF 134.33 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 169, PAGE 111, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 8940'23" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 1,249.47 FEET TO THE WEST LINE OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; THENCE NORTH 0132'24" WEST, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 2,130.88 FEET TO THE POINT OF BEGINNING.

PARCEL I

THE SOUTH ONE THOUSAND NINE HUNDRED FIFTY FEET (1950') OF THE WEST ONE THOUSAND TWO HUNDRED FIFTY FEET (1250') OF THE NORTH FOUR THOUSAND EIGHTY-ONE AND A HALF FEET (4081.50') OF SECTION THIRTY-ONE (31) LYING AND BEING IN TOWNSHIP TWO (2) NORTH, RANGE TWENTY EIGHT (28) EAST, NASSAU COUNTY, FLORIDA.

LESS AND EXCEPT THE LANDS CONVEYED IN WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 194, PAGE 652 AND OFFICIAL RECORDS BOOK 194, PAGE 653 AND QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 860, PAGE 1577, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

PARCEL II

A PORTION OF THE SOUTH 1,950.0 FEET OF THE WEST 1,250.0 FEET OF THE NORTH 4,081.50 FEET OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SECTION 31 AFORESAID AND RUN NORTH 1°-47'-46" WEST ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 1,269.87 FEET TO THE NORTH LINE OF A 30.0 FOOT EASEMENT; RUN THENCE NORTH 89°-25'-28" EAST ALONG SAID NORTH LINE, A DISTANCE OF 743.33' FEET; RUN THENCE NORTH 13°-11'-49" EAST, A DISTANCE OF 306.52 FEET TO A SET 3/4" IRON PIPE WITH A CAP STAMPED PS&M NO. 1558 FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 13°-11'-49" EAST, A DISTANCE OF 230.0 FEET TO, A SET 3/4" IRON PIPE WITH A CAP STAMPED PS&M NO. 1558, SAID IRON PIPE BEING DESIGNATED AS POINT "A" IN THIS DESCRIPTION; RUN THENCE NORTH 76°-48'-11" WEST, A DISTANCE OF 230.0 FEET TO A SET 3/4" IRON PIPE WITH A CAP STAMPED PS&M NO. 1558; RUN THENCE SOUTH 13°-11'-49" WEST, A DISTANCE OF 230.0 FEET TO A SET 3/4" IRON PIPE WITH A CAP STAMPED PS&M NO. 1558; RUN THENCE SOUTH 76°-48'-11" EAST, A DISTANCE OF 230.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS PURPOSES:

SAID EASEMENT BEING A 30.0 FOOT STRIP OF LAND THAT LIES EASTERLY OF AND ADJOINS THE FOLLOWING DESCRIBED LINE: BEGIN AT POINT "A" MENTIONED IN THE FOREGONE DESCRIPTION AND RUN SOUTH 13°-11'-49" WEST, A DISTANCE OF 567.41 FEET TO THE NORTHERN TERMINUS OF STEVEN ROAD FOR THE TERMINATION POINT. THE RIGHT-OF-WAY LINES OF THIS EASEMENT SHALL BE SHORTENED OR LENGTHENED TO CORRESPOND WITH EXISTING RIGHT-OF-WAY OR PROPERTY LINES.







# MAP OF BOUNDARY SURVEY

TITLE COMMITMENT LEGAL DESCRIPTION

**PARCEL 1**  
THE SOUTH ONE THOUSAND NINE HUNDRED FIFTY FEET (1950') OF THE WEST ONE THOUSAND TWO HUNDRED FIFTY FEET (1250') OF THE NORTH FOUR THOUSAND EIGHTY-ONE AND A HALF FEET (4081.50') OF SECTION THIRTY-ONE (31) LYING AND BEING IN TOWNSHIP TWO (2) NORTH, RANGE TWENTY EIGHT (28) EAST, NASSAU COUNTY, FLORIDA.

