



**AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
AUGUST 8, 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 JUNE 13, 2018 MEETING MINUTES.**
- 3. OLD BUSINESS**
 - 3.1 PAB 2017-14: FUTURE LAND USE MAP AMENDMENT AND ZONING CHANGE - S. 5TH STREET-** ORDINANCE 2018-08 CHANGING THE CITY'S FUTURE LAND USE MAP FROM INDUSTRIAL (IND) AND MEDIUM DENSITY RESIDENTIAL (MDR) TO ASSIGN A FUTURE LAND USE MAP CATEGORY OF MIXED USE (MU) FOR PROPERTY TOTALING APPROXIMATELY 0.23 ACRES OF LAND LOCATED ON S. 5TH STREET; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Assigns a Future Land Use Map Category of Mixed Use (MU) to approximately 0.23 acres located on S. 5th Street.*
- 4. NEW BUSINESS**
 - 4.1 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 189.27 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.
 - 4.2 2018-17: FINAL PLAT APPROVAL - LAKESIDE RESERVE -** RESOLUTION 2018-__ APPROVING FINAL, PAB CASE 2018-17 TITLED "LAKESIDE RESERVE"; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Accepts and approves the plat titled "Lakeside Reserve" as a final.*
 - 4.3 2018-18: VOLUNTARY ANNEXATION, FUTURE LAND USE MAP AND ZONING MAP ASSIGNMENT-** ORDINANCE 2018-__ APPROVING VOLUNTARY ANNEXATION OF 0.61 ACRES OF LAND, PAB CASE 2018-18 VOLUNTARY ANNEXATION, ASSIGNMENT OF GENERAL COMMERCIAL FUTURE LAND USE CATEGORY, AND C-2 ZONING DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Annexation request for 0.61 acres of land located at the entry of the Aspire at Amelia Assisted Living Facility.*

- 4.4 **PAB 2018-19: LAND DEVELOPMENT CODE (LDC) AMENDMENT - ACCESSORY DWELLING UNITS FOR RENT** - ORDINANCE 2018-__ AMENDING THE LAND DEVELOPMENT CODE (LDC) SECTION 1.07.00 ACRONYMS AND DEFINITIONS, SECTION 2.03.03 ACCESSORY USES, SECTION 5.01.03 ACCESSORY STRUCTURES, AND 5.01.04 ACCESSORY DWELLING UNITS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Amends the Land Development Code specific to address requirements for accessory dwelling units.*
- 4.5 **PAB 2018-03: LAND DEVELOPMENT CODE (LDC) AMENDMENT - MINOR AMENDMENTS** - ORDINANCE 2018-__ AMENDING THE LAND DEVELOPMENT CODE (LDC) SECTION(S): 1.07.00 ACRONYMS AND DEFINITIONS; TABLE 2.03.02 PRINCIPAL LAND USES; TABLE 2.03.03 ACCESSORY USES; TABLE 4.02.01(J) DESIGN STANDARDS FOR LOTS – IMPERVIOUS SURFACE RATIO; 4.02.06 SPECIFIC STANDARDS FOR TOWNHOUSE DEVELOPMENT – LOT WIDTH; 4.03.03 8TH STREET SMALL AREA DESIGN STANDARDS – SIGNAGE; 5.03.00 SIGNS – MU-8; 5.02.06 MOVABLE MODULE STORAGE UNITS – PLACEMENT; 11.00.01 – OVERALL REVISIONS TO THE LDC; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Amends the Land Development Code specific to referenced sections.*
- 4.6 **PAB 2018-20: LAND DEVELOPMENT CODE (LDC) AMENDMENT - BUILDING HEIGHTS AND VARIANCES** - ORDINANCE 2018-__ AMENDING THE LAND DEVELOPMENT CODE (LDC) SECTION(S): 1.07.00 ACRONYMS AND DEFINITIONS, TABLE 4.02.01(J) DESIGN STANDARDS FOR LOTS - IMPERVIOUS SURFACE RATIO, 4.02.03 STANDARDS FOR BUILDINGS AND BUILDING PLACEMENT - MECHANICAL EQUIPMENT AND CALCULATION OF HEIGHTS, AND 10.02.01 LIMITATIONS ON THE GRANTING OF A VARIANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Amends the Land Development Code specific to referenced sections.*

5. BOARD BUSINESS

- 5.1 **PAB 2018-21: LAND DEVELOPMENT CODE (LDC) AMENDMENT - AMELIA RIVER WATERFRONT CRA DEVELOPMENT STANDARDS** - ORDINANCE 2018-__ AMENDING THE LAND DEVELOPMENT CODE (LDC) SECTION ____; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Amends the Land Development Code specific to _____. (This item will be presented to the PAB for consideration at its regular meeting in September.)*
- 5.2 **PAB 2018-22: LAND DEVELOPMENT CODE (LDC) AMENDMENT - CENTRAL BUSINESS DISTRICT DEVELOPMENT STANDARDS AND PERMISSIBLE USES** - ORDINANCE 2018-__ AMENDING THE LAND DEVELOPMENT CODE (LDC) SECTION ____; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Amends the Land Development Code specific to _____. ((This item will be presented to the PAB for consideration at its regular meeting in September.)*

6. STAFF REPORT

7. PUBLIC COMMENT

8. ADJOURNMENT

NEXT PAB REGULAR MEETING IS SCHEDULED FOR SEPTEMBER 12, 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: Zoning Map Amendment < 10 Acres

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Tammi E. Bach, City Attorney 08/03/2018

Kelly Gibson, AICP, Planning Manager 08/03/2018

Submitted By: Samantha Rogic, Staff Assistant

Date: August 01, 2018

1. **Call to Order** – The meeting was called to order at 5:00 p.m.

Roll Call / Determination of a Quorum

Board Members Present

Mark Bennett – Chair
Frank Santry
Jenny Schaffer (Alt 2)

David Beal – Vice Chair
Donna Lewis (Alt 1)
Wayne Peterson

Board Members Absent

Greg Roland

Others Present

Tammi Bach, City Attorney
Kelly Gibson, City Planner
Sylvie McCann, Recording Secretary

In Member Roland's absence, Member Lewis was seated as a voting member.

2. **Approval of Minutes**

A motion was made by Member Beal, Seconded by Member Peterson, to approve the March 14, 2018 meeting minutes. Motion passed unanimously by voice vote.

3. **OLD BUSINESS**

4. **NEW BUSINESS**

- 4.1. **FINAL PLAT APPROVAL – HICKORY RIDGE** – RESOLUTION 2018-__ APPROVING FINAL PLAT, PAB CASE 2018-11 TITLED "HICKORY RIDGE"; AND PROVIDING FOR AN EFFECTIVE DATE.

Synopsis: Accepts and approves the plat titled "Hickory Ridge" as a final plat.

Kelly Gibson, Planning Manager, provided a brief overview of the case. Member Peterson pointed out a correction about the name of the ball field.

The applicant did not wish to speak.

Public hearing was opened and closed.

A motion was made by Member Lewis, seconded by Member Beal to recommend approval of PAB case number 2018-11 to the City Commission requesting that a Final Plat for the Hickory Ridge subdivision be approved and that PAB case 2018-11, 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 being all ayes, carried.

4.2 **FINAL PLAT APPROVAL – NORTH POINTE REPLAT – RESOLUTION 2018-__ APPROVING FINAL PLAT, PAB CASE 2018-15 TITLED “NORTH POINTE REPLAT”; AND PROVIDING FOR AN EFFECTIVE DATE.** *Synopsis: accepts and approves the plat titled “North Pointe” as a replat/final plat.*

Chair Bennett introduced the item. Ms. Gibson presented the staff report as written and recommended approval of the applicants requested action.

Teresa Prince, Law Firm of Tomasetti & Prince, representative of the North Pointe HOA, provided information and details specific to the history of the subject lots.

In response to Board Member inquires, Ms. Prince stated that: the HOA took title in 1998 but was not taxed until 2016 when they were contacted by the property appraiser which triggered the proposal to convert to common area; and the newly recorded declaration is not irrevocable.

Member Santry expressed concern and considers the avoidance of taxes with the flexibility to revoke that decision as they see fit—as abusive. He suggested the request be denied.

A motion was made by Member Santry, seconded by Member Peterson to recommend denial of PAB case number 2018-15 to the City Commission requesting that a Re- Plat for the North Pointe subdivision be denied and that PAB case 2018-15, as presented, is not sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Chair Bennett opposed Member Santry’s comments and motion.

Member Beal stated that in theory no tax revenue will be lost, as the existing properties will now increase in value because of the extra common area.

Member Schaffer offered that, from a real-estate perspective, it is difficult to obtain a loan for a community that is not completely built out, and the re-plat may help in that perspective.

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

***Member Beal: Nay
Member Santry: Aye
Member Peterson: Aye
Member Lewis: Nay
Chair Bennett: Nay***

Motion Failed.

A motion was made by Member Beal, seconded by Member Lewis to recommend approval of PAB case number 2018-15 to the City Commission requesting that a Re- Plat for the North Pointe subdivision be approved and that PAB case 2018-15, 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 Beal: Aye
Member Santry: Nay
Member Peterson: Nay
Member Lewis: Aye
Chair Bennett: Aye***

Motion Passed.

5. **Board Business**

Chair Bennett reminded Members that the PAB would be making a presentation at the upcoming City Commission meeting. The board deliberated important matters to include in the presentation.

6. **Staff Report**

Ms. Gibson had nothing to report.

7. **Comments by the public**

Philip Chapman, 2120 Florida Avenue, stated that he attended a workshop in Sebastian and received comments that the City of Fernandina Beach has the best Comp Plan.

8. **Adjournment**

The meeting adjourned at 5:52 p.m.

Sylvie McCann, Secretary

Mark Bennett, Chair

CITY COMMISSION AGENDA ITEM

City of Fernandina Beach



SUBJECT: Ordinance 2018-_____
Future Land Use Map Amendment - S. 5th Street

ITEM TYPE: Ordinances (w/ fiscal impact)

REQUESTED ACTION: Consider Ordinance 2018-08 at First Reading.

SYNOPSIS: The applicant, John E. Sasser, has requested a small scale Future Land Use Map amendment and Zoning Map Change for property located on S. 5th Street containing two original lots of record numbered 10 and 11 located on block 287. The requested action is to change the split Future Land Use Map category from the Industrial (IND) land use and Medium Density Residential (MDR) category to Mixed Use (MU). The requested zoning map change seeks to modify the existing designation from Light Industrial (I-1) to Mixed Use (MU-1) zoning on the subject property.

