AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
JULY 11, 2018
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM

2. APPROVAL OF MEETING MINUTES

2.1 **REVIEW AND APPROVAL OF APRIL 11, 2018 MEETING MINUTES.**

2.2 **REVIEW AND APPROVAL OF MAY 09, 2018 MEETING MINUTES.**

3. NEW BUSINESS

3.1 **PAB 2018-16: VOLUNTARY ANNEXATION, LARGE SCALE FUTURE LAND USE MAP ASSIGNMENT, AND LARGE SCALE ZONING MAP CHANGE - CRANE ISLAND:** REQUESTING THE ANNEXATION OF APPROXIMATELY 207.44 ACRES OF LAND LOCATED ON THE INTERCOASTAL WATERWAY CONTIGUOUS TO THE CITY LIMITS; ASSIGNING A FUTURE LAND USE MAP CATEGORY OF LOW DENSITY RESIDENTIAL AND ZONING DISTRICT OF R-1 WITH PUD OVERLAY AS CONSISTENT WITH NASSAU COUNTY ORDINANCES 2006-80 AND 2013-16.

3.2 **PAB 2018-12: VOLUNTARY ANNEXATION, FUTURE LAND USE MAP ASSIGNMENT, AND ZONING MAP CHANGE - 1336 S. 14TH STREET AND 1451 NECTARINE STREET:** REQUESTING THE ANNEXATION OF TWO PARCELS CONTAINING APPROXIMATELY 0.66 ACRES OF LAND LOCATED AT 1336 S. 14TH STREET AND 1451 NECTARINE STREET CONTIGUOUS TO THE CITY LIMITS; ASSIGNING A FUTURE LAND USE MAP CATEGORY OF GENERAL COMMERCIAL AND ZONING DISTRICT OF C-2.

3.3 **PAB 2018-13: VOLUNTARY ANNEXATION, FUTURE LAND USE MAP ASSIGNMENT, AND ZONING MAP CHANGE - TJ COURSON ROAD:** REQUESTING THE ANNEXATION OF ONE PARCEL CONTAINING APPROXIMATELY 0.57 ACRES OF LAND LOCATED ON TJ COURSON ROAD CONTIGUOUS TO THE CITY LIMITS; ASSIGNING A FUTURE LAND USE MAP CATEGORY OF GENERAL COMMERCIAL AND ZONING DISTRICT OF C-2.

3.4 **PAB 2018-14: LAND DEVELOPMENT CODE (LDC) AMENDMENT - HISTORIC DISTRICTS -** ORDINANCE 2018-__ AMENDING LAND DEVELOPMENT CODE (LDC) SECTION 8.03.03 (B) CERTIFICATE OF APPROVAL MATRIX AND SECTION 8.03.09 APPEALS

4. BOARD BUSINESS

5. STAFF REPORT

6. PUBLIC COMMENT

7. ADJOURNMENT

PAB HAS A SCHEDULED DOWNTOWN SUBCOMMITTEE WORKSHOP SCHEDULED FOR MONDAY, JULY 16, 2018 AT 5:30 PM. THE NEXT PAB REGULAR MEETING IS SCHEDULED FOR AUGUST 8, 2018.

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired). All interested parties may appear at said meeting and be heard as to the advisability of any action, which may be considered with respect to such matter. For information regarding this matter, please contact the Planning Department (904) 310-3135.

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach

SUBJECT:

ITEM TYPE: Voluntary Annexation

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly Gibson, AICP, Planning Manager 07/03/2018

Date: June 26, 2018

Submitted By: Samantha Rogic, Staff Assistant

1. **Call to Order** – The meeting was called to order at 5:01 pm.

Roll Call / Determination of a Quorum

Board Members Present

Mark Bennett – Chair
Frank Santry
Jenny Schaffer (Alt 2)
Greg Roland
David Beal – Vice Chair
Donna Lewis (Alt 1)
Wayne Peterson

Board Members Absent

Others Present

Tammi Bach, City Attorney
Kelly Gibson, City Planner
Samantha Rogic, Recording Secretary

2. **Approval of Minutes**

There were no minutes presented for approval.

3. **OLD BUSINESS**

4. **NEW BUSINESS**

4.1. ***PRELIMINARY PLAT APPROVAL - AMELIA BLUFF*** *- RESOLUTION 2018-__APPROVING PRELIMINARY PLAT, PAB CASE 2018-08 TITLED "AMELIA BLUFF"; AND PROVIDING FOR AN EFFECTIVE DATE.*
Synopsis: Accepts and approves the plat titled "Amelia Bluff" as a preliminary plat creating 30 new detached single family home sites.

The item was introduced by Chair Bennett. Kelly Gibson, Planning Manager, presented the staff report as written and recommended approval.

Board Members inquired on the importance of the Technical Review Committee completing their review of the case before being brought before the PAB for their consideration, and if the subject property is an archeological site.

Ms. Gibson explained that at one time it was an archeological site, but it has since been disturbed, and the City does not have an Archeological ordinance.

Nick Gillette, Gillette & Associates Inc., Agent for the Applicant, stated that he will rely on Staffs comments. He then addressed Mr. Santry in response to outstanding comments regarding where the mailbox cluster and fencing will be located. He explained that a few changes were made, but the plans are in for final sign off, and

nothing affects the final plat. Mr. Gillette then gave a brief history of the site. He explained that it was documented in the 50's as an archeological site, was filled by asphalt in the 70's and 80's as nothing was ever found, and now is simply a historical reference that was never taken off the map.
Public hearing opened.

Francesca Caramagno, 2166 Shell Cove, stated that her home is located on Hickory and wants to know if there will be a buffer of trees between her home and the development and if Hickory Road will be left as a bike and walking path. Mr. Gillette explained that Hickory is not proposed for any improvements and that in reference to where Ms. Caramagno's home is located, she will have a 60ft ROW with a lot of vegetation left untouched.

Public hearing closed.

Board discussion commenced. Member Santry stated that he had a number of concerns with respect to the plat and pointed out that the Staff report expresses concern about traffic issues relating to schools. He emphasized the point that a traffic study should be done. Discussion on resolutions concerning traffic ensued at length.
Member Santry requested that City Attorney Bach determine if the City of Fernandina Beach has the legal authority to request a developer of this size to conduct a traffic study. He stated that the legal question must be answered so that Board Members can do their job.

A motion was made by member Santry to continue the application for 30 days to provide legal counsel with opportunity to come back with an answer. No second to the motion. Motion failed.

A motion was made by member Roland, seconded by Member Peterson to recommend approval of PAB case number 2018-08 to the City Commission requesting that a Preliminary Plat for the Hickory Ridge subdivision be approved and that PAB case 2018-08, as presented, is sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Vote upon passage of the motion was taken by ayes and nays and was as follows:

Member Peterson:	***Aye***	
Vice Chair Beal:		***Aye***
Member Roland:		***Aye***
Chair Bennett:	***Aye***	
Member Santry:	***Nay***	

Motion carried.

4.2 **FINAL PLAT APPROVAL – AMELIA PARK TOWN CENTER –** RESOLTION 2018-__ APPROVING FINAL PLAT, PAB CASE 2018-10 TITLED "AMELIA PARK TOWN CENTER – BLOCKS 2 AND 3"; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Accepts and approves the plat titled "Amelia Park Town Center Blocks 2 and 3" as a final plat creating 10 new detached single family home sites.*

Chair Bennett introduced the item. Ms. Gibson presented the staff report as written and welcomed questions from the Board.

Mike Antonopoulos, 228 Clatter Bridge Road, Agent for the Applicant, gave a brief history of the property. He

explained that the property is part of a 1992 PUD which was approved for 400 units with traffic study, and that this plat is part of the original Town Center. The commercial obligation was removed. Mr. Antonopoulos stated that he stands with Staff's comments and is open to questions from the Board.

Public hearing was opened and closed.

There was no Board discussion.

A motion was made by Member Roland, seconded by Member Peterson to recommend approval of PAB case number 2018-10 to the City Commission requesting that a Final Plat of Park Avenue Blocks 2 +3 within the Amelia Park neighborhood be approved and that PAB case 2018-10, as presented, is sufficiently compliant with the Comprehensive Plan, Land Development Code, and terms of the Amelia Park PUD overlay to be approved at this time.

Member Roland added that he was a part of the City Commission that approved the original project and he believes Amelia Park to be a shining example of what the City can do when considering different proposals. He commended Joel Embry and Partners and he thinks this is a good development that was well thought out and thoroughly discussed. Chair Bennett seconded Member Roland's comments.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

5. **Board Business**

Member Roland stated that he would like the City to develop an archeological ordinance. Member Santry suggested a vote of those interested for the record.

A motion was made by Member Roland, seconded by Member Santry to direct City Staff to request of the City Commission to have an enabling archeological ordinance.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

Member Schaffer stated that she was contacted by a member of the public concerning Ash Street parking and the dangers associated. She proposed making Ash Street one way.

6. **Staff Report**

Ms. Gibson proposed a new Board Meeting policy that would limit the length of meetings and introduced the idea of having a second meeting date reserved for items not addressed at the first meeting.
Ms. Bach elaborated and the Board discussed.

7. **Comments by the public**

There were no requests from the audience to be heard.

8. **Adjournment** – The meeting adjourned at 6:59 pm.

Samantha Rogic, Secretary

Mark Bennett, Chair

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach

SUBJECT:

ITEM TYPE: Voluntary Annexation

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Tammi E. Bach, City Attorney	07/06/2018
Kelly Gibson, AICP, Planning Manager	07/06/2018

Date: July 02, 2018

Submitted By: Samantha Rogic, Staff Assistant

1. **Call to Order** – The meeting was called to order at 5:02 pm.

Roll Call / Determination of a Quorum

Board Members Present

Mark Bennett – Chair
Frank Santry
Jenny Schaffer (Alt 2)
David Beal – Vice Chair
Greg Roland
Wayne Peterson

Board Members Absent

Donna Lewis (Alt 1)

Others Present

Tammi Bach, City Attorney
Kelly Gibson, City Planner
Samantha Rogic, Recording Secretary

2. **REVIEW AND APPROVAL OF FEBRUARY 14, 2018 MEETING MINUTES.**

Chair Bennett pointed out a typo in the second paragraph. "H asked", needs to be corrected to read "He asked".

A motion was made by Member Beal, seconded by Member Santry, to approve the February 14, 2018 meeting minutes with correction.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

3. **OLD BUSINESS**

There was no Old Business to be heard.

4. **NEW BUSINESS**

There was no New Business to be heard.

5. **BOARD BUSINESS**

5.1 **Provide Draft LDC Text Amendments specific to the Historic District. Board consideration is anticipated for the regular meeting on June 13, 2018.**

Kelly Gibson, Planning Manager, introduced the item. Board discussion commenced. Member Roland asked if the HDC agrees with the changes as presented. Ms. Gibson replied in the affirmative. Several members commented on the need for a word searchable document. Ms. Gibson reminded the Board that this agenda item is intended as a distribution of information—decisions will be made at the next regular scheduled meeting.

5.2 **Review City Commission Goals and determine summer schedule to address any extra meetings or subcommittees.**

Ms. Gibson introduced the item and presented a list of Summer Goals on the projection screen. Board Members reviewed the list and declared the goals they personally considered priority. Topics discussed included 1st vs 2nd floor development in the Downtown District, limiting the 1st floor of Centre Street to retail, and traffic circulation.

Member Santry stated that he hears a consensus that the downtown 1st floor development issue is a high priority item—and should be listed as priority #1. Member Beal suggested that all items listed under 'Review Downtown' should be considered as one. Member Santry agreed and motioned that the Board should accept that as a notion to start working and suggested establishing a subcommittee or assigning a single member for each sub category. Member Roland seconded.

Voice vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

Member Beal volunteered to take on minor amendments, accessory dwellings, and PUD. Chair Bennett offered to work with him. Ms. Gibson explained the Sunshine Law.

Member Santry volunteered to Chair the volunteer committee. Member Peterson seconded.
Voice vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

Member Santry requested a large grid map for the purpose of walking Centre Street for 1st floor inventory. Chair Bennett stated he might be able to help with that. Discussion continued on maps. Member Santry desired an understanding in place that items that might be helpful to the process be forwarded to Ms. Gibson so that she may circulate to all Board Members.

The Board then scheduled the first meeting of the Downtown Issues Sub Committee for May 23rd at 5:00pm in Chambers.

Board Members continued to volunteer to work on various goals.

Discussion ensued about sidewalks on only one side of Hickory Street. Member Bennett stated that he would like to see sidewalk connectivity.

6. **STAFF REPORT**

Ms. Gibson stated that she has nothing further to report.
Member Beal inquired on recent permits.

7. **PUBLIC COMMENT**

There were no requests from the audience to be heard.

8. **ADJOURNMENT**

Member Roland made a motion to adjourn, seconded by Member Beal.
The meeting adjourned at 6:34 pm.

_____
Samantha Rogic, Secretary

_____
Mark Bennett, Chair

OFFICE USE ONLY

REC'D: 6/14/18 BY: [illegible]

PAYMENT: $ 4250 – TYPE: CK 1165

APPLICATION #: 2018-000959

CASE #: 2018-16

BOARD MEETING DATE: July 11, 2018

PLANNING ADVISORY BOARD APPLICATION

✓ ZONING MAP AMENDMENT
(≤ 10 acres $850 / > 10acres $1,600)

✓ LAND USE MAP AMENDMENT
(≤ 10 acres $850 / > 10acres $1,600)

LDC TEXT AMENDMENT ($850)

COMP PLAN AMENDMENT ($850)

SUBDIVISION PLAT – PRELIM ($750)

SUBDIVISION PLAT – FINAL ($850)

VACATION OF R.O.W. ($850)

✓ VOLUNTARY ANNEXATION ($1050)

APPLICANT INFORMATION

Owner Name: The Range at Crane Island, LLC and Crane Island Model Homes, LLC

Mailing Address: 4001 Centurion Way, Fernandina Beach, FL 32034

Telephone: (904) 432-8390 Fax: _____

Email: _____

Agent Name: Emily G. Pierce

Mailing Address: 1301 Riverplace Blvd., Suite 1500, Jacksonville, FL 32207

Telephone: (904) 346-5787 Fax: (904) 396-0663

Email: EPierce@rtlaw.com

PROPERTY INFORMATION

Street Address: Bailey Road

Parcel Identification Number(s): See Exhibit "A" attached.

Lot Number: _____ Block Number: _____ Subdivision: _____

Section: 6, 19 & 49 Township: 2N Range: 28E

PROJECT INFORMATION

Total Number of Lots/Parcels: 12

Less than One (1) acre Sq. Footage: 11 One (1) Acre or Greater: 1

Existing Zoning Classification: PUD (Nassau County Ordinance Number 2006-18: Crane Island)

Existing Future Land Use Classification: Nassau County Conservation 1 (CSV-1) and Agricultural (AGR)

Previous Planning/Zoning Approvals: _____

Description of Request:

See Exhibit "C" attached.

SIGNATURE/NOTARY

The undersigned states the above information is true and correct as (s)he is informed and believes.

6/14/18
Date

Signature of Applicant

STATE OF FLORIDA
ss
COUNTY OF NASSAU

Subscribed and sworn to before me this 14 day of June, 2018.

Perrianne Smythe
Notary Public: Signature

Perrianne Smythe
Printed Name

April 1, 2019
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

PERRIANNE SMYTHE
Commission # FF 212805
Expires April 1, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

EXHIBIT "A"

PARCEL IDENTIFICATION NUMBERS

1. 19-2N-28-0000-0001-0000

2. 19-2N-28-0000-0001-0050

3. 19-2N-28-0000-0001-0570

4. 19-2N-28-0000-0001-0580

5. 19-2N-28-0000-0001-0590

6. 19-2N-28-0000-0001-0600

7. 19-2N-28-0000-0001-0770

8. 19-2N-28-0000-0001-0780

9. 19-2N-28-0000-0001-0790

10. 19-2N-28-0000-0001-0800

11. 19-2N-28-0000-0001-0810

12. 19-2N-28-0000-0001-0920

13. 19-2N-28-0000-0001-0930

14. 19-2N-28-1000-0001-0000

15. 19-2N-28-1000-0002-0000

16. 19-2N-28-1000-0003-0000

17. 19-2N-28-1000-0004-0000

18. 19-2N-28-1000-0005-0000

19. 19-2N-28-1000-0006-0000

20. 19-2N-28-1000-0007-0000

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60. 19-2N-28-1000-0047-0000

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63. 19-2N-28-1000-0TR3-0000

64. 19-2N-28-1000-0TR4-0000

65. 19-2N-28-1000-0TR5-0000

66. 19-2N-28-1000-0TR6-0000

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70. 19-2N-28-1000-TR10-0000

71. 19-2N-28-1000-TR11-0000

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73. 19-2N-28-1000-TR13-0000

74. 19-2N-28-1000-TR14-0000

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76. 19-2N-28-1000-TR16-0000

77. 19-2N-28-1000-TR17-0000

78. 19-2N-28-1000-TR18-0000

79. 19-2N-28-1000-TR19-0000

80. 19-2N-28-1000-TR20-0000

81. 19-2N-28-1000-TR21-0000

82. 19-2N-28-1000-TR22-0000

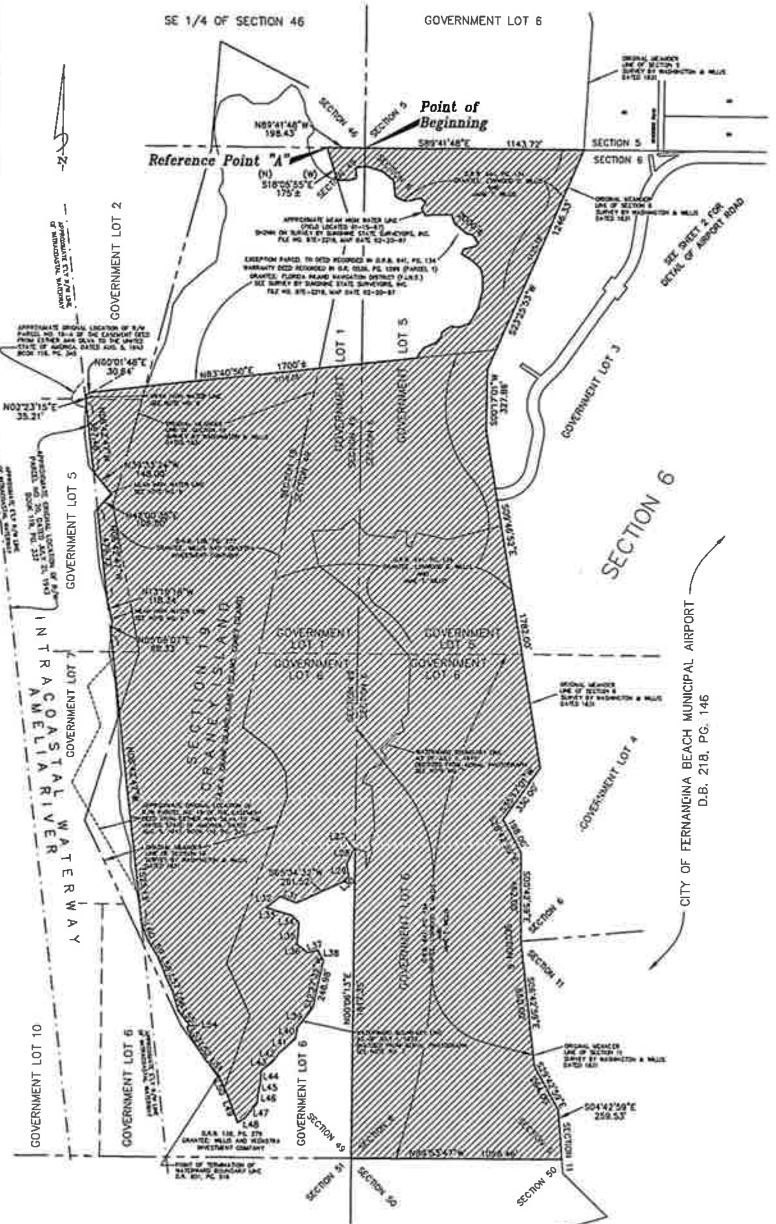
83. 19-2N-28-1000-TR23-0000

84. 19-2N-28-1000-TR24-0000

FILE No. T2N-147

Map Showing

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



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

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 89°41'48" WEST, ALONG THE NORTH LINE OF SAID SECTION 49, A DISTANCE OF 198.43 FEET, TO THE EASTERLY BOUNDARY OF SAID SECTION 19, "CRANEY ISLAND," AND A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 89°41'48" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 6, AS SURVEYED BY WASHINGTON AND WILLIS, DATED 1831; THENCE SOUTHWESTERLY AND SOUTHEASTERLY, ALONG SAID ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 6, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 23°25'53" WEST, 1246.33 FEET; COURSE NO. 2: SOUTH 00°17'01" WEST, 327.86 FEET; COURSE NO. 3: SOUTH 09°46'52" EAST, 1782.00 FEET; COURSE NO. 4: SOUTH 35°17'01" WEST, 330.00 FEET; COURSE NO. 5: SOUTH 28°42'59" EAST, 198.00 FEET; COURSE NO. 6: SOUTH 00°42'59" EAST, 462.00 FEET, TO THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 11, AS SURVEYED BY WASHINGTON AND WILLIS, DATED 1831; THENCE SOUTHEASTERLY, ALONG SAID ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 11, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 06°42'59" EAST, 660.00 FEET; COURSE NO. 2: SOUTH 29°42'59" EAST, 264.00 FEET; COURSE NO. 3: SOUTH 04°42'59" EAST, 259.53 FEET, TO THE SOUTH LINE OF GOVERNMENT LOT 6, SAID SECTION 6; THENCE NORTH 89°53'47" WEST, ALONG LAST SAID LINE, 1098.46, TO THE WEST LINE OF SAID GOVERNMENT LOT 6, SECTION 6; THENCE NORTH 00°06'13" EAST, ALONG LAST SAID LINE, 1617.35 FEET TO THE WATERWARD BOUNDARY LINE (AS OF JULY 1, 1975), AS DIGITIZED AND SHOWN ON CLARY & ASSOCIATES, INC. MAP FILE NO. T2N-57, DATED MARCH 16, 1988; THENCE SOUTHWESTERLY, NORTHWESTERLY, SOUTHEASTERLY, NORTHEASTERLY ALONG SAID WATERWARD BOUNDARY LINE, RUN THE FOLLOWING TWENTY-SIX (26) COURSES AND DISTANCES: COURSE NO. 1: NORTH 78°28'06" WEST, 8.08 FEET; COURSE NO. 2: SOUTH 25°27'02" WEST, 88.59 FEET; COURSE NO. 3: SOUTH 09°53'47" EAST, 67.54 FEET; COURSE NO. 4: SOUTH 51°12'50" WEST, 44.72 FEET; COURSE NO. 5: SOUTH 65°34'32" WEST, 261.52 FEET; COURSE NO. 6: NORTH 69°24'50" WEST, 94.43 FEET; COURSE NO. 7: SOUTH 49°26'23" WEST, 94.17 FEET; COURSE NO. 8: SOUTH 74°27'56" EAST, 141.93 FEET; COURSE NO. 9: SOUTH 44°09'52" EAST, 52.74 FEET; COURSE NO. 10: SOUTH 04°55'55" WEST, 113.69 FEET; COURSE NO. 11: SOUTH 52°17'39" EAST, 69.62 FEET; COURSE NO. 12: NORTH 75°39'06" EAST, 58.74 FEET; COURSE NO. 13: SOUTH 27°58'22" EAST, 64.20 FEET; COURSE NO. 14: SOUTH 12°27'32" WEST, 248.99 FEET; COURSE NO. 15: SOUTH 36°29'03" WEST, 134.63 FEET; COURSE NO. 16: SOUTH 08°52'37" WEST, 57.66 FEET; COURSE NO. 17: SOUTH 48°19'57" WEST, 114.05 FEET; COURSE NO. 18: SOUTH 37°00'40" WEST, 59.38 FEET; COURSE NO. 19: SOUTH 51°15'31" WEST, 73.70 FEET; COURSE NO. 20: SOUTH 01°38'19" WEST, 63.56 FEET; COURSE NO. 21: SOUTH 13°22'22" WEST, 54.31 FEET; COURSE NO. 22: SOUTH 05°31'05" WEST, 54.62 FEET; COURSE NO. 23: SOUTH 38°41'06" WEST, 99.52 FEET; COURSE NO. 24: SOUTH 57°51'29" WEST, 43.99 FEET; COURSE NO. 25: NORTH 20°47'36" WEST, 165.67 FEET; COURSE NO. 26: NORTH 24°41'45" WEST, 100.27 FEET, TO THE MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. R3-58); THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES: COURSE NO. 1: NORTH 41°03'43" WEST, 102.29 FEET; COURSE NO. 2: NORTH 33°13'02" WEST, 100.28 FEET; COURSE NO. 3: NORTH 27°40'04" WEST, 100.02 FEET; COURSE NO. 4: NORTH 39°19'23" EAST, 20.24 FEET; COURSE NO. 5: NORTH 39°20'31" WEST, 94.05 FEET; COURSE NO. 6: NORTH 15°30'14" WEST, 100.65 FEET; COURSE NO. 7: NORTH 25°25'34" WEST, 100.00 FEET; COURSE NO. 8: NORTH 22°16'35" WEST, 100.10 FEET; COURSE NO. 9: NORTH 32°08'50" WEST, 100.82 FEET; COURSE NO. 10: NORTH 21°56'56" WEST, 91.34 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 06°42'47" WEST, ALONG LAST SAID LINE, 1525.13 FEET, TO THE MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. R3-58); THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 05°08'07" EAST, 68.33 FEET; COURSE NO. 2: NORTH 13°19'18" WEST, 118.34 FEET, TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 06°42'47" WEST, ALONG LAST SAID LINE, 479.72 FEET TO SAID MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. R3-58); THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES COURSE NO. 1: NORTH 42°00'35" EAST, 106.80 FEET; COURSE NO. 2: NORTH 39°33'24" WEST, 148.00 FEET, TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 06°42'47" WEST, ALONG LAST SAID LINE, 387.48 FEET, TO SAID MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. R3-58); THENCE NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 02°23'15" EAST, 35.21 FEET; COURSE NO. 2: NORTH 60°01'48" EAST, 30.64 FEET, TO THE WESTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 0539, PAGE 1099, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 83°40'50" EAST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1099, A DISTANCE OF 1700 FEET, MORE OR LESS, TO THE APPROXIMATE MEAN HIGH WATER LINE AS FIELD LOCATED JANUARY 15, 1987 AND AS SHOWN ON MAP OF SPECIFIC PURPOSE SURVEY BY SUNSHINE STATE SURVEYORS, INC. FILE NUMBER 87E-2218, MAP DATE FEBRUARY 20, 1987; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY, ALONG SAID APPROXIMATE MEAN HIGH WATER LINE AS FIELD LOCATED JANUARY 15, 1987 AND AS SHOWN ON MAP OF SPECIFIC PURPOSE SURVEY BY SUNSHINE STATE SURVEYORS, INC. FILE NUMBER 87E-2218, MAP DATE FEBRUARY 20, 1987, A DISTANCE OF 2000 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFORESAID EASTERLY BOUNDARY OF SECTION 19, "CRANEY ISLAND," SAID LINE BEARING SOUTH 18°05'55" EAST FROM REFERENCE POINT "A"; THENCE NORTH 18°05'55" WEST, ALONG LAST SAID LINE, 175 FEET, MORE OR LESS, TO REFERENCE POINT "A", AND TO CLOSE.

CONTAINING 189.27 ACRES, MORE OR LESS

SUBJECT LANDS
189.27 ACRES±

GENERAL NOTES

1. BEARINGS BASED ON THE NORTH LINE OF SECTION 6, TOWNSHIP 2, NORTH, RANGE 28 EAST, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, N.A.D. 1983, 1990 N.G.S. ADJUSTMENT (GRID BEARINGS) AS SOUTH 89°41'48" EAST.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. GOVERNMENT LOT 10 DOES NOT AFFECT PARCEL 1.
4. GOVERNMENT LOT 1, SECTION 49 HAS AN AREA OF APPROXIMATELY 17± ACRES.
5. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED IN 1831 & 1849 AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1834, JULY 5, 1849, & MARCH 21, 1884.
6. MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. R3-58, DATED DECEMBER 1, 1987.
7. WATERWARD BOUNDARY LINE SHOWN WAS DIGITIZED FROM AERIAL PHOTOGRAPH NEGATIVE NO. A20 12089 174-12, AERIAL NO. 8/10, TAKEN JANUARY 22, 1974, AS PROVIDED BY THE NASSAU COUNTY PROPERTY APPRAISER'S OFFICE. (SEE CLARY & ASSOC., INC. MAP FILE NO. T2N-57)
8. AREAS OF GOVERNMENT LOTS SHOWN HEREON ARE BASED ON PROTRACTED LINES FROM THE ORIGINAL TOWNSHIP PLAT AND NOT FIELD VERIFIED.
9. X- REF: CLARY & ASSOC.: FILE NO. R1-90, R3-58, T2N-35, T2N-57, R8-28 SURVEY BY SUNSHINE STATE SURVEYORS, INC.: FILE NO. 87E-2218.

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

EXCEPTION NUMBER	RECORDED DOCUMENT	DESCRIPTION	COMMENTS
6	O.R. 142, PG. 263	RESERVATIONS	AFFECTS PORTION LYING IN GOVERNMENT LOT 1,
	O.R. 238, PG. 314	RESERVATIONS	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
7	O.R. 1368, PG. 1149	CONSERVATION EASEMENT	SHOWN
8	O.R. 1545, PG. 433	CONSERVATION EASEMENT	SHOWN
	O.R. 1550, PG. 1353	CONSERVATION EASEMENT	SHOWN
9	O.R. 1460, PG. 858	TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS	BLANKETS SITE
	O.R. 1873, PG. 468	TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS	BLANKETS SITE
10	O.R. 985, PG. 1420	WATER AND SEWER SERVICE AGREEMENT	UNPLOTTABLE
11	O.R. 1584, PG. 1387	ROAD ACCESS EASEMENT AGREEMENT	SHOWN
12	O.R. 1584, PG. 1430	PERPETUAL AVIGATION EASEMENT	BLANKETS ENTIRE SITE, EXCEPT PORTION LYING WESTERLY OF THE EASTERLY R/W LINE OF THE INTRACOASTAL WATERWAY
13	O.R. 1605, PG. 903	TERMS AND CONDITIONS	BLANKETS OLD ROAD PARCEL
18	O.R. 106, PG. 249	RESERVATIONS	AFFECTS PORTION LYING IN GOVERNMENT LOTS 5 & 6, SECTION 6, TOWNSHIP 2 NORTH, RANGE 28 EAST
19	O.R. 651, PG. 316	RIGHTS AND INTEREST	SHOWN
21	D.B. 119, PG. 337	EASEMENT DEED	SHOWN
	D.B. 119, PG. 345	EASEMENT DEED	SHOWN

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L27	8.08	N78°28'06"W	L44	63.56	S01°38'19"W
L28	88.59	S25°27'02"W	L45	54.31	S13°22'22"W
L29	67.54	S09°53'47"E	L46	54.62	S05°31'05"W
L30	44.72	S51°12'50"W	L47	99.52	S38°41'06"W
L31	94.43	N69°24'50"W	L48	43.99	S57°51'29"W
L32	94.17	S49°26'23"W	L49	165.67	N20°47'36"W
L33	141.93	S74°27'56"E	L50	100.27	N24°41'45"W
L34	52.74	S44°09'52"E	L51	102.29	N41°03'43"W
L35	113.69	S04°55'55"W	L52	100.28	N33°13'02"W
L36	69.62	S52°17'39"E	L53	100.02	N27°40'04"W
L37	58.74	N75°39'06"E	L54	20.24	N39°19'23"E
L38	64.20	S27°58'22"E	L55	94.05	N39°20'31"W
L39	134.63	S36°29'03"W	L56	100.65	N15°30'14"W
L40	57.66	S08°52'37"W	L57	100.00	N25°25'34"W
L41	114.05	S48°19'57"W	L58	100.10	N22°16'35"W
L42	59.38	S37°00'40"W	L59	100.82	N32°08'50"W
L43	73.70	S51°15'31"W	L60	91.34	N21°56'56"W

GRAPHIC SCALE
(IN FEET)
1 inch = 300 ft.

SHEET 1 OF 4

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS

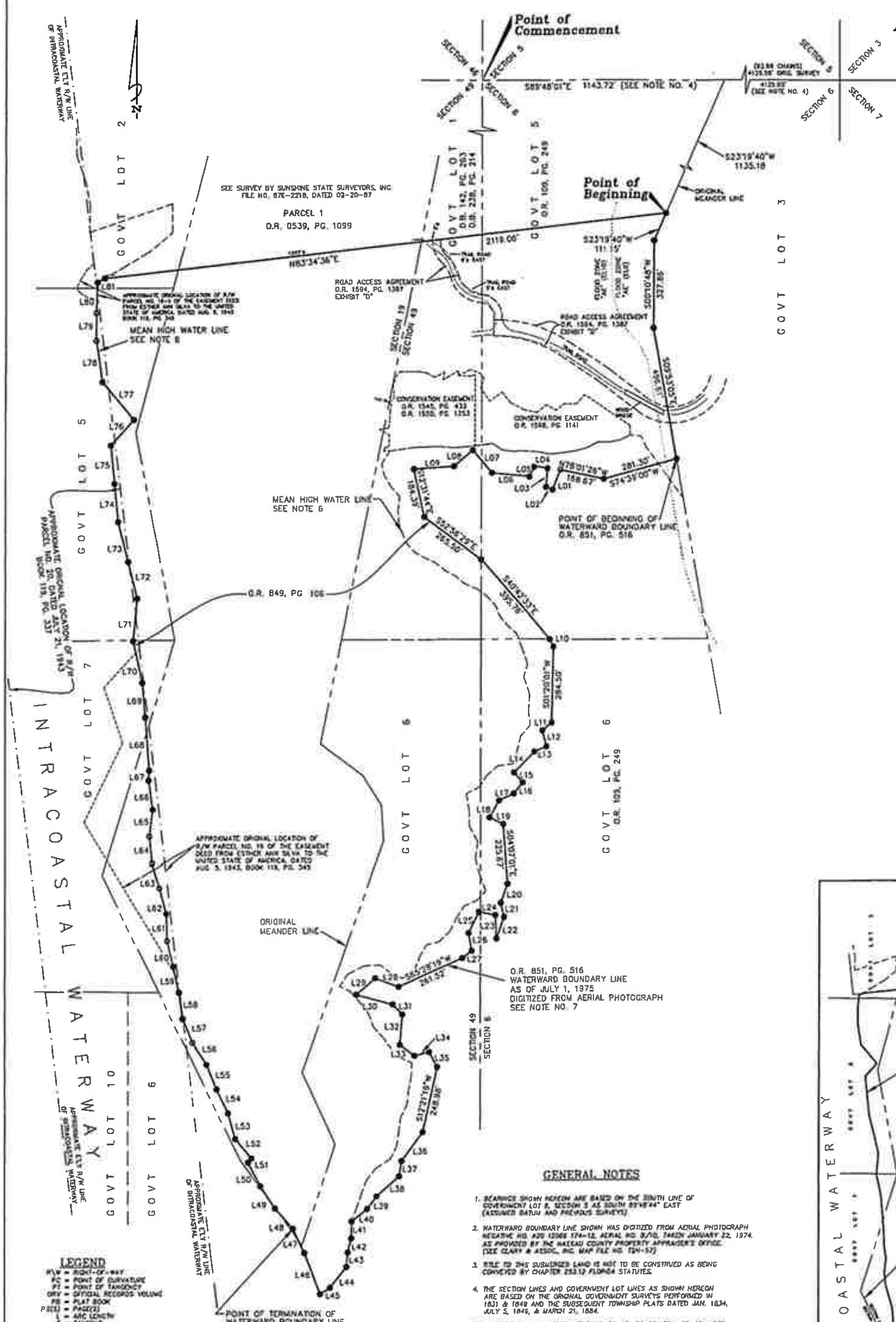
GREGORY B. CLARY P.S.M. CERT. NO. 3377

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

Exhibit B

FILE No. T2N-147

Map Showing A Boundary Survey



PARCEL I:

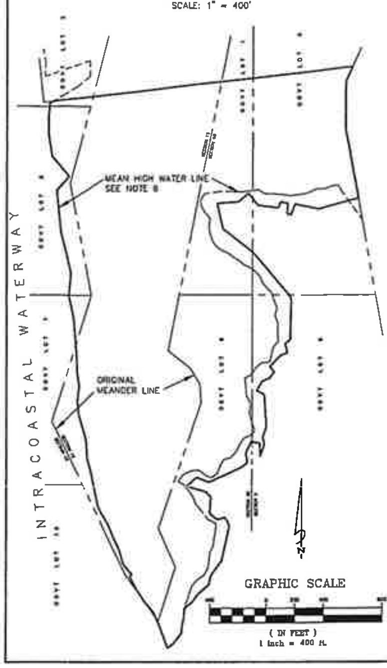
A PORTION OF SECTION 19, "CRANEY ISLAND," AND A PORTION OF SECTIONS 6 AND 49 ALL IN TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 89°48'01" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 23°19'40" WEST 1135.18 FEET, TO THE EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS 0539, PAGE 1099, OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE SOUTH 23°19'40" WEST, 111.15 FEET; COURSE NO. 3: SOUTH 00°10'48" WEST, 327.86 FEET; COURSE NO. 4: SOUTH 09°53'09" EAST, 496.61 FEET TO THE WATERWARD BOUNDARY LINE (AS OF JULY 1, 1975) AS DIGITIZED AND SHOWN ON CLARY & ASSOCIATES, INC. MAP FILE NO. T2N-57, DATED MARCH 16, 1998; THENCE SOUTHWESTERLY, NORTHWESTERLY, SOUTHEASTERLY, NORTHEASTERLY ALONG THE BOUNDARY OF SAID LINE, RUN THE FOLLOWING FIFTY-SIX (56) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 74°39'00" WEST, 281.30 FEET; COURSE NO. 2: NORTH 78°01'26" WEST, 158.67 FEET; COURSE NO. 3: SOUTH 21°48'05" WEST 80.78 FEET; COURSE NO. 4: NORTH 68°11'55" WEST, 26.93 FEET; COURSE NO. 5: NORTH 04°05'08" EAST, 70.18 FEET; COURSE NO. 6: NORTH 78°41'24" WEST, 50.99 FEET; COURSE NO. 7: SOUTH 26°33'54" WEST, 44.72 FEET; COURSE NO. 8: NORTH 83°53'04" WEST, 140.80 FEET; COURSE NO. 9: NORTH 39°28'21" WEST, 110.11 FEET; COURSE NO. 10: SOUTH 49°23'55" WEST, 92.20 FEET; COURSE NO. 11: SOUTH 86°11'09" WEST, 150.33 FEET; COURSE NO. 12: SOUTH 12°31'44" EAST, 184.38 FEET; COURSE NO. 13: SOUTH 52°36'29" EAST, 263.50 FEET; COURSE NO. 14: SOUTH 40°42'33" EAST, 395.78 FEET; COURSE NO. 15: SOUTH 28°15'22" EAST, 30.83 FEET; COURSE NO. 16: SOUTH 01°20'01" WEST, 284.50 FEET; COURSE NO. 17: SOUTH 50°37'47" WEST, 46.38 FEET; COURSE NO. 18: SOUTH 14°48'00" EAST, 83.24 FEET; COURSE NO. 19: SOUTH 68°30'21" WEST, 49.57 FEET; COURSE NO. 20: SOUTH 44°11'53" WEST, 109.78 FEET; COURSE NO. 21: SOUTH 39°52'47" EAST, 49.14 FEET; COURSE NO. 22: SOUTH 38°05'15" WEST, 53.44 FEET; COURSE NO. 23: SOUTH 64°51'40" WEST, 59.41 FEET; COURSE NO. 24: SOUTH 29°31'42" WEST, 73.29 FEET; COURSE NO. 25: SOUTH 64°12'35" EAST, 57.34 FEET; COURSE NO. 26: SOUTH 04°07'01" EAST, 225.67 FEET; COURSE NO. 27: SOUTH 19°15'12" WEST, 75.00 FEET; COURSE NO. 28: SOUTH 13°01'15" EAST, 53.04 FEET; COURSE NO. 29: SOUTH 19°15'12" WEST, 85.26 FEET; COURSE NO. 30: NORTH 02°57'43" WEST, 87.20 FEET; COURSE NO. 31: NORTH 78°34'19" WEST, 82.01 FEET; COURSE NO. 32: SOUTH 25°20'49" WEST, 88.59 FEET; COURSE NO. 33: SOUTH 10°00'00" EAST, 87.54 FEET; COURSE NO. 34: SOUTH 51°06'36" WEST, 44.72 FEET; COURSE NO. 35: SOUTH 85°28'19" WEST, 261.52 FEET; COURSE NO. 36: NORTH 69°31'03" WEST, 84.43 FEET; COURSE NO. 37: SOUTH 49°20'09" WEST, 94.17 FEET; COURSE NO. 38: SOUTH 74°34'09" EAST, 141.93 FEET; COURSE NO. 39: SOUTH 44°16'05" EAST, 52.74 FEET; COURSE NO. 40: SOUTH 04°49'42" WEST, 113.89 FEET; COURSE NO. 41: SOUTH 52°23'53" EAST, 89.82 FEET; COURSE NO. 42: NORTH 75°32'52" EAST, 56.74 FEET; COURSE NO. 43: SOUTH 28°04'35" EAST, 84.20 FEET; COURSE NO. 44: SOUTH 12°21'18" WEST, 248.98 FEET; COURSE NO. 45: SOUTH 36°22'50" WEST, 134.83 FEET; COURSE NO. 46: SOUTH 08°46'24" WEST, 57.88 FEET; COURSE NO. 47: SOUTH 48°13'44" WEST, 114.05 FEET; COURSE NO. 48: SOUTH 36°54'27" WEST, 59.38 FEET; COURSE NO. 49: SOUTH 51°09'37" WEST, 73.70 FEET; COURSE NO. 50: SOUTH 01°32'06" WEST 63.56 FEET; COURSE NO. 51: SOUTH 13°16'09" WEST, 54.31 FEET; COURSE NO. 52: SOUTH 05°24'52" WEST, 54.62 FEET; COURSE NO. 53: SOUTH 38°34'53" WEST, 99.52 FEET; COURSE NO. 54: SOUTH 57°45'16" WEST, 43.99 FEET; COURSE NO. 55: NORTH 20°53'50" WEST, 165.67 FEET; COURSE NO. 56: NORTH 24°47'58" WEST, 100.27 FEET TO THE MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5 F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. R3-58); THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THIRTY FOUR (34) COURSES AND DISTANCES: COURSE NO. 1: NORTH 41°09'58" WEST, 102.29 FEET; COURSE NO. 2: NORTH 33°19'15" WEST, 100.28 FEET; COURSE NO. 3: NORTH 27°46'17" WEST, 100.02 FEET; COURSE NO. 4: NORTH 29°13'10" EAST, 20.24 FEET; COURSE NO. 5: NORTH 39°26'44" WEST, 84.05 FEET; COURSE NO. 6: NORTH 15°56'27" WEST, 100.65 FEET; COURSE NO. 7: NORTH 25°31'47" WEST, 100.00 FEET; COURSE NO. 8: NORTH 22°22'49" WEST, 100.10 FEET; COURSE NO. 9: NORTH 32°15'03" WEST, 100.82 FEET; COURSE NO. 10: NORTH 22°03'09" WEST, 95.72 FEET; COURSE NO. 11: NORTH 07°35'42" WEST, 100.32 FEET; COURSE NO. 12: NORTH 12°20'27" WEST, 100.00 FEET; COURSE NO. 13: NORTH 14°27'34" WEST, 100.08 FEET; COURSE NO. 14: NORTH 01°34'37" WEST, 101.73 FEET; COURSE NO. 15: NORTH 16°00'07" WEST, 100.22 FEET; COURSE NO. 16: NORTH 16°23'39" WEST, 94.50 FEET; COURSE NO. 17: NORTH 05°55'55" WEST, 100.32 FEET; COURSE NO. 18: NORTH 07°10'22" EAST, 101.12 FEET; COURSE NO. 19: NORTH 08°05'08" WEST, 110.87 FEET; COURSE NO. 20: NORTH 02°37'48" EAST, 37.66 FEET; COURSE NO. 21: NORTH 04°09'05" WEST, 159.79 FEET; COURSE NO. 22: NORTH 04°53'01" WEST, 131.15 FEET; COURSE NO. 23: NORTH 12°09'13" WEST, 160.18 FEET; COURSE NO. 24: NORTH 05°01'54" EAST, 160.02 FEET; COURSE NO. 25: NORTH 13°25'31" WEST, 141.70 FEET; COURSE NO. 26: NORTH 14°18'10" WEST, 154.82 FEET; COURSE NO. 27: NORTH 05°30'37" WEST, 143.95 FEET; COURSE NO. 28: NORTH 05°35'10" WEST 144.88 FEET; COURSE NO. 29: NORTH 41°54'22" EAST, 128.72 FEET; COURSE NO. 30: NORTH 39°39'37" WEST, 184.51 FEET; COURSE NO. 31: NORTH 08°26'08" WEST, 155.35 FEET; COURSE NO. 32: NORTH 00°22'39" WEST, 103.87 FEET; COURSE NO. 33: NORTH 02°17'02" EAST, 114.51 FEET; COURSE NO. 34: NORTH 59°55'35" EAST, 30.64 FEET, TO THE WESTERLY PROLONGATION OF THE AFORESAID SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1100; THENCE NORTH 83°34'36" EAST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1099, AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 2119.06 FEET, TO THE POINT OF BEGINNING.

CONTAINING 113.88 ACRES, MORE OR LESS.

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

OVERLAY REDUCTION
SCALE: 1" = 400'



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF GOVERNMENT LOT 8, SECTION 5 AS SOUTH 89°48'44" EAST (ASSUMED DATUM AND PREVIOUS SURVEYS)
2. WATERWARD BOUNDARY LINE SHOWN WAS DIGITIZED FROM AERIAL PHOTOGRAPH NEGATIVE NO. A20 12068 174-12, AERIAL NO. B/10, TAKEN JANUARY 22, 1974, AS PROVIDED BY THE NASSAU COUNTY PROPERTY APPRAISER'S OFFICE. (SEE CLARY & ASSOC., INC. MAP FILE NO. T2N-57)
3. TITLE TO THIS SUBMERGED LAND IS NOT TO BE CONSTRUED AS BEING CONVEYED BY CHAPTER 253.12 FLORIDA STATUTES.
4. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED IN 1831 & 1849 AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1834, JULY 5, 1849, & MARCH 21, 1884.
5. X= REF. CLARY & ASSOC.: FILE NO. R1-90, R3-58, T2N-35, T2N-57B.
6. INTERIOR IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.
7. INTERIOR FENCES, WELLS, TRAIL ROADS, UNDERGROUND STRUCTURES, DITCHES, DRAINAGE WAYS OR JURISDICTIONAL AREAS, IF ANY WERE NOT LOCATED EXCEPT AS SHOWN HEREON.
8. THIS SURVEY ONLY SHOWS IMPROVEMENTS/STRUCTURES SITUATED ABOVE GROUND. BELOW GROUND IMPROVEMENTS/STRUCTURES IF ANY NOT SHOWN OR LOCATED.
9. THE LANDS SHOWN HEREON LIE WITHIN ZONE "AE" (EL9 & EL10) AS SHOWN ON FLOOD INSURANCE RATE MAP 0376F, COMMUNITY NO. 120170 AND 120172, DATED DECEMBER 17, 2010. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.

LEGEND

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

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L01	N21°48'05"E	80.78'	L28	S69°31'03"E	84.43'	L55	N22°22'49"W	100.10'
L02	S68°11'55"E	26.93'	L29	N49°20'09"E	94.17'	L56	N32°15'03"W	100.82'
L03	N04°05'08"E	70.18'	L30	S74°34'09"E	141.93'	L57	N22°03'09"W	95.72'
L04	S78°41'24"E	50.99'	L31	S44°16'05"E	52.74'	L58	N07°35'42"W	100.32'
L05	N26°33'54"E	44.72'	L32	S04°49'42"W	113.89'	L59	S12°20'27"E	100.00'
L06	S83°53'04"E	140.80'	L33	S52°23'53"E	89.82'	L60	N14°27'34"W	100.08'
L07	N39°28'21"W	110.11'	L34	N75°32'52"E	56.74'	L61	N01°34'37"W	101.73'
L08	N49°23'55"E	92.20'	L35	N28°04'35"W	84.20'	L62	N16°00'07"W	100.22'
L09	N86°11'09"E	150.33'	L36	N36°22'50"E	134.83'	L63	S16°23'39"E	94.50'
L10	S28°15'22"E	30.83'	L37	S08°46'24"W	57.88'	L64	N05°55'55"W	100.32'
L11	N50°37'47"E	46.38'	L38	N48°13'44"E	114.05'	L65	N07°10'22"E	101.12'
L12	S14°48'00"E	83.24'	L39	N36°54'27"E	59.38'	L66	N08°05'08"W	110.87'
L13	N68°30'21"E	49.57'	L40	N51°09'37"E	73.70'	L67	N02°37'48"E	37.66'
L14	N44°11'53"E	109.78'	L41	N01°32'06"E	63.56'	L68	N04°09'05"W	159.79'
L15	S39°52'47"E	49.14'	L42	S13°16'09"W	54.31'	L69	N04°53'01"W	131.15'
L16	N38°05'15"E	53.44'	L43	S05°24'52"W	54.62'	L70	N12°09'13"W	160.18'
L17	N64°51'40"E	59.41'	L44	S38°34'53"W	99.52'	L71	N05°01'54"E	160.02'
L18	N29°31'42"E	73.29'	L45	N57°45'16"E	43.99'	L72	N13°25'31"W	141.70'
L19	N64°12'35"W	57.34'	L46	S20°53'50"E	165.67'	L73	S14°18'10"E	154.82'
L20	N19°15'12"E	75.00'	L47	S24°47'58"E	100.27'	L74	S05°30'37"E	143.95'
L21	S13°01'15"E	53.04'	L48	N41°09'58"W	102.29'	L75	N05°35'10"W	144.88'
L22	S19°15'12"W	85.26'	L49	N33°19'15"W	100.28'	L76	S41°54'22"W	128.72'
L23	S02°57'43"E	87.20'	L50	N27°46'17"W	100.02'	L77	N39°39'37"W	184.51'
L24	S78°34'19"E	82.01'	L51	S29°13'10"W	20.24'	L78	N08°26'08"W	155.35'
L25	N25°20'49"E	88.59'	L52	N39°26'44"W	84.05'	L79	N00°22'39"W	103.87'
L26	N10°00'00"W	87.54'	L53	N15°56'27"W	100.65'	L80	N02°17'02"E	114.51'
L27	N51°06'36"E	44.72'	L54	N25°31'47"W	100.00'	L81	N59°55'35"E	30.64'

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

PARCEL 1
SHEET 2 OF 4

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS

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

FILE No. T2N-147

JOB No. 2013-386, 2014-67 DRAFTING: MJC P.C.: COCKRELL F.B.: 729L, PG. 33 CAD FILE: 2013-386-4.DWG CURRENT SURVEY DATE: 02-13-14 CHECKED BY: MTM DATE: 01-16-14

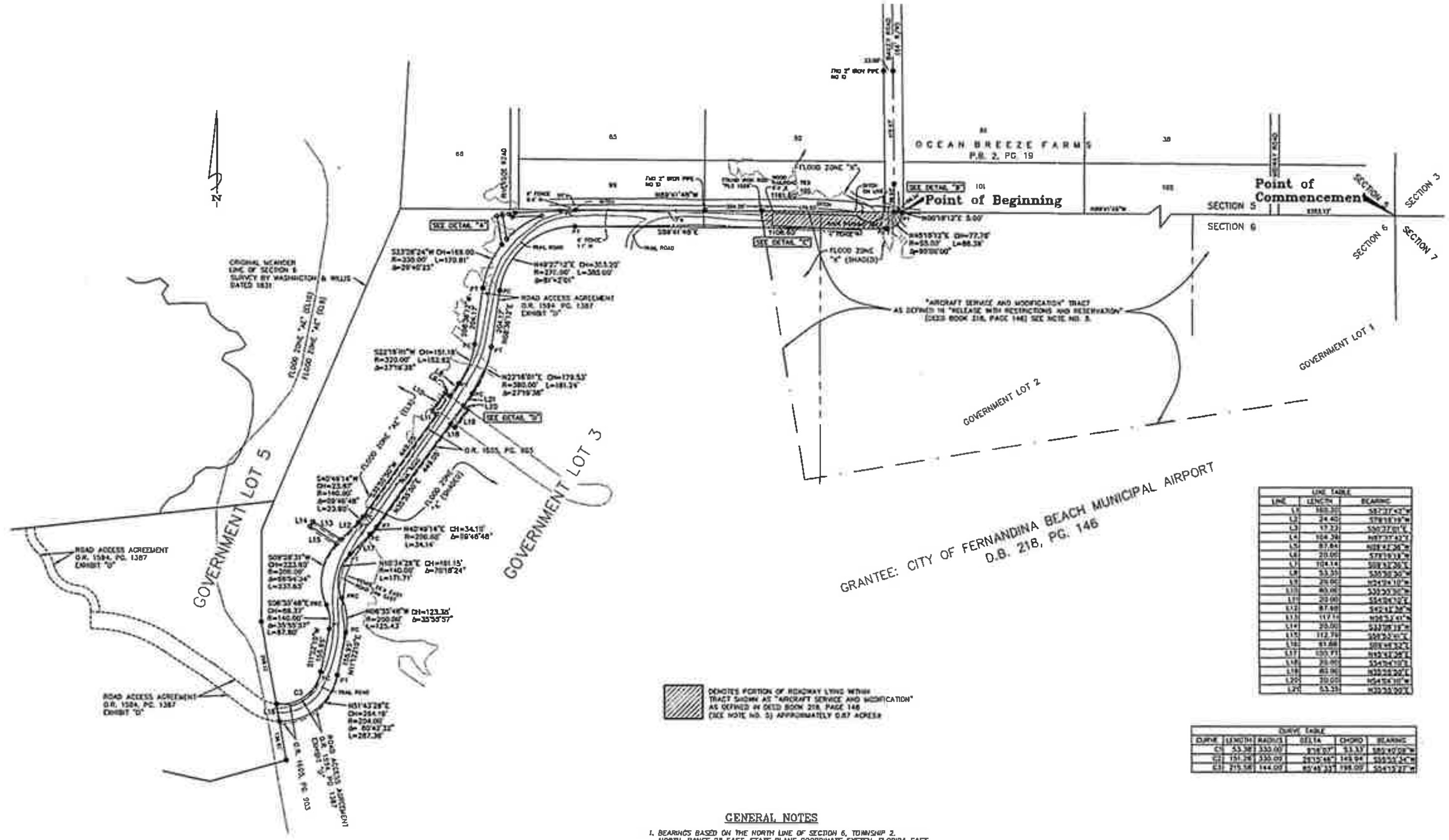
Map Showing
A Boundary Survey

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

COMMENCE AT THE NORTHEAST CORNER OF SECTION 6; THENCE NORTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID SECTION 6, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 89°41'48" WEST, 2351.13 FEET, TO THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE NORTH 89°41'48" WEST, 1161.80 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 53.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°40'09" WEST, 53.33 FEET; THENCE SOUTH 87°37'42" WEST, 160.30 FEET; THENCE SOUTH 78°19'19" WEST, 24.40 FEET; THENCE SOUTH 00°37'01" EAST, 17.23 FEET; THENCE NORTH 87°37'42" EAST, 104.38 FEET, TO THE ARC OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 151.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 55°55'34" WEST, 149.94 FEET; THENCE NORTH 09°42'36" WEST, 87.84 FEET; THENCE SOUTH 78°19'19" WEST, 20.00 FEET; THENCE SOUTH 09°42'36" EAST, 104.14 FEET, TO THE ARC OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 338.00 FEET, AN ARC DISTANCE OF 170.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23°26'24" WEST, 169.00 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 08°38'12" WEST, 204.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 320.00 FEET, AN ARC DISTANCE OF 152.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°18'01" WEST, 151.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 35°55'50" WEST, 53.35 FEET; THENCE NORTH 54°04'10" WEST, 20.00 FEET; THENCE SOUTH 35°55'50" WEST, 80.00 FEET; THENCE SOUTH 54°04'10" EAST, 20.00 FEET; THENCE SOUTH 35°55'50" WEST, 449.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 23.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°49'14" WEST, 23.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 45°42'38" WEST, 87.98 FEET; THENCE NORTH 56°53'41" WEST, 117.11 FEET; THENCE SOUTH 33°06'19" WEST, 20.00 FEET; THENCE SOUTH 56°53'41" EAST, 112.78 FEET, TO THE ARC OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 237.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°28'31" WEST, 223.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 87.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°35'48" EAST, 86.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 11°22'10" WEST, 155.95 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 144.00 FEET, AN ARC DISTANCE OF 215.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°15'27" WEST, 196.00 FEET, TO AN INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 6, AS SURVEYED BY WASHINGTON AND WILLIS DATED 1831; THENCE SOUTH 09°49'52" EAST, ALONG LAST SAID LINE, 61.88 FEET, TO THE ARC OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 204.00 FEET, AN ARC DISTANCE OF 287.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51°43'28" EAST, 264.16 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 11°22'10" EAST, 155.95 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 125.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°35'48" WEST, 123.38 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 171.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°34'28" EAST, 161.15 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 45°42'38" EAST, 100.77 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 34.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°49'14" EAST, 34.10 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 35°55'50" EAST, 449.05 FEET; THENCE SOUTH 54°04'10" EAST, 20.00 FEET; THENCE NORTH 35°55'50" EAST, 80.00 FEET; THENCE NORTH 54°04'10" WEST, 20.00 FEET; THENCE NORTH 35°55'50" EAST, 53.35 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 380.00 FEET, AN ARC DISTANCE OF 181.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°16'01" EAST, 179.53 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 08°38'12" EAST, 204.17 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 385.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°27'12" EAST, 353.20 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°41'48" EAST, 1106.80 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 55.00 FEET, AN ARC DISTANCE OF 86.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°18'12" EAST, 77.78 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°18'12" EAST, 3.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 4.88 ACRES, MORE OR LESS.

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



DENOTES PORTION OF ROADWAY LYING WITHIN TRACT SHOWN AS "AIRCRAFT SERVICE AND MODIFICATION" AS DEFINED IN DEED BOOK 218, PAGE 146 (SEE NOTE NO. 5) APPROXIMATELY 0.87 ACRES±

LINE TABLE

LINE	LENGTH	BEARING
L1	160.30	S87°37'42"W
L2	24.40	S78°19'19"W
L3	17.23	S00°37'01"E
L4	104.38	N87°37'42"E
L5	87.84	N09°42'36"W
L6	20.00	S78°19'19"W
L7	104.14	S09°42'36"E
L8	53.35	S35°55'50"W
L9	20.00	N54°04'10"W
L10	80.00	S35°55'50"W
L11	20.00	S54°04'10"E
L12	87.98	S45°42'38"W
L13	117.11	N56°53'41"W
L14	20.00	S33°06'19"W
L15	112.78	S56°53'41"E
L16	61.88	S09°49'52"E
L17	100.77	N45°42'38"E
L18	20.00	S54°04'10"E
L19	80.00	N35°55'50"E
L20	20.00	N54°04'10"W
L21	53.35	N35°55'50"E

CURVE TABLE

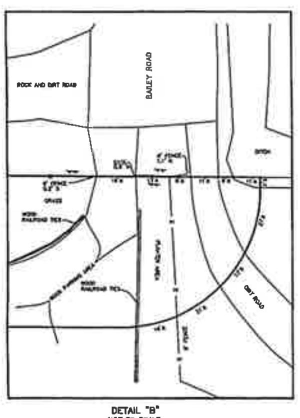
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	53.38	330.00	9°16'07"	53.33	S85°40'09"W
C2	151.28	330.00	26°15'46"	149.94	S55°55'34"W
C3	215.58	144.00	85°46'33"	196.00	S54°15'27"W

GENERAL NOTES

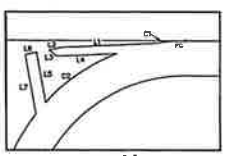
1. BEARINGS BASED ON THE NORTH LINE OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 28 EAST, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, N.A.D. 1983, 1990 N.G.S. ADJUSTMENT.(GRID BEARINGS) AS NORTH 89°41'48" WEST.
2. INTERIOR IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.
3. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED IN 1831 & 1849 AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1834, JULY 5, 1849, & MARCH 21, 1884.
4. X- REF: CLARY & ASSOC.: FILE NO. R1-90, R3-58, T2N-35, T2N-57, R7-1C SURVEY BY SUNSHINE STATE SURVEYORS, INC.: FILE NO. 87E-2218. SURVEY BY COASTAL LAND SURVEYORS
5. AIRCRAFT SERVICE AND MODIFICATION TRACT AS SHOWN HEREON IS ONE OF FIVE TRACTS RELEASED FROM ALL "RESERVATIONS, RESTRICTIONS, COVENANTS AND CONDITIONS" AS DEFINED IN DEED BOOK 218, PAGE 146, AND IS A PORTION OF THOSE LANDS CONTAINED IN "CANCELLATION OF LEASE AND QUITCLAIM," RECORDED IN DEED BOOK 149, PAGE 101, AND "RESOLUTION NO. 223," AS RECORDED IN DEED BOOK 218, PAGE 146, ALL OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.
6. THIS SURVEY ONLY SHOWS IMPROVEMENTS/STRUCTURES SITUATED ABOVE GROUND. BELOW GROUND IMPROVEMENTS/STRUCTURES IF ANY NOT SHOWN OR LOCATED.
7. THE LANDS SHOWN HEREON LIE WITHIN ZONE "AE" (EL9), "X" AND "X" (SHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP 0376F AND 0377F, COMMUNITY NO. 120176 AND 120172, DATED DECEMBER 17, 2010. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.

LEGEND

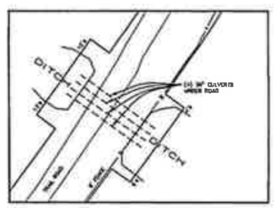
ATB = APPROXIMATE TOP OF BANK
D.B. = DEED BOOK
O.R. = OFFICIAL RECORDS
R = RADIUS
L = LENGTH
Δ = DELTA
CB = CHORD BEARING
CH = CHORD
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PRC = POINT OF REVERSE CURVATURE
P.B. = PLAT BOOK
○ = SET 1/2" IRON PIPE "CLARY ASSOC"
● = FOUND 1/2" IRON PIPE "CLARY ASSOC" (UNLESS NOTED OTHERWISE)
● = FOUND NAIL



DETAIL "B"
NOT TO SCALE



DETAIL "A"
NOT TO SCALE



DETAIL "D"
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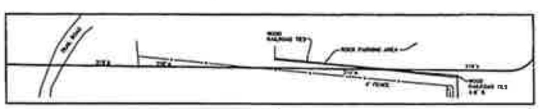


DETAIL "C"
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

PARCEL 2
SHEET 3 OF 4

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS

CURRENT SURVEY DATE: 02-13-14
DATE: 01-16-14

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

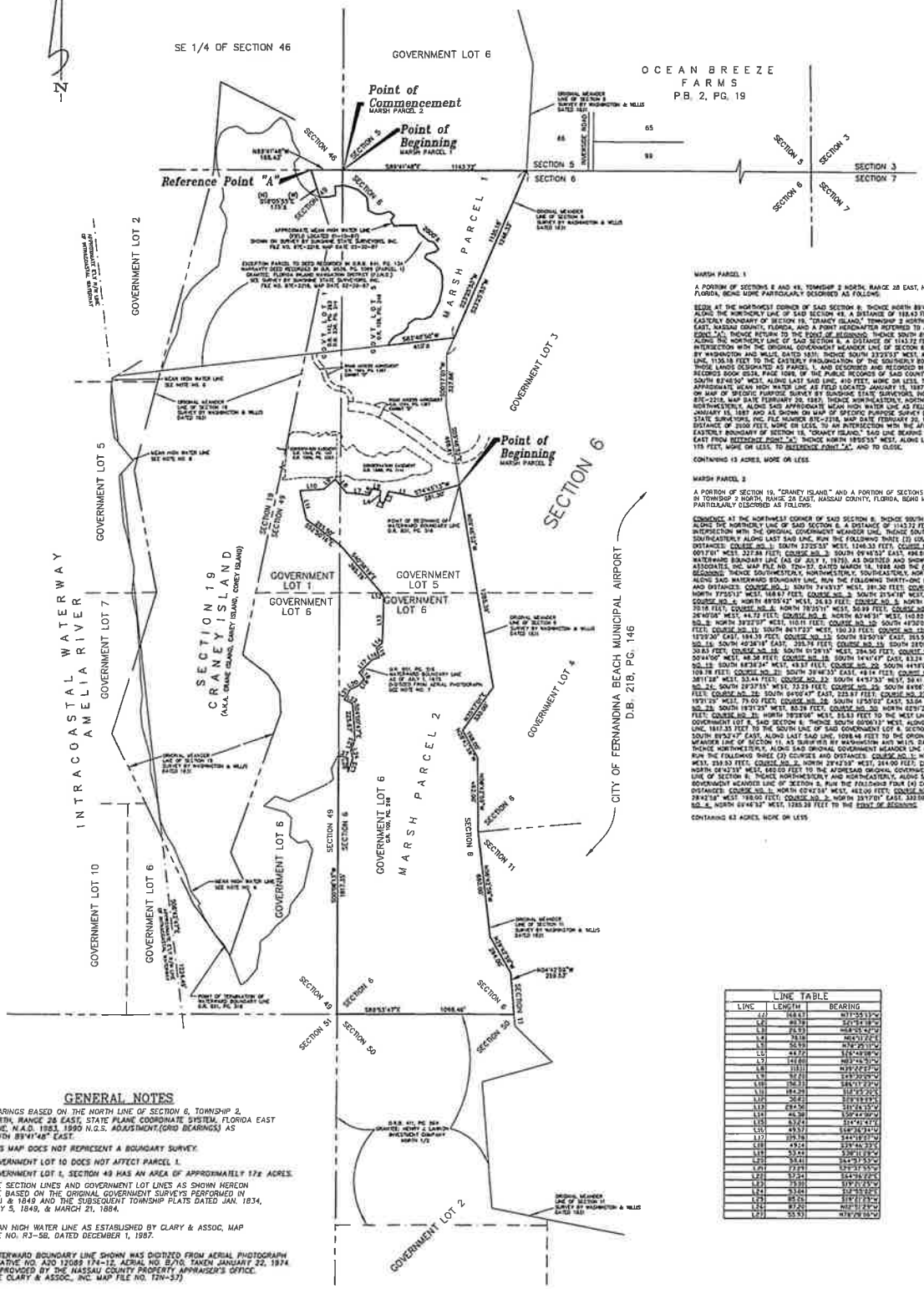
FILE No. T2N-147

JOB No. 2013-386, 2014-67 DRAFTING: MJC
P.C. COCKRELL F.B. 729L, PG. 33
CAD FILE: 2013-386-3
CHECKED BY: MTN

FILE No. T2N-147

Map Showing

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



MARSH PARCEL 1

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

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 89°41'48" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 49, A DISTANCE OF 168.43 FEET, TO THE EASTERLY BOUNDARY OF SECTION 19, "CRANEY ISLAND," TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AND A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 89°41'48" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 6, AS SURVEYED BY WASHINGTON AND WILLIS, DATED 1831; THENCE SOUTH 23°25'13" WEST, ALONG LAST SAID LINE, 1155.16 FEET TO THE EASTERLY PROJUNGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1033A, PAGE 1089, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 82°46'50" WEST, ALONG LAST SAID LINE, 410 FEET, MORE OR LESS, TO THE APPROXIMATE MEAN HIGH WATER LINE AS FIELD LOCATED JANUARY 15, 1987 AND AS SHOWN ON MAP OF SPECIFIC PURPOSE SURVEY BY SUNSHINE STATE SURVEYORS, INC. FILE NUMBER 87E-2218, MAP DATE FEBRUARY 20, 1987; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY, ALONG SAID APPROXIMATE MEAN HIGH WATER LINE AS FIELD LOCATED JANUARY 15, 1987 AND AS SHOWN ON MAP OF SPECIFIC PURPOSE SURVEY BY SUNSHINE STATE SURVEYORS, INC. FILE NUMBER 87E-2218, MAP DATE FEBRUARY 20, 1987, A DISTANCE OF 2500 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFORESAID EASTERLY BOUNDARY OF SECTION 19, "CRANEY ISLAND," SAID LINE BEARING SOUTH 18°05'55" EAST FROM REFERENCE POINT "A"; THENCE NORTH 18°05'55" WEST, ALONG LAST SAID LINE, 175 FEET, MORE OR LESS, TO REFERENCE POINT "A", AND TO CLOSE.

CONTAINING 13 ACRES, MORE OR LESS.

MARSH PARCEL 2

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

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 89°41'48" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 23°25'13" WEST, 1246.33 FEET; COURSE NO. 2: SOUTH 00°17'01" WEST, 327.84 FEET; COURSE NO. 3: SOUTH 09°46'53" EAST, 496.81 FEET TO THE WATERWARD BOUNDARY LINE (AS OF JULY 1, 1973), AS DIGITIZED AND SHOWN ON CLARY & ASSOCIATES, INC. MAP FILE NO. T2N-57, DATED MARCH 18, 1988 AND THE POINT OF BEGINNING; THENCE SOUTHWESTERLY, NORTHWESTERLY, SOUTHEASTERLY, NORTHEASTERLY ALONG SAID WATERWARD BOUNDARY LINE, RUN THE FOLLOWING THIRTY-ONE (31) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 74°43'13" WEST, 281.30 FEET; COURSE NO. 2: NORTH 72°50'12" WEST, 168.67 FEET; COURSE NO. 3: SOUTH 21°47'18" WEST, 80.78 FEET; COURSE NO. 4: NORTH 69°05'42" WEST, 26.83 FEET; COURSE NO. 5: NORTH 04°17'22" EAST, 70.16 FEET; COURSE NO. 6: NORTH 78°25'17" WEST, 56.99 FEET; COURSE NO. 7: SOUTH 06°40'08" WEST, 44.72 FEET; COURSE NO. 8: NORTH 63°48'31" WEST, 140.82 FEET; COURSE NO. 9: NORTH 39°22'07" WEST, 110.11 FEET; COURSE NO. 10: SOUTH 42°30'09" WEST, 82.29 FEET; COURSE NO. 11: SOUTH 86°17'27" WEST, 190.33 FEET; COURSE NO. 12: SOUTH 12°23'30" EAST, 184.39 FEET; COURSE NO. 13: SOUTH 53°50'19" EAST, 353.50 FEET; COURSE NO. 14: SOUTH 40°26'18" EAST, 205.74 FEET; COURSE NO. 15: SOUTH 28°05'09" EAST, 30.83 FEET; COURSE NO. 16: SOUTH 01°28'15" WEST, 284.50 FEET; COURSE NO. 17: SOUTH 50°44'00" WEST, 48.38 FEET; COURSE NO. 18: SOUTH 14°41'47" EAST, 83.24 FEET; COURSE NO. 19: SOUTH 68°26'34" WEST, 49.57 FEET; COURSE NO. 20: SOUTH 44°58'01" WEST, 109.78 FEET; COURSE NO. 21: SOUTH 39°46'55" EAST, 49.14 FEET; COURSE NO. 22: SOUTH 38°11'28" WEST, 53.44 FEET; COURSE NO. 23: SOUTH 44°57'53" WEST, 38.61 FEET; COURSE NO. 24: SOUTH 29°27'51" WEST, 72.23 FEET; COURSE NO. 25: SOUTH 84°55'21" EAST, 57.34 FEET; COURSE NO. 26: SOUTH 04°06'47" EAST, 223.87 FEET; COURSE NO. 27: SOUTH 19°21'25" WEST, 75.00 FEET; COURSE NO. 28: SOUTH 12°55'02" EAST, 53.54 FEET; COURSE NO. 29: SOUTH 19°37'29" WEST, 83.29 FEET; COURSE NO. 30: NORTH 02°07'29" WEST, 81.20 FEET; COURSE NO. 31: NORTH 78°28'06" WEST, 31.53 FEET TO THE WEST LINE OF GOVERNMENT LOT 6, SAID SECTION 6; THENCE SOUTH 00°00'10" WEST, ALONG LAST SAID LINE, 1817.35 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 6, SECTION 6; THENCE SOUTH 89°30'47" EAST, ALONG LAST SAID LINE, 1098.46 FEET TO THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 11, AS SURVEYED BY WASHINGTON AND WILLIS, DATED 1831; THENCE NORTHWESTERLY, ALONG SAID ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 11, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 04°43'59" WEST, 230.53 FEET; COURSE NO. 2: NORTH 29°42'59" WEST, 264.00 FEET; COURSE NO. 3: NORTH 04°43'59" WEST, 440.00 FEET TO THE AFORESAID ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 6; THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG SAID ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 6, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH 60°42'56" WEST, 462.00 FEET; COURSE NO. 2: NORTH 28°42'56" WEST, 198.00 FEET; COURSE NO. 3: NORTH 25°17'01" EAST, 332.00 FEET; COURSE NO. 4: NORTH 69°48'32" WEST, 1285.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 63 ACRES, MORE OR LESS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	148.63	N17°55'13"W
L2	80.78	S21°47'18"W
L3	26.83	N69°05'42"W
L4	70.16	N04°17'22"E
L5	56.99	N78°25'17"W
L6	44.72	S06°40'08"W
L7	140.82	N63°48'31"W
L8	110.11	N39°22'07"W
L9	82.29	S42°30'09"W
L10	190.33	S86°17'27"W
L11	184.39	S12°23'30"E
L12	30.83	S28°05'09"E
L13	284.50	S01°28'15"W
L14	48.38	S50°44'00"W
L15	83.24	S14°41'47"E
L16	49.57	S68°26'34"W
L17	109.78	S44°58'01"W
L18	49.14	S39°46'55"E
L19	53.44	S38°11'28"W
L20	38.61	S44°57'53"W
L21	72.23	S29°27'51"W
L22	57.34	S84°55'21"E
L23	75.00	S19°21'25"W
L24	53.54	S12°55'02"E
L25	83.29	S19°37'29"W
L26	81.20	N02°07'29"W
L27	53.53	N78°28'06"W

GENERAL NOTES

1. BEARINGS BASED ON THE NORTH LINE OF SECTION 6, TOWNSHIP 2, NORTH, RANGE 28 EAST, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, N.A.D. 1983, 1990 N.G.S. ADJUSTMENT.(GRID BEARINGS) AS SOUTH 89°41'48" EAST.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. GOVERNMENT LOT 10 DOES NOT AFFECT PARCEL 1.
4. GOVERNMENT LOT 1, SECTION 49 HAS AN AREA OF APPROXIMATELY 17± ACRES.
5. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED IN 1831 & 1849 AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1834, JULY 5, 1849, & MARCH 21, 1884.
6. MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. R3-58, DATED DECEMBER 1, 1987.
7. WATERWARD BOUNDARY LINE SHOWN WAS DIGITIZED FROM AERIAL PHOTOGRAPH NEGATIVE NO. A20 12089 174-12, AERIAL NO. B/10, TAKEN JANUARY 22, 1974 AS PROVIDED BY THE NASSAU COUNTY PROPERTY APPRAISER'S OFFICE. (SEE CLARY & ASSOC., INC. MAP FILE NO. T2N-57)
8. AREAS OF GOVERNMENT LOTS SHOWN HEREON ARE BASED ON PROTRACTED LINES FROM THE ORIGINAL TOWNSHIP PLAT AND NOT FIELD VERIFIED.
9. X- REF: CLARY & ASSOC.; FILE NO. R1-90, R3-58, T2N-35, T2N-57, R8-28 SURVEY BY SUNSHINE STATE SURVEYORS, INC.; FILE NO. 87E-2218.

GRAPHIC SCALE

(IN FEET)
1 inch = 300 ft.

MARSH PARCELS 1 & 2
SHEET 4 OF 4

REVISION DATE	DRAFTED	NOTE ORDER NO.	REASON FOR REVISION
2-10-14	JG	14-41	BOUNDARY SURVEY OF ISLAND AND ADDED MLW
1-31-14	JG	14-31	REVISE MAP REFERENCE & DESCRIPTION
1-31-14	MJC	14-31	REVISE PARCEL DATED

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
GREGORY B. CLARY, P.S.M. CERT. NO. 3977

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

EXHIBIT "C"

CRANE ISLAND DESCRIPTION OF REQUEST

1) **Background**:

In the early 1980s, a group of landowners began efforts to develop the property commonly known as Crane Island which is further described in the legal description attached to this application as Exhibit "B" (the "Property"). The efforts comprised obtaining approvals and entitlements from a variety of federal, state and local agencies including both Nassau County (the "County") and the City of Fernandina Beach (the "City"). These efforts proceeded through the early 1990s until a disagreement arose between the landowners and the City over access to the island and its future development. In 2000, the landowners filed suit against the City (*Willis, et al. v. City of Fernandina Beach*, Case No. 2000-14-CA, in the Circuit Court, Fourth Judicial Circuit, in and for Nassau County, Florida). The parties entered into settlement negotiations which continued over an almost five year period. In the fall of 2005, the landowners, Nassau County and the City entered into a Memorandum of Understanding ("MOU") regarding the future development of Crane Island. The MOU ultimately resulted in the Court entering an "Order of Dismissal" on October 17, 2005 (the "2005 Order").

The 2005 Order and MOU provided, among other things, for: (1) the construction of a road leading to the Property; (2) the creation of avigation/airport related restrictive covenants, i.e., an avigation easement; (3) a detailed agreement regarding the future development of the property; and, (4) the consent by the landowners to the annexation of Crane Island into the City, subject to certain conditions. In furtherance of, and in compliance with, the MOU, the landowners proceeded with obtaining certain approvals and permits from the City, the Florida Department of Transportation, the Federal Aviation Administration, the U.S. Army Corps of Engineers, the St. Johns River Water Management District, and Nassau County.

On March 27, 2006, the landowners, the County and the City amended the MOU (the "Amended MOU"). In compliance with the Amended MOU, the landowners submitted to the County a rezoning application proposing to rezone the property to a Planned Unit Development ("PUD"). On October 30, 2006, the Nassau County Board of County Commissioners enacted Ordinance Number 2006-80 creating the Crane Island PUD. In 2006, a group of residents filed a petition challenging the Amended MOU (*Amelia Island Association, et al. v. City of Fernandina Beach, et al.*, Case. No. 06-201-CA, in the Circuit Court, Fourth Judicial Circuit in and for Nassau County, Florida). The action was dismissed and subsequently amended to be a two-count complaint challenging the PUD (the "2006 Litigation").

While the 2006 Litigation was pending, the landowners and the City entered into an Agreement dated April 1, 2008 (the "2008 Agreement") which committed to writing the terms of the Amended MOU and clarified the timing of those actions to be taken by the City and the landowners. Paragraph III.(C) of the 2008 Agreement states:

> No later than 30 days after recordation of the first plat for the Property and for any phase of the development of Crane Island

> Development pursuant to Nassau County Ordinance No. 2006-80 and related permits from the Florida Department of Environmental Protection, the U.S. Army Corps of Engineers, and the St. Johns River Water Management District, the Landowners shall file a petition for voluntary annexation with the City of Fernandina Beach, Florida, subject to paragraph III.(D) below, for the Property of the subject first plat and any phase of the Crane Island Development in the City.

The 2006 Litigation proceeded for the next three years. An opinion was issued by the First District Court of Appeal on June 3, 2010, reversing the trial court's order which had quashed the PUD and remanding the case back to the Circuit Court with directions to reinstate the PUD. On September 2, 2010, the Circuit Court issued an Order reinstating the PUD.

The PUD was amended in 2013 pursuant to Ordinance 2013-16 which deleted the planned 90-slip private marina and boat basin and reduced the number of permissible public docks from four to three (the "Amended PUD"). All other conditions adopted in the original PUD remain in force.

The Range at Crane Island, LLC acquired Crane Island in February of 2014. Portions of the property were conveyed to Crane Island Model Homes, LLC in 2018. The Range at Crane Island, LLC and Crane Island Model Homes, LLC are together referred to as the "Owners."

2) **Voluntary Annexation**:

The Owners hereby petition for the voluntary annexation of the Property into the City of Fernandina Beach. This request is being done in compliance with the terms of (1) the Order of Dismissal; (2) the Amended MOU; (3) the 2008 Agreement; and, (4) Chapter 171, Florida Statutes.

The property is contiguous to the City and reasonably compact as required by Section 171.044, Florida Statutes. The first plat for the property was approved by Nassau County on May 16, 2018. This petition has been timely submitted to the City pursuant to the terms of the 2008 Agreement and the Owners wish to have the Property annexed into the City at this time.

3) **Future Land Use Map Amendment**:

Concurrent with the voluntary annexation and, again, in compliance with the Order of Dismissal, the Amended MOU and the 2008 Agreement, the Owners are requesting that the City of Fernandina Beach amend the 2030 Comprehensive Plan Future Land Use Map (FLUM) to include the Property and to designate such area as Low Density Residential (LDR) pursuant to Policy 1.07.04 of the Comprehensive Plan. LDR is the land use category most appropriate "to accommodate the density (not to exceed 169 dwelling units) and related uses as provided in Nassau County Ordinance No. 2006-80" as set forth in Paragraph III.E of the 2008 Agreement. Nassau County Ordinance No. 2006-80, recorded in the Official Records Book 1460, Pages 856-923 of Nassau County, Florida is the Planned Unit

Development zoning that encompasses the Property (the "PUD")[1]. The related uses provided for in the PUD are no more than 169 single family and/or townhome homes (townhomes will not be developed on the Property), a boat basin with up to 90 slips (the boat basin was deleted from the PUD pursuant to Ordinance 2013-16), recreation facilities, preservation and open space areas, a public park area not less than 5.75 acres in size, and supporting uses. All of these uses are permitted under LDR. The PUD, as amended, is consistent with the City's Comprehensive Plan.

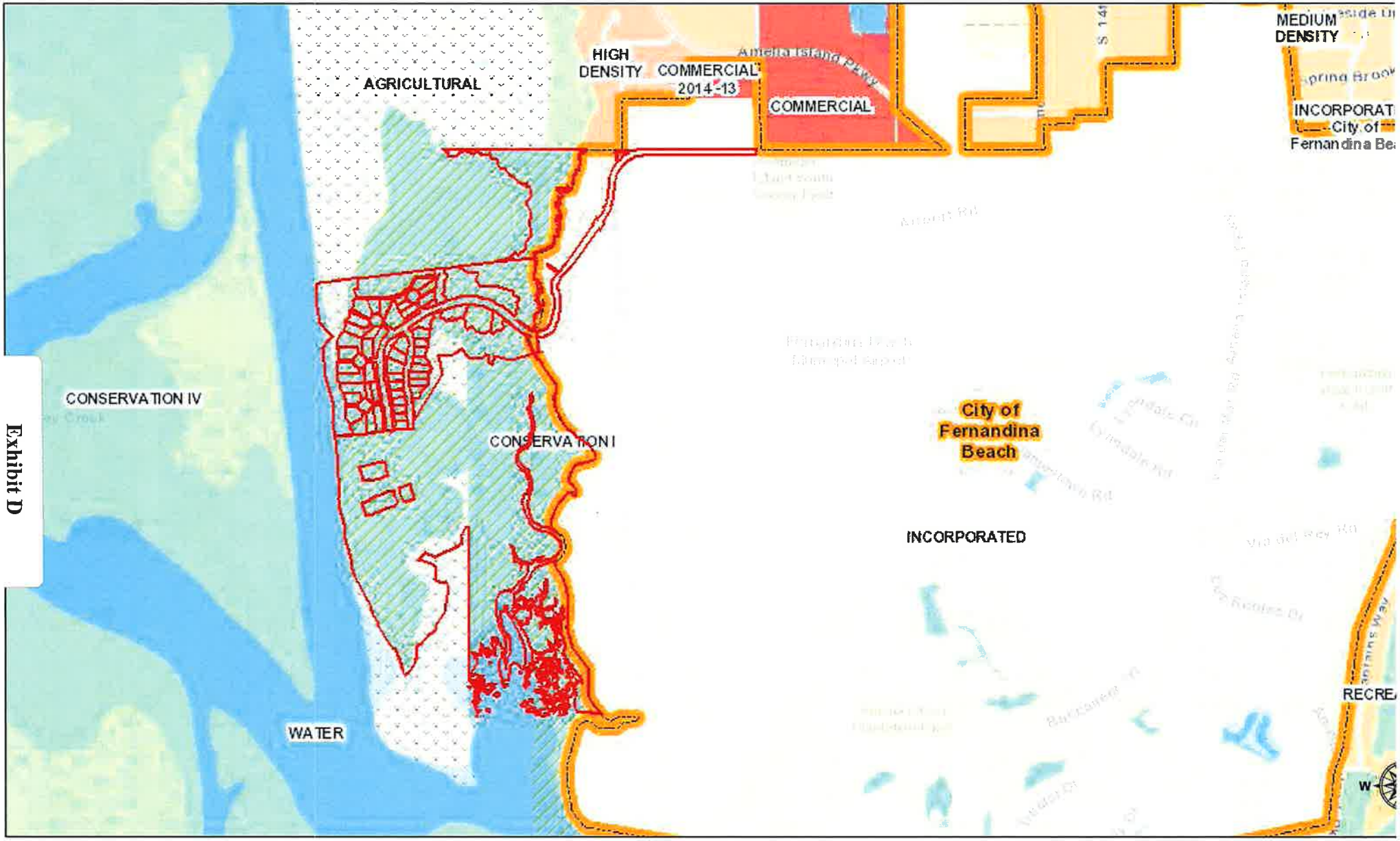
4) **Zoning Map Amendment**:

Finally, also concurrent with the voluntary annexation, the Owners are requesting that the City amend its Zoning Map to adopt the PUD, as amended, in its entirety as dictated by the Order of Dismissal, the Amended MOU and the 2008 Agreement. The PUD zoning is consistent with the City's LDR land use category and complies with Policy 1.02.11 of the Future Land Use Element of the 2030 Comprehensive Plan. As discussed above, the PUD, as amended, copies of which are attached hereto as Exhibit "E" to this application, permits no more than 169 single family and/or townhome homes (townhomes will not be developed on the Property), recreation facilities, preservation and open space areas, a public park area not less than 5.75 acres in size, and supporting uses. The Amended PUD, with the additional requirements set forth in the Order of Dismissal, the Amended MOU, and the 2008 Agreement, provides certainty to the City, the County, the Owners, and the residents of the County and City for the future development of Crane Island.

[1] Ordinance 2006-80 was amended by Ordinance 2013-16. The Amended PUD simply removed uses and is consistent with the LDR land use category.