LESS AND EXCEPT THE LANDS CONVEYED IN WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 194, PAGE 652 AND OFFICIAL RECORDS BOOK 194, PAGE 653 AND QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 860, PAGE 1577, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

**PARCEL II**  
A PORTION OF THE SOUTH 1,950.0 FEET OF THE WEST 1,250.0 FEET OF THE NORTH 4,081.50 FEET OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SECTION 31 AFORESAID AND RUN NORTH 1°-47'-46" WEST ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 1,269.87 FEET TO THE NORTH LINE OF A 30.0 FOOT EASEMENT; RUN THENCE NORTH 89°-25'-28" EAST ALONG SAID NORTH LINE, A DISTANCE OF 743.33' FEET; RUN THENCE NORTH 13°-11'-49" EAST, A DISTANCE OF 306.52 FEET TO A SET 3/4" IRON PIPE WITH A CAP STAMPED PS&M NO. 1558 FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 13°-11'-49" EAST, A DISTANCE OF 230.0 FEET TO A SET 3/4" IRON PIPE WITH A CAP STAMPED PS&M NO. 1558, SAID IRON PIPE BEING DESIGNATED AS POINT "A" IN THIS DESCRIPTION; RUN THENCE NORTH 76°-48'-11" WEST, A DISTANCE OF 230.0 FEET TO A SET 3/4" IRON PIPE WITH A CAP STAMPED PS&M NO. 1558; RUN THENCE SOUTH 13°-11'-49" WEST, A DISTANCE OF 230.0 FEET TO A SET 3/4" IRON PIPE WITH A CAP STAMPED PS&M NO. 1558; RUN THENCE SOUTH 76°-48'-11" EAST, A DISTANCE OF 230.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS PURPOSES: SAID EASEMENT BEING A 30.0 FOOT STRIP OF LAND THAT LIES EASTERLY OF AND ADJOINS THE FOLLOWING DESCRIBED LINE: BEGIN AT POINT "A" MENTIONED IN THE FOREGOING DESCRIPTION AND RUN SOUTH 13°-11'-49" WEST, A DISTANCE OF 567.41 FEET TO THE NORTHERN TERMINUS OF STEVEN ROAD FOR THE TERMINATION POINT. THE RIGHT-OF-WAY LINES OF THIS EASEMENT SHALL BE SHORTENED OR LENGTHENED TO CORRESPOND WITH EXISTING RIGHT-OF-WAY OR PROPERTY LINES.

## SURVEY NOTES

- 1.) Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
- 2.) The "Legal Description" hereon is in accord with the description provided by the client.
- 3.) Underground improvements not located or shown.
- 4.) Chicago Title Insurance Company's American Land Title Association Commitment for Title Insurance, Order Number 10419479, dated 04/25/2022 at 8:00AM, was referenced in the preparation of this survey.
- 5.) Bearings and horizontal control data (State Plane Coordinates) shown hereon are based on State Plane Coordinate System (Florida East Zone) North American Datum of 1983/1990 (NAD 83/90), and were obtained by utilizing either a Leica GS14 or Carlson BR45 GPS/GNSS Rover and the "Trimble VRS" real time kinematics state-wide GPS network.
- 6.) There may be Jurisdictional wetlands present on this property that have not been located or shown as part of this survey.
- 7.) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- 8.) This firm's "Certificate of Authorization" number is "LB 7039".
- 9.) The property shown hereon lies within Flood Zone "X", per Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 12089C 0358 G, dated 08/02/2017.