The Planning Advisory Board considered the request at its Regular Meeting on November 7, 2017, and issued a recommendation of denial by a vote of 3-2 and offered the Medium Density Residential (MDR) land use and R-2 zoning classification be assigned. The recommended action was due, in part, to not having a contiguous Mixed Use category and district adjoining the subject property.

The property owners requested that their application be held for several months, due to unforeseen personal circumstances. Since that time, a second case has been reviewed by the PAB for approval of the Mixed Use land use category and MU-1 zoning on the properties adjoining the applicant's property. At its Regular Meeting on March 14, 2018, several PAB members indicated that they would consider changing their vote to be a favorable recommended action given that the adjoining 2.15 acres has now applied for the same land use and zoning district.

Staff finds the applicant's request consistent with Comprehensive Plan policy statements 1.01.02, 1.02.03, 1.02.04, 1.02.08, 1.02.09, and 1.07.07, and recommends approval.

This Ordinance was postponed by the City Commission at its Regular Meetings on April 17, 2018, and May 15, 2018.

FISCAL IMPACT: Fiscal impact will be based upon proposed future development (number of sites and structures, infrastructure construction and maintenance, etc.).

CITY ATTORNEY COMMENTS: No additional comments.

CITY MANAGER RECOMMENDATION(S): I recommend that the City Commission approve proposed Ordinance 2018-08 at First Reading.

Tammi E. Bach, City Attorney 08/03/2018

Kelly Gibson, AICP, Planning Manager 08/03/2018

Date: July 11, 2018

Submitted By: Kelly Gibson, AICP, Planning Manager

COMMISSION ACTION:



STAFF REPORT
PAB (LU/CZ) 2017-14
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APPLICATION FOR SMALL- SCALE AMENDMENT TO THE FUTURE LAND USE MAP & ZONING CHANGE REQUEST

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	John E. Sasser				
AGENT:					
REQUESTED ACTION:	Small Scale Future Land Use Map Change and Zoning Map Change				
LOCATION:	Fir Street – Block 287 Lots 10+11				
CURRENT LAND USE + ZONING:	Industrial (IND)/Medium Density Residential (MDR) Land Use (Split) and Light Industrial (I-1) Zoning				
PROPOSED LAND USE + ZONING:	Medium Density Residential (MDR)/ R-2				
EXISTING USES ON SITE:	VACANT				
PROPERTY SIZE:	Totaling 0.23 Acres Parcel ID #s: 00-00-31-1800-0287-0006				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Vacant	Vacant	Light Industrial (I-1)	Industrial (IND)
	South	Vacant	Vacant	Light Industrial (I-1)	Medium Density Residential (MDR)/ Industrial (IND)
	East	Vacant	Vacant	Light Industrial (I-1)	Medium Density Residential (MDR)/ Industrial (IND)
	West	Single Family Homes	1990's	Medium Density Residential (R-2)	Medium Density Residential (MDR)

*** 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 and at the Community Development Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant, John E. Sasser, has requested a small scale Future Land Use Map amendment and zoning change for property located at Block 287, Lots 10 + 11 on S. 5th Street between Gum Street and Fir Street. (**Exhibit A**). The existing future land use map designation on the property is split and contains both the Industrial (IND) and Medium Density Residential (MDR) land use and a zoning district of I-1 (Light Industrial). The requested change is to Medium Density Residential (MDR) future land use map designation and R-2 (R-2) zoning district. The applicant has disclosed that the intended action is needed in order to develop the property with two (2) single family homes. In November 2017, the applicant requested action to apply the Mixed Use (MU) land use and MU-1 zoning district. The PAB considered the applicant's request and issued a recommendation of denial to the City Commission, further instructing that the board would feel more comfortable with a land use of Medium Density Residential/ R-2. Due to personal health issues, the applicant requested delay of City Commission consideration of their request. At this time, the applicant has requested to modify their request to be consistent with the prior direction provided by the PAB.



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The applicant's property is located 100 feet from Gum Street, a principal arterial utilized most frequently for heavy truck traffic serving Rayonier Advance Materials daily operations. Gum Street also serves as an alternate route for residential traffic headed north to the City's urban core. Property located to the west of the subject site was developed in 2009 and is presently maintained as the American Legion Post (Private Clubhouse) hosting weekly gatherings and routine special events on their property.

Properties fronting S. 5th Street contain detached single family homes which have existed within this area since the mid-70's. Development along the S.5th Street block face was not identified until the 1949 Sanborn maps which show a single family home at the corner of Fir Street and S. 5th Street. The majority of the block has remained vacant. A cursory review of Sanborn maps indicates that the historic development pattern within the area surrounding the subject property has been a mix of industrial and residential. Notably, the Fernandina Lumber Company existed at the terminus of S. 3rd Street and Gum Street with a rail spur leading to town existed on the 1926 maps.

Given the range of activity existing in the area coupled with the high traffic volumes near the subject property at the Gum Street and S. 3rd Street intersection, the applicant has requested the MDR land use and R-2 zoning district in order to site two (2) single family detached homes fronting S. 5th Street. The existing future land use map split category appears to be due to the original efforts to digitize the City's land use layers. The split boundary appears to be consistent with a former Public Land Survey System (PLSS) section line, which may have contributed to the mapping error.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

Policy 1.01.02. The approval of all development shall be subject to the availability of adequate levels of service for all facilities and services that are subject to concurrency management requirements.

AND

Policy 4.01.01. The following level of service standards are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Facility/Service Area	Level of Service Standard
Wastewater Treatment System	300 gallons per day per ERU (Equivalent Residential Unit)
Solid Waste Facilities	Average Solid Waste Generation Rate: 5.9 pounds per capita per day
Stormwater Management Facilities	Policy 4.01.02 <i>All subdivisions, multifamily, commercial, industrial, city, and institutional projects shall provide for retention of stormwater resulting from project, unless off-site shared facilities are available. For projects within areas designated for "zero discharge," storage shall accommodate a ten (10)-year, twenty-four (24)-hour storm event. For all other areas, retention shall accommodate the greater of: (a) the first one-half (1/2) inch of stormwater within the boundaries of their project, or (b) the first one (1) inch of storm flow from all roofs, sidewalks, paved surfaces, and parking areas (at 100 percent runoff), whether paved or not. The project shall also provide detention for all storm flows. Detention shall prevent peak flows after development from exceeding the peak flow prior to development.</i>
Potable Water Facilities	Water Allocation Level of Service: 350 gallons per day per ERU (Equivalent Residential Unit)



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Fire-Rescue Services

**240-second travel time to 90% of the incidents (EMS with AED or BLS) &
480-second travel time to 90% of the incidents (ALS Response)**

**Police and Law Enforcement
Services**

**Response Time: 3 minutes or less for emergency calls and 7 minutes or
less for non-emergency calls**

The existing land use and zoning (Industrial/Medium Density Residential and Light Industrial, I-1) of these properties does not permit any residential dwelling units. Under the proposed request of Medium Density Residential (R-2), eight (8) dwelling units per acre are supported. The property size at 0.23 acres, with two (2) originally platted lots of record will allow for development two (2) residential units (one on each lot). The applicant has disclosed their intent to construct a detached single family home on each lot.

The City has seven public facilities that have adopted levels of service: Transportation, Water, Sewer, Drainage, Solid Waste, Fire-Rescue Services and Police and Law Enforcement Services. A determination of the impact of the proposed land use and zoning change must assess the net increase in development potential. The applicant has not provided a site plan as part of their application materials. A site plan is not required for Future Land Use Map change or zoning assignment request. All public facilities and services are currently available to the development and each service is able to maintain or exceed its level of service standards as required by Policies 1.01.02, 4.01.01 and 4.01.02.

Policy 1.02.03. The City shall ensure that the location, scale, timing, and design of development is coordinated with the availability of public facilities and services. The City seeks to ensure compact development patterns that integrate neighborhood and commercial activities and promote connectivity through the use of sidewalks, bike lanes and alternative low-speed shared-use vehicle paths in order to achieve a reduction in vehicular trips on arterial roadways. The purpose of this policy is to prevent the proliferation of urban sprawl and to achieve cost effective and energy efficient land development patterns and avoid or eliminate existing patterns that may be described as:

- a. No Areas of urban development or uses, which are not functionally related to land uses which predominate the adjacent area;**
- b. No Areas of urban development or uses which fail to maximize the use of existing public facilities;**
- c. No Areas of urban development or uses which fail to use areas within which public services are currently provided; and**
- d. No Leapfrog/scattered development or ribbon/strip commercial development patterns.**

The applicant's requested land use of Medium Density Residential (MDR) and R-2 zoning achieves compliance with the direction provided in policy statement 1.02.03, specifically subsections a and b.

1.02.04. Decisions on amendments to the FLUM shall be based on an analysis of the suitability and compatibility of the proposed use, based on the following factors:

- a. Type and density or intensity of surrounding uses;**
- b. Zoning districts in the surrounding area;**
- c. Demonstration of adequate water supply and water supply facilities;**
- d. Appropriateness of the size of the parcel compared to the proposed use;**
- e. Physical condition of the site, and the suitability of soils and topography for the proposed use;**
- f. Suitability of the site based on the presence or absence of natural resources, environmentally sensitive lands, flood zones, or historic resources;**
- g. Compatibility factors;**



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- h. Impact on adopted levels of service standards and quality of service standards; and**
- i. Location in a Coastal Upland Protection Zone (CUPZ).**

The requested action is consistent with the surrounding area density and intensity. The property is not located within the CUPZ. Adequate water and facilities are available to serve the property. The requested action meets all compatibility and suitability indicators described in policy 1.02.04.

Policy 1.02.09.

The City shall provide for the orderly transition of incompatible uses. Where infeasible to separate incompatible uses then, buffering and mixed use transition areas shall be required to promote a smooth land use transition. Any potential adverse impacts caused by incompatible land uses located adjacent to each other shall be minimized by drought tolerant and native landscaping, low impact development strategies and buffer requirements.

The applicant's request for assignment of the Medium Density Residential (MDR) future land use category for the subject properties serves to accomplish the intent of this policy statement. The existing land use and zoning under the split Medium Density Residential and Industrial/ I-1 of the subject properties is not compatible with the adjoining residential properties to the east.

Policy 1.07.05.

Medium Density Residential (MDR)

- a. Areas delineated on the FLUM for medium density residential development shall be developed, redeveloped, and/or maintained as stable medium density permanent residential neighborhoods.**
- b. The density for medium density residential development ranges up to a maximum of eight (8) units per acre.**
- c. The medium density residential designation is intended to provide sufficient land area for medium density residential development adequately supported by public services and facilities and compatible with existing and anticipated future land uses.**
- d. The medium density residential designation includes a mixture of single and multi-family structure types.**
- e. The medium density residential designation is intended to prevent commercial uses, including hotels, motels, bed and breakfast units, resort rentals, or other forms of transient accommodations and encroachment by incompatible non-residential uses.**
- f. Supportive community facilities and accessory land uses may be located within areas designated MDR.**

The applicant's request for assignment of the Medium Density (MDR) future land use category for the subject properties and development of two (2) detached single family homes, as indicated in the application serves to meet the intent of policy 1.07.05.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE:

The requested Medium Density Residential/ R-2 zoning provides for a mix of residential and non-residential uses. Permissible uses are provided in Table 2.03.02 of the Land Development Code (LDC).