Crane Island Nassau County FLUM

Exhibit D



May 30, 2018

1:18,056

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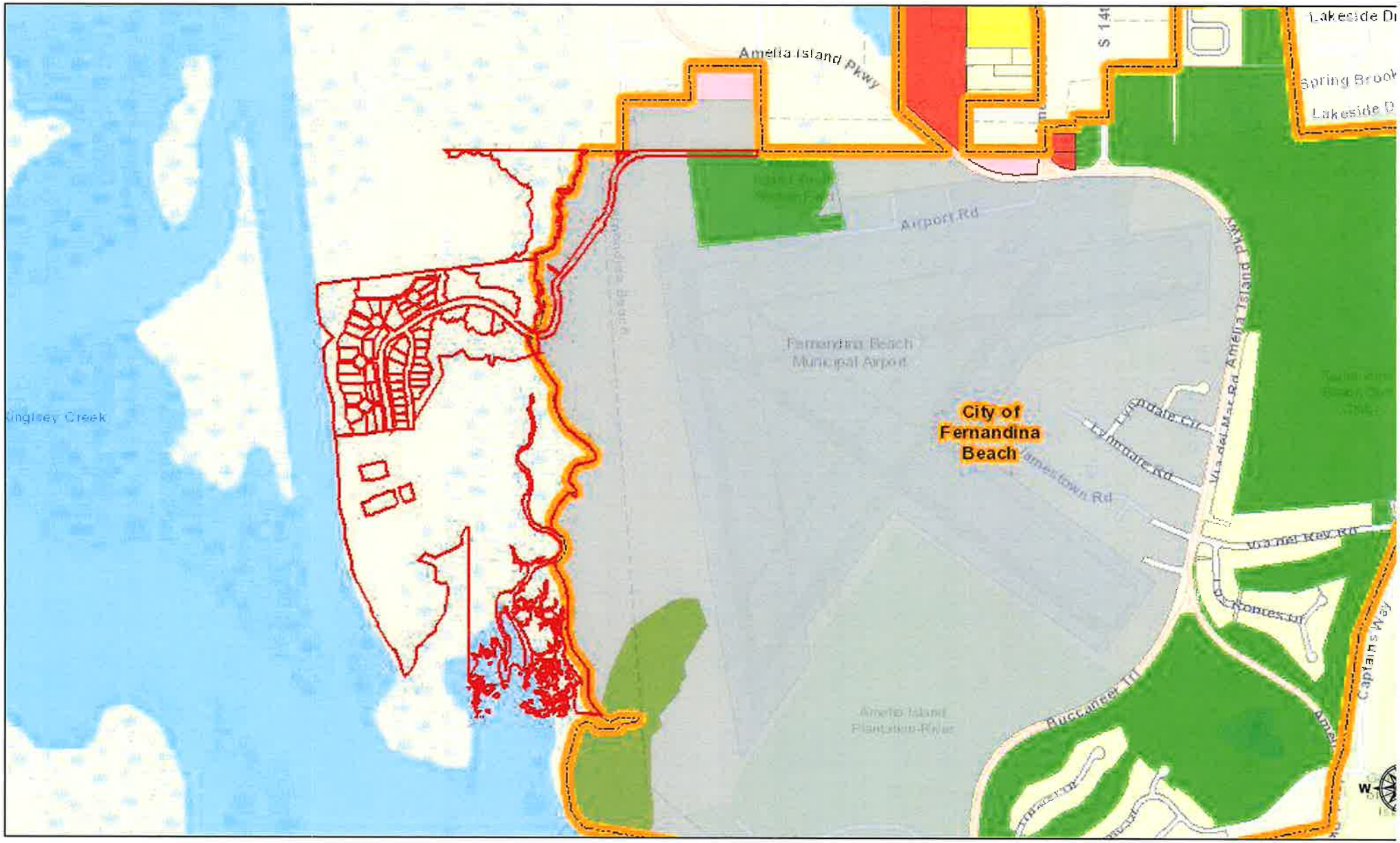
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRC
Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), N
OpenStreetMap contributors, and the GIS User Community

Crane Island City of Fernandina Beach FLUM



May 30, 2018

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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRC
Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), N
OpenStreetMap contributors, and the GIS User Community

City of F.B. Future Land Use

- MIXED USE
- 8TH ST MIXED USE
- HIGH DENSITY RESIDENTIAL/RESIDENTIAL 2
- PUBLIC & INSTITUTIONAL
- GENERAL COMMERCIAL
- CENTRAL BUSINESS DISTRICT
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- WATERFRONT MIXED USE
- INDUSTRIAL
- INDUSTRIAL WATERFRONT
- PUBLIC & SEMI PUBLIC
- CONSERVATION
- RECREATION

Crane Island Nassau County Zoning

May 30, 2018

1:18,056

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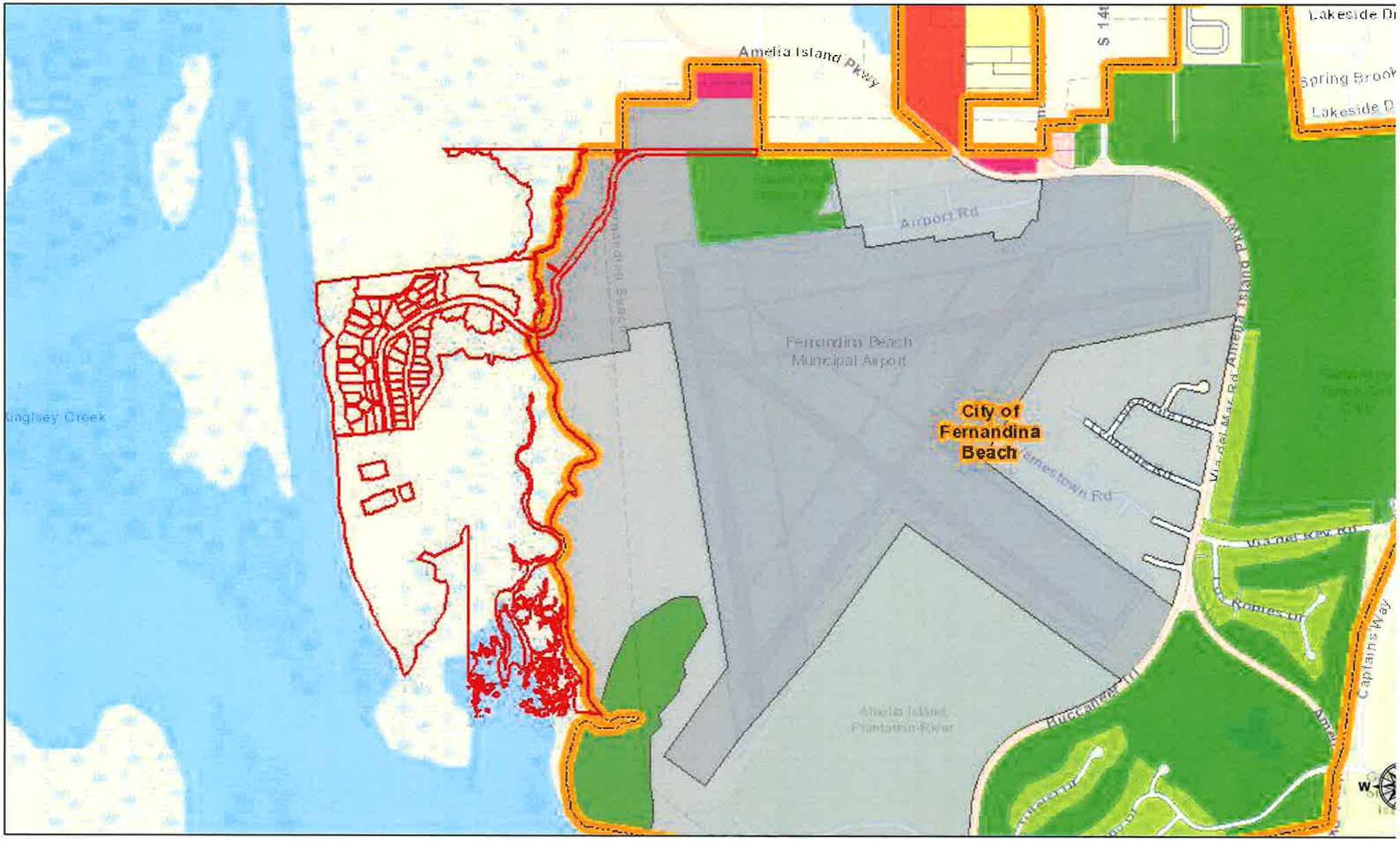
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRC
Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), N
OpenStreetMap contributors, and the GIS User Community

Crane Island City of Fernandina Beach Zoning



May 30, 2018

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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRC
Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), N
OpenStreetMap contributors, and the GIS User Community

City of F.B. Zoning

- MU-8
- I-2
- GC/C-2 with PUD
- R-3 with PUD
- R-2 with PUD
- C-1
- C-2
- C-3
- MU-1
- R-1
- RLM
- R-2
- R-3
- RE
- R-1G
- OT-1
- OT-2

W-1

IW

I-1

IA

PI-1

CON

REC

OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION

I /WE The Range at Crane Island, LLC and Crane Island Model Homes, LLC
(print name of property owner(s))

hereby authorize: Rogers Towers, P.A.
(print name of agent)

to represent me/us in processing an application for: Voluntary Annexation, Land Use Map & Zoning Map Amendments
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

Saad Wallan by Laura Palmisano
(Signature of owner) his Attorney-in-Fact

(Signature of owner)

Laura Palmisano
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA
ss
COUNTY OF NASSAU

Subscribed and sworn to before me this 7 day of June, 2018.

Jennifer Bryant — Notary Public: Signature
Jennifer Bryant — Printed Name
5/28/2019 — My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: _____

JENNIFER BRYANT
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF235517
Expires 5/28/2019

ROGERS | TOWERS
ATTORNEYS AT LAW

Emily G. Pierce

904 . 346 . 5787
EPierce@rtlaw.com

1301 Riverplace Boulevard • Suite 1500
Jacksonville, Florida 32207

904 . 398 . 3911 Main
904 . 396 . 0663 Fax
www.rtlaw.com

June 14, 2018

Kelly N. Gibson, AICP
Planning Manager
City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Re: Crane Island Application for Zoning Map Amendment/Land Use Map Amendment/Voluntary Annexation

Dear Kelly,

Enclosed please find an Application for Zoning Map Amendment/Land Use Map Amendment/Voluntary Annexation submitted on behalf of the Range at Crane Island LLC and Crane Island Model Homes LLC. Please note that we have ordered an updated survey, but have been told it will not be completed for about two weeks. In the interim I have included a survey dated December 27, 2013. When the revised survey is complete, we will deliver a copy to you.

If you have any questions, please do not hesitate to call me at the above number. Thank you.

Sincerely,

Emily G. Pierce

INSTR # 201322517, Book 1873, Page 468
Pages 44
Doc Type UNK, Recorded 08/16/2013 at 10:27 AM,
John A Crawford, Nassau County Clerk of Circuit Court
Rec. Fee $375.50
#1

ORDINANCE 2013 - 16

AN ORDINANCE AMENDING ORDINANCE NO. 2006-80, WHICH REZONED AND RECLASSIFIED PROPERTY TO A ZONING CLASSIFICATION OF PLANNED UNIT DEVELOPMENT (PUD) KNOWN AS "CRANE ISLAND"; SPECIFICALLY MODIFYING EXHIBIT "B", PRELIMINARY DEVELOPMENT PLAN, AND EXHIBIT "C", PUD CONDITIONS, PERTAINING TO DEVELOPMENT PERMITTED ON THE 207.44 ACRE SITE AS SHOWN IN EXHIBIT "A"; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners adopted Ordinance 2006-80 on October 30, 2006, creating the Crane Island PUD; and

WHEREAS, Lynwood Willis & Jane T. Willis, Robert H. Still & Michael Abney, as Co-Trustees of Lynwood G. Willis & Jane T. Willis Trust U/D/O December 31,1992, Vincent Graham, Piedmont Square, LLC, have authorized Gillette & Associates, Inc. to file Application R13-005 to amend the Crane Island PUD Preliminary Development Plan and to amend the PUD conditions; and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on August 6, 2013 and voted to recommend approval of R13-005 to the Commission; and

WHEREAS, taking into consideration the above recommendations, the Commission finds that such rezoning is consistent with the 2030 Comprehensive Plan and the orderly development of Nassau County; and

WHEREAS, the Board of County Commissioners held a public hearing on August 12, 2013; and

WHEREAS, public notice of all hearings has been provided in accordance with Chapters 125 Florida Statutes and the Nassau County Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. FINDINGS: That the proposed amendment to the Crane Island PUD Preliminary Development Plan is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan in particular Policies FL.01.02(G), FL.10.06, FL.11.02, Future Land Use Element, Policy CS.02.02, Conservation Element, and Policy CEV.04.02, Coastal Management Element.

SECTION 2. PUD AMENDED: The real property described in Section 3, known as the Crane Island PUD, is amended as follows:

A) The conditions of the PUD, adopted in Ordinance 2006-80 are amended as shown in Exhibit "C"; to amend the PUD conditions and Preliminary Development Plan to remove the planned 90-slip private marina and boat basin and reduce the number of permissible public docks or piers from four (4) to three (3). All other conditions adopted for this PUD in Ordinance 2006-80 (Exhibit C) shall remain in force.

B) The Preliminary Development Plan (PDP) for the PUD, attached as Exhibit "B."

SECTION 3. OWNER AND DESCRIPTION: The land reclassified by this Ordinance is owned by Lynwood Willis & Jane T. Willis, Robert H. Still & Michael Abney, as Co-Trustees of Lynwood G. Willis & Jane T. Willis Trust U/D/O December 31,1992, Vincent Graham, Piedmont Square, LLC and is identified by the legal description attached as Exhibit "A", and the Preliminary Development Plan (PDP) attached as Exhibit "B".

SECTION 4. EFFECTIVE DATE: This Ordinance shall become effective after filing with the Secretary of State.

PASSED AND ADOPTED THIS 12th DAY OF August, 2013.

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

DANIEL B. LEEPER,
Its: Chairman

ATTEST as to Chairman's Signature:

JOHN A. CRAWFORD
Its: Ex-Officio Clerk

MES
08·13·13

Approved as to form and legality by the
Nassau County Attorney:

DAVID A. HALLMAN,
County Attorney

EXHIBIT A

Gillette & Associates, Inc.

Civil & Environmental Engineering • Mechanical & Structural Engineering • Construction Management

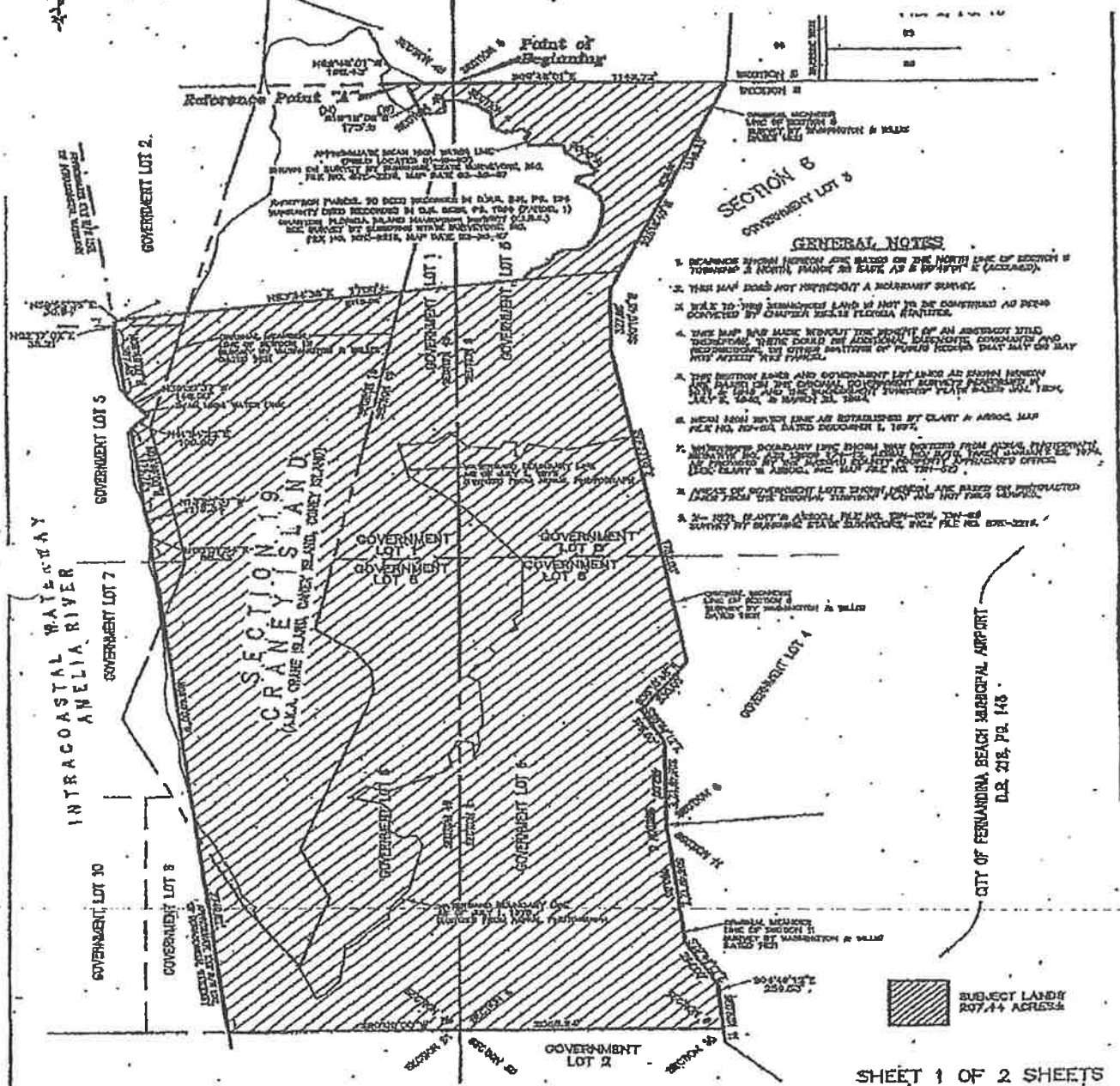
LEGAL DESCRIPTIONS

MAP SHOWING

A PORTION OF SECTION 19, "CRANEY ISLAND" AND A PORTION OF SECTIONS 6 AND 49, ALL IN TOWNSHIP 2N, RANGE 29 EAST
NASSAU COUNTY, FLORIDA

FORT CLINCH

EXHIBIT A.
Legal Description and Property Survey of 207.44 Acres



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6 TOWNSHIP 2 NORTH, RANGE 29 EAST, AS S 89°18'01" E (ASSUMED).
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. ALL TO-WIT: SUBMERGED LAND IS NOT TO BE CONSTRUED AS BEING CONVEYED BY CHAPTER 253.12 FLORIDA STATUTES.
4. THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE DESCRIPTION. THERE COULD BE ADDITIONAL EASEMENTS, DOCUMENTS AND RECORDINGS, OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.
5. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE ORIGINAL GOVERNMENT SURVEY PERFORMED IN 1856, 1857, 1858, 1859, 1860, 1861, 1862, JULY 2, 1866, & MARCH 31, 1882.
6. MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. 89-61A, DATED DECEMBER 1, 1989.
7. WATERWARD BOUNDARY LINE SHOWN WAS DERIVED FROM AERIAL PHOTOGRAPHS, MEANDERED MEAN HIGH WATER LINE, AS DEFINED BY THE FLORIDA SUPREME COURT, AS ENGRAVED BY THE NASSAU COUNTY PROPERTY APPRAISER'S OFFICE, CLARY & ASSOC., INC. MAP FILE NO. 1991-50.
8. AREAS OF GOVERNMENT LOTS SHOWN HEREON ARE BASED ON PROJECTED LINES FROM THE ORIGINAL SURVEYS MADE AND NOT FIELD VERIFIED.
9. 2-MM HIGH, CLARY & ASSOC. FILE NO. 1991-101, 1991-69 SURVEY BY SUNSHINE STATE SURVEYORS, INC. FILE NO. 1991-2216.

SHEET 1 OF 2 SHEETS

DRAFTED JRS JOB No. 2004-6014

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

DATE JULY 13, 2004
SCALE 1" = 600'
CHECKED BY: JRS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD - SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2709 LB NO. 3731

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

LEGEND

R/W = RIGHT-OF-WAY
P.O.B. = POINT OF BEGINNING
P.O.T. = POINT OF TANGENCY
O.R. = OFFICIAL RECORDS VOLUME
P.B. = PLAT BOOK
PARCEL(S)
L = ARC LENGTH
T = TANGENT
R = RADIUS
CH = CHORD
Δ = DELTA

MAP SHOWING

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

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 89°48'01" WEST, ALONG THE NORTH LINE OF SAID SECTION 49, A DISTANCE OF 198.43 FEET, TO THE EASTERLY BOUNDARY OF SAID SECTION 19, "CRANEY ISLAND," AND A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 89°48'01" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 6, AS SURVEYED BY WASHINGTON AND WILLIS, DATED 1831; THENCE SOUTHWESTERLY AND SOUTHEASTERLY, ALONG SAID ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 6, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 23°19'40" WEST, 1246.33 FEET; COURSE NO. 2: SOUTH 00°10'48" WEST, 327.86 FEET; COURSE NO. 3: SOUTH 09°53'05" EAST, 1782.00 FEET; COURSE NO. 4: SOUTH 35°10'48" WEST, 330.00 FEET; COURSE NO. 5: SOUTH 28°49'12" EAST, 195.00 FEET; COURSE NO. 6: SOUTH 00°49'12" EAST, 462.00 FEET, TO THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 11, AS SURVEYED BY WASHINGTON AND WILLIS, DATED 1831; THENCE SOUTHEASTERLY, ALONG SAID ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 11, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 06°49'12" EAST, 660.00 FEET; COURSE NO. 2: SOUTH 29°49'12" EAST, 284.00 FEET; COURSE NO. 3: SOUTH 04°49'12" EAST, 259.53 FEET, TO THE SOUTH LINE OF GOVERNMENT LOT 6, SAID SECTION 6; THENCE SOUTH 90°00'00" WEST, ALONG LAST SAID LINE, AND ALONG THE SOUTH LINE OF GOVERNMENT LOT 6, SAID SECTION 49, A DISTANCE OF 2066.24 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 06°49'00" WEST, ALONG LAST SAID LINE, 2749.82 FEET, TO THE MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. T2N-35); THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 05°01'54" EAST, 68.33 FEET; COURSE NO. 2: NORTH 13°25'31" WEST, 118.34 FEET, TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 06°49'00" WEST, ALONG LAST SAID LINE, 479.72 FEET TO SAID MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. T2N-35); THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 41°34'22" EAST, 106.80 FEET; COURSE NO. 2: NORTH 39°39'37" WEST, 148.00 FEET, TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 06°49'00" WEST, ALONG LAST SAID LINE, 367.48 FEET, TO SAID MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. T2N-35); THENCE NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 02°17'02" EAST, 35.21 FEET; COURSE NO. 2: NORTH 55°55'35" EAST, 30.64 FEET, TO THE WESTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 0539, PAGE 1099, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 83°34'36" EAST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1099, A DISTANCE OF 1700 FEET, MORE OR LESS, TO THE APPROXIMATE MEAN HIGH WATER LINE AS FIELD LOCATED JANUARY 15, 1987 AND AS SHOWN ON MAP OF SPECIFIC PURPOSE SURVEY BY SUNSHINE STATE SURVEYORS, INC. FILE NUMBER 87E-2218, MAP DATE FEBRUARY 20, 1987; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY, ALONG SAID APPROXIMATE MEAN HIGH WATER LINE AS FIELD-LOCATED JANUARY 15, 1987 AND AS SHOWN ON MAP OF SPECIFIC PURPOSE SURVEY BY SUNSHINE STATE SURVEYORS, INC. FILE NUMBER 87E-2218, MAP DATE FEBRUARY 20, 1987, A DISTANCE OF 2000 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFORESAID EASTERLY BOUNDARY OF SECTION 19, "CRANEY ISLAND," SAID LINE BEARING SOUTH 18°12'09" EAST FROM REFERENCE POINT "A"; THENCE NORTH 18°12'09" WEST, ALONG LAST SAID LINE, 175 FEET, MORE OR LESS, TO REFERENCE POINT "A", AND TO CLOSE.

CONTAINING 207.44 ACRES, MORE OR LESS

SHEET 2 OF 2 SHEETS

DRAFTED JRS JOB No. 2004-

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 DOWN POINT ROAD - SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703 LB No. 3731

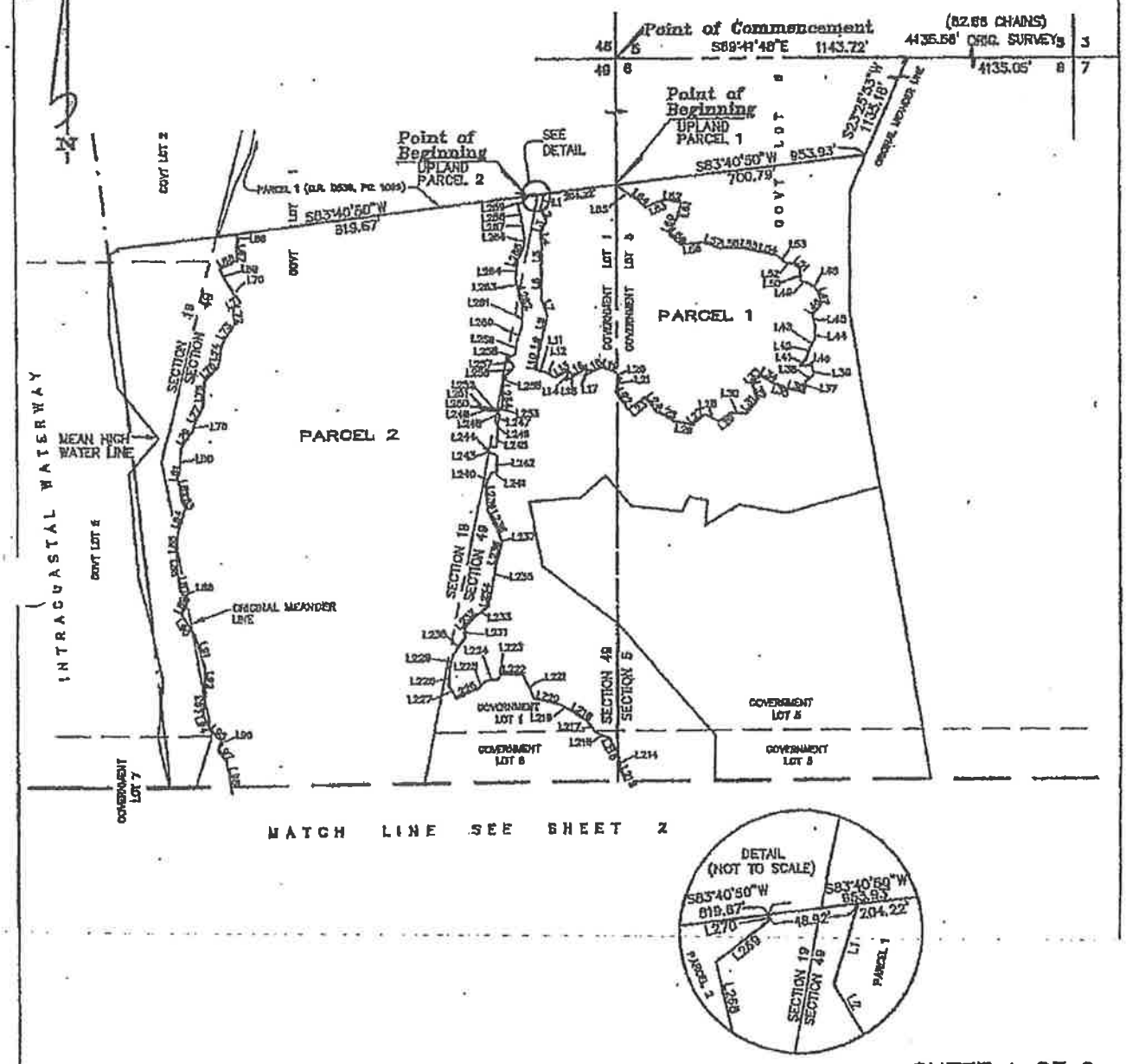
DATE JULY 13, 2004
SCALE 1" = 600'
CHECKED BY JRS

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

LEGEND
RW RIGHT-OF-WAY
PC POINT OF CURVATURE
PT POINT OF TANGENCY
ORB OFFICIAL RECORDS BOOK
PG PAGE
PB PLAT BOOK
PG(S) PAGE(S)
L ARC LENGTH
T TANGENT
R RADIUS
CH CHORD
Δ DELTA

MAP SHOWING

Exhibit A-1:
Legal Description and Property Survey of 71.58± acre Uplands Portion of 113-acre Property



SHEET 1 OF 9

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No. 2005-393

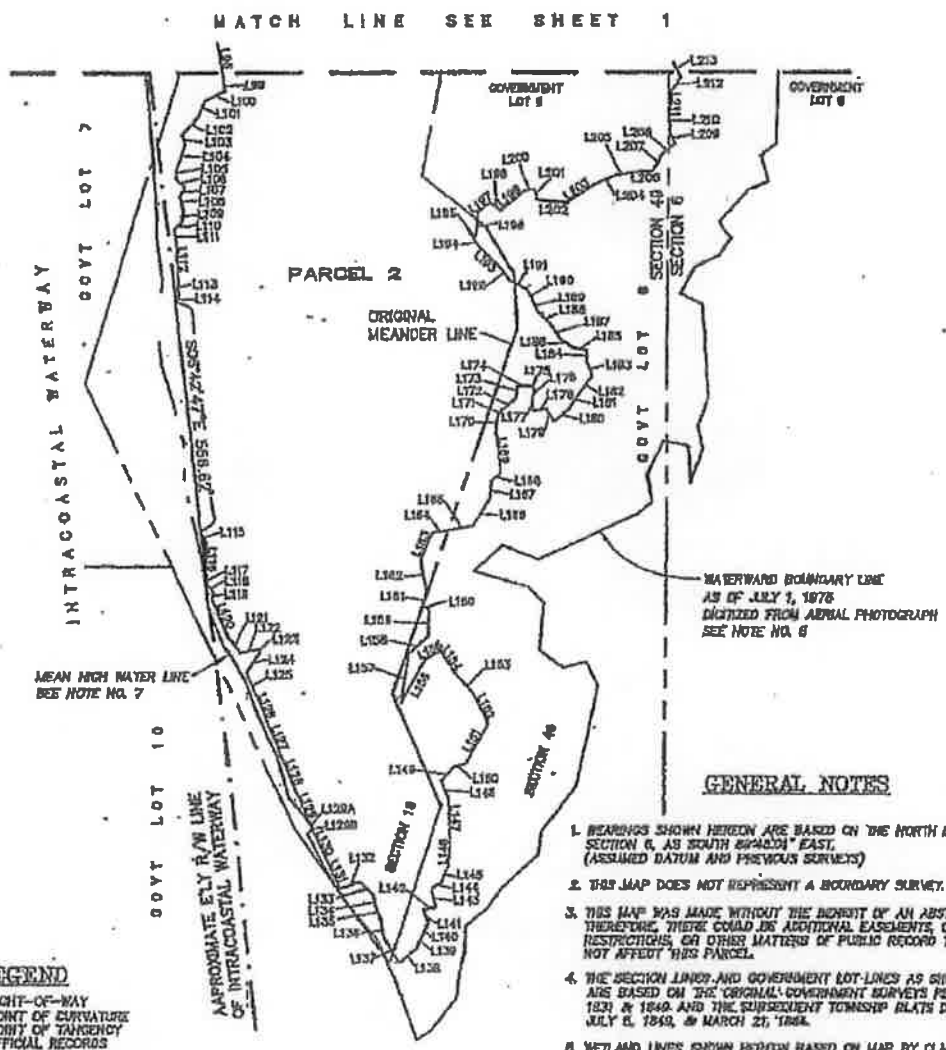
UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT SECTION 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

DATE: MARCH 2006
SCALE: N/A
CHECKED BY: WJS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 262-2303 LB NO. 3731

R. L. PITTMAN P.L.S. CERT. NO. 4827

MAP SHOWING



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6, AS SOUTH 89°48'00" EAST. (ASSUMED DATUM AND PREVIOUS SURVEYS)
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE, THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.
4. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED IN 1831 & 1849 AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1834, JULY 6, 1849, & MARCH 21, 1864.
5. WETLAND LINES SHOWN HEREON BASED ON MAP BY CLARY & ASSOCIATES FILE No. T2N-57C, DATED: JUNE 1, 1999.
6. X- REF: CLARY & ASSOC: FILE NO. N1-90, N3-60, T2N-35, T2N-57&57B SURVEY BY SUNSHINE STATE SURVEYORS, INC: FILE NO. 87E-3278.
7. MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. N3-58, DATED DECEMBER 4, 1987.
8. WATERWARD BOUNDARY LINE SHOWN WAS DIGITIZED FROM AERIAL PHOTOGRAPH NEGATIVE NO. A20 12008-174-12, AERIAL NO. 8/19, TAKEN JANUARY 23, 1974, AS PROVIDED BY THE NASSAU COUNTY PROPERTY APPRAISER'S OFFICE. (SEE CLARY & ASSOC., INC. MAP FILE NO. T2N-57)

LEGEND

R\W = RIGHT-OF-WAY
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
O.R. = OFFICIAL RECORDS
PB = PLAT BOOK
PG(S) = PAGE(S)
L = ARC LENGTH
T = TANGENT
R = RADIUS
CH = CHORD
Δ = DELTA
PRC = POINT OF REVERSE CURVE
PCC = POINT OF COMPOUND CURVE
CL = CENTERLINE
MHWL = MEAN HIGH WATER LINE
GOVT = GOVERNMENT

SHEET 2 OF 9

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No. 2008-393

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SEE SHEET(S) ____ FOR ADDITIONAL TECHNICAL STANDARDS.

DATE MARCH 2008
SCALE N/A
CHECKED BY: VPS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3670 OAKWOOD POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32207
(904) 260-2771 LB NO. 3735

B. L. PITTMAN, P.L.S. CERT. NO. 4527

MAP SHOWING

LINE TABLE		
LINE	LENGTH	BEARING
L1	44.14	S17°13'24"W
L2	37.77	S30°09'07"E
L3	42.47	S25°59'31"W
L4	29.10	S10°33'26"E
L5	60.58	S02°10'19"W
L6	68.91	S00°07'55"W
L7	50.91	S21°10'52"E
L8	48.34	S16°12'58"W
L9	61.63	S13°55'55"W
L10	43.84	S09°55'59"W
L11	27.58	S79°54'16"E
L12	34.19	S59°55'25"E
L13	42.94	N62°26'44"E
L14	28.26	S10°32'46"W
L15	19.06	N68°20'22"E
L16	44.72	N59°10'11"E
L17	17.90	S05°04'47"E
L18	48.73	N63°00'16"E
L19	39.47	S69°48'49"E
L20	22.47	S37°38'19"E
L21	39.82	S18°51'34"W
L22	59.57	S34°28'21"E
L23	57.23	N53°11'47"E
L24	59.19	S30°33'29"E
L25	55.78	S62°31'19"E
L26	50.31	S78°27'53"E
L27	45.42	N50°34'12"E
L28	43.00	S60°43'47"E
L29	40.26	N52°43'36"E
L30	46.12	S88°12'09"E
L31	47.01	N41°45'57"E
L32	47.55	N22°14'37"W
L33	35.18	N48°11'37"E
L34	37.86	S58°00'14"E
L35	58.66	S71°01'02"E
L36	35.37	S75°24'17"E
L37	32.83	N09°03'14"E
L38	26.25	N55°00'50"E
L39	24.07	N05°17'04"W
L40	34.03	N64°01'42"W
L41	20.98	N41°40'31"E
L42	43.49	N21°56'48"E
L43	18.80	N34°35'47"E
L44	36.76	N02°39'18"E
L45	32.65	N15°39'06"W
L46	41.05	N42°40'30"E
L47	38.45	N13°41'45"W
L48	32.82	N50°09'28"W
L49	27.61	N68°00'28"W
L50	27.97	N00°00'58"E
L51	22.20	N45°28'07"W
L52	27.87	N78°30'48"W
L53	29.06	N50°10'20"W
L54	58.58	N76°09'34"W
L55	50.47	N79°18'25"W

LINE TABLE		
LINE	LENGTH	BEARING
L56	51.11	S88°00'31"W
L57	56.09	N70°12'28"W
L58	60.06	S83°36'37"W
L59	42.23	N44°46'36"W
L60	55.12	N24°21'39"E
L61	37.96	N13°31'32"E
L62	48.79	N80°53'00"W
L63	53.12	S67°02'56"W
L64	50.17	N51°48'00"W
L65	52.60	N54°14'14"W
L66	32.17	S06°12'26"W
L67	43.20	S00°45'14"E
L68	54.91	S66°37'43"W
L69	40.09	S26°47'01"E
L70	70.54	S34°28'50"E
L71	29.88	S52°43'47"W
L72	40.56	S18°55'52"E
L73	68.33	S34°50'09"W
L74	62.01	S08°08'27"W
L75	56.88	S43°06'29"W
L76	70.57	S03°57'04"W
L77	62.08	S27°42'55"W
L78	10.29	S01°54'42"W
L79	65.56	S35°38'03"W
L80	55.57	S02°24'09"W
L81	29.08	S13°21'41"W
L82	55.93	S10°29'18"E
L83	27.52	S28°09'20"E
L84	73.83	S18°32'11"W
L85	62.12	S03°32'52"W
L86	72.81	S04°20'27"E
L87	26.54	S11°06'22"E
L88	34.76	S47°11'08"E
L89	47.69	S24°56'03"W
L90	68.56	S34°09'22"E
L91	93.20	S18°01'29"E
L92	73.45	S00°03'09"E
L93	60.56	S04°37'31"W
L94	40.84	S23°02'28"E
L95	42.47	S49°56'00"E
L96	28.89	S21°51'26"W
L97	40.05	S40°48'31"E
L98	91.45	S10°05'51"E
L99	23.93	S08°51'12"E
L100	54.23	S62°16'58"W
L101	41.94	S23°47'57"W
L102	58.55	S41°57'38"W
L103	21.18	S27°01'24"E
L104	67.06	S20°20'26"W
L105	21.85	S04°45'57"W
L106	29.16	S48°57'05"E
L107	24.78	S24°59'34"W
L108	31.20	S13°59'27"E
L109	32.27	S04°52'56"W
L110	24.90	S52°11'21"W

LINE TABLE		
LINE	LENGTH	BEARING
L111	28.13	S11°13'35"E
L112	91.10	S03°30'40"E
L113	42.34	S01°09'27"E
L114	12.61	S43°09'18"W
L115	27.79	S24°36'25"E
L116	81.14	S00°40'18"E
L117	19.16	S06°42'47"E
L118	22.54	S41°17'53"E
L119	21.03	S07°58'59"W
L120	97.13	S23°22'17"E
L121	48.41	S37°29'36"E
L122	46.50	N79°08'54"E
L123	8.48	S47°05'32"E
L124	62.12	S34°52'47"W
L125	60.43	S26°54'22"E
L126	63.98	S22°29'46"E
L127	103.70	S22°26'49"E
L128	78.39	S23°04'12"E
L129	93.24	S23°47'18"E
L129A	17.24	S39°20'31"E
L129B	4.81	S39°19'23"W
L130	78.19	S25°13'06"E
L131	81.06	S26°52'25"E
L132	50.77	N71°21'42"E
L133	45.47	S45°49'21"E
L134	30.97	S13°37'41"E
L135	39.22	S19°47'51"E
L136	34.98	S05°18'19"E
L137	73.60	S31°21'20"E
L138	55.84	N51°36'38"E
L139	39.09	N24°08'26"E
L140	29.05	N25°02'30"E
L141	33.16	N20°01'35"W
L142	32.32	N81°17'35"E
L143	47.79	N13°57'54"W
L144	25.79	N59°56'59"E
L145	49.94	N23°56'51"E
L146	59.13	N01°23'38"E
L147	96.48	N01°52'28"W
L148	47.07	N24°23'15"W
L149	44.74	N42°45'18"E
L150	30.01	N73°55'32"E
L151	109.70	N30°06'31"E
L152	77.79	N25°47'00"W
L153	73.17	N43°11'45"W
L154	61.90	N33°24'53"W
L155	42.75	S63°39'48"W
L156	120.09	S30°12'26"W
L157	117.90	N08°55'59"E
L158	65.29	N48°16'17"E
L159	64.23	N00°02'08"E
L160	17.27	N65°03'31"W
L161	38.44	N20°27'27"E
L162	84.04	N10°54'24"W
L163	68.17	N25°08'35"E

SHEET 3 OF 9

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No. 2006-393

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, 455.0101A STATUTES AND DOES NOT SURVEY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

DATE MARCH 2006
SCALE N/A
CHECKED BY: BS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3650 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904)-260-2783 LB No. 3751

B. L. PITTMAN, P.L.S. CERT. No. 4827

MAP SHOWING

LINE TABLE

LINE	LENGTH	BEARING
L164	47.88	N81°26'01"E
L165	54.09	N80°01'37"E
L166	76.24	N33°28'12"E
L167	42.06	N04°14'50"E
L168	31.73	N48°35'06"E
L169	103.24	N06°43'43"W
L170	32.37	N06°55'43"E
L171	19.57	N38°10'34"E
L172	46.10	N49°19'11"E
L173	26.11	N05°42'31"E
L174	31.50	N89°19'37"E
L175	14.81	S57°38'59"E
L176	23.72	S17°17'06"W
L177	28.37	S03°48'17"E
L178	32.56	N81°48'44"E
L179	34.32	S31°11'03"E
L180	46.15	N48°39'39"E
L181	45.69	N33°17'33"E
L182	50.45	N37°09'30"E
L183	38.40	N23°52'30"W
L184	26.01	N01°40'20"E
L185	33.25	N78°42'40"W
L186	37.47	N58°54'03"W
L187	39.73	N32°02'07"W
L188	44.35	N44°32'44"W
L189	27.04	N23°21'44"W
L190	32.09	N30°39'50"W
L191	44.54	N54°28'43"W
L192	48.95	N40°28'53"W
L193	61.93	N47°04'56"W
L194	44.82	N37°49'02"W
L195	18.71	S66°43'38"E
L196	57.51	N04°19'50"E
L197	38.44	N53°32'35"E
L198	32.67	S52°42'52"E
L199	76.75	N52°02'41"E
L200	22.61	N82°56'46"E
L201	24.72	S19°49'35"E
L202	69.60	S84°30'37"E
L203	75.38	N57°02'24"E
L204	55.99	N67°40'15"E
L205	51.05	N77°05'39"E
L206	42.66	N88°08'18"E
L207	49.78	N29°13'20"E
L208	36.16	N54°39'43"E
L209	33.46	N28°26'27"W
L210	42.85	N01°21'49"W
L211	42.78	N01°01'57"W
L212	50.58	N31°15'19"E
L213	38.52	N26°51'13"W
L214	49.86	N07°27'03"W
L215	55.55	N26°20'03"W
L216	40.52	N69°00'26"W
L217	89.21	N35°58'03"W
L218	53.49	N57°15'39"W

LINE	LENGTH	BEARING
L219	38.73	N61°24'28"W
L220	76.00	N77°15'09"W
L221	75.11	N26°08'20"W
L222	59.96	N87°15'53"W
L223	18.44	S41°57'59"W
L224	32.02	S86°44'42"W
L225	37.28	S45°56'41"W
L226	62.80	S66°10'34"W
L227	44.68	N32°04'44"W
L228	44.68	N04°00'41"E
L229	40.56	N14°01'24"E
L230	56.17	N36°09'27"E
L231	28.71	N00°14'29"W
L232	42.14	N44°06'34"E
L233	49.13	N50°53'28"E
L234	59.33	N11°11'00"E
L235	57.97	N10°04'34"E
L236	60.56	N17°17'25"E
L237	14.78	N14°10'09"W
L238	89.67	N25°32'41"W
L239	64.29	N05°52'58"W
L240	42.89	N26°13'54"E
L241	13.37	N77°19'35"E
L242	43.64	N82°48'04"E
L243	42.10	N60°51'46"W
L244	33.89	N81°06'25"E
L245	33.86	N09°26'28"E
L246	31.02	N01°23'11"E
L247	22.98	N12°25'06"E
L248	18.57	N58°09'42"W
L249	36.96	N79°12'01"W
L250	18.58	N56°05'25"W
L251	39.82	S79°34'56"E
L252	21.63	S72°56'52"E
L253	19.28	N42°29'04"E
L254	43.31	N05°15'21"W
L255	37.61	N18°15'22"E
L256	33.70	N42°38'41"E
L257	25.86	N37°57'57"W
L258	26.47	N50°45'53"E
L259	28.93	N05°31'46"E
L260	53.39	N18°14'24"E
L261	58.61	N00°08'58"E
L262	30.25	N20°40'12"W
L263	49.59	N10°30'39"W
L264	47.19	N07°10'53"E
L265	43.76	N24°36'46"E
L266	25.45	N07°52'53"E
L267	58.15	N11°22'13"W
L268	32.48	N12°39'35"W
L269	34.80	N52°18'40"E
L270	3.26	N00°27'16"W

SHEET 4 OF 9

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No. 2008-393

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN RULE 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS, THIS SURVEY DOES NOT CONSIDER ANY EASEMENTS OR ANY OTHER NATIONAL OR REGIONAL STANDARDS.

DATE MARCH 2006
SCALE N/A
CHECKED BY: JCS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3858 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 268-2705 LB NO. 3731

B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

UPLAND PARCEL 1

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

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, SAID TOWNSHIP AND RANGE; THENCE SOUTH 89°41'48" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE; THENCE SOUTH 23°25'53" WEST, ALONG LAST SAID LINE, 1135.18 FEET, TO THE EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS 0539, PAGE 1099, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 83°40'50" WEST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1099, A DISTANCE OF 700.79 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 83°40'50" WEST, ALONG LAST SAID LINE, 204.22 FEET; THENCE SOUTH 17°13'24" WEST, 44.14 FEET; THENCE SOUTH 30°09'07" EAST, 37.77 FEET; THENCE SOUTH 25°59'31" WEST, 42.47 FEET; THENCE SOUTH 10°33'26" EAST, 29.10 FEET; THENCE SOUTH 02°10'19" WEST, 60.58 FEET; THENCE SOUTH 00°07'55" WEST, 88.91 FEET; THENCE SOUTH 21°10'52" EAST, 50.91 FEET; THENCE SOUTH 16°12'58" WEST, 48.34 FEET; THENCE SOUTH 13°55'55" WEST, 61.63 FEET; THENCE SOUTH 09°55'59" WEST, 43.84 FEET; THENCE SOUTH 79°54'16" EAST, 27.58 FEET; THENCE SOUTH 59°55'25" EAST, 34.19 FEET; THENCE NORTH 62°26'44" EAST, 42.94 FEET; THENCE SOUTH 10°52'46" WEST, 28.26 FEET; THENCE NORTH 62°20'22" EAST, 19.06 FEET; THENCE NORTH 59°10'11" EAST, 44.72 FEET; THENCE SOUTH 05°04'47" EAST, 17.90 FEET; THENCE NORTH 63°00'16" EAST, 48.73 FEET; THENCE SOUTH 68°48'49" EAST, 39.47 FEET; THENCE SOUTH 37°38'19" EAST, 22.47 FEET; THENCE SOUTH 18°51'34" WEST, 39.82 FEET; THENCE SOUTH 34°28'21" EAST, 59.57 FEET; THENCE NORTH 53°11'47" EAST, 57.23 FEET; THENCE SOUTH 38°33'29" EAST, 53.19 FEET; THENCE SOUTH 62°31'19" EAST, 55.78 FEET; THENCE SOUTH 78°27'53" EAST, 50.31 FEET; THENCE NORTH 50°34'12" EAST, 45.42 FEET; THENCE SOUTH 60°43'47" EAST, 43.00 FEET; THENCE NORTH 52°43'36" EAST, 40.26 FEET; THENCE SOUTH 88°12'09" EAST, 46.12 FEET; THENCE NORTH 41°45'57" EAST, 47.01 FEET; THENCE NORTH 22°14'57" WEST, 47.55 FEET; THENCE NORTH 48°11'37 EAST, 35.18 FEET; THENCE SOUTH 58°00'14" EAST, 37.86 FEET; THENCE SOUTH 71°01'02" EAST, 58.66 FEET; THENCE SOUTH 75°24'17" EAST, 35.37 FEET; THENCE NORTH 09°03'14" EAST, 32.83 FEET; THENCE NORTH 55°00'50" EAST, 26.25 FEET; THENCE NORTH 05°17'04" WEST, 24.07 FEET; THENCE NORTH 84°01'41" WEST, 34.03 FEET; THENCE NORTH 41°40'31" EAST, 20.98 FEET; THENCE NORTH 21°56'48" EAST, 43.49 FEET; THENCE NORTH 34°35'47" EAST, 18.80 FEET;

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No. 2006-303

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT ASSUME JURISDICTION OVER NATIONAL OR REGIONAL STANDARDS.

DATE MARCH 2006
SCALE N/A
CHECKED BY: JRS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3838 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 269-2703 LB NO. 3231

B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

THENCE NORTH 02°39'18" EAST, 36.76 FEET; THENCE NORTH 15°59'06" WEST, 32.65 FEET; THENCE NORTH 42°40'30" EAST, 41.05 FEET; THENCE NORTH 13°41'45" WEST, 38.45 FEET; THENCE NORTH 50°05'20" WEST, 32.82 FEET; THENCE NORTH 68°00'28" WEST, 27.61 FEET; THENCE NORTH 00°00'58" EAST, 27.97 FEET; THENCE NORTH 45°23'07" WEST, 22.20 FEET; THENCE NORTH 78°50'48" WEST, 27.87 FEET; THENCE NORTH 50°10'20" WEST, 29.06 FEET; THENCE NORTH 76°09'34" WEST, 58.58 FEET; THENCE NORTH 79°18'25" WEST, 50.47 FEET; THENCE SOUTH 88°00'31" WEST, 51.11 FEET; THENCE NORTH 70°12'28" WEST, 56.09 FEET; THENCE SOUTH 83°36'37" WEST, 60.06 FEET; THENCE NORTH 44°46'36" WEST, 42.23 FEET; THENCE NORTH 24°21'39" EAST, 55.12 FEET; THENCE NORTH 13°31'32" EAST, 37.96 FEET; THENCE NORTH 80°53'00" WEST, 48.79 FEET; THENCE SOUTH 67°02'56" WEST, 53.12 FEET; THENCE NORTH 51°42'00" WEST, 50.17 FEET; THENCE NORTH 54°14'14" WEST, 52.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.30 ACRES MORE OR LESS.

TOGETHER WITH:

UPLAND PARCEL 2

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

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, SAID TOWNSHIP AND RANGE; THENCE SOUTH 89°41'48" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE; THENCE SOUTH 23°25'53" WEST, ALONG LAST SAID LINE, 1135.18 FEET, TO THE EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS 0539, PAGE 1099, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 83°40'50" WEST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1099, A DISTANCE OF 953.93 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 83°40'50" WEST, ALONG LAST SAID LINE, 819.67 FEET; THENCE SOUTH 06°12'26" WEST, 32.17 FEET; THENCE SOUTH 00°45'14" EAST, 43.20 FEET; THENCE SOUTH 66°37'45" WEST, 54.91 FEET; THENCE SOUTH 26°47'01" EAST, 40.09 FEET; THENCE SOUTH 34°28'50" EAST, 70.54 FEET; THENCE SOUTH 52°43'37" WEST, 29.88 FEET; THENCE SOUTH 12°55'52" EAST, 40.56 FEET; THENCE SOUTH 34°50'09" WEST, 68.33 FEET; THENCE SOUTH 08°08'27" WEST, 62.01 FEET; THENCE SOUTH 43°06'29" WEST, 56.88 FEET; THENCE SOUTH 03°57'04" WEST, 70.57 FEET; THENCE SOUTH 27°42'55" WEST, 62.08 FEET; THENCE SOUTH 01°54'42" WEST, 10.29 FEET;

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JCS
JOB No. 2006-393

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT SECTION 472.027, FLORIDA STATUTES, AND DOES NOT ESTABLISH MEES AND OTHER NATIONAL OR REGIONAL STANDARDS.

DATE: MARCH 2006
SCALE: N/A
CHECKED BY: JCS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3630 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 268-2205 LB NO. 3734

B. L. Pittman
B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

THENCE SOUTH 35°38'03" WEST, 65.56 FEET; THENCE SOUTH 02°24'09" WEST, 55.57 FEET; THENCE SOUTH 13°21'41" WEST, 29.08 FEET; THENCE SOUTH 10°29'18" EAST, 55.93 FEET; THENCE SOUTH 28°09'20" EAST, 27.52 FEET; THENCE SOUTH 18°32'11" WEST, 73.83 FEET; THENCE SOUTH 03°32'52" WEST, 62.12 FEET; THENCE SOUTH 04°20'27" EAST, 72.81 FEET; THENCE SOUTH 11°08'22" EAST, 26.54 FEET; THENCE SOUTH 47°11'08" EAST, 34.76 FEET; THENCE SOUTH 24°56'05" WEST, 47.69 FEET; THENCE SOUTH 34°09'22" EAST, 68.56 FEET; THENCE SOUTH 18°01'29" EAST, 93.20 FEET; THENCE SOUTH 00°03'09" EAST, 73.45 FEET; THENCE SOUTH 04°37'31" WEST, 60.56 FEET; THENCE SOUTH 23°02'28" EAST, 48.84 FEET; THENCE SOUTH 48°56'00" EAST, 42.47 FEET; THENCE SOUTH 21°51'26" WEST, 28.89 FEET; THENCE SOUTH 40°48'31" EAST, 40.05 FEET; THENCE SOUTH 10°05'51" EAST, 91.45 FEET; THENCE SOUTH 08°51'12" EAST, 23.93 FEET; THENCE SOUTH 62°16'58" WEST, 54.23 FEET; THENCE SOUTH 23°47'57" WEST, 41.94 FEET; THENCE SOUTH 41°57'38" WEST, 58.55 FEET; THENCE SOUTH 27°01'24" EAST, 21.18 FEET; THENCE SOUTH 20°20'26" WEST, 67.06 FEET; THENCE SOUTH 04°45'57" WEST, 21.85 FEET; THENCE SOUTH 48°57'05" EAST, 29.16 FEET; THENCE SOUTH 24°59'34" WEST, 24.78 FEET; THENCE SOUTH 13°59'27" EAST, 31.20 FEET; THENCE SOUTH 04°52'56" WEST, 32.27 FEET; THENCE SOUTH 52°11'21" WEST, 24.90 FEET; THENCE SOUTH 11°13'35" EAST, 28.13 FEET; THENCE SOUTH 03°30'40" EAST, 91.10 FEET; THENCE SOUTH 01°09'27" EAST, 42.34 FEET; THENCE SOUTH 43°09'18" WEST, 12.61 FEET; THENCE SOUTH 06°42'47" EAST, 556.62 FEET; THENCE SOUTH 24°36'25" EAST, 27.79 FEET; THENCE SOUTH 00°40'18" EAST, 81.14 FEET; THENCE SOUTH 06°42'47" EAST, 19.16 FEET; THENCE SOUTH 41°17'53" EAST, 22.54 FEET; THENCE SOUTH 07°58'59" WEST, 21.03 FEET; THENCE SOUTH 23°22'17" EAST, 97.13 FEET; THENCE SOUTH 37°29'36" EAST, 48.41 FEET; THENCE NORTH 79°08'54" EAST, 46.50 FEET; THENCE SOUTH 47°05'32" EAST, 8.48 FEET; THENCE SOUTH 34°52'47" WEST, 62.12 FEET; THENCE SOUTH 26°54'22" EAST, 60.43 FEET; THENCE SOUTH 22°29'46" EAST, 63.98 FEET; THENCE SOUTH 22°26'49" EAST, 103.70 FEET; THENCE SOUTH 23°04'12" EAST, 78.39 FEET; THENCE SOUTH 23°47'18" EAST, 83.24 FEET; THENCE SOUTH 39°20'31" EAST, 17.24 FEET; THENCE SOUTH 39°19'23" WEST, 4.81 FEET; THENCE SOUTH 26°13'06" EAST, 78.19 FEET; THENCE SOUTH 26°52'25" EAST, 81.06 FEET; THENCE NORTH 71°21'42" EAST, 50.77 FEET; THENCE SOUTH 45°49'21" EAST, 45.47 FEET; THENCE SOUTH 13°37'41" EAST, 30.97 FEET; THENCE SOUTH 19°47'51" EAST, 39.22 FEET; THENCE SOUTH 05°18'19" EAST, 34.98 FEET; THENCE SOUTH 31°21'20" EAST, 73.60 FEET; THENCE NORTH 51°36'38" EAST, 55.84 FEET; THENCE NORTH 24°08'26" EAST, 39.09 FEET; THENCE NORTH 25°02'30" EAST, 29.05 FEET; THENCE NORTH 20°01'35" WEST, 33.16 FEET; THENCE NORTH 81°17'35" EAST, 32.32 FEET; THENCE NORTH 13°57'54" WEST, 47.79 FEET; THENCE NORTH 59°56'59" EAST, 25.79 FEET; THENCE NORTH 23°56'51" EAST, 49.94 FEET; THENCE NORTH 01°25'58" EAST, 59.13 FEET; THENCE NORTH 01°52'28" WEST, 96.48 FEET; THENCE NORTH 24°22'15" WEST, 47.07 FEET;

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No. 2006-393

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT SUPERSEDE ANY OTHER NATIONAL OR REGIONAL STANDARDS.

DATE MARCH 2008
SCALE N/A
CHECKED BY: JDS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703 LB No. 3731

B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

THENCE NORTH 42°45'18" EAST, 44.74 FEET; THENCE NORTH 73°55'52" EAST, 30.01 FEET; THENCE NORTH 30°06'31" EAST, 109.70 FEET; THENCE NORTH 25°47'00" WEST, 77.79 FEET; THENCE NORTH 43°11'45" WEST, 73.17 FEET; THENCE NORTH 33°24'53" WEST, 61.80 FEET; THENCE SOUTH 63°59'48" WEST, 42.75 FEET; THENCE SOUTH 30°12'26" WEST, 120.09 FEET; THENCE NORTH 08°55'59" EAST, 117.90 FEET; THENCE NORTH 48°16'17" EAST, 65.29 FEET; THENCE NORTH 00°02'08" EAST, 64.23 FEET; THENCE NORTH 65°03'31" WEST, 17.27 FEET; THENCE NORTH 20°27'27" EAST, 32.44 FEET; THENCE NORTH 10°54'24" WEST, 84.04 FEET; THENCE NORTH 25°08'35" EAST, 68.17 FEET; THENCE NORTH 81°26'01" EAST, 47.88 FEET; THENCE NORTH 80°01'37" EAST, 54.09 FEET; THENCE NORTH 33°23'12" EAST, 76.24 FEET; THENCE NORTH 04°14'50" EAST, 42.06 FEET; THENCE NORTH 48°53'06" EAST, 31.73 FEET; THENCE NORTH 06°43'43" WEST, 103.24 FEET; THENCE NORTH 06°55'43" EAST, 32.37 FEET; THENCE NORTH 38°10'34" EAST, 19.57 FEET; THENCE NORTH 49°19'11" EAST, 46.10 FEET; THENCE NORTH 05°42'31" EAST, 26.11 FEET; THENCE NORTH 89°15'37" EAST, 31.50 FEET; THENCE SOUTH 57°38'59" EAST, 14.81 FEET; THENCE SOUTH 17°17'06" WEST, 23.72 FEET; THENCE SOUTH 03°48'17" EAST, 28.37 FEET; THENCE NORTH 81°43'44" EAST, 32.56 FEET; THENCE SOUTH 31°11'33" EAST, 34.32 FEET; THENCE NORTH 48°39'39" EAST, 46.15 FEET; THENCE NORTH 33°17'33" EAST, 45.69 FEET; THENCE NORTH 37°09'30" EAST, 50.45 FEET; THENCE NORTH 23°52'30" WEST, 38.40 FEET; THENCE NORTH 01°40'20" EAST, 26.01 FEET; THENCE NORTH 78°42'40" WEST, 33.25 FEET; THENCE NORTH 53°54'03" WEST, 37.47 FEET; THENCE NORTH 32°02'07" WEST, 39.73 FEET; THENCE NORTH 44°32'44" WEST, 44.35 FEET; THENCE NORTH 23°21'44" WEST, 27.04 FEET; THENCE NORTH 30°39'50" WEST, 32.09 FEET; THENCE NORTH 64°23'43" WEST, 44.54 FEET; THENCE NORTH 40°28'53" WEST, 48.95 FEET; THENCE NORTH 47°04'56" WEST, 61.93 FEET; THENCE NORTH 37°49'02" WEST, 44.82 FEET; THENCE SOUTH 66°43'38" EAST, 18.71 FEET; THENCE NORTH 04°19'50" EAST, 57.51 FEET; THENCE NORTH 53°32'35" EAST, 38.44 FEET; THENCE SOUTH 52°42'52" EAST, 32.67 FEET; THENCE NORTH 52°02'41" EAST, 76.75 FEET; THENCE NORTH 82°56'46" EAST, 22.61 FEET; THENCE SOUTH 19°49'35" EAST, 24.72 FEET; THENCE SOUTH 84°30'37" EAST, 69.60 FEET; THENCE NORTH 57°02'24" EAST, 75.38 FEET; THENCE NORTH 67°48'15" EAST, 55.99 FEET; THENCE NORTH 77°05'19" EAST, 51.05 FEET; THENCE NORTH 88°08'18" EAST, 42.66 FEET; THENCE NORTH 29°13'20" EAST, 48.70 FEET; THENCE NORTH 54°39'43" EAST, 36.16 FEET; THENCE NORTH 22°26'27" WEST, 33.46 FEET; THENCE NORTH 01°21'49" WEST, 42.85 FEET; THENCE NORTH 01°01'57" WEST, 42.78 FEET; THENCE NORTH 31°15'19" EAST, 50.58 FEET; THENCE NORTH 26°51'13" WEST, 38.62 FEET; THENCE NORTH 07°27'03" WEST, 49.83 FEET; THENCE NORTH 26°20'03" WEST, 55.55 FEET; THENCE NORTH 69°00'26" WEST, 40.52 FEET; THENCE NORTH 35°58'03" WEST, 39.21 FEET; THENCE NORTH 57°15'59" WEST,

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No. 2006-393

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

DATE MARCH 2006
SCALE N/A
CHECKED BY: JDS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3838 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 268-2703 L.B. NO. 3731

B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

53.43 FEET; THENCE NORTH 61°24'28" WEST, 38.73 FEET; THENCE NORTH 77°15'09" WEST, 76.00 FEET; THENCE NORTH 26°08'20" WEST, 75.11 FEET; THENCE NORTH 87°15'53" WEST, 59.96 FEET; THENCE SOUTH 41°57'59" WEST, 18.44 FEET; THENCE SOUTH 86°44'42" WEST, 32.02 FEET; THENCE SOUTH 45°56'41" WEST, 37.28 FEET; THENCE SOUTH 66°10'34" WEST, 62.80 FEET; THENCE NORTH 32°04'44" WEST, 44.68 FEET; THENCE NORTH 04°00'41" EAST, 44.68 FEET; THENCE NORTH 14°01'24" EAST, 40.56 FEET; THENCE NORTH 36°09'27" EAST, 56.17 FEET; THENCE NORTH 00°14'29" WEST, 28.71 FEET; THENCE NORTH 44°06'34" EAST, 42.14 FEET; THENCE NORTH 50°53'28" EAST, 49.13 FEET; THENCE NORTH 11°11'00" EAST, 59.33 FEET; THENCE NORTH 10°04'34" EAST, 57.97 FEET; THENCE NORTH 17°17'25" EAST, 60.56 FEET; THENCE NORTH 14°10'06" WEST, 14.73 FEET; THENCE NORTH 25°32'41" WEST, 89.67 FEET; THENCE NORTH 05°52'58" WEST, 64.29 FEET; THENCE NORTH 26°13'54" EAST, 42.83 FEET; THENCE NORTH 77°13'35" EAST, 13.37 FEET; THENCE NORTH 02°48'04" EAST, 43.64 FEET; THENCE NORTH 60°51'46" WEST, 42.10 FEET; THENCE NORTH 81°06'25° EAST, 33.89 FEET; THENCE NORTH 09°26'28" EAST, 33.86 FEET; THENCE NORTH 01°23'11" EAST, 31.02 FEET; THENCE NORTH 12°25'06" EAST, 22.98 FEET; THENCE NORTH 53°09'42" WEST, 18.57 FEET; THENCE NORTH 79°12'01" WEST, 36.96 FEET; THENCE NORTH 56°05'25" WEST, 13.58 FEET; THENCE SOUTH 79°34'56" EAST, 39.82 FEET; THENCE SOUTH 72°56'52" EAST, 21.63 FEET; THENCE NORTH 42°29'04" EAST, 19.28 FEET; THENCE NORTH 05°15'21" WEST, 45.31 FEET; THENCE NORTH 18°15'22" EAST, 37.61 FEET; THENCE NORTH 42°38'41" EAST, 35.70 FEET; THENCE NORTH 37°57'57" WEST, 25.86 FEET; THENCE NORTH 50°45'53" EAST, 26.47 FEET; THENCE NORTH 06°31'46" EAST, 28.93 FEET; THENCE NORTH 18°14'24" EAST, 53.33 FEET; THENCE NORTH 00°08'58" EAST, 53.61 FEET; THENCE NORTH 20°40'12" WEST, 30.25 FEET; THENCE NORTH 10°30'39" WEST, 49.59 FEET; THENCE NORTH 07°10'53" EAST, 47.19 FEET; THENCE NORTH 24°36'46" EAST, 43.76 FEET; THENCE NORTH 07°52'53" EAST, 25.45 FEET; THENCE NORTH 11°22'13" WEST, 58.16 FEET; THENCE NORTH 12°39'35" WEST, 32.48 FEET; THENCE NORTH 52°18'40" EAST, 34.80 FEET; THENCE NORTH 00°27'16" WEST, 3.26 FEET, TO THE POINT OF BEGINNING.

CONTAINING 63.28 ACRES MORE OR LESS.

CONTAINING A NET AREA OF 71.58 ACRES MORE OR LESS.

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No. 2006-383

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT SURVEY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

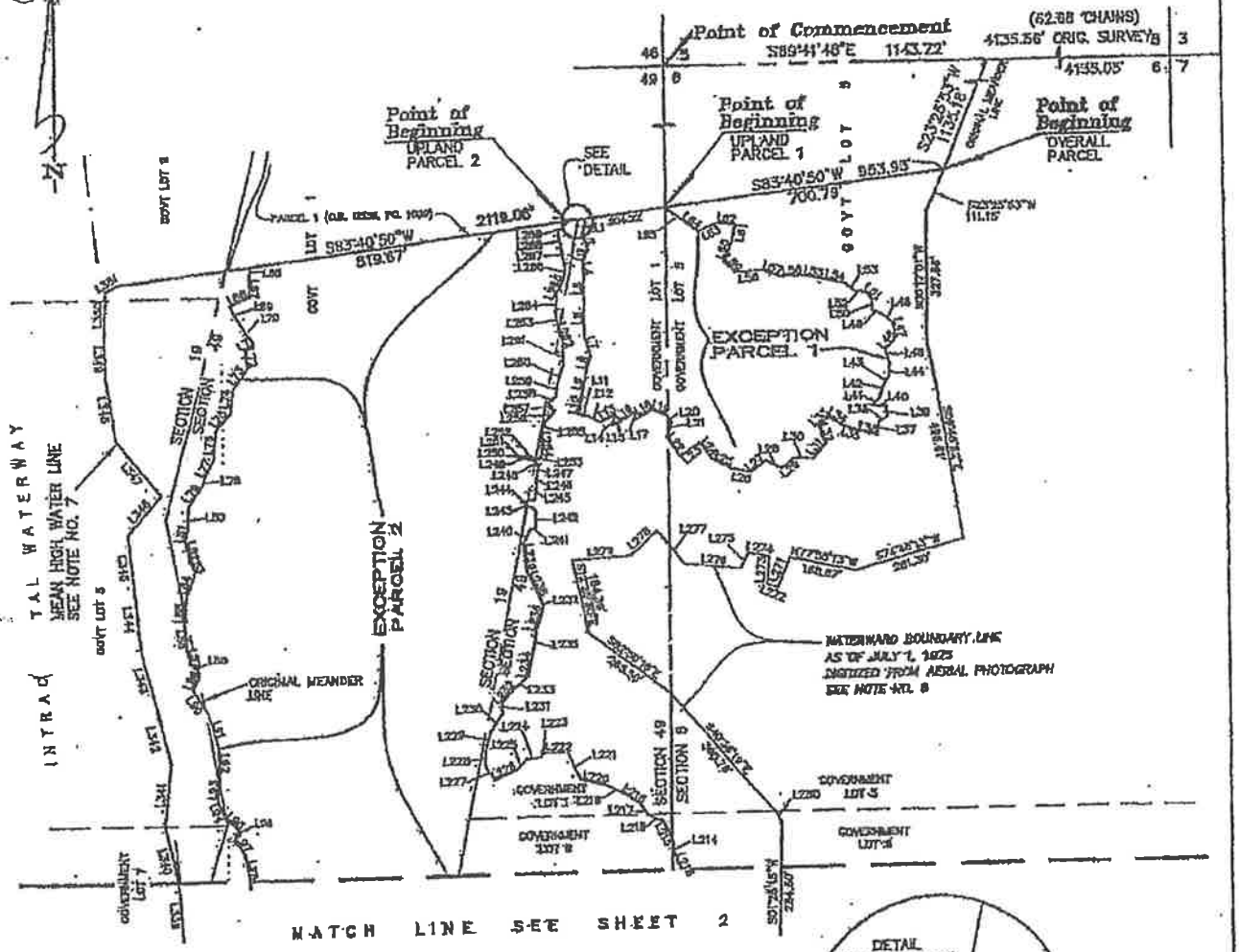
DATE MARCH 2008
SCALE N/A
CHECKED BY: JDS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
5850 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703 LB. NO. 3731

B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

Exhibit A-2:
Legal Description and Property Survey of 42.11± acre Wetlands Portion of 113-acre Property



AREA TABLE

OVERALL PARCEL	= 113.69 ACRES±
EXCEPTION PARCEL 1	= 8.30 ACRES±
EXCEPTION PARCEL 2	= 63.28 ACRES±
NET ACREAGE	= 42.11 ACRES±

SHEET 1 OF 12

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No: 2006-394

"UNLESS OTHERWISE SHOWN, AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND DOES NOT MEET OR EXCEED THE CLASS A URBAN OR OTHER NATIONAL OR REGIONAL STANDARDS."

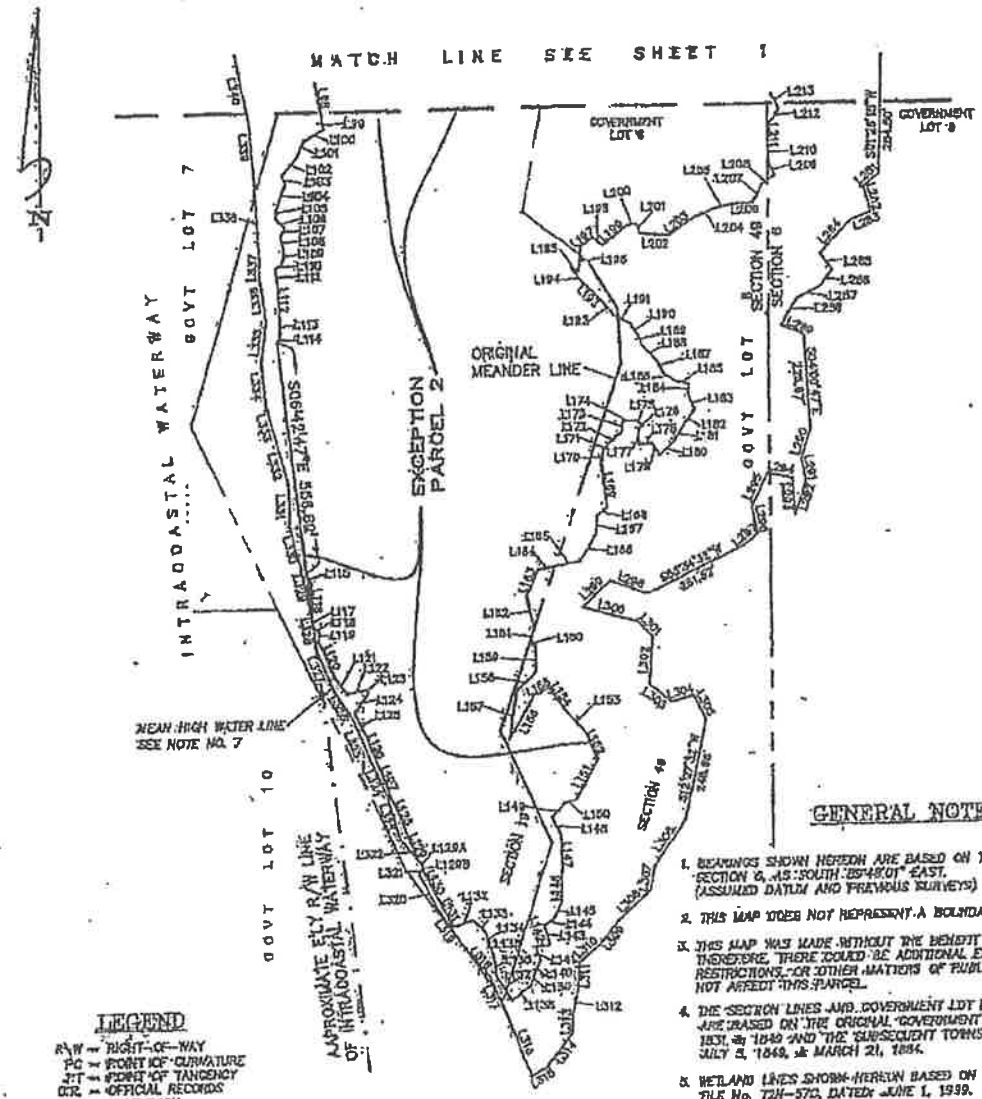
DATE: MARCH 2006
SCALE: N/A
CHECKED BY: WZ

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2705 LB NO: 5751

B. J. Tillman

REGISTERED PROFESSIONAL LAND SURVEYOR

MAP SHOWING



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6, AS SOUTH 89°48'01" EAST. (ASSUMED DATUM AND PREVIOUS SURVEYS)
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE, THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS, CONVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.
4. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED IN 1831, & 1849 AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1854, JULY 5, 1849, & MARCH 21, 1884.
5. WETLAND LINES SHOWN HEREON BASED ON MAP BY CLARY & ASSOCIATES FILE No. T2H-572, DATED JUNE 1, 1999.
6. R- REF. CLARY & ASSOC. FILE NO. R1-90, R3-58, T2H-35, T2H 57&57B SURVEY BY SUNSHINE STATE SURVEYORS, INC. FILE NO. 87E-2218.
7. MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. T2H-35, DATED AUGUST 12, 1988.
8. WATERWARD BOUNDARY LINE SHOWN WAS DIGITIZED FROM AERIAL PHOTOGRAPH NEGATIVE INC. A20 32069-174-12, AERIAL NO. B718, TAKEN JANUARY 22, 1974, AS PROVIDED BY THE NASSAU COUNTY PROPERTY APPRAISER'S OFFICE. (SEE CLARY & ASSOC., INC. MAP FILE NO. T2H-57)

LEGEND

R/W = RIGHT-OF-WAY
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
OR = OFFICIAL RECORDS
PB = PLAT BOOK
PG(S) = PAGE(S)
L = ARC LENGTH
T = TANGENT
R = RADIUS
CH = CHORD
Δ = DELTA
PRC = POINT OF REVERSE CURVE
PCC = INDICES OF COMPOUND CURVE
CL = CENTERLINE
MHW = MEAN HIGH WATER LINE
GOVT = GOVERNMENT

SHEET 2 OF 12

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No. 2008-394

AS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. AND DOES NOT NECESSARILY INCLUDE OTHER MATTERS THAT COULD BE DISCLOSED BY A FULL SCOPE SURVEY.

DATE: MARCH 2008
SCALE: N/A
CHECKED BY: NK

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3600 HOMEWOOD ROAD, SUITE "A"
MAYSVILLE, FLORIDA 32257
PHONE 386-2793 FAX NO. 3431

B. L. Pittman

B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

LINE TABLE		
LINE	LENGTH	BEARING
L1	44.14	S17°13'24"W
L2	33.77	S80°09'07"E
L3	42.47	S25°59'31"W
L4	29.10	S10°33'28"E
L5	60.58	S02°18'15"W
L6	88.91	S00°07'55"W
L7	50.91	S21°10'52"E
L8	48.84	S16°12'58"W
L9	61.68	S18°55'55"W
L10	48.84	S09°55'59"W
L11	27.58	S79°54'18"E
L12	34.19	S59°55'25"E
L13	42.94	N62°26'44"E
L14	28.26	S10°52'46"W
L15	19.06	N62°20'22"E
L16	44.72	N59°10'11"E
L17	17.90	S05°04'47"E
L18	48.73	N68°00'16"E
L19	39.47	S68°48'49"E
L20	22.47	S87°38'19"E
L21	89.82	S18°51'34"W
L22	59.57	S34°28'21"E
L23	57.23	N53°11'47"E
L24	58.19	S38°38'29"E
L25	55.78	S62°31'19"E
L26	50.31	S78°27'53"E
L27	45.42	N50°34'12"E
L28	43.00	S60°43'47"E
L29	40.26	N52°43'36"E
L30	46.12	S88°12'09"E
L31	47.01	N41°45'57"E
L32	47.35	N22°14'57"W
L33	35.18	N48°11'37"E
L34	37.86	S58°00'14"E
L35	38.66	S71°01'02"E
L36	35.97	S73°34'17"E
L37	32.83	N09°03'14"E
L38	26.25	N53°00'50"E
L39	24.07	N05°17'04"W
L40	84.09	N84°01'43"W
L41	20.98	N41°40'31"E
L42	48.49	N21°56'48"E
L43	18.80	N34°35'47"E
L44	36.76	N02°39'18"E
L45	32.65	N15°39'08"W
L46	41.03	N42°40'30"E
L47	88.45	N13°41'43"W
L48	32.82	N50°08'20"W
L49	27.61	N68°00'28"W
L50	27.97	N00°00'58"E
L51	22.20	N45°23'07"W
L52	27.87	N38°50'48"W
L53	29.06	N58°18'20"W
L54	58.58	N76°09'34"W
L55	30.47	N79°18'25"W

LINE TABLE		
LINE	LENGTH	BEARING
L56	51.11	S88°00'31"W
L57	56.09	N70°12'28"W
L58	60.06	S83°26'37"W
L59	42.23	N44°46'36"W
L60	55.12	N24°21'39"E
L61	37.96	N13°31'32"E
L62	48.79	N80°53'00"W
L63	58.12	S67°02'56"W
L64	50.17	N51°42'00"W
L65	52.60	N54°14'14"W
L66	82.17	S06°12'26"W
L67	43.20	S00°45'14"E
L68	54.91	S66°37'45"W
L69	40.09	S26°47'01"E
L70	70.54	S34°28'50"E
L71	29.88	S52°43'47"W
L72	48.56	S12°55'52"E
L73	68.33	S34°50'09"W
L74	62.01	S08°08'27"W
L75	56.88	S43°06'29"W
L76	70.57	S09°57'04"W
L77	62.08	S27°42'55"W
L78	10.29	S01°54'42"W
L79	65.56	S35°38'09"W
L80	55.57	S02°24'09"W
L81	29.08	S13°21'41"W
L82	55.93	S10°29'18"E
L83	27.52	S28°09'20"E
L84	73.83	S18°32'11"W
L85	62.12	S03°32'52"W
L86	72.81	S04°20'27"E
L87	26.54	S11°08'22"E
L88	34.76	S47°11'08"E
L89	47.69	S24°56'05"W
L90	68.56	S34°09'22"E
L91	93.20	S18°01'29"E
L92	78.45	S00°03'09"E
L93	60.56	S04°37'31"W
L94	48.84	S29°12'28"E
L95	42.47	S48°36'00"E
L96	28.89	S21°51'26"W
L97	40.05	S40°48'31"E
L98	91.45	S10°05'51"E
L99	23.93	S08°31'12"E
L100	54.23	S62°16'38"W
L101	41.94	S23°47'57"W
L102	58.55	S41°57'38"W
L103	21.18	S27°01'24"E
L104	67.06	S20°20'26"W
L105	21.85	S04°45'57"W
L106	29.16	S48°57'05"E
L107	24.78	S24°59'34"W
L108	31.20	S13°59'27"E
L109	32.27	S04°52'56"W
L110	24.90	S52°11'21"W

LINE TABLE		
LINE	LENGTH	BEARING
L111	28.18	S11°18'35"E
L112	91.10	S09°30'40"E
L113	42.34	S01°09'27"E
L114	12.61	S45°05'18"W
L115	27.79	S24°36'25"E
L116	81.14	S00°40'18"E
L117	19.16	S06°42'49"E
L118	22.34	S41°17'53"E
L119	21.03	S07°58'59"W
L120	97.18	S23°22'17"E
L121	48.41	S37°29'36"E
L122	46.50	N79°08'54"E
L123	8.48	S47°05'32"E
L124	62.12	S34°52'47"W
L125	60.43	S26°54'22"E
L126	63.98	S22°29'46"E
L127	103.70	S22°26'49"E
L128	78.39	S23°04'12"E
L129	83.24	S23°47'18"E
L129A	17.24	S39°20'31"E
L129B	4.81	S39°19'23"W
L130	78.19	S26°13'06"E
L131	81.06	S26°52'25"E
L132	50.77	N71°21'42"E
L133	45.47	S45°49'21"E
L134	30.97	S13°37'41"E
L135	39.22	S19°47'51"E
L136	34.98	S05°18'19"E
L137	73.60	S31°21'20"E
L138	55.84	N51°36'38"E
L139	39.09	N24°08'26"E
L140	29.05	N25°02'30"E
L141	39.16	N20°01'35"W
L142	32.32	N81°17'35"E
L143	47.79	N13°57'54"W
L144	25.79	N59°56'59"E
L145	49.94	N23°56'51"E
L146	59.18	N01°25'58"E
L147	96.48	N01°52'28"W
L148	47.07	N24°22'15"W
L149	44.74	N42°45'18"E
L150	30.01	N73°35'52"E
L151	189.70	N30°06'31"E
L152	77.79	N25°47'00"W
L153	73.17	N43°11'45"W
L154	61.00	N33°24'53"W
L155	42.75	S69°59'48"W
L156	120.09	S30°12'26"W
L157	117.90	N08°55'59"E
L158	65.29	N38°16'17"E
L159	64.23	N00°02'08"E
L160	17.27	N65°03'31"W
L161	32.44	N20°27'27"E
L162	84.04	N10°54'24"W
L163	68.17	N25°08'35"E

SHEET 3 OF 12

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA-LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No. 2006-594

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR [illegible] MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH [illegible] BOARD OF PROFESSIONAL SURVEYORS & MAPPERS [illegible] STANDARDS.

DATE: [illegible] 2006
SCALE: N/A
CHECKED BY: [illegible]

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
[illegible] ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257
[illegible] LB No. [illegible]

B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

LINE TABLE		
LINE	LENGTH	BEARING
L164	47.89	N81°26'01"E
L165	54.09	N80°01'37"E
L166	76.24	N83°28'12"E
L167	42.06	N04°24'50"E
L168	31.73	N48°35'06"E
L169	103.24	N06°49'43"W
L170	32.37	N06°55'43"E
L171	19.57	N38°10'34"E
L172	46.10	N49°19'11"E
L173	26.11	N05°42'31"E
L174	31.50	N89°15'37"E
L175	14.81	S57°38'59"E
L176	23.72	S17°19'06"W
L177	28.37	S03°48'17"E
L178	32.56	N81°48'44"E
L179	84.82	S31°11'08"E
L180	46.15	N48°39'39"E
L181	45.69	N33°17'39"E
L182	50.45	N37°09'00"E
L183	38.48	N23°52'30"W
L184	26.01	N01°40'20"E
L185	38.25	N78°42'40"W
L186	37.47	N53°54'03"W
L187	39.73	N32°02'07"W
L188	44.35	N44°32'44"W
L189	27.04	N83°21'44"W
L190	32.09	N30°39'50"W
L191	44.54	N64°23'43"W
L192	48.95	N40°28'53"W
L193	61.93	N47°04'56"W
L194	44.82	N37°49'02"W
L195	18.71	S66°43'38"E
L196	57.51	N04°19'50"E
L197	98.44	N53°32'35"E
L198	82.67	S32°42'52"E
L199	76.75	N52°02'41"E
L200	22.61	N82°56'46"E
L201	24.72	S19°49'55"E
L202	69.60	S84°20'37"E
L203	75.38	N57°02'24"E
L204	53.99	N67°48'15"E
L205	51.05	N77°05'19"E
L206	42.66	N08°08'18"E
L207	48.70	N23°13'20"E
L208	36.16	N54°39'43"E
L209	83.46	N22°26'27"W
L210	42.85	N01°21'49"W
L211	42.78	N01°01'57"W
L212	50.58	N31°15'19"E
L213	38.62	N26°51'13"W
L214	49.83	N07°27'03"W
L215	55.55	N26°20'03"W
L216	40.52	N69°00'26"W
L217	39.21	N35°58'03"W
L218	58.43	N57°15'39"W

LINE TABLE		
LINE	LENGTH	BEARING
L219	38.73	N61°24'28"W
L220	26.00	N77°15'09"W
L221	75.11	N26°08'20"W
L222	59.96	N87°15'53"W
L223	18.44	S41°57'59"W
L224	32.02	S86°44'42"W
L225	37.28	S43°56'41"W
L226	62.80	S66°10'34"W
L227	44.68	N32°04'44"W
L228	44.60	N04°00'41"E
L229	40.56	N14°01'24"E
L230	56.17	N36°09'27"E
L231	28.71	N00°14'29"W
L232	42.14	N44°06'34"E
L233	49.13	N50°53'28"E
L234	59.98	N11°11'00"E
L235	57.97	N10°04'34"E
L236	60.56	N17°17'25"E
L237	14.73	N14°10'06"W
L238	69.67	N25°32'41"W
L239	64.29	N05°52'58"W
L240	42.83	N26°18'54"E
L241	19.87	N77°13'35"E
L242	43.64	N02°48'04"E
L243	42.10	N60°51'46"W
L244	33.89	N81°06'23"E
L245	33.86	N09°26'28"E
L246	31.02	N01°28'11"E
L247	22.98	N12°25'06"E
L248	18.57	N53°09'42"W
L249	36.96	N79°12'01"W
L250	18.58	N56°05'25"W
L251	39.82	S79°34'56"E
L252	21.63	S72°56'52"E
L253	19.28	N42°29'04"E
L254	45.31	N05°15'21"W
L255	37.61	N18°15'22"E
L256	35.70	N42°38'41"E
L257	25.86	N37°57'57"W
L258	26.47	N50°45'53"E
L259	28.93	N06°31'46"E
L260	53.33	N18°14'24"E
L261	53.61	N00°08'58"E
L262	30.25	N20°40'12"W
L263	49.59	N10°30'39"W
L264	47.19	N07°10'53"E
L265	43.76	N24°35'46"E
L266	25.45	N07°52'59"E
L267	58.16	N11°22'13"W
L268	32.48	N12°39'35"W
L269	34.80	N52°18'40"E
L270	3.26	N00°27'16"W
L271	80.78	S21°54'18"W
L272	26.93	N68°05'42"W
L273	70.18	N04°11'22"E

LINE TABLE		
LINE	LENGTH	BEARING
L274	50.99	N76°33'11"W
L275	44.72	S26°40'08"W
L276	140.80	N83°46'51"W
L277	110.11	N39°22'07"W
L278	92.20	S49°30'09"W
L279	150.38	S86°17'23"W
L280	30.83	S28°09'09"E
L281	46.38	S50°44'00"W
L282	63.24	S14°41'47"E
L283	49.57	S68°36'34"W
L284	109.78	S44°19'07"W
L285	49.14	S39°46'33"E
L286	53.44	S88°11'28"W
L287	59.41	S64°52'59"W
L288	73.29	S29°37'53"W
L289	57.34	S64°06'22"E
L290	75.00	S19°21'25"W
L291	53.04	S12°55'02"E
L292	85.26	S19°21'25"W
L293	87.20	N02°51'29"W
L294	62.01	N78°28'06"W
L295	88.59	S25°27'02"W
L296	67.54	S09°53'47"E
L297	44.72	S51°12'50"W
L298	94.43	N59°24'50"W
L299	94.17	S49°26'23"W
L300	141.93	S74°27'56"E
L301	52.74	S44°09'52"E
L302	113.69	S04°55'55"W
L303	69.62	S52°17'89"E
L304	56.74	N75°39'06"E
L305	64.20	S27°58'22"E
L306	134.63	S36°29'03"W
L307	57.66	S08°52'37"W
L308	114.05	S48°19'57"W
L309	59.38	S37°00'40"W
L310	73.70	S51°15'51"W
L311	69.56	S01°38'19"W
L312	54.31	S13°22'22"W
L313	54.62	S05°31'05"W
L314	99.52	S38°41'06"W
L315	43.99	S57°51'29"W
L316	165.67	N20°47'36"W
L317	100.27	N24°41'45"W
L318	102.29	N41°03'43"W
L319	100.28	N33°13'02"W
L320	100.02	N27°40'04"W
L321	20.24	N39°19'23"E
L322	94.05	N39°20'31"W
L323	100.65	N15°50'14"W
L324	100.00	N25°25'34"W
L325	100.10	N22°16'35"W
L326	100.82	N32°08'50"W
L327	95.72	N21°56'58"W
L328	100.32	N07°29'29"W

SHEET 4 OF 12

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JCS
JOB No. 2005-394

"EXCEPT AS OTHERWISE SHOWN AND STATED HEREON, THIS MAP DOES NOT MEET THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND DOES NOT MEET OR EXCEED THE MINIMUM TECHNICAL STANDARDS OF ANY OTHER NATIONAL OR REGIONAL STANDARDS."

DATE MARCH 2006
SCALE N/A
CHECKED BY

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
2839 CROWN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 880-2703 FAX NO. 880-2701

B. L. Pittman

B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

LINE TABLE		
LINE	LENGTH	BEARING
L329	100.00	N12°14'13"W
L330	100.08	N14°21'21"W
L331	101.79	N01°26'24"W
L332	100.82	N15°53'54"W
L333	94.90	N16°17'26"W
L334	100.32	N05°49'42"W
L335	101.13	N07°16'35"E
L336	110.67	N07°58'55"W
L337	37.66	N02°44'01"E
L338	199.79	N08°59'52"W
L339	131.15	N04°46'48"W
L340	160.18	N12°03'00"W
L341	160.02	N05°08'07"E
L342	141.70	N13°19'18"W
L343	159.82	N14°11'57"W
L344	149.95	N05°24'24"W
L345	144.68	N05°28'57"W
L346	128.72	N42°00'35"E
L347	181.51	N39°33'24"W
L348	155.95	N08°19'55"W
L349	108.87	N00°16'26"W
L350	114.51	N02°23'13"E
L351	90.64	N60°01'48"E

SHEET 5 OF 12

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JB
JOB No. 2005-394

I HEREBY CERTIFY THAT THE SURVEY SHOWN AND DEPICTED HEREON WAS MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, LICENSED PURSUANT TO CHAPTER 472 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS.

DATE: MARCH 2006

SCALE: N/A

CHECKED BY: BS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
1850 DRAWN HENRY ROAD - SUITE "A"
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B. L. Pittman

B. L. PITTMAN, P.L.S. CERT. NO. 4627

MAP SHOWING

OVERALL PARCEL

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

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 89°41'48"EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 23°25'53" WEST, 1135.18 FEET, TO THE EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS 0539, PAGE 1099, OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE SOUTH 23°25'53" WEST, 111.15 FEET; COURSE NO. 3: SOUTH 00°17'01" WEST, 327.86 FEET; COURSE NO. 4: SOUTH 09°46'52" EAST, 496.61 FEET TO THE WATERWARD BOUNDARY LINE (AS OF JULY 1, 1975), AS DIGITIZED AND SHOWN ON CLARY & ASSOCIATES, INC. MAP FILE NO. T2N-57, DATED MARCH 16, 1998; THENCE SOUTHWESTERLY, NORTHWESTERLY, SOUTHEASTERLY, NORTHEASTERLY ALONG THE BOUNDARY OF SAID LINE, RUN THE FOLLOWING FIFTY-SIX (56) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 74°45'13" WEST, 281.30 FEET; COURSE NO. 2: NORTH 77°55'13" WEST, 168.67 FEET; COURSE NO. 3: SOUTH 21°54'18" WEST, 80.78 FEET; COURSE NO. 4: NORTH 68°05'42" WEST, 26.93 FEET; COURSE NO. 5: NORTH 04°11'22" EAST, 70.18 FEET; COURSE NO. 6: NORTH 78°35'11" WEST, 50.99 FEET; COURSE NO. 7: SOUTH 26°40'08" WEST, 44.72 FEET; COURSE NO. 8: NORTH 83°46'51" WEST, 140.80 FEET; COURSE NO. 9: NORTH 39°22'07" WEST, 110.11 FEET; COURSE NO. 10: SOUTH 49°30'09" WEST, 92.20 FEET; COURSE NO. 11: SOUTH 86°17'23" WEST, 150.33 FEET; COURSE NO. 12: SOUTH 12°25'30" EAST, 184.39 FEET; COURSE NO. 13: SOUTH 52°50'16" EAST, 265.50 FEET; COURSE NO. 14: SOUTH 40°36'19" EAST, 395.76 FEET; COURSE NO. 15: SOUTH 28°09'09" EAST, 30.83 FEET; COURSE NO. 16: SOUTH 01°26'15" WEST, 284.50 FEET; COURSE NO. 17: SOUTH 50°44'00" WEST, 46.38 FEET; COURSE NO. 18: SOUTH 14°41'47" EAST, 63.24 FEET; COURSE NO. 19: SOUTH 68°36'34" WEST, 49.57 FEET; COURSE NO. 20: SOUTH 44°18'07" WEST, 109.78 FEET; COURSE NO. 21: SOUTH 39°46'33" EAST, 49.14 FEET; COURSE NO. 22: SOUTH 38°11'28" WEST, 53.44 FEET; COURSE NO. 23: SOUTH 64°57'53" WEST, 59.41 FEET; COURSE NO. 24: SOUTH 29°37'55" WEST, 73.29 FEET; COURSE NO. 25: SOUTH 64°06'22" EAST, 57.34 FEET; COURSE NO. 26: SOUTH 04°00'47" EAST, 225.67 FEET; COURSE NO. 27: SOUTH 19°21'25" WEST, 75.00 FEET; COURSE NO. 28: SOUTH 12°55'02" EAST, 53.04 FEET; COURSE NO. 29: SOUTH 19°21'25" WEST, 85.26 FEET; COURSE NO. 30: NORTH 02°51'29" WEST, 87.20 FEET; COURSE NO. 31: NORTH 78°28'06" WEST, 62.01 FEET; COURSE NO. 32: SOUTH 25°27'02" WEST, 88.59 FEET; COURSE NO. 33: SOUTH 09°53'47" EAST, 67.54 FEET; COURSE NO. 34: SOUTH 51°12'50" WEST, 44.72 FEET; COURSE NO. 35: SOUTH 65°34'32" WEST, 261.52 FEET;

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No. 2006-394

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR REPORT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT CLAIM ESSENTIAL MEETING OTHER NATIONAL OR REGIONAL STANDARDS.