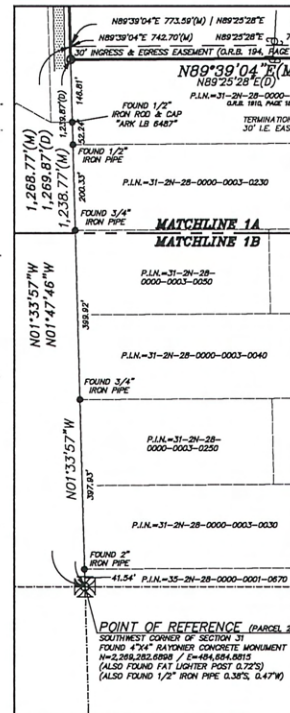
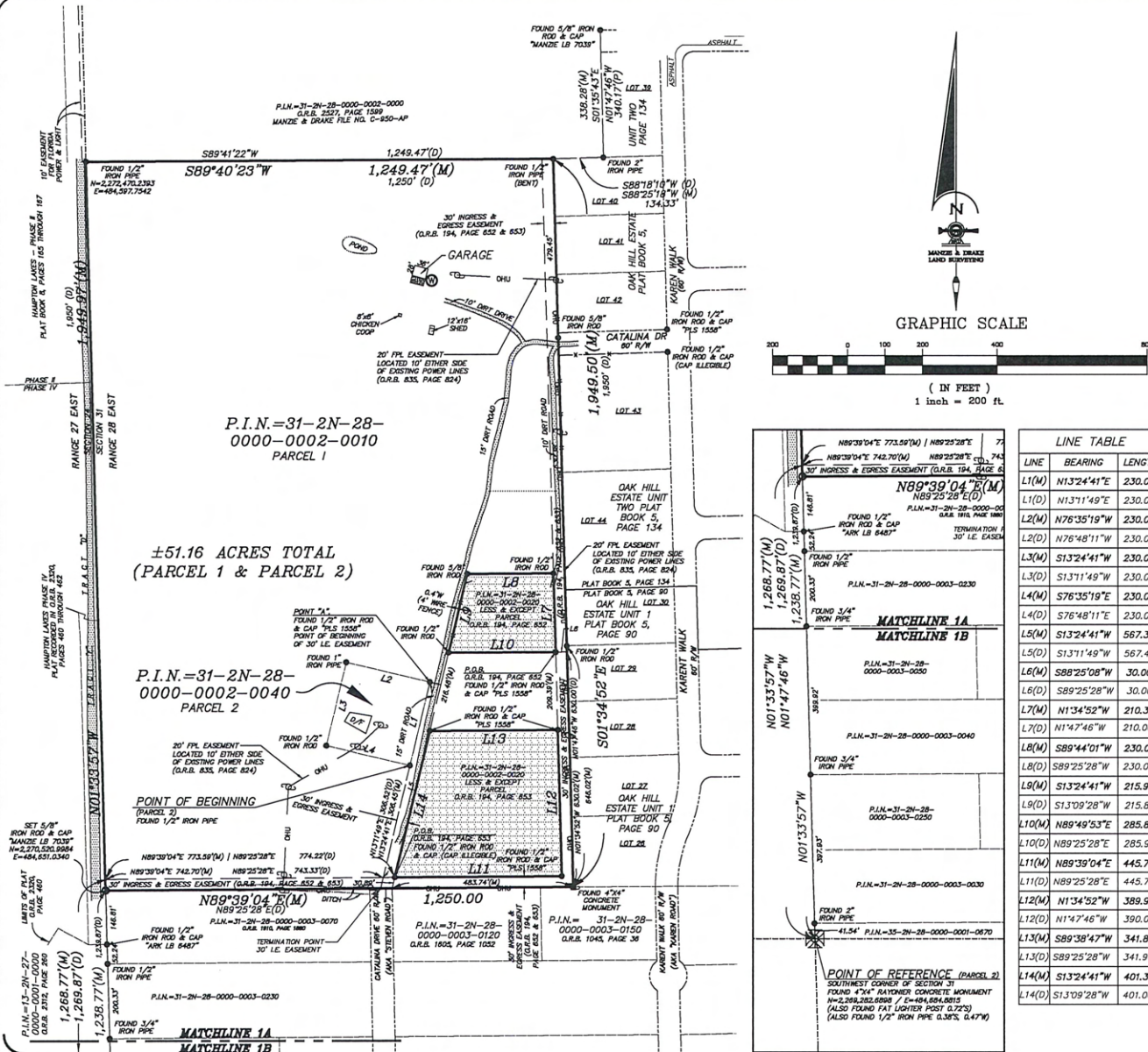
## MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034  
(904) 491-5700 www.ManzieAndDrake.com  
Certificate of Authorization Number "LB 7039"

"OUR SIGHTS ARE ON THE FUTURE. SET YOUR SITES ON US."