Section 2.01.05 of the LDC states the intent of the R-2, Medium Density Residential, zoning classification.

The R-2 District is intended for the development, redevelopment, or maintenance of stable medium-density residential neighborhoods. The medium-density residential designation includes a mixture of single- and multi-family structure types.



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The R-2 zoning assignment is requested by the applicant in order to develop the property for residential dwelling units as consistent with all LDC regulations.

CONCLUSION:

Staff finds the requested action to be consistent with the Comprehensive Plan and Land Development Code. The request is an appropriate application of the Medium Density Residential land use and R-2 zoning district to provide orderly transition from the industrial properties to the west and established residential properties to the east. The requested action serves to correct the existing conflict in the dual land use category on the property. Therefore, staff recommends that the assignment of Medium Density Residential (MDR) land use and R-2 zoning be approved for these properties.

MOTIONS TO CONSIDER

I move to recommend **(approval or denial)** of PAB case number 2017-14 to the City Commission requesting a Future Land Use Map assignment of Medium Density Residential land use and R-2 zoning from Industrial land use and I-1 zoning, as described and that PAB case 2017-14 as presented, **(is or is not)** sufficiently compliant with applicable Florida Statutes, Comprehensive Plan and Land Development Code to be approved at this time.

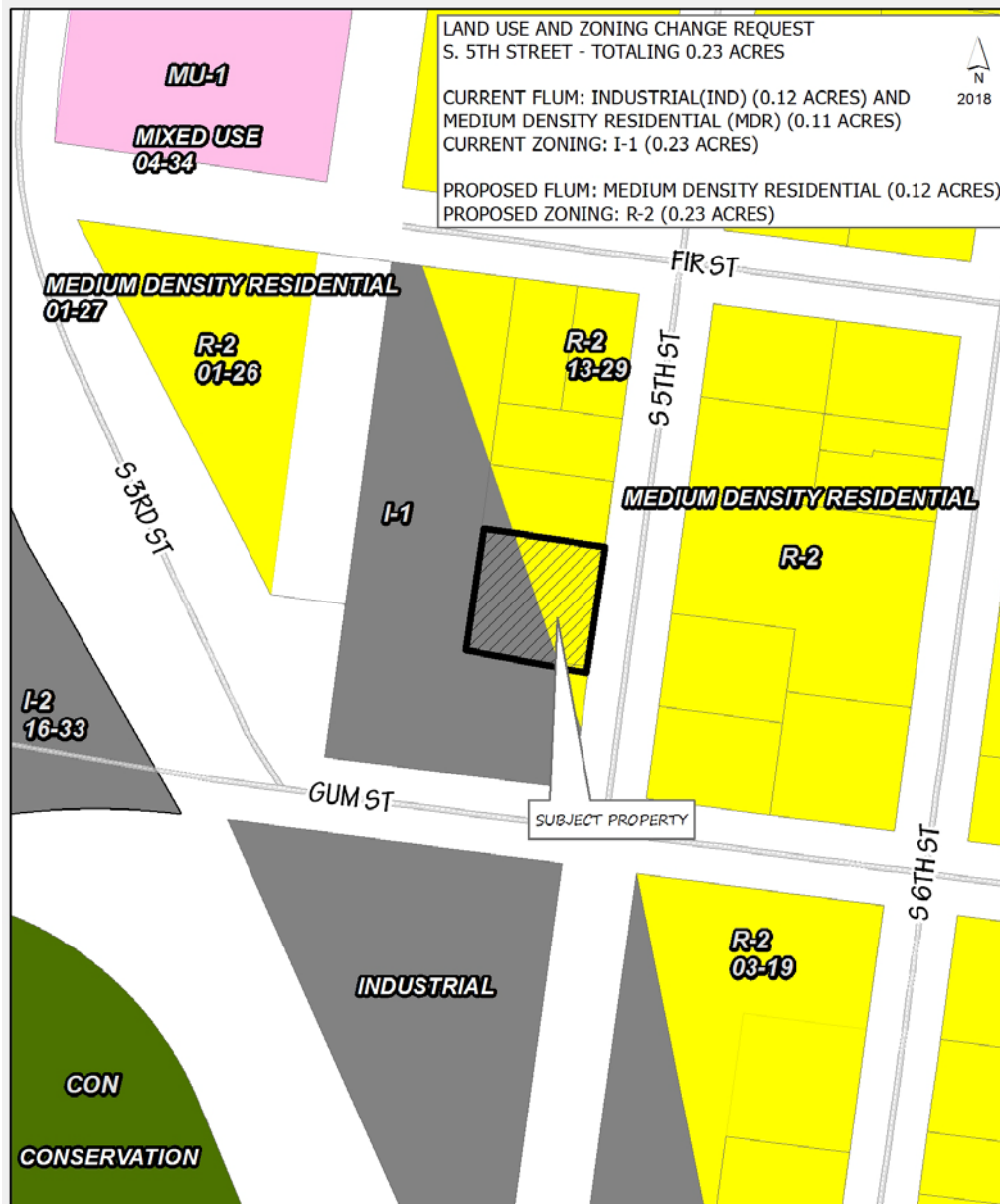
Submitted by:

Kelly N. Gibson, AICP
Planning Manager



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EXHIBIT A



OFFICE USE ONLY

REC'D: 7/12/2018 BY: KG
PAYMENT: \$ TYPE:
APPLICATION #:
CASE #:
BOARD MEETING DATE: Aug. 8, 2018



PLANNING ADVISORY BOARD APPLICATION

- | | |
|---|--|
| ☒ ZONING MAP AMENDMENT
(≤ 10 acres \$850 / > 10 acres \$1,600) | ☐ SUBDIVISION PLAT – PRELIM (\$750) |
| ☒ LAND USE MAP AMENDMENT
(≤ 10 acres \$850 / > 10 acres \$1,600) | ☐ SUBDIVISION PLAT – FINAL (\$850) |
| ☐ LDC TEXT AMENDMENT (\$850) | ☐ VACATION OF R.O.W. (\$850) |
| ☐ COMP PLAN AMENDMENT (\$850) | ☐ VOLUNTARY ANNEXATION (\$1050) |

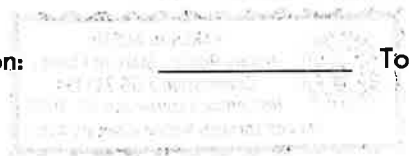
APPLICANT INFORMATION

Owner Name: John E Sasser
Mailing Address: 403 Tarpon Ave #308 Fernandina Beach, FL
Telephone: 912-283-3518 Fax:
Email: hrc7@bellsouth.net

Agent Name:
Mailing Address:
Telephone: Fax:
Email:

PROPERTY INFORMATION

Street Address: South 5th Street
Parcel Identification Number(s): 00-00-31-1800-0287-0006
Lot Number: 10 + 11 Block Number: 287 Subdivision:
Section: Township: Range:



PROJECT INFORMATION

Total Number of Lots/Parcels: 2

Less than One (1) acre Sq. Footage: 10,000 One (1) Acre or Greater: _____

Existing Zoning Classification: I-1

Existing Future Land Use Classification: Industrial

Previous Planning/Zoning Approvals: _____

Description of Request:

- To build 2 residential single family homes in existing neighborhood
- Prevent industrial projects in residential neighborhood

SIGNATURE/NOTARY

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

7/12/18
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU }
ss

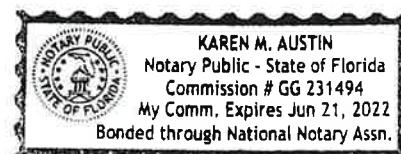
Subscribed and sworn to before me this 12 day of July, 2018

Karen M Austin
Notary Public: Signature

Karen M Austin
Printed Name

My Commission Expires _____

Personally Known ☒ 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	SASSER JOHN E	PARCEL NUMBER	00-00-31-1800-0287-0006
MAILING ADDRESS	403 TARPON AV #308	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
		MILLAGE	20.2467
		PROPERTY USAGE	VACANT INDUSTRIAL
	FERNANDINA BEACH, FL 32034	DEED ACRES	0
LOCATION ADDRESS	S 5TH ST	HOMESTEAD	N
	FERNANDINA BEACH 32034	PARCEL MAP RECORD	MAP THIS PARCEL
SHORT LEGAL	BLOCK 287 LOTS 10 & 11 IN OR 1972/591 CITY OF FDNA BEACH	TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2017 Preliminary Values

JUST VALUE OF LAND	\$55,000
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$0
TOTAL MISC VALUE	\$0
JUST OR CLASSIFIED TOTAL VALUE	\$55,000
ASSESSED VALUE	\$55,000
EXEMPT VALUE	\$0
TAXABLE VALUE	\$55,000

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC.TWN-RNG
VAC INDUST 004000	100	FF	23-3N-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	SOLD / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
04/03/2015	1972/591	1972/591	60000	WD	Q	N	MILLER MATTHEW & JOELYN	SASSER JOHN E
03/25/2015	1971/902	1971/902	7100	SW	U	N	AMERIS BANK	MILLER MATTHEW & JOELYN
03/25/2015	1971/904	1971/904	7100	SW	U	N	AMERIS BANK	MILLER MATTHEW & JOELYN

LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENTCOMPANY IN 1887 AND 1901).



8 MAPPERS, INC.

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS MEETING THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING, CHAPTER 5J-17.050, FLORIDA ADMIN. CODE, AND/OR CHAPTER 180-17, GEORGIA STATUTES.

LICENSED BUSINESS NO. 6412

JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER

FLORIDA CERTIFICATE NO. 3718

GEORGIA CERTIFICATE NO. 2385

NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

THE SURVEY DEPICTED HERE IS NOT COVERED
BY PROFESSIONAL LIABILITY INSURANCE.

N/A
BEARINGS BASED ON

PROPERTY SHOWN HEREON LIES WITHIN

FLOOD ZONE X 8 AE10 AS SHOWN ON

FEMA FLOOD INSURANCE RATE MAP, _____

COMMUNITY NO. 120172 PANEL NO.