DATE: MARCH 2006
SCALE: N/A
CHECKED BY: BLP

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2795 LB NO. 5731

B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

COURSE NO. 36: NORTH 69°24'50" WEST, 94.43 FEET; COURSE NO. 37: SOUTH 49°26'23" WEST, 94.17 FEET; COURSE NO. 38: SOUTH 74°27'56" EAST, 141.93 FEET; COURSE NO. 39: SOUTH 44°09'52" EAST, 52.74 FEET; COURSE NO. 40: SOUTH 04°55'55" WEST, 113.69 FEET; COURSE NO. 41: SOUTH 52°17'39" EAST, 69.62 FEET; COURSE NO. 42: NORTH 75°39'06" EAST, 56.74 FEET; COURSE NO. 43: SOUTH 27°58'22" EAST, 64.20 FEET; COURSE NO. 44: SOUTH 12°27'32" WEST, 248.98 FEET; COURSE NO. 45: SOUTH 36°29'03" WEST, 134.63 FEET; COURSE NO. 46: SOUTH 08°52'37" WEST, 57.66 FEET; COURSE NO. 47: SOUTH 48°19'57" WEST, 114.05 FEET; COURSE NO. 48: SOUTH 37°00'40" WEST, 59.38 FEET; COURSE NO. 49: SOUTH 51°15'51" WEST, 73.70 FEET; COURSE NO. 50: SOUTH 01°38'19" WEST, 63.56 FEET; COURSE NO. 51: SOUTH 13°22'22" WEST, 54.31 FEET; COURSE NO. 52: SOUTH 05°31'05" WEST, 54.62 FEET; COURSE NO. 53: SOUTH 38°41'06" WEST, 99.52 FEET; COURSE NO. 54: SOUTH 57°51'29" WEST, 43.99 FEET; COURSE NO. 55: NORTH 20°47'36" WEST, 165.67 FEET; COURSE NO. 56: NORTH 24°41'45" WEST, 100.27 FEET TO THE MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. T2N-35); THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THIRTY-FOUR (34) COURSES AND DISTANCES: COURSE NO. 1: NORTH 41°03'43" WEST, 102.29 FEET; COURSE NO. 2: NORTH 33°13'02" WEST, 100.28 FEET; COURSE NO. 3: NORTH 27°46'04" WEST, 100.02 FEET; COURSE NO. 4: NORTH 39°19'23" EAST, 20.24 FEET; COURSE NO. 5: NORTH 39°20'31" WEST, 94.05 FEET; COURSE NO. 6: NORTH 15°50'14" WEST, 100.65 FEET; COURSE NO. 7: NORTH 25°25'34" WEST, 100.00 FEET; COURSE NO. 8: NORTH 22°16'35" WEST, 100.10 FEET; COURSE NO. 9: NORTH 32°08'50" WEST, 100.82 FEET; COURSE NO. 10: NORTH 21°56'56" WEST, 95.72 FEET; COURSE NO. 11: NORTH 07°29'29" WEST, 100.32 FEET; COURSE NO. 12: NORTH 12°14'13" WEST, 100.00 FEET; COURSE NO. 13: NORTH 14°21'21" WEST, 100.08 FEET; COURSE NO. 14: NORTH 01°28'24" WEST, 101.73 FEET; COURSE NO. 15: NORTH 15°53'54" WEST, 100.22 FEET; COURSE NO. 16: NORTH 16°17'26" WEST, 94.90 FEET; COURSE NO. 17: NORTH 05°49'42" WEST, 100.32 FEET; COURSE NO. 18: NORTH 07°16'35" EAST, 101.12 FEET; COURSE NO. 19: NORTH 07°58'55" WEST, 110.67 FEET; COURSE NO. 20: NORTH 02°44'01" EAST, 37.66 FEET; COURSE NO. 21: NORTH 03°59'52" WEST, 199.79 FEET; COURSE NO. 22: NORTH 04°46'48" WEST, 131.15 FEET; COURSE NO. 23: NORTH 12°03'00" WEST, 160.18 FEET; COURSE NO. 24: NORTH 05°08'07" EAST, 160.02 FEET; COURSE NO. 25: NORTH 13°19'18" WEST, 141.70 FEET; COURSE NO. 26: NORTH 14°11'57" WEST, 154.82 FEET; COURSE NO. 27: NORTH 05°24'24" WEST, 143.95 FEET; COURSE NO. 28: NORTH 05°28'57" WEST, 144.68 FEET; COURSE NO. 29: NORTH 42°00'35" EAST, 128.72 FEET; COURSE NO. 30: NORTH 39°33'24" WEST, 184.51 FEET; COURSE NO. 31: NORTH 08°19'55" WEST, 155.35 FEET; COURSE NO. 32: NORTH 00°16'26" WEST, 103.87 FEET; COURSE NO. 33: NORTH 02°23'15" EAST, 114.51 FEET; COURSE NO. 34: NORTH 60°01'48" EAST, 30.64

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No. 2008-394

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR REPORT IS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT SECTION 472.027, FLORIDA STATUTES, AND DOES NOT ADDRESS FACTORS OTHER THAN NATURAL ORIGINAL STATUS.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD, SUITE "A"
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PHONE: 1-800-1-2705 CA NO. 5751

DATE: MARCH, 2006
SCALE: N/A
CHECKED BY: JLS

B. L. PITTMAN, P.L.S. CERT. NO. 4627

MAP SHOWING

FEET TO THE WESTERLY PROLONGATION OF THE AFORESAID SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1099; THENCE NORTH 83°40'50" EAST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1099, AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 2119.06 FEET, TO THE POINT OF BEGINNING.

CONTAINING 113.69 ACRES, MORE OR LESS.

LESS AND EXCEPT:

EXCEPTION PARCEL 1

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

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, SAID TOWNSHIP AND RANGE; THENCE SOUTH 89°41'48" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE; THENCE SOUTH 23°25'53" WEST, ALONG LAST SAID LINE, 1135.18 FEET, TO THE EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS 0539, PAGE 1099, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 83°40'50" WEST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1099, A DISTANCE OF 700.79 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 83°40'50" WEST, ALONG LAST SAID LINE, 204.22 FEET; THENCE SOUTH 17°13'24" WEST, 44.14 FEET; THENCE SOUTH 30°09'07" EAST, 37.77 FEET; THENCE SOUTH 25°59'31" WEST, 42.47 FEET; THENCE SOUTH 10°33'26" EAST, 29.10 FEET; THENCE SOUTH 02°10'19" WEST, 60.58 FEET; THENCE SOUTH 00°07'55" WEST, 88.91 FEET; THENCE SOUTH 21°10'52" EAST, 50.91 FEET; THENCE SOUTH 16°12'58" WEST, 48.34 FEET; THENCE SOUTH 13°55'55" WEST, 61.63 FEET; THENCE SOUTH 09°55'59" WEST, 43.84 FEET; THENCE SOUTH 79°54'16" EAST, 27.58 FEET; THENCE SOUTH 59°55'25" EAST, 34.19 FEET; THENCE NORTH 62°26'44" EAST, 42.94 FEET; THENCE SOUTH 10°52'46" WEST, 28.26 FEET; THENCE NORTH 62°20'22" EAST, 19.06 FEET; THENCE NORTH 59°10'11" EAST, 44.72 FEET; THENCE SOUTH 05°04'47" EAST, 17.90 FEET; THENCE NORTH 63°00'16" EAST, 48.73 FEET; THENCE SOUTH 68°48'49" EAST, 39.47 FEET; THENCE SOUTH 37°38'19" EAST, 22.47 FEET; THENCE SOUTH 18°51'34" WEST, 39.82 FEET; THENCE SOUTH 34°28'21" EAST, 59.57 FEET; THENCE NORTH 53°11'47" EAST, 57.23 FEET; THENCE SOUTH 38°33'29" EAST, 53.19 FEET; THENCE SOUTH 62°31'19"

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No. 2006-394

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR REPORT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES. NOTE: THIS MAP DOES NOT VERIFY ZONING, LAND USE, NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
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(904) 262-3062 LB No. 5751

DATE MARCH 2006
SCALE N/A
CHECKED BY

B. L. Pittman
B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

AST, 55.78 FEET; THENCE SOUTH 78°27'53" EAST, 50.31 FEET; THENCE NORTH 50°34'12" EAST, 45.42 FEET; THENCE SOUTH 60°43'47" EAST, 43.00 FEET; THENCE NORTH 52°43'36" EAST, 40.26 FEET; THENCE SOUTH 88°12'09" EAST, 46.12 FEET; THENCE NORTH 41°45'57" EAST, 47.01 FEET; THENCE NORTH 22°14'57" WEST, 47.55 FEET; THENCE NORTH 48°11'37 EAST, 35.18 FEET; THENCE SOUTH 58°00'14" EAST, 37.86 FEET; THENCE SOUTH 71°01'02" EAST, 58.66 FEET; THENCE SOUTH 75°24'17" EAST, 35.37 FEET; THENCE NORTH 09°03'14" EAST, 32.83 FEET; THENCE NORTH 55°00'50" EAST, 26.25 FEET; THENCE NORTH 05°17'04" WEST, 24.07 FEET; THENCE NORTH 84°01'41" WEST, 34.03 FEET; THENCE NORTH 41°40'31" EAST, 20.98 FEET; THENCE NORTH 21°56'48" EAST, 43.49 FEET; THENCE NORTH 34°35'47" EAST, 18.80 FEET; THENCE NORTH 02°39'18" EAST, 36.76 FEET; THENCE NORTH 15°59'06" WEST, 32.65 FEET; THENCE NORTH 42°40'30" EAST, 41.05 FEET; THENCE NORTH 13°41'45" WEST, 38.45 FEET; THENCE NORTH 50°05'20" WEST, 32.82 FEET; THENCE NORTH 68°00'28" WEST, 27.61 FEET; THENCE NORTH 00°00'58" EAST, 27.97 FEET; THENCE NORTH 45°23'07" WEST, 22.20 FEET; THENCE NORTH 78°50'48" WEST, 27.87 FEET; THENCE NORTH 50°10'20" WEST, 29.06 FEET; THENCE NORTH 76°09'34" WEST, 58.58 FEET; THENCE NORTH 79°18'25" WEST, 50.47 FEET; THENCE SOUTH 88°00'31" WEST, 51.11 FEET; THENCE NORTH 70°12'28" WEST, 56.09 FEET; THENCE SOUTH 83°36'37" WEST, 50.06 FEET; THENCE NORTH 44°46'36" WEST, 42.23 FEET; THENCE NORTH 24°21'39" EAST, 55.12 FEET; THENCE NORTH 13°31'32" EAST, 37.96 FEET; THENCE NORTH 80°53'00" WEST, 48.79 FEET; THENCE SOUTH 67°02'56" WEST, 53.12 FEET; THENCE NORTH 51°42'00" WEST, 50.17 FEET; THENCE NORTH 54°14'14" WEST, 52.60 FEET TO THE POINT F BEGINNING.

ABOVE EXCEPTION CONTAINING 8.30 ACRES MORE OR LESS.

FURTHER LESS AND EXCEPT:

EXCEPTION PARCEL 2

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

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, SAID TOWNSHIP AND RANGE; THENCE SOUTH 89°41'48" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE; THENCE SOUTH 23°25'53" WEST, ALONG LAST SAID LINE, 1135.18 FEET, TO THE EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JS
JOB No. 2006-394

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD, SUITE "A"
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(904) 260-2745 LB No. 5301

DATE MARCH 2006
SCALE N/A
CHECKED BY JS

B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

0539, PAGE 1099, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 83°40'50" WEST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1099, A DISTANCE OF 953.93 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 83°40'50" WEST, ALONG LAST SAID LINE, 819.67 FEET; THENCE SOUTH 06°12'26" WEST, 32.17 FEET; THENCE SOUTH 00°45'14" EAST, 43.20 FEET; THENCE SOUTH 66°37'45" WEST, 54.91 FEET; THENCE SOUTH 26°47'01" EAST, 40.09 FEET; THENCE SOUTH 34°28'50" EAST, 70.54 FEET; THENCE SOUTH 52°43'37" WEST, 29.88 FEET; THENCE SOUTH 12°55'52" EAST, 40.56 FEET; THENCE SOUTH 34°50'09" WEST, 68.33 FEET; THENCE SOUTH 08°08'27" WEST, 62.01 FEET; THENCE SOUTH 43°06'29" WEST, 56.88 FEET; THENCE SOUTH 03°57'04" WEST, 70.57 FEET; THENCE SOUTH 27°42'55" WEST, 62.08 FEET; THENCE SOUTH 01°54'42" WEST, 10.29 FEET; THENCE SOUTH 35°38'03" WEST, 65.56 FEET; THENCE SOUTH 02°24'09" WEST, 55.57 FEET; THENCE SOUTH 13°21'41" WEST, 29.08 FEET; THENCE SOUTH 10°29'18" EAST, 55.93 FEET; THENCE SOUTH 28°09'20" EAST, 27.52 FEET; THENCE SOUTH 18°32'11" WEST, 73.83 FEET; THENCE SOUTH 03°32'52" WEST, 62.12 FEET; THENCE SOUTH 04°20'27" EAST, 72.81 FEET; THENCE SOUTH 11°08'22" EAST, 26.54 FEET; THENCE SOUTH 47°11'08" EAST, 34.76 FEET; THENCE SOUTH 24°56'05" WEST, 47.69 FEET; THENCE SOUTH 34°09'22" EAST, 68.56 FEET; THENCE SOUTH 18°01'29" EAST, 93.20 FEET; THENCE SOUTH 00°03'09" EAST, 73.45 FEET; THENCE SOUTH 04°37'31" WEST, 60.56 FEET; THENCE SOUTH 23°02'28" EAST, 48.84 FEET; THENCE SOUTH 48°56'00" EAST, 42.47 FEET; THENCE SOUTH 21°51'26" WEST, 28.89 FEET; THENCE SOUTH 40°48'31" EAST, 40.05 FEET; THENCE SOUTH 10°05'51" EAST, 91.45 FEET; THENCE SOUTH 08°51'12" EAST, 23.93 FEET; THENCE SOUTH 62°16'58" WEST, 54.23 FEET; THENCE SOUTH 23°47'57" WEST, 41.94 FEET; THENCE SOUTH 41°57'38" WEST, 58.55 FEET; THENCE SOUTH 27°01'24" EAST, 21.18 FEET; THENCE SOUTH 20°20'26" WEST, 67.06 FEET; THENCE SOUTH 04°45'57" WEST, 21.85 FEET; THENCE SOUTH 48°57'05" EAST, 29.16 FEET; THENCE SOUTH 24°59'34" WEST, 24.78 FEET; THENCE SOUTH 13°59'27" EAST, 31.20 FEET; THENCE SOUTH 04°52'56" WEST, 32.27 FEET; THENCE SOUTH 52°11'21" WEST, 24.90 FEET; THENCE SOUTH 11°13'35" EAST, 28.13 FEET; THENCE SOUTH 03°30'40" EAST, 91.10 FEET; THENCE SOUTH 01°09'27" EAST, 42.34 FEET; THENCE SOUTH 43°09'18" WEST, 12.61 FEET; THENCE SOUTH 06°42'47" EAST, 556.62 FEET; THENCE SOUTH 24°36'25" EAST, 27.79 FEET; THENCE SOUTH 00°40'18" EAST, 81.14 FEET; THENCE SOUTH 06°42'47" EAST, 19.16 FEET; THENCE SOUTH 41°17'53" EAST, 22.54 FEET; THENCE SOUTH 07°58'59" WEST, 21.03 FEET; THENCE SOUTH 23°22'17" EAST, 97.13 FEET; THENCE SOUTH 37°29'36" EAST, 48.41 FEET; THENCE NORTH 79°08'54" EAST, 46.50 FEET; THENCE SOUTH 47°05'32" EAST, 8.48 FEET; THENCE SOUTH 34°52'47" WEST, 62.12 FEET; THENCE SOUTH 26°54'22" EAST, 60.43 FEET; THENCE SOUTH 22°29'46" EAST, 63.98 FEET;

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No. 2006-394

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT MEET OR EXCEED THE COMMON AND STANDARD LAND LINE STANDARDS.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
5830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2705 LB NO. 3751

DATE MARCH 2006
SCALE N/A
CHECKED BY JPS

B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

THENCE SOUTH 22°26'49" EAST, 103.70 FEET; THENCE SOUTH 23°04'12" EAST, 78.39 FEET; THENCE SOUTH 23°47'18" EAST, 83.24 FEET; THENCE SOUTH 39°20'31" EAST, 17.24 FEET; THENCE SOUTH 39°19'23" WEST, 4.81 FEET; THENCE SOUTH 26°13'06" EAST, 78.19 FEET; THENCE SOUTH 26°52'25" EAST, 81.06 FEET; THENCE NORTH 71°21'42" EAST, 50.77 FEET; THENCE SOUTH 45°49'21" EAST, 45.47 FEET; THENCE SOUTH 13°37'41" EAST, 30.97 FEET; THENCE SOUTH 19°47'51" EAST, 39.22 FEET; THENCE SOUTH 05°18'19" EAST, 34.98 FEET; THENCE SOUTH 31°21'20" EAST, 73.60 FEET; THENCE NORTH 51°36'38" EAST, 55.84 FEET; THENCE NORTH 24°08'26" EAST, 39.09 FEET; THENCE NORTH 25°02'30" EAST, 29.05 FEET; THENCE NORTH 20°01'35" WEST, 33.16 FEET; THENCE NORTH 81°17'35" EAST, 32.32 FEET; THENCE NORTH 13°57'54" WEST, 47.79 FEET; THENCE NORTH 59°56'59" EAST, 25.79 FEET; THENCE NORTH 23°56'51" EAST, 49.94 FEET; THENCE NORTH 01°25'58" EAST, 59.13 FEET; THENCE NORTH 01°52'28" WEST, 96.48 FEET; THENCE NORTH 24°22'15" WEST, 47.07 FEET; THENCE NORTH 42°45'18" EAST, 44.74 FEET; THENCE NORTH 73°55'52" EAST, 30.01 FEET; THENCE NORTH 30°06'31" EAST, 109.70 FEET; THENCE NORTH 25°47'00" WEST, 77.79 FEET; THENCE NORTH 43°11'45" WEST, 73.17 FEET; THENCE NORTH 33°24'53" WEST, 61.80 FEET; THENCE SOUTH 63°59'48" WEST, 42.75 FEET; THENCE SOUTH 30°12'26" WEST, 120.09 FEET; THENCE NORTH 08°55'59" EAST, 117.90 FEET; THENCE NORTH 48°16'17" EAST, 65.29 FEET; THENCE NORTH 00°02'08" EAST, 64.23 FEET; THENCE NORTH 65°03'31" WEST, 17.27 FEET; THENCE NORTH 20°27'27" EAST, 32.44 FEET; THENCE NORTH 10°54'24" WEST, 84.04 FEET; THENCE NORTH 25°08'35" EAST, 68.17 FEET; THENCE NORTH 81°26'01" EAST, 47.88 FEET; THENCE NORTH 80°01'37" EAST, 54.09 FEET; THENCE NORTH 33°23'12" EAST, 76.24 FEET; THENCE NORTH 04°14'50" EAST, 42.06 FEET; THENCE NORTH 48°53'06" EAST, 31.73 FEET; THENCE NORTH 06°43'43" WEST, 103.24 FEET; THENCE NORTH 06°55'43" EAST, 32.37 FEET; THENCE NORTH 38°10'34" EAST, 19.57 FEET; THENCE NORTH 49°19'11" EAST, 46.10 FEET; THENCE NORTH 05°42'31" EAST, 26.11 FEET; THENCE NORTH 89°15'37" EAST, 31.50 FEET; THENCE SOUTH 57°38'59" EAST, 14.81 FEET; THENCE SOUTH 17°17'06" WEST, 23.72 FEET; THENCE SOUTH 03°48'17" EAST, 28.37 FEET; THENCE NORTH 81°43'44" EAST, 32.56 FEET; THENCE SOUTH 31°11'33" EAST, 34.32 FEET; THENCE NORTH 48°39'39" EAST, 46.15 FEET; THENCE NORTH 33°17'33" EAST, 45.69 FEET; THENCE NORTH 37°09'30" EAST, 50.45 FEET; THENCE NORTH 23°52'30" WEST, 38.40 FEET; THENCE NORTH 01°40'20" EAST, 26.01 FEET; THENCE NORTH 78°42'40" WEST, 33.25 FEET; THENCE NORTH 53°54'03" WEST, 37.47 FEET; THENCE NORTH 32°02'07" WEST, 39.73 FEET; THENCE NORTH 44°32'44" WEST, 44.35 FEET; THENCE NORTH 23°21'44" WEST, 27.04 FEET; THENCE NORTH 30°39'50" WEST, 32.09 FEET; THENCE NORTH 64°23'43" WEST, 44.54 FEET; THENCE NORTH 40°28'53" WEST, 48.95 FEET; THENCE NORTH 47°04'56" WEST, 61.93 FEET; THENCE NORTH 37°49'02" WEST, 44.82 FEET; THENCE SOUTH 66°43'38" EAST, 18.71 FEET; THENCE NORTH 04°19'50" EAST, 57.51 FEET; THENCE NORTH 53°32'35" EAST, 38.44 FEET; THENCE SOUTH 52°42'52" EAST, 32.67 FEET; THENCE NORTH 52°02'41" EAST, 76.75 FEET; THENCE NORTH 82°56'46" EAST, 22.61 FEET; THENCE SOUTH 19°49'35" EAST, 24.72 FEET;

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No. 2005-394

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP, OR SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT MEET OR EXCEED OTHER NATIONAL OR REGIONAL STANDARDS.

DATE MARCH 2006
SCALE N/A
CHECKED BY: JLS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3868 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
LB NO. 3751

B. L. Pittman

B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

THENCE SOUTH 84°30'37" EAST, 69.60 FEET; THENCE NORTH 57°02'24" EAST, 75.38 FEET; THENCE NORTH 67°48'15" EAST, 55.99 FEET; THENCE NORTH 77°05'19" EAST, 51.05 FEET; THENCE NORTH 88°08'18" EAST, 42.66 FEET; THENCE NORTH 29°13'20" EAST, 48.70 FEET; THENCE NORTH 54°39'43" EAST, 36.16 FEET; THENCE NORTH 22°25'27" WEST, 33.46 FEET; THENCE NORTH 01°21'49" WEST, 42.85 FEET; THENCE NORTH 01°01'57" WEST, 42.78 FEET; THENCE NORTH 31°15'19" EAST, 50.58 FEET; THENCE NORTH 26°51'13" WEST, 38.62 FEET; THENCE NORTH 07°27'03" WEST, 49.83 FEET; THENCE NORTH 26°20'03" WEST, 55.55 FEET; THENCE NORTH 69°00'26" WEST, 40.52 FEET; THENCE NORTH 35°58'03" WEST, 39.21 FEET; THENCE NORTH 57°15'59" WEST, 53.43 FEET; THENCE NORTH 61°24'28" WEST, 38.73 FEET; THENCE NORTH 77°15'09" WEST, 76.00 FEET; THENCE NORTH 26°08'20" WEST, 75.11 FEET; THENCE NORTH 87°15'53" WEST, 59.96 FEET; THENCE SOUTH 41°57'59" WEST, 18.44 FEET; THENCE SOUTH 86°44'42" WEST, 32.02 FEET; THENCE SOUTH 45°56'41" WEST, 37.28 FEET; THENCE SOUTH 66°10'34" WEST, 62.80 FEET; THENCE NORTH 32°04'44" WEST, 44.68 FEET; THENCE NORTH 04°00'41" EAST, 44.68 FEET; THENCE NORTH 14°01'24" EAST, 40.56 FEET; THENCE NORTH 36°09'27" EAST, 56.17 FEET; THENCE NORTH 00°14'29" WEST, 28.71 FEET; THENCE NORTH 44°06'34" EAST, 42.14 FEET; THENCE NORTH 50°53'28" EAST, 49.13 FEET; THENCE NORTH 11°11'00" EAST, 59.33 FEET; THENCE NORTH 10°04'34" EAST, 57.97 FEET; THENCE NORTH 17°17'25" EAST, 60.56 FEET; THENCE NORTH 14°10'06" WEST, 14.73 FEET; THENCE NORTH 25°32'41" WEST, 89.67 FEET; THENCE NORTH 05°52'58" WEST, 64.29 FEET; THENCE NORTH 26°13'54" EAST, 42.83 FEET; THENCE NORTH 77°13'35" EAST, 13.37 FEET; THENCE NORTH 02°48'04" EAST, 43.64 FEET; THENCE NORTH 60°51'46" WEST, 42.10 FEET; THENCE NORTH 81°06'25" EAST, 33.89 FEET; THENCE NORTH 09°26'28" EAST, 33.86 FEET; THENCE NORTH 01°23'11" EAST, 31.02 FEET; THENCE NORTH 12°25'06" EAST, 22.98 FEET; THENCE NORTH 53°09'42" WEST, 18.57 FEET; THENCE NORTH 79°12'01" WEST, 36.96 FEET; THENCE NORTH 56°05'25" WEST, 13.58 FEET; THENCE SOUTH 79°34'56" EAST, 39.82 FEET; THENCE SOUTH 72°56'52" EAST, 21.63 FEET; THENCE NORTH 42°29'04" EAST, 19.28 FEET; THENCE NORTH 05°15'21" WEST, 45.31 FEET; THENCE NORTH 18°15'22" EAST, 37.61 FEET; THENCE NORTH 42°38'41" EAST, 35.70 FEET; THENCE NORTH 37°57'57" WEST, 25.86 FEET; THENCE NORTH 50°45'53" EAST, 26.47 FEET; THENCE NORTH 06°31'46" EAST, 28.93 FEET; THENCE NORTH 18°14'24" EAST, 53.33 FEET; THENCE NORTH 00°08'58" EAST, 53.61 FEET; THENCE NORTH 20°40'12" WEST, 30.25 FEET; THENCE NORTH 10°30'39" WEST, 49.59 FEET; THENCE NORTH 07°10'53" EAST, 47.19 FEET; THENCE NORTH 24°36'46" EAST, 43.76 FEET; THENCE NORTH 07°52'53" EAST, 25.45 FEET; THENCE NORTH 11°22'13" WEST, 58.16 FEET; THENCE NORTH 12°39'35" WEST, 32.48 FEET; THENCE NORTH 52°18'40" EAST, 34.80 FEET; THENCE NORTH 00°27'16" WEST, 3.26 FEET, TO THE POINT OF BEGINNING.

ABOVE EXCEPTION CONTAINING 63.28 ACRES MORE OR LESS.

SAID PARCEL CONTAINING A NET AREA, LESS EXCEPTIONS, OF 42.11 ACRES, MORE OR LESS.

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JCS
JOB No. 2006-394

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT MEET OR EXCEED OTHER NATIONAL OR REGIONAL STANDARDS.

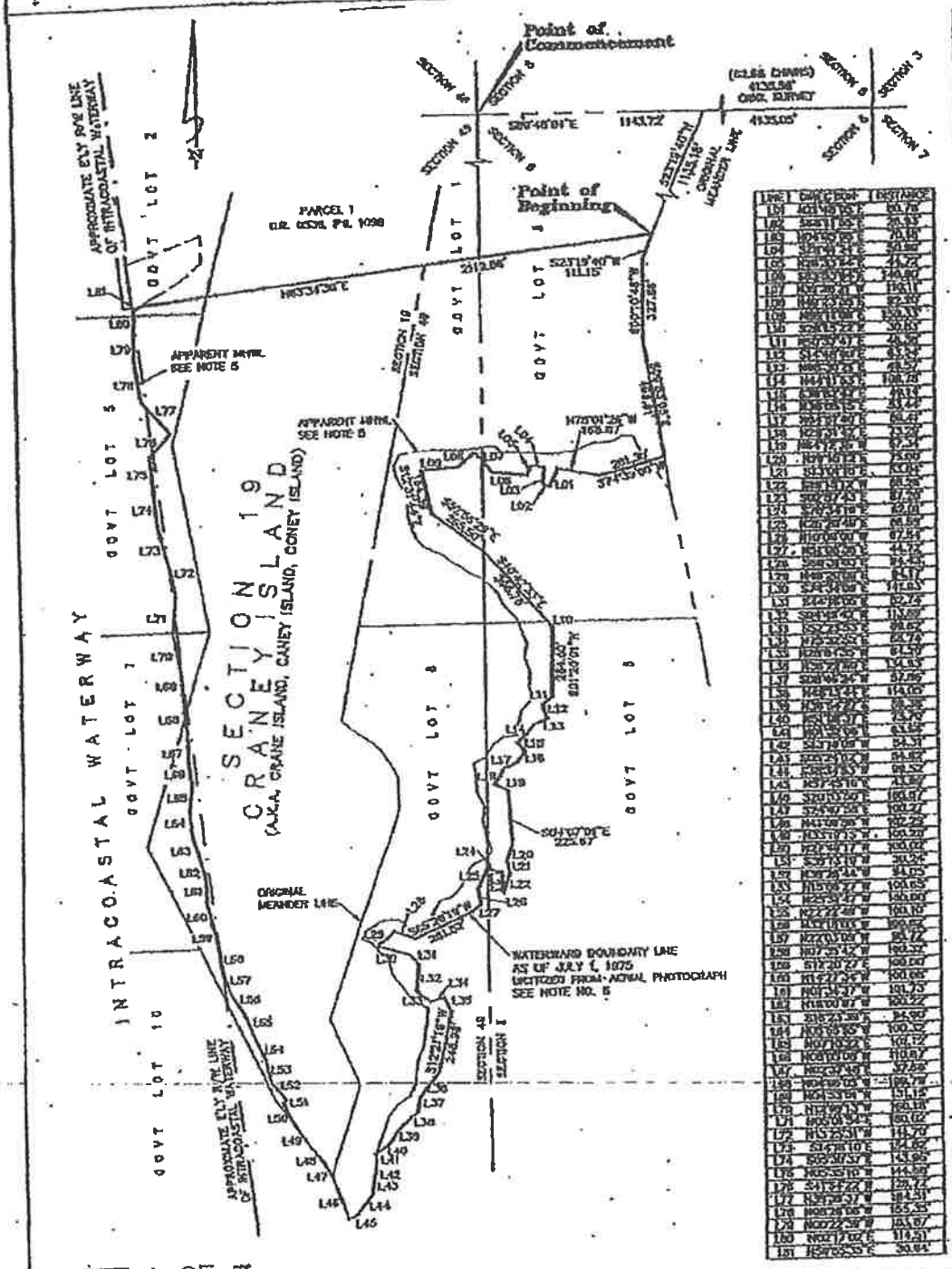
DATE MARCH 2006
SCALE N/A
CHECKED BY: JCS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3831 CROWN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257
LB No. 3731

R. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

EXHIBIT A-3.
Legal Description and Property Survey of 113 Acres



LINE	BEARING	DISTANCE
L01	N01°48'15"E	60.78
L02	S68°11'55"E	28.42
L03	N04°59'05"E	70.18
L04	S71°01'21"E	30.00
L05	N08°55'22"E	21.72
L06	S85°55'15"E	140.80
L07	N07°28'41"W	196.11
L08	N86°33'52"E	82.30
L09	N86°11'06"E	130.33
L10	S28°45'22"E	30.83
L11	N85°59'01"E	28.98
L12	S12°41'02"E	83.34
L13	N86°50'01"E	28.57
L14	N41°11'53"E	108.78
L15	S38°52'42"E	18.14
L16	N36°05'15"E	21.48
L17	N84°17'40"E	68.41
L18	N26°31'52"E	13.28
L19	N84°17'40"E	67.34
L20	N59°10'21"E	75.00
L21	S13°30'18"E	100.44
L22	S88°13'02"W	68.28
L23	N06°07'43"E	87.70
L24	S76°54'18"E	49.00
L25	N26°45'40"E	68.89
L26	N10°06'00"W	67.84
L27	N81°08'05"E	44.77
L28	S88°30'57"E	84.43
L29	N46°30'18"E	84.31
L30	S34°34'05"E	141.83
L31	N03°05'05"E	82.76
L32	S84°45'42"E	110.00
L33	N52°23'55"E	98.67
L34	N76°32'55"E	80.78
L35	N28°01'55"E	81.57
L36	N56°27'00"E	130.33
L37	S08°45'34"W	57.86
L38	N88°13'21"E	114.05
L39	N38°27'27"E	88.38
L40	N54°38'07"E	75.97
L41	N04°35'05"E	61.65
L42	S43°19'09"W	84.31
L43	S66°23'03"W	84.83
L44	N38°53'35"W	98.52
L45	N37°43'16"E	43.80
L46	S29°03'50"E	180.67
L47	S24°47'58"E	100.27
L48	N41°08'38"E	102.23
L49	N33°19'13"E	101.20
L50	N28°49'17"E	100.00
L51	S39°13'19"W	30.24
L52	N07°26'44"W	84.05
L53	N15°08'27"W	101.65
L54	N25°31'47"W	130.00
L55	N22°22'48"W	101.10
L56	N37°18'00"W	100.02
L57	N27°03'08"W	85.72
L58	N07°35'42"W	100.32
L59	S12°20'27"E	100.00
L60	N15°27'35"W	100.65
L61	N01°36'37"W	101.73
L62	N18°00'07"W	100.22
L63	S16°23'30"E	84.90
L64	N03°18'05"W	100.32
L65	N07°03'52"E	101.12
L66	N08°03'05"W	110.87
L67	N02°39'48"E	37.68
L68	N04°05'05"W	100.78
L69	N04°35'58"W	151.15
L70	N12°49'13"W	160.18
L71	N05°06'50"E	160.02
L72	N15°25'31"W	141.70
L73	S14°48'10"E	104.82
L74	S05°30'37"E	143.95
L75	N05°35'10"W	144.50
L76	S41°54'22"E	126.72
L77	N37°29'37"W	184.31
L78	N08°28'06"W	155.35
L79	N00°23'59"W	103.07
L80	N02°17'02"E	114.31
L81	N58°05'55"E	30.84

SHEET 1 OF 3

DRAFTER: JRS — JOB No. 2005-1071

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP DOES NOT SATISFY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

DATE JUNE 14, 2005

SCALE 1" = 500'

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3630 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
LB NO. 3731

LEGEND
R/W — RIGHT-OF-WAY
PC — POINT OF CONTRACTURE
PT — POINT OF TANGENCY
CRT — CENTRAL RECEIVED VOLUME
PB — PLAT BOOK
PG(S) — PAGE(S)
CL — CENTERLINE
MHW — MEAN HIGH WATER LINE
GOVT — GOVERNMENT

MAP SHOWING

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

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 89°48'01"EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1; SOUTH 23°19'40" WEST, 1135.18 FEET, TO THE EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS 0539, PAGE 1100, OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE POINT OF BEGINNING COURSE NO. 2; CONTINUE SOUTH 23°19'40" WEST, 111.15 FEET; COURSE NO. 3; SOUTH 00°10'48" WEST, 327.86 FEET; COURSE NO. 4; SOUTH 09°53'05" EAST, 498.61 FEET TO THE WATERWARD BOUNDARY LINE (AS OF JULY 1, 1975), AS DIGITIZED AND SHOWN ON CLARY & ASSOCIATES, INC. MAP FILE NO. T2N-57, DATED MARCH 18, 1998; THENCE SOUTHWESTERLY, NORTHWESTERLY, SOUTHEASTERLY, NORTHEASTERLY ALONG THE BOUNDARY OF SAID LINE, RUN THE FOLLOWING SIXTY-EIGHT (68) COURSES AND DISTANCES: COURSE NO. 1; SOUTH 74°39'00" WEST, 281.30 FEET; COURSE NO. 2; NORTH 78°01'28" WEST, 168.67 FEET; COURSE NO. 3; SOUTH 21°48'05" WEST, 80.78 FEET; COURSE NO. 4; NORTH 68°11'55" WEST, 26.93 FEET; COURSE NO. 5; NORTH 04°05'08" EAST, 70.18 FEET; COURSE NO. 6; NORTH 78°41'24" WEST, 50.99 FEET; COURSE NO. 7; SOUTH 26°33'54" WEST, 44.72 FEET; COURSE NO. 8; NORTH 83°53'04" WEST, 140.80 FEET; COURSE NO. 9; NORTH 39°28'21" WEST, 110.11 FEET; COURSE NO. 10; SOUTH 49°23'55" WEST, 92.20 FEET; COURSE NO. 11; SOUTH 86°11'09" WEST, 150.33 FEET; COURSE NO. 12; SOUTH 12°31'44" EAST, 184.39 FEET; COURSE NO. 13; SOUTH 52°66'28" EAST, 265.50 FEET; COURSE NO. 14; SOUTH 40°42'33" EAST, 395.76 FEET; COURSE NO. 15; SOUTH 28°15'22" EAST, 30.83 FEET; COURSE NO. 16; SOUTH 01°20'01" WEST, 284.50 FEET; COURSE NO. 17; SOUTH 50°37'47" WEST, 46.38 FEET; COURSE NO. 18; SOUTH 14°48'00" EAST, 63.24 FEET; COURSE NO. 19; SOUTH 68°30'21" WEST, 49.57 FEET; COURSE NO. 20; SOUTH 44°11'53" WEST, 109.78 FEET; COURSE NO. 21; SOUTH 39°52'47" EAST, 48.14 FEET; COURSE NO. 22; SOUTH 38°05'15" WEST, 53.44 FEET; COURSE NO. 23; SOUTH 64°51'40" WEST, 59.41 FEET; COURSE NO. 24; SOUTH 29°31'42" WEST, 73.20 FEET; COURSE NO. 25; SOUTH 64°12'35" EAST, 57.34 FEET; COURSE NO. 26; SOUTH 04°07'01" EAST, 225.67 FEET; COURSE NO. 27; SOUTH 19°15'12" WEST, 75.00 FEET; COURSE NO. 28; SOUTH 13°01'15" EAST, 53.04 FEET; COURSE NO. 29; SOUTH 19°15'12" WEST, 85.26 FEET; COURSE NO. 30; NORTH 02°57'43" WEST, 87.20 FEET; COURSE NO. 31; NORTH 78°34'19" WEST, 62.01 FEET; COURSE NO. 32; SOUTH 25°20'49" WEST, 88.59 FEET; COURSE NO. 33; SOUTH 10°00'00" EAST, 67.54 FEET; COURSE NO. 34; SOUTH 51°06'36" WEST, 44.72 FEET; COURSE NO. 35; SOUTH 65°28'19" WEST, 261.52 FEET; COURSE NO. 36; NORTH 69°31'03" WEST, 94.43 FEET; COURSE NO. 37; SOUTH 49°20'09" WEST, 94.17 FEET; COURSE NO. 38; SOUTH 74°34'09" EAST, 141.93 FEET; COURSE NO. 39; SOUTH 44°18'05" EAST, 52.74 FEET; COURSE NO. 40; SOUTH 04°49'42" WEST, 113.69 FEET; COURSE NO. 41; SOUTH 52°23'53" EAST, 69.62 FEET; COURSE NO. 42; NORTH 75°32'52" EAST, 56.74 FEET; COURSE NO. 43; SOUTH 28°04'35" EAST, 64.20 FEET; COURSE NO. 44; SOUTH 12°21'19" WEST, 248.98 FEET; COURSE NO. 45; SOUTH 36°22'50" WEST, 134.83 FEET; COURSE NO. 46; SOUTH 08°46'24" WEST, 57.88 FEET; COURSE NO. 47; SOUTH 48°13'44" WEST, 114.05 FEET; COURSE NO. 48; SOUTH 38°54'27" WEST, 59.38 FEET; COURSE NO. 49; SOUTH 51°09'37" WEST, 73.70 FEET; COURSE NO. 50; SOUTH 01°32'08" WEST, 83.58 FEET; COURSE NO. 51; SOUTH 13°16'09" WEST, 54.31 FEET; COURSE NO. 52; SOUTH 05°24'52" WEST, 54.62 FEET; COURSE NO. 53; SOUTH 38°34'63" WEST, 99.52 FEET; COURSE NO. 54; SOUTH 57°45'16" WEST, 43.99 FEET; COURSE NO. 55; NORTH 20°53'50" WEST, 165.67 FEET; COURSE NO. 56; NORTH 24°47'58" WEST, 100.27 FEET TO THE MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. T2N-35); THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THIRTY-FOUR (34) COURSES AND DISTANCES: COURSE NO. 1; NORTH 41°09'56" WEST, 102.29 FEET; COURSE NO. 2; NORTH 33°19'15" WEST, 100.28 FEET;

SHEET 2 OF 3

DRAFTER: JRS JOB No. 2005-1071

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

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Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703 LB NO. 3731

CLARY

B. L. PITTMAN, P.L.S. CERT. NO. 4827

DATE JUNE 14, 2005
SCALE N/A
CHECKED BY: BS

LEGEND
R/W = RIGHT-OF-WAY
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
ORB = OFFICIAL RECORDS VOLUME
PB = PLAT BOOK
PG(S) = PAGE(S)
CL = CENTERLINE
MHWL = MEAN HIGH WATER LINE
GOVT = GOVERNMENT

MAP SHOWING

COURSE NO. 3: NORTH 27°46'17" WEST, 100.02 FEET; COURSE NO. 4: NORTH 39°13'10" EAST, 20.24 FEET; COURSE NO. 5: NORTH 39°26'44" WEST, 94.05 FEET; COURSE NO. 6: NORTH 15°56'27" WEST, 100.65 FEET; COURSE NO. 7: NORTH 25°31'47" WEST, 100.00 FEET; COURSE NO. 8: NORTH 22°22'49" WEST, 100.10 FEET; COURSE NO. 9: NORTH 32°15'03" WEST, 100.82 FEET; COURSE NO. 10: NORTH 22°03'09" WEST, 95.72 FEET; COURSE NO. 11: NORTH 07°35'42" WEST, 100.32 FEET; COURSE NO. 12: NORTH 12°20'27" WEST, 100.00 FEET; COURSE NO. 13: NORTH 14°27'34" WEST, 100.08 FEET; COURSE NO. 14: NORTH 01°34'37" WEST, 101.73 FEET; COURSE NO. 15: NORTH 15°00'07" WEST, 100.22 FEET; COURSE NO. 16: NORTH 16°23'39" WEST, 94.90 FEET; COURSE NO. 17: NORTH 05°56'55" WEST, 100.32 FEET; COURSE NO. 18: NORTH 07°10'22" EAST, 101.12 FEET; COURSE NO. 19: NORTH 08°05'08" WEST, 110.87 FEET; COURSE NO. 20: NORTH 02°37'48" EAST, 37.66 FEET; COURSE NO. 21: NORTH 04°06'05" WEST, 199.79 FEET; COURSE NO. 22: NORTH 04°53'01" WEST, 131.15 FEET; COURSE NO. 23: NORTH 12°09'13" WEST, 160.18 FEET; COURSE NO. 24: NORTH 05°01'54" EAST, 160.02 FEET; COURSE NO. 25: NORTH 13°25'31" WEST, 141.70 FEET; COURSE NO. 26: NORTH 14°18'10" WEST, 154.82 FEET; COURSE NO. 27: NORTH 05°30'37" WEST, 143.95 FEET; COURSE NO. 28: NORTH 05°35'10" WEST, 144.68 FEET; COURSE NO. 29: NORTH 41°54'22" EAST, 128.72 FEET; COURSE NO. 30: NORTH 39°39'37" WEST, 184.51 FEET; COURSE NO. 31: NORTH 08°26'08" WEST, 155.35 FEET; COURSE NO. 32: NORTH 00°22'39" WEST, 103.87 FEET; COURSE NO. 33: NORTH 02°17'02" EAST, 114.51 FEET; COURSE NO. 34: NORTH 59°55'35" EAST, 30.64 FEET, TO THE WESTERLY PROLONGATION OF THE AFORESAID SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1100; THENCE NORTH 83°34'36" EAST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1100, AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 2119.07 FEET, TO THE POINT OF BEGINNING.

CONTAINING 113.69 ACRES, MORE OR LESS

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6 TOWNSHIP 2 NORTH, RANGE 28 EAST, AS S 89°48'01" E (ASSUMED).
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE, THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.
4. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED IN 1831 & 1849 AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1834, JULY 3, 1849, & MARCH 21, 1854.
5. MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. RY-OR, DATED DECEMBER 1, 1987.
6. WATERWARD BOUNDARY LINE SHOWN WAS DIGITIZED FROM AERIAL PHOTOGRAPH NEGATIVE NO. A20 12080 174-12, AERIAL NO. B/10, TAKEN JANUARY 22, 1974, AS PROVIDED BY THE NASSAU COUNTY PROPERTY APPRAISER'S OFFICE. (SEE CLARY & ASSOC., INC. MAP FILE NO. T2N-57)
7. X- REF: CLARY & ASSOC.: FILE NO. T2N-57B, T2N-69
   SURVEY BY SUNSHINE STATE SURVEYORS, INC.: FILE NO. 87E-2218.

SHEET 3 OF 3

DRAFTER: JRS JOB No. 2005-1071

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DATE JUNE 14, 2005
SCALE N/A
CHECKED BY: JRS

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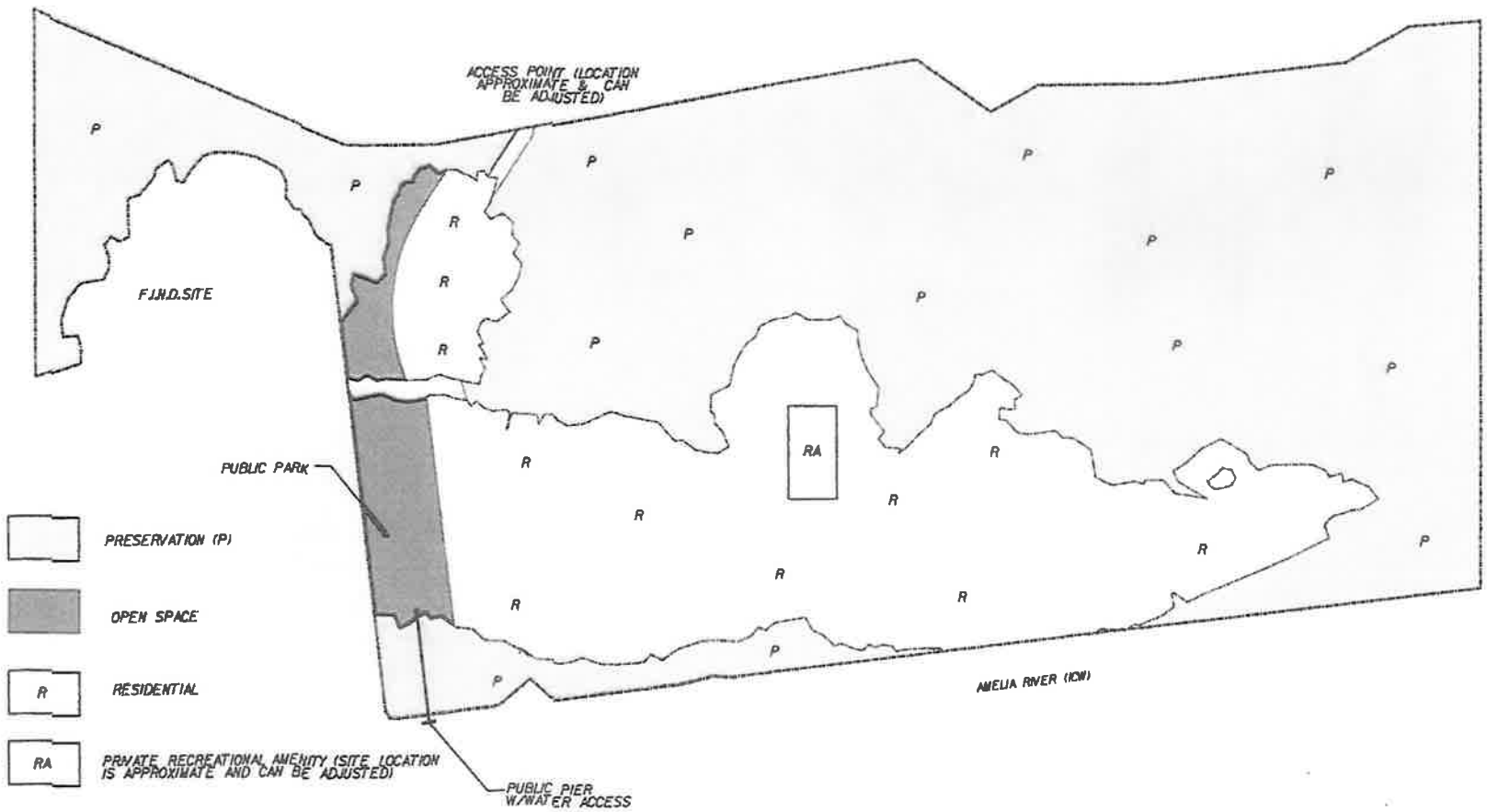
GOVT = GOVERNMENT

EXHIBIT B



JULY 11, 2013

Scale:
Project Mgr: BG
Designed by: BG
Drawn by: MP/RP
CADD: BG

Gillette & Associates, Inc.
28 South 4th Street
Fernandina Beach, FL 32034

Certificate of Authorization No. 9332

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"

G&A
Gillette & Associates, Inc

CRANE ISLAND INVESTMENTS, LLC

CRANE ISLAND

PRELIMINARY DEVELOPMENT PLAN

Registered Professional

Sheet No. PDP-1
1 of 2
Issue Date August 23, 2007
Project No. CI-001

EXHIBIT C

CRANE ISLAND

PUD DEVELOPMENT CONDITIONS

The design and development of Crane Island (Project) will be subject to the Development Conditions which are hereby made part of the development approval for the property and which shall be recorded as part of the covenants and restrictions attached to the deed for each parcel conveyed in the development.

1. **General Conditions:**

   The project will be developed as a residential community in sub-parcels and in phases as may be delineated on the Final Development Plan for the project. The Preliminary Development Plan for the Project depicts the conceptual location of residential lots and units~~, boat basin~~, recreation facilities, preservation areas and supporting uses to be developed in the Project. The Preliminary Development Plan incorporates, by reference, the terms of the Development Conditions and the Developer's statements made in the related rezoning application, dated June 27, 2005, as amended. These collectively set forth the Developer's written plan of development for the Project, the Developer will provide and update, as necessary, a Phasing Schedule based upon the market conditions at the time of the Final Development Plan approval and engineering plan review for any phase of the development.

   Within two (2) years after approval of the Preliminary Development Plan, the Developer shall submit a Final Development Plan for the Developer's selected initial phase(s) of development for the Project. The Project may be developed in a single phase or two phases with Phase One consisting of 40 residential units. If the access road can be constructed first, such development will not count as a phase. Said Final Development Plan shall conform to all requirements of these Standards and Conditions and the codes of Nassau County. The County Commission, upon request from the Developer and for good cause shown, may extend the two (2) years time period for submitting the Final Development Plan. Such extension shall not exceed one (1) year. The location and size of all lots, roads, recreation/open-space and other areas shown on the Preliminary Development Plan and the final engineering plans for particular phases of the Project and subject to the approval of Nassau County in accordance with applicable County Ordinances.

   The County wants assurance that the Preliminary Development Plan to which these conditions apply will be implemented in the event the Project is annexed to the City of Fernandina Beach after its approval by the County. Therefore, upon approval of the PUD Final Development Plan and Plat and prior to the sale of any lots or units within the Project by the Developer to any third party, the Owners will impose covenants and restrictions running with the land on the property which will be recorded in the public records to limit the development of Crane Island to the number of residential units ~~and boat slips~~ and other improvements as approved by the County. The County will be named as the beneficiary of such covenants and restriction which will insure that the County can continue to maintain control over development density on the property.

   If there is any inconsistency in these terms and conditions with any County Ordinance or requirements, these Land Development Standards and Conditions, and the subsequently adopted Design Code, shall govern.

2. **Specific Conditions:**

a. **Ownership and Maintenance:** The Project and related facilities will be owned, maintained and operated as follows:

1. **Common Areas and Project Amenities:** All common areas, including streets and roads, common preservation areas, amenities, landscape areas, signage, etc., shall be managed by a condominium-owners', homeowners or property owners' association ("Owners' Association) to be established by the Developer through deed Covenants and Restrictions that the Developer shall establish for the property. The roadways and storm water management facilities shall remain private and shall be maintained and operated by the Owners' Association as established by the Developer. Any deed from the Developer to third party purchasers in the project will incorporate such Covenants and Restrictions by reference to the Covenants and Restrictions in each deed. Such deed restrictions created by the Covenants and Restrictions shall run with the land in order to protect both present and future property owners within the Project. The Developer shall establish the applicable Owners' Association prior to the sale of any lots or units within the Project by the Developer to any third party. The Developer may elect to form separate and/or multiple Owners' Association for the Project. Membership in the Owners' Association shall be mandatory for all property owners within the portion of the Project governed by such entity. The applicable Owner's Association shall manage all common areas, recreational and open space and recreational facilities that are not dedicated to the public and that are within the lands that are subject to the jurisdiction of such Owner's Association; shall provide for the maintenance, administration, and operation of such portions of the Project and any other lands within the Project not publicly or privately owned; and shall secure adequate liability insurance governing such areas owned or operated by such Owners Association.

2. **Public Access Park:** The public access park open space or park as defined in Paragraph b. 4) below shall be owned, managed and maintained by the Owners' Association and subject to rules established by the Association. Such rules shall be reasonable and provide access during daylight hours only, protection of natural resources, deportment, noise, parking, litter, and similar conditions. The launching of boats from the dock or shoreline, swimming and presence of alcoholic beverages (without specific authorization) shall be specifically prohibited. These rules shall also define conditions and procedures through which groups may reserve all or portions of the property for special events or activities. At no time will the Owners' Association exclude access to the public park during its hours of operation.

As alternative to ownership by the Owners' Association, Nassau County shall have the option of owing, maintain and operation the park as a public facility. This option shall be executed by formal action by the Board of County Commissioners no later than approval of the last phase of development. If the County elects to execute this option, the park will be conveyed after completion of its development by the Developer. The deed conveying the park will contain covenants and restrictions which require the County to establish rules for the operation of the park that

include the restrictions as outlined above for continued ownership by the Association.

3. **Utilities:** Ownership, maintenance and operation of the water, sewer, electrical, telephone and other service utilities will be the responsibility of the respective franchise companies serving the areas. Appropriate easements over the private streets and other areas of the Project will be granted as needed to support the provision of such services.

b. **Permitted Uses:** The following uses are permitted as illustrated on the Preliminary Development Plan.

1. No more than 169 single family and/or townhouse residential units, as shown on the Preliminary Development Plan. No more than 50 of the units may be townhouses. ~~and all the townhouses shall be clustered around the boat basin as approximately shown on the Preliminary Development Plan, Exhibit B of this Ordinance.~~ Any units not approved as part of the Final Development Plan approval process are not eligible to be used on this or any other development within Nassau County.

   ~~2. Docking facilities to accommodate pleasure boats in a private, upland boat basin to accommodate no more than 90 wet slips, connected to the Intracoastal Waterway by a lock system. The boat basin will be developed in compliance with all SJRWMD, US Army CoE and other applicable permit conditions. Live-aboards and sale of fuel will not be permitted.~~

2. Recreational amenities that will be developed as private recreational facilities may include a club, pool, tennis courts, cabana, small docks, walking trails and sidewalks, docks for fishing, viewing and other passive activities as described in Paragraph e.2)b) below, and similar private recreational uses.

3. Preservation and open space area including storm water facilities and buffers as defined herein.

4. An open space or park area of no less than 5.75 acres which will be accessible to the general public. Facilities to be provided in the park will include: a dock on the Intracoastal Waterway for fishing, viewing and other passive activities as described in Paragraph e.2)b) below; a vehicle parking area; walking trails; a retention pond to serve the park and portions of the residential development; a small pier on the pond that may be used for model boat activities; fencing along boundaries; water and sewer services; and signage as defined herein.

c. **Temporary Uses:** The following temporary uses are permitted:

1. A temporary sales office for the sale of residential units will be permitted on the Project Site until 90% of the residential structures are sold. However, the temporary sales office may be removed prior to the sales of 90% of the residential structures. The Developer shall include the location of said office with a note on the first Final Development Plan submitted to the County. The temporary sales office may be in a portable manufactured structure as allowed by State Statue for the use or in a building constructed or portion of such structure and maybe relocated on the Project Site as may be desired from time to time during the course of the Project sales.

2. Temporary construction trailers as needed to support the construction process. The Developer shall indicate with a note on any Final Development Plan submitted to the County for approval of the location of said units. The temporary construction trailers shall be removed within thirty (30) days of completion of the improvements for which they were intended, provide that the right to utilize such temporary facilities shall continue until build- out of the Project.

3. These temporary facilities may utilize temporary pump-out sewage storage tanks as approved by the Nassau County Health Department and temporary overhead electrical service. All such facilities will be removed upon removal of the temporary facilities.

d. **Access, Circulation and Traffic:** The following standards apply:

1. Primary Access: Access to the site will be provided by a two-lane street extending through a City of Fernandina Beach right-of-way from the southern end of Bailey Road via the alignment as approved by the City and the existing St. Johns River Water Management District (SJRWMD) Permit, and as depicted on Exhibit D-1. Since Crane Island will be located at the end of a single public road, design of the entrance road, commencing at the Crane Island property line, will conform to County standards as defined in the January 12, 2005, Memorandum "Development Dual Entrance Standard" (See Exhibit D-2). The design flexibility provided on page two the Memorandum shall include recognition that the design for two wetland crossings is part of the St. Johns River Water Management District (SJRWMD) permit for the construction of the access road, and further, Item e of the Memorandum will not apply, with the design of internal streets being governed by condition '2.e.4) Streets' as provided herein. The Developer will improve the intersection of the Amelia Island Parkway and Bailey Road with a roundabout as required to meet County Standards.

2. Off-site improvements: The Developer will construct a roundabout at the intersection of Amelia Island Parkway and Bailey Road that will be County standards. The Developer will upgrade Bailey Road from Amelia Island Parkway to the connection with the new Access Road to include maintenance of the current profile, widening to 22 feet of pavement, resurfacing, striping and signage, and improving the swale drainage system. The Developer will provide all project engineering and requisite permits for these improvements. This improvement shall occur simultaneously with the construction of Crane Island Access Road.

3. Off-site Studies and Contributions: The Developer will undertake a traffic study of Amelia Island Parkway from A1A to Bailey Road and from the intersection of Amelia Island Parkway and Bailey Road northerly to A1A, including the two intersections at A1A. The study will also include the study of a roundabout installation at the intersection of 14th Street and Amelia Island Parkway. The Developer agrees to pay the County a "fair share" increment for the improvements that are determined to be needed for those segments and intersections. The study shall be submitted for County review and approval no later than the filing of the first Final Development and any fair share contribution shall be made at the completion of the construction of the Access Road.

4. Vehicular Access and Circulation: The general public shall have access to the 5.75 and open space or park area as defined above. Vehicular access and circulation within Crane Island shall be determined by Owners' Association.

5. Pedestrian Access: The general public shall have access throughout the public walkways of Crane Island, subject to rules as established by the Owners' Association.

e. **Development Standards:** The development shall be subject to the following standards. These standards shall be incorporated in the Neighboring Design Guide that is to be filled with the Final Development Plans and made part of the Covenants and Restriction. Compliance with these standards shall be determined by a Design Review Board, which shall have the power as defined in the Neighboring Design Code to grant variances to these standards.

1. Building and Lot Restrictions: All building design and site planning shall be governed by a "Traditional Neighborhood Development" Code (herein after referred as "Code"). The Code will be submitted with the first Final Development Plan and will incorporate the following basic standards:

a. Building Size: No more than ~~eight (8)~~ two (2) attached single-family residential unit may be included in a single building.

b. Maximum building height: Maximum building heights shall be as follows:

i. Townhouses- Forty (40) feet or three habitable stories, whichever is less.

ii. Single-family- Thirty-five (35) feet or three habitable stories, whichever is less.

iii. If parking or non-habitable storage space is provided at ground level, such space shall not count as a story.

iv. Building height is measured from grade to the mid-point between the eave and the ridge line of the roof. Cupolas and similar decorative or mechanical appurtenances may extend above the ridge line of the roof by no more than five (5) feet. Chimneys may exceed the height limit as required by the Building Code.

b. Roof color: All roofing materials shall have dark, non-reflective earth tone colors.

c. Building Lot and Coverage:

i. Town house Lot: Shall have a minimum land area of 1,600 square feet, a minimum width of 25 feet at the front lot line and a maximum building coverage of 70%. ~~All townhouse lots will be clustered around the basin as illustrated on the Preliminary Development Plan.~~

ii. Single-family lot: Shall have a minimum land area of 4,500 square feet, a minimum width of 45 feet at the front lot line (35 feet if on a cul-de-sac or curve), and a maximum building coverage of 60%.

d. Lots shall be net of wetlands, submerged areas, upland buffers and roadways.

e. Building Setbacks: To be as determined in the Final Development Plan(s). All buildings shall be designed and sited to maximize the preservation of trees and all site plans shall be approved pursuant to the Code

f. Impervious area shall not exceed 75%, exclusive of any pond areas.

g. Any items not covered in the PUD conditions or the Code shall be governed by the conditions of the RS-1 zoning district of the Nassau County Zoning Code.

2. ~~Boat Basin and~~Docks and Piers: The Project shall include docking facilities as follows:

   a. ~~An upland boat basin that shall accommodate no more than ninety (90) pleasure boats, contain fresh water and be separated for the tidal influence of salt water in adjoining Nassau Sound by a lock system located in the access channel which shall be used for boat ingress and egress. Two lock fenders shall be provided at the entrance into the basin and shall be constructed to the minimum length and other design requirements of the SJRWMD and the U.S. Army Corps of Engineers permits. The boat basin shall be sited to minimize the removal of mature canopy vegetation. Live-aboards and sale of fuel will not be permitted.~~

      All docks and piers will conform to applicable FDEP and ACOE design and permitting requirements.

   b. The development of no more than ~~four (4)~~ three (3)fishing and observation piers along the shoreline for the use of project property owners and guests for fishing, viewing and other passive activities, but not including the docking of motorized water craft of any size. Up to ~~three (3)~~ two (2) piers shall be permitted on the ICW shoreline. One of these ICW piers shall be located in the 5.75 public access park located at the northern end of the Project and its length shall be as determined by the County. ~~One pier may be constructed south of the entry to the boat basin and one north of entry to the boat basin~~. These two piers may extend to provide two feet of water under the pier head at mean low tide, but shall not exceed 170 feet in length. One pier may be constructed on the marsh side of the island and shall not exceed 170 feet in length. All of the piers shall be designed to the minimum criteria of the permitting agencies, shall be handicapped accessible, shall have T-heads of no more than twenty (20) feet in length, and shall be constructed with consistent design elements (materials, forms, colors, fixtures, etc.) and reflective consistent design themes established in the Neighboring Design Guide.

   c. Permitting: Construction of the ~~boat basin and~~ piers shall be subject to appropriate permits granted by Nassau County, the SJRWMD *and/or the U.S. Army Corps of Engineers (USCoE). The docks will* be designed and built to incorporate common design features in order to provide an image consistent with the design intent of the Island. The docks shall be located at sites that minimized impacts upon wetlands and submerged grasses.

   d. ~~The covenants and restrictions on all residential lots that abut the shoreline shall prohibit the permitting and construction of private residential boat docks and ramps. This prohibition shall be included in the SJRWMD and USCoE permits.~~

3. Open Space, Preservation and Buffer Areas:

a. Open Space: Open space areas shall be provided throughout the Neighborhood and as defined on the Final Development Plan.

b. Preservation Areas: The wetland and open water areas surrounding much of the fringe of the upland portions of Crane Island and encompassing approximately 130 acres shall be protected by a conservation easement that shall be granted to an appropriate entity. The area of the conservation easement shall be defined to encompass jurisdictional wetland area surrounding the upland portions of the Island as approved by SJRWMD and the upland buffers that are provided in accordance with SJWRMD and County rules, and subject to the accommodation of permitted wetland impacts for surrounding the proposed development as approved by the County, SJRWMD, USCoE and other permitting agencies. The conservation easement shall have the meaning as prescribed by Section 704.06 Florida Statues shall be provided to the County upon approval of the Final Development Plan.

c. Buffers: Buffers or setbacks shall be provided adjacent to all wetland preservation areas in accordance with the applicable rules of the St. Johns River Water Management District. A multi-purpose, non-vehicular trail with surface of pervious materials shall be permitted within the wetland buffer as permitted by SJRWMD. Such buffers shall be mapped on the Final Development Plan and shall be included in the preservation easement on the wetlands. Crossings of the buffer for ~~the boat basin~~, utilities and drainage facilities will be identified and approved as part of the permitting process.

d. Canopy Buffers: In any location where the wetland buffer is less than 30 feet wide, an additional "canopy buffer" to be located immediately landward of the wetland buffer shall be provided so that the total buffer (wetland plus canopy) shall be a minimum of 30-feet in width. The healthy, native hardwood trees within this canopy buffer will be preserved. A multi-purpose, non-vehicular trail with a surface of pervious materials shall be permitted within the canopy buffer. Trees may be removed in the buffer for ~~the boat basin access channel~~, walkways to ~~the community~~ docks, and construction of essential utility and stormwater discharge lines, with such lines only being permitted to cross the buffer at no less than a 70-degree angle. This buffer will be preserved by appropriate restrictive covenants. This buffer will not be included in the area covered by the wetland preservation easement.

4. Streets:The streets within the Project shall be private and developed according to the following standards:

Classifications > **Standards**	**Large Street Two-Way**	**Street Two-Way**	**Road Two-Way**	**Small Street One-Way**	**Small Road (Alley) One-Way**
Design Speed	20 MPH	20 MPH	15 MPH	15 MPH	10 MPH
Pavement Width	30 ft.	20 ft.	17 ft.	17 ft.	8 ft.
R-O-W Width	50 ft.	45 ft.	30 ft.	25 ft.	20 ft.
Max. Curb Radius	15 ft.	15 ft.	10 ft.	10 ft.	8 ft.
Ped Crossing Time	10 sec.	8 sec.	5 sec.	4 sec.	3 sec.
Drainage	Curb	Curb	Open Section	Curb	Open

5. Signage:

a) The Project may have the following permanent signs:

a) An entry feature and related project identification signage at a Primary Entrance that is within the Property. The Primary Entrance identification sign(s) shall not exceed one hundred and fifty (150) square feet on each face, exclusive of any portion of a decorative wall(s) to which the sign might be affixed.

b) No more than three "off-site" directional signs located within the right-of-way of the access street between the southern end of Bailey Road and the Property. Each "off-site" directional sign shall not exceed twenty (20) square feet.

c) A sign which identifies the park which is accessible to the general public and provide rules governing operations and access. This park sign shall not exceed twenty (20) square feet.

d) General information and regulatory signs: Such signs shall be permitted throughout the Project and each shall not exceed two (2) square feet.

e) All Project signs may either be designed as ground-mounted signs or integrated into or mounted on landscape features such as walls and fences. All lighting of signs may be sign mounted or ground mounted light units projecting onto the sign. The sign(s) at the Primary Entrance may be single faced or doubled faced and the Primary Entrance signage may include two (2) separate signs, one on each side of the entrance. All signage features shall have a maximum height of 13-feet above

existing grade. The design of the permanent signage shall be submitted with the Final Development Plan.

b) Temporary Signage: Temporary marketing and/or promotional signage shall be allowed with the Project adjacent to the Primary Entrance unit all of the residential units are sold (the "Temporary Marketing Signage"). The Temporary Marketing Signage may consist of up to two (2) marketing signs at the Primary Entrance, a marketing sign at the project sales office, and signs at each residential unit and building. The Temporary Marketing Signs located at the Primary Entrance and at all sales office may single faced or doubled faced and each sign shall be limited to a maximum cumulative signage area of no more than one hundred (100) square feet. The signs at each single-family and townhouse residential unit shall not exceed four (4) square feet.

c) Temporary construction signage shall be allowed along Bailey Road, the access road and project streets in order to improve the circulation of construction vehicles and minimize traffic impacts. Such signage shall be maintained in a clear and legible condition throughout the time needed to support the construction process, and shall be removed upon completion of construction or when longer required.

d) Traffic and street name signage may include aesthetic framing, post and other appurtenances; however, any applicable County and FDOT standards for sign face, elevations, etc. will be maintained by the Developer and/or applicable Owners' Association as appropriate to these conditions. Street and informational signs are not required to meet standard color schemes for public street signs. All regulatory signs shall be standard color and size.

6) Tree Protection and Landscaping

a) Tree Protection and Landscaping: All due effort shall be made to protect and maintain all healthy trees on site. The following standards will apply:

i. Professional Arborist Evaluation: Prior to any development activity, the health of all trees on the site will be evaluated by a professional, certified arborist to determine the health of all native trees as defined by the County's tree ordinance. The removal of any existing live oak, magnolia or other native trees that are determined to be unhealthy and in need of removal shall be identified in the landscape plan, and removal the removal of such trees shall not require mitigation.

ii. Buffers: Trees may only be removed from buffer areas as needed to accommodate utilities, and drainage structures~~, and the access channel to the boat basin~~. Unhealthy trees

will be retained in the buffers unless their condition is determined to present a safety problem.

iii. Streets and Roads: All streets and road, as defined in the table e.4) above, shall be designed and constructed at a minimum elevation above existing grade with minimum fill. The pavement of Large Streets shall be impervious with the asphalt pavement and sub-base designed to County standards. Decorative pavement inserts shall be permitted. Pervious pavement material (such as brick or concrete paves) may be used on the advice on an arborist for the protection of tree root zones. For all other Streets and Road, the pavement may be either pervious (including shell-sand mix, brick or concrete pavers, or other materials) or be at least 2 feet from the base of trees. No separation is required between the edge of the pavement of Streets and Roads, and Small Streets and Small Roads and the base of trees.

iv. Building Foundations: All habitable buildings shall be constructed on stem-wall, pier or pile foundations. Non-habitable buildings such as garages and storage buildings may be constructed at grade.

v. Building Siting: All buildings are to be designed and sited within their respective lots so as to maximize the protection of native trees. The removal of trees within building lots shall be governed by the Design Review Board as provided in the Neighboring Design Code.

vi. Excavated Materials: Suitable materials that are excavated from the ~~boat basin and~~ retention ponds may be used for the grading of streets and roads, for the grading of driveways, and for fill within stem-wall foundations of structures. All excavated material that is not so utilities on site shall be removed from the site.

vii. Nothing contained herein shall alter the applicability of the provisions of Article 37 of the Zoning Code, as may be amended from time to time.

b) Landscaping: All landscaping within the Project shall be in accordance with the standards established in the Neighboring Design Code. Plant materials contained in the Code shall be consistent with those provided in the County's landscape code. A landscape plan for each phase

7) Site Construction Standards: Except as specifically provided herein, all development in the Project shall be in accordance with the County's subdivision and land development standards, applicable State standards and the standards and the standards of applicable utility providers, in effect as of the date of this Resolution. Prior to issuance of any building permit, other

than foundation-only permits, for a residential building or recreational facilities, water mains and fire hydrants shall be installed and operational and the sub-base of adequate streets to provide access to construction sites shall be stabilized.

8) Parking: Parking shall be provided at the rate of two spaces per residential unit. If garages are provided within the residential structures, such spaces shall count for at least one-half of this requirement, with the remaining space being provided either on the lot or adjacent street.

9) Utilities: All sewer, water, electrical, telephone and cable distribution lines and collection lines will be constructed underground where possible, unless stated otherwise or as required by the respective franchise companies. Above ground utility elements such as transformers and switching boxes will be screened and/or landscaped. All utilities shall be provided in accordance with the rules and regulations established by appropriate governmental agency. Ownership, maintenance and operation of the water, sewer, electrical, telephone and other service utilities will be responsibility of the respective franchise companies serving the area. Temporary overhead power and telephone lines as well as construction "drop" poles at each structure may be used during construction until such time as underground service is available.

10) Pedestrian Walkways:

a) A system of walkways minimum of five (5) feet in width shall be installed to provide a pedestrian circulation system throughout the Project. Such walkways may meander to avoid existing trees and to add variety to the landscape design.

b) Access Street Walkway: The Developer shall construct a walkway at least five (5) in width along the Access Street from the southern end of Bailey Road to the Property. The walkway may meander to avoid existing trees and to add variety to the landscape design.

11) Streetlights Street lights shall be provided on each street and in all parking areas. Special decorative lighting may be provided at the primary project entrance, at the recreation area and at entrances into defined sub-areas of the site. Shorter, residential and pedestrian scale lighting standards and decorative fixtures as provided by the electric company will be utilized. A lighting plan demonstrating the location of streetlights shall be submitted with final engineering plans for approval by the County.

12) Stormwater Management Facilities: All storm water management facilities shall be permitted by and constructed to the standard of the SJRWMD whereby fences are not required, and shall be conveyed to the Owners' Association which shall have responsibility for maintenance and insurance. The Developer shall secure all required SJRWMD permits, and any applicable County permits, for storm water facilities before final approval of the first Final Development Plan.

3. Public Disclosure and Indemnification:The Developer, or its designated successor, assign or designee, will be required to maintain a copy of the approved Ordinance, including the Preliminary Development and these Conditions in any sales office located on the Project and elsewhere within all sales facilities of Crane Island, which is available for inspection by project property owners, including the posting for public viewing of the Preliminary Development Plan in any sales office. This obligation shall be contained in the deed Covenants and Restrictions that are placed on the Project.

Pursuant to paragraph E of the " Agreement Between the City and the Owners", attached to the Stipulation for Dismissal, the Developer will grant an Avigation Easement prior to commencement of construction on the access road to Crane Island. The Developer shall indemnify, defend and hold harmless Nassau County from any action arising from any impact of this development on the operation of Fernandina Beach Municipal Airport.

FILE 200643466 OR BOOK 01460 PGS 0856-0923 RECORDED 11/20/2006 15:32:36 NASSAU COUNTY, JOHN A. CRAWFORD, CLERK

ORDINANCE NO. 2006-80

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 207.44 ACRES LOCATED WEST OF FERNANDINA MUNICIPAL AIRPORT FROM "RS-1" AND "OR" TO PLANNED UNIT DEVELOPMENT "PUD"; CREATING THE CRANE ISLAND PUD; PROVIDING FOR CONDITIONS; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Lynwood G. Willis and Jane T. Willis, husband and wife, Robert H. Still, Jr. and Michael D. Abney, as Co-Trustees of the Lynwood G. Willis and Jane T. Willis Trust U/D/O December 31, 1992, Vincent G. Graham, Piedmont Square, LLC, a Virginia limited liability corporation, and Crane Island Investments, LLC, a South Carolina limited liability corporation collectively as owners of the subject property authorized the filing of Application R05-023 and associated plans, specifications and exhibits and addenda; and

WHEREAS, Policy 2.05.02 of the Nassau County Comprehensive Plan requires that developments have access to the arterial and collector network, the City of Fernandina Beach has committed to dedicate an access road from the southern end of Bailey Road; and

WHEREAS, the Planning and Zoning Board of Nassau County has considered said PUD Application, as amended, and held public hearings on the same after due notice on October 3, 2006, and made its findings and recommendations thereon; and

WHEREAS, the Board of County Commissioners has considered the findings and recommendations of the Planning and Zoning Board, and has held its own public hearings on the application, as amended, after due notice and finds that the subject property is suitable in location and character for the uses proposed in said application; and

WHEREAS, public notice of this action has been provided in accordance with Chapter 125, F.S.

NOW THEREFORE BE IT ORDAINED this 30th day of October, 2006 by the Board of County Commissioners of Nassau County, Florida:

Exhibit E

SECTION 1. FINDINGS

That this rezoning is:

1. Consistent with the goals, policies and objectives of the Nassau County Comprehensive Plan;
2. Consistent with applicable State of Florida law; and
3. Meets the review criteria of Section 25.05C of the Nassau County Zoning Ordinance

SECTION 2. PROPERTY REZONED

The real property legally described in Exhibit A is hereby rezoned from RS-1 and OR to the Planned Unit Development (PUD) zoning district. Development of the property shall proceed in accordance with the procedures and standards of the PUD district regulations and shall generally conform to the Preliminary Development Plan appended as Exhibit B to this Ordinance.

SECTION 3. APPROVAL SUBJECT TO CONDITIONS

The PUD Development Conditions set forth as EXHIBIT C shall be made a part of this Planned Unit Development, and the development of the property shall be subject to said Conditions.

SECTION 4. MITIGATION PLAN

It is acknowledged that a mitigating offsetting reduction of density created in the Coastal High Hazard Area by this rezoning is provided by a reduction of density in the approved PLM West DRI Development, and that said reduction in the PLM West Development may be applied only to the increase on Crane Island, and as specifically defined in EXHIBIT D to Addendum Four of the application for rezoning, Mitigation Plan for Crane Island Development Related to Coastal High Hazard Area and that this ordinance and Exhibit F constitute a binding Agreement.

SECTION 5. EXHIBITS

The following exhibits are accepted and incorporated as part of this rezoning: Exhibit "D-1", map of access road; Exhibit "D-2", *Development Dual Entrance Standard* memorandum from Jose Deliz to Bob Rowland dated January 12, 2005; Exhibit "E", Decision granting final C*ertificate of Concurrency* with conditions dated October 4, 2005; Exhibit "F", Mitigation Plan for Crane Island Development related to Coastal High Hazard Area; Exhibit "G", Draft *Grant of Avigation Easement* from Willis, Still, Abney, Graham, Crane Island Investments et. al. to City of Fernandina Beach.

SECTION 6. EFFECTIVE DATE

This Ordinance shall take effect upon its being filed in the Office of the Secretary of State.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

THOMAS D. BRANAN, JR.
Its: Chairman

ATTEST:

JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:

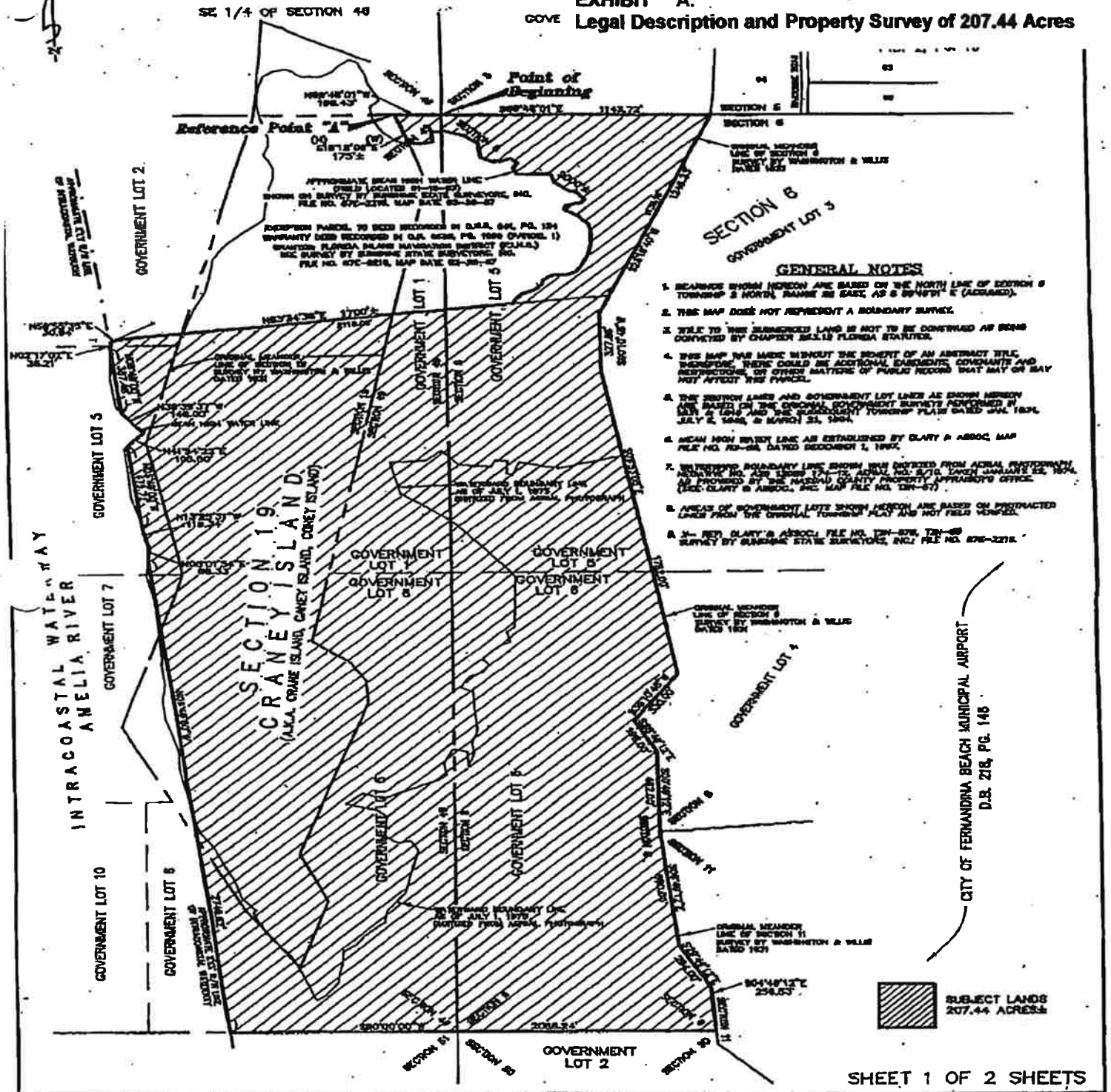
MICHAEL S. MULLIN,
County Attorney

MAP SHOWING

A PORTION OF SECTION 19, "CRANEY ISLAND" AND A PORTION OF SECTIONS 6 AND 40, ALL IN TOWNSHIP 2 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

FOR: CIVITA

EXHIBIT A.
Legal Description and Property Survey of 207.44 Acres



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6 TOWNSHIP 2 NORTH, RANGE 28 EAST, AS S 89°48'01" E (ASSUMED).
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. TITLE TO THE SUBMERGED LAND IS NOT TO BE CONSTRUED AS BEING CONVEYED BY CHAPTER 253.115 FLORIDA STATUTES.
4. THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE, THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.
5. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED IN 1839 & 1840 AND THE SUBSEQUENT TOWNSHIP PLATS DATED JUNE 18, 1842, JULY 2, 1846, & MARCH 31, 1904.
6. MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. 93-98, DATED DECEMBER 1, 1993.
7. SUBMERGED BOUNDARY LINE SHOWN WAS DIGITIZED FROM AERIAL PHOTOGRAPHY NOAA/NWI NO. A29 (2000) (TAL-12, ROLL NO. 5/10, TAKEN JANUARY 22, 1974, AS PROVIDED BY THE NASSAU COUNTY PROPERTY APPRAISER'S OFFICE. (REF. CLARY & ASSOC., INC. MAP FILE NO. 139-97)
8. AREAS OF GOVERNMENT LOTS SHOWN HEREON ARE BASED ON PROTRACTED LINES FROM THE ORIGINAL TOWNSHIP PLAT AND NOT FIELD VERIFIED.
9. X- REF. CLARY & ASSOC. FILE NO. 139-97B, 139-98 SURVEY BY SUNSHINE STATE SURVEYORS, INC. FILE NO. 97E-2215.

SHEET 1 OF 2 SHEETS

DRAFTER: JRS JOB No. 2004-694

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

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DATE JULY 13, 2004
SCALE 1" = 600'
CHECKED BY: JRS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD - SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703 LB No. 3731

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

LEGEND

R/W = RIGHT-OF-WAY
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
ORV = ORIGINAL RECORDED VOLUME
PB = PLAT BOOK
PG(S) = PAGE(S)
L = ARC LENGTH
T = TANGENT
R = RADIUS
CH = CHORD
Δ = DELTA

MAP SHOWING

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

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 89°48'01" WEST, ALONG THE NORTH LINE OF SAID SECTION 49, A DISTANCE OF 198.43 FEET, TO THE EASTERLY BOUNDARY OF SAID SECTION 19, "CRANEY ISLAND," AND A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 89°48'01" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 6, AS SURVEYED BY WASHINGTON AND WILLIS, DATED 1831; THENCE SOUTHWESTERLY AND SOUTHEASTERLY, ALONG SAID ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 6, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 23°19'40" WEST, 1246.33 FEET; COURSE NO. 2: SOUTH 00°10'48" WEST, 327.86 FEET; COURSE NO. 3: SOUTH 09°53'05" EAST, 1782.00 FEET; COURSE NO. 4: SOUTH 35°10'48" WEST, 330.00 FEET; COURSE NO. 5: SOUTH 28°49'12" EAST, 198.00 FEET; COURSE NO. 6: SOUTH 00°49'12" EAST, 462.00 FEET, TO THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 11, AS SURVEYED BY WASHINGTON AND WILLIS, DATED 1831; THENCE SOUTHEASTERLY, ALONG SAID ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 11, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 08°49'12" EAST, 660.00 FEET; COURSE NO. 2: SOUTH 29°49'12" EAST, 264.00 FEET; COURSE NO. 3: SOUTH 04°49'12" EAST, 259.53 FEET, TO THE SOUTH LINE OF GOVERNMENT LOT 6, SAID SECTION 6; THENCE SOUTH 90°00'00" WEST, ALONG LAST SAID LINE, AND ALONG THE SOUTH LINE OF GOVERNMENT LOT 6, SAID SECTION 49, A DISTANCE OF 2066.24 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 06°49'00" WEST, ALONG LAST SAID LINE, 2749.62 FEET, TO THE MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. T2N-35); THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 05°01'54" EAST, 66.33 FEET; COURSE NO. 2: NORTH 13°25'31" WEST, 118.34 FEET, TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 06°49'00" WEST, ALONG LAST SAID LINE, 479.72 FEET TO SAID MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. T2N-35); THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 41°54'22" EAST, 106.80 FEET; COURSE NO. 2: NORTH 39°39'37" WEST, 148.00 FEET, TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 06°49'00" WEST, ALONG LAST SAID LINE, 367.48 FEET, TO SAID MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. T2N-35); THENCE NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 02°17'02" EAST, 35.21 FEET; COURSE NO. 2: NORTH 59°55'35" EAST, 30.64 FEET, TO THE WESTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 0539, PAGE 1099, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 83°34'36" EAST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1099, A DISTANCE OF 1700 FEET, MORE OR LESS, TO THE APPROXIMATE MEAN HIGH WATER LINE AS FIELD LOCATED JANUARY 15, 1987 AND AS SHOWN ON MAP OF SPECIFIC PURPOSE SURVEY BY SUNSHINE STATE SURVEYORS, INC. FILE NUMBER 87E-2218, MAP DATE FEBRUARY 20, 1987; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY, ALONG SAID APPROXIMATE MEAN HIGH WATER LINE AS FIELD LOCATED JANUARY 15, 1987 AND AS SHOWN ON MAP OF SPECIFIC PURPOSE SURVEY BY SUNSHINE STATE SURVEYORS, INC. FILE NUMBER 87E-2218, MAP DATE FEBRUARY 20, 1987, A DISTANCE OF 2000 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFORESAID EASTERLY BOUNDARY OF SECTION 19, "CRANEY ISLAND," SAID LINE BEARING SOUTH 18°12'09" EAST FROM REFERENCE POINT "A"; THENCE NORTH 18°12'09" WEST, ALONG LAST SAID LINE, 175 FEET, MORE OR LESS, TO REFERENCE POINT "A", AND TO CLOSE.