SCALE: 1"=200'. JOB NO: 15657-HL. DATE: 05/09/2022. CADD: HKD  
F.B. NO: X-335. PAGE NO: 25. CREW: JM. FILE NO: B-1725



| LINE   | BEARING     | LENGTH  |
|--------|-------------|---------|
| L1(M)  | N13°24'41"E | 230.00' |
| L1(D)  | N13°11'49"E | 230.00' |
| L2(M)  | N76°35'19"W | 230.00' |
| L2(D)  | N76°48'11"W | 230.00' |
| L3(M)  | S13°24'41"W | 230.00' |
| L3(D)  | S13°11'49"W | 230.00' |
| L4(M)  | S76°35'19"E | 230.00' |
| L4(D)  | S76°48'11"E | 230.00' |
| L5(M)  | S13°24'41"W | 567.34' |
| L5(D)  | S13°11'49"W | 567.41' |
| L6(M)  | S89°25'08"W | 30.00'  |
| L6(D)  | S89°25'28"W | 30.00'  |
| L7(M)  | N13°34'52"W | 210.34' |
| L7(D)  | N14°47'46"W | 210.00' |
| L8(M)  | S89°44'01"W | 230.01' |
| L8(D)  | S89°25'28"W | 230.00' |
| L9(M)  | S13°24'41"W | 215.92' |
| L9(D)  | S13°09'28"W | 215.82' |
| L10(M) | N89°49'53"E | 285.89' |
| L10(D) | N89°25'28"E | 285.95' |
| L11(M) | N89°39'04"E | 445.74' |
| L11(D) | N89°25'28"E | 445.78' |
| L12(M) | N13°45'22"W | 389.98' |
| L12(D) | N14°47'46"W | 390.00' |
| L13(M) | S89°38'47"W | 341.89' |
| L13(D) | S89°25'28"W | 341.90' |
| L14(M) | S13°24'41"W | 401.38' |
| L14(D) | S13°09'28"W | 401.00' |

**LEGEND**  
--- CHAIN LINK OR WIRE FENCE  
--- CONCRETE UTILITY  
--- DRAIN FIELD  
--- OVERHEAD UTILITY WIRES  
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM  
G.R.S. = OFFICIAL RECORDS BOOK  
(M) = METEOR  
(D) = DEED  
(P) = PLAT  
--- MEASURED  
--- HIGH DENSITY POLYETHYLENE  
--- RIGHT-OF-WAY  
P.I.N. = PARCEL IDENTIFICATION NUMBER  
P.B. = POINT OF BEGINNING  
--- WOOD OR VINYL FENCE  
--- WOOD PLANTING  
--- WOOD POWER POLE  
--- WELL  
P.F. = FLORIDA POWER & LIGHT COMPANY  
L.E. = INGRESS & EGRESS  
--- EXCEPTED LANDS (NOT A PART OF SUBJECT PROPERTY)

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MICHAEL A. MANZIE, P.L.S. 4069





Planning Department of  
Nassau County  
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 Richards Road and Hendricks Road 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 type="checkbox"/> Future Land Use Map Amendment |

without further notice.

Dated this 26<sup>th</sup> day of July, 2022.

Gregory E. Matovina

Signature of Owner or Authorized Agent

Gregory E. Matovina  
Pres. of Matovina & Company  
Managing Partner

904-993-2857

Telephone Number

State of Florida

County of Duval

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_ online notarization, this

26<sup>th</sup> day of July, 2022.