DATED 12-17-10

DATE OF SURVEY: MARCH 1, 2013

SCALE 1"=20'

008 NO. 0310-201 F.B. -----

LEGEND:

LEGEND:

PIPE SET - IPS

BBA FOUND - RBF
TO SCALF - MTS

LOADING RESTRICTION

CRETE MONUMENT FOR
PRESS STEEL PIPE

MT-OF-WAY - R/W

POWER LINE ---P---

PLAT - P.

FIELD MEASURED - 100.
RECORD - R. DEED - D.

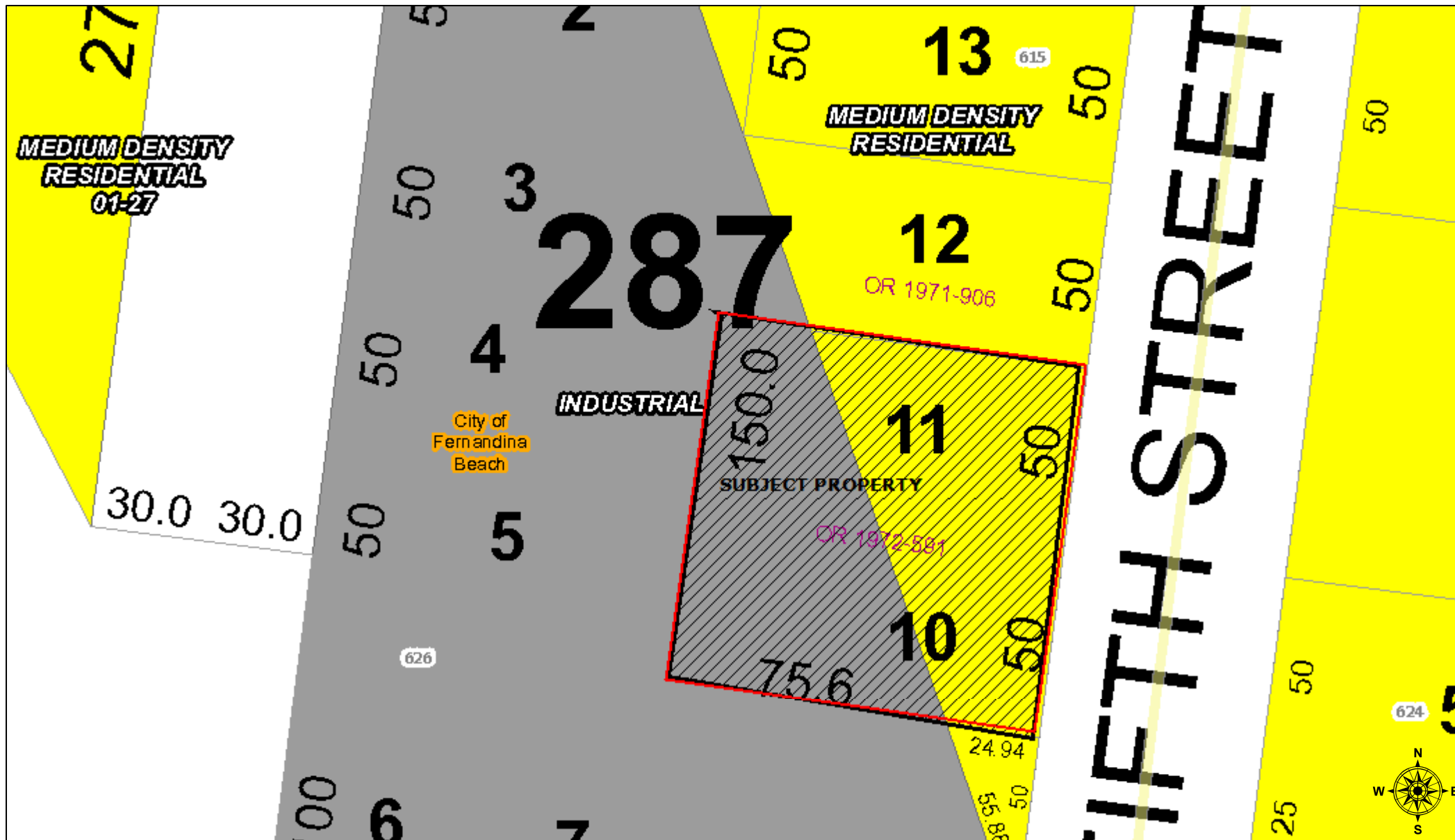
POWER POLE - 3.
CONCRETE - CONE.

FENCE ----X----

POINT OF REVERSE CURVE

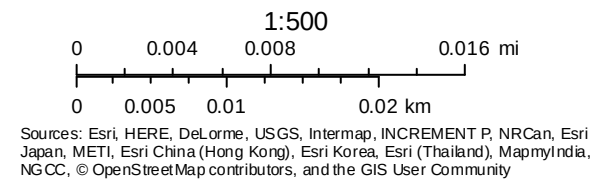
OFFICIAL RECORDS BOOK - O.R.B.