CONTAINING 207.44 ACRES, MORE OR LESS

SHEET 2 OF 2 SHEETS

DRAFTER: JRS JOB No. 2004-694

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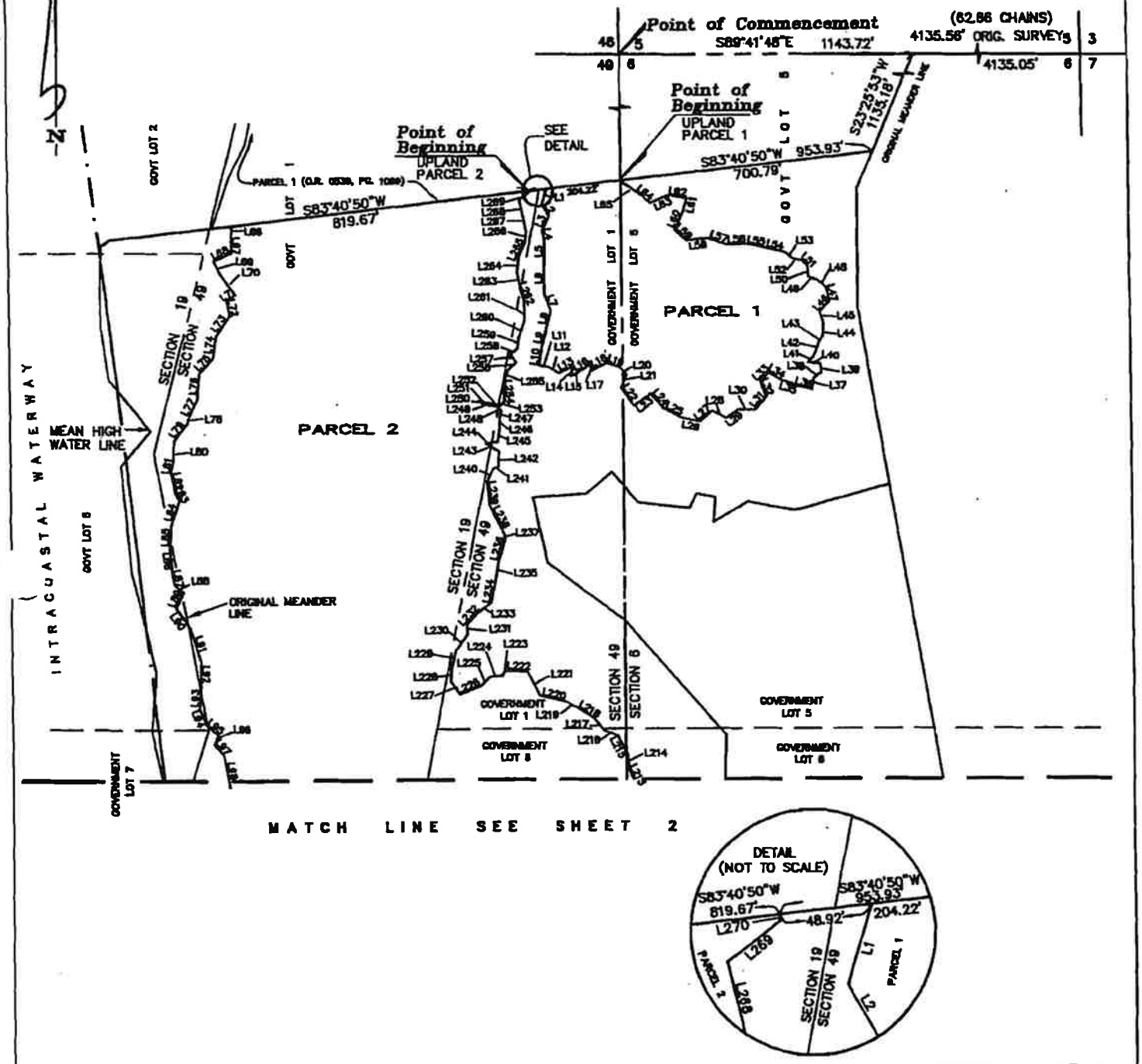
MAP SHOWING

Exhibit A-1:
Legal Description and Property Survey of 71.58± acre Uplands Portion of 113-acre Property



SHEET 1 OF 9

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No. 2006-393

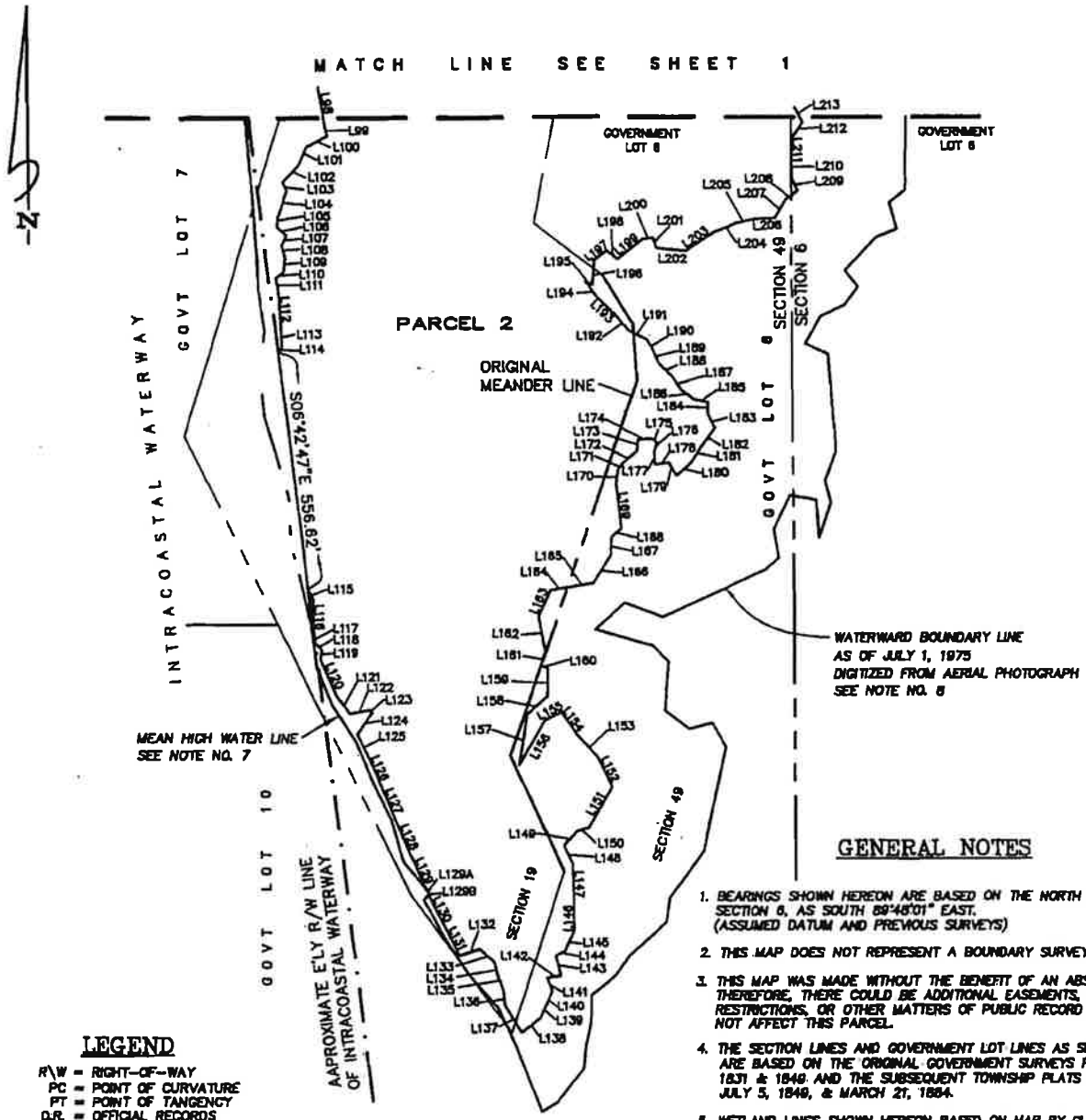
UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT SECTION 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

DATE MARCH 2006
SCALE N/A
CHECKED BY: LDS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703 LB NO. 3731

R. L. PITTMAN P.L.S. CERT. NO. 4827

MAP SHOWING



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6, AS SOUTH 89°48'01" EAST. (ASSUMED DATUM AND PREVIOUS SURVEYS)
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE, THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS, CONVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.
4. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED IN 1831 & 1849 AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1834, JULY 5, 1849, & MARCH 27, 1884.
5. WETLAND LINES SHOWN HEREON BASED ON MAP BY CLARY & ASSOCIATES FILE No. T2N-57C, DATED: JUNE 1, 1999.
6. X- REF: CLARY & ASSOC.: FILE NO. R1-90, R3-58, T2N-35, T2N-57&57B SURVEY BY SUNSHINE STATE SURVEYORS, INC.: FILE NO. 87E-2218.
7. MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. R3-58, DATED DECEMBER 1, 1987.
8. WATERWARD BOUNDARY LINE SHOWN WAS DIGITIZED FROM AERIAL PHOTOGRAPH NEGATIVE NO. A20 12089 174-12, AERIAL NO. 8/10, TAKEN JANUARY 22, 1974, AS PROVIDED BY THE NASSAU COUNTY PROPERTY APPRAISER'S OFFICE. (SEE CLARY & ASSOC., INC. MAP FILE NO. T2N-57)

LEGEND

R\W	= RIGHT-OF-WAY
PC	= POINT OF CURVATURE
PT	= POINT OF TANGENCY
O.R.	= OFFICIAL RECORDS
PB	= PLAT BOOK
PG(S)	= PAGE(S)
L	= ARC LENGTH
T	= TANGENT
R	= RADIUS
CH	= CHORD
Δ	= DELTA
PRC	= POINT OF REVERSE CURVE
PCC	= POINT OF COMPOUND CURVE
CL	= CENTERLINE
MHWL	= MEAN HIGH WATER LINE
GOVT	= GOVERNMENT

SHEET 2 OF 9

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DRAFTER: JLS
JOB No. 2006-393

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DATE MARCH 2006
SCALE N/A
CHECKED BY: JPS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703 LB NO. 3731

B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

LINE TABLE		
LINE	LENGTH	BEARING
L1	44.14	S17°13'24"W
L2	37.77	S30°09'07"E
L3	42.47	S25°59'31"W
L4	29.10	S10°33'26"E
L5	60.58	S02°10'19"W
L6	88.91	S00°07'55"W
L7	50.91	S21°10'52"E
L8	48.34	S16°12'58"W
L9	61.63	S13°55'55"W
L10	43.84	S09°55'59"W
L11	27.58	S79°54'16"E
L12	34.19	S59°55'25"E
L13	42.94	N62°26'44"E
L14	28.26	S10°52'46"W
L15	19.06	N62°20'22"E
L16	44.72	N59°10'11"E
L17	17.90	S05°04'47"E
L18	48.73	N63°00'16"E
L19	39.47	S68°48'49"E
L20	22.47	S37°38'19"E
L21	39.82	S18°51'34"W
L22	59.57	S34°28'21"E
L23	57.23	N53°11'47"E
L24	53.19	S38°33'29"E
L25	55.78	S62°31'19"E
L26	50.31	S78°27'53"E
L27	45.42	N50°34'12"E
L28	43.00	S60°43'47"E
L29	40.26	N52°43'36"E
L30	46.12	S88°12'09"E
L31	47.01	N41°45'57"E
L32	47.55	N22°14'57"W
L33	35.18	N48°11'37"E
L34	37.86	S58°00'14"E
L35	58.66	S71°01'02"E
L36	35.37	S75°24'17"E
L37	32.83	N09°03'14"E
L38	26.25	N55°00'50"E
L39	24.07	N05°17'04"W
L40	34.03	N84°01'41"W
L41	20.98	N41°40'31"E
L42	43.49	N21°56'48"E
L43	18.80	N34°35'47"E
L44	36.76	N02°39'18"E
L45	32.65	N15°59'06"W
L46	41.05	N42°40'30"E
L47	38.45	N13°41'45"W
L48	32.82	N50°05'20"W
L49	27.61	N68°00'28"W
L50	27.97	N00°00'58"E
L51	22.20	N45°23'07"W
L52	27.87	N78°50'48"W
L53	29.06	N50°10'20"W
L54	58.58	N76°09'34"W
L55	50.47	N79°18'25"W

LINE TABLE		
LINE	LENGTH	BEARING
L56	51.11	S88°00'31"W
L57	56.09	N70°12'28"W
L58	60.06	S83°36'37"W
L59	42.23	N44°46'36"W
L60	55.12	N24°21'39"E
L61	37.96	N13°31'32"E
L62	48.79	N80°53'00"W
L63	53.12	S67°02'56"W
L64	50.17	N51°42'00"W
L65	52.60	N54°14'14"W
L66	32.17	S06°12'26"W
L67	43.20	S00°45'14"E
L68	54.91	S66°37'45"W
L69	40.09	S26°47'01"E
L70	70.54	S34°28'50"E
L71	29.88	S52°43'47"W
L72	40.56	S12°55'52"E
L73	68.33	S34°50'09"W
L74	62.01	S08°08'27"W
L75	56.88	S43°06'29"W
L76	70.57	S03°57'04"W
L77	62.08	S27°42'55"W
L78	10.29	S01°54'42"W
L79	65.56	S35°38'03"W
L80	55.57	S02°24'09"W
L81	29.08	S13°21'41"W
L82	55.93	S10°29'18"E
L83	27.52	S28°09'20"E
L84	73.83	S18°32'11"W
L85	62.12	S03°32'52"W
L86	72.81	S04°20'27"E
L87	26.54	S11°08'22"E
L88	34.76	S47°11'08"E
L89	47.69	S24°56'05"W
L90	68.56	S34°09'22"E
L91	93.20	S18°01'29"E
L92	73.45	S00°03'09"E
L93	60.56	S04°37'31"W
L94	48.84	S23°02'28"E
L95	42.47	S48°56'00"E
L96	28.89	S21°51'26"W
L97	40.05	S40°48'31"E
L98	91.45	S10°05'51"E
L99	23.93	S08°51'12"E
L100	54.23	S62°16'58"W
L101	41.94	S23°47'57"W
L102	58.55	S41°57'38"W
L103	21.18	S27°01'24"E
L104	67.06	S20°20'26"W
L105	21.85	S04°45'57"W
L106	29.16	S48°57'05"E
L107	24.78	S24°59'34"W
L108	31.20	S13°59'27"E
L109	32.27	S04°52'56"W
L110	24.90	S52°11'21"W

LINE TABLE		
LINE	LENGTH	BEARING
L111	28.13	S11°13'35"E
L112	91.10	S03°30'40"E
L113	42.34	S01°09'27"E
L114	12.61	S43°09'18"W
L115	27.79	S24°36'25"E
L116	81.14	S00°40'18"E
L117	19.16	S06°42'47"E
L118	22.54	S41°17'53"E
L119	21.03	S07°58'59"W
L120	97.13	S23°22'17"E
L121	48.41	S37°29'36"E
L122	46.50	N79°08'54"E
L123	8.48	S47°05'32"E
L124	62.12	S34°52'47"W
L125	60.43	S26°54'22"E
L126	63.98	S22°29'46"E
L127	103.70	S22°26'49"E
L128	78.39	S23°04'12"E
L129	83.24	S23°47'18"E
L129A	17.24	S39°20'31"E
L129B	4.81	S39°19'23"W
L130	78.19	S26°13'06"E
L131	81.06	S26°52'25"E
L132	50.77	N71°21'42"E
L133	45.47	S45°49'21"E
L134	30.97	S13°37'41"E
L135	39.22	S19°47'51"E
L136	34.98	S05°18'19"E
L137	73.60	S31°21'20"E
L138	55.84	N51°36'38"E
L139	39.09	N24°08'26"E
L140	29.05	N25°02'30"E
L141	33.16	N20°01'35"W
L142	32.32	N81°17'35"E
L143	47.79	N13°57'54"W
L144	25.79	N59°56'59"E
L145	49.94	N23°56'51"E
L146	59.13	N01°25'58"E
L147	96.48	N01°52'28"W
L148	47.07	N24°22'15"W
L149	44.74	N42°45'18"E
L150	30.01	N73°55'52"E
L151	109.70	N30°06'31"E
L152	77.79	N25°47'00"W
L153	73.17	N43°11'45"W
L154	61.80	N33°24'53"W
L155	42.75	S63°59'48"W
L156	120.09	S30°12'26"W
L157	117.90	N08°55'59"E
L158	65.29	N48°16'17"E
L159	64.23	N00°02'08"E
L160	17.27	N65°03'31"W
L161	32.44	N20°27'27"E
L162	84.04	N10°54'24"W
L163	68.17	N25°08'35"E

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No. 2006-393

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DATE MARCH 2006
SCALE N/A
CHECKED BY: BLP

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(904) 260-2703 LB NO. 3731

B. L. PITTMAN, P.L.S. CERT. NO. 4827

CLARY

MAP SHOWING

LINE TABLE		
LINE	LENGTH	BEARING
L164	47.88	N81°26'01"E
L165	54.09	N80°01'37"E
L166	76.24	N33°23'12"E
L167	42.06	N04°14'50"E
L168	31.73	N48°35'06"E
L169	103.24	N06°43'43"W
L170	32.37	N06°55'43"E
L171	19.57	N38°10'34"E
L172	46.10	N49°19'11"E
L173	26.11	N05°42'31"E
L174	31.50	N89°15'37"E
L175	14.81	S57°38'59"E
L176	23.72	S17°17'06"W
L177	28.37	S03°48'17"E
L178	32.56	N81°43'44"E
L179	34.32	S31°11'33"E
L180	46.15	N48°39'39"E
L181	45.69	N33°17'33"E
L182	50.45	N37°09'30"E
L183	38.40	N23°52'30"W
L184	26.01	N01°40'20"E
L185	33.25	N78°42'40"W
L186	37.47	N53°54'03"W
L187	39.73	N32°02'07"W
L188	44.35	N44°32'44"W
L189	27.04	N23°21'44"W
L190	32.09	N30°39'50"W
L191	44.54	N64°23'43"W
L192	48.95	N40°28'53"W
L193	61.93	N47°04'56"W
L194	44.82	N37°49'02"W
L195	18.71	S66°43'38"E
L196	57.51	N04°19'50"E
L197	38.44	N53°32'35"E
L198	32.67	S52°42'52"E
L199	76.75	N52°02'41"E
L200	22.61	N82°56'46"E
L201	24.72	S19°49'35"E
L202	69.60	S84°30'37"E
L203	75.38	N57°02'24"E
L204	55.99	N67°48'15"E
L205	51.05	N77°05'19"E
L206	42.66	N88°08'18"E
L207	48.70	N29°13'20"E
L208	36.16	N54°39'43"E
L209	33.46	N22°26'27"W
L210	42.85	N01°21'49"W
L211	42.78	N01°01'57"W
L212	50.58	N31°15'19"E
L213	38.62	N26°51'13"W
L214	49.83	N07°27'03"W
L215	55.55	N26°20'03"W
L216	40.52	N69°00'26"W
L217	39.21	N35°58'03"W
L218	53.43	N57°15'59"W

LINE	LENGTH	BEARING
L219	38.73	N61°24'28"W
L220	76.00	N77°15'09"W
L221	75.11	N26°08'20"W
L222	59.96	N87°15'53"W
L223	18.44	S41°57'59"W
L224	32.02	S86°44'42"W
L225	37.28	S45°56'41"W
L226	62.80	S66°10'34"W
L227	44.68	N32°04'44"W
L228	44.68	N04°00'41"E
L229	40.56	N14°01'24"E
L230	56.17	N36°09'27"E
L231	28.71	N00°14'29"W
L232	42.14	N44°06'34"E
L233	49.13	N50°53'28"E
L234	59.33	N11°11'00"E
L235	57.97	N10°04'34"E
L236	60.56	N17°17'25"E
L237	14.73	N14°10'06"W
L238	89.67	N25°32'41"W
L239	64.29	N05°52'58"W
L240	42.83	N26°13'54"E
L241	13.37	N77°13'35"E
L242	43.64	N02°48'04"E
L243	42.10	N60°51'46"W
L244	33.89	N81°06'25"E
L245	33.86	N09°26'28"E
L246	31.02	N01°23'11"E
L247	22.98	N12°25'06"E
L248	18.57	N53°09'42"W
L249	36.96	N79°12'01"W
L250	13.58	N56°05'25"W
L251	39.82	S79°34'56"E
L252	21.63	S72°56'52"E
L253	19.28	N42°29'04"E
L254	45.31	N05°15'21"W
L255	37.61	N18°15'22"E
L256	35.70	N42°38'41"E
L257	25.86	N37°57'57"W
L258	26.47	N50°45'53"E
L259	28.93	N06°31'46"E
L260	53.33	N18°14'24"E
L261	53.61	N00°08'58"E
L262	30.25	N20°40'12"W
L263	49.59	N10°30'39"W
L264	47.19	N07°10'53"E
L265	43.76	N24°36'46"E
L266	25.45	N07°52'53"E
L267	58.16	N11°22'13"W
L268	32.48	N12°39'35"W
L269	34.80	N52°18'40"E
L270	3.26	N00°27'16"W

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JOB No. 2006-393

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DATE MARCH 2006
SCALE N/A
CHECKED BY: JRS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
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JACKSONVILLE, FLORIDA 32257
(904) 260-2703 LB NO. 3731

B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

UPLAND PARCEL 1

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

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, SAID TOWNSHIP AND RANGE; THENCE SOUTH 89°41'48" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE; THENCE SOUTH 23°25'53" WEST, ALONG LAST SAID LINE, 1135.18 FEET, TO THE EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS 0539, PAGE 1099, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 83°40'50" WEST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1099, A DISTANCE OF 700.79 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 83°40'50" WEST, ALONG LAST SAID LINE, 204.22 FEET; THENCE SOUTH 17°13'24" WEST, 44.14 FEET; THENCE SOUTH 30°09'07" EAST, 37.77 FEET; THENCE SOUTH 25°59'31" WEST, 42.47 FEET; THENCE SOUTH 10°33'26" EAST, 29.10 FEET; THENCE SOUTH 02°10'19" WEST, 60.58 FEET; THENCE SOUTH 00°07'55" WEST, 88.91 FEET; THENCE SOUTH 21°10'52" EAST, 50.91 FEET; THENCE SOUTH 16°12'58" WEST, 48.34 FEET; THENCE SOUTH 13°55'55" WEST, 61.63 FEET; THENCE SOUTH 09°55'59" WEST, 43.84 FEET; THENCE SOUTH 79°54'16" EAST, 27.58 FEET; THENCE SOUTH 59°55'25" EAST, 34.19 FEET; THENCE NORTH 62°26'44" EAST, 42.94 FEET; THENCE SOUTH 10°52'46" WEST, 28.26 FEET; THENCE NORTH 62°20'22" EAST, 19.06 FEET; THENCE NORTH 59°10'11" EAST, 44.72 FEET; THENCE SOUTH 05°04'47" EAST, 17.90 FEET; THENCE NORTH 63°00'16" EAST, 48.73 FEET; THENCE SOUTH 68°48'49" EAST, 39.47 FEET; THENCE SOUTH 37°38'19" EAST, 22.47 FEET; THENCE SOUTH 18°51'34" WEST, 39.82 FEET; THENCE SOUTH 34°28'21" EAST, 59.57 FEET; THENCE NORTH 53°11'47" EAST, 57.23 FEET; THENCE SOUTH 38°33'29" EAST, 53.19 FEET; THENCE SOUTH 62°31'19" EAST, 55.78 FEET; THENCE SOUTH 78°27'53" EAST, 50.31 FEET; THENCE NORTH 50°34'12" EAST, 45.42 FEET; THENCE SOUTH 60°43'47" EAST, 43.00 FEET; THENCE NORTH 52°43'36" EAST, 40.26 FEET; THENCE SOUTH 88°12'09" EAST, 46.12 FEET; THENCE NORTH 41°45'57" EAST, 47.01 FEET; THENCE NORTH 22°14'57" WEST, 47.55 FEET; THENCE NORTH 48°11'37 EAST, 35.18 FEET; THENCE SOUTH 58°00'14" EAST, 37.86 FEET; THENCE SOUTH 71°01'02" EAST, 58.66 FEET; THENCE SOUTH 75°24'17" EAST, 35.37 FEET; THENCE NORTH 09°03'14" EAST, 32.83 FEET; THENCE NORTH 55°00'50" EAST, 26.25 FEET; THENCE NORTH 05°17'04" WEST, 24.07 FEET; THENCE NORTH 84°01'41" WEST, 34.03 FEET; THENCE NORTH 41°40'31" EAST, 20.98 FEET; THENCE NORTH 21°56'48" EAST, 43.49 FEET; THENCE NORTH 34°35'47" EAST, 18.80 FEET;

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No. 2006-393

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DATE MARCH 2006
SCALE N/A
CHECKED BY: JRS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703 LB NO. 3731

B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

THENCE NORTH 02°39'18" EAST, 36.76 FEET; THENCE NORTH 15°59'06" WEST, 32.65 FEET; THENCE NORTH 42°40'30" EAST, 41.05 FEET; THENCE NORTH 13°41'45" WEST, 38.45 FEET; THENCE NORTH 50°05'20" WEST, 32.82 FEET; THENCE NORTH 68°00'28" WEST, 27.61 FEET; THENCE NORTH 00°00'58" EAST, 27.97 FEET; THENCE NORTH 45°23'07" WEST, 22.20 FEET; THENCE NORTH 78°50'48" WEST, 27.87 FEET; THENCE NORTH 50°10'20" WEST, 29.06 FEET; THENCE NORTH 76°09'34" WEST, 58.58 FEET; THENCE NORTH 79°18'25" WEST, 50.47 FEET; THENCE SOUTH 88°00'31" WEST, 51.11 FEET; THENCE NORTH 70°12'28" WEST, 56.09 FEET; THENCE SOUTH 83°36'37" WEST, 60.06 FEET; THENCE NORTH 44°46'36" WEST, 42.23 FEET; THENCE NORTH 24°21'39" EAST, 55.12 FEET; THENCE NORTH 13°31'32" EAST, 37.96 FEET; THENCE NORTH 80°53'00" WEST, 48.79 FEET; THENCE SOUTH 67°02'56" WEST, 53.12 FEET; THENCE NORTH 51°42'00" WEST, 50.17 FEET; THENCE NORTH 54°14'14" WEST, 52.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.30 ACRES MORE OR LESS.

TOGETHER WITH:

UPLAND PARCEL 2

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

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, SAID TOWNSHIP AND RANGE; THENCE SOUTH 89°41'48" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE; THENCE SOUTH 23°25'53" WEST, ALONG LAST SAID LINE, 1135.18 FEET, TO THE EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS 0539, PAGE 1099, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 83°40'50" WEST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1099, A DISTANCE OF 953.93 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 83°40'50" WEST, ALONG LAST SAID LINE, 819.67 FEET; THENCE SOUTH 06°12'26" WEST, 32.17 FEET; THENCE SOUTH 00°45'14" EAST, 43.20 FEET; THENCE SOUTH 66°37'45" WEST, 54.91 FEET; THENCE SOUTH 26°47'01" EAST, 40.09 FEET; THENCE SOUTH 34°28'50" EAST, 70.54 FEET; THENCE SOUTH 52°43'37" WEST, 29.88 FEET; THENCE SOUTH 12°55'52" EAST, 40.56 FEET; THENCE SOUTH 34°50'09" WEST, 68.33 FEET; THENCE SOUTH 08°08'27" WEST, 62.01 FEET; THENCE SOUTH 43°06'29" WEST, 56.88 FEET; THENCE SOUTH 03°57'04" WEST, 70.57 FEET; THENCE SOUTH 27°42'55" WEST, 62.08 FEET; THENCE SOUTH 01°54'42" WEST, 10.29 FEET;

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No. 2006-393

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DATE MARCH 2006
SCALE N/A
CHECKED BY: JRS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703 LB NO. 3731

B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

THENCE SOUTH 35°38'03" WEST, 65.56 FEET; THENCE SOUTH 02°24'09" WEST, 55.57 FEET; THENCE SOUTH 13°21'41" WEST, 29.08 FEET; THENCE SOUTH 10°29'18" EAST, 55.93 FEET; THENCE SOUTH 28°09'20" EAST, 27.52 FEET; THENCE SOUTH 18°32'11" WEST, 73.83 FEET; THENCE SOUTH 03°32'52" WEST, 62.12 FEET; THENCE SOUTH 04°20'27" EAST, 72.81 FEET; THENCE SOUTH 11°08'22" EAST, 26.54 FEET; THENCE SOUTH 47°11'08" EAST, 34.76 FEET; THENCE SOUTH 24°56'05" WEST, 47.69 FEET; THENCE SOUTH 34°09'22" EAST, 68.56 FEET; THENCE SOUTH 18°01'29" EAST, 93.20 FEET; THENCE SOUTH 00°03'09" EAST, 73.45 FEET; THENCE SOUTH 04°37'31" WEST, 60.56 FEET; THENCE SOUTH 23°02'28" EAST, 48.84 FEET; THENCE SOUTH 48°56'00" EAST, 42.47 FEET; THENCE SOUTH 21°51'26" WEST, 28.89 FEET; THENCE SOUTH 40°48'31" EAST, 40.05 FEET; THENCE SOUTH 10°05'51" EAST, 91.45 FEET; THENCE SOUTH 08°51'12" EAST, 23.93 FEET; THENCE SOUTH 62°16'58" WEST, 54.23 FEET; THENCE SOUTH 23°47'57" WEST, 41.94 FEET; THENCE SOUTH 41°57'38" WEST, 58.55 FEET; THENCE SOUTH 27°01'24" EAST, 21.18 FEET; THENCE SOUTH 20°20'26" WEST, 67.06 FEET; THENCE SOUTH 04°45'57" WEST, 21.85 FEET; THENCE SOUTH 48°57'05" EAST, 29.16 FEET; THENCE SOUTH 24°59'34" WEST, 24.78 FEET; THENCE SOUTH 13°59'27" EAST, 31.20 FEET; THENCE SOUTH 04°52'56" WEST, 32.27 FEET; THENCE SOUTH 52°11'21" WEST, 24.90 FEET; THENCE SOUTH 11°13'35" EAST, 28.13 FEET; THENCE SOUTH 03°30'40" EAST, 91.10 FEET; THENCE SOUTH 01°09'27" EAST, 42.34 FEET; THENCE SOUTH 43°09'18" WEST, 12.61 FEET; THENCE SOUTH 06°42'47" EAST, 556.62 FEET; THENCE SOUTH 24°36'25" EAST, 27.79 FEET; THENCE SOUTH 00°40'18" EAST, 81.14 FEET; THENCE SOUTH 06°42'47" EAST, 19.16 FEET; THENCE SOUTH 41°17'53" EAST, 22.54 FEET; THENCE SOUTH 07°58'59" WEST, 21.03 FEET; THENCE SOUTH 23°22'17" EAST, 97.13 FEET; THENCE SOUTH 37°29'36" EAST, 48.41 FEET; THENCE NORTH 79°08'54" EAST, 46.50 FEET; THENCE SOUTH 47°05'32" EAST, 8.48 FEET; THENCE SOUTH 34°52'47" WEST, 62.12 FEET; THENCE SOUTH 26°54'22" EAST, 60.43 FEET; THENCE SOUTH 22°29'46" EAST, 63.98 FEET; THENCE SOUTH 22°26'49" EAST, 103.70 FEET; THENCE SOUTH 23°04'12" EAST, 78.39 FEET; THENCE SOUTH 23°47'18" EAST, 83.24 FEET; THENCE SOUTH 39°20'31" EAST, 17.24 FEET; THENCE SOUTH 39°19'23" WEST, 4.81 FEET; THENCE SOUTH 26°13'06" EAST, 78.19 FEET; THENCE SOUTH 26°52'25" EAST, 81.06 FEET; THENCE NORTH 71°21'42" EAST, 50.77 FEET; THENCE SOUTH 45°49'21" EAST, 45.47 FEET; THENCE SOUTH 13°37'41" EAST, 30.97 FEET; THENCE SOUTH 19°47'51" EAST, 39.22 FEET; THENCE SOUTH 05°18'19" EAST, 34.98 FEET; THENCE SOUTH 31°21'20" EAST, 73.60 FEET; THENCE NORTH 51°36'38" EAST, 55.84 FEET; THENCE NORTH 24°08'26" EAST, 39.09 FEET; THENCE NORTH 25°02'30" EAST, 29.05 FEET; THENCE NORTH 20°01'35" WEST, 33.16 FEET; THENCE NORTH 81°17'35" EAST, 32.32 FEET; THENCE NORTH 13°57'54" WEST, 47.79 FEET; THENCE NORTH 59°56'59" EAST, 25.79 FEET; THENCE NORTH 23°56'51" EAST, 49.94 FEET; THENCE NORTH 01°25'58" EAST, 59.13 FEET; THENCE NORTH 01°52'28" WEST, 96.48 FEET; THENCE NORTH 24°22'15" WEST, 47.07 FEET;

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

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(904) 260-2703 LB NO. 3731

B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

THENCE NORTH 42°45'18" EAST, 44.74 FEET; THENCE NORTH 73°55'52" EAST, 30.01 FEET; THENCE NORTH 30°06'31" EAST, 109.70 FEET; THENCE NORTH 25°47'00" WEST, 77.79 FEET; THENCE NORTH 43°11'45" WEST, 73.17 FEET; THENCE NORTH 33°24'53" WEST, 61.80 FEET; THENCE SOUTH 63°59'48" WEST, 42.75 FEET; THENCE SOUTH 30°12'26" WEST, 120.09 FEET; THENCE NORTH 08°55'59" EAST, 117.90 FEET; THENCE NORTH 48°16'17" EAST, 65.29 FEET; THENCE NORTH 00°02'08" EAST, 64.23 FEET; THENCE NORTH 65°03'31" WEST, 17.27 FEET; THENCE NORTH 20°27'27" EAST, 32.44 FEET; THENCE NORTH 10°54'24" WEST, 84.04 FEET; THENCE NORTH 25°08'35" EAST, 68.17 FEET; THENCE NORTH 81°26'01" EAST, 47.88 FEET; THENCE NORTH 80°01'37" EAST, 54.09 FEET; THENCE NORTH 33°23'12" EAST, 76.24 FEET; THENCE NORTH 04°14'50" EAST, 42.06 FEET; THENCE NORTH 48°53'06" EAST, 31.73 FEET; THENCE NORTH 06°43'43" WEST, 103.24 FEET; THENCE NORTH 06°55'43" EAST, 32.37 FEET; THENCE NORTH 38°10'34" EAST, 19.57 FEET; THENCE NORTH 49°19'11" EAST, 46.10 FEET; THENCE NORTH 05°42'31" EAST, 26.11 FEET; THENCE NORTH 89°15'37" EAST, 31.50 FEET; THENCE SOUTH 57°38'59" EAST, 14.81 FEET; THENCE SOUTH 17°17'06" WEST, 23.72 FEET; THENCE SOUTH 03°48'17" EAST, 28.37 FEET; THENCE NORTH 81°43'44" EAST, 32.56 FEET; THENCE SOUTH 31°11'33" EAST, 34.32 FEET; THENCE NORTH 48°39'39" EAST, 46.15 FEET; THENCE NORTH 33°17'33" EAST, 45.69 FEET; THENCE NORTH 37°09'30" EAST, 50.45 FEET; THENCE NORTH 23°52'30" WEST, 38.40 FEET; THENCE NORTH 01°40'20" EAST, 26.01 FEET; THENCE NORTH 78°42'40" WEST, 33.25 FEET; THENCE NORTH 53°54'03" WEST, 37.47 FEET; THENCE NORTH 32°02'07" WEST, 39.73 FEET; THENCE NORTH 44°32'44" WEST, 44.35 FEET; THENCE NORTH 23°21'44" WEST, 27.04 FEET; THENCE NORTH 30°39'50" WEST, 32.09 FEET; THENCE NORTH 64°23'43" WEST, 44.54 FEET; THENCE NORTH 40°28'53" WEST, 48.95 FEET; THENCE NORTH 47°04'56" WEST, 61.93 FEET; THENCE NORTH 37°49'02" WEST, 44.82 FEET; THENCE SOUTH 66°43'38" EAST, 18.71 FEET; THENCE NORTH 04°19'50" EAST, 57.51 FEET; THENCE NORTH 53°32'35" EAST, 38.44 FEET; THENCE SOUTH 52°42'52" EAST, 32.67 FEET; THENCE NORTH 52°02'41" EAST, 76.75 FEET; THENCE NORTH 82°56'46" EAST, 22.61 FEET; THENCE SOUTH 19°49'35" EAST, 24.72 FEET; THENCE SOUTH 84°30'37" EAST, 69.60 FEET; THENCE NORTH 57°02'24" EAST, 75.38 FEET; THENCE NORTH 67°48'15" EAST, 55.99 FEET; THENCE NORTH 77°05'19" EAST, 51.05 FEET; THENCE NORTH 88°08'18" EAST, 42.66 FEET; THENCE NORTH 29°13'20" EAST, 48.70 FEET; THENCE NORTH 54°39'43" EAST, 36.16 FEET; THENCE NORTH 22°26'27" WEST, 33.46 FEET; THENCE NORTH 01°21'49" WEST, 42.85 FEET; THENCE NORTH 01°01'57" WEST, 42.78 FEET; THENCE NORTH 31°15'19" EAST, 50.58 FEET; THENCE NORTH 26°51'13" WEST, 38.62 FEET; THENCE NORTH 07°27'03" WEST, 49.83 FEET; THENCE NORTH 26°20'03" WEST, 55.55 FEET; THENCE NORTH 69°00'26" WEST, 40.52 FEET; THENCE NORTH 35°58'03" WEST, 39.21 FEET; THENCE NORTH 57°15'59" WEST,

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

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JOB No. 2006-393

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DATE MARCH 2006
SCALE N/A
CHECKED BY: JDS

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PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703 LB NO. 3731

B. L. Pittman

B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

53.43 FEET; THENCE NORTH 61°24'28" WEST, 38.73 FEET; THENCE NORTH 77°15'09" WEST, 76.00 FEET; THENCE NORTH 26°08'20" WEST, 75.11 FEET; THENCE NORTH 87°15'53" WEST, 59.96 FEET; THENCE SOUTH 41°57'59" WEST, 18.44 FEET; THENCE SOUTH 86°44'42" WEST, 32.02 FEET; THENCE SOUTH 45°56'41" WEST, 37.28 FEET; THENCE SOUTH 66°10'34" WEST, 62.80 FEET; THENCE NORTH 32°04'44" WEST, 44.68 FEET; THENCE NORTH 04°00'41" EAST, 44.68 FEET; THENCE NORTH 14°01'24" EAST, 40.56 FEET; THENCE NORTH 36°09'27" EAST, 56.17 FEET; THENCE NORTH 00°14'29" WEST, 28.71 FEET; THENCE NORTH 44°06'34" EAST, 42.14 FEET; THENCE NORTH 50°53'28" EAST, 49.13 FEET; THENCE NORTH 11°11'00" EAST, 59.33 FEET; THENCE NORTH 10°04'34" EAST, 57.97 FEET; THENCE NORTH 17°17'25" EAST, 60.56 FEET; THENCE NORTH 14°10'06" WEST, 14.73 FEET; THENCE NORTH 25°32'41" WEST, 89.67 FEET; THENCE NORTH 05°52'58" WEST, 64.29 FEET; THENCE NORTH 26°13'54" EAST, 42.83 FEET; THENCE NORTH 77°13'35" EAST, 13.37 FEET; THENCE NORTH 02°48'04" EAST, 43.64 FEET; THENCE NORTH 60°51'46" WEST, 42.10 FEET; THENCE NORTH 81°06'25" EAST, 33.89 FEET; THENCE NORTH 09°26'28" EAST, 33.86 FEET; THENCE NORTH 01°23'11" EAST, 31.02 FEET; THENCE NORTH 12°25'06" EAST, 22.98 FEET; THENCE NORTH 53°09'42" WEST, 18.57 FEET; THENCE NORTH 79°12'01" WEST, 36.96 FEET; THENCE NORTH 56°05'25" WEST, 13.58 FEET; THENCE SOUTH 79°34'56" EAST, 39.82 FEET; THENCE SOUTH 72°56'52" EAST, 21.63 FEET; THENCE NORTH 42°29'04" EAST, 19.28 FEET; THENCE NORTH 05°15'21" WEST, 45.31 FEET; THENCE NORTH 18°15'22" EAST, 37.61 FEET; THENCE NORTH 42°38'41" EAST, 35.70 FEET; THENCE NORTH 37°57'57" WEST, 25.86 FEET; THENCE NORTH 50°45'53" EAST, 26.47 FEET; THENCE NORTH 06°31'46" EAST, 28.93 FEET; THENCE NORTH 18°14'24" EAST, 53.33 FEET; THENCE NORTH 00°08'58" EAST, 53.61 FEET; THENCE NORTH 20°40'12" WEST, 30.25 FEET; THENCE NORTH 10°30'39" WEST, 49.59 FEET; THENCE NORTH 07°10'53" EAST, 47.19 FEET; THENCE NORTH 24°36'46" EAST, 43.76 FEET; THENCE NORTH 07°52'53" EAST, 25.45 FEET; THENCE NORTH 11°22'13" WEST, 58.16 FEET; THENCE NORTH 12°39'35" WEST, 32.48 FEET; THENCE NORTH 52°18'40" EAST, 34.80 FEET; THENCE NORTH 00°27'16" WEST, 3.26 FEET, TO THE POINT OF BEGINNING.

CONTAINING 63.28 ACRES MORE OR LESS.

CONTAINING A NET AREA OF 71.58 ACRES MORE OR LESS.

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No. 2006-393

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DATE MARCH 2006
SCALE N/A
CHECKED BY: BS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
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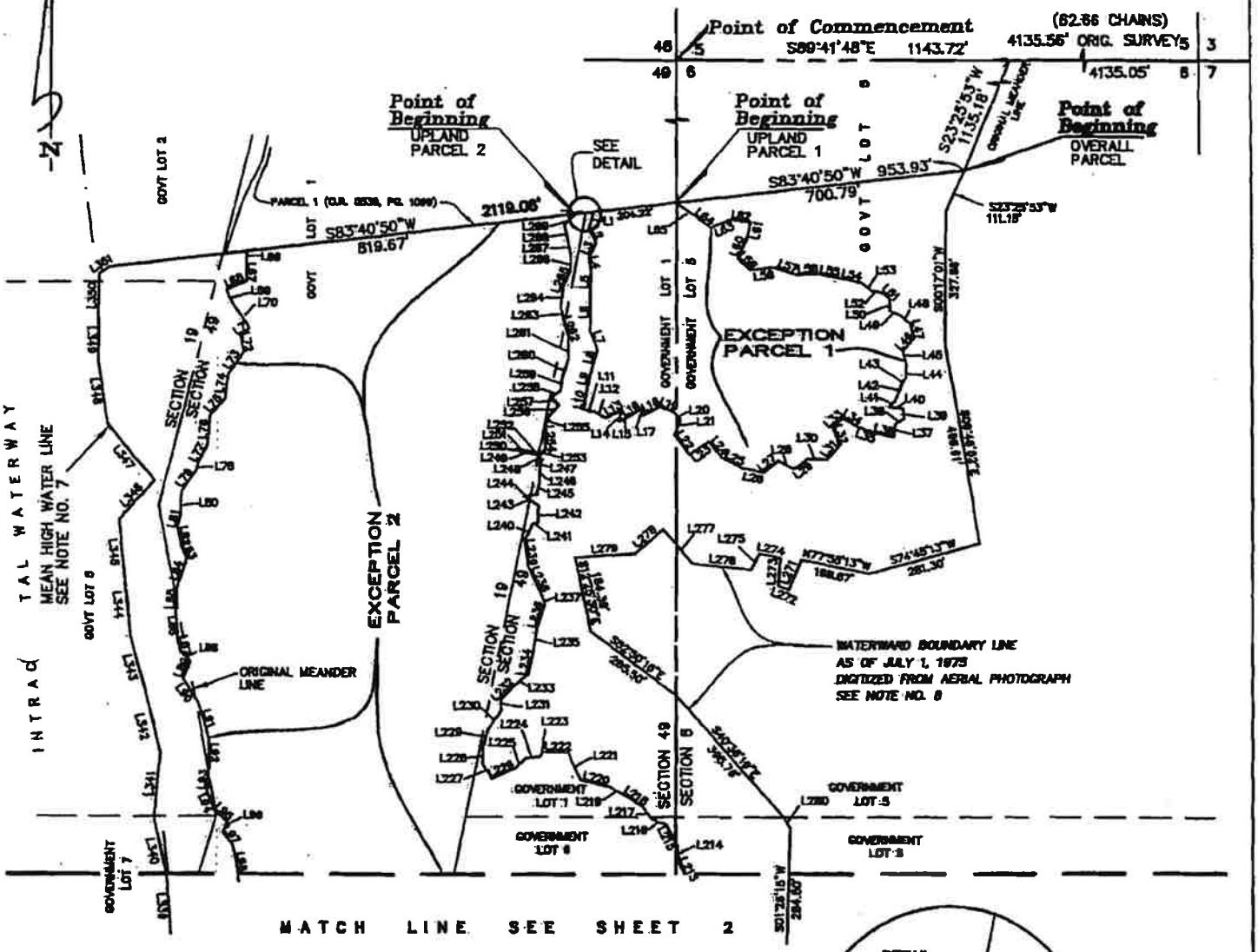
B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

Exhibit A-2:
Legal Description and Property Survey of 42.11± acre Wetlands Portion of 113-acre Property



AREA TABLE

OVERALL PARCEL	=	113.69 ACRES±
EXCEPTION PARCEL 1	=	8.30 ACRES±
EXCEPTION PARCEL 2	=	63.28 ACRES±
NET ACREAGE	=	42.11 ACRES±

SHEET 1 OF 12

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

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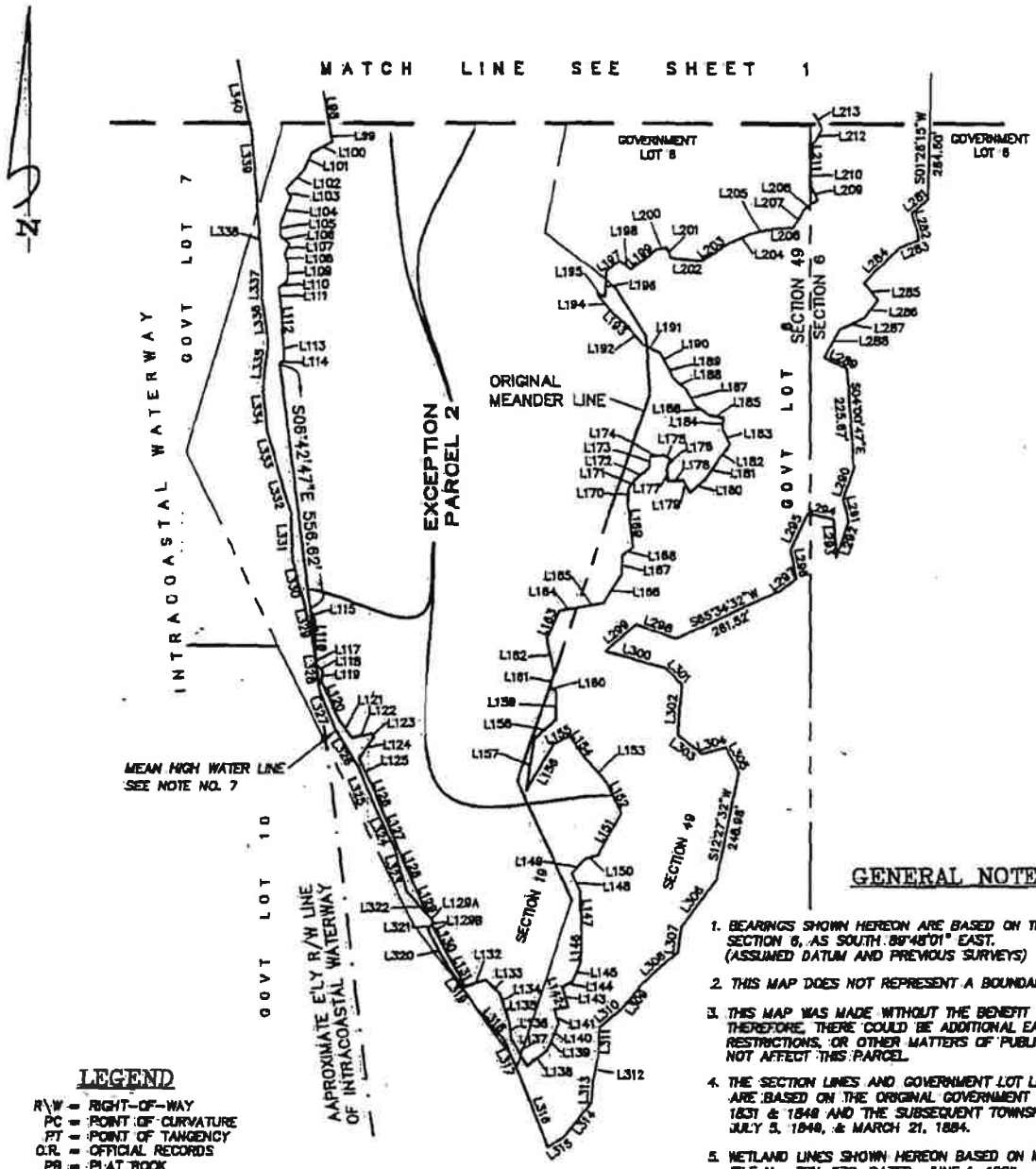
DATE MARCH 2006
SCALE N/A
CHECKED BY:

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703 LB NO. 3731

B. L. Tillman

MAP SHOWING



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6, AS SOUTH 89°48'01" EAST. (ASSUMED DATUM AND PREVIOUS SURVEYS)
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE, THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS, CONVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.
4. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED IN 1831 & 1848 AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1834, JULY 5, 1848, & MARCH 21, 1884.
5. WETLAND LINES SHOWN HEREON BASED ON MAP BY CLARY & ASSOCIATES FILE No. T2N-57C, DATED: JUNE 1, 1999.
6. X- REF: CLARY & ASSOC.: FILE NO. R1-90, R3-58, T2N-35, T2N-57&57B SURVEY BY SUNSHINE STATE SURVEYORS, INC.: FILE NO. 87E-2218.
7. MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. T2N-35, DATED AUGUST 12, 1988.
8. WATERWARD BOUNDARY LINE SHOWN WAS DIGITIZED FROM AERIAL PHOTOGRAPH NEGATIVE NO. A20 12089 174-12, AERIAL NO. B/10, TAKEN JANUARY 22, 1974, AS PROVIDED BY THE NASSAU COUNTY PROPERTY APPRAISER'S OFFICE. (SEE CLARY & ASSOC., INC. MAP FILE NO. T2N-57)

LEGEND

R\W =	RIGHT-OF-WAY
PC =	POINT OF CURVATURE
PT =	POINT OF TANGENCY
O.R. =	OFFICIAL RECORDS
PB =	PLAT BOOK
PG(S) =	PAGE(S)
L =	ARC LENGTH
T =	TANGENT
R =	RADIUS
CH =	CHORD
Δ =	DELTA
PRC =	POINT OF REVERSE CURVE
PCC =	POINT OF COMPOUND CURVE
CL =	CENTERLINE
MHWL =	MEAN HIGH WATER LINE
GOVT =	GOVERNMENT

SHEET 2 OF 12

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No. 2006-394

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DATE MARCH 2006
SCALE N/A
CHECKED BY: BS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703 LB NO. 3731

B. L. Pittman

B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

LINE TABLE		
LINE	LENGTH	BEARING
L1	44.14	S17°13'24"W
L2	37.77	S30°09'07"E
L3	42.47	S25°59'31"W
L4	29.10	S10°33'26"E
L5	60.58	S02°10'19"W
L6	88.91	S00°07'55"W
L7	50.91	S21°10'52"E
L8	48.34	S16°12'58"W
L9	61.63	S13°55'55"W
L10	43.84	S09°55'59"W
L11	27.58	S79°54'16"E
L12	34.19	S59°55'25"E
L13	42.94	N62°26'44"E
L14	28.26	S10°52'46"W
L15	19.06	N62°20'22"E
L16	44.72	N59°10'11"E
L17	17.90	S05°04'47"E
L18	48.73	N63°00'16"E
L19	39.47	S68°48'49"E
L20	22.47	S37°38'19"E
L21	39.82	S18°51'34"W
L22	59.57	S34°28'21"E
L23	57.23	N53°11'47"E
L24	53.19	S38°33'29"E
L25	55.78	S62°31'19"E
L26	50.31	S78°27'53"E
L27	45.42	N50°34'12"E
L28	43.00	S60°43'47"E
L29	40.26	N52°43'36"E
L30	46.12	S88°12'09"E
L31	47.01	N41°45'57"E
L32	47.55	N22°14'57"W
L33	35.18	N48°11'37"E
L34	37.86	S58°00'14"E
L35	58.66	S71°01'02"E
L36	35.37	S75°24'17"E
L37	32.83	N09°03'14"E
L38	26.25	N55°00'50"E
L39	24.07	N05°17'04"W
L40	34.03	N84°01'41"W
L41	20.98	N41°40'31"E
L42	43.49	N21°56'48"E
L43	18.80	N34°35'47"E
L44	36.76	N02°39'18"E
L45	32.65	N15°59'06"W
L46	41.05	N42°40'30"E
L47	38.45	N13°41'45"W
L48	32.82	N50°05'20"W
L49	27.61	N68°00'28"W
L50	27.97	N00°00'58"E
L51	22.20	N45°23'07"W
L52	27.87	N78°50'48"W
L53	29.06	N50°10'20"W
L54	58.58	N76°09'34"W
L55	50.47	N79°18'25"W

LINE TABLE		
LINE	LENGTH	BEARING
L56	51.11	S88°00'31"W
L57	56.09	N70°12'28"W
L58	60.06	S83°36'37"W
L59	42.23	N44°46'36"W
L60	55.12	N24°21'39"E
L61	37.96	N13°31'32"E
L62	48.79	N80°53'00"W
L63	53.12	S67°02'56"W
L64	50.17	N51°42'00"W
L65	52.60	N54°14'14"W
L66	32.17	S06°12'26"W
L67	43.20	S00°45'14"E
L68	54.91	S66°37'45"W
L69	40.09	S26°47'01"E
L70	70.54	S34°28'50"E
L71	29.88	S52°43'47"W
L72	40.56	S12°55'52"E
L73	68.33	S34°50'09"W
L74	62.01	S08°08'27"W
L75	56.88	S43°06'29"W
L76	70.57	S03°57'04"W
L77	62.08	S27°42'55"W
L78	10.29	S01°54'42"W
L79	65.56	S35°38'03"W
L80	55.57	S02°24'09"W
L81	29.08	S13°21'41"W
L82	55.93	S10°29'18"E
L83	27.52	S28°09'20"E
L84	73.83	S18°32'11"W
L85	62.12	S03°32'52"W
L86	72.81	S04°20'27"E
L87	26.54	S11°08'22"E
L88	34.76	S47°11'08"E
L89	47.69	S24°56'05"W
L90	68.56	S34°09'22"E
L91	93.20	S18°01'29"E
L92	73.45	S00°03'09"E
L93	60.56	S04°37'31"W
L94	48.84	S23°02'28"E
L95	42.47	S48°56'00"E
L96	28.89	S21°51'26"W
L97	40.05	S40°48'31"E
L98	91.45	S10°05'51"E
L99	23.93	S08°51'12"E
L100	54.23	S62°16'58"W
L101	41.94	S23°47'57"W
L102	58.55	S41°57'38"W
L103	21.18	S27°01'24"E
L104	67.06	S20°20'26"W
L105	21.85	S04°45'57"W
L106	29.16	S48°57'05"E
L107	24.78	S24°59'34"W
L108	31.20	S13°59'27"E
L109	32.27	S04°52'56"W
L110	24.90	S52°11'21"W

LINE TABLE		
LINE	LENGTH	BEARING
L111	28.13	S11°13'35"E
L112	91.10	S03°30'40"E
L113	42.34	S01°09'27"E
L114	12.61	S43°09'18"W
L115	27.79	S24°36'25"E
L116	81.14	S00°40'18"E
L117	19.16	S06°42'47"E
L118	22.54	S41°17'53"E
L119	21.03	S07°58'59"W
L120	97.13	S23°22'17"E
L121	48.41	S37°29'36"E
L122	46.50	N79°08'54"E
L123	8.48	S47°05'32"E
L124	62.12	S34°52'47"W
L125	60.43	S26°54'22"E
L126	63.98	S22°29'46"E
L127	103.70	S22°26'49"E
L128	78.39	S23°04'12"E
L129	83.24	S23°47'18"E
L129A	17.24	S39°20'31"E
L129B	4.81	S39°19'23"W
L130	78.19	S26°13'06"E
L131	81.06	S26°52'25"E
L132	50.77	N71°21'42"E
L133	45.47	S45°49'21"E
L134	30.97	S13°37'41"E
L135	39.22	S19°47'51"E
L136	34.98	S05°18'19"E
L137	73.60	S31°21'20"E
L138	55.84	N51°36'38"E
L139	39.09	N24°08'26"E
L140	29.05	N25°02'30"E
L141	33.16	N20°01'35"W
L142	32.32	N81°17'35"E
L143	47.79	N13°57'54"W
L144	25.79	N59°56'59"E
L145	49.94	N23°56'51"E
L146	59.13	N01°25'58"E
L147	96.48	N01°52'28"W
L148	47.07	N24°22'15"W
L149	44.74	N42°45'18"E
L150	30.01	N73°55'52"E
L151	109.70	N30°06'31"E
L152	77.79	N25°47'00"W
L153	73.17	N43°11'45"W
L154	61.80	N33°24'53"W
L155	42.75	S63°59'48"W
L156	120.09	S30°12'26"W
L157	117.90	N08°55'59"E
L158	65.29	N48°16'17"E
L159	64.23	N00°02'08"E
L160	17.27	N65°03'31"W
L161	32.44	N20°27'27"E
L162	84.04	N10°54'24"W
L163	68.17	N25°08'35"E

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DRAFTER: JLS
JOB No. 2006-394

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DATE MARCH 2006
SCALE N/A
CHECKED BY: BS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703 LB NO. 3731

B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

LINE TABLE		
LINE	LENGTH	BEARING
L164	47.88	N81°26'01"E
L165	54.09	N80°01'37"E
L166	76.24	N33°23'12"E
L167	42.06	N04°14'50"E
L168	31.73	N48°35'06"E
L169	103.24	N06°43'43"W
L170	32.37	N06°55'43"E
L171	19.57	N38°10'34"E
L172	46.10	N49°19'11"E
L173	26.11	N05°42'31"E
L174	31.50	N89°15'37"E
L175	14.81	S57°38'59"E
L176	23.72	S17°19'06"W
L177	28.37	S03°48'17"E
L178	32.56	N81°43'44"E
L179	34.32	S31°11'33"E
L180	46.15	N48°39'39"E
L181	45.69	N33°17'33"E
L182	50.45	N37°09'30"E
L183	38.40	N23°52'30"W
L184	26.01	N01°40'20"E
L185	33.25	N78°42'40"W
L186	37.47	N53°54'03"W
L187	39.73	N32°02'07"W
L188	44.35	N44°32'44"W
L189	27.04	N23°21'44"W
L190	32.09	N30°39'50"W
L191	44.54	N64°23'43"W
L192	48.95	N40°28'53"W
L193	61.93	N47°04'56"W
L194	44.82	N37°49'02"W
L195	18.71	S66°43'38"E
L196	57.51	N04°19'50"E
L197	38.44	N53°32'35"E
L198	32.67	S52°42'52"E
L199	76.75	N52°02'41"E
L200	22.61	N82°56'46"E
L201	24.72	S19°49'35"E
L202	69.60	S84°30'37"E
L203	75.38	N57°02'24"E
L204	55.99	N67°48'15"E
L205	51.05	N77°05'19"E
L206	42.66	N88°08'18"E
L207	48.70	N29°13'20"E
L208	36.16	N54°39'43"E
L209	33.46	N22°26'27"W
L210	42.85	N01°21'49"W
L211	42.78	N01°01'57"W
L212	50.58	N31°15'19"E
L213	38.62	N26°51'13"W
L214	49.83	N07°27'03"W
L215	55.55	N26°20'03"W
L216	40.52	N69°00'26"W
L217	39.21	N35°58'03"W
L218	53.43	N57°15'59"W

LINE TABLE		
LINE	LENGTH	BEARING
L219	38.73	N61°24'28"W
L220	76.00	N77°15'09"W
L221	75.11	N26°08'20"W
L222	59.96	N87°15'53"W
L223	18.44	S41°57'59"W
L224	32.02	S86°44'42"W
L225	37.28	S45°56'41"W
L226	62.80	S66°10'34"W
L227	44.68	N32°04'44"W
L228	44.68	N04°00'41"E
L229	40.56	N14°01'24"E
L230	56.17	N36°09'27"E
L231	28.71	N00°14'29"W
L232	42.14	N44°06'34"E
L233	49.13	N50°53'28"E
L234	59.33	N11°11'00"E
L235	57.97	N10°04'34"E
L236	60.56	N17°17'25"E
L237	14.73	N14°10'06"W
L238	89.67	N25°32'41"W
L239	64.29	N05°52'58"W
L240	42.83	N26°13'54"E
L241	13.37	N77°13'35"E
L242	43.64	N02°48'04"E
L243	42.10	N60°51'46"W
L244	33.89	N81°06'25"E
L245	33.86	N09°26'28"E
L246	31.02	N01°23'11"E
L247	22.98	N12°25'06"E
L248	18.57	N53°09'42"W
L249	36.96	N79°12'01"W
L250	13.58	N56°05'25"W
L251	39.82	S79°34'56"E
L252	21.63	S72°56'52"E
L253	19.28	N42°29'04"E
L254	45.31	N05°15'21"W
L255	37.61	N18°15'22"E
L256	35.70	N42°38'41"E
L257	25.86	N37°57'57"W
L258	26.47	N50°45'53"E
L259	28.93	N06°31'46"E
L260	53.33	N18°14'24"E
L261	53.61	N00°08'58"E
L262	30.25	N20°40'12"W
L263	49.59	N10°30'39"W
L264	47.19	N07°10'53"E
L265	43.76	N24°36'46"E
L266	25.45	N07°52'53"E
L267	58.16	N11°22'13"W
L268	32.48	N12°39'35"W
L269	34.80	N52°18'40"E
L270	3.26	N00°27'16"W
L271	80.78	S21°54'18"W
L272	26.93	N68°05'42"W
L273	70.18	N04°11'22"E

LINE TABLE		
LINE	LENGTH	BEARING
L274	50.99	N78°35'11"W
L275	44.72	S26°40'08"W
L276	140.80	N83°46'51"W
L277	110.11	N39°22'07"W
L278	92.20	S49°30'09"W
L279	150.33	S86°17'23"W
L280	30.83	S28°09'09"E
L281	46.38	S50°44'00"W
L282	63.24	S14°41'47"E
L283	49.57	S68°36'34"W
L284	109.78	S44°18'07"W
L285	49.14	S39°46'33"E
L286	53.44	S38°11'28"W
L287	59.41	S64°57'53"W
L288	73.29	S29°37'55"W
L289	57.34	S64°06'22"E
L290	75.00	S19°21'25"W
L291	53.04	S12°55'02"E
L292	85.26	S19°21'25"W
L293	87.20	N02°51'29"W
L294	62.01	N78°28'06"W
L295	88.59	S25°27'02"W
L296	67.54	S09°53'47"E
L297	44.72	S51°12'50"W
L298	94.43	N69°24'50"W
L299	94.17	S49°26'23"W
L300	141.93	S74°27'56"E
L301	52.74	S44°09'52"E
L302	113.69	S04°55'55"W
L303	69.62	S52°17'39"E
L304	56.74	N75°39'06"E
L305	64.20	S27°58'22"E
L306	134.63	S36°29'03"W
L307	57.66	S08°52'37"W
L308	114.05	S48°19'57"W
L309	59.38	S37°00'40"W
L310	73.70	S51°15'51"W
L311	63.56	S01°38'19"W
L312	54.31	S13°22'22"W
L313	54.62	S05°31'05"W
L314	99.52	S38°41'06"W
L315	43.99	S57°51'29"W
L316	165.67	N20°47'36"W
L317	100.27	N24°41'45"W
L318	102.29	N41°03'43"W
L319	100.28	N33°13'02"W
L320	100.02	N27°40'04"W
L321	20.24	N39°19'23"E
L322	94.05	N39°20'31"W
L323	100.65	N15°50'14"W
L324	100.00	N25°25'34"W
L325	100.10	N22°16'35"W
L326	100.82	N32°08'50"W
L327	95.72	N21°56'56"W
L328	100.32	N07°29'29"W

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DRAFTER: JLS
JOB No. 2006-394

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DATE MARCH 2006
SCALE N/A
CHECKED BY: BLS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703 LB NO. 3731

B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

LINE TABLE		
LINE	LENGTH	BEARING
L329	100.00	N12°14'13"W
L330	100.08	N14°21'21"W
L331	101.73	N01°28'24"W
L332	100.22	N15°53'54"W
L333	94.90	N16°17'26"W
L334	100.32	N05°49'42"W
L335	101.12	N07°16'35"E
L336	110.67	N07°58'55"W
L337	37.66	N02°44'01"E
L338	199.79	N03°59'52"W
L339	131.15	N04°46'48"W
L340	160.18	N12°03'00"W
L341	160.02	N05°08'07"E
L342	141.70	N13°19'18"W
L343	154.82	N14°11'57"W
L344	143.95	N05°24'24"W
L345	144.68	N05°28'57"W
L346	128.72	N42°00'35"E
L347	184.51	N39°33'24"W
L348	155.35	N08°19'55"W
L349	103.87	N00°16'26"W
L350	114.51	N02°23'15"E
L351	30.64	N60°01'48"E

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DRAFTER: JLS
JOB No. 2006-394

S OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS. PTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TION 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

DATE MARCH 2006
SCALE N/A
CHECKED BY JLS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703 LB NO. 3731

B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

OVERALL PARCEL

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

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 89°41'48"EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 23°25'53" WEST, 1135.18 FEET, TO THE EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS 0539, PAGE 1099, OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE SOUTH 23°25'53" WEST, 111.15 FEET; COURSE NO. 3: SOUTH 00°17'01" WEST, 327.86 FEET; COURSE NO. 4: SOUTH 09°46'52" EAST, 496.61 FEET TO THE WATERWARD BOUNDARY LINE (AS OF JULY 1, 1975), AS DIGITIZED AND SHOWN ON CLARY & ASSOCIATES, INC. MAP FILE NO. T2N-57, DATED MARCH 16, 1998; THENCE SOUTHWESTERLY, NORTHWESTERLY, SOUTHEASTERLY, NORTHEASTERLY ALONG THE BOUNDARY OF SAID LINE, RUN THE FOLLOWING FIFTY-SIX (56) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 74°45'13" WEST, 281.30 FEET; COURSE NO. 2: NORTH 77°55'13" WEST, 168.67 FEET; COURSE NO. 3: SOUTH 21°54'18" WEST, 80.78 FEET; COURSE NO. 4: NORTH 68°05'42" WEST, 26.93 FEET; COURSE NO. 5: NORTH 04°11'22" EAST, 70.18 FEET; COURSE NO. 6: NORTH 78°35'11" WEST, 50.99 FEET; COURSE NO. 7: SOUTH 26°40'08" WEST, 44.72 FEET; COURSE NO. 8: NORTH 83°46'51" WEST, 140.80 FEET; COURSE NO. 9: NORTH 39°22'07" WEST, 110.11 FEET; COURSE NO. 10: SOUTH 49°30'09" WEST, 92.20 FEET; COURSE NO. 11: SOUTH 86°17'23" WEST, 150.33 FEET; COURSE NO. 12: SOUTH 12°25'30" EAST, 184.39 FEET; COURSE NO. 13: SOUTH 52°50'16" EAST, 265.50 FEET; COURSE NO. 14: SOUTH 40°36'19" EAST, 395.76 FEET; COURSE NO. 15: SOUTH 28°09'09" EAST, 30.83 FEET; COURSE NO. 16: SOUTH 01°26'15" WEST, 284.50 FEET; COURSE NO. 17: SOUTH 50°44'00" WEST, 46.38 FEET; COURSE NO. 18: SOUTH 14°41'47" EAST, 63.24 FEET; COURSE NO. 19: SOUTH 68°36'34" WEST, 49.57 FEET; COURSE NO. 20: SOUTH 44°18'07" WEST, 109.78 FEET; COURSE NO. 21: SOUTH 39°46'33" EAST, 49.14 FEET; COURSE NO. 22: SOUTH 38°11'28" WEST, 53.44 FEET; COURSE NO. 23: SOUTH 64°57'53" WEST, 59.41 FEET; COURSE NO. 24: SOUTH 29°37'55" WEST, 73.29 FEET; COURSE NO. 25: SOUTH 64°06'22" EAST, 57.34 FEET; COURSE NO. 26: SOUTH 04°00'47" EAST, 225.67 FEET; COURSE NO. 27: SOUTH 19°21'25" WEST, 75.00 FEET; COURSE NO. 28: SOUTH 12°55'02" EAST, 53.04 FEET; COURSE NO. 29: SOUTH 19°21'25" WEST, 85.26 FEET; COURSE NO. 30: NORTH 02°51'29" WEST, 87.20 FEET; COURSE NO. 31: NORTH 78°28'06" WEST, 62.01 FEET; COURSE NO. 32: SOUTH 25°27'02" WEST, 88.59 FEET; COURSE NO. 33: SOUTH 09°53'47" EAST, 67.54 FEET; COURSE NO. 34: SOUTH 51°12'50" WEST, 44.72 FEET; COURSE NO. 35: SOUTH 65°34'32" WEST, 261.52 FEET;

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No. 2006-394

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

DATE MARCH 2006
SCALE N/A
CHECKED BY: JLS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703 LB NO. 3731

B. L. Pittman

B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

COURSE NO. 36: NORTH 69°24'50" WEST, 94.43 FEET; COURSE NO. 37: SOUTH 49°26'23" WEST, 94.17 FEET; COURSE NO. 38: SOUTH 74°27'56" EAST, 141.93 FEET; COURSE NO. 39: SOUTH 44°09'52" EAST, 52.74 FEET; COURSE NO. 40: SOUTH 04°55'55" WEST, 113.69 FEET; COURSE NO. 41: SOUTH 52°17'39" EAST, 69.62 FEET; COURSE NO. 42: NORTH 75°39'06" EAST, 56.74 FEET; COURSE NO. 43: SOUTH 27°58'22" EAST, 64.20 FEET; COURSE NO. 44: SOUTH 12°27'32" WEST, 248.98 FEET; COURSE NO. 45: SOUTH 36°29'03" WEST, 134.63 FEET; COURSE NO. 46: SOUTH 08°52'37" WEST, 57.66 FEET; COURSE NO. 47: SOUTH 48°19'57" WEST, 114.05 FEET; COURSE NO. 48: SOUTH 37°00'40" WEST, 59.38 FEET; COURSE NO. 49: SOUTH 51°15'51" WEST, 73.70 FEET; COURSE NO. 50: SOUTH 01°38'19" WEST, 63.56 FEET; COURSE NO. 51: SOUTH 13°22'22" WEST, 54.31 FEET; COURSE NO. 52: SOUTH 05°31'05" WEST, 54.62 FEET; COURSE NO. 53: SOUTH 38°41'06" WEST, 99.52 FEET; COURSE NO. 54: SOUTH 57°51'29" WEST, 43.99 FEET; COURSE NO. 55: NORTH 20°47'36" WEST, 165.67 FEET; COURSE NO. 56: NORTH 24°41'45" WEST, 100.27 FEET TO THE MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. T2N-35); THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THIRTY-FOUR (34) COURSES AND DISTANCES: COURSE NO. 1: NORTH 41°03'43" WEST, 102.29 FEET; COURSE NO. 2: NORTH 33°13'02" WEST, 100.28 FEET; COURSE NO. 3: NORTH 27°40'04" WEST, 100.02 FEET; COURSE NO. 4: NORTH 39°19'23" EAST, 20.24 FEET; COURSE NO. 5: NORTH 39°20'31" WEST, 94.05 FEET; COURSE NO. 6: NORTH 15°50'14" WEST, 100.65 FEET; COURSE NO. 7: NORTH 25°25'34" WEST, 100.00 FEET; COURSE NO. 8: NORTH 22°16'35" WEST, 100.10 FEET; COURSE NO. 9: NORTH 32°08'50" WEST, 100.82 FEET; COURSE NO. 10: NORTH 21°56'56" WEST, 95.72 FEET; COURSE NO. 11: NORTH 07°29'29" WEST, 100.32 FEET; COURSE NO. 12: NORTH 12°14'13" WEST, 100.00 FEET; COURSE NO. 13: NORTH 14°21'21" WEST, 100.08 FEET; COURSE NO. 14: NORTH 01°28'24" WEST, 101.73 FEET; COURSE NO. 15: NORTH 15°53'54" WEST, 100.22 FEET; COURSE NO. 16: NORTH 16°17'26" WEST, 94.90 FEET; COURSE NO. 17: NORTH 05°49'42" WEST, 100.32 FEET; COURSE NO. 18: NORTH 07°16'35" EAST, 101.12 FEET; COURSE NO. 19: NORTH 07°58'55" WEST, 110.67 FEET; COURSE NO. 20: NORTH 02°44'01" EAST, 37.66 FEET; COURSE NO. 21: NORTH 03°59'52" WEST, 199.79 FEET; COURSE NO. 22: NORTH 04°46'48" WEST, 131.15 FEET; COURSE NO. 23: NORTH 12°03'00" WEST, 160.18 FEET; COURSE NO. 24: NORTH 05°08'07" EAST, 160.02 FEET; COURSE NO. 25: NORTH 13°19'18" WEST, 141.70 FEET; COURSE NO. 26: NORTH 14°11'57" WEST, 154.82 FEET; COURSE NO. 27: NORTH 05°24'24" WEST, 143.95 FEET; COURSE NO. 28: NORTH 05°28'57" WEST, 144.68 FEET; COURSE NO. 29: NORTH 42°00'35" EAST, 128.72 FEET; COURSE NO. 30: NORTH 39°33'24" WEST, 184.51 FEET; COURSE NO. 31: NORTH 08°19'55" WEST, 155.35 FEET; COURSE NO. 32: NORTH 00°16'26" WEST, 103.87 FEET; COURSE NO. 33: NORTH 02°23'15" EAST, 114.51 FEET; COURSE NO. 34: NORTH 60°01'48" EAST, 30.64

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No. 2006-394

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

DATE MARCH 2006
SCALE N/A
CHECKED BY: JS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703 LB NO. 3731

B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

FEET TO THE WESTERLY PROLONGATION OF THE AFORESAID SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1099; THENCE NORTH 83°40'50" EAST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1099, AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 2119.06 FEET, TO THE POINT OF BEGINNING.

CONTAINING 113.69 ACRES, MORE OR LESS.

LESS AND EXCEPT:

EXCEPTION PARCEL 1

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

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, SAID TOWNSHIP AND RANGE; THENCE SOUTH 89°41'48" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE; THENCE SOUTH 23°25'53" WEST, ALONG LAST SAID LINE, 1135.18 FEET, TO THE EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS 0539, PAGE 1099, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 83°40'50" WEST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1099, A DISTANCE OF 700.79 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 83°40'50" WEST, ALONG LAST SAID LINE, 204.22 FEET; THENCE SOUTH 17°13'24" WEST, 44.14 FEET; THENCE SOUTH 30°09'07" EAST, 37.77 FEET; THENCE SOUTH 25°59'31" WEST, 42.47 FEET; THENCE SOUTH 10°33'26" EAST, 29.10 FEET; THENCE SOUTH 02°10'19" WEST, 60.58 FEET; THENCE SOUTH 00°07'55" WEST, 88.91 FEET; THENCE SOUTH 21°10'52" EAST, 50.91 FEET; THENCE SOUTH 16°12'58" WEST, 48.34 FEET; THENCE SOUTH 13°55'55" WEST, 61.63 FEET; THENCE SOUTH 09°55'59" WEST, 43.84 FEET; THENCE SOUTH 79°54'16" EAST, 27.58 FEET; THENCE SOUTH 59°55'25" EAST, 34.19 FEET; THENCE NORTH 62°26'44" EAST, 42.94 FEET; THENCE SOUTH 10°52'46" WEST, 28.26 FEET; THENCE NORTH 62°20'22" EAST, 19.06 FEET; THENCE NORTH 59°10'11" EAST, 44.72 FEET; THENCE SOUTH 05°04'47" EAST, 17.90 FEET; THENCE NORTH 63°00'16" EAST, 48.73 FEET; THENCE SOUTH 68°48'49" EAST, 39.47 FEET; THENCE SOUTH 37°38'19" EAST, 22.47 FEET; THENCE SOUTH 18°51'34" WEST, 39.82 FEET; THENCE SOUTH 34°28'21" EAST, 59.57 FEET; THENCE NORTH 53°11'47" EAST, 57.23 FEET; THENCE SOUTH 38°33'29" EAST, 53.19 FEET; THENCE SOUTH 62°31'19"

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No. 2006-394

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DATE MARCH 2006
SCALE N/A
CHECKED BY: BS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2705 LB NO. 3731

B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

AST, 55.78 FEET; THENCE SOUTH 78°27'53" EAST, 50.31 FEET; THENCE NORTH 50°34'12" EAST, 45.42 FEET; THENCE SOUTH 60°43'47" EAST, 43.00 FEET; THENCE NORTH 52°43'36" EAST, 40.26 FEET; THENCE SOUTH 88°12'09" EAST, 46.12 FEET; THENCE NORTH 41°45'57" EAST, 47.01 FEET; THENCE NORTH 22°14'57" WEST, 47.55 FEET; THENCE NORTH 48°11'37 EAST, 35.18 FEET; THENCE SOUTH 58°00'14" EAST, 37.86 FEET; THENCE SOUTH 71°01'02" EAST, 58.66 FEET; THENCE SOUTH 75°24'17" EAST, 35.37 FEET; THENCE NORTH 09°03'14" EAST, 32.83 FEET; THENCE NORTH 55°00'50" EAST, 26.25 FEET; THENCE NORTH 05°17'04" WEST, 24.07 FEET; THENCE NORTH 84°01'41" WEST, 34.03 FEET; THENCE NORTH 41°40'31" EAST, 20.98 FEET; THENCE NORTH 21°56'48" EAST, 43.49 FEET; THENCE NORTH 34°35'47" EAST, 18.80 FEET; THENCE NORTH 02°39'18" EAST, 36.76 FEET; THENCE NORTH 15°59'06" WEST, 32.65 FEET; THENCE NORTH 42°40'30" EAST, 41.05 FEET; THENCE NORTH 13°41'45" WEST, 38.45 FEET; THENCE NORTH 50°05'20" WEST, 32.82 FEET; THENCE NORTH 68°00'28" WEST, 27.61 FEET; THENCE NORTH 00°00'58" EAST, 27.97 FEET; THENCE NORTH 45°23'07" WEST, 22.20 FEET; THENCE NORTH 78°50'48" WEST, 27.87 FEET; THENCE NORTH 50°10'20" WEST, 29.06 FEET; THENCE NORTH 76°09'34" WEST, 58.58 FEET; THENCE NORTH 79°18'25" WEST, 50.47 FEET; THENCE SOUTH 88°00'31" WEST, 51.11 FEET; THENCE NORTH 70°12'28" WEST, 56.09 FEET; THENCE SOUTH 83°36'37" WEST, 60.06 FEET; THENCE NORTH 44°46'36" WEST, 42.23 FEET; THENCE NORTH 24°21'39" EAST, 55.12 FEET; THENCE NORTH 13°31'32" EAST, 37.96 FEET; THENCE NORTH 80°53'00" WEST, 48.79 FEET; THENCE SOUTH 67°02'56" WEST, 53.12 FEET; THENCE NORTH 51°42'00" WEST, 50.17 FEET; THENCE NORTH 54°14'14" WEST, 52.60 FEET TO THE POINT F BEGINNING.

ABOVE EXCEPTION CONTAINING 8.30 ACRES MORE OR LESS.

FURTHER LESS AND EXCEPT:

EXCEPTION PARCEL 2

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

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, SAID TOWNSHIP AND RANGE; THENCE SOUTH 89°41'48" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE; THENCE SOUTH 23°25'53" WEST, ALONG LAST SAID LINE, 1135.18 FEET, TO THE EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No. 2006-394

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DATE MARCH 2006
SCALE N/A
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Clary & Associates, Inc.
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3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2793 LB NO. 3731

B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

0539, PAGE 1099, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 83°40'50" WEST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1099, A DISTANCE OF 953.93 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 83°40'50" WEST, ALONG LAST SAID LINE, 819.67 FEET; THENCE SOUTH 06°12'26" WEST, 32.17 FEET; THENCE SOUTH 00°45'14" EAST, 43.20 FEET; THENCE SOUTH 66°37'45" WEST, 54.91 FEET; THENCE SOUTH 26°47'01" EAST, 40.09 FEET; THENCE SOUTH 34°28'50" EAST, 70.54 FEET; THENCE SOUTH 52°43'37" WEST, 29.88 FEET; THENCE SOUTH 12°55'52" EAST, 40.56 FEET; THENCE SOUTH 34°50'09" WEST, 68.33 FEET; THENCE SOUTH 08°08'27" WEST, 62.01 FEET; THENCE SOUTH 43°06'29" WEST, 56.88 FEET; THENCE SOUTH 03°57'04" WEST, 70.57 FEET; THENCE SOUTH 27°42'55" WEST, 62.08 FEET; THENCE SOUTH 01°54'42" WEST, 10.29 FEET; THENCE SOUTH 35°38'03" WEST, 65.56 FEET; THENCE SOUTH 02°24'09" WEST, 55.57 FEET; THENCE SOUTH 13°21'41" WEST, 29.08 FEET; THENCE SOUTH 10°29'18" EAST, 55.93 FEET; THENCE SOUTH 28°09'20" EAST, 27.52 FEET; THENCE SOUTH 18°32'11" WEST, 73.83 FEET; THENCE SOUTH 03°32'52" WEST, 62.12 FEET; THENCE SOUTH 04°20'27" EAST, 72.81 FEET; THENCE SOUTH 11°08'22" EAST, 26.54 FEET; THENCE SOUTH 47°11'08" EAST, 34.76 FEET; THENCE SOUTH 24°56'05" WEST, 47.69 FEET; THENCE SOUTH 34°09'22" EAST, 68.56 FEET; THENCE SOUTH 18°01'29" EAST, 93.20 FEET; THENCE SOUTH 00°03'09" EAST, 73.45 FEET; THENCE SOUTH 04°37'31" WEST, 60.56 FEET; THENCE SOUTH 23°02'28" EAST, 48.84 FEET; THENCE SOUTH 48°56'00" EAST, 42.47 FEET; THENCE SOUTH 21°51'26" WEST, 28.89 FEET; THENCE SOUTH 40°48'31" EAST, 40.05 FEET; THENCE SOUTH 10°05'51" EAST, 91.45 FEET; THENCE SOUTH 08°51'12" EAST, 23.93 FEET; THENCE SOUTH 62°16'58" WEST, 54.23 FEET; THENCE SOUTH 23°47'57" WEST, 41.94 FEET; THENCE SOUTH 41°57'38" WEST, 58.55 FEET; THENCE SOUTH 27°01'24" EAST, 21.18 FEET; THENCE SOUTH 20°20'26" WEST, 67.06 FEET; THENCE SOUTH 04°45'57" WEST, 21.85 FEET; THENCE SOUTH 48°57'05" EAST, 29.16 FEET; THENCE SOUTH 24°59'34" WEST, 24.78 FEET; THENCE SOUTH 13°59'27" EAST, 31.20 FEET; THENCE SOUTH 04°52'56" WEST, 32.27 FEET; THENCE SOUTH 52°11'21" WEST, 24.90 FEET; THENCE SOUTH 11°13'35" EAST, 28.13 FEET; THENCE SOUTH 03°30'40" EAST, 91.10 FEET; THENCE SOUTH 01°09'27" EAST, 42.34 FEET; THENCE SOUTH 43°09'18" WEST, 12.61 FEET; THENCE SOUTH 06°42'47" EAST, 556.62 FEET; THENCE SOUTH 24°36'25" EAST, 27.79 FEET; THENCE SOUTH 00°40'18" EAST, 81.14 FEET; THENCE SOUTH 06°42'47" EAST, 19.16 FEET; THENCE SOUTH 41°17'53" EAST, 22.54 FEET; THENCE SOUTH 07°58'59" WEST, 21.03 FEET; THENCE SOUTH 23°22'17" EAST, 97.13 FEET; THENCE SOUTH 37°29'36" EAST, 48.41 FEET; THENCE NORTH 79°08'54" EAST, 46.50 FEET; THENCE SOUTH 47°05'32" EAST, 8.48 FEET; THENCE SOUTH 34°52'47" WEST, 62.12 FEET; THENCE SOUTH 26°54'22" EAST, 60.43 FEET; THENCE SOUTH 22°29'46" EAST, 63.98 FEET;

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No. 2006-394

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DATE MARCH 2006
SCALE N/A
CHECKED BY: JRS

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B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

THENCE SOUTH 22°26'49" EAST, 103.70 FEET; THENCE SOUTH 23°04'12" EAST, 78.39 FEET; THENCE SOUTH 23°47'18" EAST, 83.24 FEET; THENCE SOUTH 39°20'31" EAST, 17.24 FEET; THENCE SOUTH 39°19'23" WEST, 4.81 FEET; THENCE SOUTH 26°13'06" EAST, 78.19 FEET; THENCE SOUTH 26°52'25" EAST, 81.06 FEET; THENCE NORTH 71°21'42" EAST, 50.77 FEET; THENCE SOUTH 45°49'21" EAST, 45.47 FEET; THENCE SOUTH 13°37'41" EAST, 30.97 FEET; THENCE SOUTH 19°47'51" EAST, 39.22 FEET; THENCE SOUTH 05°18'19" EAST, 34.98 FEET; THENCE SOUTH 31°21'20" EAST, 73.60 FEET; THENCE NORTH 51°36'38" EAST, 55.84 FEET; THENCE NORTH 24°08'26" EAST, 39.09 FEET; THENCE NORTH 25°02'30" EAST, 29.05 FEET; THENCE NORTH 20°01'35" WEST, 33.16 FEET; THENCE NORTH 81°17'35" EAST, 32.32 FEET; THENCE NORTH 13°57'54" WEST, 47.79 FEET; THENCE NORTH 59°56'59" EAST, 25.79 FEET; THENCE NORTH 23°56'51" EAST, 49.94 FEET; THENCE NORTH 01°25'58" EAST, 59.13 FEET; THENCE NORTH 01°52'28" WEST, 96.48 FEET; THENCE NORTH 24°22'15" WEST, 47.07 FEET; THENCE NORTH 42°45'18" EAST, 44.74 FEET; THENCE NORTH 73°55'52" EAST, 30.01 FEET; THENCE NORTH 30°06'31" EAST, 109.70 FEET; THENCE NORTH 25°47'00" WEST, 77.79 FEET; THENCE NORTH 43°11'45" WEST, 73.17 FEET; THENCE NORTH 33°24'53" WEST, 61.80 FEET; THENCE SOUTH 63°59'48" WEST, 42.75 FEET; THENCE SOUTH 30°12'26" WEST, 120.09 FEET; THENCE NORTH 08°55'59" EAST, 117.90 FEET; THENCE NORTH 48°16'17" EAST, 65.29 FEET; THENCE NORTH 00°02'08" EAST, 64.23 FEET; THENCE NORTH 65°03'31" WEST, 17.27 FEET; THENCE NORTH 20°27'27" EAST, 32.44 FEET; THENCE NORTH 10°54'24" WEST, 84.04 FEET; THENCE NORTH 25°08'35" EAST, 68.17 FEET; THENCE NORTH 81°26'01" EAST, 47.88 FEET; THENCE NORTH 80°01'37" EAST, 54.09 FEET; THENCE NORTH 33°23'12" EAST, 76.24 FEET; THENCE NORTH 04°14'50" EAST, 42.06 FEET; THENCE NORTH 48°53'06" EAST, 31.73 FEET; THENCE NORTH 06°43'43" WEST, 103.24 FEET; THENCE NORTH 06°55'43" EAST, 32.37 FEET; THENCE NORTH 38°10'34" EAST, 19.57 FEET; THENCE NORTH 49°19'11" EAST, 46.10 FEET; THENCE NORTH 05°42'31" EAST, 26.11 FEET; THENCE NORTH 89°15'37" EAST, 31.50 FEET; THENCE SOUTH 57°38'59" EAST, 14.81 FEET; THENCE SOUTH 17°17'06" WEST, 23.72 FEET; THENCE SOUTH 03°48'17" EAST, 28.37 FEET; THENCE NORTH 81°43'44" EAST, 32.56 FEET; THENCE SOUTH 31°11'33" EAST, 34.32 FEET; THENCE NORTH 48°39'39" EAST, 46.15 FEET; THENCE NORTH 33°17'33" EAST, 45.69 FEET; THENCE NORTH 37°09'30" EAST, 50.45 FEET; THENCE NORTH 23°52'30" WEST, 38.40 FEET; THENCE NORTH 01°40'20" EAST, 26.01 FEET; THENCE NORTH 78°42'40" WEST, 33.25 FEET; THENCE NORTH 53°54'03" WEST, 37.47 FEET; THENCE NORTH 32°02'07" WEST, 39.73 FEET; THENCE NORTH 44°32'44" WEST, 44.35 FEET; THENCE NORTH 23°21'44" WEST, 27.04 FEET; THENCE NORTH 30°39'50" WEST, 32.09 FEET; THENCE NORTH 64°23'43" WEST, 44.54 FEET; THENCE NORTH 40°28'53" WEST, 48.95 FEET; THENCE NORTH 47°04'56" WEST, 61.93 FEET; THENCE NORTH 37°49'02" WEST,44.82 FEET; THENCE SOUTH 66°43'38" EAST, 18.71 FEET; THENCE NORTH 04°19'50" EAST, 57.51 FEET; THENCE NORTH 53°32'35" EAST, 38.44 FEET; THENCE SOUTH 52°42'52" EAST, 32.67 FEET; THENCE NORTH 52°02'41" EAST, 76.75 FEET; THENCE NORTH 82°56'46" EAST, 22.61 FEET; THENCE SOUTH 19°49'35" EAST, 24.72 FEET;

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No. 2006-394

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

DATE MARCH 2006
SCALE N/A
CHECKED BY: JBS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
LB NO. 3731

B. L. Pittman
B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

THENCE SOUTH 84°30'37" EAST, 69.60 FEET; THENCE NORTH 57°02'24" EAST, 75.38 FEET; THENCE NORTH 67°48'15" EAST, 55.99 FEET; THENCE NORTH 77°05'19" EAST, 51.05 FEET; THENCE NORTH 88°08'18" EAST, 42.66 FEET; THENCE NORTH 29°13'20" EAST, 48.70 FEET; THENCE NORTH 54°39'43" EAST, 36.16 FEET; THENCE NORTH 22°26'27" WEST, 33.46 FEET; THENCE NORTH 01°21'49" WEST, 42.85 FEET; THENCE NORTH 01°01'57" WEST, 42.78 FEET; THENCE NORTH 31°15'19" EAST, 50.58 FEET; THENCE NORTH 26°51'13" WEST, 38.62 FEET; THENCE NORTH 07°27'03" WEST, 49.83 FEET; THENCE NORTH 26°20'03" WEST, 55.55 FEET; THENCE NORTH 69°00'26" WEST, 40.52 FEET; THENCE NORTH 35°58'03" WEST, 39.21 FEET; THENCE NORTH 57°15'59" WEST, 53.43 FEET; THENCE NORTH 61°24'28" WEST, 38.73 FEET; THENCE NORTH 77°15'09" WEST, 76.00 FEET; THENCE NORTH 26°08'20" WEST, 75.11 FEET; THENCE NORTH 87°15'53" WEST, 59.96 FEET; THENCE SOUTH 41°57'59" WEST, 18.44 FEET; THENCE SOUTH 86°44'42" WEST, 32.02 FEET; THENCE SOUTH 45°56'41" WEST, 37.28 FEET; THENCE SOUTH 66°10'34" WEST, 62.80 FEET; THENCE NORTH 32°04'44" WEST, 44.68 FEET; THENCE NORTH 04°00'41" EAST, 44.68 FEET; THENCE NORTH 14°01'24" EAST, 40.56 FEET; THENCE NORTH 36°09'27" EAST, 56.17 FEET; THENCE NORTH 00°14'29" WEST, 28.71 FEET; THENCE NORTH 44°06'34" EAST, 42.14 FEET; THENCE NORTH 50°53'28" EAST, 49.13 FEET; THENCE NORTH 11°11'00" EAST, 59.33 FEET; THENCE NORTH 10°04'34" EAST, 57.97 FEET; THENCE NORTH 17°17'25" EAST, 60.56 FEET; THENCE NORTH 14°10'06" WEST, 14.73 FEET; THENCE NORTH 25°32'41" WEST, 89.67 FEET; THENCE NORTH 05°52'58" WEST, 64.29 FEET; THENCE NORTH 26°13'54" EAST, 42.83 FEET; THENCE NORTH 77°13'35" EAST, 13.37 FEET; THENCE NORTH 02°48'04" EAST, 43.64 FEET; THENCE NORTH 60°51'46" WEST, 42.10 FEET; THENCE NORTH 81°06'25" EAST, 33.89 FEET; THENCE NORTH 09°26'28" EAST, 33.86 FEET; THENCE NORTH 01°23'11" EAST, 31.02 FEET; THENCE NORTH 12°25'06" EAST, 22.98 FEET; THENCE NORTH 53°09'42" WEST, 18.57 FEET; THENCE NORTH 79°12'01" WEST, 36.96 FEET; THENCE NORTH 56°05'25" WEST, 13.58 FEET; THENCE SOUTH 79°34'56" EAST, 39.82 FEET; THENCE SOUTH 72°56'52" EAST, 21.63 FEET; THENCE NORTH 42°29'04" EAST, 19.28 FEET; THENCE NORTH 05°15'21" WEST, 45.31 FEET; THENCE NORTH 18°15'22" EAST, 37.61 FEET; THENCE NORTH 42°38'41" EAST, 35.70 FEET; THENCE NORTH 37°57'57" WEST, 25.86 FEET; THENCE NORTH 50°45'53" EAST, 26.47 FEET; THENCE NORTH 06°31'46" EAST, 28.93 FEET; THENCE NORTH 18°14'24" EAST, 53.33 FEET; THENCE NORTH 00°08'58" EAST, 53.61 FEET; THENCE NORTH 20°40'12" WEST, 30.25 FEET; THENCE NORTH 10°30'39" WEST, 49.59 FEET; THENCE NORTH 07°10'53" EAST, 47.19 FEET; THENCE NORTH 24°36'46" EAST, 43.76 FEET; THENCE NORTH 07°52'53" EAST, 25.45 FEET; THENCE NORTH 11°22'13" WEST, 58.16 FEET; THENCE NORTH 12°39'35" WEST, 32.48 FEET; THENCE NORTH 52°18'40" EAST, 34.80 FEET; THENCE NORTH 00°27'16" WEST, 3.26 FEET, TO THE POINT OF BEGINNING.