By Gregory E. Matovina

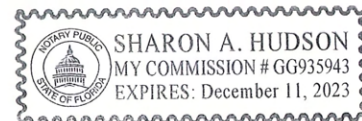
Identification verified: \_\_\_\_\_

Oath sworn: \_\_\_\_\_ Yes X No

Sharon A. Hudson

Notary Signature

My Commission expires: 12/11/2023



CONSENT FOR INSPECTION



Planning Department of  
Nassau County  
96161 Nassau Place  
Yulee, Florida 32097

## OWNER'S AUTHORIZATION FOR AGENT

Gregory E Matovina is hereby authorized TO ACT ON BEHALF OF

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

BY:

Gregory E Matovina  
Signature of Owner  
Gregory E Matovina, Pres. of Matovina & Company  
Managing Partner  
Print Name

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

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

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

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this

26th day of July, 2022.

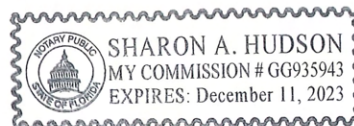
By Gregory E Matovina

Identification verified: \_\_\_\_\_

Oath sworn: \_\_\_\_\_ Yes X No

Sharon A Hudson  
Notary Signature

My Commission expires: 12/11/23



OWNER'S AUTHORIZATION FOR AGENT



## SCHOOL IMPACT ANALYSIS FORM

Revised 11/26/19

### INTRODUCTION

New residential development is required to demonstrate compliance with school concurrency as regulated in Nassau County through the County's Comprehensive Plan Public School Facilities Element and the Interlocal Agreement for Public School Facility Planning adopted by the County on July 14, 2008. No new residential rezoning, preliminary plat, site plan or functional equivalent may be approved by the County unless the residential development is exempt from requirements outlined in Section 9.13 of the Amended Interlocal Agreement OR a School Concurrency Reservation Letter has been issued by the School Board indicating that adequate school facilities exist.

### Application Process for School Concurrency:

1. Submittal of Development Application, including this School Impact Analysis (SIA) Form.
2. County PEO Staff transmit SIA to Nassau County School Board.
3. The Nassau County School Board reviews the SIA Form per requirements in the Interlocal Agreement and makes a determination of capacity.
4. If sufficient capacity is available, the School Board will issue a School Concurrency Reservation Letter. This letter indicates only that school facilities are currently available, and capacity is not reserved until Nassau County issues a Certificate of Concurrency.
5. Upon receipt of a School Concurrency Reservation Letter, Nassau County Planning Staff will issue a Certificate of Concurrency for the development. Certificates are valid for a two (2) year period. Approved construction plans or building permits extend the life of the certificate concurrent with the expiration of the applicable plan or permit.
6. If sufficient capacity is not available, the School Board will issue a Concurrency Deficiency Letter, at which time the applicant will be offered the opportunity to enter into a negotiation period to allow time for the mitigation process as outlined in the Interlocal Agreement. As the end of the negotiation period, the School Board will issue a School Concurrency Reservation Letter where mitigation has been mutually agreed upon; or if mitigation has not been agreed upon, a School Concurrency Deficiency Letter. If a Reservation Letter is drafted, the County will issue a subsequent Certificate of Concurrency.

### KEY CONTACTS

County PEO staff will guide your SIA form through the process. [planninginfo@nassaucountyfl.com](mailto:planninginfo@nassaucountyfl.com) or 904-530-6300

| Owner of Record  | As recorded with the Nassau County Property Appraiser | Applicant or Agent                              | If an agent will be representing the owner, an Owner's Authorization for Agent form must be included |
|--|---|---|--|
| Owner(s) Name<br><b>Gregory E. Matovina</b>            |   | Applicant or Agent Name<br><b>Same as Owner</b> |  |
| Company (if applicable)<br><b>Patriot Ridge, LLP</b>   |   | Company (if applicable)                         |  |
| Street Address<br><b>12443 San Jose Blvd., Ste 504</b> |   | Mailing Address                                 |  |
| City, State, Zip<br><b>Jacksonville, FL 32223</b>      |   | City, State, Zip                                |  |
| Telephone Number<br><b>904-993-2857</b>                |   | Telephone Number                                |  |
| Email Address<br><b>gmatovina@matovina.com</b>         |   | Email Address                                   |  |