EXISTING FUTURE LAND USE MAP

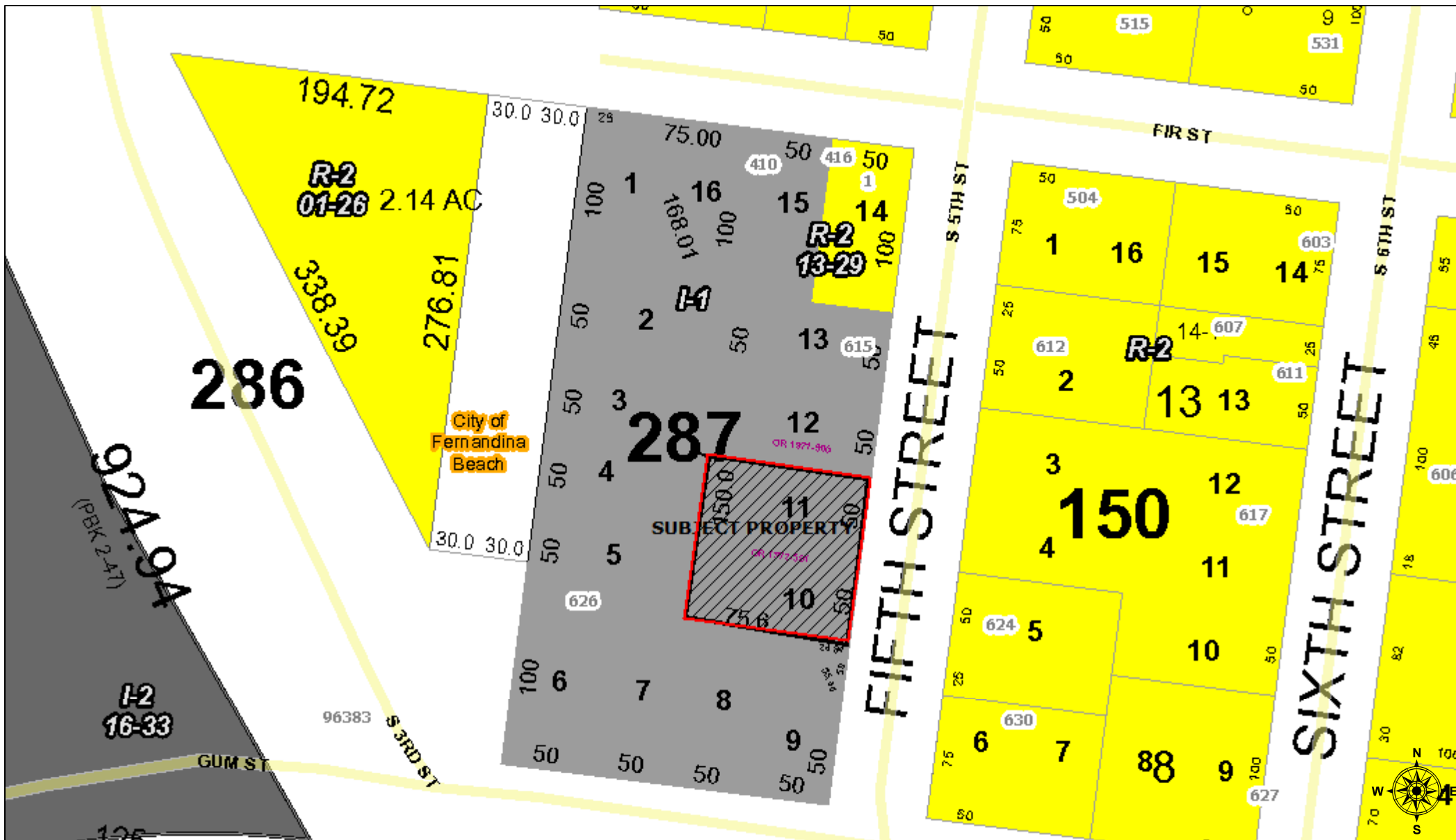


November 3, 2017

- + Rail Road
- Land Parcels



EXISTING ZONING MAP

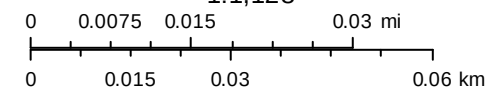


November 3, 2017

+ Rail Road

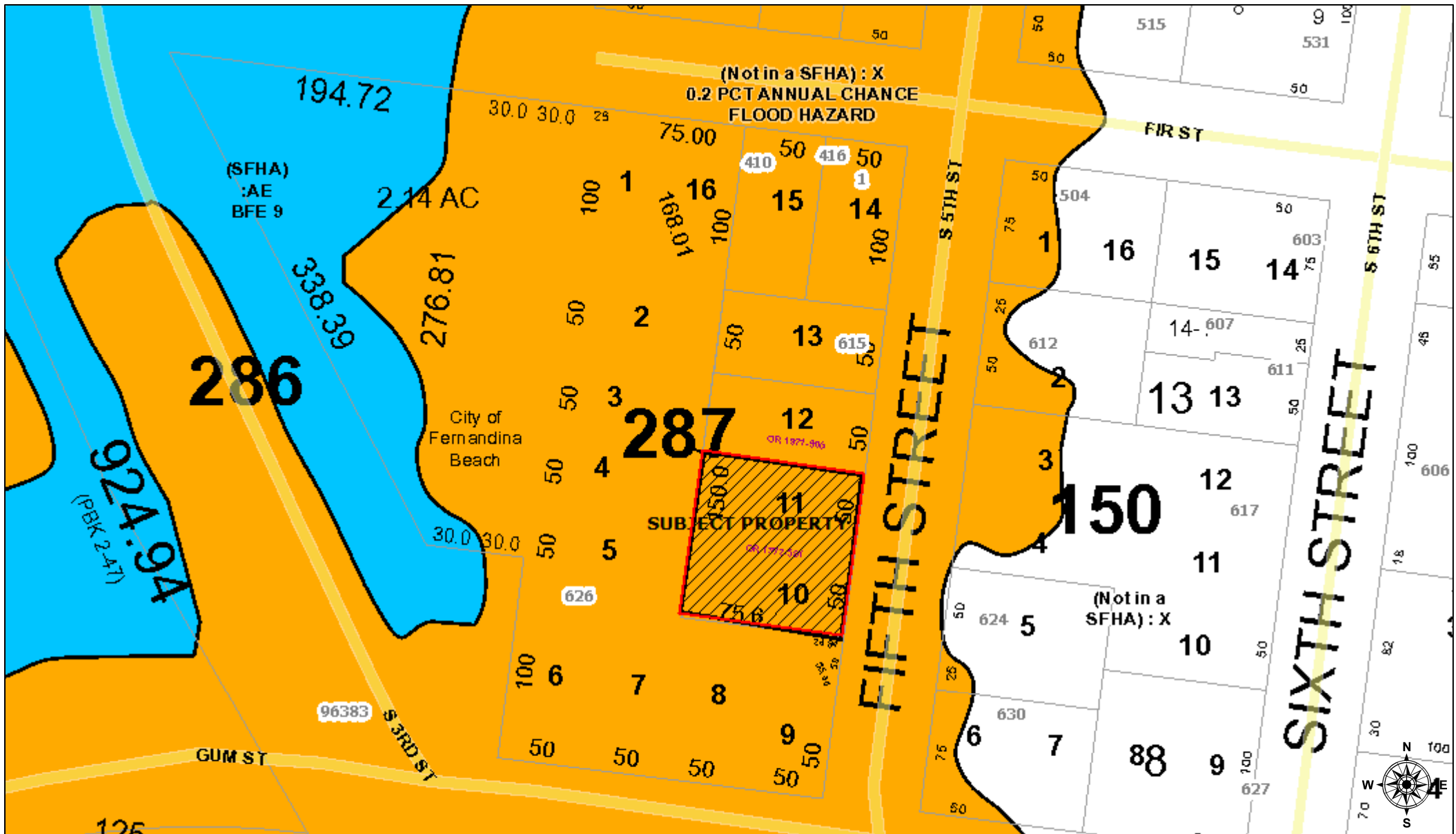
Land Parcels

1:1,128



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

FLOOD ZONES MAP



November 3, 2017

 Land Parcels

Flood Zones – Effective Date August 2,2017

 A,

 AE,

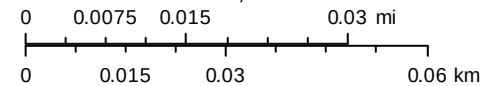
 AO,

 VE,

 X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

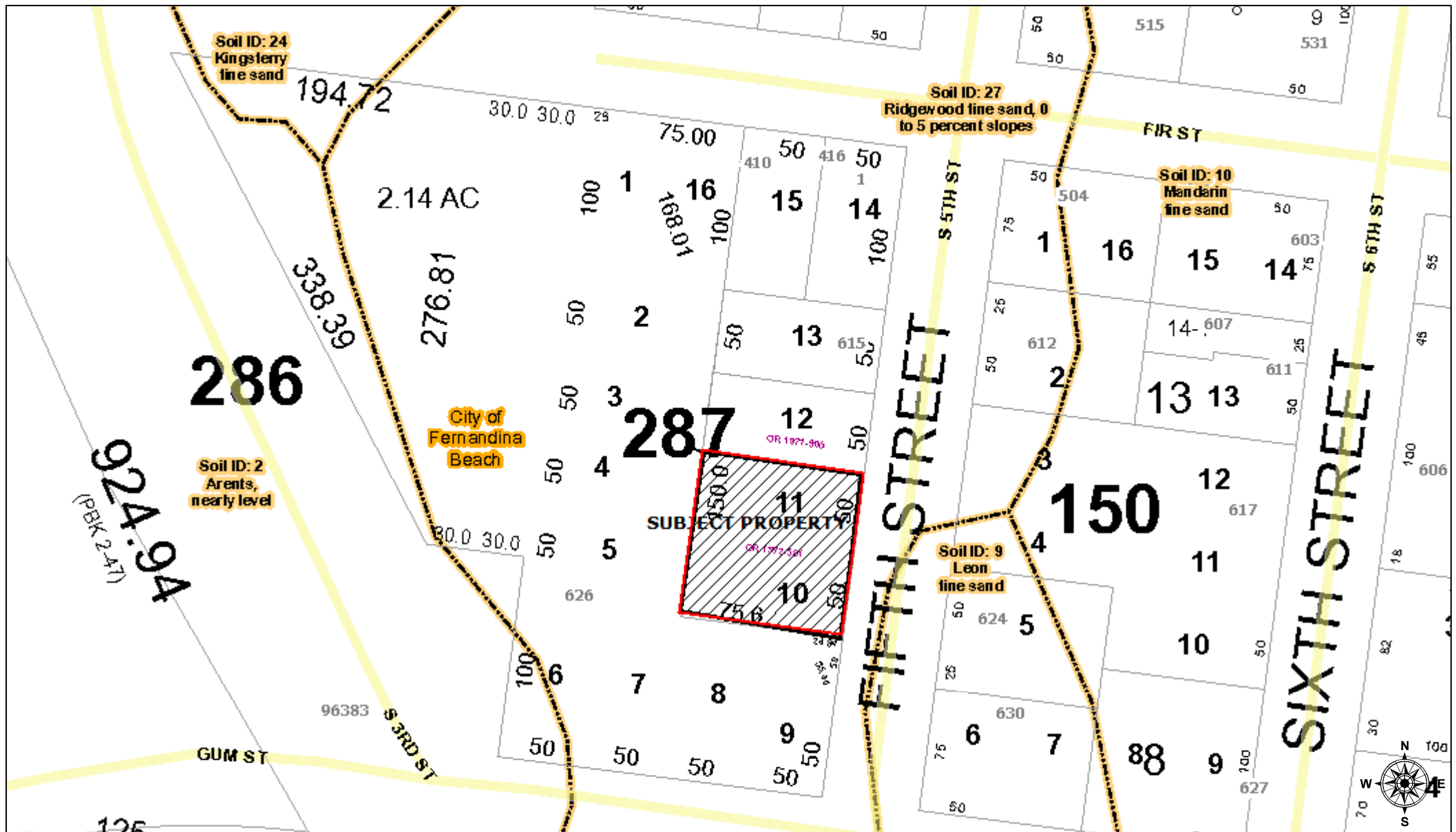
X, AREA OF MINIMAL FLOOD HAZARD

1:1,128



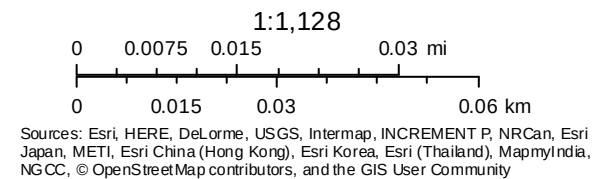
Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

SOILS MAP

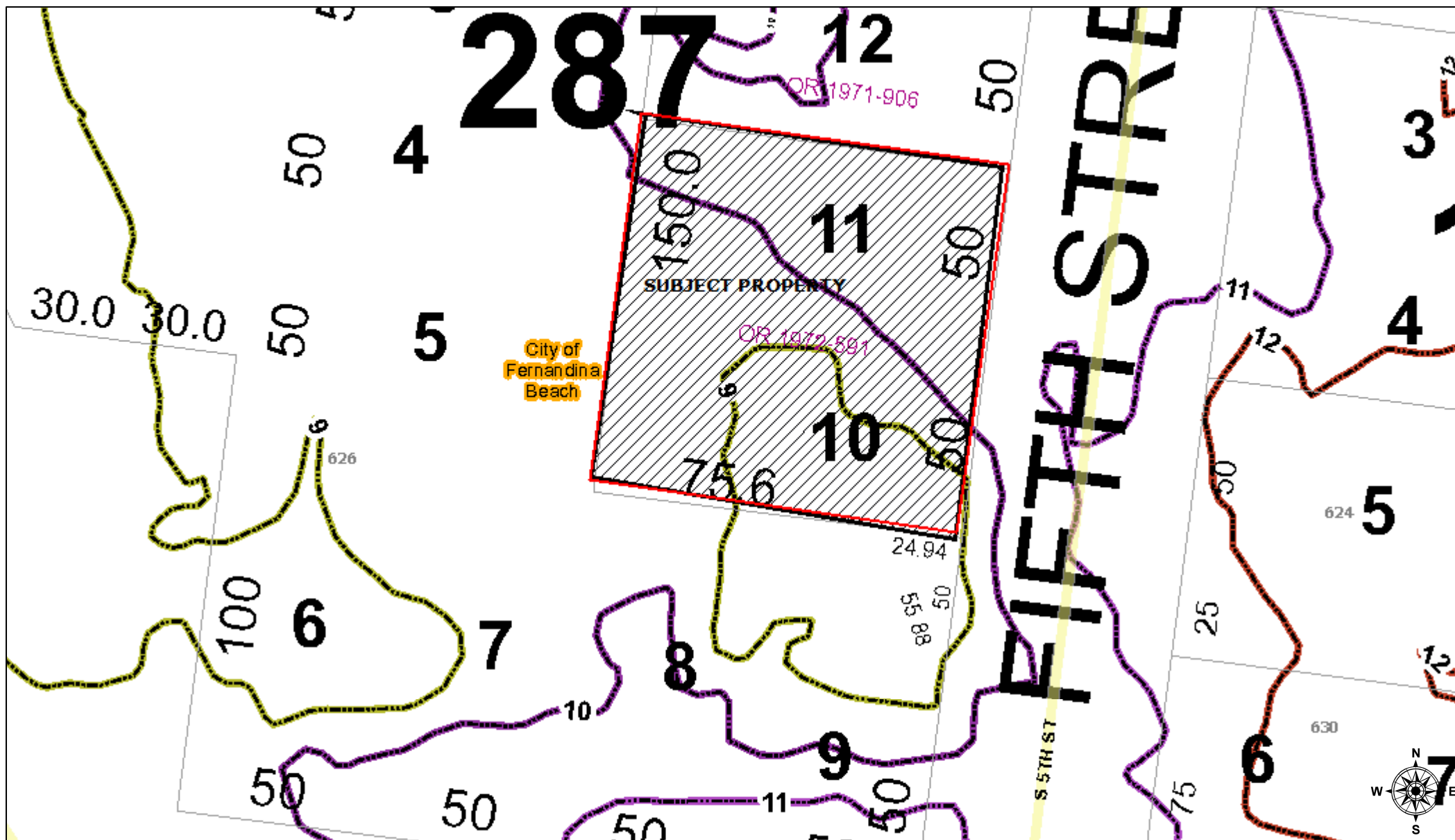


November 3, 2017

- Land Parcels
- Nassau Soils



TOPOGRAPHY MAP



November 3, 2017

□ Land Parcels

1:500
0 0.004 0.008 0.016 mi
0 0.005 0.01 0.02 km
Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