ABOVE EXCEPTION CONTAINING 63.28 ACRES MORE OR LESS.

SAID PARCEL CONTAINING A NET AREA, LESS EXCEPTIONS, OF 42.11 ACRES, MORE OR LESS.

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DRAFTER: JLS
JOB No. 2005-394

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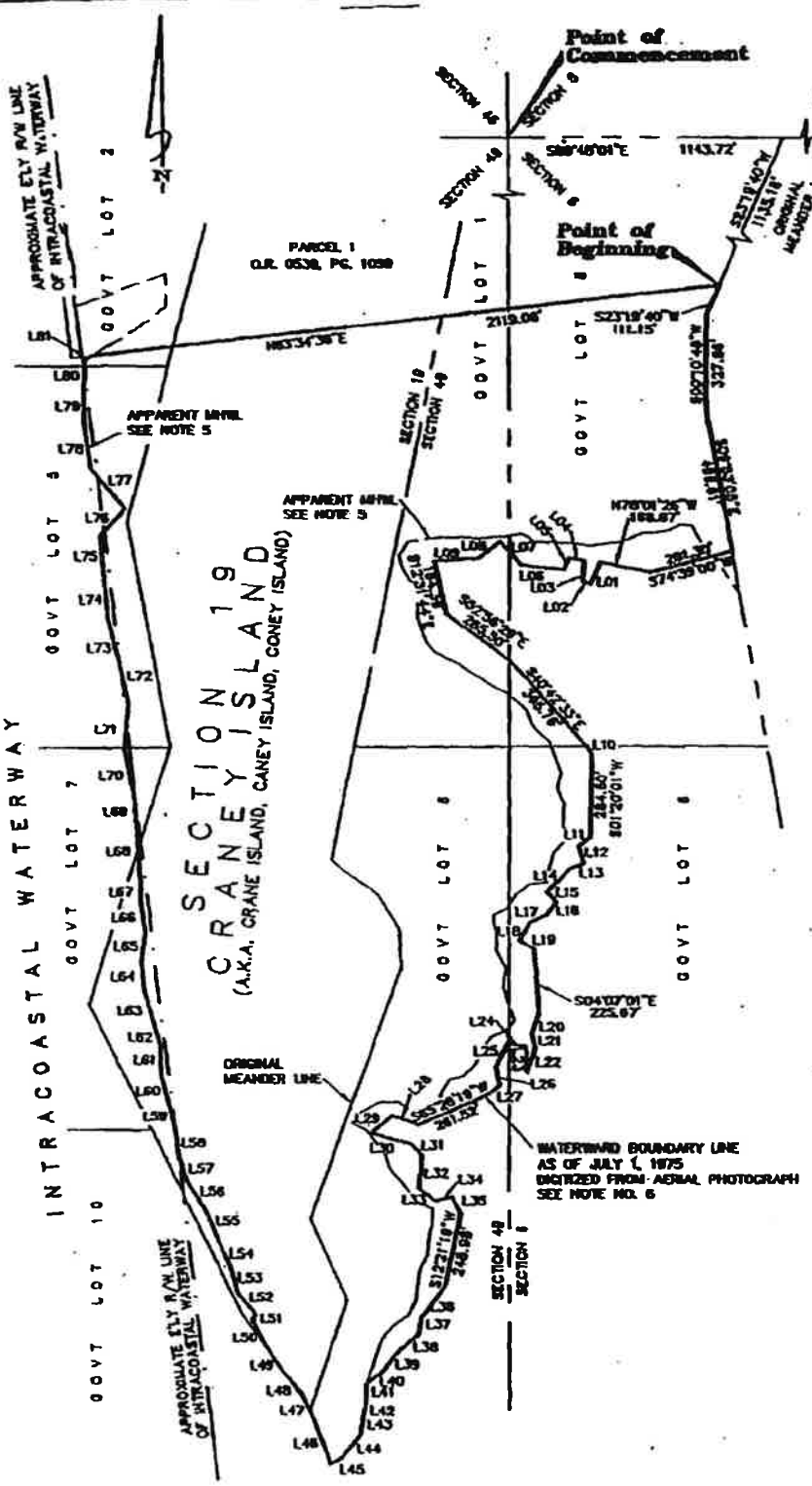
DATE MARCH 2006
SCALE N/A
CHECKED BY: JRS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
LB NO. 3731

B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

EXHIBIT A-3.
Legal Description and Property Survey of 113 Acres



LINE	DIRECTION	DISTANCE
L01	[illegible]	[illegible]
L02	[illegible]	[illegible]
L03	[illegible]	70.18'
L04	[illegible]	[illegible]
L05	[illegible]	42.72'
L06	[illegible]	[illegible]
L07	[illegible]	110.11'
L08	[illegible]	[illegible]
L09	[illegible]	[illegible]
L10	[illegible]	30.83'
L11	[illegible]	[illegible]
L12	[illegible]	[illegible]
L13	[illegible]	[illegible]
L14	[illegible]	102.76'
L15	[illegible]	[illegible]
L16	[illegible]	33.44'
L17	[illegible]	58.41'
L18	[illegible]	[illegible]
L19	[illegible]	69.31'
L20	[illegible]	[illegible]
L21	[illegible]	33.01'
L22	[illegible]	[illegible]
L23	[illegible]	67.28'
L24	[illegible]	65.01'
L25	[illegible]	[illegible]
L26	[illegible]	67.31'
L27	[illegible]	44.72'
L28	[illegible]	94.13'
L29	[illegible]	94.17'
L30	[illegible]	141.83'
L31	[illegible]	59.74'
L32	[illegible]	113.59'
L33	[illegible]	[illegible]
L34	[illegible]	58.74'
L35	[illegible]	84.20'
L36	[illegible]	134.83'
L37	[illegible]	57.66'
L38	[illegible]	114.05'
L39	[illegible]	[illegible]
L40	[illegible]	73.79'
L41	[illegible]	63.58'
L42	[illegible]	34.39'
L43	[illegible]	84.82'
L44	[illegible]	[illegible]
L45	[illegible]	41.88'
L46	[illegible]	186.67'
L47	[illegible]	100.27'
L48	[illegible]	102.29'
L49	[illegible]	190.38'
L50	[illegible]	100.02'
L51	[illegible]	20.24'
L52	[illegible]	94.05'
L53	[illegible]	100.65'
L54	[illegible]	100.07'
L55	[illegible]	100.18'
L56	[illegible]	100.62'
L57	[illegible]	85.77'
L58	[illegible]	100.32'
L59	[illegible]	100.00'
L60	[illegible]	100.08'
L61	[illegible]	101.73'
L62	[illegible]	100.22'
L63	[illegible]	84.80'
L64	[illegible]	100.32'
L65	[illegible]	101.12'
L66	[illegible]	110.67'
L67	[illegible]	37.68'
L68	[illegible]	186.78'
L69	[illegible]	131.15'
L70	[illegible]	100.18'
L71	[illegible]	180.02'
L72	[illegible]	141.70'
L73	[illegible]	154.62'
L74	[illegible]	143.88'
L75	[illegible]	144.88'
L76	[illegible]	126.72'
L77	[illegible]	184.51'
L78	[illegible]	165.35'
L79	[illegible]	103.67'
L80	N02°17'02"E	114.51'
L81	N58°55'55"E	30.64'

SHEET 1 OF 3

DRAFTER: JRS — JOB No. 2005-1071

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DATE JUNE 14, 2005
SCALE 1" = 500'

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703 LB NO. 3731

LEGEND
R/W = RIGHT-OF-WAY
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
ORV = OFFICIAL RECORDS VOLUME
PB = PLAT BOOK
PCCO = PARECO
CL = CENTERLINE
MHWL = MEAN HIGH WATER LINE
GOVT = GOVERNMENT

MAP SHOWING

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

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 89°48'01"EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1; SOUTH 23°19'40" WEST, 1135.18 FEET, TO THE EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS 0539, PAGE 1100, OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE POINT OF BEGINNING; COURSE NO. 2; CONTINUE SOUTH 23°19'40" WEST, 111.15 FEET; COURSE NO. 3; SOUTH 00°10'48" WEST, 327.86 FEET; COURSE NO. 4; SOUTH 09°53'05" EAST, 496.61 FEET TO THE WATERWARD BOUNDARY LINE (AS OF JULY 1, 1975), AS DIGITIZED AND SHOWN ON CLARY & ASSOCIATES, INC. MAP FILE NO. T2N-57, DATED MARCH 16, 1998; THENCE SOUTHWESTERLY, NORTHWESTERLY, SOUTHEASTERLY, NORTHEASTERLY ALONG THE BOUNDARY OF SAID LINE, RUN THE FOLLOWING SIXTY-EIGHT (68) COURSES AND DISTANCES: COURSE NO. 1; SOUTH 74°39'00" WEST, 281.30 FEET; COURSE NO. 2; NORTH 78°01'26" WEST, 168.67 FEET; COURSE NO. 3; SOUTH 21°48'05" WEST, 80.78 FEET; COURSE NO. 4; NORTH 68°11'55" WEST, 26.93 FEET; COURSE NO. 5; NORTH 04°05'08" EAST, 70.18 FEET; COURSE NO. 6; NORTH 78°41'24" WEST, 50.99 FEET; COURSE NO. 7; SOUTH 26°33'54" WEST, 44.72 FEET; COURSE NO. 8; NORTH 83°53'04" WEST, 140.80 FEET; COURSE NO. 9; NORTH 39°28'21" WEST, 110.11 FEET; COURSE NO. 10; SOUTH 49°23'55" WEST, 92.20 FEET; COURSE NO. 11; SOUTH 86°11'09" WEST, 150.33 FEET; COURSE NO. 12; SOUTH 12°31'44" EAST, 184.39 FEET; COURSE NO. 13; SOUTH 52°56'29" EAST, 265.50 FEET; COURSE NO. 14; SOUTH 40°42'33" EAST, 395.76 FEET; COURSE NO. 15; SOUTH 28°15'22" EAST, 30.83 FEET; COURSE NO. 16; SOUTH 01°20'01" WEST, 284.50 FEET; COURSE NO. 17; SOUTH 50°37'47" WEST, 46.38 FEET; COURSE NO. 18; SOUTH 14°48'00" EAST, 63.24 FEET; COURSE NO. 19; SOUTH 68°30'21" WEST, 49.57 FEET; COURSE NO. 20; SOUTH 44°11'53" WEST, 109.78 FEET; COURSE NO. 21; SOUTH 39°52'47" EAST, 49.14 FEET; COURSE NO. 22; SOUTH 38°05'15" WEST, 53.44 FEET; COURSE NO. 23; SOUTH 64°51'40" WEST, 59.41 FEET; COURSE NO. 24; SOUTH 29°31'42" WEST, 73.29 FEET; COURSE NO. 25; SOUTH 64°12'35" EAST, 57.34 FEET; COURSE NO. 26; SOUTH 04°07'01" EAST, 225.67 FEET; COURSE NO. 27; SOUTH 19°15'12" WEST, 75.00 FEET; COURSE NO. 28; SOUTH 13°01'15" EAST, 53.04 FEET; COURSE NO. 29; SOUTH 19°15'12" WEST, 85.26 FEET; COURSE NO. 30; NORTH 02°57'43" WEST, 87.20 FEET; COURSE NO. 31; NORTH 78°34'19" WEST, 62.01 FEET; COURSE NO. 32; SOUTH 25°20'49" WEST, 88.59 FEET; COURSE NO. 33; SOUTH 10°00'00" EAST, 67.54 FEET; COURSE NO. 34; SOUTH 51°06'36" WEST, 44.72 FEET; COURSE NO. 35; SOUTH 65°28'19" WEST, 261.52 FEET; COURSE NO. 36; NORTH 69°31'03" WEST, 94.43 FEET; COURSE NO. 37; SOUTH 49°20'09" WEST, 94.17 FEET; COURSE NO. 38; SOUTH 74°34'09" EAST, 141.93 FEET; COURSE NO. 39; SOUTH 44°16'05" EAST, 52.74 FEET; COURSE NO. 40; SOUTH 04°49'42" WEST, 113.69 FEET; COURSE NO. 41; SOUTH 52°23'53" EAST, 69.62 FEET; COURSE NO. 42; NORTH 75°32'52" EAST, 56.74 FEET; COURSE NO. 43; SOUTH 28°04'35" EAST, 64.20 FEET; COURSE NO. 44; SOUTH 12°21'19" WEST, 248.98 FEET; COURSE NO. 45; SOUTH 36°22'50" WEST, 134.63 FEET; COURSE NO. 46; SOUTH 08°46'24" WEST, 57.66 FEET; COURSE NO. 47; SOUTH 48°13'44" WEST, 114.05 FEET; COURSE NO. 48; SOUTH 36°54'27" WEST, 59.38 FEET; COURSE NO. 49; SOUTH 51°09'37" WEST, 73.70 FEET; COURSE NO. 50; SOUTH 01°32'06" WEST, 63.56 FEET; COURSE NO. 51; SOUTH 13°16'09" WEST, 54.31 FEET; COURSE NO. 52; SOUTH 05°24'52" WEST, 54.62 FEET; COURSE NO. 53; SOUTH 38°34'53" WEST, 99.52 FEET; COURSE NO. 54; SOUTH 57°45'16" WEST, 43.99 FEET; COURSE NO. 55; NORTH 20°53'50" WEST, 165.67 FEET; COURSE NO. 56; NORTH 24°47'58" WEST, 100.27 FEET TO THE MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP FILE NO. T2N-35); THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THIRTY-FOUR (34) COURSES AND DISTANCES: COURSE NO. 1; NORTH 41°09'56" WEST, 102.29 FEET; COURSE NO. 2; NORTH 33°19'15" WEST, 100.28 FEET;

SHEET 2 OF 3

DRAFTER: JRS JOB No. 2005-1071

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ATE JUNE 14, 2005

SCALE N/A

CHECKED BY: JBS

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GOVT - GOVERNMENT

MAP SHOWING

COURSE NO. 3: NORTH 27°46'17" WEST, 100.02 FEET; COURSE NO. 4: NORTH 39°13'10" EAST, 20.24 FEET; COURSE NO. 5: NORTH 39°26'44" WEST, 94.05 FEET; COURSE NO. 6: NORTH 15°56'27" WEST, 100.65 FEET; COURSE NO. 7: NORTH 25°31'47" WEST, 100.00 FEET; COURSE NO. 8: NORTH 22°22'49" WEST, 100.10 FEET; COURSE NO. 9: NORTH 32°15'03" WEST, 100.82 FEET; COURSE NO. 10: NORTH 22°03'09" WEST, 95.72 FEET; COURSE NO. 11: NORTH 07°35'42" WEST, 100.32 FEET; COURSE NO. 12: NORTH 12°20'27" WEST, 100.00 FEET; COURSE NO. 13: NORTH 14°27'34" WEST, 100.08 FEET; COURSE NO. 14: NORTH 01°34'37" WEST, 101.73 FEET; COURSE NO. 15: NORTH 16°00'07" WEST, 100.22 FEET; COURSE NO. 16: NORTH 16°23'39" WEST, 94.90 FEET; COURSE NO. 17: NORTH 05°55'55" WEST, 100.32 FEET; COURSE NO. 18: NORTH 07°10'22" EAST, 101.12 FEET; COURSE NO. 19: NORTH 08°05'08" WEST, 110.67 FEET; COURSE NO. 20: NORTH 02°37'48" EAST, 37.66 FEET; COURSE NO. 21: NORTH 04°06'05" WEST, 199.79 FEET; COURSE NO. 22: NORTH 04°53'01" WEST, 131.15 FEET; COURSE NO. 23: NORTH 12°09'13" WEST, 160.18 FEET; COURSE NO. 24: NORTH 05°01'54" EAST, 160.02 FEET; COURSE NO. 25: NORTH 13°25'31" WEST, 141.70 FEET; COURSE NO. 26: NORTH 14°18'10" WEST, 154.82 FEET; COURSE NO. 27 : NORTH 05°30'37" WEST, 143.95 FEET; COURSE NO. 28: NORTH 05°35'10" WEST, 144.68 FEET; COURSE NO. 29: NORTH 41°54'22" EAST, 128.72 FEET; COURSE NO. 30: NORTH 39°39'37" WEST, 184.51 FEET; COURSE NO. 31: NORTH 08°26'08" WEST, 155.35 FEET; COURSE NO. 32: NORTH 00°22'39" WEST, 103.87 FEET; COURSE NO. 33: NORTH 02°17'02" EAST, 114.51 FEET; COURSE NO. 34: NORTH 59°55'35" EAST, 30.64 FEET, TO THE WESTERLY PROLONGATION OF THE AFORESAID SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1100; THENCE NORTH 83°34'36" EAST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1100, AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 2119.07 FEET, TO THE POINT OF BEGINNING.

CONTAINING 113.69 ACRES, MORE OR LESS

GENERAL NOTES

1. *BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6 TOWNSHIP 2 NORTH, RANGE 28 EAST, AS S 89°48'01" E (ASSUMED).*
2. *THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.*
3. *THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE, THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.*
4. *THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED IN 1831 & 1849 AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1834, JULY 5, 1849, & MARCH 21, 1884.*
5. *MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. RJ-58, DATED DECEMBER 1, 1987.*
6. *WATERWARD BOUNDARY LINE SHOWN WAS DIGITIZED FROM AERIAL PHOTOGRAPH NEGATIVE NO. A20 12089 174-12, AERIAL NO. B/10, TAKEN JANUARY 22, 1974, AS PROVIDED BY THE NASSAU COUNTY PROPERTY APPRAISER'S OFFICE. (SEE CLARY & ASSOC., INC. MAP FILE NO. T2N-57)*
7. *X- REF: CLARY & ASSOC.: FILE NO. T2N-57B, T2N-69 SURVEY BY SUNSHINE STATE SURVEYORS, INC.: FILE NO. 87E-2218.*

SHEET 3 OF 3

DRAFTER: JRS JOB No. 2005-1071

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

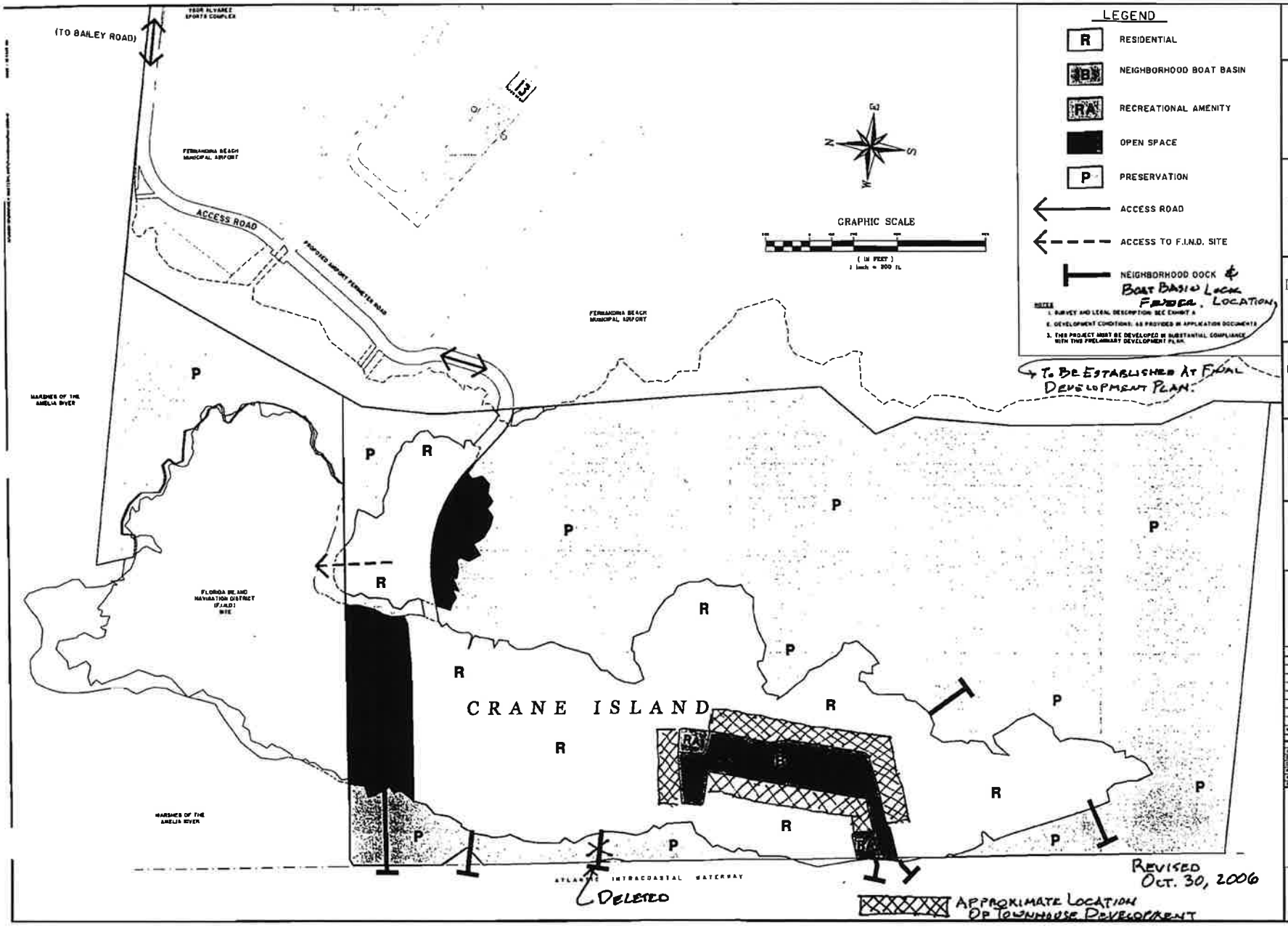
UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

DATE JUNE 14, 2005
SCALE N/A
CHECKED BY: JRS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703 LB NO. 3731

B. L. PITTMAN, P.L.S. CERT. NO. 4827

LEGEND
R\W - RIGHT-OF-WAY
PC - POINT OF CURVATURE
PT - POINT OF TANGENCY
ORV - OFFICIAL RECORDS VOLUME
PB - PLAT BOOK
PG(S) - PAGE(S)
CL - CENTERLINE
MHWL - MEAN HIGH WATER LINE
GOVT - GOVERNMENT



CRANE ISLAND

NASSAU COUNTY, FLORIDA

FOUNDERS:
The Owners of Crane Island
199 CIVITAS STREET
MT. PLEASANT, SOUTH CAROLINA, 29464
PH: (843)-884-3060
FAX: (843)-884-4498

CIVIL ENGINEERS:
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835 HOUSTON NORTHCUTT BLVD.
MT. PLEASANT, SC 29465
PHONE: (843) 849-0200
SAVANNAH, GA – MYRTLE BEACH, SC
FLORIDA CERTIFICATE OF AUTHORIZATION # 3264

TOWN PLANNER:
DOVER, KOHL & PARTNERS
town planning
1571 SUNSET DRIVE
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FAX: (305)-665-0360

ENVIRONMENTAL CONSULTANT:
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PLANNING CONSULTANT:
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326 SETTLERS LANE
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NO.	REVISIONS	BY	DATE
1	WITH PRIVATE DOCK OPTION	DJ	12/29/05

JUNE 27, 2005
REVISED JULY 4, 2006

EXHIBIT B:
PUD Preliminary Development Plan

EXHIBIT **PDP-1**

EXHIBIT C CRANE ISLAND
PUD DEVELOPMENT CONDITIONS

The design and development of Crane Island (Project) will be subject to the following Development Conditions which are hereby made part of the development approval for the property and which shall be recorded as part of the covenants and restrictions attached to the deed for each parcel conveyed in the development.

1. General Conditions: The Project will be developed as a residential community in sub-parcels and in phases as may be delineated on the Final Development Plan for the project. The Preliminary Development Plan for the Project depicts the conceptual location of the residential lots and units, boat basin, recreation facilities, preservation areas and supporting uses to be developed in the Project. The Preliminary Development Plan incorporates, by reference, the terms of these Development Conditions and the Developer's statements made in the related rezoning application, dated June 27, 2005, as amended. These collectively set forth the Developer's written plan of development for the Project. As part of the Final Development Plan submittals for any phase of the Project, the Developer will provide and update, as necessary, a Phasing Schedule based upon market conditions at the time of the Final Development Plan approval and engineering plan review for any phase of development.

   Within two (2) years after approval of the Preliminary Development Plan, the Developer shall submit a Final Development Plan for the Developer's selected initial phase(s) of development for the Project. The Project may be developed in a single phase or two phases with Phase One consisting of at least 85 residential units. If the access road can be constructed first, such development will not count as a phase. Said Final Development Plan shall conform to all requirements of these Standards and Conditions and the codes of Nassau County. The County Commission, upon request from the Developer and for good cause shown, may extend the two (2) years time period for submitting the Final Development Plan. Such extension shall not exceed one (1) year. The location and size of all lots, roads, recreation/open space and other areas shown on the Preliminary Development Plan are conceptual. The final location of residential areas, any roads, recreation/open space areas, and other areas will be depicted on the Final Development Plan and the final engineering plans for particular phases of the Project and subject to the approval of Nassau County in accordance with applicable County Ordinances.

   The County wants assurance that the Preliminary Development Plan to which these conditions apply will be implemented in the event the Project is annexed to the City of Fernandina Beach after its approval by the County. Therefore, upon approval of the PUD

Final Development Plan and Plat and prior to the sale of any lots or units within the Project by the Developer to any third party, the Owners will impose covenants and restrictions running with the land on the property which will be recorded in the public records to limit the development of Crane Island to the number of residential units and boat slips and other improvements as approved by the County. The County will be named as the beneficiary of such covenants and restrictions which will insure that the County can continue to maintain control over development density on the property.

If there is any inconsistency in these terms and conditions with any County Ordinance or requirements, these Land Development Standards and Conditions, and the subsequently adopted Design Code, shall govern.

2. Specific Conditions:

a. Ownership and Maintenance: The Project and related facilities will be owned, maintained and operated as follows:

1) Common Areas and Project Amenities: All common areas, including streets and roads, common preservation areas, amenities, landscape areas, signage, etc., shall be managed by a condominium-owners', homeowners' or property owners' association ("Owners' Association") to be established by the Developer through deed Covenants and Restrictions that the Developer shall establish for the property. The roadways and stormwater management facilities shall remain private and shall be maintained and operated by the Owners' Association as established by the Developer. Any deed from the Developer to third party purchasers in the project will incorporate such Covenants and Restrictions by reference to the Covenants and Restrictions in each deed. Such deed restrictions created by the Covenants and Restrictions shall run with the land in order to protect both present and future property owners within the Project. The Developer shall establish the applicable Owners' Association prior to the sale of any lots or units within the Project by the Developer to any third party. The Developer may elect to form separate and/or multiple Owners' Associations for the Project. Membership in the Owners' Association shall be mandatory for all property owners within the portion of the Project governed by such entity. The applicable Owners' Association shall manage all common areas, recreational and open space and recreational facilities that are not dedicated to the public and that are within the lands that are subject to the jurisdiction of such Owners' Association; shall provide for the maintenance, administration and operation of such portions of the Project and any other lands within the Project not

publicly or privately owned; and shall secure adequate liability insurance governing such areas owned or operated by such Owners' Association.

2) Public Access Park: The public access open space or park as defined in Paragraph b.5) below shall be owned, managed and maintained by the Owners' Association and subject to rules established by the Association. Such rules shall be reasonable and provide for access during daylight hours only, protection of natural resources, deportment, noise, parking, litter, and similar conditions. The launching of boats from the dock or shoreline, swimming and presence of alcoholic beverages (without specific authorization) shall be specifically prohibited. The rules shall also define conditions and procedures through which groups may reserve all or portions of the property for special events or activities. At no time will the Owners' Association exclude access to the public park during its hours of operation.

   As an alternative to ownership by the Owners' Association, Nassau County shall have the option of owning, maintaining and operating the park as a public facility. This option shall be exercised by formal action by the Board of County Commissioners no later than approval of the last phase of development. If the County elects to execute this option, the park will be conveyed after completion of its development by the Developer. The deed conveying the park will contain covenants and restrictions which require the County to establish rules for the operation of the park that include the restrictions as outlined above for continued ownership by the Association.

3) Utilities: Ownership, maintenance and operation of the water, sewer, electrical, telephone and other service utilities will be the responsibility of the respective franchise companies serving the area. Appropriate easements over the private streets and other areas of the Project will be granted as needed to support the provision of such services.

b. Permitted Uses: The following uses are permitted as illustrated on the Preliminary Development Plan.

1) No more than 169 single-family and/or townhouse residential units. No more than 50 of the units may be townhouses and all townhouses shall be clustered around the boat basin as approximately shown on the Preliminary Development Plan, Exhibit B of this Ordinance. Any units not approved as part of the Final Development Plan approval process are not eligible to be used on this or any other development within Nassau County.

2) Docking facilities to accommodate pleasure boats in a private, upland boat basin to accommodate no more than 90 wet slips, connected to the Intracoastal Waterway by a lock system. The boat basin will be developed in compliance with all SJRWMD, US

Army CoE and other applicable permit conditions. Live-aboards and sale of fuel will not be permitted.

3) Recreational amenities that will be developed as private recreational facilities may include a club, pool, tennis courts, cabana, small docks, walking trails and sidewalks, docks for fishing, viewing and other passive activities as described in Paragraph e.2)b) below, and similar private recreational uses.

4) Preservation and open space areas including stormwater facilities and buffers as defined herein.

5) An open space or park area of no less than 5.75 acres which will be accessible to the general public. Facilities to be provided in the park will include: a dock on the Intracoastal Waterway for fishing, viewing and other passive activities as described in Paragraph e.2)b) below; a vehicle parking area; walking trails; a retention pond to serve the park and portions of the residential development; a small pier on the pond that may be used for model boat activities; fencing along boundaries; water and sewer services; and signage as defined herein.

c. Temporary Uses: The following temporary uses are permitted:

1) A temporary sales office for the sale of residential units will be permitted on the Project Site until 90% of the residential structures are sold. However, the temporary sales office maybe removed prior to the sales of 90% of the residential structures. The Developer shall indicate the location of said office with a note on the first Final Development Plan submitted to the County. The temporary sales office may be in a portable manufactured structure as allowed by State Statue for the use or in a building constructed for residential use and will be converted to residential use following the termination of the sales office. The sales office may also utilize a club building or portion of such structure and maybe relocated on the Project Site as may be desired from time to time during the course of Project sales.

2) Temporary construction trailers as needed to support the construction process. The Developer shall indicate with a note on any Final Development Plan submitted to the County for approval of the location of said units. The temporary construction trailers shall be removed within thirty (30) days of completion of the improvements for which they were intended, provided that the right to utilize such temporary facilities shall continue until build-out of the Project.

3) These temporary facilities may utilize temporary pump-out sewage storage tanks as approved by the Nassau County Health Department and temporary overhead electrical service. All such facilities will be removed upon removal of the temporary facilities.

d. Access, Circulation and Traffic: The following standards apply:

1) Primary Access: Access to the site will be provided by a two-lane street extending through a City of Fernandina Beach right-of-way from the southern end of Bailey Road via the alignment as approved by the City and the existing St. Johns River Water Management District (SJRWMD) Permit, and as depicted on Exhibit D-1. Since Crane Island will be located at the end of a single public road, design of the entrance road, commencing at the Crane Island property line, will conform to County standards as defined in the January 12, 2005, Memorandum "Development Dual Entrance Standard" (See Exhibit D-2). The design flexibility provided on page two of the Memorandum shall include recognition that the design for two wetland crossings is part of the St. Johns River Water Management District (SJRWMD) permit for the construction of the access road, and, further, Item e. of the Memorandum will not apply, with the design of internal streets being governed by condition '2.e.4) Streets' as provided herein. The Developer will improve the intersection of the Amelia Island Parkway and Bailey Road with a roundabout as required to meet County standards.
2) Off-site improvements: The Developer will construct a roundabout at the intersection of Amelia Island parkway and Bailey Road that will meet County standards. The Developer will upgrade Bailey Road from Amelia Island Parkway to the connection with the new Access Road to include maintenance of the current profile, widening to 22 feet of pavement, resurfacing, striping and signage, and improving the swale drainage system. The Developer will provide all project engineering and requisite permits for these improvements. This improvement shall occur simultaneously with the construction of Crane Island Access Road.
3) Off-site Studies and Contributions: The Developer will undertake a traffic study of Amelia Island Parkway from A1A to Bailey Road and from the intersection of Amelia Island Parkway and Bailey Road northerly to A1A, including the two intersections at A1A. The study will also include the study of a roundabout installation at the intersection of 14th Street and Amelia Island Parkway. The Developer agrees to pay the County a "fair share" increment for the improvements that are determined to be needed on those segments and intersections. The study shall be submitted for County review and approval no later than the filing of the first Final Development Plan and any fair share contribution shall be made at the completion of the construction of the Access Road.
4) Vehicular Access and Circulation: The general public shall have access to the 5.75 acre open space or park area as defined above. Vehicular access and circulation within Crane Island shall be as determined by the Owners' Association.
5) Pedestrian Access: The general public shall have access throughout the public walkways of Crane Island, subject to rules as established by the Owners'

Association.

e. Development Standards: The development shall be subject to the following standards. These standards shall be incorporated in the Neighborhood Design Guide that is to be filed with the Final Development Plans and made part of the Covenants and Restrictions. Compliance with these standards shall be determined by a Design Review Board, which shall have the power as defined in the Neighborhood Design Code to grant variances to these standards.

1) Building and Lot Restrictions: All building design and site planning shall be governed by a "Traditional Neighborhood Development" Code (herein after referred to as "Code"). The Code will be submitted with the first Final Development Plan and will incorporate the following basic standards:

a) Building Size: No more than eight (8) attached single-family residential units may be included in a single building.

b) Maximum building height: Maximum building heights shall be as follows:

i) Townhouses – Forty (40) feet or three habitable stories, whichever is less.

ii) Single-family – Thirty-five (35) feet or three habitable stories, whichever is less.

iii) If parking or non-habitable storage space is provided at ground level, such space shall not count as a story.

iv) Building height is measured from grade to the mid-point between the eave and the ridge line of the roof. Cupolas and similar decorative or mechanical appurtenances may extend above the ridge line of the roof by no more than five (5) feet. Chimneys may exceed the height limit as required by the Building Code.

c) Roof color: All roofing materials shall have dark, non-reflective earth tone colors.

d) Building Lot and Coverage:

i) Townhouse Lot: Shall have a minimum land area of 1,600 square feet, a minimum width of 25 feet at the front lot line and a maximum building coverage of 70%. All townhouse lots will be clustered around the boat basin as illustrated on the Preliminary Development Plan.

ii) Single-family lot: Shall have a minimum land area of 4,500 square feet, a minimum width of 45 feet at the front lot line (35 feet if on a cul-de-sac or curve), and a maximum building coverage of 60%.

iii) Lots shall be net of wetlands, submerged areas, upland buffers and roadways.

e) Building Setbacks: To be as determined in the Final Development Plan(s). All buildings shall be designed and sited to maximize the preservation of trees and all site plans shall be approved pursuant to the Code

f) Impervious area shall not exceed 75%, exclusive of any pond areas.

g) Any items not covered in these PUD conditions or the Code shall be governed by the conditions of the RS-1 zoning district of the Nassau County Zoning Code.

2) Boat Basin and Piers: The Project shall include docking facilities as follows:

a) An upland boat basin that shall accommodate no more than ninety (90) pleasure boats, contain fresh water and be separated for the tidal influence of salt water in adjoining Nassau Sound by a lock system located in the access channel which shall be used for boat ingress and egress. Two lock fenders shall be provided at the entrance into the basin and shall be constructed to the minimum length and other design requirements of the SJRWMD and the U.S. Army Corps of Engineers permits. The boat basin shall be sited to minimize the removal of mature canopy vegetation. Live-aboards and sale of fuel will not be permitted.

b) The development of no more than four (4) fishing and observation piers along the shoreline for the use of project property owners and guests for fishing, viewing and other passive activities, but not including the docking of motorized water craft of any size. Three piers shall be permitted on the ICW shoreline. One of these ICW piers shall be located in the 5.75 public access park located at the northern end of the Project and its length shall be as determined by the County. One pier may be constructed south of the entry to the boat basin and one north of the entry to the boat basin. These two piers may extend to provide two feet of water under the pier head at mean low tide, but shall not exceed 170 feet in length. One pier may be constructed on the marsh side of the island and shall not exceed 170 feet in length. . All of the piers shall be designed to the minimum criteria of the permitting agencies, shall be handicapped accessible, shall have T-heads of no more than twenty (20) feet in length, and shall be constructed with consistent design elements (materials, forms, colors, fixtures, etc) and reflective of the design themes established in the Neighborhood Design Guide.

c) Permitting: Construction of the boat basin and piers shall be subject to appropriate permits granted by Nassau County, the SJRWMD and/or the U.S. Army Corps of Engineers (USCoE). The docks will be designed and built to incorporate common design features in order to provide an image consistent with the design intent of the Island. The docks shall be located at sites that minimize impacts upon wetlands and submerged grasses.

d) The covenants and restrictions on all residential lots that abut the shoreline shall prohibit the permitting and construction of private residential boat docks and ramps. This prohibition shall be included in the SJRWMD and USCoE permits.

3) Open Space, Preservation and Buffer Areas:

a) Open Space: Open space areas shall be provided throughout the Neighborhood and as defined on the Final Development Plan.

b) Preservation Areas: The wetland and open water areas surrounding much of the fringe of the upland portions of Crane Island and encompassing approximately 130 acres shall be protected by a conservation easement that shall be granted to an appropriate entity. The area of the conservation easement shall be defined to encompass jurisdictional wetland area surrounding the upland portions of the Island as approved by SJRWMD and the upland buffers that are provided in accordance with SJRWMD and County rules, and subject to the accommodation of permitted wetland impacts for supporting the proposed development as approved by the County, SJRWMD, USCoE and other permitting agencies. The conservation easement shall have the meaning as prescribed by Section 704.06 Florida Statutes. shall be provided to the County upon approval of the Final Development Plan.

c) Buffers: Buffers or setbacks shall be provided adjacent to all wetland preservation areas in accordance with the applicable rules of the St. Johns River Water Management District. A multi-purpose, non-vehicular trail with a surface of pervious materials shall be permitted within the wetland buffer as permitted by SJRWMD. Such buffers shall be mapped on the Final Development Plan and shall be included in the preservation easement on the wetlands. Crossings of the buffer for the boat basin, utilities and drainage facilities will be identified and approved as part of the permitting process.

d) Canopy Buffers: In any location where the wetland buffer is less than 30 feet wide, an additional "canopy buffer" to be located immediately landward of the wetland buffer shall be provided so that the total buffer (wetland plus canopy) shall be a minimum of 30-feet in width. The healthy, native hardwood trees within this canopy buffer will be preserved. A multi-purpose, non-vehicular trail with a surface of pervious materials shall be permitted within the canopy buffer. Trees may be removed in the buffer for the boat basin access channel, walkways to the community docks, and construction of essential utility and stormwater discharge lines, with such lines only being permitted to cross the buffer at no less than a 70-degree angle. This buffer will be preserved by appropriate restrictive covenants. This buffer will not be included in the area covered by the wetland preservation easement.

4) Streets: The streets within the Project shall be private and developed according to the following standards:

Classifications > / Standards v	Large Street Two-Way	Street Two-Way	Road Two-Way	Small Street One-Way	Small Road (Alley) One-Way
Design Speed	20 MPH	20 MPH	15 MPH	15 MPH	10 MPH
Pavement Width	30 ft.	20 ft.	17 ft.	17 ft.	8 ft.
R-O-W Width	50 ft.	45 ft.	30 ft.	25 ft.	20 ft.
Max. Curb Radius	15 ft.	15 ft.	10 ft.	10 ft.	8 ft.
Ped. Crossing Time	10 sec.	8 sec.	5 sec.	4 sec.	3 sec.
Drainage	Curb	Curb	Open Section	Curb	Open

5) Signage:

a) Permanent Signage: The Project may have the following permanent signs:

a) An entry feature and related project identification signage at a Primary Entrance that is within the Property. The Primary Entrance identification sign(s) shall not exceed one hundred and fifty (150) square feet on each face, exclusive of any portion of a decorative wall(s) to which the sign might be affixed.

b) No more than three "off-site" directional signs located within the right-of-way of the access street between the southern end of Bailey Road and the Property. Each "off-site" directional sign shall not exceed twenty (20) square feet.

c) A sign which identifies the park which is accessible to the general public and provides rules governing operations and access. This park sign shall not exceed twenty (20) square feet.

d) General information and regulatory signs: Such signs shall be permitted throughout the Project and each shall not exceed two (2) square feet.

e) All Project signs may either be designed as ground-mounted signs or integrated into or mounted on landscape features such as walls and fences. All lighting of signs may be sign mounted or ground mounted light units projecting onto the sign. The sign(s) at the Primary Entrance may be single faced or double faced and the Primary Entrance signage may include two (2) separate signs, one on each side of the entrance. All signage features shall have a maximum height of 13-feet above existing grade. The design of the permanent signage shall be submitted with the first Final Development Plan.

b) Temporary Signage: Temporary marketing and/or promotional signage shall be allowed within the Project adjacent to the Primary Entrance until all of the residential units are sold (the "Temporary Marketing Signage"). The Temporary

Marketing Signage may consist of up to two (2) marketing signs at the Primary Entrance, a marketing sign at the project sales office, and signs at each residential unit and building. The Temporary Marketing Signs located at the Primary Entrance and at the sales office may be single faced or double faced and each sign shall be limited to a maximum cumulative signage area of no more than one hundred (100) square feet. The signs at each single-family and townhouse residential unit shall not exceed four (4) square feet.

c) Temporary construction signage shall be allowed along Bailey Road, the access road and project streets in order to improve the circulation of construction vehicles and minimize traffic impacts. Such signage shall be maintained in a clear and legible condition throughout the time needed to support the construction process, and shall be removed upon completion of construction or when no longer required.

d) Traffic and street name signage may include aesthetic framing, posts and other appurtenances; however, any applicable County and FDOT standards for sign face, elevations, etc. will be maintained by the Developer and/or applicable Owners' Association as appropriate to these conditions. Street and informational signs are not required to meet standard color schemes for public street signs. All regulatory signs shall be standard color and size.

6) Tree Protection and Landscaping:

a) Tree Protection: All due effort shall be made to protect and maintain all healthy trees on the site. The following standards will apply:

i) Professional Arborist Evaluation: Prior to any development activity, the health of all trees on the site will be evaluated by a professional, certified arborist to determine health of all native trees as defined by the County's tree ordinance. The removal of any existing live oak, magnolia or other native hardwood trees that are determined to be unhealthy and in need of removal shall be identified in the landscape plan, and removal the removal of such trees shall not require mitigation.

ii) Buffers: Trees may only be removed from buffer areas as needed to accommodate utilities, drainage structures, and the access channel to the boat basin. Unhealthy trees will be retained in the buffers unless their condition is determined to present a safety problem.

iii) Streets and Roads: All streets and roads, as defined in the table at e.4) above, shall be designed and constructed at a minimum elevation above existing grade with minimum fill. The pavement of Large Streets shall be impervious with the asphalt pavement and sub-base being designed to

County standards. Decorative pavement inserts shall be permitted. Pervious pavement materials (such as brick or concrete pavers) may be used on the advice on an arborist for the protection of tree root zones. For all other Streets and Roads, the pavement may be either pervious (including shell-sand mix, brick or concrete pavers, or other materials) or impervious materials. The edge of the pavement of Large Streets shall be at least 2 feet from the base of trees. No separation is required between the edge of the pavement of the Streets and Roads, and Small Streets and Small Roads and the base of trees.

iv) Building Foundations: All habitable buildings shall be constructed on stem-wall, pier or pile foundations. Non-habitable buildings, such as garages and storage buildings, may be constructed at grade.

v) Building Siting: All buildings are to be designed and sited within their respective lots so as to maximize the protection of native trees. The removal of trees within building lots shall be governed by the Design Review Board as provided in the Neighborhood Design Code.

vi) Excavated Materials: Suitable materials that are excavated from the boat basin and retention ponds may be used for the grading of streets and roads, for the grading of driveways, and for fill within stem-wall foundations of structures. All excavated material that is not so utilized on site shall be removed from the site.

vii) Nothing contained herein shall alter the applicability of the provisions of Article 37 of the Zoning Code, as may be amended from time to time.

b) Landscaping: All landscaping within the Project shall be in accordance with the standards established in the Neighborhood Design Code. Plant materials contained in the Code shall be consistent with those provided in the County's landscape code. A landscape plan for each phase of development shall be submitted with the first Final Development Plan. The removal of any existing live oak, magnolia or other native hardwood trees that are determined to be unhealthy and in need of removal shall be identified in the landscape plan and such removal approved by the County in accordance with the definitions of the County landscape code. The large maturing trees provided in the landscape plans for the project and the access road (subject to approval by the City of Fernandina Beach) shall be counted as part of the mitigation requirements that may otherwise be required for trees that have to be removed for development on the site. All trees that are planted to mitigate tree removal shall be planted in a location that will support

growth of the tress to their normal mature size. Each single-family lot shall have a minimum of two native hardwood trees, either retained or planted. Planted trees may count toward mitigation requirements. Invasive and prohibited vegetation that may damage native materials will be removed. Recreational trails that are surfaced with crushed shell or mulch may be allowed to meander through open space and buffer areas and shall be defined on the landscape plan. No site clearing shall occur on the site until approval of the Final Development Plan and attendant landscape plan.

7) Site Construction Standards: Except as specifically provided herein, all development in the Project shall be in accordance with the County's subdivision and land development standards, applicable State standards and the standards of applicable utility providers, in effect as of the date of this Resolution. Prior to the issuance of any building permit, other than foundation-only permits, for a residential building or recreational facilities, water mains and fire hydrants shall be installed and operational and the sub-base of adequate streets to provide access to construction sites shall be stabilized.

8) Parking: Parking shall be provided at the rate of two spaces per residential unit. If garages are provided within the residential structures, such spaces shall count for at least one-half of this requirement, with the remaining space being provided either on the lot or adjacent street.

9) Utilities: All sewer, water, electrical, telephone and cable distribution lines, and collection lines will be constructed underground where possible, unless stated otherwise or as required by the respective franchise companies. Above ground utility elements such as transformers and switching boxes will be screened and/or landscaped. All utilities shall be provided in accordance with the rules and regulations established by the appropriate governmental agency. Ownership, maintenance and operation of the water, sewer, electrical, telephone and other service utilities will be the responsibility of the respective franchise companies serving the area. Temporary overhead power and telephone lines as well as construction "drop" poles at each structure may be used during construction until such time as underground service is available.

10) Pedestrian Walkways:

   a) A system of walkways a minimum of five (5) feet in width shall be installed to provide a pedestrian circulation system throughout the Project. Such walkways may meander to avoid existing trees and to add variety to the landscape design.

   b) Access Street Walkway: The Developer shall construct a walkway at least five (5) feet in width along the Access Street from the southern end of Bailey Road to

the Property. The walkway may meander to avoid existing trees and to add variety to the landscape design.

11) Streetlights: Streetlights shall be provided on each street and in all parking areas. Special decorative lighting may be provided at the primary project entrance, at the recreation area and at entrances into defined sub-areas of the site. Shorter, residential and pedestrian scale lighting standards and decorative fixtures as provided by the electric utility company will be utilized. A lighting plan demonstrating the location of streetlights shall be submitted with final engineering plans for approval by the County.

12) Stormwater Management Facilities: All stormwater management facilities shall be permitted by and constructed to the standards of the SJRWMD whereby fences are not required, and shall be conveyed to the Owners' Association which shall have responsibility for maintenance and insurance. The Developer shall secure all required SJRWMD permits, and any applicable County permits, for stormwater facilities before final approval of the first Final Development Plan.

3. Public Disclosure and Indemnification: The Developer, or its designated successor, assign or designee, will be required to maintain a copy of the approved Ordinance, including the Preliminary Development and these Conditions in any sales office located on the Project and elsewhere within all sales facilities of Crane Island, which is available for inspection by project property owners, including the posting for public viewing of the Preliminary Development Plan in any sales office. This obligation shall be contained in the deed Covenants and Restrictions that are placed on the Project.

Pursuant to paragraph E of the "Agreement Between the City and the Owners", attached to the Stipulation for Dismissal, the Developer will grant an Avigation Easement prior to the commencement of construction on the access road to Crane Island. The Developer shall indemnify, defend and hold harmless Nassau County from any action arising from any impact of this development on the operation of Fernandina Beach Municipal Airport.

+++++

MITIGATION PLAN FOR CRANE ISLAND DEVELOPMENT RELATED TO COASTAL HIGH HAZARD AREA

The developers of Crane Island submit this mitigation plan in response to the requirements of HB 1359 and the policy adopted on June 1, 2006 by the Northeast Florida Regional Council. As a result of both these actions, comprehensive plan amendments for density increases in the Coastal High Hazard Area may be permitted under certain circumstances. See pertinent portions of HB 1359 attached.

The bill states in part that

Section (9) (a)-- Local governments may elect to comply with rules 9J-5.012 (3) (b) (6) and 9J-5.012 (3) (b) (7). Florida Administrative Code (F.A C.) by following the provisions below.

1. The adopted level of service for out of county hurricane evacuation is maintained for a category 5 storm event as measured on the Saffir-Simpson scale;

2. A 12-hour evacuation time to shelter is maintained for a category storm event as measured on the Saffir-Simpson scale and shelter space reasonably expected to accommodate the residents of the development contemplated by a proposed comprehensive plan amendment is available; or

3. Appropriate mitigation is provided that will satisfy the provisions of subparagraph 1. or subparagraph 2. Appropriate mitigation shall include, without limitation, payment of money, contribution of land, and construction of hurricane shelters and transportation facilities. Required mitigation shall not exceed the amount required for a developer to accommodate impacts reasonably attributable to development. A local government and a developer shall enter into a binding agreement to memorialize the mitigation plan.

These provisions if met are considered a safe harbor offered by the bill. The county must adopt by 2008 a level of service for a Cat. 5 evacuation as set forth in #1 or accept 16 hours in lieu of county adoption of its own LOS.

F. A. C. 9J 5.012 (3) (b) (6) and (7) state:

6. Direct population concentrations away from known or predicted coastal high hazard areas.

7. Maintain or reduce hurricane evacuation times.

The NEFRC Policy (attached) adopts the rationale of HB 1359 and adds suggested ways to mitigate including density transfers.

Note that either 9 (a) 1, 2, *OR* 3 must be met to meet the requirements of the statute, not all. With the reduction of units in PLM West by the same number of unit increase on Crane Island, the requirement of provision #1 is met. The County has designated all of Amelia Island as a Category 1 hurricane evacuation zone ("HEZ"), therefore both Crane Island and PLM West are located in the Category 1 HEZ and thus it follows that both would be located in the Category 5 evacuation zone. A reduction of units in PLM West and a corresponding increase in Crane Island by the same number of units would maintain the same hurricane evacuation time for all categories of hurricane since both use the same evacuation routes and are both located on Amelia Island, thereby meeting the requirement of 9 (a) #1 above. Regardless of what LOS is subsequently adopted by the county, the offsetting result of the Crane Island-PLM West plan would have no net increase in evacuation time.

In addition, the density offset in PLM which corresponds to the density increase in Crane Island is a reasonable plan for binding mitigation which is confirmed in the pending change to the NOPC

which evidences the unit decrease and the PUD for Crane Island which limits the total number of units, thereby meeting the requirement of 9 (a) #3 above.

It is also important to note that Crane Island is not the subject of a comprehensive plan amendment which triggers the analysis provided by HB 1359. However Opinion 2 rendered by County Attorney Michael Mullin stated that Policy 5.05.06A required an offsetting amendment since he opined that there was an increase in density in the Coastal High Hazard Area as a result of units being added to Crane Island.

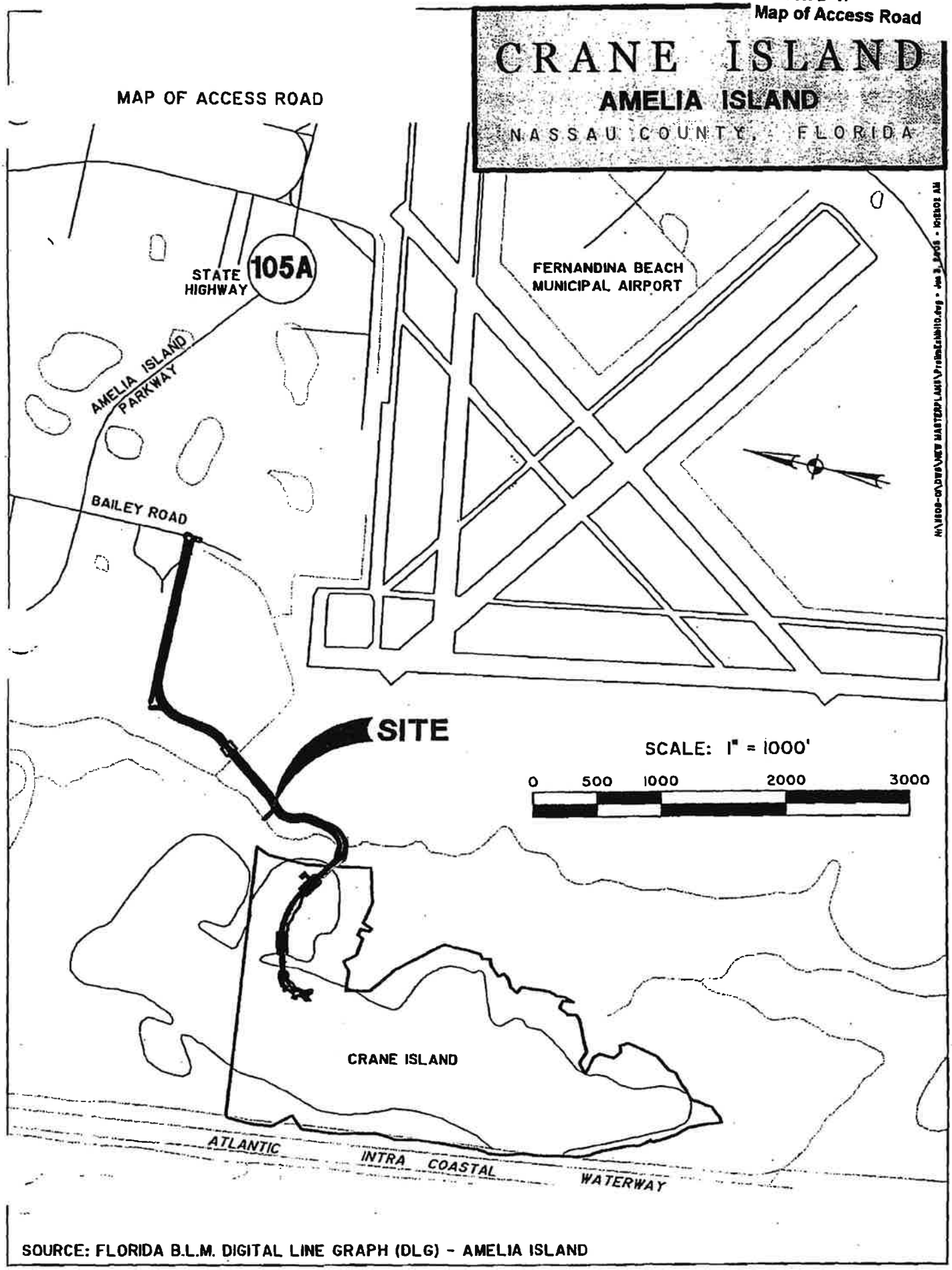
Policy 5.05.06A states:

> *To maintain the maximum evacuation time, the County shall not allow an overall increase in the density of land use that is allowed by the Future Land Use Map within the Coastal High Hazard Area (CHHA)*

Interestingly, since all of Amelia Island has been determined to be a Category #1 HEZ, whether or not property which is the subject of a density reduction is located in the CHHA should make no difference so long as the offset results in no net increase in the evacuation time for the Island. Here, both properties are located on Amelia Island and both use the same evacuation routes therefore the increase in density on Crane Island and the corresponding decrease in PLM West would meet the intent of Policy 5.05.06A regardless of whether PLM is located in the CHHA. Notwithstanding the foregoing, portions of PLM West are located in the CHHA. Therefore, if the County applies the most conservative interpretation of Policy 5.05.06A, the mitigation plan offered by PLM West would still comply with Policy 5.05.06 A. Such a narrow interpretation is not necessary in light of HB 1359 and the new NEFRC policy which recognizes density transfers as a reasonable means of mitigation for plan amendments resulting in density increases in the CHHA. Again, it is emphasized that the Crane Island-PLM West offset does not involve a plan amendment resulting in density increases in the CHHA

This approach would not necessarily be applicable elsewhere in Nassau County off Amelia Island when a comprehensive plan amendment is proposed in the CHHA and properties proposed for the offset may not be in the same HEZ or use the same evacuation routes. Each case should be evaluated by its own set of facts in light of the requirements of HB 1359 and the new policy adopted by the NEFRC.

Exhibit D-1:
Map of Access Road



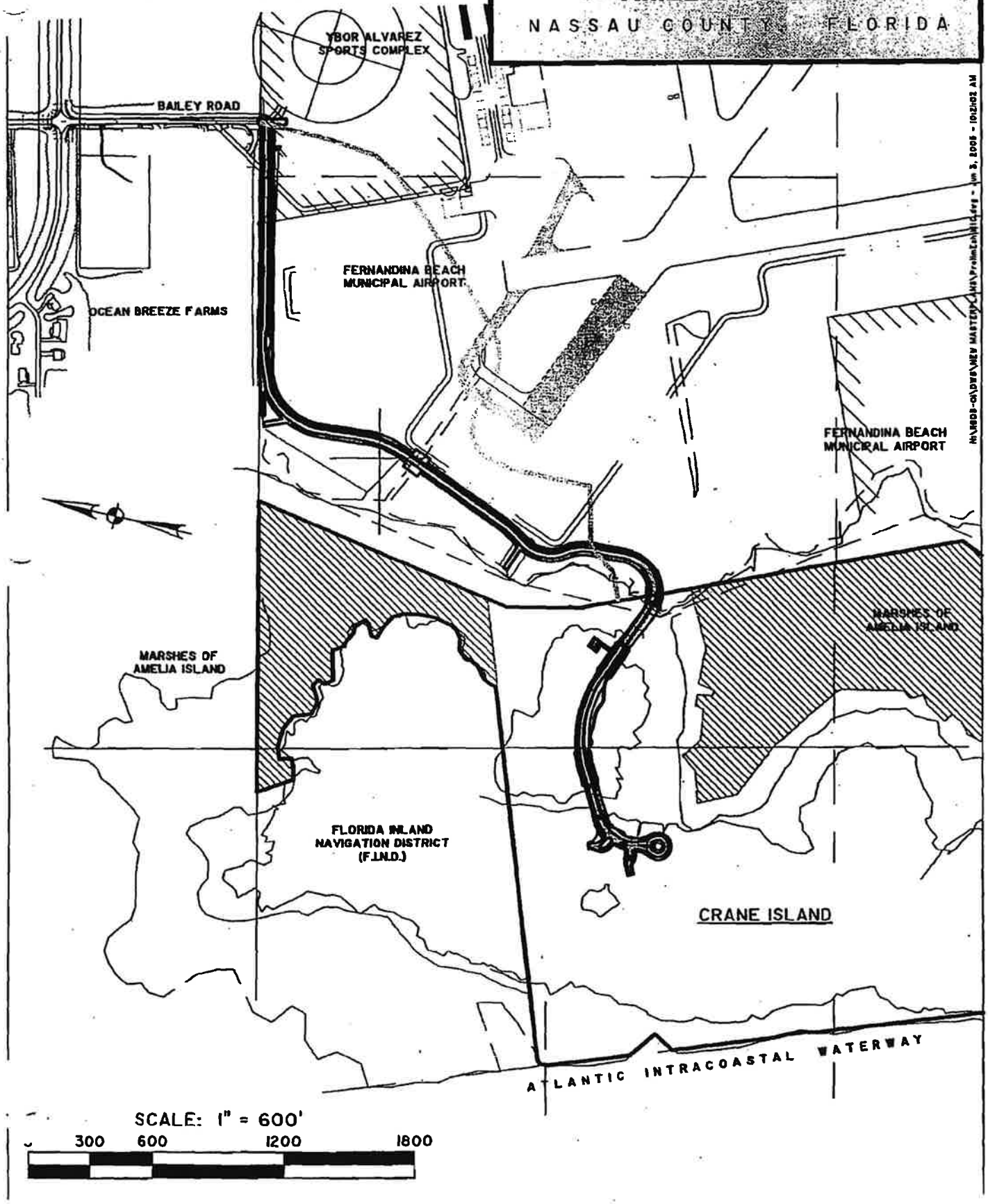
SOURCE: FLORIDA B.L.M. DIGITAL LINE GRAPH (DLG) - AMELIA ISLAND

CRANE ISLAND

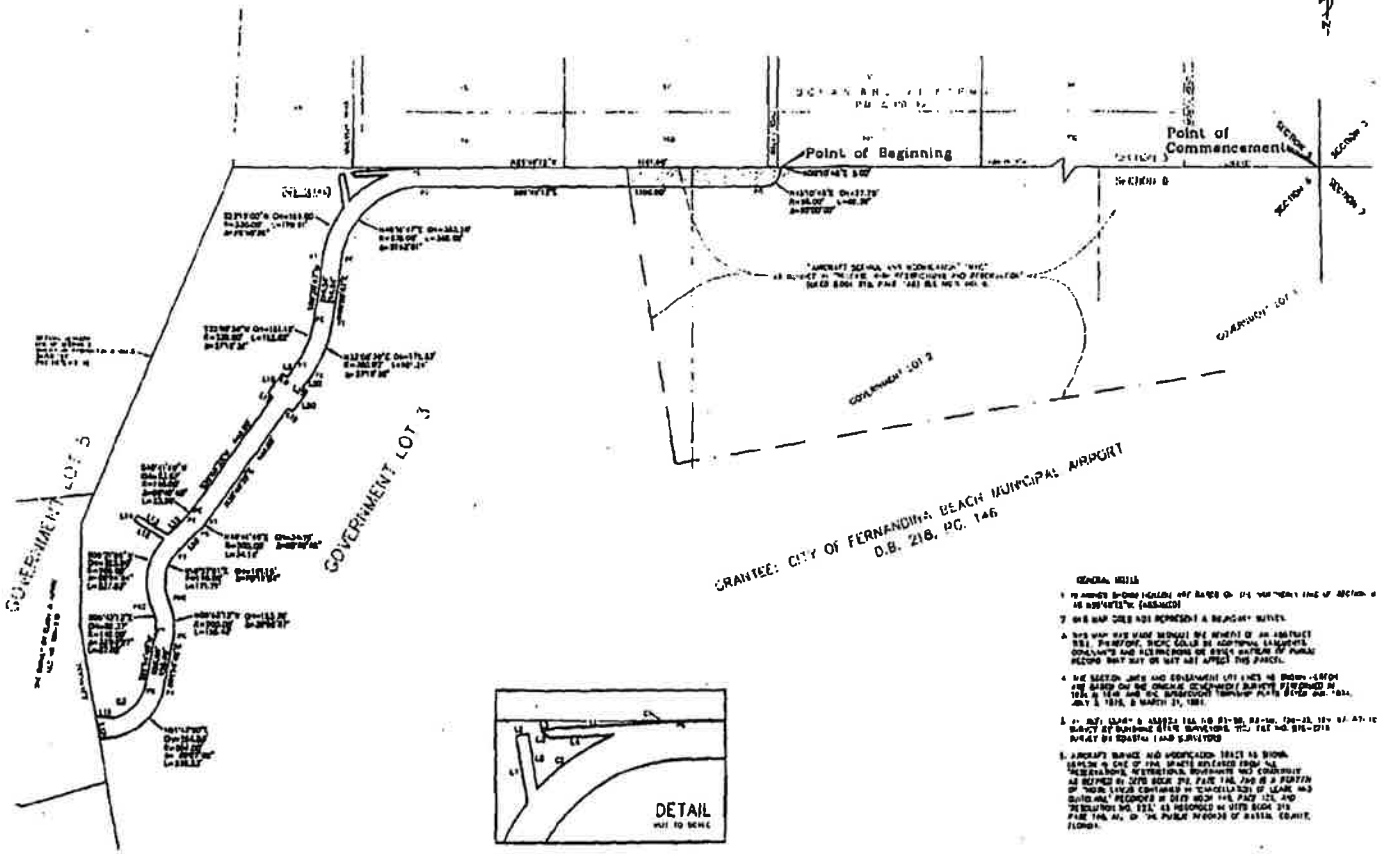
AMELIA ISLAND

NASSAU COUNTY - FLORIDA

MAP OF ACCESS ROAD



Map Showing



GRAPHIC SCALE

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS

80 DRAWING:MMS CAD - LE 2002-80 CHECKED BY

Map Showing

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

COMMENCE AT THE NORTHEAST CORNER OF SECTION 6; THENCE NORTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID SECTION 6, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 89°49'12" WEST, 2353.12 FEET, TO THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE NORTH 89°49'12" WEST, 1161.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 53.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°32'44" WEST, 53.33 FEET; THENCE SOUTH 87°30'17" WEST, 160.30 FEET; THENCE SOUTH 79°11'55" WEST, 24.40 FEET; THENCE SOUTH 50°44'26" EAST, 17.23 FEET; THENCE NORTH 87°30'17" EAST, 104.39 FEET, TO THE ARC OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 151.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 55°48'10" WEST, 149.94 FEET; THENCE NORTH 09°50'01" WEST, 87.84 FEET; THENCE SOUTH 79°11'55" WEST, 20.00 FEET; THENCE SOUTH 09°50'01" EAST, 104.14 FEET, TO THE ARC OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 170.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23°19'00" WEST, 169.00 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 08°28'47" WEST, 214.54 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 320.00 FEET, AN ARC DISTANCE OF 152.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°08'36" WEST, 151.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 35°48'25" WEST, 50.78 FEET; THENCE NORTH 54°11'35" WEST, 20.00 FEET; THENCE SOUTH 35°48'25" WEST, 80.00 FEET; THENCE SOUTH 54°11'35" EAST, 20.00 FEET; THENCE SOUTH 35°48'25" WEST, 449.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 23.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°41'49" WEST, 23.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 45°35'13" WEST, 87.98 FEET; THENCE NORTH 57°01'05" WEST, 117.11 FEET; THENCE SOUTH 32°58'55" WEST, 20.00 FEET; THENCE SOUTH 57°01'05" EAST, 112.79 FEET, TO THE ARC OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 237.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°21'05" WEST, 223.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 87.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°43'13" EAST, 86.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 11°14'46" WEST, 155.95 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 144.00 FEET, AN ARC DISTANCE OF 159.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 42°54'42" WEST, 151.19 FEET; THENCE NORTH 83°35'50" WEST, 58.88 FEET, TO AN INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 5, AS SURVEYED BY WASHINGTON AND WILLIS, DATED 1831; THENCE SOUTH 09°49'12" EAST, ALONG LAST SAID LINE, 72.67 FEET, TO THE ARC OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 204.00 FEET, AN ARC DISTANCE OF 268.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51°43'20" EAST, 264.85 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 11°14'46" EAST, 155.95 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 125.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°43'13" WEST, 123.38 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 171.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°27'01" EAST, 161.15 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 45°35'13" EAST, 100.77 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 34.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°41'49" EAST, 34.10 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 35°48'25" EAST, 449.05 FEET; THENCE SOUTH 54°11'35" EAST, 20.00 FEET; THENCE NORTH 35°48'25" EAST, 80.00 FEET; THENCE NORTH 54°11'35" WEST, 20.00 FEET; THENCE NORTH 35°48'25" EAST, 50.78 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 380.00 FEET, AN ARC DISTANCE OF 181.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°08'36" EAST, 179.53 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 08°28'47" EAST, 214.54 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 385.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°19'47" EAST, 353.20 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°49'12" EAST, 1106.60 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 55.00 FEET, AN ARC DISTANCE OF 86.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°10'48" EAST, 77.78 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°10'48" EAST, 5.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 4.90 ACRES, MORE OR LESS.

FOR: CIVITAS, L.L.C.

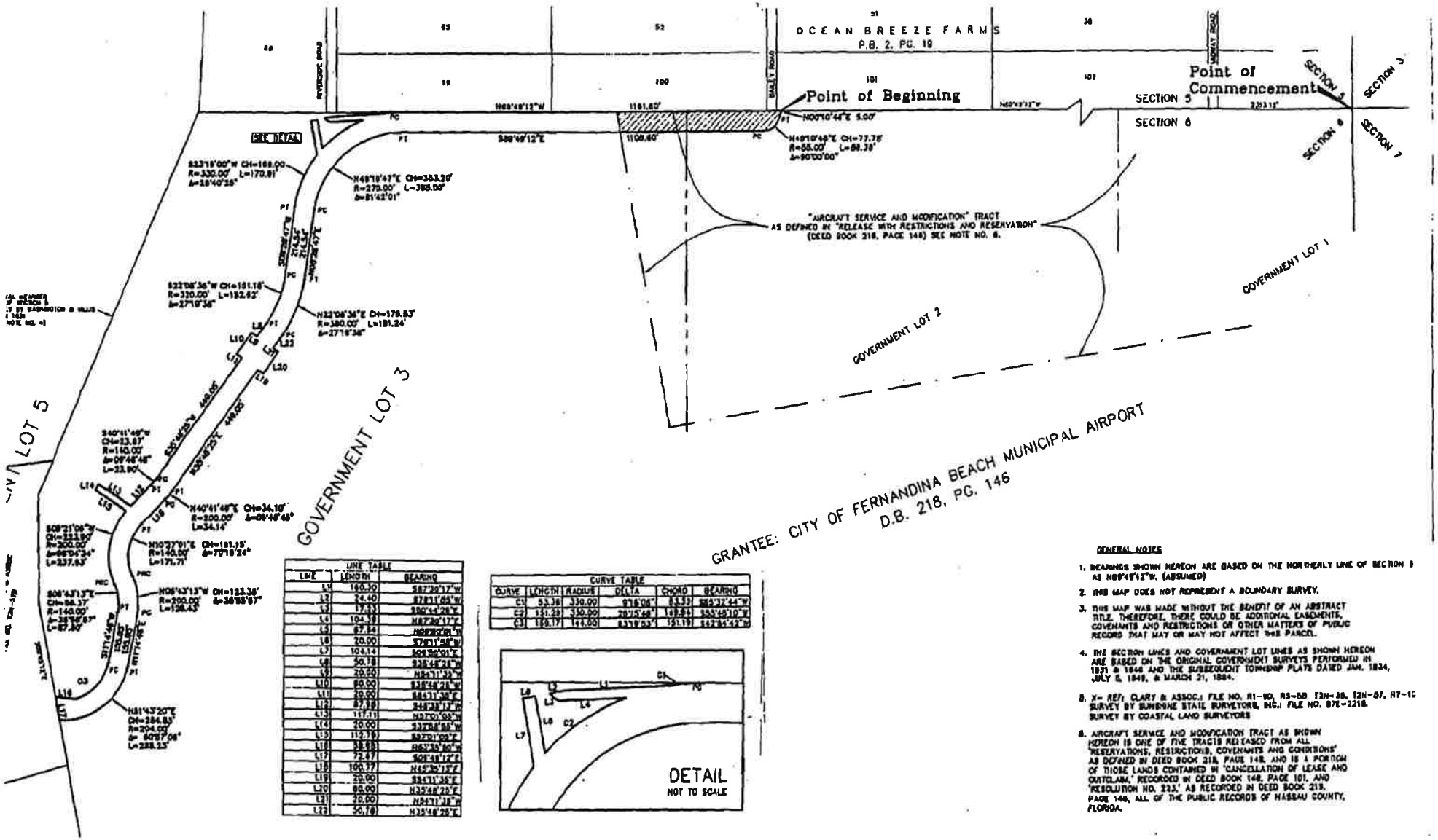
AMENDED: 8-02-04 TO SHOW AIRCRAFT SERVICE AND MODIFICATION ERACT (W.O. 2004-779)
AMENDED: 3-25-04 TO REVISE LIMITS OF PARCEL (W.O. 2004-291)

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
LB NO. 3731
3838 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 268-2703

DATED MARCH 12 2002
SCALE 1" = 200'

BOB L. PITTMAN, P.L.S. No. 4827

FILE No. T2N-62



LINE TABLE		
LINE	LENGTH	BEARING
L1	160.30	S87°39'17"W
L2	24.40	S78°11'05"W
L3	17.51	S50°44'28"E
L4	104.38	N87°30'17"E
L5	87.84	N08°30'09"W
L6	20.00	S7°01'58"W
L7	104.14	S05°50'01"E
L8	50.78	S38°48'28"W
L9	20.00	N54°11'32"W
L10	80.00	S38°48'28"W
L11	20.00	S54°11'32"E
L12	87.88	S48°38'13"W
L13	117.11	N37°01'08"W
L14	20.00	S37°58'55"W
L15	112.79	S37°01'09"E
L16	38.83	S45°35'50"W
L17	72.47	S05°48'12"E
L18	100.77	N45°35'15"E
L19	20.00	S54°11'35"E
L20	80.00	N35°48'28"E
L21	20.00	N54°11'32"W
L22	50.78	N35°48'28"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	53.38	330.00	9°16'06"	53.33	N85°32'44"W
C2	151.28	330.00	26°15'48"	149.94	S55°45'10"W
C3	169.17	144.00	83°18'53"	151.19	S62°34'42"W

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF SECTION 6 AS N89°48'12"W. (ASSUMED)
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.
4. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED IN 1831 & 1846 AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1834, JULY 5, 1849, & MARCH 21, 1884.
5. X- REF: CLARY & ASSOC.: FILE NO. R1-90, R5-58, T2N-35, T2N-57, R7-10 SURVEY BY SUNSHINE STATE SURVEYORS, INC.; FILE NO. 87E-2218. SURVEY BY COASTAL LAND SURVEYORS
6. AIRCRAFT SERVICE AND MODIFICATION TRACT AS SHOWN HEREON IS ONE OF FIVE TRACTS RELEASED FROM ALL "RESERVATIONS, RESTRICTIONS, COVENANTS AND CONDITIONS" AS DEFINED IN DEED BOOK 218, PAGE 148, AND IS A PORTION OF THOSE LANDS CONTAINED IN "CANCELLATION OF LEASE AND QUITCLAIM," RECORDED IN DEED BOOK 148, PAGE 101, AND "RESOLUTION NO. 233," AS RECORDED IN DEED BOOK 218, PAGE 146, ALL OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

DENOTES PORTION OF ROADWAY LYING WITHIN TRACT SHOWN AS "AIRCRAFT SERVICE AND MODIFICATION" AS DEFINED IN DEED BOOK 218, PAGE 148 (SEE NOTE NO. 6) APPROXIMATELY 0.87 ACRES

AMENDED: 6-02-04 TO SHOW AIRCRAFT SERVICE AND MODIFICATION TRACT (W.O. 2004-779)
AMENDED: 3-25-04 TO REVISE LIMITS OF PARCEL (W.O. 2004-294)

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
LB NO. 3731
3630 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
BOB L. PITMAN, P.L.S. No. 4527

DATED MARCH 12 2002
SCALE 1" = 200'

FILE No. T2N-62

Nassau County Engineering Services Department
96161 Nassau Place
Yulee, Florida 32097

José Deliz, P.E.
Director

Exhibit D-2:
"Development Dual Entrance Standard", Memorandu
To Jose Deliz From Bob Rowland, January 12, 2005

MEMORANDUM

EXHIBIT ~~C-1~~ D-2
Development Dual Entrance Standards,
January, 12, 2005 Memorandum

Date: January 12, 2005

To: Jose Deliz, Director

From: Bob Rowland

Subject: Development dual entrance standards

S

I have reviewed the letter from Neal Brockmeier of Greenhorne & O Mara, Inc, a consulting engineering firm. And have the following comments.

Section 4.8.1 of the Development Review Regulations (Ord 2000-40) states' " All subdivisions consisting of 25 lots or more shall provide at least two (2) points of access subject to the approval of the Development Review Committee. One access may be closed to public access provided that it is approved by the Emergency Servicics Director or his designee as being accessible to County emergency services."

A question that has continued to come up in reviews is," How far apart must these two entrances be?" This question is left up to the Development Review Committee to decide and most frequently the Engineering Services department makes a judgment on this question.

I am suggesting the following clarification of this section, which is. Wherever possible, secondary access points must be to separate roads. If this is physically impossible because of topography or adjoining developments without access, then entrances must have a minimum distance of 100 feet between the inside of traveled lanes and access a County Road.

Exception to this minimum distance may be made under the following conditions:

a. It is not feasible to have exits on separate roads.
b. The sole access must be to a paved County Road.

c. Internal development streets must be designed so that there is complete access to the entrance from all lots or units.
d. The distance from the paved edge of the County Road to an internal street, excluding the entrance must not be greater than 200 feet, thus allowing reasonable emergency access to the project interior by foot.
e. Internal streets must conform to County design standards.

If all of the above conditions are satisfied, then the minimum spacing between the inside of two traffic lanes into the development can be reduced to 20 feet minimum. This can be accomplished by having a 20-foot median or multiple lanes (3 or 4 lanes). These conditions are not intended to be written in stone and limiting further changes, but as one set of circumstances that will be allowed.

Suggest you review this memo and if you agree & make revisions, if desired. Afterwards the memo should be circulated to the entire DRC for their comments and hopefully have their approvals noted. This would satisfy the ordinance requirements. I am also going to send an informal copy to Chris Jackson for her comments.

Nassau County Engineering Services
96161 Nassau Place
Yulee, Florida 32097
Phone: 904-491-3608
Fax: 904-491-3611

José R. Deliz, P.E.
Director

Exhibit E:
Decision Granting Final Certificate of Concurrency with Conditions

October 4, 2005

Howard M. Landers, AICP
Howard M. Landers Consulting, LLC.
326 Settlers Lane
Charlotte, NC. 28202

Subject: **Crane Island**

DECISION GRANTING
FINAL CERTIFICATE OF CONCURRENCY WITH CONDITIONS

Upon review of the application for a final concurrency determination pursuant to Section 8, Nassau County, Florida Concurrency Management Ordinance No. 99-06, regarding subject, the Nassau County Engineering Services Department decides as follows:

1. The application for a Final Certificate of Concurrency is granted with conditions, pursuant to Section 8.1.2.2, Ordinance No. 99-06, for **a 90-Berth Marina, a 50 dwelling unit (du) Residential Condominium/ Townhouse, and a 119du Single-Family Detached Housing development, Institute of Transportation Engineers (ITE) Land Uses 420, 230, and 210, respectively**. This Final Certificate of Concurrency is conditioned upon the following:
    a. The development being legally described as shown on Exhibit A and located as shown on Exhibit B (Tax Parcel Map) of the application.
    b. Prior to the issuance of the Certificate of Occupancy the necessary facilities will be in place to serve the project with potable water and sanitary sewer services.
    c. Compliance with all other applicable Federal, State, regional and local land development regulations in effect at the time of permitting.
2. The concurrency determination granted herein shall remain in effect for two (2) years pursuant to Section 8.2.2.4 and its sub-parts of Ordinance 99-06, and will expire on **October 4, 2007**, unless the applicant obtains a Development Review Committee Letter of Approval or Final Plat approval, in which case the Certificate of Concurrency shall remain in effect until the expiration of the approved Construction Plans and/or Final Plat to which it applies, or the Certificate of Concurrency is extended by a reservation of capacity pursuant to Section 8.2.2.4.1 or Section 8.4 of Ordinance No. 99-06.
3. If the Certificate of Concurrency expires, a new Final Certificate of Concurrency must be obtained prior to any further development of the project.
4. This decision does not affect any other aspects of the development and improvement standards or requirements, or any other aspect of the development of land or provision of public improvements subject to the County Land Development Regulations, Comprehensive Plan, or other County

Regulations, which shall be operative and remain in full force and effect without limitation with respect to all such development (Section 4, Ordinance No. 99-06). A Final Certificate of Concurrency does not relieve the applicant from applying for other applicable permits or complying with any land development regulation or governmental requirement, nor does the Certificate of Concurrency guarantee the granting of other applicable permits such as rezoning, variances, exceptions, or building permits.

5. This decision may be appealed to the Nassau County Board of County Commissioners. Any appeal must be filed with the Engineering Services Department within fifteen days of the decision. Please see Section 12.1, Ordinance No. 99-06.
6. This decision shall serve as the Final Certificate of Concurrency, issued by the Nassau County Engineering Services Department pursuant to Section 7.5, Ordinance No. 99-06.

Dated this 4th day of October, 2005.

José R. Deliz, P.E.
Engineering Services Director

Cc: Mike G. Mahaney, County Administrator
Chris Jackson, Growth Management Coordinator
Concurrency File

CERTIFICATE OF CONCURRENCY
Crane Island
October 4, 2005

FINDINGS OF FACT

Background
The subject property is located on Crane Island and directly accesses the south side of Amelia Island Parkway via an extension of Bailey Road, just west of the local airport as shown in Exhibit B. The project proposes a **90-Berth Marina, a 50du Residential Condominium/ Townhouse, and a 119du Single-Family Detached Housing development** on approximately 207.44 acres, the zoning of which is currently represented on the application as RS-1, with proposed rezoning to PUD indicated.

Phasing Schedule
The project is planned to be completed in 2 phases, scheduled as follows:

Phase Number	Construction Schedule	Number of Units	Number of ADTs
Phase 1 (Residential)	Year 2006 to Dec. 31, 2008	60du SFD, 25du T/H	847
Phase 1 (Non-Res.)	Year 2006 to Dec. 31, 2008	45 Berths	133
Phase 2 (Residential)	Jan. 1, 2009 to Dec. 31, 2010	59du SFD, 25du T/H	729
Phase 2 (Non-Res.)	Jan. 1, 2009 to Dec. 31, 2010	45 Berths	133
Total			1842

Transportation
Pursuant to Appendix A, Section 5.(c)3. of Ordinance 99-06, the proposed Land Development Traffic Assessment (LDTA) methodology was discussed and agreed upon at a Pre-Application Conference held on June 2, 2005 with Mr. Edward Lehman, Senior Transportation Planner with the Northeast Florida Regional Council, Brad Powell, Interim Concurrency Coordinator for the Nassau County Engineering Services Department and Wayne T. Petrone, Senior Project Manager for King Engineering Associates, Incorporated. The resulting LDTA was received on June 9, 2005.

Per contract dated October 4, 2004, the completed LDTA for a project this size is required to be sent to the Northeast Florida Regional Council (NEFRC) for review. Please see Exhibit D, attached letter dated August 10, 2005 from Mr. Edward Lehman, NEFRC Senior Transportation Planner.

The Nassau County Engineering Services Department agrees with the conclusions on page 16 of subject LDTA, and the subsequent recommendation on page 2 of Mr. Lehman's letter dated August 10, 2005 as illustrated in a basic traffic analysis attached as Exhibit C. The Crane Island development meets traffic concurrency requirements for Nassau County.

Potable Water/Sanitary Sewer
The applicant has indicated that the City of Fernandina Beach Utilities Department has sufficient capacity to provide potable water and sanitary sewer needs for this project per letter dated May 19, 2005 signed by John Mandrick, P.E., City of Fernandina Beach Utilities Director.

Parkland and Open Space
The project is estimated to generate a total of 14.04 acres of recreation demand. Recreation requirements will be addressed by the Nassau County Growth Management Department during the development approval process.

Solid Waste
The proposed project is estimated to generate a demand for 4,921.3 pounds per day of solid waste disposal capacity at completion. Based on the July 12, 2005 projection prepared by Omar Smith, P.E., Golder subconsultant for S2Li, it is estimated that the active West Nassau Class I Landfill has 10.5 years of remaining capacity at the typical fill rate of 1.36 cubic-yards per ton, accounting for a 2.5% annual growth rate, and will be depleted in the year 2016.

Drainage
The applicant must demonstrate compliance with the requirements of all local, state and federal regulatory agencies having jurisdiction over the proposed activity. Signed and sealed construction drawings and calculations demonstrating compliance must be submitted to and approved by the Nassau County Development Review Committee prior to commencement of construction.

MITIGATION PLAN FOR CRANE ISLAND DEVELOPMENT RELATED TO COASTAL HIGH HAZARD AREA

The developers of Crane Island submit this mitigation plan in response to the requirements of HB 1359 and the policy adopted on June 1, 2006 by the Northeast Florida Regional Council. As a result of both these actions, comprehensive plan amendments for density increases in the Coastal High Hazard Area may be permitted under certain circumstances. See pertinent portions of HB 1359 attached.

The bill states in part that

Section (9) (a)-- Local governments may elect to comply with rules 9J-5.012 (3) (b) (6) and 9J-5.012 (3) (b) (7). Florida Administrative Code (F.A C.) by following the provisions below.

1. The adopted level of service for out of county hurricane evacuation is maintained for a category 5 storm event as measured on the Saffir-Simpson scale;

2. A 12-hour evacuation time to shelter is maintained for a category storm event as measured on the Saffir-Simpson scale and shelter space reasonably expected to accommodate the residents of the development contemplated by a proposed comprehensive plan amendment is available; or

3. Appropriate mitigation is provided that will satisfy the provisions of subparagraph 1. or subparagraph 2. Appropriate mitigation shall include, without limitation, payment of money, contribution of land, and construction of hurricane shelters and transportation facilities. Required mitigation shall not exceed the amount required for a developer to accommodate impacts reasonably attributable to development. A local government and a developer shall enter into a binding agreement to memorialize the mitigation plan.

These provisions if met are considered a safe harbor offered by the bill. The county must adopt by 2008 a level of service for a Cat. 5 evacuation as set forth in #1 or accept 16 hours in lieu of county adoption of its own LOS.

F. A. C. 9J 5.012 (3) (b) (6) and (7) state:

6. Direct population concentrations away from known or predicted coastal high hazard areas.

7. Maintain or reduce hurricane evacuation times.

The NEFRC Policy (attached) adopts the rationale of HB 1359 and adds suggested ways to mitigate including density transfers.

Note that either 9 (a) 1, 2, *OR* 3 must be met to meet the requirements of the statute, not all. With the reduction of units in PLM West by the same number of unit increase on Crane Island, the requirement of provision #1 is met. The County has designated all of Amelia Island as a Category 1 hurricane evacuation zone ("HEZ"), therefore both Crane Island and PLM West are located in the Category 1 HEZ and thus it follows that both would be located in the Category 5 evacuation zone. A reduction of units in PLM West and a corresponding increase in Crane Island by the same number of units would maintain the same hurricane evacuation time for all categories of hurricane since both use the same evacuation routes and are both located on Amelia Island, thereby meeting the requirement of 9 (a) #1 above. Regardless of what LOS is subsequently adopted by the county, the offsetting result of the Crane Island-PLM West plan would have no net increase in evacuation time.

In addition, the density offset in PLM which corresponds to the density increase in Crane Island is a reasonable plan for binding mitigation which is confirmed in the pending change to the NOPC

which evidences the unit decrease and the PUD for Crane Island which limits the total number of units, thereby meeting the requirement of 9 (a) #3 above.

It is also important to note that Crane Island is not the subject of a comprehensive plan amendment which triggers the analysis provided by HB 1359. However Opinion 2 rendered by County Attorney Michael Mullin stated that Policy 5.05.06A required an offsetting amendment since he opined that there was an increase in density in the Coastal High Hazard Area as a result of units being added to Crane Island.

Policy 5.05.06A states:

> *To maintain the maximum evacuation time, the County shall not allow an overall increase in the density of land use that is allowed by the Future Land Use Map within the Coastal High Hazard Area (CHHA)*

Interestingly, since all of Amelia Island has been determined to be a Category #1 HEZ, whether or not property which is the subject of a density reduction is located in the CHHA should make no difference so long as the offset results in no net increase in the evacuation time for the Island. Here, both properties are located on Amelia Island and both use the same evacuation routes therefore the increase in density on Crane Island and the corresponding decrease in PLM West would meet the intent of Policy 5.05.06A regardless of whether PLM is located in the CHHA. Notwithstanding the foregoing, portions of PLM West are located in the CHHA. Therefore, if the County applies the most conservative interpretation of Policy 5.05.06A, the mitigation plan offered by PLM West would still comply with Policy 5.05.06 A. Such a narrow interpretation is not necessary in light of HB 1359 and the new NEFRC policy which recognizes density transfers as a reasonable means of mitigation for plan amendments resulting in density increases in the CHHA. Again, it is emphasized that the Crane Island-PLM West offset does not involve a plan amendment resulting in density increases in the CHHA

This approach would not necessarily be applicable elsewhere in Nassau County off Amelia Island when a comprehensive plan amendment is proposed in the CHHA and properties proposed for the offset may not be in the same HEZ or use the same evacuation routes. Each case should be evaluated by its own set of facts in light of the requirements of HB 1359 and the new policy adopted by the NEFRC.

Howard M. Landers Consulting, L.L.C. Urban Planning Consultant
328 Sedlers Lane, Charlotte, NC 28202 Phone and Fax: 704 370 8278 Cell: 704 807 9081 hml326@bellsouth.net

EXHIBIT ~~R-2~~ G
Draft Avigation Easement

March 31, 2006

Mr. Richard Johnson
Airport Manager
City of Fernandina Beach
City Hall
204 Ash Street
Fernandina Beach, FL 32034

Re: Crane Island – Draft Avigation Easement

Dear Richard,

As we discussed when Bill Moore and I met with you, we have prepared a draft of the Avigation Easement that is to be granted by the Owners of Crane Island to the City. The Easement is provided pursuant to commitments of the Owners and to paragraph E of the "Agreement Between the City and the Owners" as attached to the Stipulation for Dismissal. Paragraph E provides that the Easement will be granted prior to commencement of construction on the access road to Crane Island. That condition provides adequate time for review and refinement of the draft. This draft is based almost entirely on an Easement that was granted to the St. Augustine Airport Authority, which we have included as a model in the PUD Zoning Application that has been filed with Nassau County. I am also enclosing a copy of that Easement. We will provide a copy of this letter and attached draft to the County as it relates to a Condition of the PUD zoning.