## Project Information

PIN: SEE - ATTACHED - LIST - FOR - PARCEL - NUMBERS

|                         |  |                            |                             |                          |                  |
|-------------------------|--|----------------------------|-----------------------------|--------------------------|------------------|
| <b>Project Address</b>  | Karen Walk & 95703 Catalina Dr, Fernandina Beach   |                            |                             |                          |                  |
| <b>Access Road</b>      | Name: <u>Karen Walk</u><br><input checked="" type="checkbox"/> <b>County-Maintained</b> <input type="checkbox"/> <b>Unpaved Private Easement</b> |                            |                             |                          |                  |
| <b>Size of Property</b> | 203 acres  |                            | <b>Present Property Use</b> | Timberland & Improved    |                  |
| <b>Zoning District</b>  | Open Rural   | <b>Future Land Use Map</b> | Low Density                 | <b>Overlay District</b>  |                  |
| <b>Wetlands</b>         |  | <b>Flood Zone</b>          | X                           | <b>Water &amp; Sewer</b> | JEA Water/Septic |

### Project Description (use separate sheet if necessary):

275 Single family residential lots

**Number of Dwelling Units Proposed (Total):** 275

### Number of Dwelling Units Proposed (By Type):

|                         |     |
|-------------------------|-----|
| Single-Family Detached: | 275 |
| Single-Family Attached: |     |
| Multi-Family:           |     |

**List any applications under review or approved which may assist in the review of this application:**

### I HEREBY CERTIFY THAT ALL INFORMATION IS TRUE AND CORRECT

I understand that reasonable inspections of the project may be made as part of the application review process. I understand that I will incur any costs associated with third-party review fees. I also understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.

Gregory E. Matovina  
PRINT

Gregory E. Matovina  
SIGNATURE

07/26/22  
DATE

Pres. of Matovina & Company  
Managing Partner



SCHOOL IMPACT ANALYSIS FORM

PATRIOT RIDGE, LLP  
12443 SAN JOSE BLVD., SUITE 504  
JACKSONVILLE, FL 32223

PROJECT INFORMATION

PARCEL IDENTIFICATION NUMBERS:

31-2N-28-0000-0002-0000

31-2N-28-0000-0002-0010

31-2N-28-0000-0002-0040

Prepared By and Return To:

Eleanor S. King, Esq.  
Sidney S. Simmons PL  
562 Park Street, Suite 300  
Jacksonville, Florida 32204

Parcel ID Nos.: 31-2N-28-0000-0002-0010,  
31-2N-28-0000-0002-0040, 31-2N-28-0000-0002-0060  
Consideration: \$800,000.00

### **GENERAL WARRANTY DEED**

**THIS GENERAL WARRANTY DEED** is made and executed as of the 16<sup>th</sup> day of June, 2022, by **C. J. LITTLE, JR. AND REBECCA L. LITTLE**, husband and wife ("**Grantor**"), whose mailing address is 940482 Old Nassauville Road, Fernandina Beach, Florida 32034 to **PATRIOT RIDGE, LLP**, a Florida limited liability partnership ("**Grantee**"), whose mailing address is 12442 San Jose Blvd., Suite 504, Jacksonville, Florida 32223.

**GRANTOR**, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee and Grantee's successors and assigns forever, the property located in Nassau County, Florida more particularly described on Exhibit "A" attached ("**Land**").

**TOGETHER** with all the easements, tenements, hereditaments and appurtenances thereto, and all improvements now located on the Land, if any, subject to taxes for 2022 and subsequent years and covenants, easements and restrictions of record (the "**Permitted Exceptions**").