OFFICE USE ONLY

REC'D: 6/14/18 BY: 8
PAYMENT: \$ 4250- TYPE: CK 1165
APPLICATION #: 2018-000 959
CASE #: 2018-16
BOARD MEETING DATE: July 11, 2018

**PLANNING ADVISORY BOARD APPLICATION**

- | | |
|---|-----------------------------------|
| ✓ ZONING MAP AMENDMENT
(≤ 10 acres \$850 / > 10 acres \$1,600) | SUBDIVISION PLAT – PRELIM (\$750) |
| ✓ LAND USE MAP AMENDMENT
(≤ 10 acres \$850 / > 10 acres \$1,600) | SUBDIVISION PLAT – FINAL (\$850) |
| LDC TEXT AMENDMENT (\$850) | VACATION OF R.O.W. (\$850) |
| COMP PLAN AMENDMENT (\$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 [Signature]
Date Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

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

[Signature]
Notary Public: Signature

Perrienne Smythe
Printed Name

April 1, 2019
My Commission Expires

Personally Known ☒ OR Produced Identification _____ ID Produced: _____



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
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- 20.** 19-2N-28-1000-0007-0000
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- 23.** 19-2N-28-1000-0010-0000

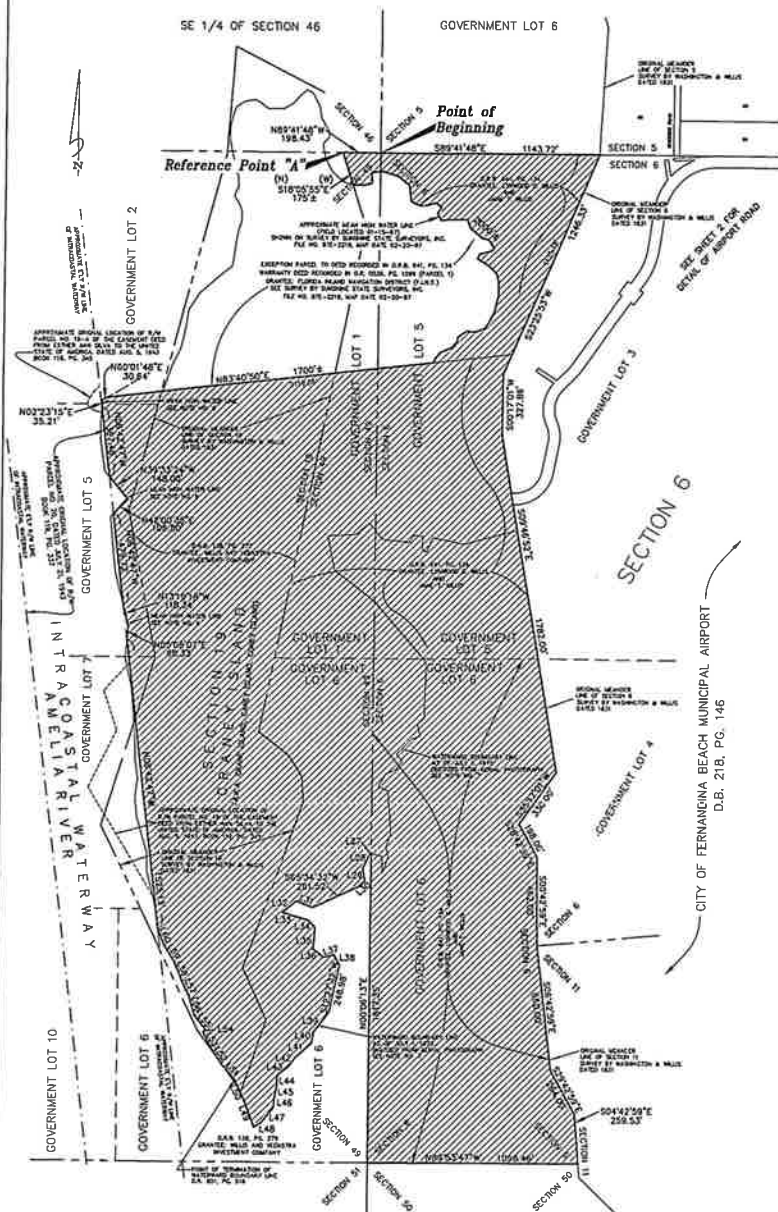
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29. 19-2N-28-1000-0016-0000
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31. 19-2N-28-1000-0018-0000
32. 19-2N-28-1000-0019-0000
33. 19-2N-28-1000-0020-0000
34. 19-2N-28-1000-0021-0000
35. 19-2N-28-1000-0022-0000
36. 19-2N-28-1000-0023-0000
37. 19-2N-28-1000-0024-0000
38. 19-2N-28-1000-0025-0000
39. 19-2N-28-1000-0026-0000
40. 19-2N-28-1000-0027-0000
41. 19-2N-28-1000-0028-0000
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43. 19-2N-28-1000-0030-0000
44. 19-2N-28-1000-0031-0000
45. 19-2N-28-1000-0032-0000
46. 19-2N-28-1000-0033-0000
47. 19-2N-28-1000-0034-0000
48. 19-2N-28-1000-0035-0000

- 49.** 19-2N-28-1000-0036-0000
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- 51.** 19-2N-28-1000-0038-0000
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- 54.** 19-2N-28-1000-0041-0000
- 55.** 19-2N-28-1000-0042-0000
- 56.** 19-2N-28-1000-0043-0000
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- 63.** 19-2N-28-1000-OTR3-0000
- 64.** 19-2N-28-1000-OTR4-0000
- 65.** 19-2N-28-1000-OTR5-0000
- 66.** 19-2N-28-1000-OTR6-0000
- 67.** 19-2N-28-1000-OTR7-0000
- 68.** 19-2N-28-1000-OTR8-0000
- 69.** 19-2N-28-1000-OTR9-0000
- 70.** 19-2N-28-1000-TR10-0000
- 71.** 19-2N-28-1000-TR11-0000
- 72.** 19-2N-28-1000-TR12-0000
- 73.** 19-2N-28-1000-TR13-0000

- 74.** 19-2N-28-1000-TR14-0000
- 75.** 19-2N-28-1000-TR15-0000
- 76.** 19-2N-28-1000-TR16-0000
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- 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

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:



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 188.43 FEET, TO THE EASTERN 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 WELLS, 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°55'53" WEST, 124.13 FEET; COURSE NO. 2, SOUTH 00°17'01" WEST, 327.86 FEET; COURSE NO. 3, SOUTH 0°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 0°42'59" EAST, 482.00 FEET, TO THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 11, AS SURVEYED BY WASHINGTON AND WELLS, DATED 1831; THENCE NORTH 00°01'31" EAST, ALONG LAST SAID GOVERNMENT MEANDER LINE OF SECTION 11, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1, SOUTH 0°42'59" EAST, 660.00 FEET; COURSE NO. 2, SOUTH 21°42'59" EAST, 294.00 FEET; COURSE NO. 3, SOUTH 0°42'59" EAST, 259.33 FEET, TO THE SOUTH LINE OF GOVERNMENT LOT 6, SAID SECTION 6; THENCE NORTH 89°53'47" WEST, ALONG LAST SAID LINE, 1088.46, TO THE WEST LINE OF SAID GOVERNMENT LOT 6, SECTION 6; THENCE NORTH 00°01'31" EAST, ALONG LAST SAID LINE, 1817.35 FEET TO THE WATERWARD BOUNDARY LINE (AS OF JULY 1, 1975), AS DEDICATED AND SHOWN ON CLARY & ASSOCIATES, INC. MAP FILE NO. 72N-57, DATED MARCH 18, 1978; THENCE SOUTHWESTERLY, NORTHWESTERLY, SOUTHEASTERLY, NORTHEASTERLY, ALONG SAID WATERWARD BOUNDARY LINE, RUN THE FOLLOWING TWENTY-SIX (26) COURSES AND DISTANCES: COURSE NO. 1, NORTH 78°25'04" WEST, 8.08 FEET; COURSE NO. 2, SOUTH 25°27'03" WEST, 88.59 FEET; COURSE NO. 3, SOUTH 09°35'47" EAST, 67.54 FEET; COURSE NO. 4, SOUTH 51°22'50" WEST, 44.72 FEET; COURSE NO. 5, SOUTH 65°34'31" WEST, 32.72 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°27'58" EAST, 141.93 FEET; COURSE NO. 9, SOUTH 44°08'52" EAST, 52.74 FEET; COURSE NO. 10, SOUTH 04°58'59" WEST, 113.89 FEET; COURSE NO. 11, SOUTH 52°17'39" EAST, 69.62 FEET; COURSE NO. 12, NORTH 75°20'04" EAST, 56.74 FEET; COURSE NO. 13, SOUTH 27°58'22" EAST, 64.20 FEET; COURSE NO. 14, SOUTH 12°27'33" WEST, 248.89 FEET; COURSE NO. 15, SOUTH 35°17'01" WEST, 124.13 FEET; COURSE NO. 16, SOUTH 08°52'37" WEST, 57.66 FEET; COURSE NO. 17, SOUTH 48°19'37" WEST, 114.05 FEET; COURSE NO. 18, SOUTH 37°00'40" WEST, 58.38 FEET; COURSE NO. 19, SOUTH 51°15'17" WEST, 17.70 FEET; COURSE NO. 20, SOUTH 01°30'10" WEST, 63.56 FEET; COURSE NO. 21, SOUTH 12°22'22" WEST, 54.31 FEET; COURSE NO. 22, SOUTH 05°30'50" WEST, 54.67 FEET; COURSE NO. 23, SOUTH 30°40'18" WEST, 89.83 FEET; COURSE NO. 24, SOUTH 57°31'27" WEST, 43.99 FEET; COURSE NO. 25, NORTH 20°47'30" WEST, 155.87 FEET; COURSE NO. 26, NORTH 24°41'45" WEST, 102.27 FEET, TO THE MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART 6, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21H-6, F.A.C. AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. 83-50); THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES: COURSE NO. 1, NORTH 41°03'43" WEST, 102.28 FEET; COURSE NO. 2, NORTH 33°12'02" WEST, 100.28 FEET; COURSE NO. 3, NORTH 27°40'04" WEST, 100.02 FEET; COURSE NO. 4, NORTH 20°18'23" EAST, 30.34 FEET; COURSE NO. 5, NORTH 39°20'31" WEST, 94.03 FEET; COURSE NO. 6, NORTH 15°50'14" WEST, 100.65 FEET; COURSE NO. 7, NORTH 25°25'24" WEST, 100.00 FEET; COURSE NO. 8, NORTH 22°18'35" WEST, 100.10 FEET; COURSE NO. 9, NORTH 14°58'54" WEST, 100.82 FEET; COURSE NO. 10, NORTH 21°36'56" WEST, 91.34 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE INTRACASTAL WATERWAY; THENCE NORTH 08°42'47" WEST, ALONG LAST SAID LINE, 155.13 FEET, TO THE MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART 6, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21H-6, F.A.C. AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. 83-50); THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1, NORTH 05°00'07" 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 INTRACASTAL WATERWAY; THENCE NORTH 08°42'47" WEST, ALONG LAST SAID LINE, 478.72 FEET TO SAID MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART 6, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21H-6, F.A.C. AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. 83-50); THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1, NORTH 42°00'25" EAST, 106.80 FEET; COURSE NO. 2, NORTH 29°33'24" WEST, 148.00 FEET, TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF THE INTRACASTAL WATERWAY; THENCE NORTH 08°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 6, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21H-6, F.A.C. AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. 83-50); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1, NORTH 02°15'15" EAST, 35.31 FEET; COURSE NO. 2, NORTH 60°14'48" EAST, 30.64 FEET, TO THE WESTERLY PREDECESSOR OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6236, 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 BOOK 6236, PAGE 1099, A DISTANCE OF 1700 FEET, MORE OR LESS, TO AN 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°05'35" EAST FROM REFERENCE POINT "A"; THENCE NORTH 18°05'35" WEST, ALONG LAST SAID LINE, 175 FEET, MORE OR LESS, TO BEZELLE POINT "A," AND TO CLOSE.