We look forward to discussing the Easement with you. Please call me or Bill Moore, 277-5103, if you have any questions.

Sincerely yours,

Howard M. Landers, AICP
Agent for Owners of Crane Island and
Amelia Island Company

Cc: Ms. Chris Jackson, Planning Director, Nassau County
Vince Graham
Chris Anderson
Jack Healan

GRANT OF AVIGATION EASEMENT

This GRANT OF EASEMENT is made this ____ day of _____, 2006, between :

The Owners of Crane Island, Lynwood G. Willis and Jane T. Willis, husband and wife, Robert H. Still, Jr. and Michael D. Abney, as Co-Trustees of the Lynwood G. Willis and Jane T. Willis Trust U/D/O December 31, 1992, Vincent G. Graham, Piedmont Square, LLC, a Virginia limited liability corporation, and Crane Island Investments, LLC, a South Carolina limited liability Corporation, whose address is c/o Mr. Chris Anderson, 400 Hibben Street, Suite 200 Mt. Pleasant, SC 29464, (hereinafter referred to collectively as **"Grantor"**).

And

The City of Fernandina Beach, as owner of the Fernandina Beach Airport, whose address is 204 Ash Street, Fernandina Beach, FL 32034-4230, (hereinafter referred to as **"Grantee"**).

The following recitals of fact are a material fact of this instrument:

A. The Grantor is the owner of a tract of land (hereinafter referred to as "Crane") being more particularly described as:

SEE ATTACHED EXHIBIT "A"

B. The Grantee is the owner of a tract of land (hereinafter referred to as "Airport") known as the Fernandina Beach Airport, located in Fernandina Beach, Nassau County, Florida.

C. The Grantor wishes to grant and the Grantee wishes to receive an easement over, across and through Crane (hereinafter referred to as the "Easement Premises").

NOW, THEREFORE, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, the following grants, agreements, and covenants and restrictions are made:

1. **GRANT OF AVIGATION EASEMENT.** The Grantor for its heirs, administrators, executors, successors, and assigns, hereby grants to the Grantee, its successors and assigns, as an easement appurtenant to the Airport, a perpetual, nonexclusive easement for the use and benefit of the public, an easement and right-of-way, appurtenant to the Airport for the unobstructed use and passage of all types of aircraft (as hereinafter defined), in and through the navigable airspace above the Grantor's property.

Said easement shall be appurtenant to and for the benefit of the real property now known as the Airport including any additions thereto wherever located, hereafter made by the City of Fernandina Beach or its successors and assigns, guests, and invitees, including any and all persons, firms, or corporations operating aircraft to or from the Airport.

Said easement and burden, together with all things which may be alleged to be incident to or resulting from the use and enjoyment of said easement, including, but not limited to the right to cause in all airspace above or in the vicinity of the surface of Crane such noise, lighting,

vibrations, fumes or other particulate matter, (which are incidental to the normal operation of said aircraft), an any and all other effects that may be alleged to be incident to or caused by the operation of aircraft over or in the vicinity of Crane or in the landing at or taking off from, or operating at or on the Airport is hereby granted by Grantor; and Grantor does hereby fully waive, remise, and release any right or cause of action which it may have or which it may have in the future against Grantee, its successors and assigns, due to such noise, lighting, vibrations, fumes, dust, and all other effects that may be caused or may now have been caused by the operation of aircraft landing at, or taking off from, or operating at or on said Airport.

Grantor will not hereafter erect, permit the erection or growth of, or permit or suffer to remain on Crane any light or illumination which might mislead aircraft, fuel handling and storage facilities, or smoke generating activities; and the Grantor, for itself, its heirs, administrators, executors, successors, and assigns, further agree it will not permit upon Crane churches, schools, and stadiums.

Grantor shall not hereafter use or permit or suffer the use of Crane in such a manner as to create electrical interference with radio communication between any installation upon said airport and aircraft, or as to make it difficult for flyers to distinguish between airport lights and others, or to permit any use of Crane that causes a discharge of fumes, dust or smoke so as to impair visibility in the vicinity of the airport or as otherwise to endanger the landing, taking off or maneuvering of aircraft.

For all residential units located within the Airport's 65 Ldn noise contour as illustrated in the Airport Layout Plan Update, 1999, the Grantor shall incorporate acoustical treatment into all dwelling units to insure that interior noise levels within living spaces (not including garages, sunrooms, or porches) do not exceed an average sound level of 45 Ldn. Compliance with this standard shall be based upon a certification from an acoustical engineer licensed in the State of Florida, submitted at the time of zoning permit issuance, that the design and construction methods and materials to be used in the construction of the dwelling are such that the foregoing standard will be met, assuming exterior noise levels above 65 Ldn.

As used herein "aircraft" shall mean any and all types of aircraft, whether now in existence or hereafter manufactured and developed, to include, but not limited to, jet aircraft, propeller driven aircraft, civil aircraft, military aircraft, commercial aircraft, helicopters and all types of aircraft or vehicles now in existence or hereafter developed, regardless of existing or future noise levels, for the purpose of transporting persons or property through the air, by whoever owned or operated.

The Grantor hereby grants to the Grantee the continuing right to prevent the erection or growth upon Crane of any building, structure, tree, or other object, extending into the airspace over 150 feet from ground level, and to remove from said airspace, or at the sole option of the Grantee, as an alternative, to mark and light as obstructions to air navigation, any such building, structure, tree or other objects extending into the airspace over 150 feet from ground level, now upon, or which in the future may be upon Crane, together with the right of ingress to, egress from, and passage over Crane for the above purpose.

The parties hereto agree and state that the Grantee has no interest in the Easement Premises other than that specified herein.

2. **RESERVATION OF RIGHTS OF GRANTOR**. The right to use the Easement Premises for any and all purposes not incompatible with the easement granted hereby is expressly reserved for the Grantor, including, without limitation, all purposes authorized by the applicable zoning classification.

3. **RUNNING OF BENEFITS AND BURDENS.** All provisions of this instrument, including the benefits and burdens, run with the land and are binding upon and inure to the successors and assigns of the parties hereto.

4. **ENFORCEMENT: ATTORNEY'S FEES.** In the event of any default under this instrument, the party not in default shall be entitled to any and all remedies available at law or in equity, including but not limited to an injunction or specific performance. Any party which prevails in any such litigation to enforce the provisions hereof shall recover as a part of his costs a reasonable attorney's fee, together with such other costs and expenses as the court deems appropriate.

5. **CONSTRUCTION.** The rule of strict construction does not apply to this grant. This grant shall be given a reasonable construction so that the intention of the parties to confer a commercially usable right of enjoyment on the Grantee is carried out.

6. **NOTICE.** The address of Grantor and Grantee is as set forth in the initial paragraph. Either party may give written notice of change of address with the other. All notices shall be sent by U.S. mail to the addresses provided for in this paragraph and shall be deemed given when placed in the mail. The affidavit of the person depositing the notice in the U.S. post office receptacle shall be evidence of such mailing.

7. **ENTIRE AGREEMENT: AMENDMENT.** The parties hereto agree that the entire agreement between the parties with respect to the Easement Premises is set forth in this instrument. This instrument may be amended only by an instrument in writing and signed by the persons who are the then owners of the fee simple title to the Airport and Crane, with the exception that the easement may be released as set forth herein.

8. **WAIVER.** No waiver of any of the provisions hereto shall be effective unless it is in writing and signed by the party against whom the waiver is asserted. Any such written waiver shall be applicable only to the specific instance to which it relates and shall not be deemed to be a continuing waiver or waiver of any future matter.

IN WITNESS WHEREOF, the Grantor and Grantee have hereunto set their hands and seals the day and year first written.

GRANTOR

_____
LYNWOOD G. WILLIS

_____
JANE T. WILLIS

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2006, by LYNWOOD G. WILLIS and JANE T. WILLIS, who are personally known to me or have produced _____ as identification.

_____
Print Name:
Notary Public, State of _____
Commission Number: _____
My Commission expires: _____

GRANTOR

_____
ROBERT H. STILL, JR.

_____
MICHAEL D. ABNEY
AS CO-TRUSTEES OF THE LYNWOOD G. WILLIS AND JANE T. WILLIS TRUST U/D/O DECEMBER 31, 1992

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2006, by ROBERT H. STILL, JR. and MICHAEL D. ABNEY, AS CO-TRUSTEES OF THE LYNWOOD G. WILLIS AND JANE T. WILLIS TRUST U/D/O DECEMBER 31, 1992, who are personally known to me or have produced _____ as identification.

_____
Print Name:
Notary Public, State of _____
Commission Number: _____
My Commission expires: _____

GRANTOR

_____
VINCENT G. GRAHAM

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2006, by VINCENT G. GRAHAM, who is personally known to me or has produced _____ as identification.

_____
Print Name: _____
Notary Public, State of _____
Commission Number: _____
My Commission expires: _____

GRANTOR

PIEDMONT SQUARE, LLC,
A VIRGINIA LIMITED
LIABILITY CORPORATION

By: _____
Print name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2006, by _____ of PIEDMONT SQUARE, LLC, A VIRGINIA LIMITED LIABILITY CORPORATION, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

_____
Print Name: _____
Notary Public, State of _____
My Commission expires: _____

GRANTOR

CRANE ISLAND INVESTMENTS, LLC,
A SOUTH CAROLINA LIMITED
LIABILITY CORPORATION

By: _____
Print name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2006, by _____ of CRANE ISLAND INVESTMENTS, LLC, A SOUTH CAROLINA LIMITED LIABILITY CORPORATION, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

_____
Print Name: _____
Notary Public, State of _____
My Commission expires: _____

GRANTEE

City of Fernandina Beach
City Commission of the City of Fernandina Beach

By _____,
It's Mayor:
Print Name: _____
Date _____

Attest: _____

Title: _____

Approved as to Form:

_____
Debra Braga, City Attorney

Signed, sealed and delivered
in the presence of:

_____

+++++

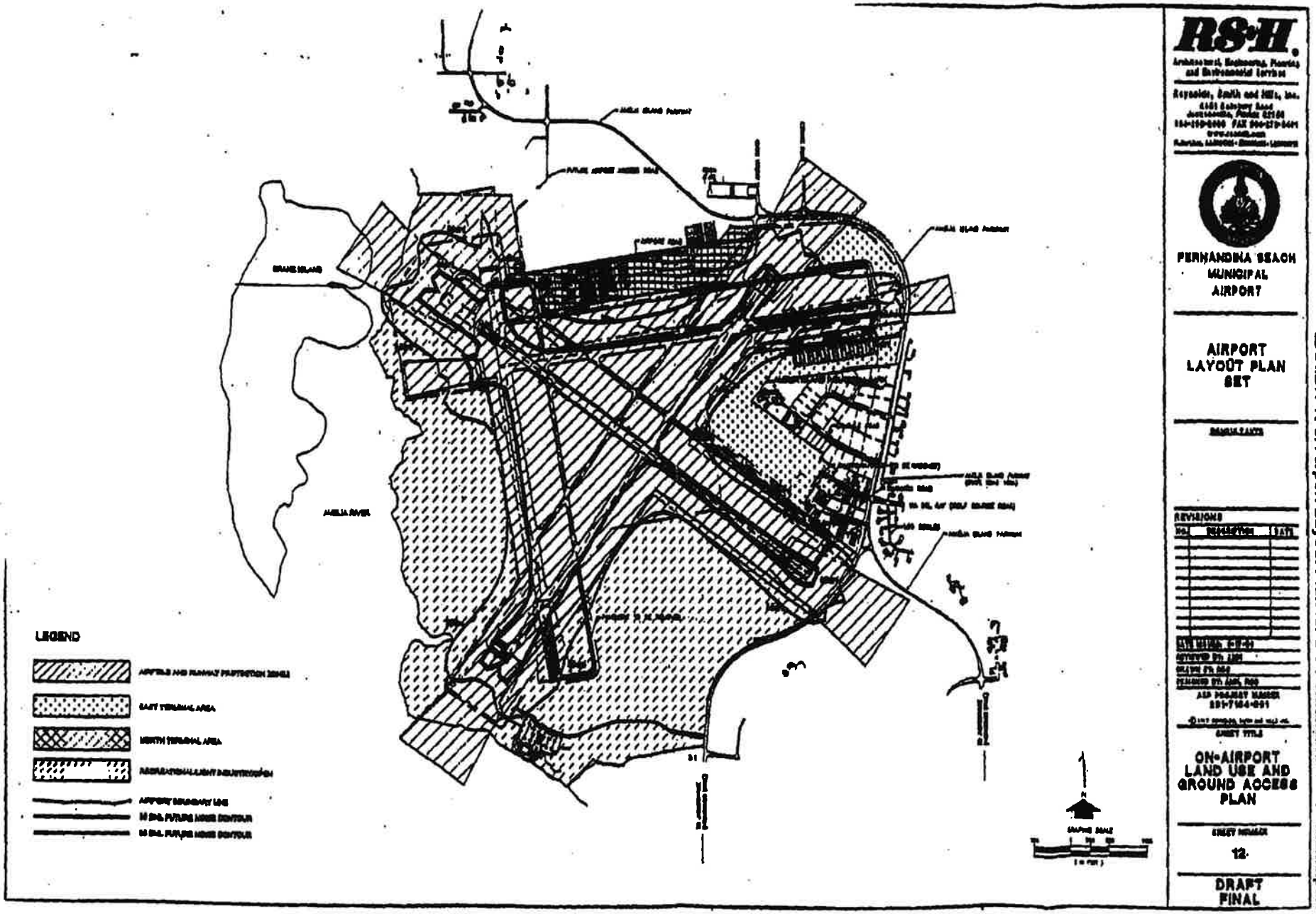


EXHIBIT R-3. Airport Layout Plan for the Fernandina Beach Municipal Airport

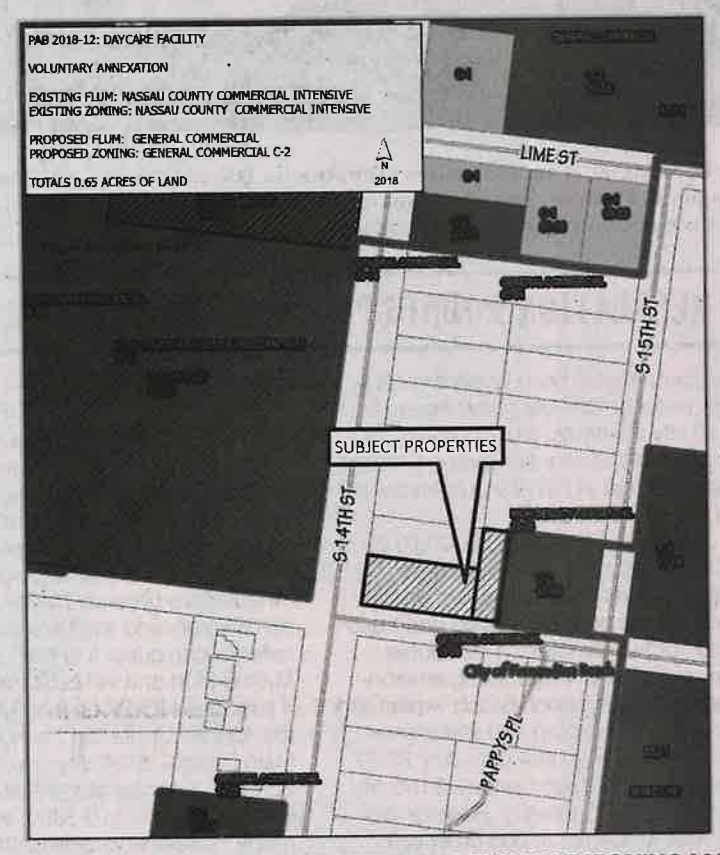
CRANE ISLAND
AMELIA ISLAND, FLORIDA
For information or a tour
please visit our Sales Gallery
960185 Gateway Blvd. STE 109
or call 904-432-8390
CRANE ISLAND
AMELIA ISLAND, FLORIDA
For information or a tour
please visit our Sales Gallery
960185 Gateway Blvd. STE 109
or call 904-432-8390
CRANE ISLAND
AMELIA ISLAND, FLORIDA
For information or a tour
please visit our Sales Gallery
960185 Gateway Blvd. STE 109
or call 904-432-8390
THIS AREA IS A DESIGNATED
CONSTRUCTION SITE
AND ANYONE WHO
TRESSPASSES ON THIS
PROPERTY COMMITS A FELONY
CITY OF FERNANDINA BEACH
NOTICE OF
PUBLIC HEARING
A REQUEST HAS
BEEN MADE THAT
WILL AFFECT THE
ZONING, USE, OR
APPEARANCE OF
THIS PROPERTY.
FOR INFORMATION CALL
904-310-3135
DO NOT REMOVE

NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD CITY OF FERNANDINA BEACH

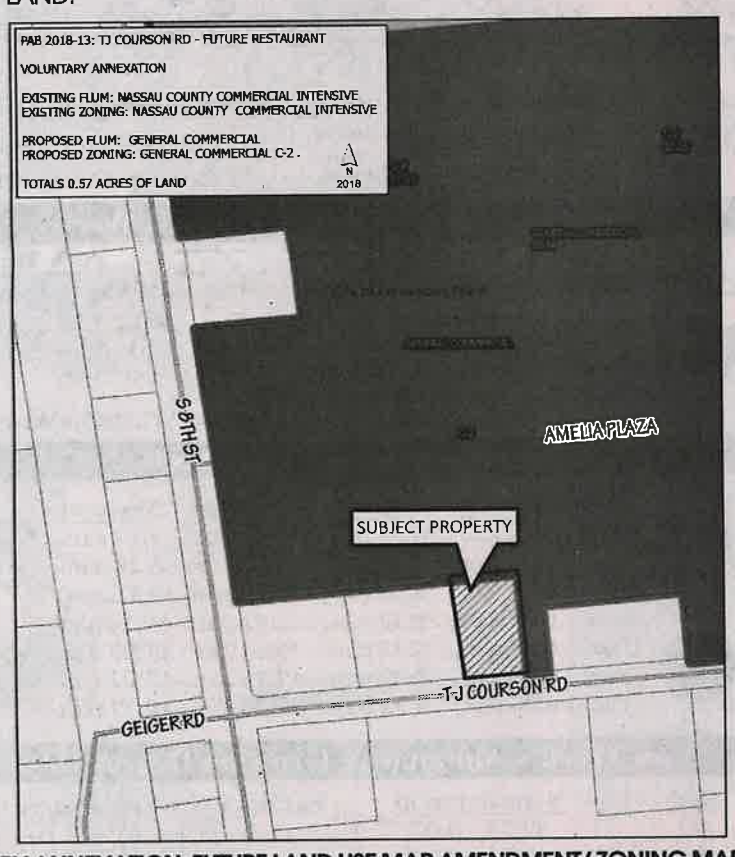
NOTICE IS HEREBY GIVEN that a Public Hearing is scheduled for **Wednesday, July 11 at 5:00 p.m.** in the City Commission Chambers, 204 Ash Street Fernandina Beach, Florida to consider the following

LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE 2018-14): *THE CITY OF FERNANDINA BEACH,* REQUESTS MINOR AMENDMENTS TO MODIFY CHAPTER 8 HISTORIC DISTRICTS, SECTION 8.03.03(B) CERTIFICATE OF APPROVAL MATRIX AND SECTION 8.03.09 APPEALS.

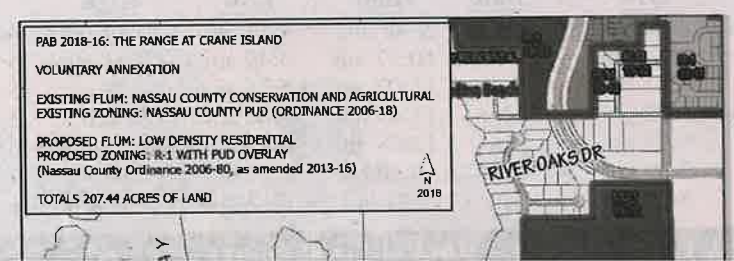
VOLUNTARY ANNEXATION, FUTURE LAND USE MAP AMENDMENT/ ZONING MAP CHANGE (PAB CASE 2018-12): *THE CITY OF FERNANDINA BEACH, FLORIDA,* REQUESTS VOLUNTARY ANNEXATION INTO THE CITY OF FERNANDINA BEACH, ASSIGNMENT OF A FUTURE LAND USE MAP CATEGORY AND ZONING CHANGE FROM UNINCORPORATED NASSAU COUNTY COMMERCIAL LAND USE / COMMERCIAL INTENSIVE (CI) ZONING TO FERNANDINA BEACH GENERAL COMMERCIAL LAND USE AND C-2 ZONING FOR PROPERTY LOCATED AT 1336 S. 14TH STREET AND 1451 NECTARINE STREET TOTALING APPROXIMATELY 0.65 ACRES OF LAND.



VOLUNTARY ANNEXATION, FUTURE LAND USE MAP AMENDMENT/ ZONING MAP CHANGE (PAB CASE 2018-13): *THE CITY OF FERNANDINA BEACH, FLORIDA,* REQUESTS VOLUNTARY ANNEXATION INTO THE CITY OF FERNANDINA BEACH, ASSIGNMENT OF A FUTURE LAND USE MAP CATEGORY AND ZONING CHANGE FROM UNINCORPORATED NASSAU COUNTY COMMERCIAL LAND USE / COMMERCIAL INTENSIVE (CI) ZONING TO FERNANDINA BEACH GENERAL COMMERCIAL LAND USE AND GENERAL COMMERCIAL (C-2) ZONING FOR PROPERTY LOCATED ON TJ COURSON ROAD TOTALING APPROXIMATELY 0.57 ACRES OF LAND.



VOLUNTARY ANNEXATION, FUTURE LAND USE MAP AMENDMENT/ ZONING MAP CHANGE (PAB CASE 2018-16): *THE RANGE AT CRANE ISLAND LLC,* REQUESTS VOLUNTARY ANNEXATION INTO THE CITY OF FERNANDINA BEACH, ASSIGNMENT OF A FUTURE LAND USE MAP CATEGORY AND ZONING CHANGE FROM UNINCORPORATED NASSAU COUNTY CONSERVATION AND AGRICULTURAL LAND USE / PLANNED UNIT DEVELOPMENT (PUD) ZONING TO FERNANDINA BEACH LOW DENSITY RESIDENTIAL (LDR) LAND USE AND LOW DENSITY RESIDENTIAL (R-1) ZONING WITH PLANNED UNIT DEVELOPMENT (PUD) DESCRIBED IN NASSAU COUNTY ORDINANCE 2006-80 AND AMENDED BY ORDINANCE 2013-16 FOR PROPERTY LOCATED ON THE INTERCOASTAL WATERWAY, IDENTIFIED AS CRANE ISLAND, AND TOTALING APPROXIMATELY 207.44 ACRES OF LAND.



SOURCE: FLORIDA FOREST SE

Very thick "duff" still smoldering as of Thursday morning in the area of Piney Island h been hard to put out. Nassau County Fire Rescue teams are helping the Florida Forest Service by filling tanks on site, according to NCFR Chief Brady Rigdon.

Piney Island Fire area's 'duff' still smoldering

PEG DAVIS
News-Leader

A series of small fires that started Saturday afternoon along the railroad tracks between Blackrock Road and Creekside Drive in Nassau County eventually burned 30 acres next to Piney Island Drive. That site was still smoldering as of Thursday morning, though a thunderstorm on Wednesday night helped to tamp down the remaining hot spots.

The fires were apparently set along the tracks by sparks from a passing train.

According to Nassau County Fire Rescue Chief Brady Rigdon, "There is still some smoke from the fire due to the fact that the material that is burning is very thick (known as duff). The Florida Forest Service has the lead in fighting this fire and they have brought in some additional crews and equipment. ... NCFR is helping them a couple of times each day by providing water to fill large basin tanks they have on site."

Annaleasa Winter, a wildfire mitigation specialist and point of contact in the Florida Forest Service's Jacksonville District office, wrote on Twitter on Saturday that the FFS was "working to contain two small wildfires near the railroad tracks off Blackrock Road and Windsor Drive."

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There were no injuries ed or structures burned as a of the fires.

pegdavis@fbnewslead

SOURCE: FLORIDA FOREST S

A map provided by the Florida Forest Service shows t area that burned near Piney Island after sparks from a passing train on Saturday afternoon possibly caught d grasses on fire.

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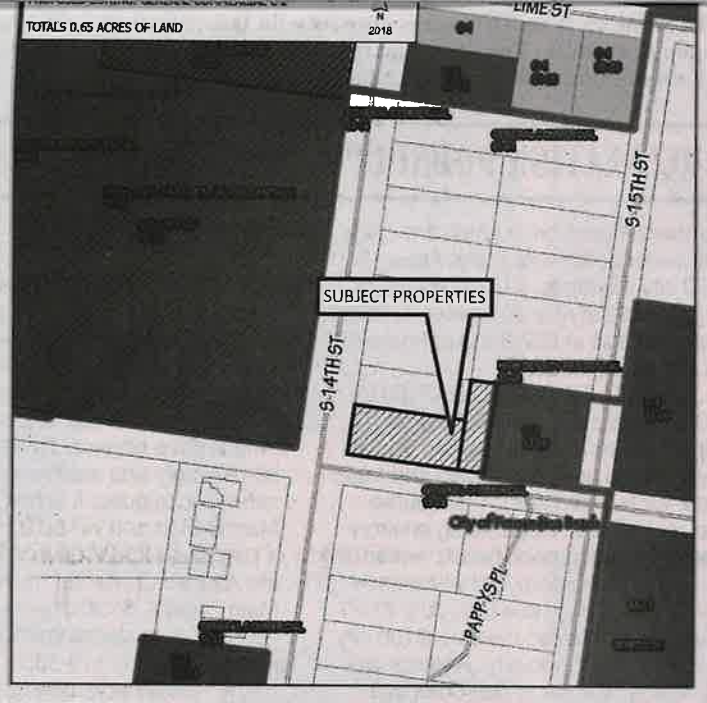
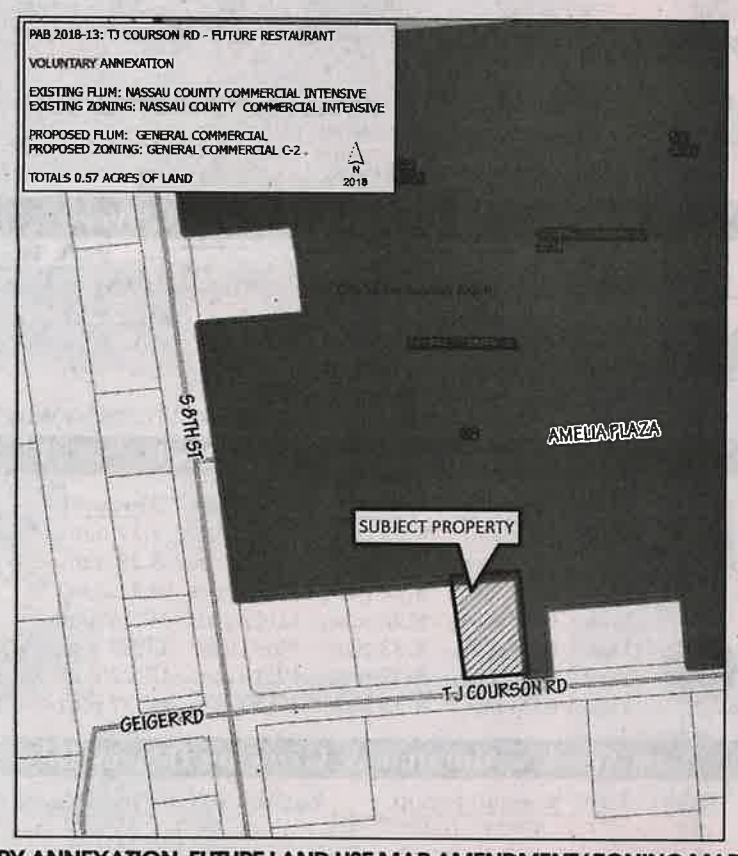
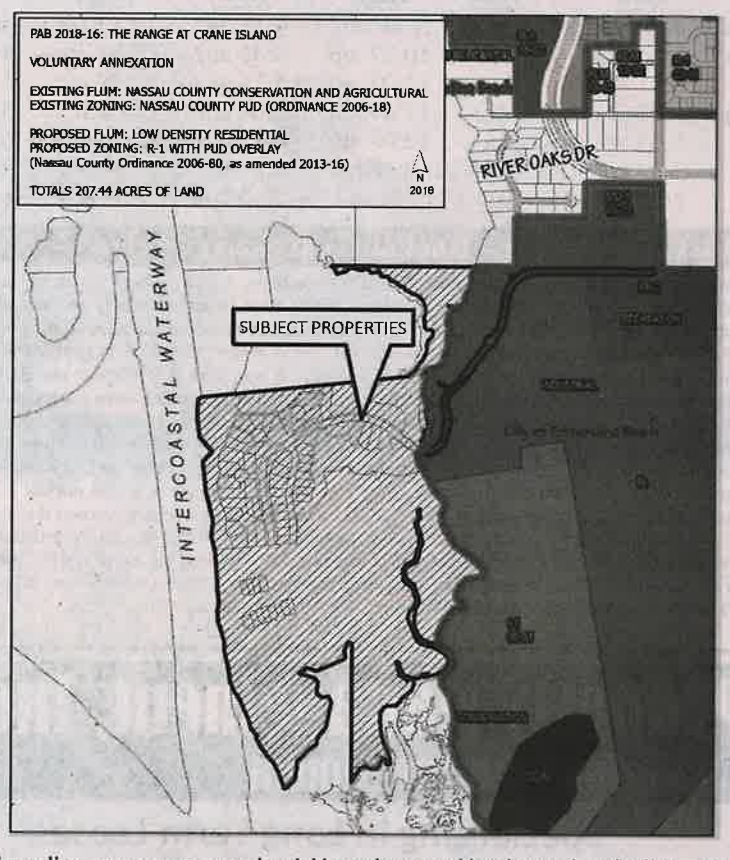


VOLUNTARY ANNEXATION, FUTURE LAND USE MAP AMENDMENT/ ZONING MAP CHANGE (PAB CASE 2018-13): *THE CITY OF FERNANDINA BEACH, FLORIDA,* REQUESTS VOLUNTARY ANNEXATION INTO THE CITY OF FERNANDINA BEACH, ASSIGNMENT OF A FUTURE LAND USE MAP CATEGORY AND ZONING CHANGE FROM UNINCORPORATED NASSAU COUNTY COMMERCIAL LAND USE / COMMERCIAL INTENSIVE (CI) ZONING TO FERNANDINA BEACH GENERAL COMMERCIAL LAND USE AND GENERAL COMMERCIAL (C-2) ZONING FOR PROPERTY LOCATED ON TJ COURSON ROAD TOTALING APPROXIMATELY 0.57 ACRES OF LAND.



VOLUNTARY ANNEXATION, FUTURE LAND USE MAP AMENDMENT/ ZONING MAP CHANGE (PAB CASE 2018-16): *THE RANGE AT CRANE ISLAND LLC,* REQUESTS VOLUNTARY ANNEXATION INTO THE CITY OF FERNANDINA BEACH, ASSIGNMENT OF A FUTURE LAND USE MAP CATEGORY AND ZONING CHANGE FROM UNINCORPORATED NASSAU COUNTY CONSERVATION AND AGRICULTURAL LAND USE / PLANNED UNIT DEVELOPMENT (PUD) ZONING TO FERNANDINA BEACH LOW DENSITY RESIDENTIAL (LDR) LAND USE AND LOW DENSITY RESIDENTIAL (R-1) ZONING WITH PLANNED UNIT DEVELOPMENT (PUD) DESCRIBED IN NASSAU COUNTY ORDINANCE 2006-80 AND AMENDED BY ORDINANCE 2013-16 FOR PROPERTY LOCATED ON THE INTERCOASTAL WATERWAY, IDENTIFIED AS CRANE ISLAND, AND TOTALING APPROXIMATELY 207.44 ACRES OF LAND.



Interested parties may appear at said hearing and be heard as to the advisability of any action, which may be considered. Any persons with disabilities requiring accommodations in order to participate in this program or activity should contact 310-3100, TTY 711, (TTY number for all City offices) or through the Florida Relay Service at 711 at least 24 hours in advance to request such accommodation.

Copies of the applications may be inspected in the office of the Community Development Department, City Hall, 204 Ash Street, between the hours of 8:00 AM – 5:00 PM, Monday through Friday. For information on the application, please contact the Planning Department at 310-3135.

duff still smoldering

PEG DAVIS
News-Leader

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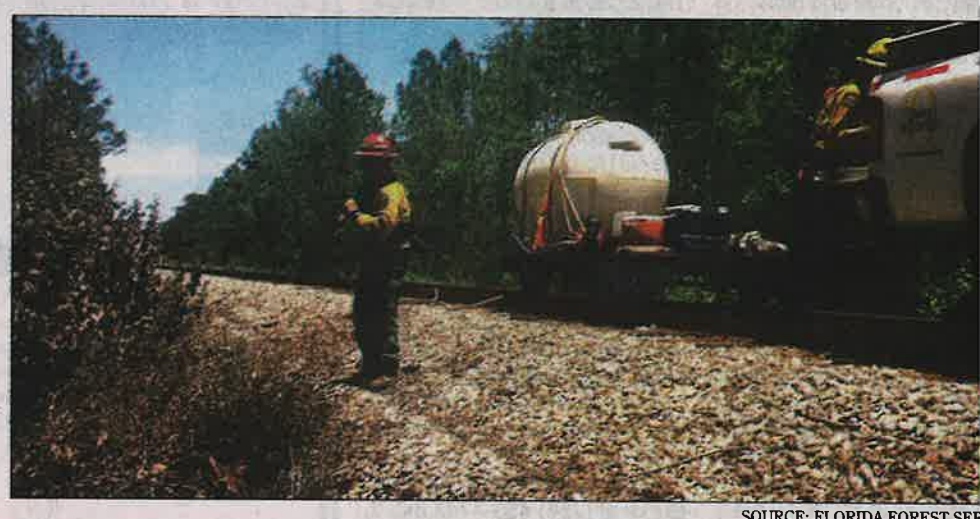


SOURCE: FLORIDA FOREST SER

The Florida Forest Service's forestry firefighters worked with railroad crews to bring water to the area of the Piney Island fire.

FLORA PARKE
- Homes from the upper $200's
- Close to Amelia Island
- On A1A & Amelia Concourse
- Excellent school district
- No CDD fees

(904) 491-1955

FLORIDIAN ENCLAVE
- Homes from the low $300's
- Gated community
- Yard care & maintenance by HOA
- On Amelia Concourse
- Excellent school district
- No CDD fees

(904) 696-3483

www.SEDAnewhomes.com

SEDA Construction Company-CGC020880 *See agent for details- Saving of up to $23,000 special offer is comprised of $7,000 paid toward total Closing Costs with SEDA approved lender, plus buyer receives $11,000 in options of buyer's choice (which must be used toward options and can not be taken off of the sales price and can not be used toward closings costs), plus FREE Outdoor Summer Living Package valued at $5,000 (no substitutions allowed). Screen enclosure is for plans with back porches or buyer has selected the porch option. Applies to full priced contracts only written between 6/21/18-7/31/18) on homes to be built in Flora Parke & Floridian Enclave only and does not apply to spec/ inventory homes for a total savings up to $23,000. This offer is for a limited time only and cannot be combined with any other special. Price & availability subject to change without notice.

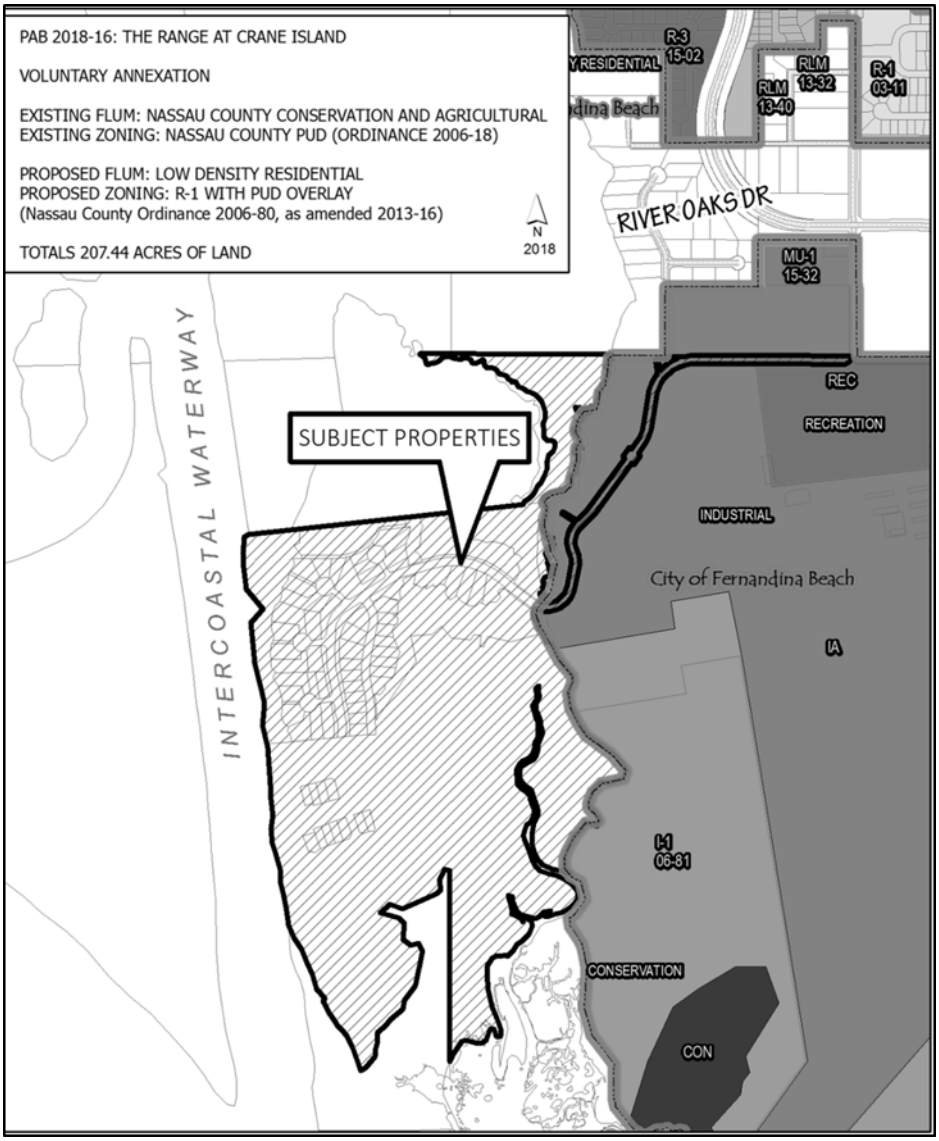
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DEPARTMENT

June 29, 2018

NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD

A public hearing has been scheduled for the Planning Advisory Board to consider an application for a **VOLUNTARY ANNEXATION, ASSIGNMENT OF FUTURE LAND USE MAP CATEGORY, and ZONING MAP CHANGE** of properties located on Crane Island (PAB Case# 2018-16). The application will be heard by the Planning Advisory Board at **5:00 PM** on **Wednesday, July 11, 2018** in the City Commission Chambers located at 204 Ash Street, Fernandina Beach, Florida.

The subject properties considered at this hearing are located on the Intercoastal Waterway adjacent to the municipal airport. The identified properties total approximately 207.44 acres of land. Property information may be located at www.nassauflpa.com. The subject property and surrounding zoning districts have been identified in the graphic contained herein. The subject properties will be considered to annex into the City limits, assign a Future Land Use Map Category of Low Density Residential (LDR) and Zoning District of R-1 with a Planned Unit Development (PUD) Overlay. The case will follow all applicable Florida Statutes. As required by law, the Planning Advisory Board will hear the case at its regular meeting on **Wednesday, July 11, 2018 at 5:00 PM**.



Following the PAB hearing, the City Commission will consider ordinances to approve the **Annexation, Future Land Use Map and Zoning District assignments** at a scheduled and noticed regular meeting date. As a large scale change, the City will transmit the ordinances to the State Land Planning Agency.

To follow the case, please check the City's website at www.fbfl.us. For more information please contact the Planning Department at (904) 310-3135.

A copy of the records for all applications may be reviewed in the Planning Department in City Hall located at 204 Ash Street, between the hours of 8:00AM – 5:00PM, Monday through Friday.

Interested parties may appear at said hearing and be heard as to the advisability of any action, which may be considered. Any persons with disabilities requiring accommodations in order to participate in this hearing should contact 310-3100, TTY 711, (TTY number for all City offices) or through the Florida Relay Service at 1-800-955-8771 at least 24 hours in advance to request such accommodation. If any person decides to appeal any decision made by the board/commission with respect to any matter considered at such hearing, s/he will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

CITY OF FERNANDINA BEACH

204 ASH STREET

FERNANDINA BEACH FL 32034

CITY OF FERNANDINA BEACH

204 ASH STREET

FERNANDINA BEACH FL 32034

CRANE ISLAND MODEL HOMES LLC

4001 CENTURION WAY

FERNANDINA BEACH FL 32034

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4001 CENTURION WAY

FERNANDINA BEACH FL 32034

CRANE ISLAND MODEL HOMES LLC

4001 CENTURION WAY

FERNANDINA BEACH FL 32034

FLORIDA INLAND NAVIGATION DST

F.I.N.D. CRANE ISLAND 1314 MARCHINSKI ROAD

JUPITER FL 33477

THE RANGE AT CRANE ISLAND

(DEDICATED TO THE PUBLIC) 4001 CENTURION WAY

FERNANDINA BEACH FL 32034

THE RANGE AT CRANE ISLAND

(DEDICATED TO THE PUBLIC) 4001 CENTURION WAY

FERNANDINA BEACH FL 32034

THE RANGE AT CRANE ISLAND LLC

4001 CENTURION WAY

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THE RANGE AT CRANE ISLAND LLC

4001 CENTURION WAY

FERNANDINA BEACH FL 32034

STAFF REPORT
PAB 2018- 16 (AX, LU, CZ)
Planning Advisory Board Hearing
July 11, 2018

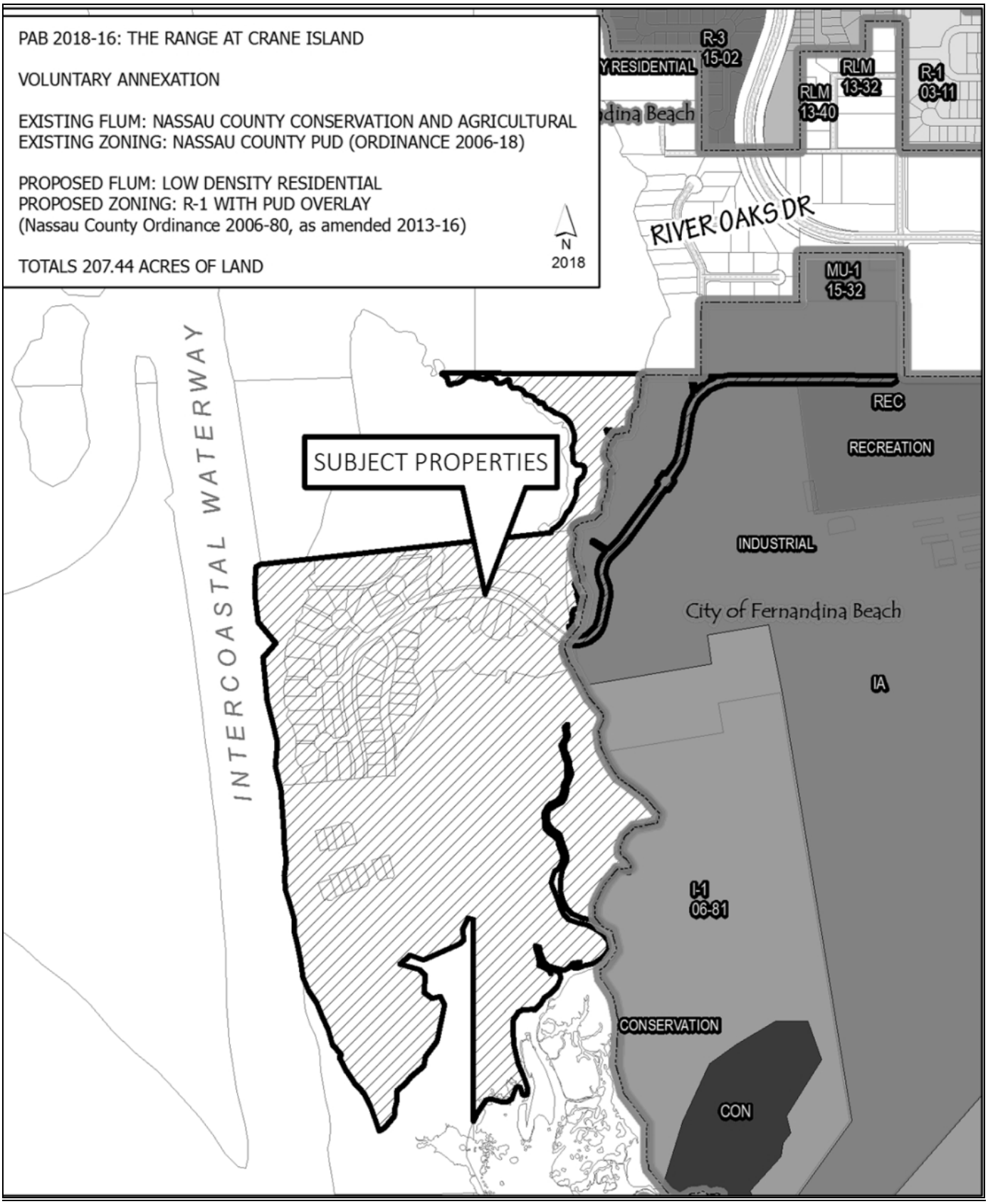
Kelly N. Gibson, AICP
Planning Manager

APPLICATION FOR VOLUNTARY ANNEXATION, LARGE-SCALE FUTURE LAND USE AND ZONING MAP CHANGE OF "CRANE ISLAND" – THE RANGE AT CRANE ISLAND

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	The Range at Crane Island, LLC				
AGENT:	Emily G. Pierce, Rogers and Towers Law				
REQUESTED ACTION:	Voluntary Annexation, Assignment of a Future Land Use Map Category of Low Density Residential and, Zoning District of R-1 with PUD Overlay (per terms of the 2005 Order of dismissal, MOU dated March 27, 2006 and as amended in April 1, 2008, consistent with Nassau County Ordinances 2006-80 and 2013-16, and Chapter 171, Florida Statutes				
LOCATION:	Crane Island				
CURRENT ZONING:	Nassau County Conservation and Agricultural				
CURRENT LAND USE:	Nassau County PUD (Ordinances 2006-80 and 2013-16)				
EXISTING USES ON SITE:	Roadways and Infrastructure – 169 single-family detached residential unit subdivision with no less than 5.75 acres of land for public park				
PROPERTY SIZE:	Approximately 207.44 Acres of Land				
ADJACENT PROPERTIES:	**Direction**	**Existing Use(s)**	**Year Built**	**Zoning**	**FLUM**
	North	Florida Inland Navigation District – Dredge Soils Site	N/A	N/A	N/A
	South	Intercostal Waterway	N/A	N/A	N/A
	East	Municipal Airport	1943	I-A	Industrial
	West	Intercostal Waterway	N/A	N/A	N/A

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the City's website, the City Clerk's Office and at the Community Development Department Office. ***


PAB 2018-16: THE RANGE AT CRANE ISLAND
VOLUNTARY ANNEXATION
EXISTING FLUM: NASSAU COUNTY CONSERVATION AND AGRICULTURAL
EXISTING ZONING: NASSAU COUNTY PUD (ORDINANCE 2006-18)
PROPOSED FLUM: LOW DENSITY RESIDENTIAL
PROPOSED ZONING: R-1 WITH PUD OVERLAY
(Nassau County Ordinance 2006-80, as amended 2013-16)
TOTALS 207.44 ACRES OF LAND
N
2018
R-3
15-02
RLM
13-32
RLM
13-40
R-1
03-11
RIVER OAKS DR
MU-1
15-32
REC
RECREATION
INDUSTRIAL
SUBJECT PROPERTIES
INTERCOASTAL WATERWAY
City of Fernandina Beach
IA
I-1
06-81
CONSERVATION
CON

SUMMARY OF REQUEST AND BACKGROUND INFORMATION: _____

As is consistent with an amended Memorandum of Understanding (MOU), paragraph III.C. The Range at Crane Island, LLC requests a voluntary annexation of approximately 207.44 acres of land located on the intercostal waterway adjoining the Fernandina Beach municipal airport. The applicant further requests a large scale future land use map assignment of Low Density Residential and R-1 zoning district with a Planned Unit Development (PUD) overlay zoning described in Nassau County ordinances 2006-80 and 2013-16. The requested action is in compliance with the terms of the 2005 Memorandum of Understanding and subsequent 2005 Order of Dismissal (Willis, et al. v City of Fernandina Beach, Case No. 2000-14-CA, in the Circuit Court, Fourth Judicial Circuit, Nassau County), and the Amended 2008 MOU.

CONSISTENCY WITH THE COMPREHENSIVE PLAN / LAND DEVELOPMENT CODE:

This is a voluntary annexation of property as compliant with all applicable Florida Statutes and the City's Municipal Code. The annexation area is compact, does not create an "enclave", and represents a logical extension of the City boundary. The area is a logical extension of urban development and any development or redevelopment is capable of achieving full compliance with the terms of development in the MOU documents provided in the applicant's back-up materials. The City is able to serve this property and meet or exceed all levels of service required by Comprehensive Plan policies referenced herein.

CONCLUSION AND STAFF RECOMMENDATIONS: _____

The requested action is consistent with the terms of the MOU, as such Staff recommends approval of the voluntary annexation, assignment of the Low Density Residential FLUM category, andR-1 zoning district with a PUD Overlay as approved by Nassau County. The City accepts all development approvals as previously granted by Nassau County, including the final plat documents as filed.

Following the recommendation of the Planning Advisory Board (PAB), the application will move forward to the City Commission in the form of three separate ordinances at a public hearing anticipated for August 21, 2018. As a large-scale FLUM amendment, this action requires state agency review prior to 2nd reading of any FLUM assignment. Final hearings of this case are not anticipated to occur until October, 2018.

MOTION TO CONSIDER: _____

I move to recommend **(approval or denial)** of PAB case number 2018-16 to the City Commission requesting that a Voluntary Annexation, Assignment of the Low Density Residential land use category, and R-1 zoning district with a PUD Overlay for property located on Crane Island to be **(approved or denied)** and that PAB case 2018-16, as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

OFFICE USE ONLY

REC'D: _____ BY: _____

PAYMENT: $ N/A TYPE: _____

APPLICATION #: _____

CASE #: 2018-12

BOARD MEETING DATE: July 11, 2018

PLANNING ADVISORY BOARD APPLICATION

- [x] ZONING MAP AMENDMENT (≤ 10 acres $850 / > 10acres $1,600)
- [x] LAND USE MAP AMENDMENT (≤ 10 acres $850 / > 10acres $1,600)
- [ ] LDC TEXT AMENDMENT ($850)
- [ ] COMP PLAN AMENDMENT ($850)
- [ ] SUBDIVISION PLAT – PRELIM ($750)
- [ ] SUBDIVISION PLAT – FINAL ($850)
- [ ] VACATION OF R.O.W. ($850)
- [x] VOLUNTARY ANNEXATION ($1050)

APPLICANT INFORMATION

Owner Name: Louis A. Llerandi and Rosemarie C. Llerandi

Mailing Address: 1540 Lisa Avenue Fernandina Beach, FL 32034

Telephone: 904-430-3910 Fax: _____

Email: LALLERANDI@GMAIL.COM

Agent Name: City of Fernandina Beach

Mailing Address: 204 Ash Street

Telephone: 904-310-3135 Fax: _____

Email: dmartin@fbfl.org

PROPERTY INFORMATION

Street Address: 1336 S. 14th Street and 1451 Nectarine Street

Parcel Identification Number(s): 00-00-31-1800-0266-0052 and 00-00-31-1800-0266-0062

Lot Number: _____ Block Number: _____ Subdivision: _____

BLOCK 266 E210 FT OF S94.75 FT OF LOT 5 PT OR 1580/1847

Section: _____ Township: _____ Range: _____

PROJECT INFORMATION

Total Number of Lots/Parcels: 2 lots equaling 0.66 acres

Less than One (1) acre Sq. Footage: _____ One (1) Acre or Greater: _____

Existing Zoning Classification: Nassau County Commercial Intensive (CI)

Existing Future Land Use Classification: Nassau County Commercial

Previous Planning/Zoning Approvals: n/a

Description of Request: Reference: Resolution 2017-194 - Voluntary Annexation Agreement

Voluntary Annexation, Assignment of General Commercial (GC) Future Land Use Map Category, and Zoning Map District of C-2 for property contigous to the City Limits. Property was previously approved for extention of water and sewer services.

SIGNATURE/NOTARY

The undersigned state above information is true and correct as (s)he is inform believes.

7/3/18
Date

Signature of Applicant

STATE OF FLORIDA
ss
COUNTY OF NASSAU

NICOLE BEDNAR
MY COMMISSION # FF929607
EXPIRES February 02, 2020
FloridaNotaryService.com

Subscribed and sworn to before me this 3rd day of July, 2018.

Notary Public: Signature

Nicole Bednar
Printed Name

Feb. 2, 2020
My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

NASSAU | A. Michael Hickox, CFA, Cert.Res.RD1941
Nassau County Property Appraiser

Property Search | Sales Search | Nassau Home

OWNER NAME	LLERANDI LOUIS A & ROSEMARIE C	PARCEL NUMBER	00-00-31-1800-0266-0052
MAILING ADDRESS	1540 LISA AVE	TAX DISTRICT	UNINCORPORATED MIDDLE ISLAND (DISTRICT 8)
		MILLAGE	15.3904
		PROPERTY USAGE	
	FERNANDINA BEACH, FL 32034	DEED ACRES	0
LOCATION ADDRESS	1336 14TH ST S	HOMESTEAD	N
	FERNANDINA BEACH 32034	PARCEL MAP RECORD	MAP THIS PARCEL
SHORT LEGAL	BLOCK 266 E210 FT OF S94.75 FT OF LOT 5 PT OR 1580/1847	TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

	2017 Certified Values
JUST VALUE OF LAND	$99,481
LAND VALUE AGRICULTURAL	$0
TOTAL BUILDING VALUE	$100,117
TOTAL MISC VALUE	$8,597
JUST OR CLASSIFED TOTAL VALUE	$208,195
ASSESSED VALUE	$208,195
EXEMPT VALUE	$0
TAXABLE VALUE	$208,195

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
PROF DAYCA 001920	19,896	SF	25-3N-28

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
DAYCARE HM	2,775	2,619	0	0	AVERAGE	CEMENT BRK	FORCED AIR	FORCED AIR	1959	SHOW SKETCH

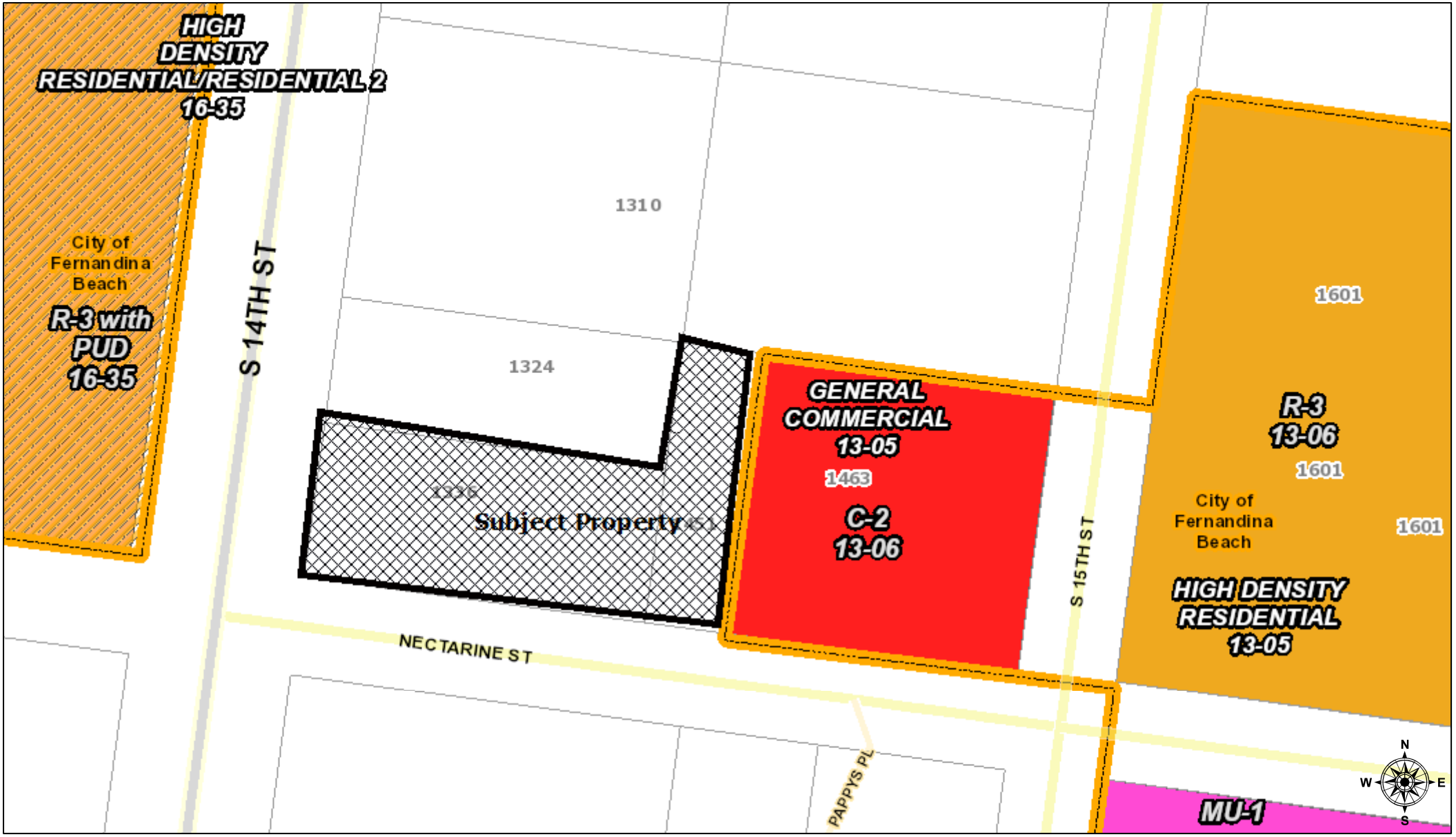
Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
ASPHALT C	0 X 0	3537	2000
ASPHALT C	0 X 0	294	2005
CONCRETE A	13 X 5	65	2000
CL FNC 4'	0 X 0	45	2000
CONCRETE A	0 X 0	284	1989

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
08/12/2008	1580/1847	1580/1847	525000	WD	Q	Y	CRAVEY W L & LINDA R	LLERANDI LOUIS A & ROSEMARIE C
01/01/1974	164/290	164/290	16600	WD	Q	Y		
01/01/1970	107/52	107/52	13500	TA	U	Y		

City Land Use and Zoning: 1336 S. 14th Street + 1451 Nectarine Street



July 3, 2018

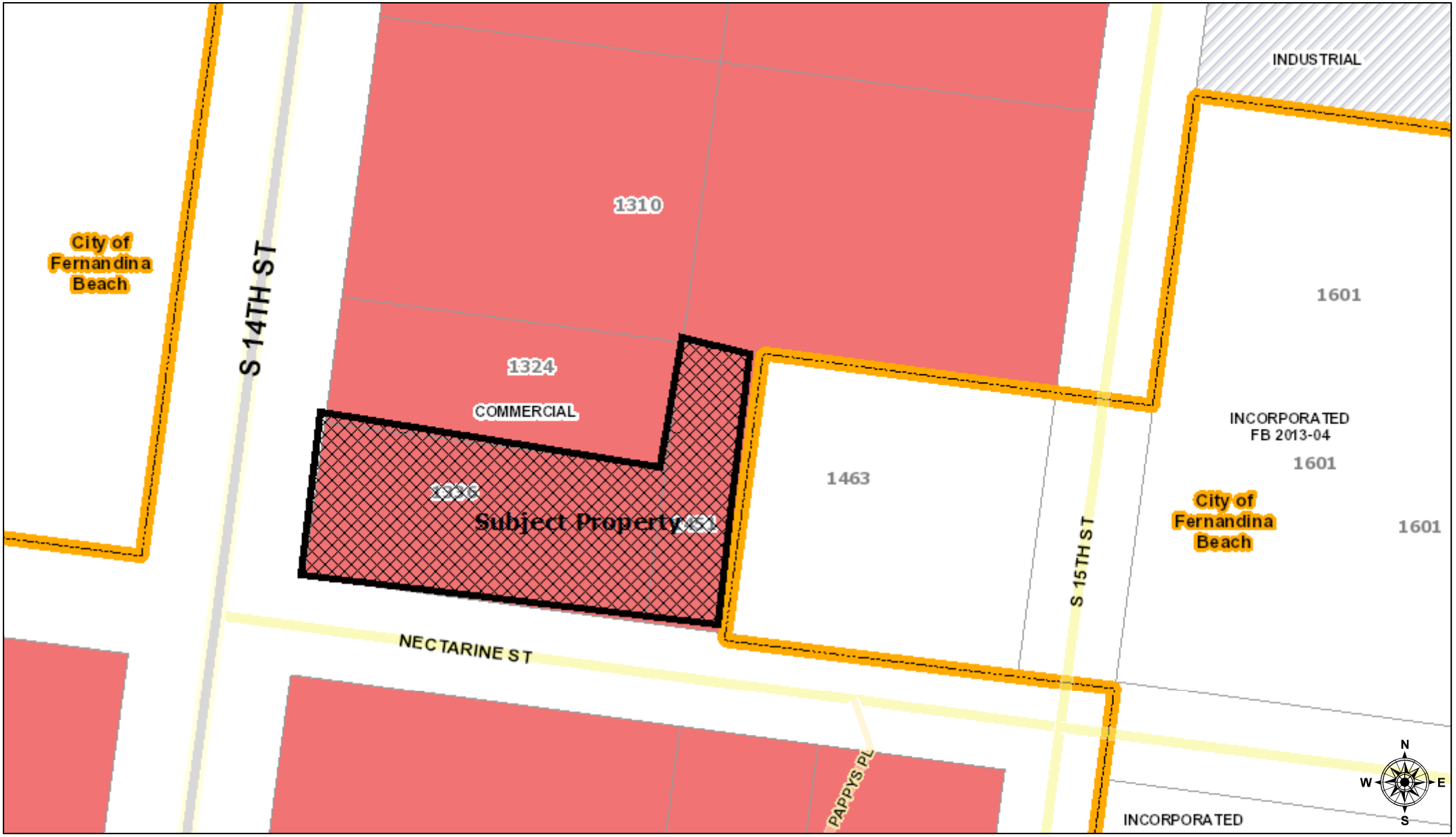
1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Existing Land Use: 1336 S. 14th Street + 1451 Nectarine Street



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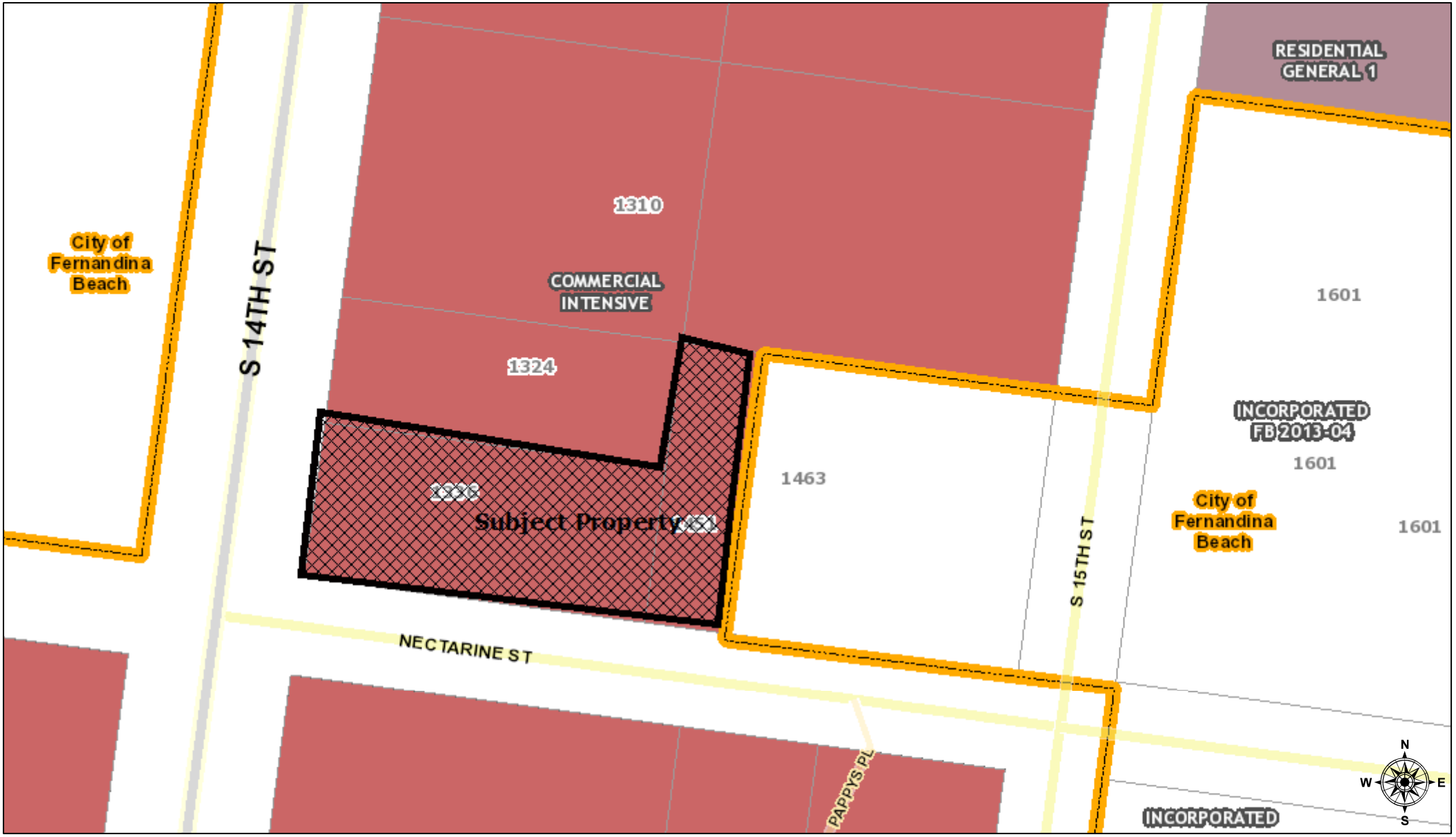

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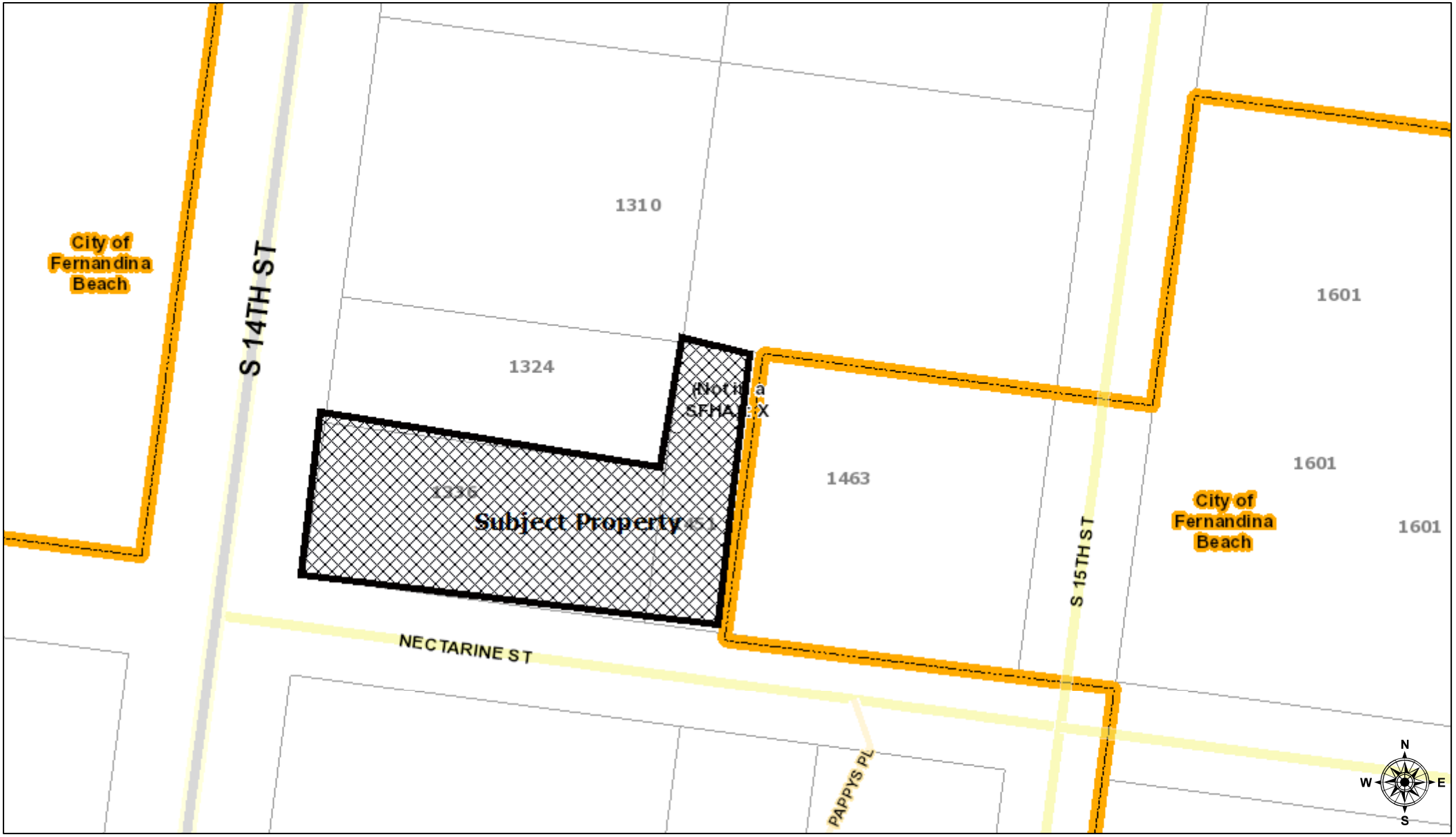
0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Floodzone: 1336 S. 14th Street + 1451 Nectarine Street



July 3, 2018

Flood Zones - Effective Date August 2,2017

- A,
- AE,
- AO,
- VE,
- X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- X, AREA OF MINIMAL FLOOD HAZARD

1:1,128

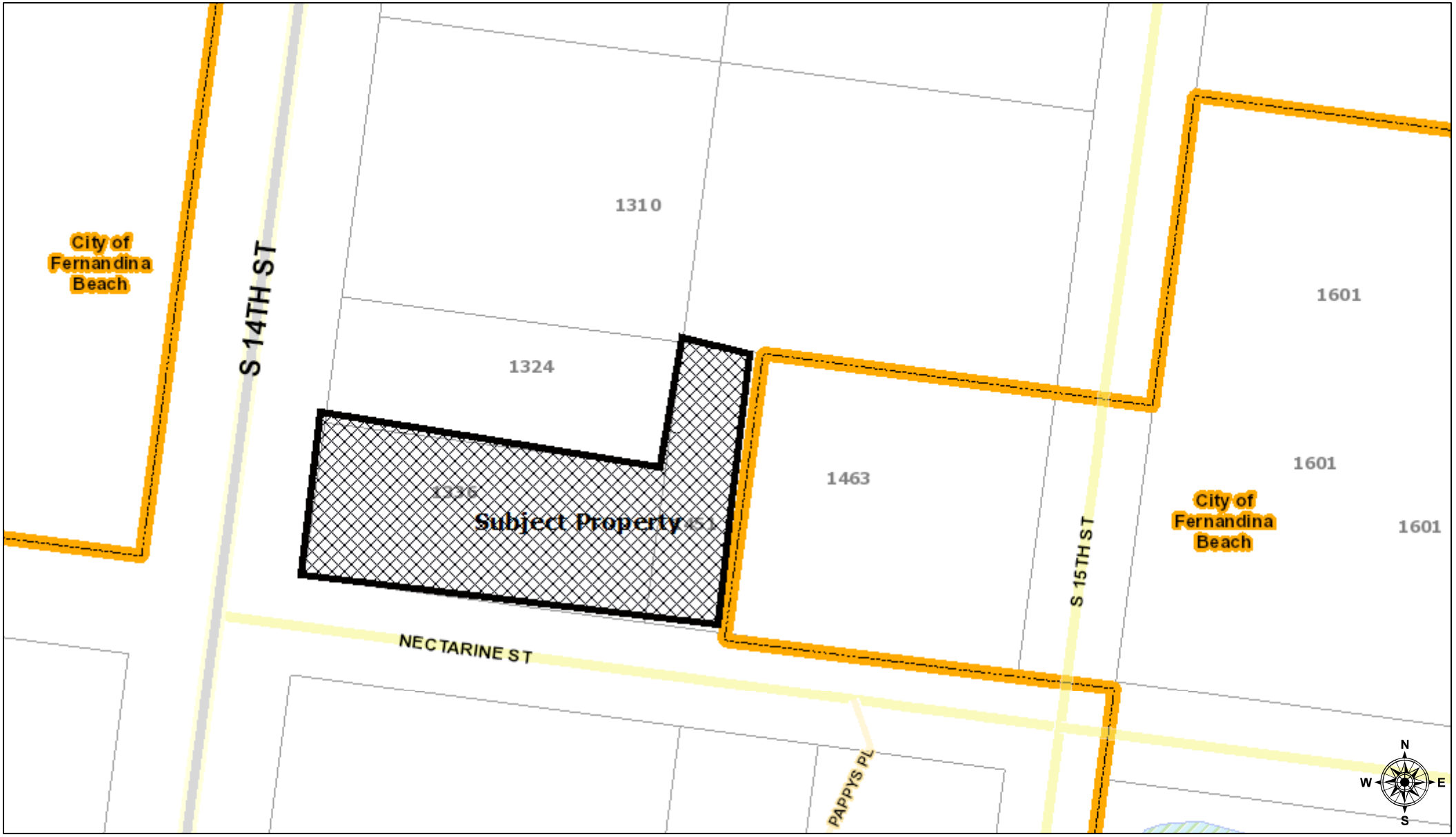
0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

2018

Potential Wetlands: 1336 S. 14th Street + 1451 Nectarine Street



July 3, 2018

Land Parcels

Potential Wetlands

1:1,128

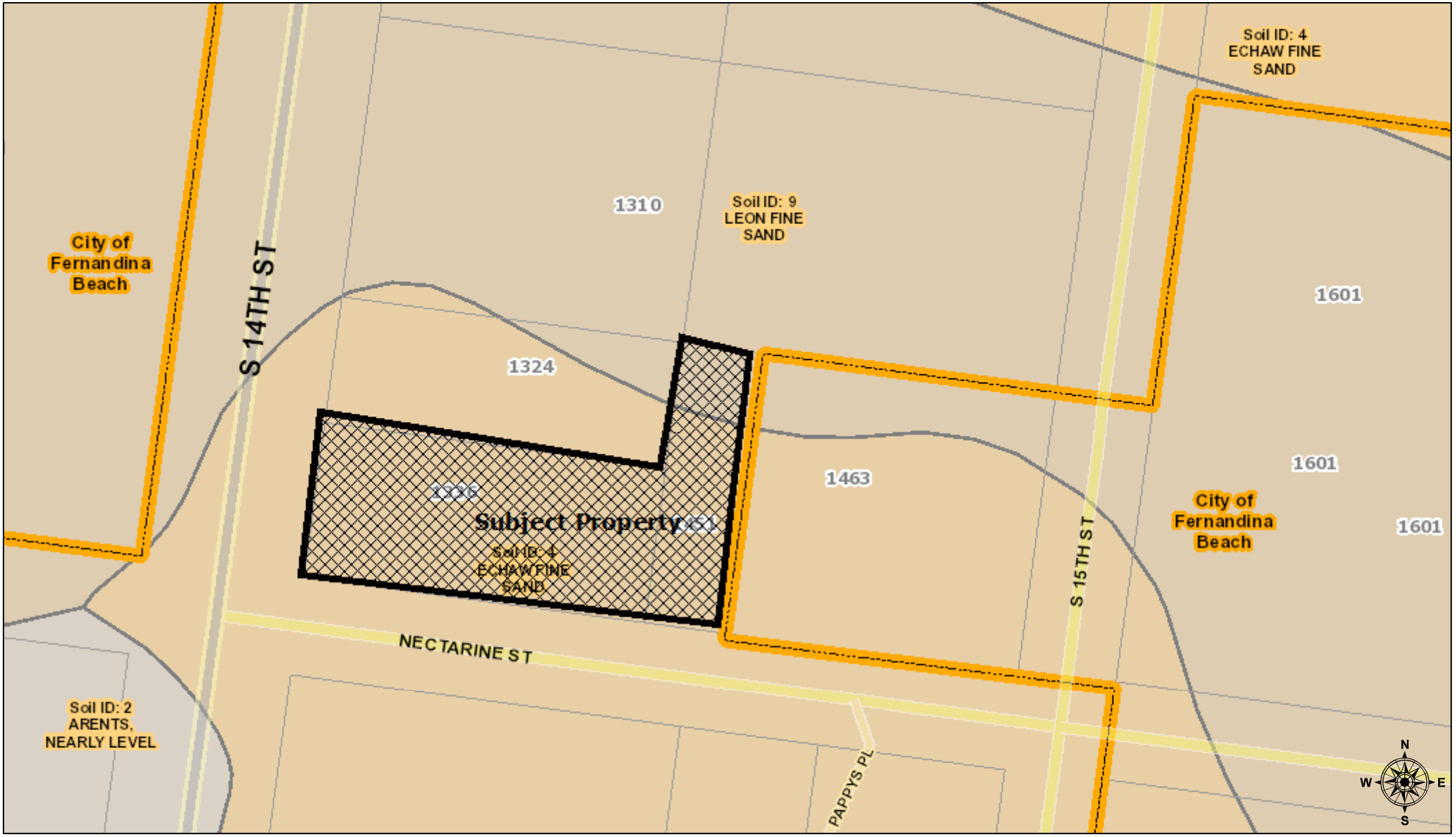
0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

2018

Soils: 1336 S. 14th Street + 1451 Nectarine Street



July 3, 2018

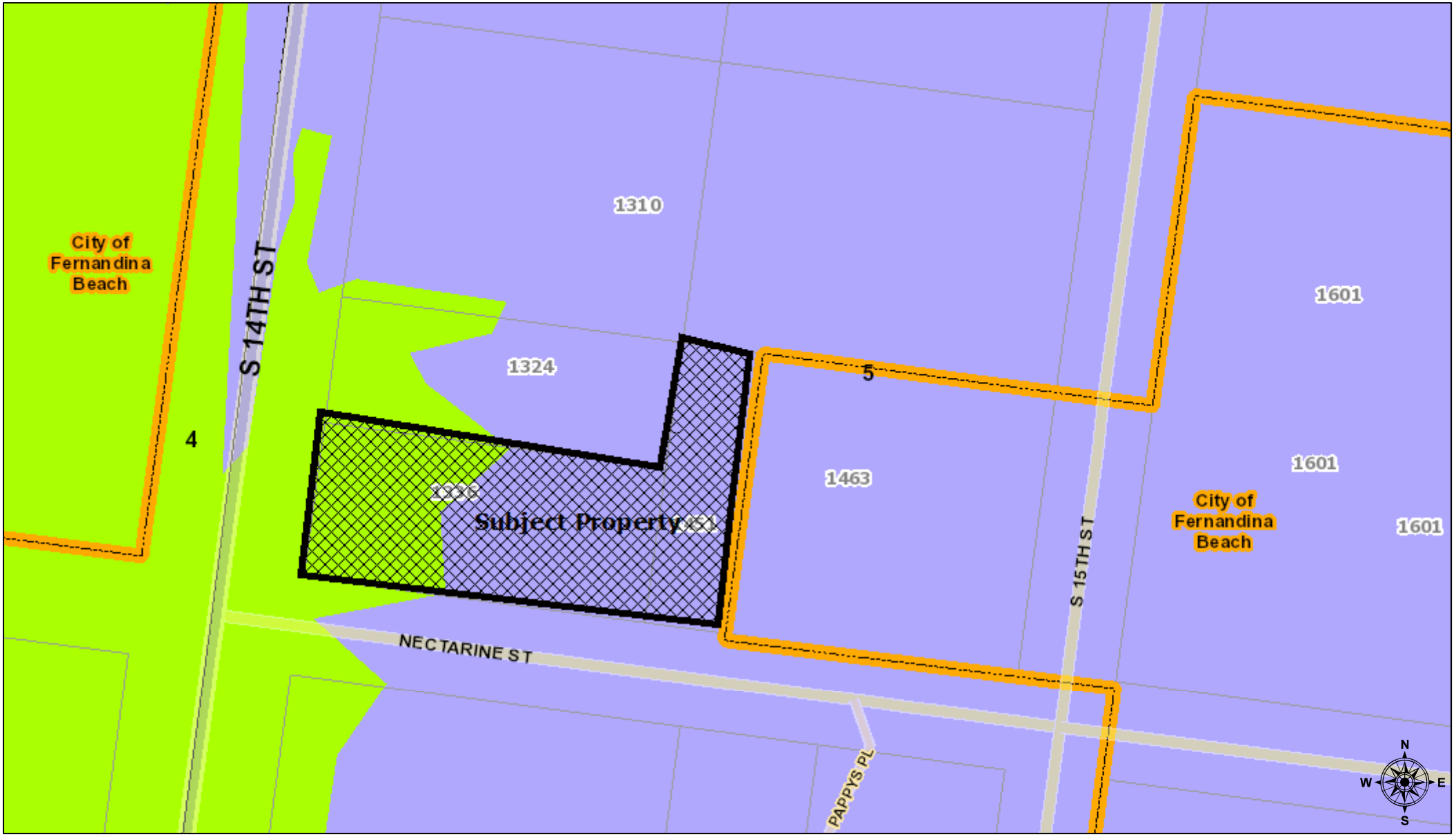
1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Storm Surge Zone: 1336 S. 14th Street + 1451 Nectarine Street



July 3, 2018

Evacuation Routes

Storm Surge

1

2

3

4

5

1:1,128

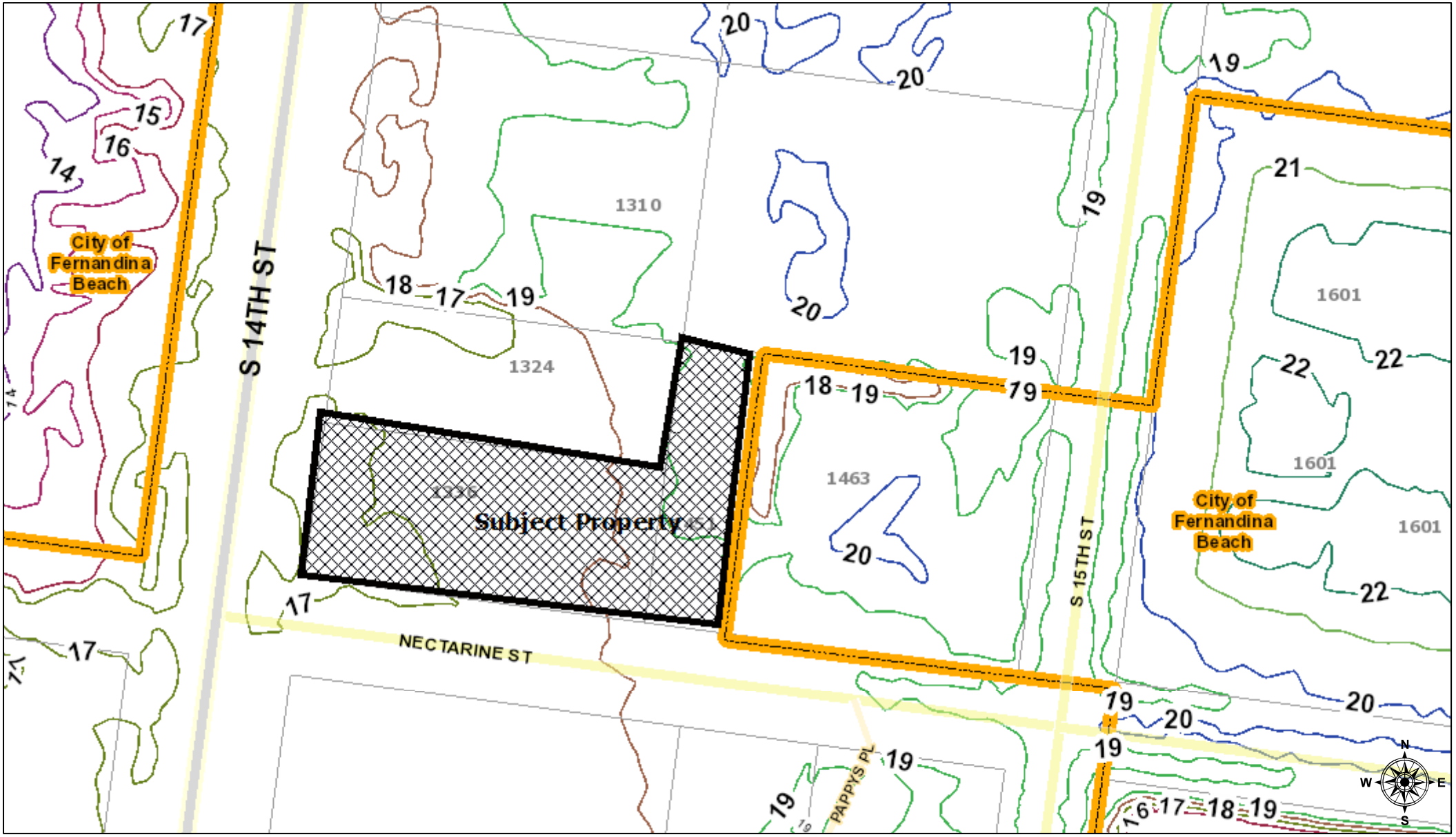
0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

2018

Topography: 1336 S. 14th Street + 1451 Nectarine Street



July 3, 2018

Land Parcels

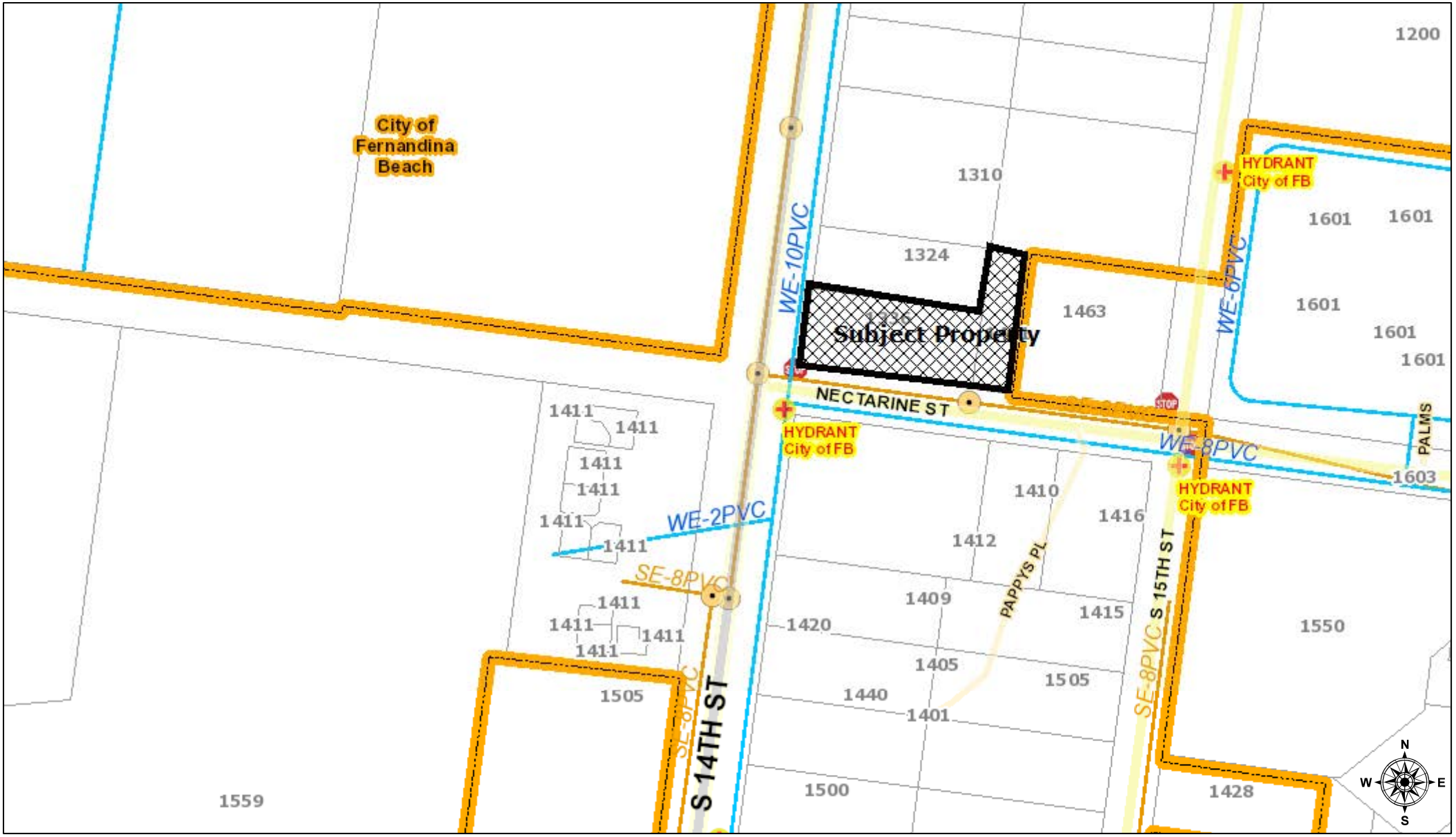
1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

1336 S. 14th Street + 1451 Nectarine Street - Utilities



July 3, 2018

- Land Parcels
- Water Hydrant
- Sewer Manhole
- Water Distribution Lines
- Sewer Lines
- Signs
- Cross Culverts Elevations
- Cross Culvert Pipes

1:2,257

0 0.0175 0.035 0.07 mi

0 0.03 0.06 0.12 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

2018

CITY OF FERNANDINA BEACH
NOTICE OF
PUBLIC HEARING
DO NOT REMOVE

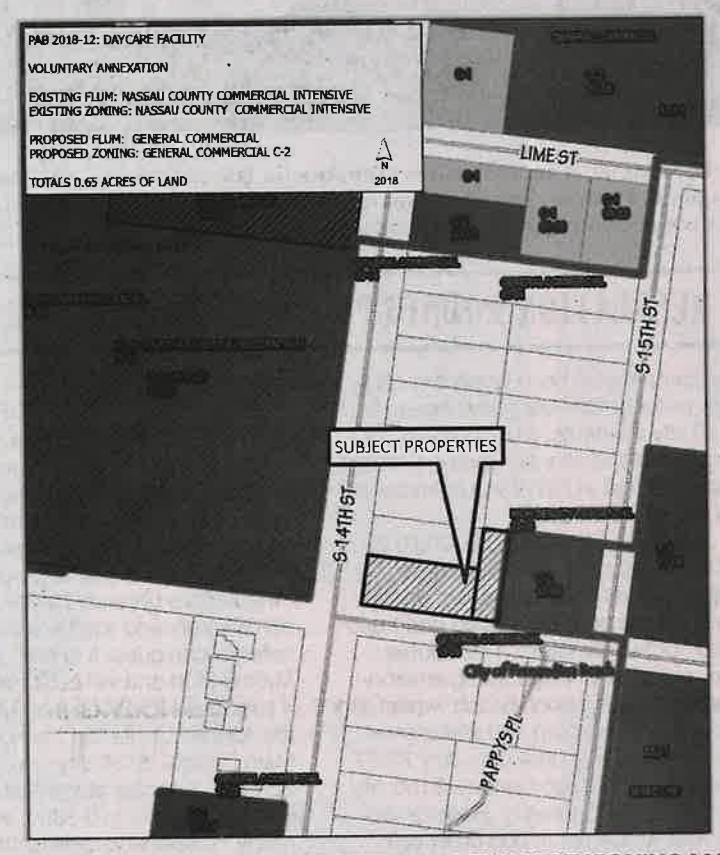
CITY OF FERNANDINA BEACH
NOTICE OF
PUBLIC HEARING
A REQUEST HAS
BEEN MADE THAT
WILL AFFECT THE
ZONING, USE, OR
APPEARANCE OF
THIS PROPERTY.
FOR INFO CALL
904-310-3135
DO NOT REMOVE

NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD CITY OF FERNANDINA BEACH

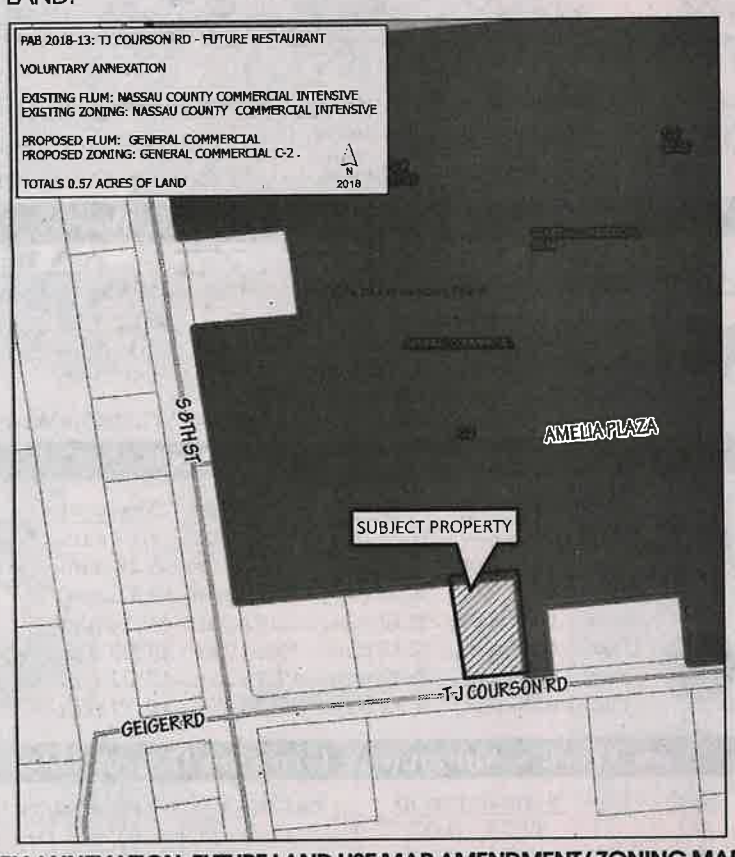
NOTICE IS HEREBY GIVEN that a Public Hearing is scheduled for **Wednesday, July 11 at 5:00 p.m.** in the City Commission Chambers, 204 Ash Street Fernandina Beach, Florida to consider the following

LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE 2018-14): *THE CITY OF FERNANDINA BEACH,* REQUESTS MINOR AMENDMENTS TO MODIFY CHAPTER 8 HISTORIC DISTRICTS, SECTION 8.03.03(B) CERTIFICATE OF APPROVAL MATRIX AND SECTION 8.03.09 APPEALS.