**TO HAVE AND TO HOLD** the same in fee simple forever.

Subject to the Permitted Exceptions, Grantor fully warrants the title to the Land and will defend the same against the lawful claims of all persons whomsoever.

*[signature page to follow]*



GRANTOR has caused this instrument to be duly executed as of the day and year first written above.

Signed in the presence of these witnesses:

Witness: [Signature]  
Print Name: Ruth C. Simmons

[Signature]  
C. J. LITTLE, JR.

Witness: [Signature]  
Print Name: Eleanor Simmons King

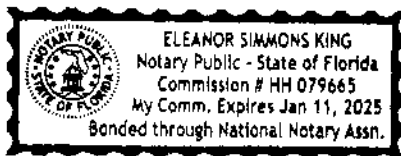
Witness: [Signature]  
Print Name: Ruth C. Simmons

[Signature]  
REBECCA L. LITTLE

Witness: [Signature]  
Print Name: Eleanor Simmons King

STATE OF FLORIDA       )  
  ) ss.  
COUNTY OF Duval       )

The foregoing instrument was acknowledged before me, by means of physical presence, this 16<sup>th</sup> day of June, 2022, by **C. J. LITTLE, JR. AND REBECCA L. LITTLE**, husband and wife. They are \_\_\_\_\_ personally known to me or ☒ has produced a valid Florida driver's licenses as identification.



[Signature]  
NOTARY PUBLIC  
State of Florida  
Name: Eleanor Simmons King  
Commission No: \_\_\_\_\_  
Expiration: \_\_\_\_\_

[NOTARY SEAL]

## EXHIBIT A

### Parcel I

The SOUTH One Thousand Nine Hundred Fifty feet (1950') of the WEST One Thousand Two Hundred Fifty feet (1250') of the NORTH Four Thousand Eighty-one and a half feet (4081.50') of Section Thirty-one (31) lying and being in Township Two (2) NORTH, Range Twenty eight (28) EAST, Nassau County, Florida.

Less and Except the lands conveyed in Warranty Deeds recorded in Official Records Book 194, Page 652 and Official Records Book 194, Page 653 and Quit Claim Deed recorded in Official Records Book 860, Page 1577, of the Public Records of Nassau County, Florida.

### Parcel II

A PORTION OF THE SOUTH 1,950.0 FEET OF THE WEST 1,250.0 FEET OF THE NORTH 4,081.50 FEET OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

Said portion being more particularly described as follows: FOR a point of reference commence at the Southwest corner of Section 31 aforesaid and run North 1°-47'-46" West along the West line of said Section, a distance of 1,269.87 feet to the North line of a 30.0 foot easement; run thence North 89°-25'-28" East along said North line, a distance of 743.33' feet; run thence North 13°-11'-49" East, a distance of 306.52 feet to a set 3/4" iron pipe with a cap stamped PS&M No. 1558 for the POINT OF BEGINNING.

From the Point of Beginning thus described continue North 13°-11'-49" East, a distance of 230.0 feet to, a set 3/4" iron pipe with a cap stamped PS&M No. 1558, said iron pipe being designated as Point "A" in this description; run thence North 76°-48'-11" West, a distance of 230.0 feet to a set 3/4" iron pipe with a cap stamped PS&M No. 1558; run thence South 13°-11'-49" West, a distance of 230.0 feet to a set 3/4" iron pipe with a cap stamped PS&M No. 1558; run thence South 76°-48'-11" East, a distance of 230.0 feet to the POINT OF BEGINNING.

Together with an easement for ingress and egress purposes: Said easement being a 30.0 foot strip of land that lies Easterly of and adjoins the following described line: BEGIN at Point "A" mentioned in the foregoing description and run South 13°-11'-49" West, a distance of 567.41 feet to the Northern terminus of Steven Road for the termination point. The right-of-way lines of this easement shall be shortened or lengthened to correspond with existing right-of-way or property lines.