CONTAINING 188.27 ACRES, MORE OR LESS

SUBJECT LANDS
188.27 ACRES.

GENERAL NOTES

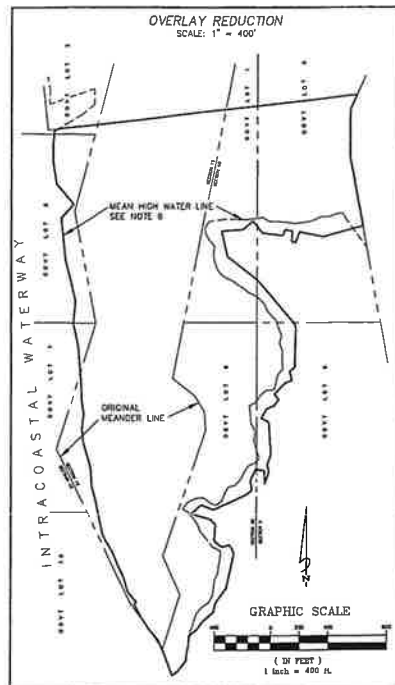
1. BEARINGS BASED ON THE NORTH LINE OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 28 EAST, STATE PLANT COORDINATE SYSTEM, FLORIDA EAST ZONE, N.A.D. 1983, 1980 N.G.S. ADJUSTMENT (GEO BEARINGS) AS SOUTH 89°41'48" EAST.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. GOVERNMENT LOT 10 DOES NOT AFFECT PARCEL 1.
4. GOVERNMENT LOT 1, SECTION 49 HAS AN AREA OF APPROXIMATELY 172 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 2, 1848, & MARCH 25, 1884.
6. MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. R3-50, DATED DECEMBER 1, 1987.
7. WATERWARD BOUNDARY LINE SHOWN WAS DERIVED FROM AERIAL PHOTOGRAPHY (NEGATIVE NO. A30 12088 174-12, AERIAL NO. 8710, TAKEN JANUARY 22, 1974, AS PROVIDED BY THE NASSAU COUNTY PROPERTY APPRAISER'S OFFICE. (SEE CLARY & ASSOC., INC. MAP FILE NO. 72N-57).
8. AREAS OF GOVERNMENT LOTS SHOWN HEREON ARE BASED ON PROTRACTED LINES FROM THE ORIGINAL TOWNSHIP PLAT AND NOT FIELD MEASUREMENT.
9. X - REF. CLARY & ASSOC., FILE NO. 81-50, R3-50, 72N-57, 72N-57, 87-28 SURVEY BY SUNSHINE STATE SURVEYORS, INC. FILE NO. 87E-2218.

EXEMPTION NUMBER	RECORDED DOCUMENT	DESCRIPTION	COMMENTS
1	O.R. 142, P.G. 153	48 MATRONS	AFFECTS PORTION LINES IN GOVERNMENT LOT 1, SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
2	O.R. 1388, P.G. 1149	CONFESSION (AMOUNT)	SHOWS
3	O.R. 1343, P.G. 1151	CONFESSION (AMOUNT)	SHOWS
4	O.R. 1388, P.G. 1153	CONFESSION (AMOUNT)	SHOWS
5	O.R. 1430, P.G. 854	REAR CORNERS, TOWNSHIP, SECTIONS AND EASEMENTS	REAR CORNERS
6	O.R. 1877, P.G. 488	REAR CORNERS, TOWNSHIP, SECTIONS AND EASEMENTS	REAR CORNERS
7	O.R. 1881, P.G. 1235	REAR CORNERS, TOWNSHIP, SECTIONS AND EASEMENTS	REAR CORNERS
8	O.R. 1881, P.G. 1235	REAR CORNERS, TOWNSHIP, SECTIONS AND EASEMENTS	REAR CORNERS
9	O.R. 1881, P.G. 1235	REAR CORNERS, TOWNSHIP, SECTIONS AND EASEMENTS	REAR CORNERS
10	O.R. 1881, P.G. 1235	REAR CORNERS, TOWNSHIP, SECTIONS AND EASEMENTS	REAR CORNERS
11	O.R. 1881, P.G. 1235	REAR CORNERS, TOWNSHIP, SECTIONS AND EASEMENTS	REAR CORNERS
12	O.R. 1881, P.G. 1235	REAR CORNERS, TOWNSHIP, SECTIONS AND EASEMENTS	REAR CORNERS
13	O.R. 1881, P.G. 1235	REAR CORNERS, TOWNSHIP, SECTIONS AND EASEMENTS	REAR CORNERS
14	O.R. 1881, P.G. 1235	REAR CORNERS, TOWNSHIP, SECTIONS AND EASEMENTS	REAR CORNERS
15	O.R. 1881, P.G. 1235	REAR CORNERS, TOWNSHIP, SECTIONS AND EASEMENTS	REAR CORNERS
16	O.R. 1881, P.G. 1235	REAR CORNERS, TOWNSHIP, SECTIONS AND EASEMENTS	REAR CORNERS
17	O.R. 1881, P.G. 1235	REAR CORNERS, TOWNSHIP, SECTIONS AND EASEMENTS	REAR CORNERS
18	O.R. 1881, P.G. 1235	REAR CORNERS, TOWNSHIP, SECTIONS AND EASEMENTS	REAR CORNERS
19	O.R. 1881, P.G. 1235	REAR CORNERS, TOWNSHIP, SECTIONS AND EASEMENTS	REAR CORNERS
20	O.R. 1881, P.G. 1235	REAR CORNERS, TOWNSHIP, SECTIONS AND EASEMENTS	REAR CORNERS