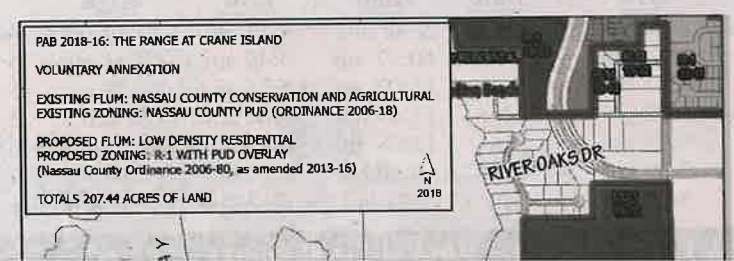
VOLUNTARY ANNEXATION, FUTURE LAND USE MAP AMENDMENT/ ZONING MAP CHANGE (PAB CASE 2018-12): *THE CITY OF FERNANDINA BEACH, FLORIDA,* REQUESTS VOLUNTARY ANNEXATION INTO THE CITY OF FERNANDINA BEACH, ASSIGNMENT OF A FUTURE LAND USE MAP CATEGORY AND ZONING CHANGE FROM UNINCORPORATED NASSAU COUNTY COMMERCIAL LAND USE / COMMERCIAL INTENSIVE (CI) ZONING TO FERNANDINA BEACH GENERAL COMMERCIAL LAND USE AND C-2 ZONING FOR PROPERTY LOCATED AT 1336 S. 14TH STREET AND 1451 NECTARINE STREET TOTALING APPROXIMATELY 0.65 ACRES OF LAND.



VOLUNTARY ANNEXATION, FUTURE LAND USE MAP AMENDMENT/ ZONING MAP CHANGE (PAB CASE 2018-13): *THE CITY OF FERNANDINA BEACH, FLORIDA,* REQUESTS VOLUNTARY ANNEXATION INTO THE CITY OF FERNANDINA BEACH, ASSIGNMENT OF A FUTURE LAND USE MAP CATEGORY AND ZONING CHANGE FROM UNINCORPORATED NASSAU COUNTY COMMERCIAL LAND USE / COMMERCIAL INTENSIVE (CI) ZONING TO FERNANDINA BEACH GENERAL COMMERCIAL LAND USE AND GENERAL COMMERCIAL (C-2) ZONING FOR PROPERTY LOCATED ON TJ COURSON ROAD TOTALING APPROXIMATELY 0.57 ACRES OF LAND.



VOLUNTARY ANNEXATION, FUTURE LAND USE MAP AMENDMENT/ ZONING MAP CHANGE (PAB CASE 2018-16): *THE RANGE AT CRANE ISLAND LLC,* REQUESTS VOLUNTARY ANNEXATION INTO THE CITY OF FERNANDINA BEACH, ASSIGNMENT OF A FUTURE LAND USE MAP CATEGORY AND ZONING CHANGE FROM UNINCORPORATED NASSAU COUNTY CONSERVATION AND AGRICULTURAL LAND USE / PLANNED UNIT DEVELOPMENT (PUD) ZONING TO FERNANDINA BEACH LOW DENSITY RESIDENTIAL (LDR) LAND USE AND LOW DENSITY RESIDENTIAL (R-1) ZONING WITH PLANNED UNIT DEVELOPMENT (PUD) DESCRIBED IN NASSAU COUNTY ORDINANCE 2006-80 AND AMENDED BY ORDINANCE 2013-16 FOR PROPERTY LOCATED ON THE INTERCOASTAL WATERWAY, IDENTIFIED AS CRANE ISLAND, AND TOTALING APPROXIMATELY 207.44 ACRES OF LAND.



SOURCE: FLORIDA FOREST SE

Very thick "duff" still smoldering as of Thursday morning in the area of Piney Island h been hard to put out. Nassau County Fire Rescue teams are helping the Florida Forest Service by filling tanks on site, according to NCFR Chief Brady Rigdon.

Piney Island Fire area's 'duff' still smoldering

PEG DAVIS
News-Leader

A series of small fires that started Saturday afternoon along the railroad tracks between Blackrock Road and Creekside Drive in Nassau County eventually burned 30 acres next to Piney Island Drive. That site was still smoldering as of Thursday morning, though a thunderstorm on Wednesday night helped to tamp down the remaining hot spots.

The fires were apparently set along the tracks by sparks from a passing train.

According to Nassau County Fire Rescue Chief Brady Rigdon, "There is still some smoke from the fire due to the fact that the material that is burning is very thick (known as duff). The Florida Forest Service has the lead in fighting this fire and they have brought in some additional crews and equipment. ... NCFR is helping them a couple of times each day by providing water to fill large basin tanks they have on site."

Annaleasa Winter, a wildfire mitigation specialist and point of contact in the Florida Forest Service's Jacksonville District office, wrote on Twitter on Saturday that the FFS was "working to contain two small wildfires near the railroad tracks off Blackrock Road and Windsor Drive."

Smoke billowed on Saturday afternoon from other spots along the railroad tracks, including one on the east side of the Thomas J. Shave Jr. Bridge near Creekside Drive and the Amelia Island Marina.

Winter tweeted on Tuesday that the FFS' "forestry firefighters were working with railroad crews to bring water into the inaccessible area of the Piney Island Fire."

Another tweet said that the burned area at Piney Island, which is now 100 percent contained, was still "holding significant heat. Duff layer is burning down 12-14 (inches) & green pockets are sl burning out to the marsh. put 2,000 (gallons) of water spots yesterday. It will co to burn until substantial rain

There were no injuries ed or structures burned as a of the fires.

pegdavis@fbnewslead

SOURCE: FLORIDA FOREST S

A map provided by the Florida Forest Service shows t area that burned near Piney Island after sparks from a passing train on Saturday afternoon possibly caught d grasses on fire.

SOURCE: FLORIDA FOREST

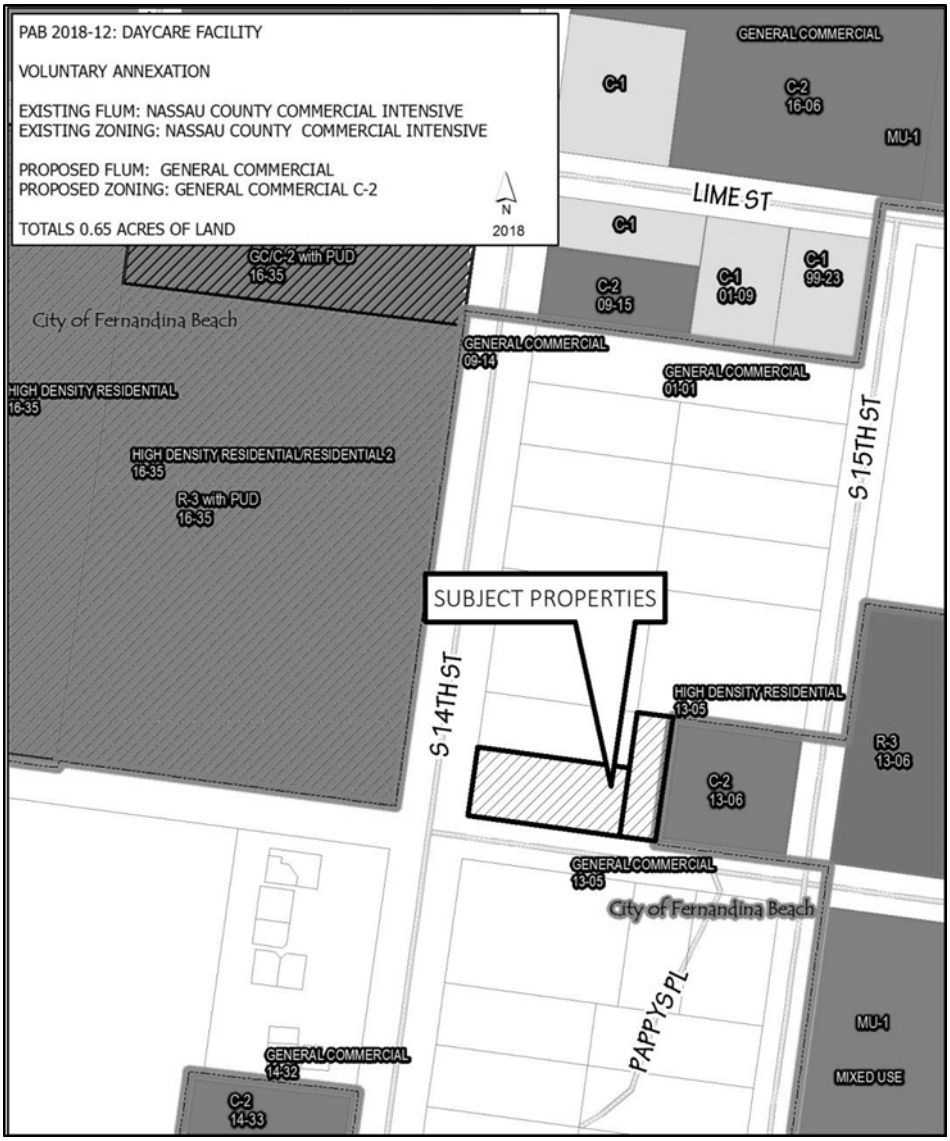
The Florida Forest Service's forestry firefighters worked with railroad crews to brin water to the area of the Piney Island fire.

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DEPARTMENT

June 29, 2018

NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD

A public hearing has been scheduled for the Planning Advisory Board to consider an application for a **VOLUNTARY ANNEXATION, ASSIGNMENT OF FUTURE LAND USE MAP CATEGORY, and ZONING MAP CHANGE** of properties located at 1336 S. 14th Street and 1451Nectarine Street (PAB Case# 2018-12). The application will be heard by the Planning Advisory Board at **5:00 PM** on **Wednesday, July 11, 2018** in the City Commission Chambers located at 204 Ash Street, Fernandina Beach, Florida.



The subject properties considered at this hearing are located at the northeast corner of S. 14th Street and Nectarine Street. The identified properties total approximately 0.65 acres of land. Property information may be located at www.nassauflpa.com. The subject properties and surrounding zoning districts have been identified in the graphic contained herein.

The subject property will be considered to annex into the City limits, assign a Future Land Use Map Category of General Commercial and Zoning District of C-2. The property is contiguous to the municipal boundary on its eastern side.

The case will follow all applicable Florida Statutes. As required by law, the Planning Advisory Board will hear the case at its regular meeting on **Wednesday, July 11, 2018 at 5:00 PM**.

Following the PAB hearing, the City Commission will consider ordinances to approve the **Annexation, Future Land Use Map and Zoning District assignments** at a scheduled and noticed regular meeting date.

To follow the case, please check the City's website at www.fbfl.us. For more information please contact the Planning Department at (904) 310-3135.

A copy of the records for all applications may be reviewed in the Planning Department in City Hall located at 204 Ash Street, between the hours of 8:00AM – 5:00PM, Monday through Friday.

Interested parties may appear at said hearing and be heard as to the advisability of any action, which may be considered. Any persons with disabilities requiring accommodations in order to participate in this hearing should contact 310-3100, TTY 711, (TTY number for all City offices) or through the Florida Relay Service at 1-800-955-8771 at least 24 hours in advance to request such accommodation. If any person decides to appeal any decision made by the board/commission with respect to any matter considered at such hearing, s/he will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

STERLING MEDICAL PARTNERS LLC
200 CLATTER BRIDGE RD
PONTE VEDRA, FL 32081

ALEX LLARENA REAL ESTATE LLC
1340 SOUTH 14TH ST
FERNANDINA BEACH, FL 32034

R & P PROPERTIES LLC
17550 MONTESSA TERRACE
JACKSONVILLE, FL 32226

MCGRATH COMMERCIAL PROPERTIES
1411 SOUTH 14TH ST SUITE D
FERNANDINA BEACH, FL 32034

AMELIA AUDIOLOGY LLC
1411 SOUTH 14TH STR SUITE F
FERNANDINA BEACH, FL 32034

AMELIA FAMILY EYECARE LLC
685 GROVE PARK CIRCLE
FERNANDINA BEACH, FL 32034

OGBURN MINNIE & BATEMAN BRANDY
86037 SPRING MEADOW AVE
YULEE, FL 32097

CRITICAL DESIGN ASSOCIATES INC
PO BOX 81
REINHOLDS, PA 175690081

BYRD DABNEY L & HAMPTON ROBIN
1411 S 14TH ST STE K
FERNANDINA BEACH, FL 32034

MOTES JULIE
1411 S 14TH ST
FERNANDINA BEACH, FL 32034

FOURTEENTH STREET PROFESSIONAL PLAZA
961146 BUCCANNEER TRAIL
AMELIA ISLAND, FL 32034

FAMILY EXTENDED CARE OF AMELIA ISLAND
2700 W 81ST ST
HIALEAH, FL 33016

MAURER KATHLEEN E
1538 PENBROOK DRIVE
FERNANDNA BEACH, FL 32034

HARRIS LARRY W & BARBARA
1601 NECTARINE ST UNIT A2
FERNANDINA BEACH, FL 32034

HERTZ LAWRENCE R & JOANN L/E
2811 ATLANTIC AVE #304
FERNANDINA BEACH, FL 32034

GILLIS CHARLES P & SHIRLEY S
245 MOSLEY TOWN RD
TARRYTOWN, GA 30470

MCCALLAR GREGORY F & MELISSA L
859 FLORA ELLEN ST
HINESVILLE, GA 31313

ROSS ROBERT GERRIT &
ROSS DINA CUPPETT
95491 SAGO DRIVE
FERNANDINA BEACH, FL 32034

JOLLY NANCY A
1601 NECTARINE ST A7
FERNANDINA BEACH, FL 32034

NIGHMAN CHARLES W & RHONDA L
1515 HIGHBRIDGE ROAD
CUYAHOGA FALLS, OH 44223

MORRIS WILLIAM D LIVING TRUST
WILLIAM & DIANE MORRIS TRUSTEE
1601 NECTARINE ST UNIT B-1
FERNANDINA BEACH, FL 32034

JAMES PAMELA L
1601 NECTARINE ST
FERNANDINA BEACH, FL 32034

STEWART LOIS &
STEWART ALISON C (T/I/C)
1601 NECTARINE STREET #B3
FERNANDINA BEACH, FL 32034

MURPHY JOSEPH W & DOROTHY P
2606 RIDGETOP ROAD
AMES, IA 50014

MOBLEY VERA H
3 SOUND VIEW LANE
SAVANNAH, GA 31411

BRANDON KELLY M
1601 NECTARINE ST B7
FERNANDINA BEACH, FL 32034

WERKEMA DONALD
7259 RAMOTH DRIVE
JACKSONVILLE, FL 32226

SOKOLOWSKI JACKIE &
MARQUESS GEORGE E (JT/RS)
114 SAWGRASS CT
BALTIMORE, MD 21220

EHRENBERG BARBARA
1601 NECTARINE ST C2
FERNANDINA BEACH, FL 32034

KALOCSAY SUSAN M TRUSTEE
OF SUSAN M KALOCSAY TRUST
806 FAIRPLAINS
GREENVILLE, MI 48838

BRANCH RONALD F & JANET L
85025 CHRISTIAN WAY APT 1118
YULEE, FL 32097

DRUMMER SUZANNE S
1601 NECTARINE STREET C5
FERNANDINA BEACH, FL 32034

GARVIN LARRY & KIMBERLEE
1002 TUDOR DR
BUTLER, PA 16001

MAGUIRE STEPHEN J
PO BOX 1057
MARSHALL, VA 201151057

PARMELEE KENNETH ARNOLD JR
1601 NECTARINE ST UNIT C8
FERNANDINA BEACH, FL 32034

JAMEYSON MARLA J MCDANIEL &
KOVALCIK RADOSLAV (T/I/C)
544 SPANISH WAY W
FERNANDINA BEACH, FL 32034

HARDY JOHN R & MARY ANN
326 TR TRAIL
HOLLAND, MI 49424

PODESTA ANIRINA P
1601 NECTARINE STREET #D3
FERNANDINA BEACH, FL 32034

GRANDA SARAH W & CEDRIC A
24 RIVER RIDGE COURT
BLUE RIDGE, GA 30513

NOBLE BRADLEY & LOIS
1000 RANSOM ROAD
DALLAS, PA 18612

COTTON JOHN W SR & MICHELLE
485 CENTER ST
DENNIS PORT, MA 26391026

BOSKO KIMBERLY
330 NORTH JEFFERSON #1802
CHICAGO, IL 60661

KRAUTHEIM CHRISTOPHER M
4015 YORKTOWN DR
MARCUS HOOK, PA 190602458

THOMAS KIMBERLY
95953 GRAYLON DR
YULEE, FL 32097

HALL CAROLYN R TRUSTEE
OF THOMAS W HALL TRUST
620 SOUTH ANTLER STREET
GLADWIN, MI 48624

MERTZ KENNETH A JR &
HILL BEVERLY (H&W)
2750 JEAN LAFITTE DRIVE
FERNANDINA BEACH, FL 32034

WERNER SHARON SUE L/E
1601 NECTARINE ST #E4
FERNANDINA BEACH, FL 32034

MARETT JAMES TRUSTEE
OF JAMES MARETT FAMILY LAND TR
1 RUE MANOLO 66400 CERET

HENDERSON HARLAN
961084 BUCCANEER TRAIL
FERNANDINA BEACH, FL 320345349

MCLEAN MARY
1601 NECTARINE ST APT E7
FERNANDINA BEACH, FL 320341918

CRIDER HARRELL & JANE B
222 HOLLY CREEK DR
ORANGEBURG, SC 29118

REHM NANCY JANE
1601 NECTARINE STREET F1
FERNANDINA BEACH, FL 32034

STRAIN ROBERT W
1601 NECTARINE STREET APT F2
FERNANDINA BEACH, FL 32034

SHAFER KENNETH W & ELIZABETH L
TRUSTEES OF ELIZABETH SHAFER LIVING
TRUST
86068 MORICHES DR
FERNANDINA BEACH, FL 32034

NUGENT PAUL W & CAROLYN M
112 RIVER RIDGE ROAD
BRUNSWICK, GA 31523

SEEMAN GEORGE & HOPE CONYERS
TRUSTEES OF GEORGE SEEMAN & HOPE
CONYERS FAMILY REV TRUST
1641 PARK AVENUE
FERNANDINA BEACH, FL 320341915

SAGER CYNTHIA ANN
332 WOODSIDE CIR
CADILLAC, MI 49601

FOWLER PATRICIA ANN
4014 W ARDSLEY LN
BLOOMINGTON, IN 47404

DAVIS LUCRETIA MORRIS &
MORRIS EDWARD GENE ET AL JT/RS
1601 NECTARINE STREET #F8
FERNANDINA BEACH, FL 32034

SHAFER KENNETH W & ELIZABETH L
TRUSTEES OF ELIZABETH SHAFER LIVING
TRUST
86068 MORICHES DR
FERNANDINA BEACH, FL 32034

MILLER RICHARD A
MILLER ANDREA (JT/RS)
1601 NECTARINE ST G2
FERNANDINA BEACH, FL 32034

LLOYD RICHARD W
P O BOX 336
FERNANDINA BEACH, FL 32035

REID JOAN E TRUSTEE
OF REID FAMILY REVOCABLE TRUST
1325 DATE ST
FERNANDINA BEACH, FL 32034

DONIKU ELION
1601 NECTARINE STREET #G5
FERNANDINA BEACH, FL 32034

PEYSER ALAN
1 MERRALL DRIVE
LAWRENCE, NY 11559

LOBOZZO JAMES V & ALANA V
1601 NECTARINE ST APT G7
FERNANDINA BEACH, FL 32034

DAVIS MICHELLE H
265 KINGSLAND DR
FOLKSTON, GA 31537

SHAFER KENNETH W & ELIZABETH L
TRUSTEES OF KENNETH W SHAFER LIVING TRUST
86068 MORICHES DR
FERNANDINA BEACH, FL 32034

SWARINGEN DEBORAH & JAMES
1601 NECTARINE ST #H2
FERNANDINA BEACH, FL 32034

SIKES COOKIE MAMIE
PO BOX 1034
HILLIARD, FL 320461034

DAVIS FRANCIS STOKES
1601 NECTARINE ST H5
FERNANDINA BEACH, FL 32034

STENSON DAVID A & PAMELA J
3012 E DONALD AVE
CUDAHY, WI 53110

DADD ANN M
701 CATHERINE STREET
KEY WEST, FL 33040

MCCORMICK JOHN WILLIAM
4784 VILLAGE GROVE CT
ST JOHNS, FL 32259

SMITH THOMAS M & BARBARA T
TRUSTEES OF SMITH LVG TRUST
1601 NECTARINE AVE #I-1
FERNANDINA BEACH, FL 32034

BEATON MARILYN T L/E
1601 NECTARINE ST #I-2
FERNANDINA BEACH, FL 32034

VOLP LIVING TRUST ET AL
1777 SCHOOL STREET
FERNANDINA BEACH, FL 32034

TENNYSON JAMES B & KATHY MAE
363 LAKESHORE ROAD
PELHAM, GA 31779

MCWHIRTER SHELLEY L
1601 NECTARINE ST UNIT I-5
FERNANDINA BEACH, FL 32034

MCNEAL FREDERICK S & SUSAN R
1150 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

HESSE KARIN F &
HANLEY KEVIN M CO-TRUSTEES OF H & H TRUST
428 WASHINGTON AVENUE
CARNEGIE, PA 15106

QUINN KELLEY A
719 AURORA OAKS DR
NEW ORLEANS, LA 70131

CARROLL MARY ELLEN
1240 HARRISON POINT TRL
FERNANDINA BEACH, FL 320345019

JOHNSON GEORGE W & TERESE
11 WOODLAND TRAIL
HAMBRUG, NJ 7419

JARA EDGARDO I &
SCHULZ SANDRA R (H&W)
1601 NECTARINE STREET J3
FERNANDINA BEACH, FL 32034

JODWAY MICHAEL & KOLLEEN
1113 MERIMACK CIRCLE
MEDINA, OH 44256

WRIGHT CARSON A & LIBBY P
1601 NECTARINE ST APT J5
FERNANDINA BEACH, FL 32034

ANDERSON RALPH H & MAUREEN E
24 CHANTER DRIVE
FLETCHER, NC 28732

HOBRECHT JENNIFER ANN
9526 WEST BANCROFT ST
HOLLAND, OH 43528

WERKEMA ROBERT
8310 RUM CREEK TRL NE
ROCKFORD, MI 493419662

TDK LAND LLC
1610 S CHURCH ST STE C
MURFREESBORO, TN 37130

PARCO PROPERTIES INC
4300 S FLETCHER AV
FERNANDINA BEACH, FL 32034

1324 SOUTH 14TH ST LLC
7128 DEVONSHIRE RD
ALEXANDRIA, VA 22307

CEMR INC
86229 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

LLERANDI LOUIS A & ROSEMARIE C
1540 LISA AV
FERNANDINA BEACH, FL 32034

PARCO PROPERTIES INC
4300 S FLETCHER AV
FERNANDINA BEACH, FL 32034

TOADFISH OF AMELIA LLC
233 EAST BAY ST STE 610
JACKSONVILLE, FL 32202

PAPPY'S LLP
233 EAST BAY ST STE 610
JACKSONVILLE, FL 32202

D & S AMELIA PROPERTIES INC
4300 S FLETCHER AV
FERNANDINA BEACH, FL 32034

RESOLUTION 2017-194

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, APPROVING THE EXTENSION OF WATER SERVICES OUTSIDE THE CORPORATE LIMITS; ACCEPTING THE VOLUNTARY ANNEXATION PETITION FOR TWO PARCELS CONTAINING APPROXIMATELY 0.66 ACRES OF LAND LOCATED AT 1336 S. 14th STREET AND 1451 NECTARINE STREET; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, property owners, Louis A. Llerandi and Rosemarie C. Llerandi, have completed the City of Fernandina Beach Voluntary Annexation Petition/ Water/Sewer Annexation Agreement Application pursuant to Chapter 171.044, Florida Statutes, for two (2) parcels containing approximately 0.66 acres together located at 1336 S. 14th Street and 1451 Nectarine Street (Parcel ID Numbers: 00-00-31-1800-0266-0052 and 00-00-31-1800-0266-0062); and

WHEREAS, staff has determined the request is consistent with the City's Municipal Code Sections 82-44 and 82-403, its Comprehensive Plan, and Land Development Code; and

WHEREAS, the City Commission has determined that it is in the best interest of the City to provide water and sewer services to the subject property.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. The City Commission hereby authorizes the extension of water and sewer services to the property owners identified, whose property is located outside the corporate limits of the City at 1336 S. 14th Street and 1451 Nectarine Street and noted as parcel identification numbers 00-00-31-1800-0266-0052 and 00-00-31-1800-0266-0062 and approves the Voluntary Annexation Petition, attached hereto as Exhibit "1".

SECTION 2. The City Commission authorized the City Manager and the City Clerk to execute said petition on behalf of the City of Fernandina Beach.

SECTION 3. The City Clerk is hereby directed to record the petition in the public records of Nassau County, Florida, as required by Ordinance No. 2001-01.

SECTION 4. This Resolution shall be effective immediately upon passage.

ADOPTED this 5th day of December, 2017.

INSTR # 201736886, Book 2164, Page 1930
Pages 11
Doc Type UNK, Recorded 12/18/2017 at 10:55 AM,
John A Crawford, Nassau County Clerk of Circuit Court
Rec. Fee $95.00
#4

CITY OF FERNANDINA BEACH

Robin C. Lentz

ROBIN C. LENTZ
Commissioner - Mayor

ATTEST:

Caroline Best

CAROLINE BEST
City Clerk

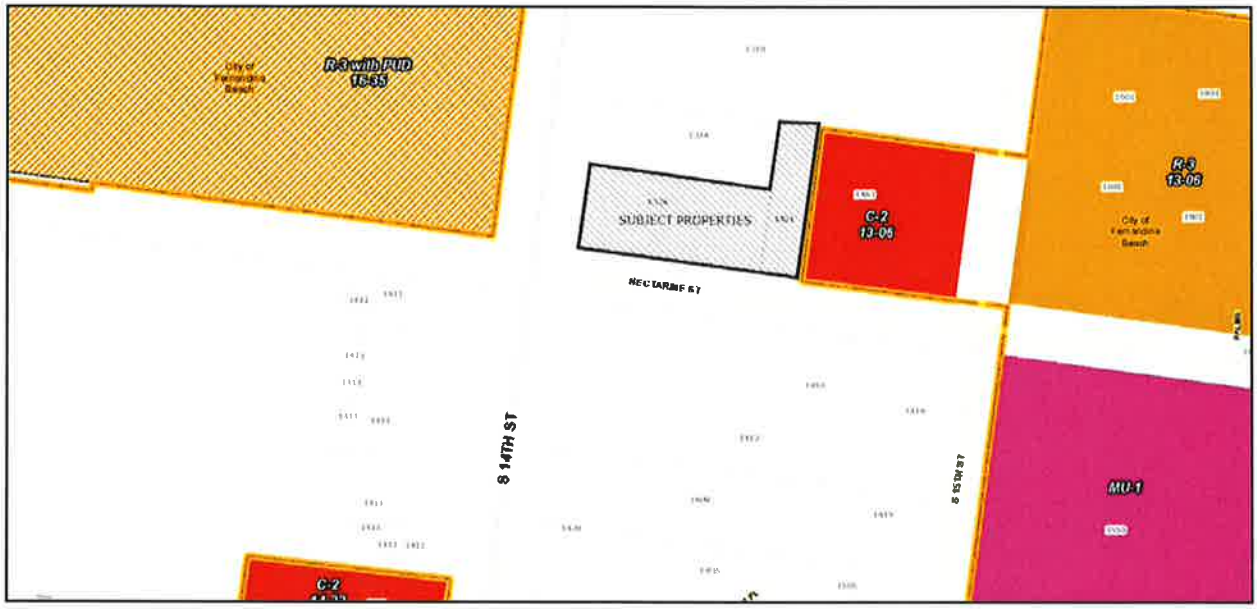
APPROVED AS TO FORM AND LEGALITY:

TAMMI E. BACH
City Attorney

RESOLUTION 2017-
EXHIBIT "A"

WATER AND SEWER AGREEMENT/ VOLUNTARY PETITION FOR ANNEXATION OF PARCEL ID NUMBERS: 00-00-31-1800-0266-0052 AND 00-00-31-1800-0266-0062

LOCATED AT 1336 S. 14TH STREET AND 1451 NECTARINE STREET
TOTALING APPROXIMATELY 0.66 ACRES OF LAND



OFFICE USE ONLY
REC'D: 11/3/17 BY: KG
PAYMENT: $ 300 TYPE: MC
APPLICATION #: 2017-0001590
CASE #: —
CC MEETING DATE: 12/5/17

WATER/SEWER &VOLUNTARY ANNEXATION APPLICATION

APPLICANT INFORMATION

Owner Name: Louis A & Rosemarie C Llerandi

Mailing Address: 1540 Lisa Ave, Fernandina Beach, FL 32034

Telephone: 904-430-3910 Fax: 904-432-8053

Email: lallerandi@gmail.com

Agent Name: _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email: _____

PROPERTY INFORMATION

Street Address: 1336 s 14th St & 1451 Nectarine St, Fernandina Beach, FL 32034

Parcel Identification Number(s): 00-00-31-1800-0266-0052 / 00-00-31-1800-0266-0062

PROJECT INFORMATION

Total Number of Lots/Parcels: 2

Less than One (1) acre Sq. Footage: 19892 / 8601 One (1) Acre or Greater: _____

Existing Zoning Classification: _____

Existing Future Land Use Classification: _____

Description of Request: Request for sewer services

SIGNATURE/NOTARY

The undersigned states the above information is true and correct as (s)he is informed and believes.

11.3.17
Date

Signature of Applicant

SYLVIE MCCANN
MY COMMISSION # GG38352
EXPIRES: November 12, 2020

STATE OF FLORIDA
ss
COUNTY OF NASSAU

Subscribed and sworn to before me this 3 day of NOV, 2017

Notary Public: Signature

SYLVIE MCCANN
Printed Name

11/12/20
My Commission Expires

Personally Known _____ OR Produced Identification ✓ ID Produced: FL DL

CITY OF FERNANDINA BEACH

VOLUNTARY ANNEXATION AGREEMENT / PETITION FOR ANNEXATION

THIS VOLUNTARY ANNEXATION AGREEMENT / PETITION FOR ANNEXATION dated this 5th day of December, 2017 by and between the CITY OF FERNANDINA BEACH, a municipal corporation, (hereinafter referred to as "City"); and Louis A & Rosemarie C Llerandi (hereinafter collectively referred to as the "Applicants").

WHEREAS, this Annexation Agreement/ Petition for Annexation (hereinafter referred to as "Agreement") shall be considered entered into upon execution, where the actual annexation of land shall occur once the subject property becomes contiguous to any boundary demarking the incorporated area of the City of Fernandina Beach and upon the execution of an Ordinance by the City Commission of the City authorizing and approving the execution of such annexation, consistent with the mutual promises, covenants and acknowledgments agreed to by the City Commission and the Applicants, as contained in this Agreement; and

WHEREAS, the Applicants collectively, are the owners of record of the parcel of land known and described as follows, comprising the property which is the subject of this Agreement (the "Property"):

PARCEL ID#: 00-00-31-1800-0266-0052 / 00-00-31-0266-0062

GENERALLY DESCRIBED AS: Block 266 E210 FT OF S94.75 FT of Lot 5 PT OR 1580/1847 Block 266 W50 FT OF Lot 6 PT OR 1580/1847 R434109 & R434110

ADDRESSED AS: 1336 S 14th St & 1451 Nectarine St

See Attached Exhibit "A"

WHEREAS, the covenants and acknowledgments contained herein have been made in consideration of annexation into the City of Fernandina Beach of the above described Property; and

WHEREAS, it is the desire of the City to provide for appropriate use of the Property; and

WHEREAS, the Applicants are willing to have the Property annexed to the City and the City desires and believes that it would be in the best interest of the City to annex the Property, which is located outside the corporate limits of the City in Nassau County, Florida, at such time as the Property become contiguous; and

NOW, THEREFORE, in consideration of the mutual promises, covenants and acknowledgments stated herein, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Effective Date: This Agreement shall become effective upon execution.

2. Execution: The parties hereto agree to execute any and all such documents as are reasonably necessary to carry out the terms and provisions of this Agreement.

3. Binding Effect: The parties hereto do covenant and agree that this Agreement and its Exhibits, shall be binding on their successors and assigns, including the political subdivisions as the City of Fernandina Beach.

4. Water and/or Sanitary Sewer: The Applicants shall be permitted to tap into the City's water and/or sanitary sewer system at a point determined by the City. The Applicants shall also be responsible for payment to the City of any and all applicable fees that are assessable under City Ordinance and State Law.

5. Land Use and Zoning: Upon Annexation of the Property, and until the adoption by the City Commission of the City's Comprehensive Plan and zoning district for the Property, the Comprehensive Plan (including future land use) and zoning ordinances and regulations shall remain in full force and effect for the Property, and shall be enforced by the City. The City shall adopt the future land use designation and zoning district for the Property that most closely approximate to the current Nassau County future land use designation and zoning district for the Property regarding allowable uses and development standards.

6. Governing Law: The laws of the State of Florida shall govern the interpretation, validity and construction of the terms and provisions of this Agreement. If any term or provision of this Agreement is declared illegal or invalid for any reason by a court of competent jurisdiction, the remaining terms and provisions of this Agreement shall, nevertheless, remain in full force and effect.

7. Entire Agreement: The parties hereto acknowledge that this Agreement constitutes the sole agreement between the parties; that all prior proposals and agreements, whether oral or written, are hereby superseded; and that this Agreement may not be changed, altered or modified except in writing and signed by the parties hereto. The parties hereto further acknowledge that, in entering into this Agreement, each party has not been induced by, has not relied upon, and has not included as part of the basis of the bargain herein, any representation or statement, whether expressed or implied, made by any agent, representative or employee, which representation or statement is not approved by the other at any public hearing or work session of the City Commission or otherwise made as part of the official public record in the proceedings related to this Agreement. This Agreement binds the Applicants' Property to being annexed into the City once the Property becomes contiguous to any boundary demarking the incorporated area of the City of Fernandina Beach and upon the execution of an Ordinance by the City Commission of the City authorizing and approving the execution of such agreement, consistent with the mutual promises, covenants and acknowledgments agreed to by the City Commission.

8. Default: In the event either of the parties default in the performance of the obligations set forth in this Agreement, then the other may, upon notice to defaulting party, allow the defaulting party sixty (60) days to cure the default or provide evidence to the non-defaulting party that such default will be cured in a timely manner if it cannot be cured during said period. If the defaulting party fails to cure such default or provide such evidence as provided above, then, with notice to defaulting party, the other party may begin proceedings to require specific performance of this Agreement or bring suit for damages for breach of the Agreement. The prevailing party shall be entitled to a reasonable attorney's fee for having brought such action.

8. Recording: This Agreement shall run with the land and a copy of this Agreement for Annexation shall be filed and recorded by the City Clerk's Office with the Nassau County Clerk of Circuit Court.

IN WITNESS WHEREOF, the City and Applicant(s) have caused this instrument to be executed by their respective proper parties duly authorized to execute the same on the day and the year first above written.

CITY OF FERNANDINA BEACH

Dale L. Martin

DALE L. MARTIN
City Manager

ATTEST:

Caroline Best

CAROLINE BEST
City Clerk

APPROVED AS TO FORM AND LEGALITY:

TAMMI E. BACH
City Attorney

APPLICANT(S)

By: _____
Applicant

By: _____
Applicant

STATE OF FLORIDA
COUNTY OF Nassau

SYLVIE MCCANN
MY COMMISSION # GG38352
EXPIRES: November 12, 2020

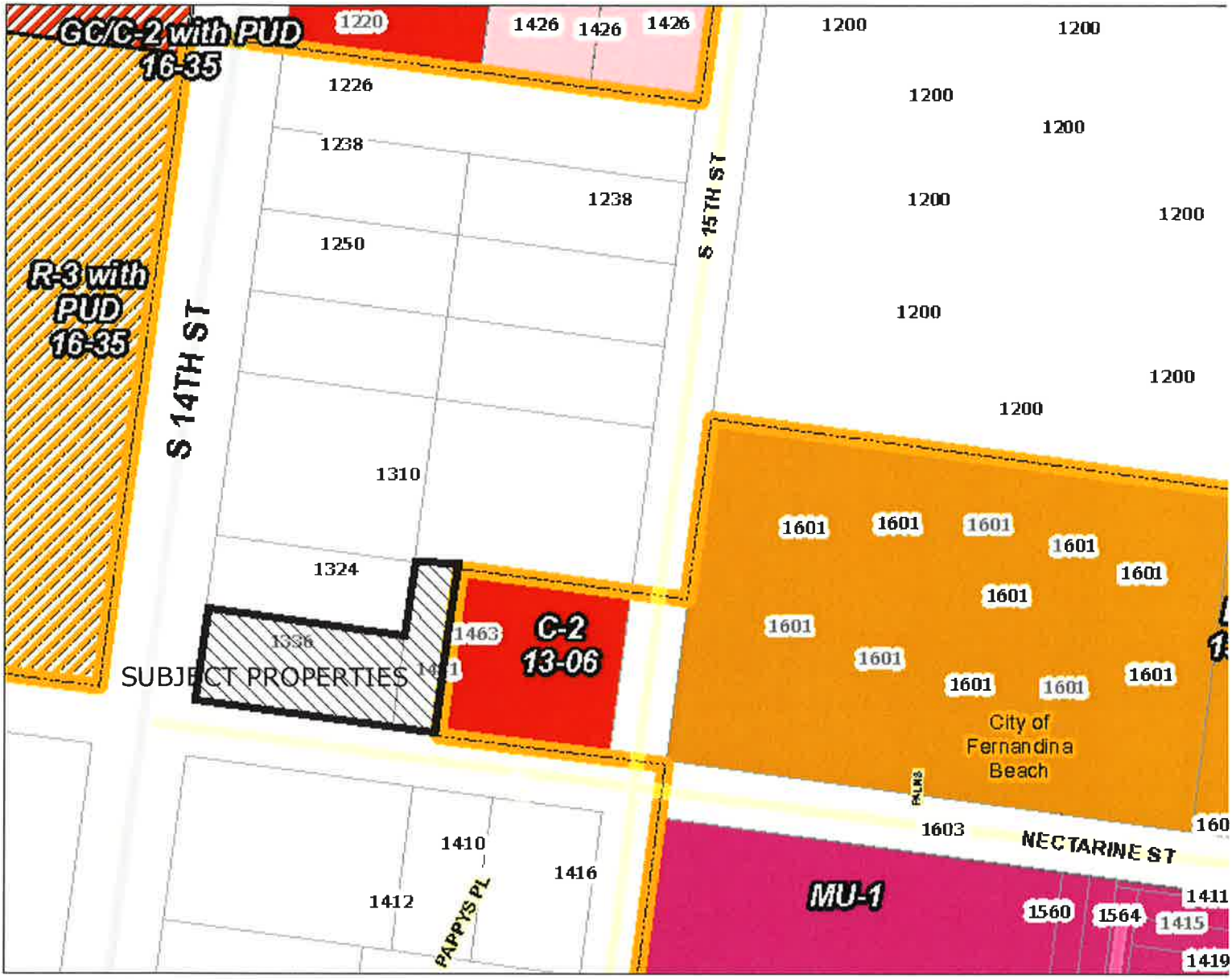
Sworn and subscribed before me this 3 day of Nov., 2017.

Sylvie McCann EXP 11/12/20
Signature of Notary
My Commission Expires:
Type of Identification Produced FL DL

EXHIBIT A

NASSAU COUNTY PROPERTY APPRAISER
PARCEL REPORT

1336 S. 14TH STREET AND 1451 NECTARINE ST



November 17, 2017

Municipal Boundary

- City of Fernandina Beach
- Town of Callahan
- Town of Hilliard
- Land Parcels

NASSAU | A. Michael Hickox, CFA, Cert.Res.RD1941
Nassau County Property Appraiser

Property Search Sales Search Nassau Home

OWNER NAME	LLERANDI LOUIS A & ROSEMARIE C	**PARCEL NUMBER**	00-00-31-1800-0266-0052
MAILING ADDRESS	1540 LISA AVE	**TAX DISTRICT**	UNINCORPORATED MIDDLE ISLAND (DISTRICT 8)
		MILLAGE	15.6117
		PROPERTY USAGE	
	FERNANDINA BEACH, FL 32034	**DEED ACRES**	0
LOCATION ADDRESS	1336 14TH ST S	**HOMESTEAD**	N
	FERNANDINA BEACH 32034	**PARCEL MAP RECORD**	MAP THIS PARCEL
SHORT LEGAL	BLOCK 266 E210 FT OF S94.75 FT OF LOT 5 PT OR 1580/1847	**TAX COLLECTOR SEARCH**	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

	2017 Certified Values
JUST VALUE OF LAND	$99,481
LAND VALUE AGRICULTURAL	$0
TOTAL BUILDING VALUE	$100,117
TOTAL MISC VALUE	$8,597
JUST OR CLASSIFED TOTAL VALUE	$208,195
ASSESSED VALUE	$208,195
EXEMPT VALUE	$0
TAXABLE VALUE	$208,195

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
PROF DAYCA 001920	19,896	SF	25-3N-28

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
DAYCARE HM	2,775	2,619	0	0	AVERAGE	CEMENT BRK	FORCED AIR	FORCED AIR	1959	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
ASPHALT C	0 X 0	3537	2000
ASPHALT C	0 X 0	294	2005
CONCRETE A	13 X 5	65	2000
CL FNC 4'	0 X 0	45	2000
CONCRETE A	0 X 0	284	1989

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
08/12/2008	1580/1847	1580/1847	525000	WD	Q	Y	CRAVEY W L & LINDA R	LLERANDI LOUIS A & ROSEMARIE C
01/01/1974	164/290	164/290	16600	WD	Q	Y		
01/01/1970	107/52	107/52	13500	TA	U	Y		

NASSAU | A. Michael Hickox, CFA, Cert.Res.RD1941
Nassau County Property Appraiser

Property Search Sales Search Nassau Home

OWNER NAME	LLERANDI LOUIS A & ROSEMARIE C	**PARCEL NUMBER**	00-00-31-1800-0266-0062
MAILING ADDRESS	1540 LISA AV	**TAX DISTRICT**	UNINCORPORATED MIDDLE ISLAND (DISTRICT 8)
		MILLAGE	15 6117
		PROPERTY USAGE	MOBILE HOME
	FERNANDINA BEACH, FL 32034	**DEED ACRES**	0
LOCATION ADDRESS	1451 NECTARINE ST	**HOMESTEAD**	N
	FERNANDINA BEACH 32034	**PARCEL MAP RECORD**	MAP THIS PARCEL
SHORT LEGAL	BLOCK 266 W50 FT OF LOT 6 PT OR 1580/1847 R434109 & R434110	**TAX COLLECTOR SEARCH**	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

	2017 Certified Values
JUST VALUE OF LAND	$15,051
LAND VALUE AGRICULTURAL	$0
TOTAL BUILDING VALUE	$15,070
TOTAL MISC VALUE	$1,218
JUST OR CLASSIFED TOTAL VALUE	$31,339
ASSESSED VALUE	$31,339
EXEMPT VALUE	$0
TAXABLE VALUE	$31,339

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC TWN-RNG
SFR/MH 000102	8,601	SF	25-3N-28

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
M/H 93-	1,152	1,152	3	2	AVERAGE		AIR DUCTED	FORCED AIR	1985	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
WD DECK A	16 X 10	160	1988
WD DECK A	8 X 8	64	1988
CONCRETE A	20 X 20	400	1988

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
08/12/2008	1580/1847	1580/1847	525000	WD	Q	Y	CRAVEY WILLIAM L & LINDA R	LLERANDI LOUIS A & ROSEMARIE C
11/01/1978	278/587	278/587	4000	WD	Q	N		
01/01/1972	119/705	119/705	1000	TA	Q	N		

STAFF REPORT
PAB 2018- 12 (AX, LU, CZ)
Planning Advisory Board Hearing
July 11, 2018

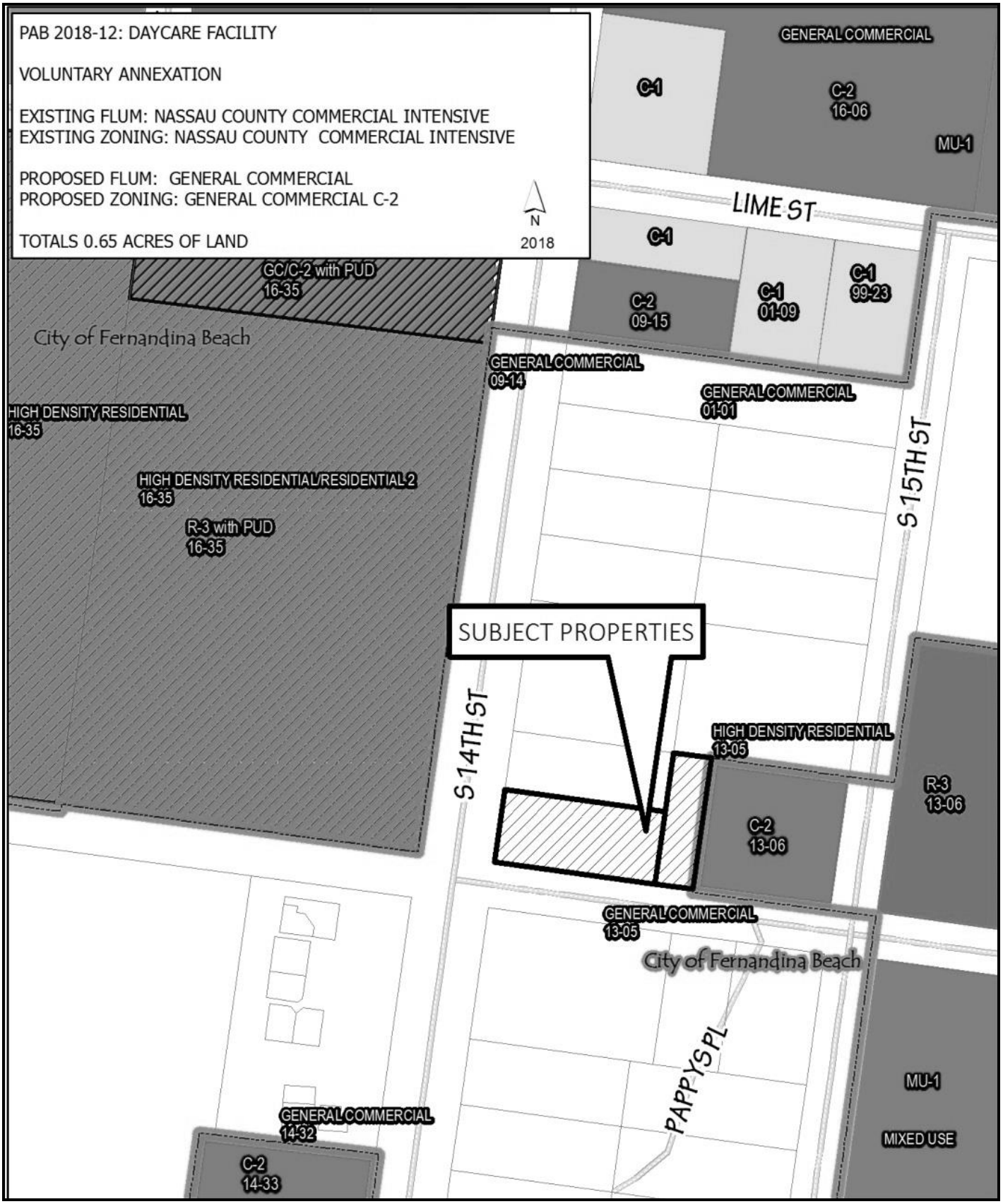
Kelly N. Gibson, AICP
Planning Manager

APPLICATION FOR VOLUNTARY ANNEXATION, LAND USE AND ZONING 1336 N. 14TH STREET AND 1451 NECTARINE STREET

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Louis A. Llerandi and Rosemarie C. Llerandi				
AGENT:	City of Fernandina Beach, Florida				
REQUESTED ACTION:	Voluntary Annexation, Assignment of a Future Land Use Map Category of General Commercial and, Zoning District of C-2				
LOCATION:	1336 S. 14th Street and 1451 Nectarine Street				
CURRENT ZONING:	Nassau County Commercial Intensive				
CURRENT LAND USE:	Nassau County Commercial				
EXISTING USES ON SITE:	1336 S. 14th Street – Daycare Center 1451 Nectarine Street – Vacant Mobile Home				
PROPERTY SIZE:	Approximately 0.66 Acres of Land				
ADJACENT PROPERTIES:	**Direction**	**Existing Use(s)**	**Year Built**	**Zoning**	**FLUM**
NASSAU COUNTY	North	Offices	1970	CI	Commercial
NASSAU COUNTY	South	Vacant	N/A	CI	Commercial
	East	Vacant/ Apartments (Under Construction)	2018	PUD/ R-3	High Density Residential
	West	Medical Office	2006	C-2	General Commercial

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the City's website, the City Clerk's Office and at the Community Development Department Office. ***


PAB 2018-12: DAYCARE FACILITY
VOLUNTARY ANNEXATION
EXISTING FLUM: NASSAU COUNTY COMMERCIAL INTENSIVE
EXISTING ZONING: NASSAU COUNTY COMMERCIAL INTENSIVE
PROPOSED FLUM: GENERAL COMMERCIAL
PROPOSED ZONING: GENERAL COMMERCIAL C-2
TOTALS 0.65 ACRES OF LAND
N
2018
GENERAL COMMERCIAL
C-1
C-2
16-06
MU-1
LIME ST
C-1
C-2
09-15
C-1
01-09
C-1
99-23
GC/C-2 with PUD
16-35
City of Fernandina Beach
GENERAL COMMERCIAL
09-14
GENERAL COMMERCIAL
01-01
HIGH DENSITY RESIDENTIAL
16-35
HIGH DENSITY RESIDENTIAL/RESIDENTIAL 2
16-35
R-3 with PUD
16-35
S 15TH ST
SUBJECT PROPERTIES
S 14TH ST
HIGH DENSITY RESIDENTIAL
13-05
R-3
13-06
C-2
13-06
GENERAL COMMERCIAL
13-05
City of Fernandina Beach
PAPPYS PL
MU-1
MIXED USE
GENERAL COMMERCIAL
14-32
C-2
14-33

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The City of Fernandina Beach requests an annexation of two parcels of land located at 1336 S. 14th Street and 1451 Nectarine Street. These properties are contiguous to the municipal limits on the western property boundary of 1336 S. 14th Street and the eastern property boundary of 1451 Nectarine Street. As consistent with municipal code section 82-44, the property owner entered into a voluntary annexation agreement with the City in December 2017. Resolution 2017-174 approves the extension of water and sewer services. Assignment of the General Commercial (GC) Future Land Use Map (FLUM) category and C-2 (General Commercial) zoning district is requested for the subject properties. The requested FLUM and zoning categories are consistent with the properties' existing Nassau County land use and zoning assignments. The property located at 1336 S. 14th Street currently serves as a children's daycare center and offers voluntary pre-kindergarten and afterschool care activities. Adjoining the site is a vacant mobile home with an address of 1451 Nectarine Street, which currently serves as a storage area and employee parking for the daycare center.

CONSISTENCY WITH THE COMPREHENSIVE PLAN / LAND DEVELOPMENT CODE:

This is a voluntary annexation of property as compliant with all applicable Florida Statutes and the City's Municipal Code. The annexation area is compact, does not create an "enclave", and represents a logical extension of the City boundary. The area is a logical extension of urban development and any development or redevelopment is capable of achieving full compliance with the City's Land Development Code and Comprehensive Plan. The City is able to serve this property and meet or exceed all levels of service required by Comprehensive Plan policies referenced herein.

Applicable Policy Reference	***Determination of Consistency***
CP 1.02.02	√
CP 1.02.03	√
CP 1.02.04	√
CP 1.02.10	√
CP 1.03.01	√
CP 1.04.03	√
CP 1.07.09	√
CP 4.01.01	√
CP 4.01.02	√
LDC 11.01.07	√

CONCLUSION AND STAFF RECOMMENDATIONS:

The requested action is consistent with the City's Comprehensive Plan and the Land Development Code. Staff recommends approval of the voluntary annexation, assignment of the General Commercial FLUM category, and C-2 zoning district. Following the recommendation of the Planning Advisory Board (PAB), the application will move forward to the City Commission in the form of three separate ordinances at a public hearing anticipated for August 21, 2018.

MOTION TO CONSIDER:

I move to recommend **(approval or denial)** of PAB case number 2018-12 to the City Commission requesting that a Voluntary Annexation, Assignment of the General Commercial land use category, and C-2 zoning district for property located at 1336 S. 14th Street and 1451 Nectarine be **(approved or denied)** and that PAB case 2018-12, as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

OFFICE USE ONLY

REC'D: _____ BY: _____

PAYMENT: $ N/A TYPE: _____

APPLICATION #: _____

CASE #: 2018-13

BOARD MEETING DATE: July 11, 2018

PLANNING ADVISORY BOARD APPLICATION

- [x] ZONING MAP AMENDMENT (≤ 10 acres $850 / > 10acres $1,600)
- [x] LAND USE MAP AMENDMENT (≤ 10 acres $850 / > 10acres $1,600)
- [ ] LDC TEXT AMENDMENT ($850)
- [ ] COMP PLAN AMENDMENT ($850)
- [ ] SUBDIVISION PLAT – PRELIM ($750)
- [ ] SUBDIVISION PLAT – FINAL ($850)
- [ ] VACATION OF R.O.W. ($850)
- [x] VOLUNTARY ANNEXATION ($1050)

APPLICANT INFORMATION

Owner Name: Prestar Ltd (Matt Klabacka - Townies Pizzera)

Mailing Address: PO Box 50682 Henderson, NC 89120

Telephone: 702-610-8575 Fax: _____

Email: mattk@towniespizzera.com

Agent Name: City of Fernandina Beach

Mailing Address: 204 Ash Street

Telephone: 904-310-3135 Fax: _____

Email: dmartin@fbfl.org

PROPERTY INFORMATION

Street Address: TJ Courson Road PT OF LOT 15 (S-6) & PT OF ABND ALLEY IN OR 1980/1043

Parcel Identification Number(s): 00-00-30-0800-0015-0060

Lot Number: _____ Block Number: _____ Subdivision: _____

Section: _____ Township: _____ Range: _____

PROJECT INFORMATION

Total Number of Lots/Parcels: 1 - lot equaling 0.57 acres

Less than One (1) acre Sq. Footage: _____ One (1) Acre or Greater: _____

Existing Zoning Classification: Nassau County Commercial Intensive (CI)

Existing Future Land Use Classification: Nassau County Commercial

Previous Planning/Zoning Approvals: n/a

Description of Request: Reference: Resolution 2018-60 - Voluntary Annexation Agreement

Voluntary Annexation, Assignment of General Commercial (GC) Future Land Use Map Category, and Zoning Map District of C-2 for property contigous to the City Limits. Property was previously approved for extention of water and sewer services.

SIGNATURE/NOTARY

The undersigned state above information is true and correct as (s)he is inform believes.

7/3/18
Date

Signature of Applicant

STATE OF FLORIDA
ss
COUNTY OF NASSAU

NICOLE BEDNAR
MY COMMISSION # FF929607
EXPIRES February 02, 2020
(407) 398-0153 FloridaNotaryService.com

Subscribed and sworn to before me this 3rd day of July, 2018.

Notary Public: Signature

Nicole Bednar
Printed Name

Feb. 2, 2020
My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

OWNER NAME	PRESTAR LTD
MAILING ADDRESS	PO BOX 50682
	HENDERSON, NV 89120
LOCATION ADDRESS	T J COURSON RD
	FERNANDINA BEACH 32034
SHORT LEGAL	PT OF LOT 15 (S-6) & PT OF ABND ALLEY IN OR 1980/1043

PARCEL NUMBER	00-00-30-0800-0015-0060
TAX DISTRICT	UNINCORPORATED MIDDLE ISLAND (DISTRICT 8)
MILLAGE	15.3904
PROPERTY USAGE	VACANT COMMERCIAL
DEED ACRES	0
HOMESTEAD	N
PARCEL MAP RECORD	MAP THIS PARCEL
TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

	2017 Certified Values
JUST VALUE OF LAND	$154,800
LAND VALUE AGRICULTURAL	$0
TOTAL BUILDING VALUE	$0
TOTAL MISC VALUE	$0
JUST OR CLASSIFED TOTAL VALUE	$154,800
ASSESSED VALUE	$154,800
EXEMPT VALUE	$0
TAXABLE VALUE	$154,800

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
COMMERCIAL 001000	25,800	SF	30-3N-28

Building Information

There is no Building Information for this record.

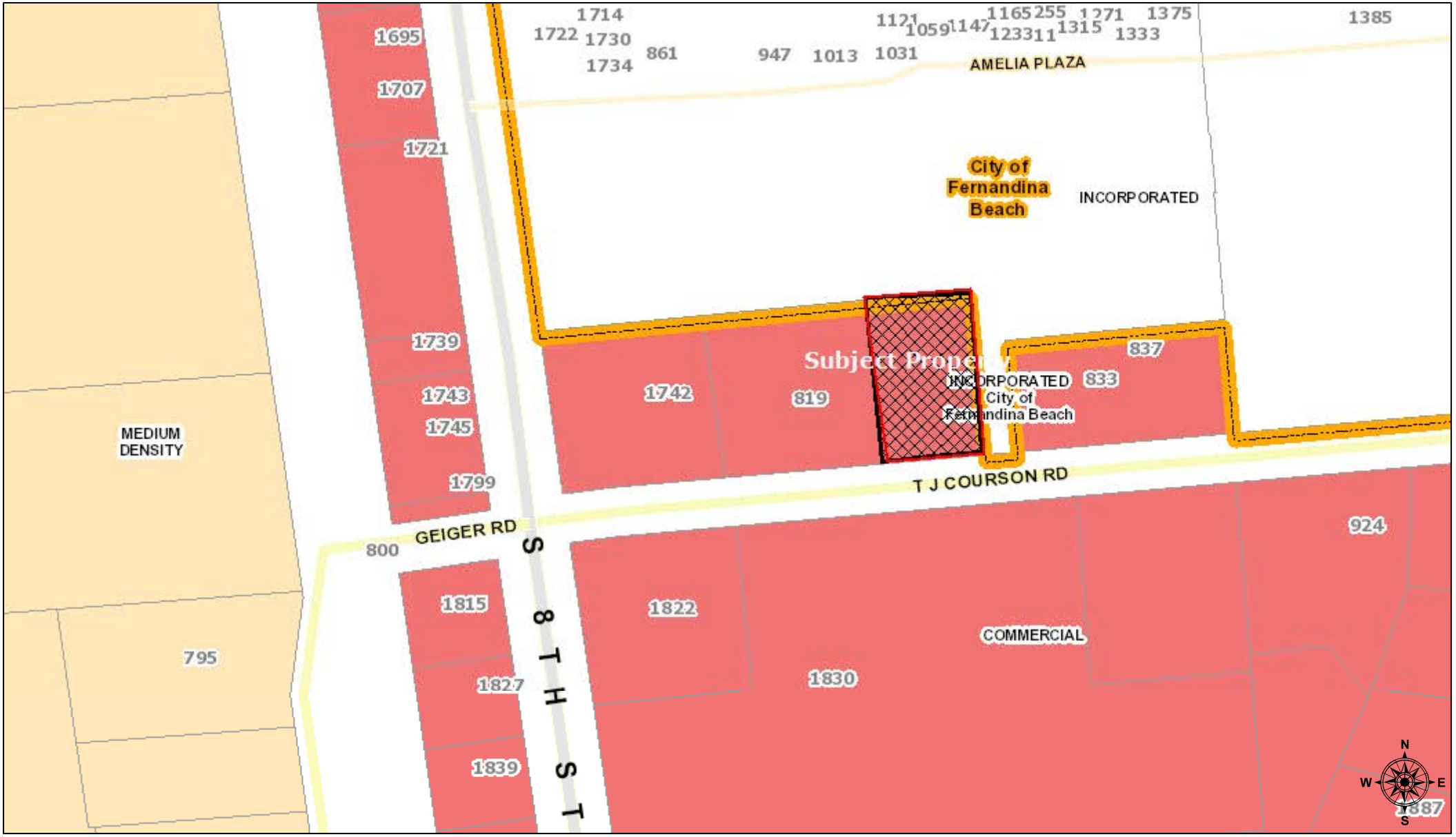
Miscellaneous Information

There is no Miscellaneous Information for this record.

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
05/14/2015	1980/1043	1980/1043	179000	WD	Q	N	MANNING MARK V (50% INT) & DANIEL I MCCRANIE	PRESTAR LTD
11/06/2012	1823/1460	1823/1460	100000	WD	U	N	AMELIA PLAZA (E&A) LLC	MANNING MARK V ETAL
10/09/2000	952/1842	952/1842	129000	WD	U	N	EDENS & AVANT PROPERTIES LIMITED PARTNERSHIP	AMELIA PLAZA (E&A) LLC
10/09/1998	851/1716	851/1716	100	WD	U	N	LAT PURSER CO	EDENS & AVANT PROPERTIES LIMITED PARTNERSHIP

TJ Courson - Existing Land Use Category



July 3, 2018

Municipal Boundary

- City of Fernandina Beach
- Town of Callahan
- Town of HIlliard
- Land Parcels

1:2,257

0 0.0175 0.035 0.07 mi

0 0.03 0.06 0.12 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

2018

TJ Courson - Existing Zoning

July 3, 2018

Municipal Boundary

- City of Fernandina Beach
- Town of Callahan
- Town of HIlliard
- Land Parcels

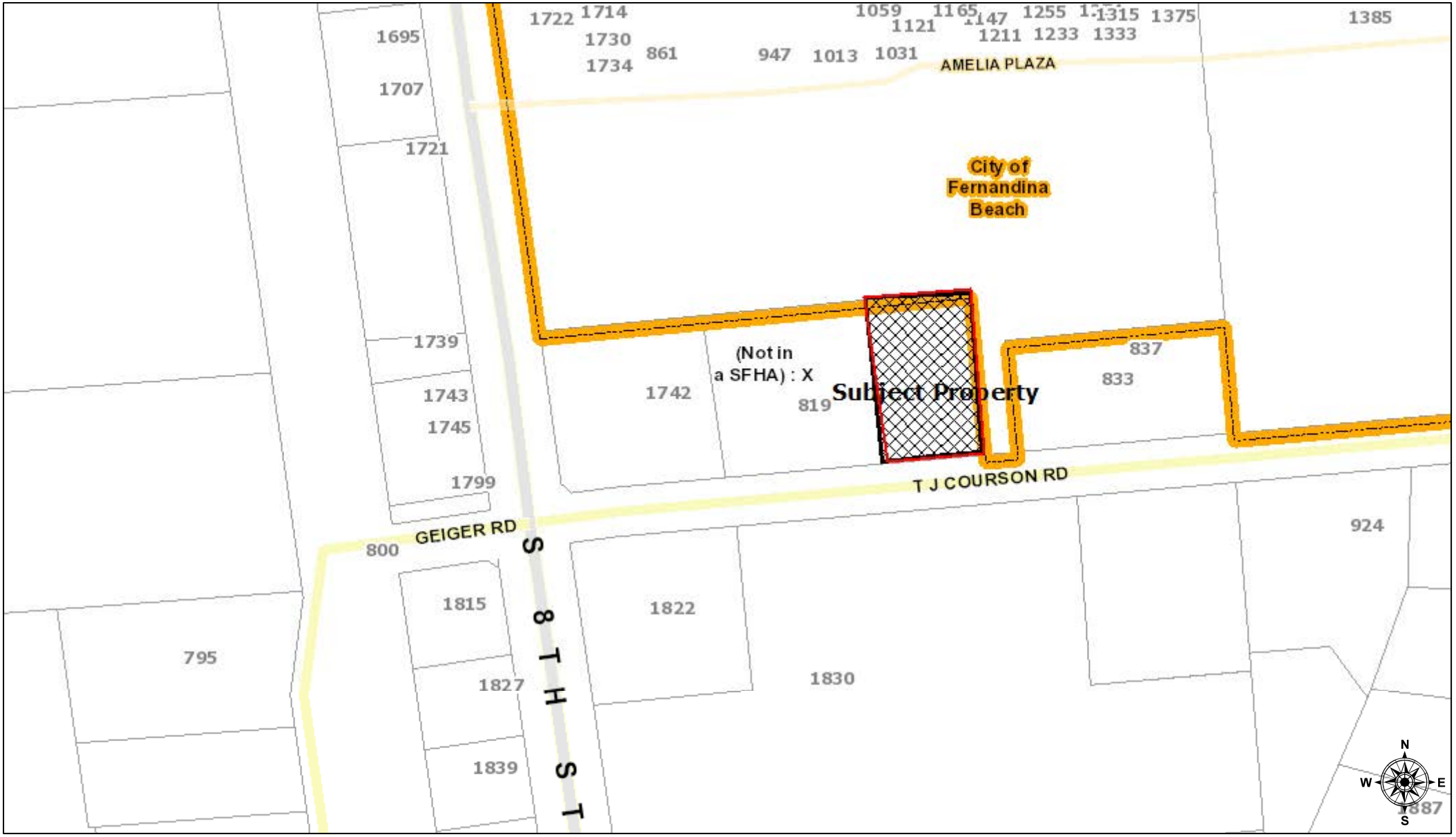
1:2,257

0 0.0175 0.035 0.07 mi

0 0.03 0.06 0.12 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

TJ Courson - Flood Zone



July 3, 2018

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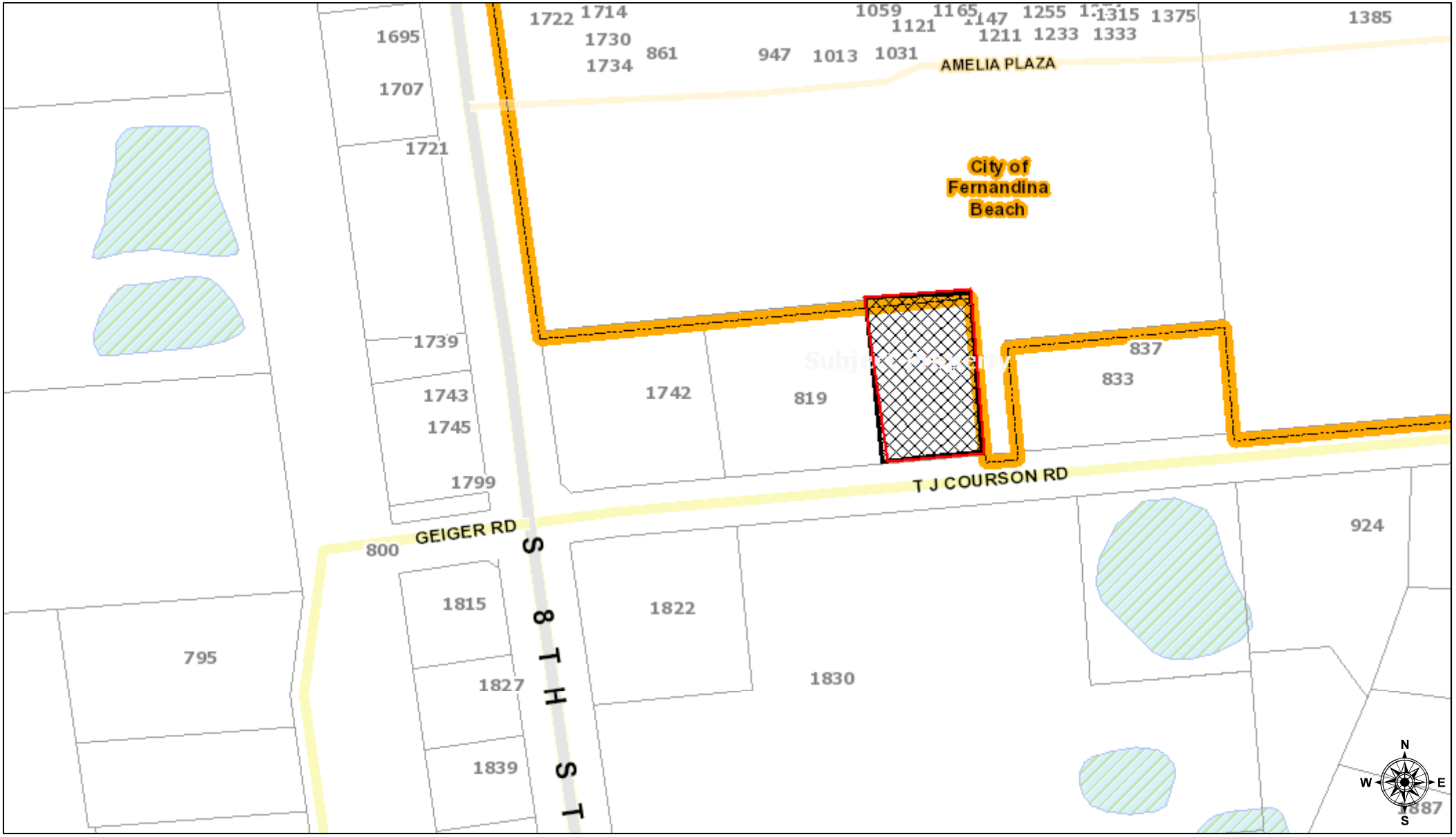
TJ Courson - Potential Wetlands



July 3, 2018

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- Potential Wetlands

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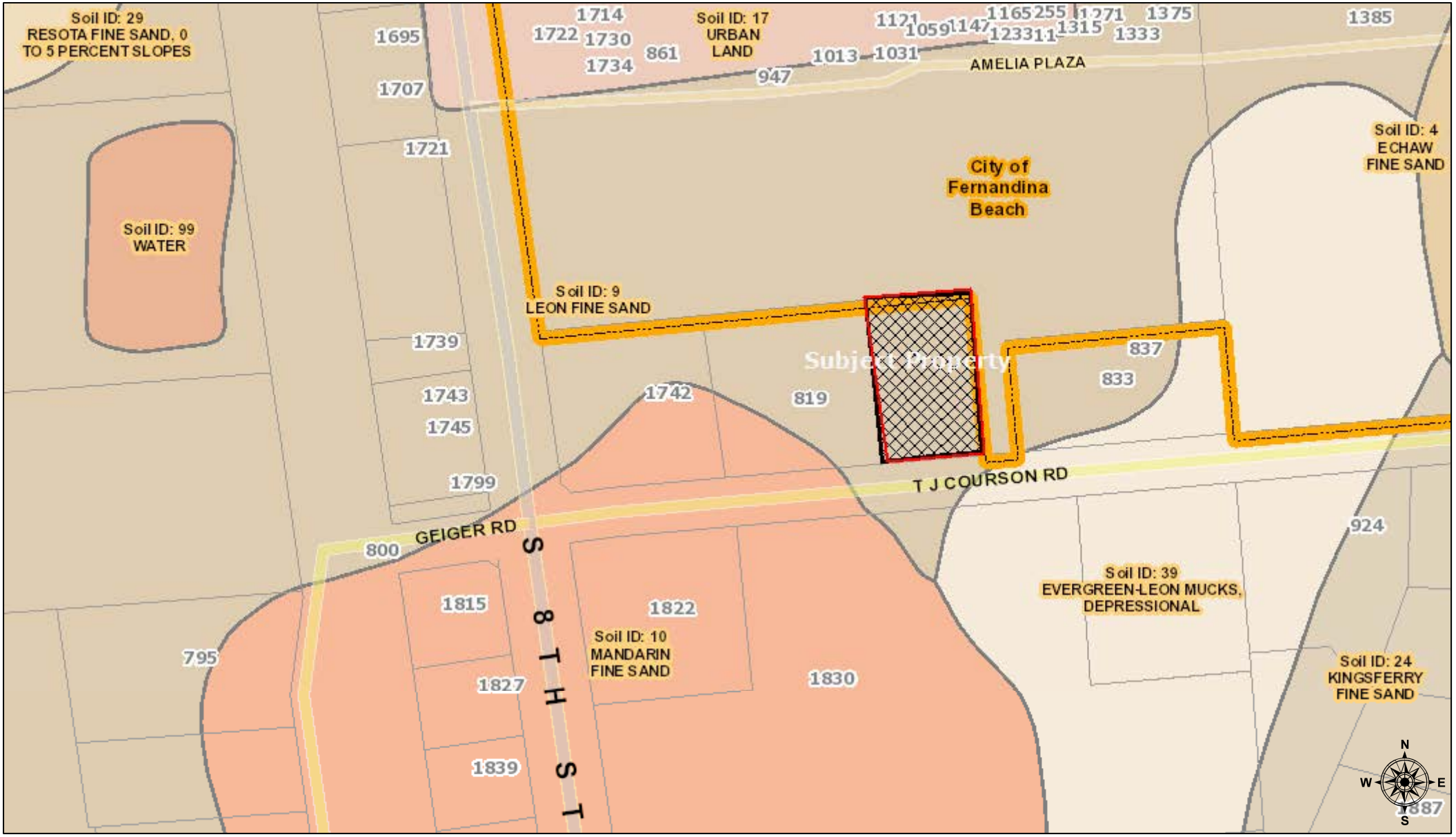
TJ Courson - Soils



July 3, 2018

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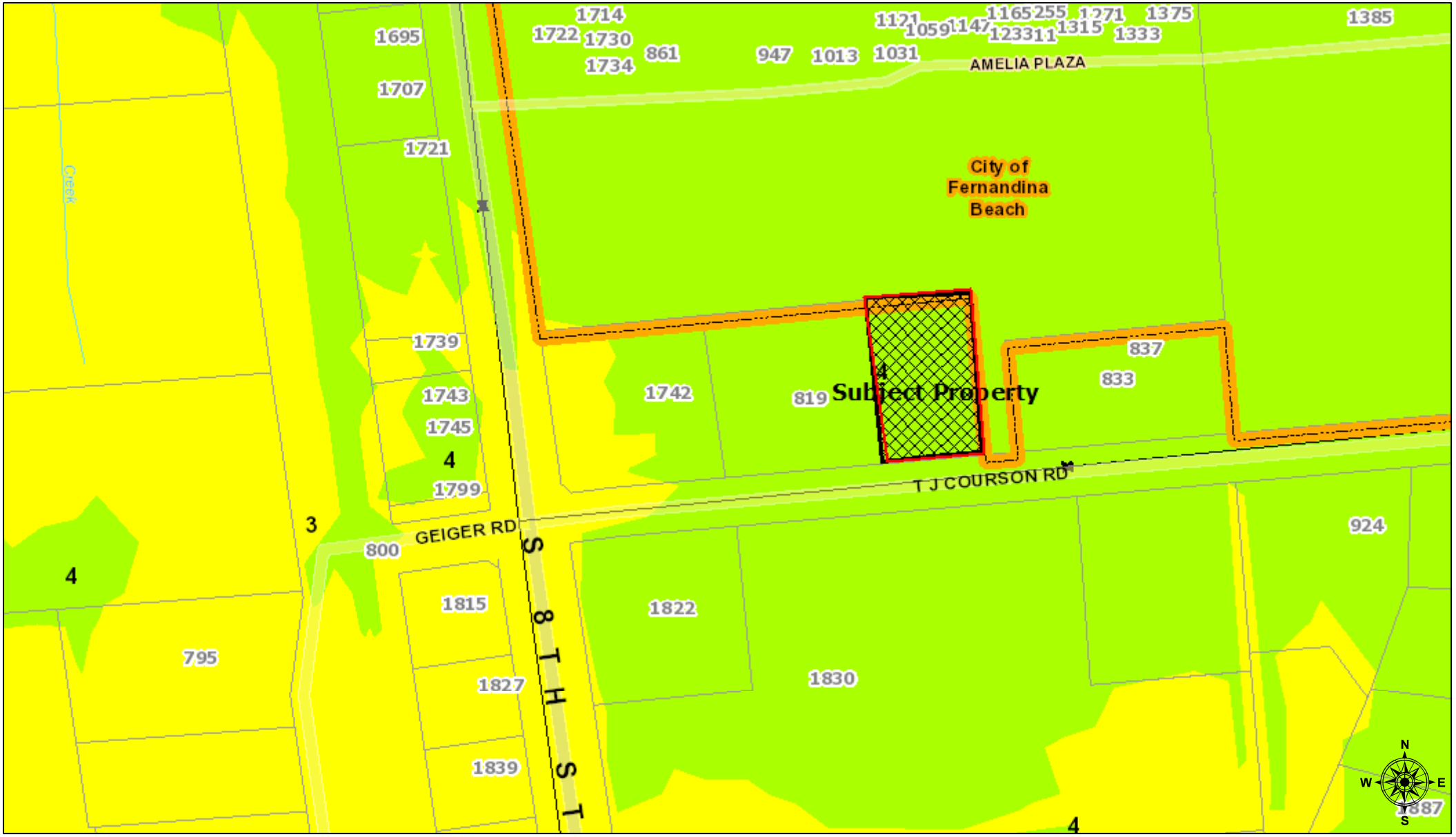
TJ Courson - Storm Surge Zone



July 3, 2018

Land Parcels

Creeks

Evacuation Routes

Storm Surge

1

2

3

4

5

1:2,257

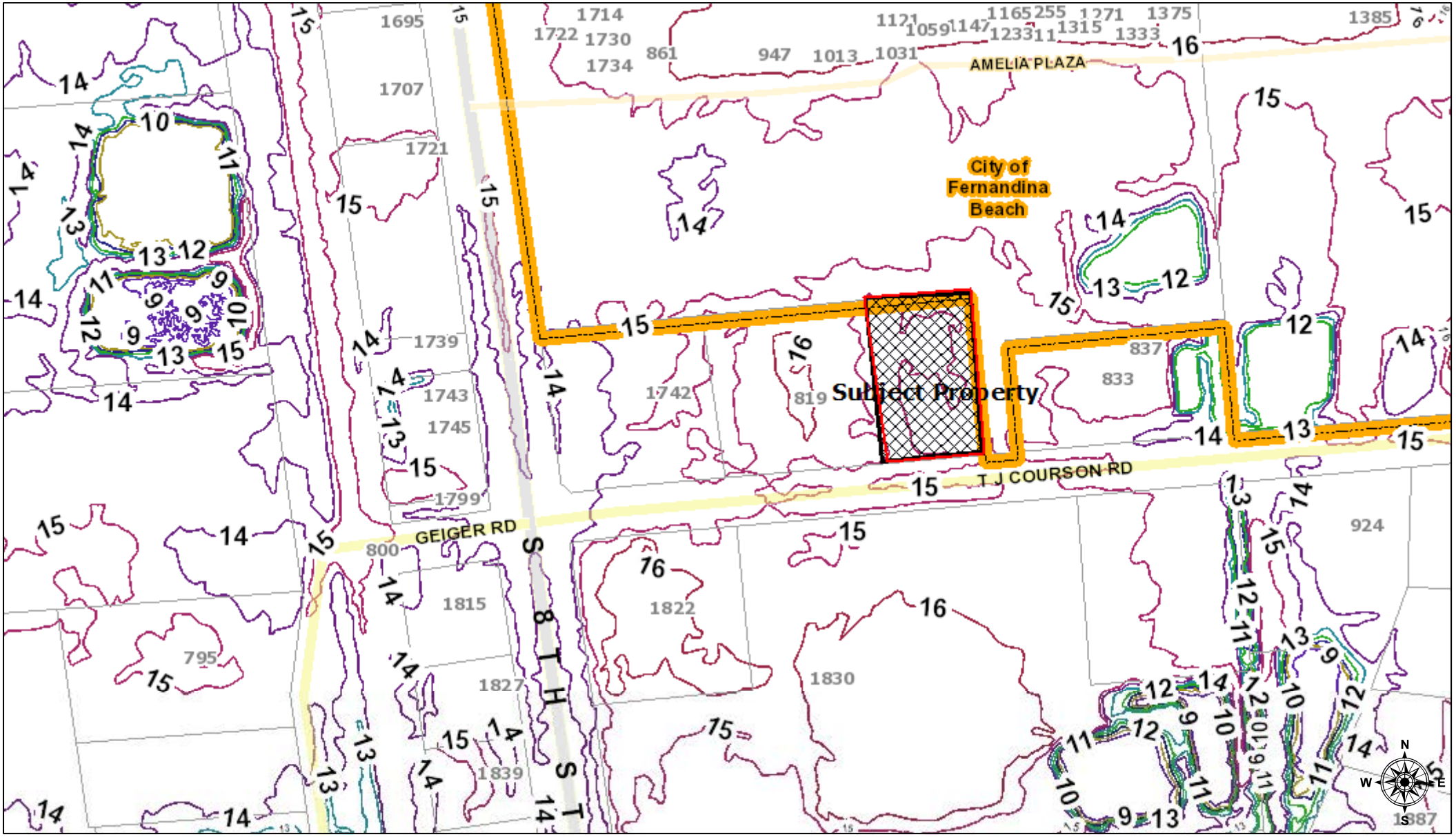
0 0.0175 0.035 0.07 mi

0 0.03 0.06 0.12 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

2018

TJ Courson - Topography



July 3, 2018

Municipal Boundary

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- Land Parcels

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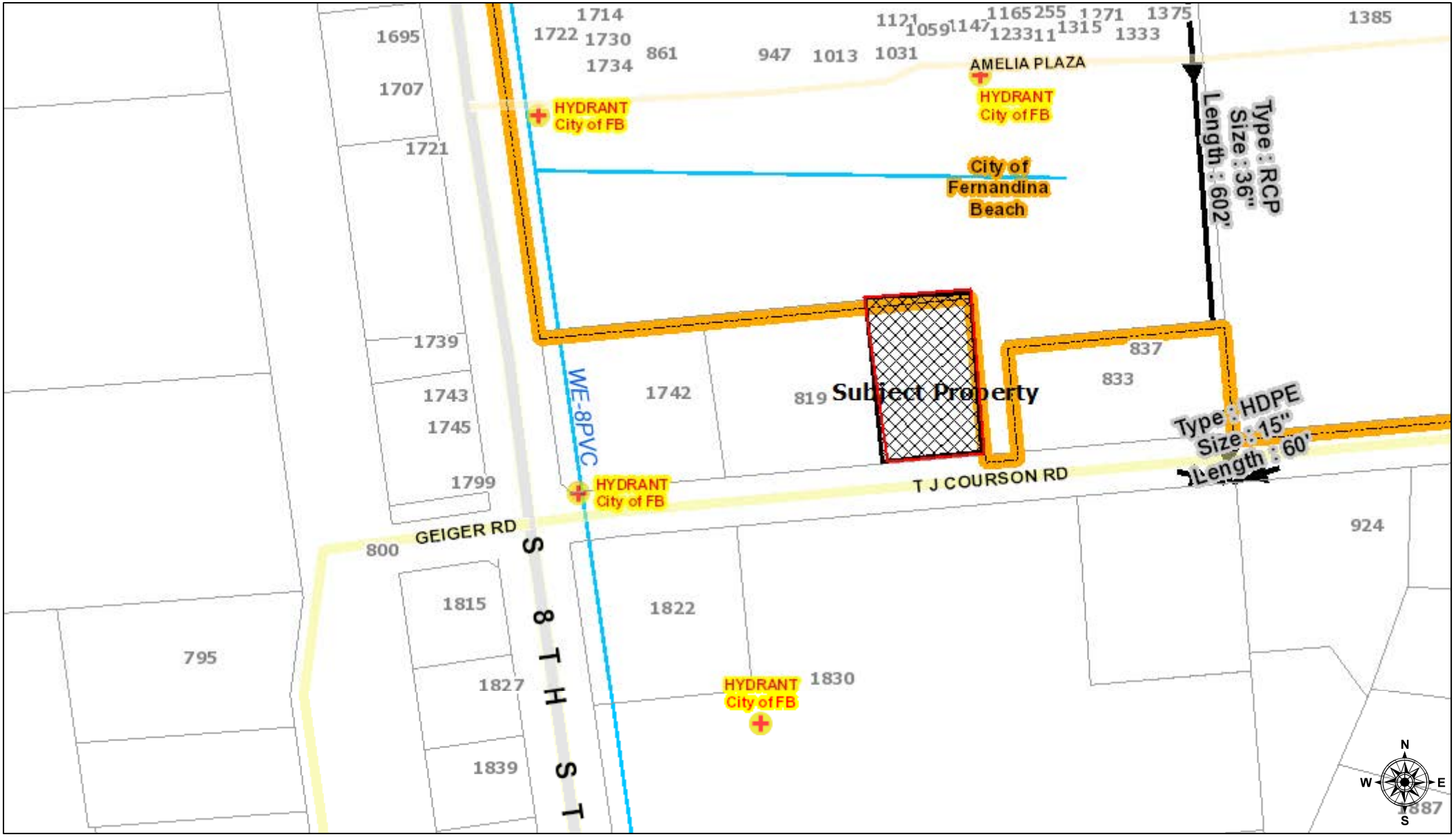
TJ Courson - Utilities



July 3, 2018

- Land Parcels
- Water Hydrant
- Sewer Manhole
- Water Distribution Lines
- Sewer Lines
- Signs
- Cross Culverts Elevations
- Cross Culvert Pipes

1:2,257

0 0.0175 0.035 0.07 mi

0 0.03 0.06 0.12 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

2018

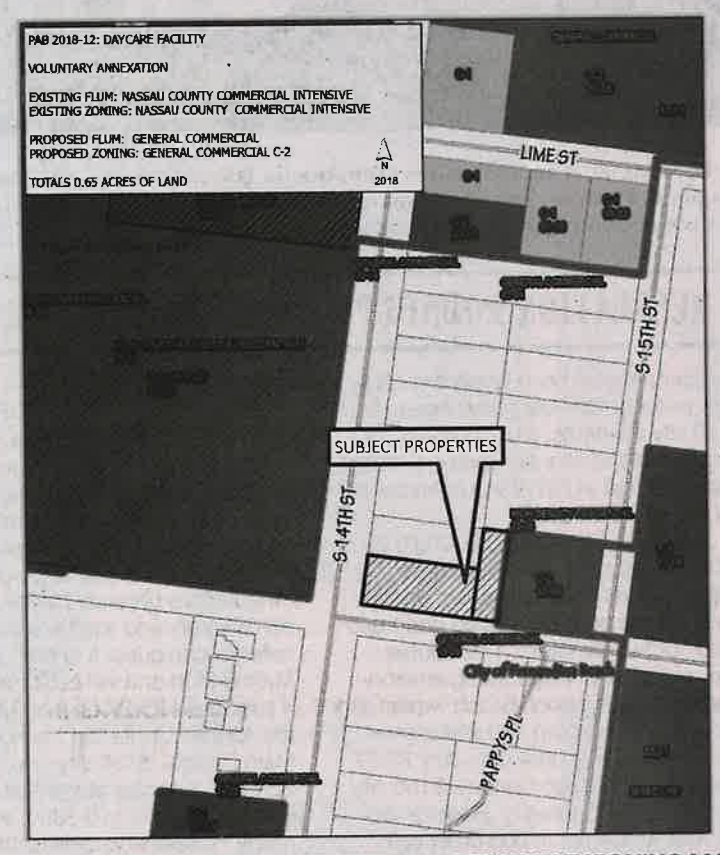
Future Home
Of:
Townies
PIZZERIA
NOTICE OF
PUBLIC HEARING
DO NOT REMOVE

NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD CITY OF FERNANDINA BEACH

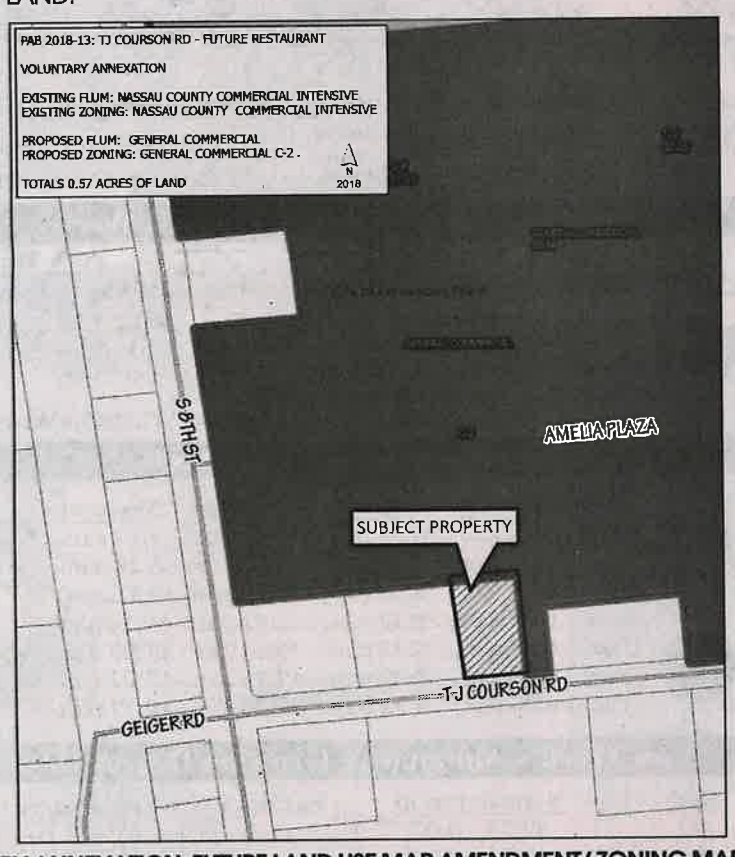
NOTICE IS HEREBY GIVEN that a Public Hearing is scheduled for **Wednesday, July 11 at 5:00 p.m.** in the City Commission Chambers, 204 Ash Street Fernandina Beach, Florida to consider the following

LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE 2018-14): *THE CITY OF FERNANDINA BEACH,* REQUESTS MINOR AMENDMENTS TO MODIFY CHAPTER 8 HISTORIC DISTRICTS, SECTION 8.03.03(B) CERTIFICATE OF APPROVAL MATRIX AND SECTION 8.03.09 APPEALS.

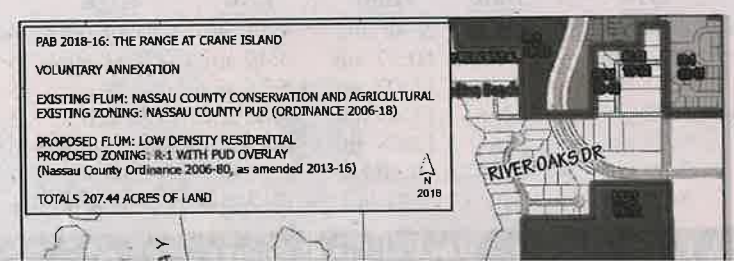
VOLUNTARY ANNEXATION, FUTURE LAND USE MAP AMENDMENT/ ZONING MAP CHANGE (PAB CASE 2018-12): *THE CITY OF FERNANDINA BEACH, FLORIDA,* REQUESTS VOLUNTARY ANNEXATION INTO THE CITY OF FERNANDINA BEACH, ASSIGNMENT OF A FUTURE LAND USE MAP CATEGORY AND ZONING CHANGE FROM UNINCORPORATED NASSAU COUNTY COMMERCIAL LAND USE / COMMERCIAL INTENSIVE (CI) ZONING TO FERNANDINA BEACH GENERAL COMMERCIAL LAND USE AND C-2 ZONING FOR PROPERTY LOCATED AT 1336 S. 14TH STREET AND 1451 NECTARINE STREET TOTALING APPROXIMATELY 0.65 ACRES OF LAND.



VOLUNTARY ANNEXATION, FUTURE LAND USE MAP AMENDMENT/ ZONING MAP CHANGE (PAB CASE 2018-13): *THE CITY OF FERNANDINA BEACH, FLORIDA,* REQUESTS VOLUNTARY ANNEXATION INTO THE CITY OF FERNANDINA BEACH, ASSIGNMENT OF A FUTURE LAND USE MAP CATEGORY AND ZONING CHANGE FROM UNINCORPORATED NASSAU COUNTY COMMERCIAL LAND USE / COMMERCIAL INTENSIVE (CI) ZONING TO FERNANDINA BEACH GENERAL COMMERCIAL LAND USE AND GENERAL COMMERCIAL (C-2) ZONING FOR PROPERTY LOCATED ON TJ COURSON ROAD TOTALING APPROXIMATELY 0.57 ACRES OF LAND.



VOLUNTARY ANNEXATION, FUTURE LAND USE MAP AMENDMENT/ ZONING MAP CHANGE (PAB CASE 2018-16): *THE RANGE AT CRANE ISLAND LLC,* REQUESTS VOLUNTARY ANNEXATION INTO THE CITY OF FERNANDINA BEACH, ASSIGNMENT OF A FUTURE LAND USE MAP CATEGORY AND ZONING CHANGE FROM UNINCORPORATED NASSAU COUNTY CONSERVATION AND AGRICULTURAL LAND USE / PLANNED UNIT DEVELOPMENT (PUD) ZONING TO FERNANDINA BEACH LOW DENSITY RESIDENTIAL (LDR) LAND USE AND LOW DENSITY RESIDENTIAL (R-1) ZONING WITH PLANNED UNIT DEVELOPMENT (PUD) DESCRIBED IN NASSAU COUNTY ORDINANCE 2006-80 AND AMENDED BY ORDINANCE 2013-16 FOR PROPERTY LOCATED ON THE INTERCOASTAL WATERWAY, IDENTIFIED AS CRANE ISLAND, AND TOTALING APPROXIMATELY 207.44 ACRES OF LAND.



SOURCE: FLORIDA FOREST SE

Very thick "duff" still smoldering as of Thursday morning in the area of Piney Island h been hard to put out. Nassau County Fire Rescue teams are helping the Florida Forest Service by filling tanks on site, according to NCFR Chief Brady Rigdon.

Piney Island Fire area's 'duff' still smoldering

PEG DAVIS
News-Leader

A series of small fires that started Saturday afternoon along the railroad tracks between Blackrock Road and Creekside Drive in Nassau County eventually burned 30 acres next to Piney Island Drive. That site was still smoldering as of Thursday morning, though a thunderstorm on Wednesday night helped to tamp down the remaining hot spots.

The fires were apparently set along the tracks by sparks from a passing train.

According to Nassau County Fire Rescue Chief Brady Rigdon, "There is still some smoke from the fire due to the fact that the material that is burning is very thick (known as duff). The Florida Forest Service has the lead in fighting this fire and they have brought in some additional crews and equipment. ... NCFR is helping them a couple of times each day by providing water to fill large basin tanks they have on site."

Annaleasa Winter, a wildfire mitigation specialist and point of contact in the Florida Forest Service's Jacksonville District office, wrote on Twitter on Saturday that the FFS was "working to contain two small wildfires near the railroad tracks off Blackrock Road and Windsor Drive."

Smoke billowed on Saturday afternoon from other spots along the railroad tracks, including one on the east side of the Thomas J. Shave Jr. Bridge near Creekside Drive and the Amelia Island Marina.

Winter tweeted on Tuesday that the FFS' "forestry firefighters were working with railroad crews to bring water into the inaccessible area of the Piney Island Fire."

Another tweet said that the burned area at Piney Island, which is now 100 percent contained, was still "holding significant heat. Duff layer is burning down 12-14 (inches) & green pockets are sl burning out to the marsh. put 2,000 (gallons) of water spots yesterday. It will co to burn until substantial rain

There were no injuries ed or structures burned as a of the fires.

pegdavis@fbnewslead

SOURCE: FLORIDA FOREST S

A map provided by the Florida Forest Service shows t area that burned near Piney Island after sparks from a passing train on Saturday afternoon possibly caught d grasses on fire.

SOURCE: FLORIDA FOREST

The Florida Forest Service's forestry firefighters worked with railroad crews to brin water to the area of the Piney Island fire.

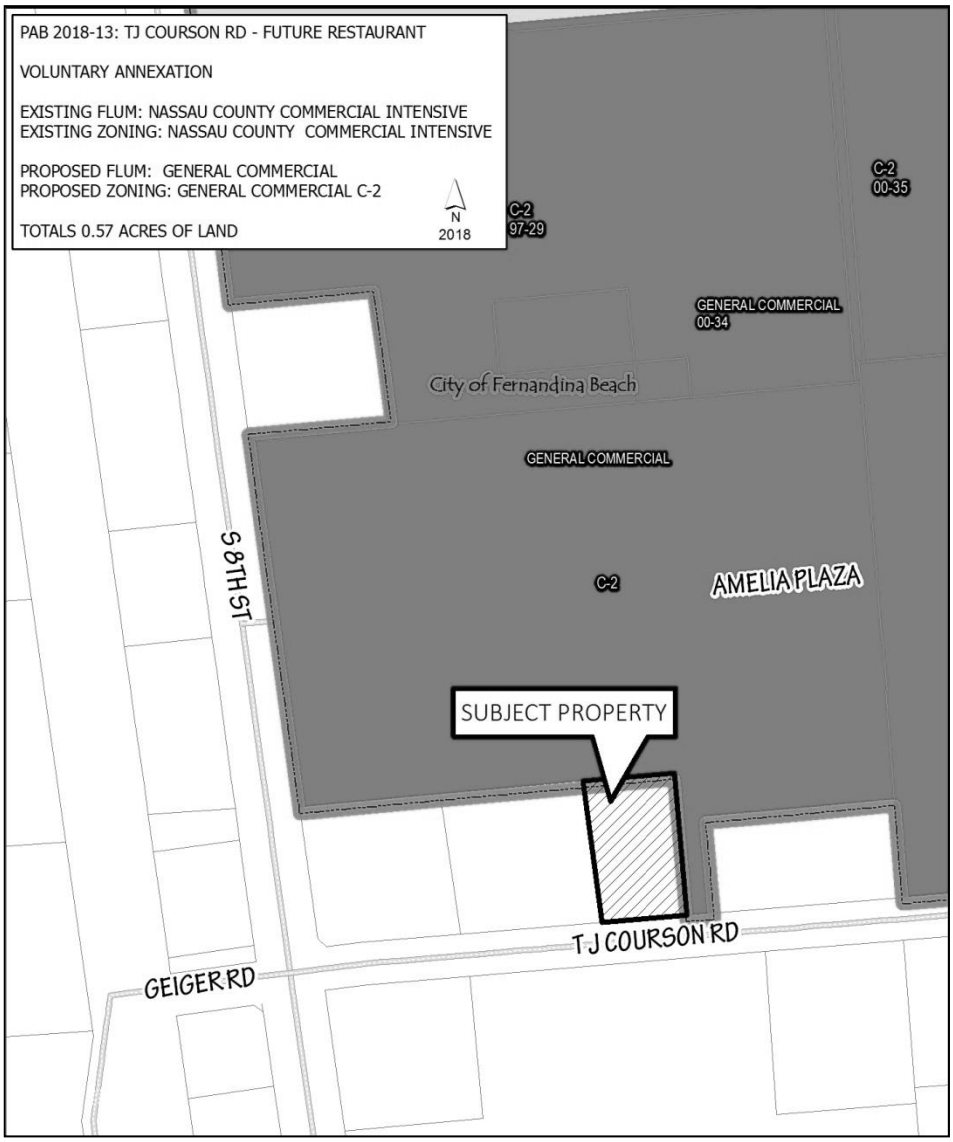
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DEPARTMENT

June 29, 2018

NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD

A public hearing has been scheduled for the Planning Advisory Board to consider an application for a **VOLUNTARY ANNEXATION, ASSIGNMENT OF FUTURE LAND USE MAP CATEGORY, and ZONING MAP CHANGE** of property located on TJ Courson Road (PAB Case# 2018-13). The application will be heard by the Planning Advisory Board at **5:00 PM** on **Wednesday, July 11, 2018** in the City Commission Chambers located at 204 Ash Street, Fernandina Beach, Florida.

The subject property considered at this hearing is located on the eastern side of TJ Courson Road. The identified property totals approximately 0.57 acres of land. Property information may be located at www.nassauflpa.com. The subject property and surrounding zoning districts have been identified in the graphic contained herein.



The subject property will be considered to annex into the City limits, assign a Future Land Use Map Category of General Commercial and Zoning District of C-2. The property is contiguous to the municipal boundary on its eastern side.

The case will follow all applicable Florida Statutes. As required by law, the Planning Advisory Board will hear the case at its regular meeting on **Wednesday, July 11, 2018 at 5:00 PM**.

Following the PAB hearing, the City Commission will consider ordinances to approve the **Annexation, Future Land Use Map and Zoning District assignments** at a scheduled and noticed regular meeting date.

To follow the case, please check the City's website at www.fbfl.us. For more information please contact the Planning Department at (904) 310-3135.

A copy of the records for all applications may be reviewed in the Planning Department in City Hall located at 204 Ash Street, between the hours of 8:00AM – 5:00PM, Monday through Friday.

Interested parties may appear at said hearing and be heard as to the advisability of any action, which may be considered. Any persons with disabilities requiring accommodations in order to participate in this hearing should contact 310-3100, TTY 711, (TTY number for all City offices) or through the Florida Relay Service at 1-800-955-8771 at least 24 hours in advance to request such accommodation. If any person decides to appeal any decision made by the board/commission with respect to any matter considered at such hearing, s/he will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMELIA IMPROVEMENTS LLC
C/O DLC MANAGEMENT CORPORATION
580 WHITE PLAINS ROAD THIRD FLOOR
TARRYTOWN NY 10591

BANK OF AMERICA
ATTN: CORP REAL ESTATE
ASMTS NC1-001-03-81
101 N TRYON STREET
CHARLOTTE NC 28255

COMPASS BANK
ATTN: KIMBER ARLINGTON ACCOUNTING
DIVISION
PO BOX 10566
BIRMINGHAM AL 35296

CUERVO HOLDINGS LLC
444 BRICKELL AVE SUITE 700
MIAMI FL 33131

NASSAU HEALTH FOODS INC
833 T J COURSON STREET
FERNANDINA BEACH FL 32034

PRESTAR LTD
PO BOX 50682
HENDERSON NV 89120

U HAUL CO OF FLORIDA 26 LLC
2727 N CENTRAL AVE
PHOENIX AZ 85004

12

When Recorded Return To:
City Clerk's Office
204 Ash Street
Fernandina Beach, Fla. 32034

RESOLUTION 2018-60

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, APPROVING THE EXTENSION OF WATER SERVICES OUTSIDE THE CORPORATE LIMITS; ACCEPTING THE VOLUNTARY ANNEXATION PETITION FOR ONE PARCEL CONTAINING APPROXIMATELY 0.57 ACRES OF LAND LOCATED AT TJ COURSON; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, property owners, Prestar LTD Inc, have completed the City of Fernandina Beach Voluntary Annexation Petition/ Water/Sewer Annexation Agreement Application pursuant to Chapter 171.044, Florida Statutes, for one parcel containing approximately 0.0.57 acres located TJ Courson Road (Parcel ID Number: 00-00-30-0800-0015-0060); and

WHEREAS, staff has determined the request is consistent with the City's Municipal Code Sections 82-44 and 82-403, its Comprehensive Plan, and Land Development Code; and

WHEREAS, the City Commission has determined that it is in the best interest of the City to provide water services to the subject property.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. The City Commission here hereby authorizes the extension of water services to the property owners identified, whose property is located outside the corporate limits of the City at TJ Courson Road and noted as parcel 00-00-30-0800-0015-0060, and approves the Voluntary Annexation Petition, attached hereto as "Exhibit 1".

SECTION 2. The City Commission authorized the City Manager and the City Clerk to execute said petition on behalf of the City of Fernandina Beach.

SECTION 3. The City Clerk is hereby directed to record the petition in the public records of Nassau County, Florida, as required by Ordinance No. 2001-01

SECTION 4. This Resolution shall be effective immediately upon passage.

ADOPTED this 1st day of May, 2018.

CITY OF FERNANDINA BEACH

JOHN A. MILLER
Commissioner - Mayor

ATTEST:

Caroline Best

CAROLINE BEST
City Clerk

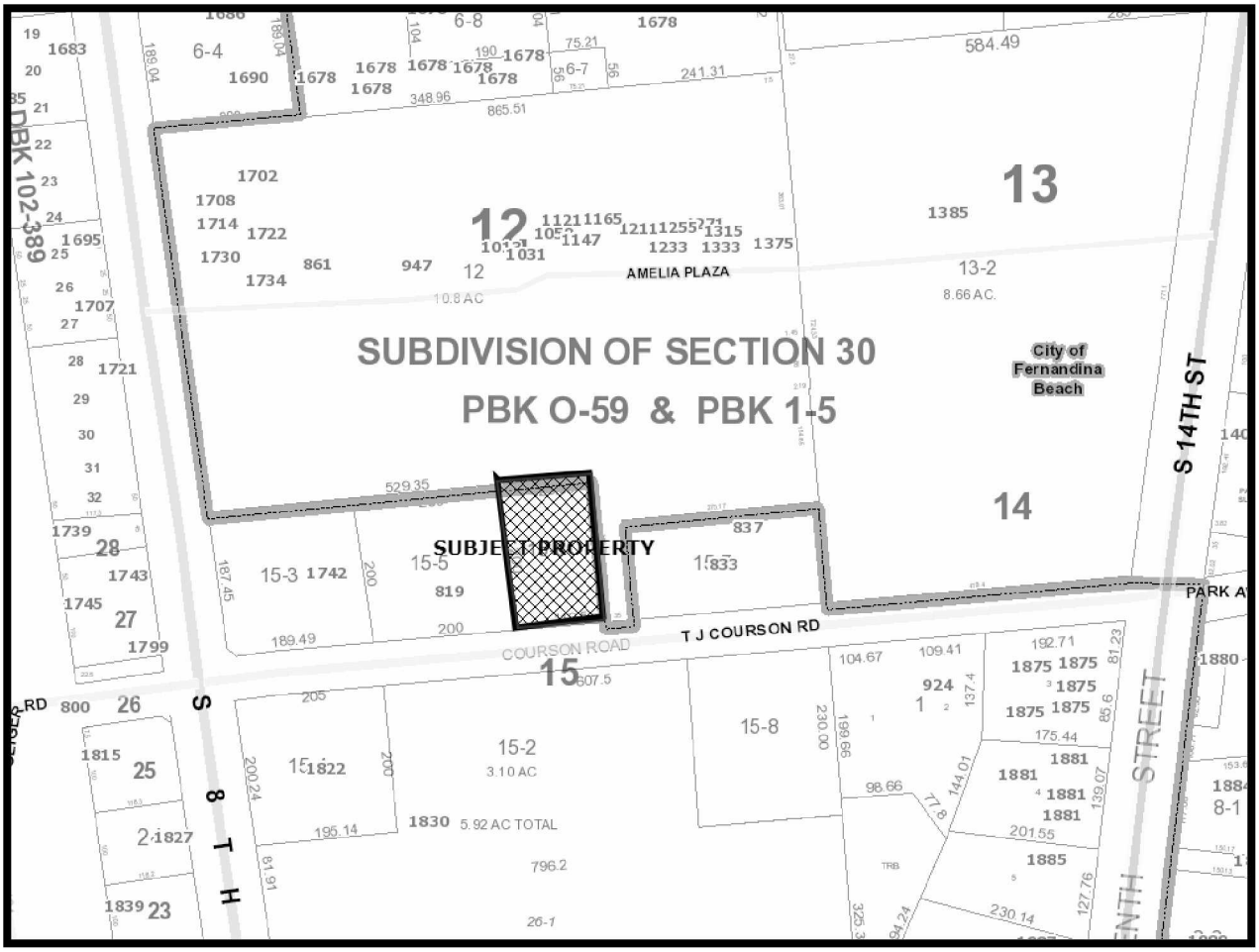
APPROVED AS TO FORM AND LEGALITY

TAMMI E. BACH
City Attorney

INSTR # 201813473, Book 2193, Page 1609
Pages 12
Doc Type UNK, Recorded 05/03/2018 at 03:05 PM,
John A Crawford, Nassau County Clerk of Circuit Court
Rec. Fee $103.50
#1

RESOLUTION 2018-60
EXHIBIT "A"

WATER AND SEWER AGREEMENT/ VOLUNTARY PETITION FOR ANNEXATION OF PARCEL ID NUMBER: 00-00-30-0800-0015-0060 LOCATED ON TJ COURSON ROAD TOTALING APPROXIMATELY 0.57 ACRES OF LAND



OFFICE USE ONLY
REC'D: KG BY: 4/10/18
PAYMENT: $ 300 TYPE: ✓ #1141
APPLICATION #: 2016-000556
CASE #: N/A
CC MEETING DATE: May 1, 2018

WATER/SEWER &VOLUNTARY ANNEXATION APPLICATION

APR 10 PM3:18

APPLICANT INFORMATION

Owner Name: ~~[illegible]~~ Prestar, LTD Inc.

Mailing Address: P.O. Box 77089 Jax., FL 32226

Telephone: 702-610-8574 Fax:

Email: mattk@towniespizzeria.com / angiek@towniespizzeria.com

Agent Name:

Mailing Address:

Telephone: Fax:

Email:

PROPERTY INFORMATION

Street Address:

Parcel Identification Number(s): 00-00-30-0800-0015-0060

PROJECT INFORMATION

Total Number of Lots/Parcels: 1

Less than One (1) acre Sq. Footage: .5706 One (1) Acre or Greater:

Existing Zoning Classification: Nassau County Commercial Intensive (CI)

Existing Future Land Use Classification: Nassau County Commercial

CITY OF FERNANDINA BEACH
VOLUNTARY ANNEXATION AGREEMENT / PETITION FOR ANNEXATION

THIS VOLUNTARY ANNEXATION AGREEMENT / PETITION FOR ANNEXATION dated this 1st day of May, 2018 by and between the CITY OF FERNANDINA BEACH, a municipal corporation, (hereinafter referred to as "City"); and Preston, LLC, Inc (hereinafter collectively referred to as the "Applicants").

WHEREAS, this Annexation Agreement/ Petition for Annexation (hereinafter referred to as "Agreement") shall be considered entered into upon execution, where the actual annexation of land shall occur once the subject property becomes contiguous to any boundary demarking the incorporated area of the City of Fernandina Beach and upon the execution of an Ordinance by the City Commission of the City authorizing and approving the execution of such annexation, consistent with the mutual promises, covenants and acknowledgments agreed to by the City Commission and the Applicants, as contained in this Agreement; and

WHEREAS, the Applicants collectively, are the owners of record of the parcel of land known and described as follows, comprising the property which is the subject of this Agreement (the "Property"):

PARCEL ID#: 00-00-30-0800-0015-0060

GENERALLY DESCRIBED AS: PT of LOT 15 (S-6) CPT of ABND Alley FN OR 1980/1043

ADDRESSED AS: _____

See Attached Exhibit "A"

WHEREAS, the covenants and acknowledgments contained herein have been made in consideration of annexation into the City of Fernandina Beach of the above described Property; and

WHEREAS, it is the desire of the City to provide for appropriate use of the Property; and

WHEREAS, the Applicants are willing to have the Property annexed to the City and the City desires and believes that it would be in the best interest of the City to annex the Property, which is located outside the corporate limits of the City in Nassau County, Florida, at such time as the Property become contiguous; and

NOW, THEREFORE, in consideration of the mutual promises, covenants and acknowledgments stated herein, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Effective Date: This Agreement shall become effective upon execution.

2. Execution: The parties hereto agree to execute any and all such documents as are reasonably necessary to carry out the terms and provisions of this Agreement.

3. Binding Effect: The parties hereto do covenant and agree that this Agreement and its Exhibits, shall be binding on their successors and assigns, including the political subdivisions as the City of Fernandina Beach.

4. Water and/or Sanitary Sewer: The Applicants shall be permitted to tap into the City's water and/or sanitary sewer system at a point determined by the City. The Applicants shall also be responsible for payment to the City of any and all applicable fees that are assessable under City Ordinance and State Law.

Description of Request: Water / Sewer Services

SIGNATURE/NOTARY

The undersigned states the above information is true and correct as (s)he is informed and believes.

4/10/18
Date

Signature of Applicant

STATE OF FLORIDA
COUNTY OF NASSAU } ss

KAREN M. AUSTIN
Notary Public, State of Florida
My Comm. Expires June 18, 2018
Commission No. FF 126104

Subscribed and sworn to before me this 10 day of April, 2018.

Karen M. Austin
Notary Public: Signature

Karen M. Austin
Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification ✓ ID Produced: Nevada DL exp 2-4-22

5. Land Use and Zoning: Upon Annexation of the Property and until the adoption by the City Commission of the City's Comprehensive Plan and zoning district for the Property, the Comprehensive Plan (including future land use) and zoning ordinances and regulations shall remain in full force and effect for the Property, and shall be enforced by the City. The City shall adopt the future land use designation and zoning district for the Property that most closely approximate to the current Nassau County future land use designation and zoning district for the Property regarding allowable uses and development standards.

6. Governing Law: The laws of the State of Florida shall govern the interpretation, validity and construction of the terms and provisions of this Agreement. If any term or provision of this Agreement is declared illegal or invalid for any reason by a court of competent jurisdiction, the remaining terms and provisions of this Agreement shall, nevertheless, remain in full force and effect.

7. Entire Agreement: The parties hereto acknowledge that this Agreement constitutes the sole agreement between the parties; that all prior proposals and agreements, whether oral or written, are hereby superseded; and that this Agreement may not be changed, altered or modified except in writing and signed by the parties hereto. The parties hereto further acknowledge that, in entering into this Agreement, each party has not been induced by, has not relied upon, and has not included as part of the basis of the bargain herein, any representation or statement, whether expressed or implied, made by any agent, representative or employee, which representation or statement is not approved by the other at any public hearing or work session of the City Commission or otherwise made as part of the official public record in the proceedings related to this Agreement. This Agreement binds the Applicants' Property to being annexed into the City once the Property becomes contiguous to any boundary demarking the incorporated area of the City of Fernandina Beach and upon the execution of an Ordinance by the City Commission of the City authorizing and approving the execution of such agreement, consistent with the mutual promises, covenants and acknowledgments agreed to by the City Commission.

8. Default: In the event either of the parties default in the performance of the obligations set forth in this Agreement, then the other may, upon notice to defaulting party, allow the defaulting party sixty (60) days to cure the default or provide evidence to the non-defaulting party that such default will be cured in a timely manner if it cannot be cured during said period. If the defaulting party fails to cure such default or provide such evidence as provided above, then, with notice to defaulting party, the other party may begin proceedings to require specific performance of this Agreement or bring suit for damages for breach of the Agreement. The prevailing party shall be entitled to a reasonable attorney's fee for having brought such action.

8. Recording: This Agreement shall run with the land and a copy of this Agreement for Annexation shall be filed and recorded by the City Clerk's Office with the Nassau County Clerk of Circuit Court.

IN WITNESS WHEREOF, the City and Applicant(s) have caused this instrument to be executed by their respective proper parties duly authorized to execute the same on the day and the year first above written.

CITY OF FERNANDINA BEACH	ATTEST:
Dale L. Martin	Caroline Best
DALE L. MARTIN City Manager	CAROLINE BEST City Clerk

APPROVED AS TO FORM AND LEGALITY:

TAMMI E. BACH
City Attorney

APPLICANT(S)

By: _____
Applicant

By: _____
Applicant

STATE OF FLORIDA
COUNTY OF Nassau

KAREN M. AUSTIN
Notary Public, State of Florida
My Comm. Expires June 18, 2018
Commission No. FF 126104

Sworn and subscribed before me this 10 day of April, 2018.

Karen M. Austin
Signature of Notary
My Commission Expires:
Type of Identification Produced Nevanda DL

EXHIBIT A

NASSAU COUNTY PROPERTY APPRAISER
PARCEL REPORT

NASSAU | A. Michael Hickox, CFA, Cert.Res.RD1941
Nassau County Property Appraiser

Property Search Sales Search Nassau Home

OWNER NAME	PRESTAR LTD	**PARCEL NUMBER**	00-00-30-0800-0015-0060
MAILING ADDRESS	PO BOX 50682	**TAX DISTRICT**	UNINCORPORATED MIDDLE ISLAND (DISTRICT 8)
		MILLAGE	15.3904
		PROPERTY USAGE	VACANT COMMERCIAL
	HENDERSON, NV 89120	**DEED ACRES**	0
LOCATION ADDRESS	T J COURSON RD	**HOMESTEAD**	N
	FERNANDINA BEACH 32034	**PARCEL MAP RECORD**	MAP THIS PARCEL
SHORT LEGAL	PT OF LOT 15 (S-6) & PT OF ABND ALLEY IN OR 1980/1043	**TAX COLLECTOR SEARCH**	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

	2017 Certified Values
JUST VALUE OF LAND	$154,800
LAND VALUE AGRICULTURAL	$0
TOTAL BUILDING VALUE	$0
TOTAL MISC VALUE	$0
JUST OR CLASSIFED TOTAL VALUE	$154,800
ASSESSED VALUE	$154,800
EXEMPT VALUE	$0
TAXABLE VALUE	$154,800

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
COMMERCIAL 001000	25,800	SF	30-3N-28

Building Information

There is no Building Information for this record.

Miscellaneous Information

There is no Miscellaneous Information for this record.

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
05/14/2015	1980/1043	1980/1043	179000	WD	Q	N	MANNING MARK V (50% INT) & DANIEL I MCCRANIE	PRESTAR LTD
11/06/2012	1823/1460	1823/1460	100000	WD	U	N	AMELIA PLAZA (E&A) LLC	MANNING MARK V ETAL
10/09/2000	952/1842	952/1842	129000	WD	U	N	EDENS & AVANT PROPERTIES LIMITED PARTNERSHIP	AMELIA PLAZA (E&A) LLC
10/09/1998	851/1716	851/1716	100	WD	U	N	LAT PURSER CO	EDENS & AVANT PROPERTIES LIMITED PARTNERSHIP

CITY OF FERNANDINA BEACH

Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Foreign Profit Corporation
PRESTAR LIMITED, INC.

Cross Reference Name

PRESTAR, LTD., INC.

Filing Information

Document Number	F15000002720
FEI/EIN Number	88-0423923
Date Filed	06/16/2015
State	NV
Status	ACTIVE

Principal Address

6370 Annie Oakley Dr.
Las Vegas, NV 89120

Changed: 02/10/2017

Mailing Address

P.O. BOX 77089
JAX, FL 32218

Changed: 03/11/2018

Registered Agent Name & Address

KLABACKA, MATHEW
819 TJ Courson Rd
Fernandina Beach, FL 32034

Address Changed: 02/10/2017

Officer/Director Detail

Name & Address

Title C

KLABACKA, MATT
819 TJ Courson Rd
Fernandina Beach, FL 32034

Title P

KLABACKA, MATHEW L
819 TJ Courson Rd
Fernandina Beach, FL 32034

Title TS

KLABACKA, ANGELA O
PO BOX 50682
HENDERSON, NV 89016

Annual Reports

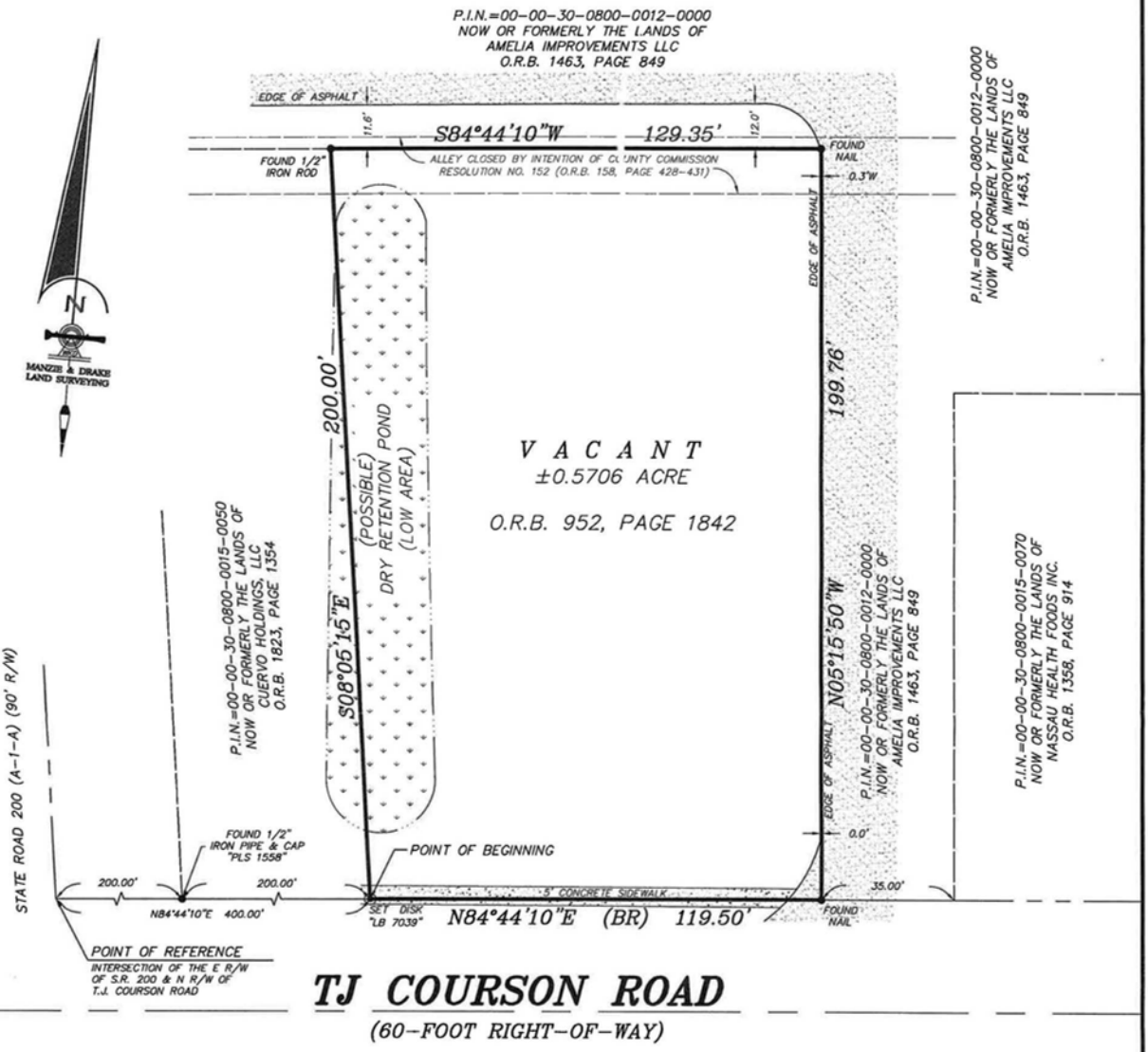
Report Year	Filed Date
2016	04/26/2016
2017	02/10/2017
2018	03/11/2018

Document Images

03/11/2018 -- ANNUAL REPORT	View image in PDF format
02/10/2017 -- ANNUAL REPORT	View image in PDF format
04/26/2016 -- ANNUAL REPORT	View image in PDF format
06/16/2015 -- Foreign Profit	View image in PDF format

MAP OF BOUNDARY SURVEY

A PORTION OF CASHEN LOT 15 AND A PORTION OF ALLEY (NOW CLOSED), LYING NORTHERLY AND ADJOINING SAID LOT 15, SECTION 30, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AS RECORDED IN OFFICIAL RECORDS BOOK 952, PAGES 1842 THROUGH 1845 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.



SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the description provided by the client.
2) Underground improvements were not located or shown.
3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
4) Bearings shown hereon are based on N84°44'10"E for the northerly right-of-way line of TJ Courson Road. The bearing reference line is indicated as thus (BR).
5) "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."
6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0239 G. Dated 08/02/2017. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
7) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

COPYRIGHT © 2018 BY MANZIE AND DRAKE LAND SURVEYING

CERTIFIED TO:
MATT KLABACKA

LEGEND
℄ = CENTERLINE
= CONCRETE FLATWORK
B.R. = BEARING REFERENCE
O.R.B. = OFFICIAL RECORDS BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER

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

MANZIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 FAX (904) 491-5777
Certificate of Authorization Number "LB 7039"
"OUR *SIGHTS* ARE ON THE FUTURE, SET YOUR *SITES* ON US."

SCALE: 1"=30' JOB NO: 18427 DATE: 03/20/2018 CADD: WKD
F.B. NO: X-257 PAGE NO: 36 FIELD CREW: SS FILE NO: A-3160

STAFF REPORT
PAB 2018- 13 (AX, LU, CZ)
Planning Advisory Board Hearing
July 11, 2018

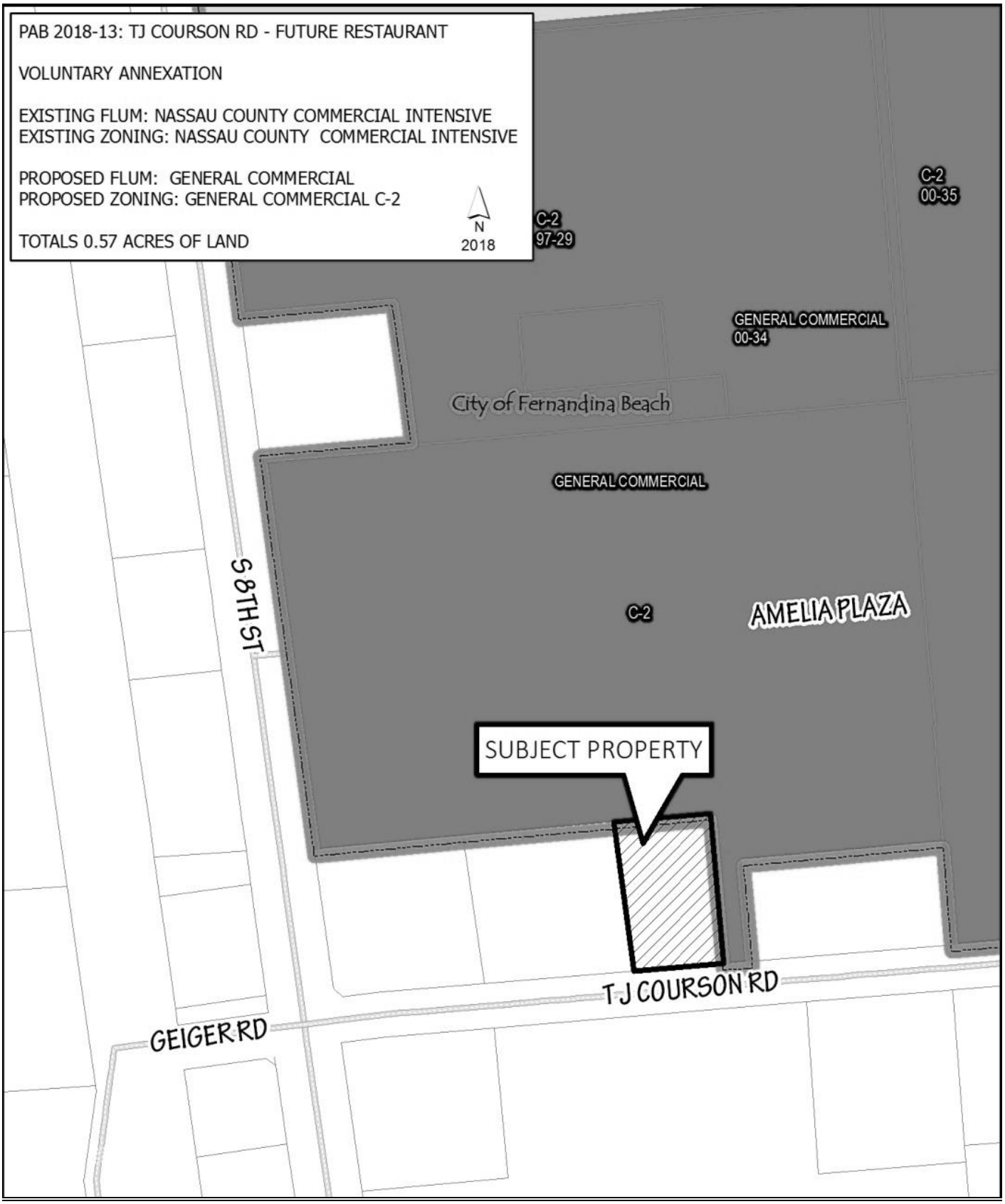
Kelly N. Gibson, AICP
Planning Manager

APPLICATION FOR VOLUNTARY ANNEXATION, LAND USE AND ZONING TJ COURSON ROAD – FUTURE TOWNIES PIZZERIA

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	PreStar LTD, Inc. – Townies Pizzeria				
AGENT:	City of Fernandina Beach, Florida				
REQUESTED ACTION:	Voluntary Annexation, Assignment of a Future Land Use Map Category of General Commercial and, Zoning District of C-2				
LOCATION:	TJ Courson at Amelia Plaza (Outparcel)				
CURRENT ZONING:	Nassau County Commercial Intensive				
CURRENT LAND USE:	Nassau County Commercial				
EXISTING USES ON SITE:	TJ Courson Road				
PROPERTY SIZE:	Approximately 0.57 Acres of Land				
ADJACENT PROPERTIES:	**Direction**	**Existing Use(s)**	**Year Built**	**Zoning**	**FLUM**
	North	Amelia Plaza Shopping Center	1978-1987	C-2	General Commercial
NASSAU COUNTY	South	U-Haul Storage Center	1985	CI	Commercial
NASSAU COUNTY	East	Restaurant (current Townies Pizzeria)	1988	CI	Commercial
NASSAU COUNTY	West	Health Food Store	1995	CI	Commercial

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the City's website, the City Clerk's Office and at the Community Development Department Office. ***


PAB 2018-13: TJ COURSON RD - FUTURE RESTAURANT
VOLUNTARY ANNEXATION
EXISTING FLUM: NASSAU COUNTY COMMERCIAL INTENSIVE
EXISTING ZONING: NASSAU COUNTY COMMERCIAL INTENSIVE
PROPOSED FLUM: GENERAL COMMERCIAL
PROPOSED ZONING: GENERAL COMMERCIAL C-2
TOTALS 0.57 ACRES OF LAND
N
2018
C-2
97-29
C-2
00-35
GENERAL COMMERCIAL
00-34
City of Fernandina Beach
GENERAL COMMERCIAL
C-2
AMELIA PLAZA
S 8TH ST
SUBJECT PROPERTY
T J COURSON RD
GEIGER RD

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The City of Fernandina Beach requests an annexation 0.57 acres of land located next to the Amelia Plaza shopping center on TJ Courson Road. The property is contiguous to the municipal limits on its northern property boundary. As consistent with municipal code section 82-44, the property owner entered into a voluntary annexation agreement with the City in May 2018. Resolution 2018-60 approves the extension of water and sewer services. Assignment of the General Commercial (GC) Future Land Use Map (FLUM) category and C-2 (General Commercial) zoning district is requested for the subject properties. The requested FLUM and zoning categories are consistent with the properties' existing Nassau County land use and zoning assignments. The property is vacant at this time with anticipated development of a new structure for Townies Pizzeria in the near future. The property owners are working with the City's Technical Review Committee and have completed a pre-application conference.

CONSISTENCY WITH THE COMPREHENSIVE PLAN / LAND DEVELOPMENT CODE:

This is a voluntary annexation of property as compliant with all applicable Florida Statutes and the City's Municipal Code. The annexation area is compact, does not create an "enclave", and represents a logical extension of the City boundary. The area is a logical extension of urban development and any development or redevelopment is capable of achieving full compliance with the City's Land Development Code and Comprehensive Plan. The City is able to serve this property and meet or exceed all levels of service required by Comprehensive Plan policies referenced herein.

Applicable Policy Reference	***Determination of Consistency***
CP 1.02.02	√
CP 1.02.03	√
CP 1.02.04	√
CP 1.02.10	√
CP 1.03.01	√
CP 1.04.03	√
CP 1.07.09	√
CP 4.01.01	√
CP 4.01.02	√
LDC 11.01.07	√

CONCLUSION AND STAFF RECOMMENDATIONS:

The requested action is consistent with the City's Comprehensive Plan and the Land Development Code. Staff recommends approval of the voluntary annexation, assignment of the General Commercial FLUM category, and C-2 zoning district. Following the recommendation of the Planning Advisory Board (PAB), the application will move forward to the City Commission in the form of three separate ordinances at a public hearing anticipated for August 21, 2018.

MOTION TO CONSIDER:

I move to recommend **(approval or denial)** of PAB case number 2018-13 to the City Commission requesting that a Voluntary Annexation, Assignment of the General Commercial land use category, and C-2 zoning district for property located on TJ Courson Road adjoining the Amelia Plaza Shopping Center to be **(approved or denied)** and that PAB case 2018-13, as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach

SUBJECT: Ordinance 2018-__
Land Development Code Amendment -Historic District Council

ITEM TYPE: Ordinance (w/o fiscal impact)

REQUESTED ACTION: Issue Recommendation to City Commission

SYNOPSIS:

FISCAL IMPACT:

CITY ATTORNEY COMMENTS: No additional comments.

CITY MANAGER RECOMMENDATION(S): I recommend that the City Commission enact proposed Ordinance 2018-01 at Third Reading.

Tammi E. Bach, City Attorney 07/06/2018
Kelly Gibson, AICP, Planning Manager 07/06/2018

Kelly N. Gibson, AICP

Date: July 03, 2018

Submitted By: Kelly Gibson, AICP, Planning Manager

COMMISSION ACTION: Enact

OFFICE USE ONLY

REC'D: _____ BY: _____

PAYMENT: $ N/A TYPE: _____

APPLICATION #: _____

CASE #: 2018-14
BOARD MEETING DATE: July 11, 2018

PLANNING ADVISORY BOARD APPLICATION

- ☐ ZONING MAP AMENDMENT (≤ 10 acres $850 / > 10acres $1,600)
- ☐ LAND USE MAP AMENDMENT (≤ 10 acres $850 / > 10acres $1,600)
- ☒ LDC TEXT AMENDMENT ($850)
- ☐ COMP PLAN AMENDMENT ($850)
- ☐ SUBDIVISION PLAT – PRELIM ($750)
- ☐ SUBDIVISION PLAT – FINAL ($850)
- ☐ VACATION OF R.O.W. ($850)
- ☐ VOLUNTARY ANNEXATION ($1050)

APPLICANT INFORMATION

Owner Name: City of Fernandina Beach

Mailing Address: 204 Ash Street

Telephone: 904-310-3135 Fax: _____

Email: dmartin@fbfl.org

Agent Name: _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email: _____

PROPERTY INFORMATION

Street Address: _____

Parcel Identification Number(s): _____

Lot Number: _____ Block Number: _____ Subdivision: _____

Section: _____ Township: _____ Range: _____

PROJECT INFORMATION

Total Number of Lots/Parcels: _____

Less than One (1) acre Sq. Footage: _____ One (1) Acre or Greater: _____

Existing Zoning Classification: _____

Existing Future Land Use Classification: _____

Previous Planning/Zoning Approvals: _____

Description of Request:

THE CITY OF FERNANDINA BEACH, REQUESTS MINOR AMENDMENTS TO MODIFY CHAPTER 8 HISTORIC DISTRICTS, SECTION 8.03.03(B) CERTIFICATE OF APPROVAL MATRIX AND SECTION 8.03.09 APPEALS. - see attached documents

SIGNATURE/NOTARY

The undersigned states the above information is true and correct as (s)he is informed and believes.

7/3/19 _____ Date

_____ Signature of Applicant

NICOLE BEDNAR
MY COMMISSION # FF929607
EXPIRES February 02, 2020
(407) 398-0153 FloridaNotaryService.com

STATE OF FLORIDA
ss
COUNTY OF NASSAU

Subscribed and sworn to before me this 3rd day of July, 2018

_____ Notary Public: Signature

Nicole Bednar Printed Name

Feb. 2, 2020 My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

LDC SECTION 8.03.03 (B) - TABLE

Certificate of Approval Matrix

	CONTRIBUTING		NON-CONTRIBUTING	
ACTION	**STAFF**	**HDC**	**STAFF**	**HDC**
ACCESSORY DWELLINGS		X		X
ADDITIONS				
1. Not visible from the street AND 20% or less of the existing building's square footage		X	X	
2. All other additions		X		X
CANVAS AWNINGS	X		X	
CARPORTS (ADDITION OR ENCLOSURE)		X	X	
CHANGES TO BOARD-APPROVED PLANS		X		X
DECK, PATIOS, PERGOLAS				
1. With a structure		X	X	
2. Without a structure		X	X	
3. Not visible from right-of-way (with or without structure)	X		X	
DEMOLITIONS				
1. 10% or less of non-historic addition	X		X	
2. All other demolitions		X		X
DOORS + GARAGE DOORS				
1. Same materials, style, or size	X		X	
2. Change in materials or style	X		X	
3. Change in openings on main façade		X		X
4. Change in openings on a secondary façade		X	X	
DRIVEWAYS + SIDEWALKS	X		X	
GARAGES (ATTACHED OR DETACHED)		X		X
EXTENSION OF CERTIFICATE OF APPROVAL	X		X	
EXTERIOR WALL FINISH				
1. Removal of non-historic vinyl/aluminum/asbestos siding (if original surface is salvageable or if replacement material matches structure's original exterior finish)	X		X	
2. All other finishes (including painting of originally unpainted surface)		X	X	
EXISTING DOCKS (WITH OR WITHOUT A STRUCTURE)	X		X	
FENCES + WALLS	X		X	
MECHANICAL SYSTEMS (WITH VISUAL IMPACT)	X		X	
PAINTING	X		X	
POOLS, ~~+~~ POOL ENCLOSURES, IN-GROUND HOT TUBS		X		X
PORCHES				
1. Open an enclosed porch		X	X	
2. Enclose a porch on the main façade		X		X
3. Enclose a porch on a secondary façade		X	X	
PUBLIC (GOVERNMENT AGENCY) PROJECTS		X		X
~~**RAIN BARRELS**~~	~~X~~		~~X~~	
RELOCATION		X		X
REPAIRS + MAINTENANCE (MATCH EXISTING)	X		X	
ROOF				
1. Same material and shape	X		X	
2. Change in material	X		X	
3. Change in shape and/or height		X		X
SCREEN DOORS				

1. Primary Entrance		X	X	
2. Secondary Entrance	X		X	
SIGNAGE	X		X	
SHEDS (up to 150 square feet)				
1. Custom-designed	X		X	
2. Pre-fabricated		X	X	
SHUTTERS (including temporary storm shutters/awnings)	X		X	
~~1. Removable shutters~~	~~X~~		~~X~~	
~~2. Permanent shutters visible from right-of-way~~		~~X~~	~~X~~	
~~3. Permanent shutters not visible from right-of-way~~	~~X~~		~~X~~	
SKYLIGHTS		X	X	
SOLAR COLLECTORS		X		X
STORM WINDOWS AND DOORS	X		X	
VARIANCES		X		X
WIND GENERATORS		X		X
WINDOWS				
1. Same materials, style, or size	X		X	
2. Change in materials or style	X		X	
3. Change in openings on main façade		X		X
4. Change in openings on a secondary façade	X		X	

	STAFF	BOARD
NEW CONSTRUCTION		X
LANDSCAPING (NEW CONSTRUCTION ONLY)	X	
LIGHTING (NEW CONSTRUCTION ONLY)	X	
PARKING MATERIALS (NEW CONSTRUCTION ONLY)	X	

LDC SECTION
8.03.09 Appeals

A. An applicant aggrieved by a decision of the HDC may appeal to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D).

B. The petition shall be presented to the City Commission within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

C. The request for an appeal shall be submitted in writing to the City Clerk, and the request shall state the basis for the appeal in clear and precise terms. The record on appeal shall consist of the record of the proceedings below (which shall be the minutes of the meeting, unless the person requesting the appeal provides a verbatim transcript at their cost) including the staff report and all other evidence presented by the City and the applicant. If either the City or the applicant desires to present new evidence, the matter may be referred back to the HDC for their review. When the record is complete, the City Clerk shall send a copy of the record and a notice of the hearing date to both parties. The parties shall receive a minimum of ten (10) days notice of hearing.

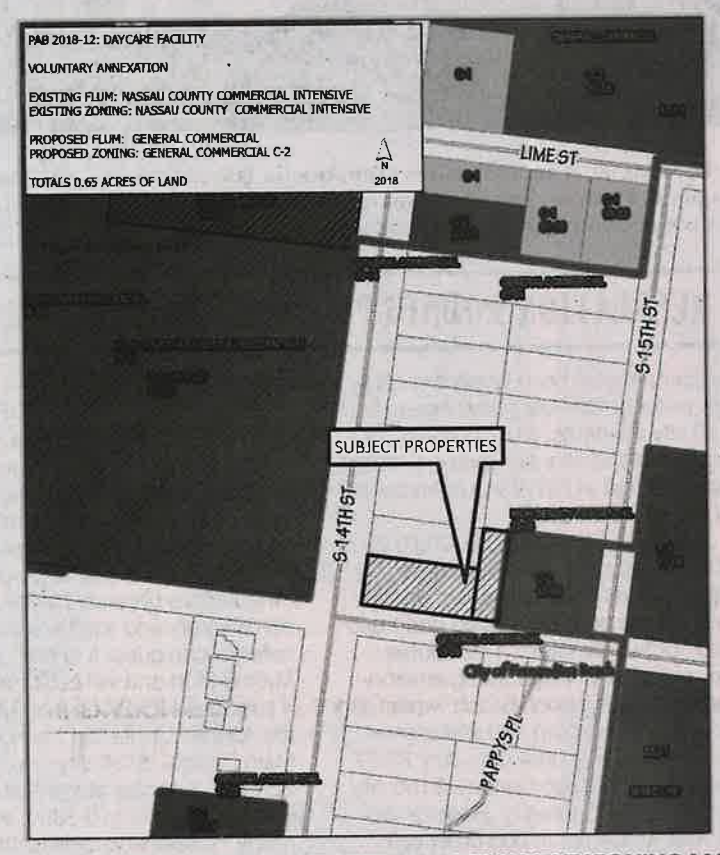
D. An applicant may appeal a decision of the City Manager to the HDC. The applicant shall submit the appeal in writing and shall state the reasons for the appeal.

NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD CITY OF FERNANDINA BEACH

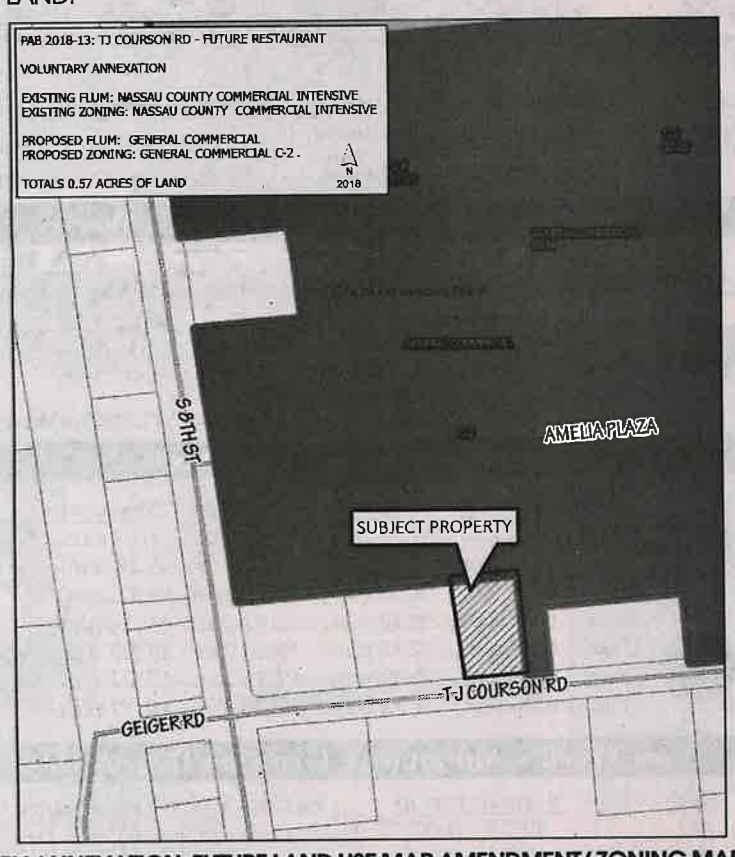
NOTICE IS HEREBY GIVEN that a Public Hearing is scheduled for **Wednesday, July 11 at 5:00 p.m.** in the City Commission Chambers, 204 Ash Street Fernandina Beach, Florida to consider the following

LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE 2018-14): *THE CITY OF FERNANDINA BEACH,* REQUESTS MINOR AMENDMENTS TO MODIFY CHAPTER 8 HISTORIC DISTRICTS, SECTION 8.03.03(B) CERTIFICATE OF APPROVAL MATRIX AND SECTION 8.03.09 APPEALS.

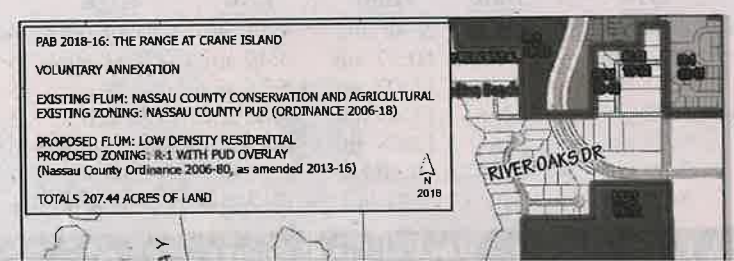
VOLUNTARY ANNEXATION, FUTURE LAND USE MAP AMENDMENT/ ZONING MAP CHANGE (PAB CASE 2018-12): *THE CITY OF FERNANDINA BEACH, FLORIDA,* REQUESTS VOLUNTARY ANNEXATION INTO THE CITY OF FERNANDINA BEACH, ASSIGNMENT OF A FUTURE LAND USE MAP CATEGORY AND ZONING CHANGE FROM UNINCORPORATED NASSAU COUNTY COMMERCIAL LAND USE / COMMERCIAL INTENSIVE (CI) ZONING TO FERNANDINA BEACH GENERAL COMMERCIAL LAND USE AND C-2 ZONING FOR PROPERTY LOCATED AT 1336 S. 14TH STREET AND 1451 NECTARINE STREET TOTALING APPROXIMATELY 0.65 ACRES OF LAND.



VOLUNTARY ANNEXATION, FUTURE LAND USE MAP AMENDMENT/ ZONING MAP CHANGE (PAB CASE 2018-13): *THE CITY OF FERNANDINA BEACH, FLORIDA,* REQUESTS VOLUNTARY ANNEXATION INTO THE CITY OF FERNANDINA BEACH, ASSIGNMENT OF A FUTURE LAND USE MAP CATEGORY AND ZONING CHANGE FROM UNINCORPORATED NASSAU COUNTY COMMERCIAL LAND USE / COMMERCIAL INTENSIVE (CI) ZONING TO FERNANDINA BEACH GENERAL COMMERCIAL LAND USE AND GENERAL COMMERCIAL (C-2) ZONING FOR PROPERTY LOCATED ON TJ COURSON ROAD TOTALING APPROXIMATELY 0.57 ACRES OF LAND.



VOLUNTARY ANNEXATION, FUTURE LAND USE MAP AMENDMENT/ ZONING MAP CHANGE (PAB CASE 2018-16): *THE RANGE AT CRANE ISLAND LLC,* REQUESTS VOLUNTARY ANNEXATION INTO THE CITY OF FERNANDINA BEACH, ASSIGNMENT OF A FUTURE LAND USE MAP CATEGORY AND ZONING CHANGE FROM UNINCORPORATED NASSAU COUNTY CONSERVATION AND AGRICULTURAL LAND USE / PLANNED UNIT DEVELOPMENT (PUD) ZONING TO FERNANDINA BEACH LOW DENSITY RESIDENTIAL (LDR) LAND USE AND LOW DENSITY RESIDENTIAL (R-1) ZONING WITH PLANNED UNIT DEVELOPMENT (PUD) DESCRIBED IN NASSAU COUNTY ORDINANCE 2006-80 AND AMENDED BY ORDINANCE 2013-16 FOR PROPERTY LOCATED ON THE INTERCOASTAL WATERWAY, IDENTIFIED AS CRANE ISLAND, AND TOTALING APPROXIMATELY 207.44 ACRES OF LAND.



SOURCE: FLORIDA FOREST SE

Very thick "duff" still smoldering as of Thursday morning in the area of Piney Island h been hard to put out. Nassau County Fire Rescue teams are helping the Florida Forest Service by filling tanks on site, according to NCFR Chief Brady Rigdon.

Piney Island Fire area's 'duff' still smoldering

PEG DAVIS
News-Leader

A series of small fires that started Saturday afternoon along the railroad tracks between Blackrock Road and Creekside Drive in Nassau County eventually burned 30 acres next to Piney Island Drive. That site was still smoldering as of Thursday morning, though a thunderstorm on Wednesday night helped to tamp down the remaining hot spots.

The fires were apparently set along the tracks by sparks from a passing train.

According to Nassau County Fire Rescue Chief Brady Rigdon, "There is still some smoke from the fire due to the fact that the material that is burning is very thick (known as duff). The Florida Forest Service has the lead in fighting this fire and they have brought in some additional crews and equipment. ... NCFR is helping them a couple of times each day by providing water to fill large basin tanks they have on site."

Annaleasa Winter, a wildfire mitigation specialist and point of contact in the Florida Forest Service's Jacksonville District office, wrote on Twitter on Saturday that the FFS was "working to contain two small wildfires near the railroad tracks off Blackrock Road and Windsor Drive."

Smoke billowed on Saturday afternoon from other spots along the railroad tracks, including one on the east side of the Thomas J. Shave Jr. Bridge near Creekside Drive and the Amelia Island Marina.

Winter tweeted on Tuesday that the FFS' "forestry firefighters were working with railroad crews to bring water into the inaccessible area of the Piney Island Fire."

Another tweet said that the burned area at Piney Island, which is now 100 percent contained, was still "holding significant heat. Duff layer is burning down 12-14 (inches) & green pockets are sl burning out to the marsh. put 2,000 (gallons) of water spots yesterday. It will co to burn until substantial rain

There were no injuries ed or structures burned as a of the fires.

pegdavis@fbnewslead

SOURCE: FLORIDA FOREST S

A map provided by the Florida Forest Service shows t area that burned near Piney Island after sparks from a passing train on Saturday afternoon possibly caught d grasses on fire.

SOURCE: FLORIDA FOREST

The Florida Forest Service's forestry firefighters worked with railroad crews to brin water to the area of the Piney Island fire.

1. Call to Order – The meeting was called to order at 5:01 pm.

2. Roll Call/Determination of Quorum

Council Members Present

Michael Harrison - Chair
Angela Conway
James Pozzetta (Alt 1)
William Tilson – Vice Chair
Michael Spino

Council Members Absent

Robert Erickson

Others Present

Tammi Bach, City Attorney
Salvatore J. Cumella, City Preservation Planner
Kelly Gibson, Planning Manager/Recording Secretary

City Attorney Tammi Bach explained the quasi-judicial procedures. Planner Kelly Gibson administered the oath to parties that were about to present testimony.

3. New Business

3.1 **TRINITY UNITED METHODIST CHURCH C/O RICE ARCHITECT, LLC, 101 S. 8TH STREET(HDC 2017-41)**
Certificate of Approval (COA) for the construction of an ADA ramp and parking space. *(Quasi-Judicial)*

Chair Harrison requested that addresses be included in the title of items for Board clarification.

Mr. Cumella presented the case as outlined in the staff report. He indicated that the original application requested a concrete parking slab which was removed, the following request before Board consideration was for the ramp only. In the staff report, he provided analysis that indicated there was a need for updated drawings and a plan to access the ramp, as there were curbs from the street to where the ramp was proposed. Upon this analysis, staff concluded that the requested action was incomplete and recommended denial or continuation of case of HDC 2017-41.

Chair Harrison requested that the applicant bring a full packet of information, and proposed to defer action until such time that the Board was provided the complete case information. He made a motion to the effect.

The applicant/agent, Mr. Randy Rice, 961687 Gateway Blvd Suite 201-H, stated that this project was originally slated for the December meeting but had been pushed to the meeting today. He requested that the Board hear the case because they have a team of volunteers ready to do the work to provide access to the buildings and presented updated materials. Chair Harrison asked if they had a plan to access the ramp, and Mr. Rice stated that right now, there was grass and a ramp, and indicated that he would work with City staff for their recommendations.

A voice vote was taken to move forward with hearing the case, and all were in favor.

Mr. Rice distributed updated material and provided an overview of the ADA ramp. Member Spino requested an explanation of the use of the structure and why the ramp is needed. Mr. Rice stated that it is used as a parish house, and sometime used for gatherings on Sundays the ramp provides access to church members who need it.

Public hearing was then opened and closed.

Member Tilson stated that it would be very difficult to locate a ramp without it being highly visible and that having some sort of concrete pad would be good for wheelchair access. Member Spino asked if the pad was something staff could approve, and Mr. Cumella stated it was.

A motion was made by Member Spino, seconded by Member Conway, to approve HDC 2017-41 without conditions; and that the HDC make the following the findings of fact and conclusions of law part of the record that case HDC 2017-41 is substantially compliant with the Land Development Code, the Historic Downtown District Guidelines, and the Secretary of Interior Standards to warrant approval at this time. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

Chair Harrison requested that applicants and staff make sure complete applications are presented to the Board so that they have all the information to make an informed decision. Without complete information, the Board may move the item to another meeting, which may delay applicants' timetables and frustrate the Board and citizens.

3.2 **PETER E. VENERDI III C/O COTNER ASSOCIATES, INC., 505 CEDAR STREET (HDC 2018-01)**
Certificate of Approval (COA) to rehabilitate a contributing primary structure; construct a 15'x16' addition at rear; and construct an approx. 384 sq. ft. 2-story accessory dwelling. *(Quasi-Judicial)*

The Board members disclosed ex parte communications. Member Spino disclosed that he had lived across from this property and know the neighbors for 505 Cedar Street, although he had not had any conversation related to this case with the current owner or architect; he also stated that with regard to the 8th Street property, he frequently shops and rides by the area and was very familiar with it.

Mr. Cumella presented the case as outlined in the staff report. He explained that the request was for an accessory dwelling, addition in place of a deck, new windows and awnings, and extension of the carport and driveway. He noted that this accessory structure would be taller than the main dwelling, and that the house next door was approved for a similar accessory structure, but this one being a little different with the roofline being visible from the street it might detract from the main structure. The staff report recommends the following changes be made: that they submit elevations for review (completed); verify configuration of doors and windows; utilizing traditional shutters rather than Bahamas shutters; that the original siding put in the front of the house be repaired with newer siding to side and back as provided for in HDC 2016-34; removal of the horizontal board fencing or utilizing fencing to reflect a more traditional style. Staff finds the requested action was consistent with the Land Development Code, the Secretary of Interior Standards, and the Historic District Downtown Guidelines and recommended approval of HDC 2018-01 with conditions that the final approval reflect the changes listed in the staff report.

Member Tilson asked about the scale of the accessory structure and whether it was to be included in the recommended conditions. Mr. Cumella stated he did want the Board to consider it; however he had just received the information so it wasn't included in the Staff report. Member Spino spoke about the structure at 509 Cedar Street being very tall, and thought it took away from the cottages, and asked for Staff recommendations regarding the new structure at 505 Cedar. Mr. Cumella recommended an accessory structure at 1.5 stories tall similar to the primary structure where the attic space can be used as livable space, but suggested to lower the roofline and scale.

John Cotner, 627 Atlantic Avenue, on behalf of the applicant, spoke first about the scale of the accessory building. He stated that the rationale was to minimize footprint on the small lot, and leave more open area. He said the elevation drawings' perspective is deceiving. Chair Harrison asked how far back the new structure would be, and Mr. Cotner stated it was 80 feet. The orientation of the building was set to gather as much light as possible as one of the inhabitants is legally blind. He wanted to diminish the accessory structure by distance and footprint.

Mr. Cotner then addressed the Bahamas shutters by saying that it maintained light and that they will be barely noticeable. He said other than those items; he was in agreement with Staff's report. They want to save as much material from the house as possible as it is all wood inside along with saving the fireplaces. He also noted that the windows currently in place are not historically accurate and have been modified over time, so they want to use a more historically proportionate window. Chair Harrison asked if the windows and doors would all match, since the current ones had been altered from the original. Mr. Cotner stated that it was now a "mish-mash" but upon completion of the project, there would be a new roof, all windows and doors would match, and the siding would be refurbished. The addition would look different intentionally and the carriage house would be Board and Batten to make it subordinate to the main structure.

Mr. Cotner stated that he thought the board style fencing was consistent with the type of house as it is intended to be a privacy fence, but he didn't think a horizontal fence versus a vertical board fence would make a difference to the owner.

Member Pozetta asked whether porch railings would be new, and Mr. Cotner replied that yes, there was nothing there now, and described them in detail. Member Pozetta asked what portion of the yard would be enclosed by the fence. Mr. Cotner explained that it was the rear portion from the carport back. If he chose a vertical fence it would also be very simple but would not use a transparent fence because it gave the property owners privacy.

Member Spino asked about the view from the street of the accessory structure and stated that it looked as though some of the view would be blocked by the eyebrow roof of the carport. Mr. Cotner provided an additional explanation and added that trees and other vegetation were to be included as part of the design.

Chair Harrison discussed the appearance of scale on the elevations. Member Pozetta asked for context from adjacent houses in the neighborhood, because they would have to look at the visual impact of the accessory structure.

Public Hearing was then opened and closed.

Member Tilson stated that his packet was missing an east elevation, but had made one on his own. In doing so, he found that the elevation issue would not be that much of a concern. He liked the proposal in general, but shared Staff's concern regarding the shutters; but was not concerned with the fencing.

Member Spino stated that recently the Board has been asking applicants to reuse historical materials from structures and cited successful examples of this in the neighborhood, as it retains the historic fabric of the property.

Member Tilson spoke regarding compatible scale of the house and accessory structure.

Member Conway asked whether there was consensus on the shutters and Member Spino asked whether the shutters would be on the property line when open. Mr. Cotner explained that the exterior was a little over a foot from the property line and would allow for the shutters to open slightly. More discussion followed, and the Board consensus was to remove the shutters.

A motion was made by Member Pozzetta, seconded by Member Spino, to approve HDC 2018-01 with the following conditions: that the applicant follow staff recommendations for items two and four, and that Bahama shutters be removed from the design; and that the HDC make the following the findings of fact and conclusions of law part of the record that case HDC 2017-36 is substantially compliant with the Land Development Code, the Historic Downtown District Guidelines, and the Secretary of Interior Standards to warrant approval at this time. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

3.3. CMR ISLAND PROPERTIES, 22 S. 8TH STREET (HDC 2018-02)

Conceptual Certificate of Approval (COA) for the construction of 10 attached single-family townhomes. *(Quasi-Judicial)*

Mr. Cumella presented the case as outlined in the staff report. He spoke to the nature of conceptual certificates of approval. And explained that the property has been recently rehabilitated and that the newer structure requires demolition at the rear of the building and requires parking. He added that the property has an 80-inch wide oak tree that should be protected and that although the property is zoned C-3 and requires a 25FT lot width, the current plans is calling for 23FT which would require the applicant to apply for a variance. He stipulated that parking is not required in this zoning but the applicant was proposing one-car garage per unit. Staff was considering recommending on street parking as opposed to garages, because there might be an issue with driveways and parked cars blocking sidewalks. Staff also explained that a variance would be required to deviate from the number of trees required per site and also noted that the oak tree onsite is a protected designated heritage tree. Mr. Cumella then stated that mechanical equipment needed to be on final plans, and that the HDC will need to see the list of materials being used as well. Upon this analysis, staff concluded that the requested action was consistent with the Land Development Code, the Secretary of Interior Standards, and the Downtown Historic District Guidelines and recommended conceptual approval of case HDC 2018-02 with the condition that the applicant incorporates Staff and Board comments into the final design.

Member Spino commented that currently there are no sidewalks in that area and that it is difficult to navigate bicycling or walking. The conceptual drawing showed a proposed sidewalk. Member Pozetta asked if it was typical to draw new plans

considering a non-contributing structure like the Fred's building, when there are several contributing structures within sight of the proposed location.

Mr. Mike McCluskey, the applicant, explained that they thought this project would benefit the downtown area. He brought up the garages as a way to address parking; and that they were building the townhomes around the tree. He introduced Mr. Joel Reitzer, the lead architect, who presented slides showing preliminary plans. Mr. Reitzer described how they would like to remove asphalt for the health of the tree. He described adjoining properties that have a similar height to the proposed plans, showed a modification of the corner units for a view corridor, and explained the plans in detail.

Chair Harrison thanked the applicants for their detailed presentation. He stated that previous Boards had been concerned with mechanical features and their locations, and asked whether the architects had decided where they would go. Mr. Reitzer indicated that the a/c units would be located on the rooftop behind a parapet.

Member Conway was pleased to hear their consideration of the tree as it is a very important part of the neighborhood, and asked whether they had consulted a tree expert. Mr. McCluskey stated a tree expert had already been on the property. The Board discussed the history of the tree and urged the applicants to treat the tree carefully.

Member Pozetta stated that it was important to see how the building was going to look in the context of the whole block, as well as more detail with the mechanical structures and what it really would look like since these are important details that the Board needs to see before approving design. Chair Harrison stated that in that part of town, there is a combination of historical structures from both the mid-twentieth century and the nineteenth century.

Chair Harrison asked why the architects were proposing a reduced minimum lot width in the design. Mr. Reitzer explained that they could add the length to the building but wanted as much open space in between the two buildings as possible, and it might eliminate an exit onto Ash Street. They have applied for a variance but if not granted, it would have an effect on the landscaping. Chair Harrison clarified that any approval at the HDC would not constitute approval of the variance, which is determined by the BOA.

Member Pozzetta wanted to know the applicant's strategy with regards to meeting landscaping requirements. Mr. Reitzer stated that there was not enough space for shade trees, and that they would like to add two ornamental trees in each backyard, and leave the heritage oak as the shade tree for the property. Member Pozzetta stated that there might be opportunities to add plants and trees in the front to reduce the massing. Mr. Reitzer suggested that if the City allowed them use of the right-of-way, there was plenty of space for shade trees there. It was pointed out that there are utility lines in the right of way which would create limits.

Chair Harrison asked Ms. Gibson to administer the oath to those of the public wishing to speak as some arrived after the oath was administered earlier in the meeting. Public Hearing was then opened.

Mr. Darien K. Bolden, Sr., Pastor of First Baptist Missionary Church, spoke on behalf of his congregation against this project due to the lack of historic nature of the project to the community and City. He felt that the church would be hidden from view with the tall buildings, and that parking would become even more difficult to obtain around the church and fellowship hall than it already is. He added that people already block the entrance to the church on busy days. He also expressed concern about increased crime in the neighborhood with residences.

Chair Harrison explained that while he understood parking concerns for the community, parking is not under the purview of the HDC.

Lyn Pannone, 9 Marsh Hawk, representing the Amelia Tree Conservancy, emphasized the importance of the tree to the neighborhood and urged the builders to use precautions during construction to protect the tree.

Tracy Escalante, 804 Atlantic Avenue, owner of the Hoyt House Bed and Breakfast, expressed her concern over privacy for her guests with the proposed rooftop decks and about losing business because of the noise and proximity of the project to the B&B's pool area, as well as increased traffic. She disliked the proposed architecture as not being reflective of the surrounding area, and also expressed concern for the oak tree and the owls living in it. She was also concerned with the people who may buy the property.

Chair Harrison reiterated that the council cannot address issues regarding parking, use, and behavior of future occupants; its purview relating only to the design of the building.

Christopher Page, 103 S. 9th Street, owner of Williams House Bed and Breakfast, is opposed to the project because he doesn't think it fits in harmoniously with the Historic District and noted concerns about vacation rentals.

Kevin Brown, 511 S. 6th Street, native of Fernandina Beach and officer of First Missionary Baptist Church, expressed concern about the updates the Church is unable to make due to its historic nature and doesn't feel the project fits in with the natural beauty of the Historic District.

Rachel Mcelweee, 23 S. 10th Street, agreed with previous comments regarding the style and architecture. She expressed concern with the block fitting the surrounding area as the proposed project might "loom" over the street. She asked where the trash bins would go because she didn't want sidewalks blocked. She felt the neighborhood was very safe and garages are not needed for security.

Eric Bartelt, 3820 S. Fletcher Avenue, wanted to comment on the design elements of the façade and garages. He stated that the structures were very close to the sidewalk and asked about the use of the 2FT strip between the building. He stated there were no windows in the garages and would appear very unfriendly to the public.

Mike Manzie, 2810 Magnolia Woods Court, owner of a business at 117 S. 9th Street, stated that the HDC has an opportunity to harmonize new construction in the area. He expressed concern regarding parking and noted that the current one-way street is problematic. He wished to see a traffic study done to understand the impact on the community. He would like to see a decrease in density as he believes less density might lead to better design. He further expressed concern about the canopy of the tree and would like to have an arborist report on how it will affect the root structure before removing the asphalt.

Peggy Lehosit, 1016 San Fernando Street, provided the nomination form and worked with the applicant to get the oak tree's heritage designation. She clarified that there were two designations for heritage tree, protected and designated, and that the tree is designated. She stated that the applicant has already hired an ISA certified arborist and that the property owners have the right to trim the tree. She then expressed thanks for the efforts to preserve the tree.

Chair Harrison stated acceptance of the good faith effort to preserve the tree.

Robert E. Blue, Sr., 1116 Gum St., a member of First Missionary Baptist Church, requested more consideration of the church functions with respect to traffic and congestion. He expressed opposition to the project.

Marie Dray, 119 S. 10th Street, spoke about the charm and character that drew her to downtown Fernandina Beach. She commended the architect for the addition of a sidewalk and his attempt to preserve the tree, but agreed that the garages would just create blocked sidewalks because of extra cars. She expressed that there are no examples of mid-century modern architecture because no one likes it. She ended by stating that this would block the views of the neighborhood and surrounding area.

Phil Chapman, 2120 Florida Avenue, wanted to point out that the roots of the tree needed protecting during construction. He requested consideration of emergency vehicles with added congestion, along with truck noise on the street. He wanted to know whether any noise abatement would be tied to the development.

Chip Ross, 210 N. 3rd Street, had reviewed the Downtown Historic Guidelines and commented that the applicant had not gone before the HDC to obtain a permit for demolition of the building, and they should provide proper demonstration that the building must be demolished before the HDC considers the plans for new construction. He was under the impression that in the area, two-story buildings were to have commercial on the first floor and residential on the second to get the increase in density downtown.

Maria Page, 103 S. 9th Street, owner of the Williams House, wanted to know why, if the Fred's building is considered a landmark, half of it would be allowed to be demolished? She asked whether the Hoyt or Williams Houses should be considered as standards for design for the neighborhood. She feels like the small town feel and architecture is the hallmark of the town, and wanted to see something that fitted in with those Victorian homes. She also expressed concern regarding the rooftop decks and privacy.

Chuck Oliva, 2865 W. 6th Street, asked the developer to include view widths and asked for better visuals on the massing of the project. He asked whether future similar projects in the same area would change the character of the town.

Christine Shoveclare, 901 Atlantic Avenue, believes this project is not in keeping with the character of the neighborhood.

Chair Harrison thanked the public for their participation and comments, and there being no further requests to speak, closed the public hearing. He opened the Board discussion.

Member Tilson requested clarification on Commissioner Ross's point relating to demolition. City Attorney Bach stated that there had not been a request through the application process. Member Spino stated the applicant could get conceptual approval tonight, but not be granted approval to demolish part of the Fred's building. City Attorney Bach pointed out that there were also items within the conceptual plan that required a variance and the applicant could possibly be denied those variances. Chair Harrison proposed that since there had been so many questions raised, the Board could deny the conceptual approval, but the applicant had received valuable feedback in the hearing. Member Spino asked whether denial would push back the developer's timeline by a year, and Chair Harrison stated that the applicant still had to apply for variances. He was not ready to approve the plan as presented, and allowed the applicant to take the feedback. Member Spino stated that in the past, applicants have been able to accept a continuance to allow them to take feedback and present a new plan at another meeting. City Attorney Bach stated that a continuance meant the applicant would not need to reapply and pay the application fee again to present a new plan to the Board. She suggested that the Board members provide feedback to the applicant. Member Tilson stated that there was a previous project where the applicant came back a few times for feedback.

Chair Harrison stated that from his perspective, his inclination was to prefer the Historic District architecture over a mid-century style. He did not think the design or viability of the townhomes would be impacted by the style. He would like to see more of a setback and address the issue of massing. In terms of the 9th Street congestion, it was an issue the community as a whole should address. He raised concern over the demolition of part of the Fred's building, and that if the opinion was that midcentury buildings are worth saving, it shouldn't be demolished, but if it was considered an aberration, maybe it could come down.

Member Tilson stated that it was a complicated area to address, between the historic landmark buildings, commercial areas, and variety of influences. The design is oversimplified by introducing some aspects of Fred's and is lacking detail and interest. He struggles with understanding if the architecture and massing would work with the site and would recommend a redesign to the project. He stated a significant amount of work needed to be done.

There was more discussion on whether the best course of action was to deny, continue, or approve the conceptual design.

Member Pozetta spoke to the citizens' comments concerning the rhythm of the community. He felt there were options for addressing the street façade and adding trees, and brought forth the elements from adjacent properties. He wanted to understand the project in context along with information on view corridors and context.

Member Tilson stated that it was unusual to have parking in front of the façade within the City. He discussed the complications with moving the parking in the rear similar to the S. 3rd Street townhomes and addressed the design element of having garage doors in front and the impact of those doors on the façade. He also expressed concern with parking blocking sidewalks.

Member Spino added that the neighborhood is filled with historic properties and a lot of work is going on in the neighborhood. He was concerned that if they say "no", different types of projects with less concern for the neighborhood may be proposed in the future. He wanted to keep the conversation going and hoped that there would be greater consensus in the community.

A motion was made by Member Spino, seconded by Member Conway, to continue HDC 2018-02 to the February Historic District Council meeting; and requested that the applicant provide additional conceptual plans to address concerns expressed at this meeting. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

3.4 JOHN & TERESA SAUER, 205 BROOME STREET (HDC 2018-03)

Certificate of Approval (COA) to place a prefabricated 10'x14' accessory structure at the NE corner of property. *(Quasi-Judicial)*

Mr. Cumella presented the case as outlined in the staff report, and provided background including that this property is currently zoned I-1, Light Industrial, and had previously come before the Board with a zoning change request, which is currently in the appeals process. Staff provided analysis for both the current and potential zoning. Upon this analysis staff concluded that the requested action was consistent with the Land Development Code, the Secretary of Interior Standards, and the Downtown Historic District Guidelines and recommended approval of case HDC 2018-03 with the following conditions: that the siding used be the lap siding consistent with the Historic District.

Member Tilson asked if anyone knew more about the material for the shed. Mr. Cumella stated that it was a wood-plastic composite material, but he had not seen it before.

Chair Harrison asked if the applicant was present to address questions. The applicant was not present and so he opened the public hearing. As no one wished to speak, the public hearing was closed.

Member Tilson asked why they did not build a shed instead of using a pre-fabricated one. Chair Harrison wanted to know how the shed would be located and it was suggested that they would install from an adjacent lot. Member Pozetta commented that he would like to see the door and trim match the house, and preferred horizontal siding over vertical.

A motion was made by Member Pozetta, seconded by Member Tilson, to approve HDC 2018-03 with the following conditions: that horizontal smooth lap siding should be used, and that trim and door should match the house; and that the HDC make the following the findings of fact and conclusions of law part of the record that case HDC 2018-03 is substantially compliant with the Land Development Code, the Historic Downtown District Guidelines, and the Secretary of Interior Standards to warrant approval at this time. Vote upon passage of the motion was taken by ayes and nays, being all ayes, carried.

4. Staff-Approved Certificates of Approval

There were no questions or concerns about the staff approved Certificates of Appropriateness.

4.1. TSP PARTNERS LLC / AL WALDIS C/O GILLETTE & ASSOCIATES, INC. 12 N. FRONT STREET (HDC SA 2017-105)
Construct a one-sided lean-to shelter structure at south elevation to screen ice machine.

4.2. HUFF FUNERAL HOME / KENNETH JONES, 410 BEECH STREET (HDC SA 2017-106)
Repaint structure with same colors as existing: Exterior - Flint Gray PPU26-05, BEHR White 7K110253; Windows – BEHR White 7K110253; Fascial/trim - BEHR White 7K110253; Foundation – Black BEHR base 5853

4.3. JAMES & WENDY GRANTHAM C/O ROB PSULKOWSKI, 212 S. 6TH STREET (HDC SA 2017-107)
Replacement of damaged wood siding and porch trim.

4.4. LYNNE ANDERSON, 324 S. 7TH STREET (HDC SA 2017-108)
Removal of 4'x6 wood entry stoop and replace with 11.5" x 18.5' Trex decking at rear of house (not visible from street).

4.5. SUZANNE RIMBERT C/O CHARLIE DEBERRY / SHOREBREAK INC., 605 ASH STREET (HDC SA 2018-02)
Reroof with GAF architectural shingles, same color – Charcoal.

5. Public Comment - Items Not on the Agenda –

There were no requests from the audience to be heard.

6. Board Business

6.1 PRESENTATION – PELLA WINDOWS

Ron Hinson, representative of Pella Windows, presented information and displayed samples of their new "Architect Series Reserve" product for consideration for inclusion on the HDC Approved Window List. He noted that they were designed to be historically accurate. Member Pozetta stated that he had requested that Mr. Hinson make a presentation to the Board when he had seen these windows because he thought they were superior quality and historically accurate.

A motion was made by Member Spino, seconded by Member Tilson, to approve Pella Architect Reserve windows for wood and aluminum series for new construction and rehabilitation to the HDC list of approved products. Vote upon passage of the motion was taken by ayes and nays, being all ayes, carried.

6.2 PRESENTATION – FERNANDINA BEACH MAIN STREET

Arlene Filkoff, Executive Director of the Fernandina Beach Main Street Program provided an update on current Main Street activities.

6.3 REVIEW OF APPLICATIONS FOR ALTERNATE #2 VACANCY

The Board discussed the merits of the two applicants for this vacancy, Benjamin Morrison and Patricia Smith. Mr. Morrison has design credentials and Ms. Smith has experience. The Board recommended that they forward both to the City Commission for their decision.

6.4 REVIEW OF CHANGES TO THE COA APPLICATION AND COA APPROVAL MATRIX

Mr. Cumella explained the changes to the COA application and COA approval matrix. The Board discussed whether to make the criteria for evaluating projects based on the current streetscape on the application and decided to remove the words "if applicable" on the application.

A motion was made by Member Spino, seconded by Member Tilson, to recommend approval of the COA Approval Matrix amendments and forward to the Planning Advisory Board. Vote upon passage of the motion was taken by ayes and nays, being all ayes, carried.

7. Board Reports

8. Staff Report

8.1 Historic District Council 2017 Year-End Summary

Mr. Cumella provided an overview of the cases reviewed by the Board in 2017.

Ms. Gibson gave information regarding an outreach meeting for 9th Street improvements.

Chair Harrison wanted to discuss an email received by Ms. Marla McDaniel regarding the Secretary of Interior Standards. Mr. Cumella explained that previously mechanical systems were not asked for on HDC applications but they are now, and the HDC is in compliance with those guidelines.

9. Adjournment - There being no further business to come before the Historic District Council, the meeting was adjourned 8:48 pm.

~~**Kelly Gibson, Planning Manager/Secretary**~~
Samantha Rogic

Michael Harrison

Michael Harrison, Chair

STAFF REPORT
PAB 2018- 14 (LDC Text Amendment)
Planning Advisory Board Hearing
July 11, 2018

Kelly N. Gibson, AICP
Planning Manager

APPLICATION FOR LDC TEXT AMENDMENT
HISTORIC DISTRICT CERTIFICATE OF APPROVAL MATRIX AND APPEALS

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	The City of Fernandina Beach
AGENT:	
REQUESTED ACTION:	Modify LDC Section 8.03.03(B) and 8.03.09

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the City's website, the City Clerk's Office and at the Community Development Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION: _____

In working with the Historic District Council (HDC), staff has prepared the attached amendments to the Certificate of Approval Matrix and Appeals sections of the Land Development Code. The amendments are as follows:

LDC Section 8.03.03(B) Table

- Adding "asbestos" to removal of exterior wall finishes for clarification;
- Adding "In-ground hot tubs" for clarification;
- Removing "Rain Barrels" as this is considered a temporary landscape feature; and
- Delegating Staff Approval for all "Shutters including temporary storm shutters and awnings".

LDC Section 8.03.09

- Providing a clarification that an appeal of a variance request heard by the HDC is heard by the circuit court as provided in LDC Section 10.02.04(D). This action makes the HDC and BOA appeal procedures consistent.

CONSISTENCY WITH THE COMPREHENSIVE PLAN / LAND DEVELOPMENT CODE:

The requested actions have no direct policy statement to rely upon for consistency with the neither Comprehensive Plan nor the Land Development Code. Rather, they are requested to provide procedural clarification and remove outdated board review practices or defer approval to staff.

CONCLUSION AND STAFF RECOMMENDATIONS: _____

Staff recommends approval of the requested LDC Amendments. The Historic District Council reviewed the changes in a public hearing on January 18, 2018 and recommended approval. Meeting minutes are provided as part of the application materials.

MOTION TO CONSIDER: _____

I move to recommend **(approval or denial)** of PAB case number 2018-14 to the City Commission requesting that Land Development Code Text Amendments for Sections 8.03.03(B) and 8.03.09 to be **(approved or denied)** and that PAB case 2018-14, as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.