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
1.23	8.50	N 67° 10' 00" W	1.44	6.75	S 89° 41' 48" W
1.24	89.83	N 42° 21' 00" W	1.45	6.75	S 89° 41' 48" W
1.25	21.51	S 71° 10' 00" W	1.46	6.75	S 89° 41' 48" W
1.26	44.72	S 75° 17' 00" W	1.47	6.75	S 89° 41' 48" W
1.27	74.43	S 78° 10' 00" W	1.48	6.75	S 89° 41' 48" W
1.28	98.17	S 78° 23' 00" W	1.49	6.75	S 89° 41' 48" W
1.29	121.91	S 78° 23' 00" W	1.50	6.75	S 89° 41' 48" W
1.30	145.64	S 78° 23' 00" W	1.51	6.75	S 89° 41' 48" W
1.31	169.38	S 78° 23' 00" W	1.52	6.75	S 89° 41' 48" W
1.32	193.12	S 78° 23' 00" W	1.53	6.75	S 89° 41' 48" W
1.33	216.86	S 78° 23' 00" W	1.54	6.75	S 89° 41' 48" W
1.34	240.59	S 78° 23' 00" W	1.55	6.75	S 89° 41' 48" W
1.35	264.33	S 78° 23' 00" W	1.56	6.75	S 89° 41' 48" W
1.36	288.07	S 78° 23' 00" W	1.57	6.75	S 89° 41' 48" W
1.37	311.80	S 78° 23' 00" W	1.58	6.75	S 89° 41' 48" W
1.38	335.54	S 78° 23' 00" W	1.59	6.75	S 89° 41' 48" W
1.39	359.28	S 78° 23' 00" W	1.60	6.75	S 89° 41' 48" W
1.40	383.01	S 78° 23' 00" W	1.61	6.75	S 89° 41' 48" W
1.41	406.75	S 78° 23' 00" W	1.62	6.75	S 89° 41' 48" W
1.42	430.49	S 78° 23' 00" W	1.63	6.75	S 89° 41' 48" W
1.43	454.22	S 78° 23' 00" W	1.64	6.75	S 89° 41' 48" W
1.44	477.96	S 78° 23' 00" W	1.65	6.75	S 89° 41' 48" W
1.45	501.70	S 78° 23' 00" W	1.66	6.75	S 89° 41' 48" W
1.46	525.43	S 78° 23' 00" W	1.67	6.75	S 89° 41' 48" W
1.47	549.17	S 78° 23' 00" W	1.68	6.75	S 89° 41' 48" W
1.48	572.91	S 78° 23' 00" W	1.69	6.75	S 89° 41' 48" W
1.49	596.64	S 78° 23' 00" W	1.70	6.75	S 89° 41' 48" W
1.50	620.38	S 78° 23' 00" W	1.71	6.75	S 89° 41' 48" W
1.51	644.12	S 78° 23' 00" W	1.72	6.75	S 89° 41' 48" W
1.52	667.85	S 78° 23' 00" W	1.73	6.75	S 89° 41' 48" W
1.53	691.59	S 78° 23' 00" W	1.74	6.75	S 89° 41' 48" W
1.54	715.33	S 78° 23' 00" W	1.75	6.75	S 89° 41' 48" W
1.55	739.06	S 78° 23' 00" W	1.76	6.75	S 89° 41' 48" W
1.56	762.80	S 78° 23' 00" W	1.77	6.75	S 89° 41' 48" W
1.57	786.54	S 78° 23' 00" W	1.78	6.75	S 89° 41' 48" W
1.58	810.27	S 78° 23' 00" W	1.79	6.75	S 89° 41' 48" W
1.59	834.01	S 78° 23' 00" W	1.80	6.75	S 89° 41' 48" W
1.60	857.75	S 78° 23' 00" W	1.81	6.75	S 89° 41' 48" W
1.61	881.48	S 78° 23' 00" W	1.82	6.75	S 89° 41' 48" W
1.62	905.22	S 78° 23' 00" W	1.83	6.75	S 89° 41' 48" W
1.63	928.96	S 78° 23' 00" W	1.84	6.75	S 89° 41' 48" W
1.64	952.69	S 78° 23' 00" W	1.85	6.75	S 89° 41' 48" W
1.65	976.43	S 78° 23' 00" W	1.86	6.75	S 89° 41' 48" W
1.66	1000.17	S 78° 23' 00" W	1.87	6.75	S 89° 41' 48" W
1.67	1023.90	S 78° 23' 00" W	1.88	6.75	S 89° 41' 48" W
1.68	1047.64	S 78° 23' 00" W	1.89	6.75	S 89° 41' 48" W
1.69	1071.38	S 78° 23' 00" W	1.90	6.75	S 89° 41' 48" W
1.70	1095.11	S 78° 23' 00" W	1.91	6.75	S 89° 41' 48" W
1.71	1118.85	S 78° 23' 00" W	1.92	6.75	S 89° 41' 48" W
1.72	1142.59	S 78° 23' 00" W	1.93	6.75	S 89° 41' 48" W
1.73	1166.32	S 78° 23' 00" W	1.94	6.75	S 89° 41' 48" W
1.74	1190.06	S 78° 23' 00" W	1.95	6.75	S 89° 41' 48" W
1.75	1213.80	S 78° 23' 00" W	1.96	6.75	S 89° 41' 48" W
1.76	1237.53	S 78° 23' 00" W	1.97	6.75	S 89° 41' 48" W
1.77	1261.27	S 78° 23' 00" W	1.98	6.75	S 89° 41' 48" W
1.78	1285.01	S 78° 23' 00" W	1.99	6.75	S 89° 41' 48" W
1.79	1308.74	S 78° 23' 00" W	2.00	6.75	S 89° 41' 48" W
1.80	1332.48	S 78° 23' 00" W	2.01	6.75	S 89° 41' 48" W
1.81	1356.22	S 78° 23' 00" W	2.02	6.75	S 89° 41' 48" W
1.82	1379.95	S 78° 23' 00" W	2.03	6.75	S 89° 41' 48" W
1.83	1403.69	S 78° 23' 00" W	2.04	6.75	S 89° 41' 48" W
1.84	1427.43	S 78° 23' 00" W	2.05	6.75	S 89° 41' 48" W
1.85	1451.16	S 78° 23' 00" W	2.06	6.75	S 89° 41' 48" W
1.86	1474.90	S 78° 23' 00" W	2.07	6.75	S 89° 41' 48" W
1.87	1498.64	S 78° 23' 00" W	2.08	6.75	S 89° 41' 48" W
1.88	1522.37	S 78° 23' 00" W	2.09	6.75	S 89° 41' 48" W
1.89	1546.11	S 78° 23' 00" W	2.10	6.75	S 89° 41' 48" W
1.90	1569.85	S 78° 23' 00" W	2.11	6.75	S 89° 41' 48" W
1.91	1593.58	S 78° 23' 00" W	2.12	6.75	S 89° 41' 48" W
1.92	1617.32	S 78° 23' 00" W	2.13	6.75	S 89° 41' 48" W
1.93	1641.06	S 78° 23' 00" W	2.14	6.75	S 89° 41' 48" W
1.94	1664.79	S 78° 23' 00" W	2.15	6.75	S 89° 41' 48" W
1.95	1688.53	S 78° 23' 00" W	2.16	6.75	S 89° 41' 48" W
1.96	1712.27	S 78° 23' 00" W	2.17	6.75	S 89° 41' 48" W
1.97	1736.00	S 78° 23' 00" W	2.18	6.75	S 89° 41' 48" W
1.98	1759.74	S 78° 23' 00" W	2.19	6.75	S 89° 41' 48" W
1.99	1783.48	S 78° 23' 00" W	2.20	6.75	S 89° 41' 48" W
2.00	1807.21	S 78° 23' 00" W	2.21	6.75	S 89° 41' 48" W
2.01	1830.95	S 78° 23' 00" W	2.22	6.75	S 89° 41' 48" W
2.02	1854.69	S 78° 23' 00" W	2.23	6.75	S 89° 41' 48" W
2.03	1878.42	S 78° 23' 00" W	2.24	6.75	S 89° 41' 48" W
2.04	1902.16	S 78° 23' 00" W	2.25	6.75	S 89° 41' 48" W
2.05	1925.90	S 78° 23' 00" W	2.26	6.75	S 89° 41' 48" W
2.06	1949.63	S 78° 23' 00" W	2.27	6.75	S 89° 41' 48" W
2.07	1973.37	S 78° 23' 00" W	2.28	6.75	S 89° 41' 48" W
2.08	1997.11	S 78° 23' 00" W	2.29	6.75	S 89° 41' 48" W
2.09	2020.84	S 78° 23' 00" W	2.30	6.75	S 89° 41' 48" W
2.10	2044.58	S 78° 23' 00" W	2.31	6.75	S 89° 41' 48" W
2.11	2068.32	S 78° 23' 00" W	2.32	6.75	S 89° 41' 48" W
2.12	2092.05	S 78° 23' 00" W	2.33	6.75	S 89° 41' 48" W
2.13	2115.79	S 78° 23' 00" W	2.34	6.75	S 89° 41' 48" W
2.14	2139.53	S 78° 23' 00" W	2.35	6.75	S 89° 41' 48" W
2.15	2163.26	S 78° 23' 00" W	2.36	6.75	S 89° 41' 48" W
2.16	2187.00	S 78° 23' 00" W	2.37	6.75	S 89° 41' 48" W
2.17	2210.74	S 78° 23' 00" W	2.38	6.75	S 89° 41' 48" W
2.18	2234.47	S 78° 23' 00" W	2.39	6.75	S 89° 41' 48" W
2.19	2258.21	S 78° 23' 00" W	2.40	6.75	S 89° 41' 48" W
2.20	2281.95	S 78° 23' 00" W	2.41	6.75	S 89° 41' 48" W
2.21	2305.68	S 78° 23' 00" W	2.42	6.75	S 89° 41' 48" W
2.22	2329.42	S 78° 23' 00" W	2.43	6.75	S 89° 41' 48" W
2.23	2353.16	S 78° 23' 00" W	2.44	6.75	S 89° 41' 48" W
2.24	2376.89	S 78° 23' 00" W	2.45	6.75	S 89° 41' 48" W
2.25	2400.63	S 78° 23' 00" W	2.46	6.75	S 89° 41' 48" W
2.26	2424.37	S 78° 23' 00" W	2.47	6.75	S 89° 41' 48" W
2.27	2448.10	S 78° 23' 00" W	2.48	6.75	S 89° 41' 48" W
2.28	2471.84	S 78° 23' 00" W	2.49	6.75	S 89° 41' 48" W
2.29	2495.58	S 78° 23' 00" W	2.50	6.75	S 89° 41' 48" W
2.30	2519.31	S 78° 23' 00" W	2.51	6.75	S 89° 41' 48" W
2.31	2543.05	S 78° 23' 00" W	2.52	6.75	S 89° 41' 48" W
2.32	2566.79	S 78° 23' 00" W	2.53	6.75	S 89° 41' 48" W
2.33	2590.52	S 78° 23' 00" W	2.54	6.75	S 89° 41' 48" W
2.34	2614.26	S 78° 23' 00" W	2.55	6.75	S 89° 41' 48" W
2.35	2638.00	S 78° 23' 00" W	2.56	6.75	S 89° 41' 48" W
2.36	2661.73	S 78° 23' 00" W	2.57	6.75	S 89° 41' 48" W
2.37	2685.47	S 78° 23' 00" W	2.58	6.75	S 89° 41' 48" W
2.38	2709.21	S 78° 23' 00" W	2.59	6.75	S 89° 41' 48" W
2.39	2732.94	S 78° 23' 00" W	2.60	6.75	S 89° 41' 48" W
2.40	2756.68	S 78° 23' 00" W	2.61	6.75	S 89° 41' 48" W
2.41	2780.42	S 78° 23' 00" W	2.62	6.75	S 89° 41' 48" W
2.42	2804.15	S 78° 23' 00" W	2.63	6.75	S 89° 41' 48" W
2.43	2827.89	S 78° 23' 00" W	2.64	6.75	S 89° 41' 48" W
2.44	2851.63	S 78° 23' 00" W	2.65	6.75	S 89° 41' 48" W
2.45	2875.36	S 78° 23' 00" W	2.66	6.75	S 89° 41' 48" W
2.46	2899.10	S 78° 23' 00" W	2.67	6.75	S 89° 41' 48" W
2.47	2922.84	S 78° 23' 00" W	2.68	6.75	S 89° 41' 48" W
2.48	2946.57	S 78° 23' 00" W	2.69	6.75	S 89° 41' 48" W
2.49	2970.31	S 78° 23' 00" W	2.70	6.75	S 89° 41' 48" W
2.50	2994.05	S 78° 23' 00" W	2.71	6.75	S 89° 41' 48" W
2.51	3017.78	S 78° 23' 00" W	2.72	6.75	S 89° 41' 48" W
2.52	3041.52	S 78° 23' 00" W	2.73	6.75	S 89° 41' 48" W
2.53	3065.26	S 78° 23' 00" W	2.74	6.75	S 89° 41' 48" W
2.54	3088.99	S 78° 23' 00" W	2.75	6.75	S 89° 41' 48" W
2.55	3112.73	S 78° 23' 00" W	2.76	6.75	S 89° 41' 48" W
2.56	3136.47	S 78° 23' 00" W	2.77	6.75	S 89° 41' 48" W
2.57	3160.20	S 78° 23' 00" W	2.78	6.75	S 89° 41' 48" W
2.58	3183.94	S 78° 23' 00" W	2.79	6.75	S 89° 41' 48" W
2.59	3207.68	S 78° 23' 00" W	2.80	6.75	S 89° 41' 48" W
2.60	3231.41	S 78° 23' 00" W	2.81	6.75	S 89° 41' 48" W
2.61	3255.15	S 78° 23' 00" W	2.82	6.75	S 89° 41' 48" W
2.62	3278.89	S 78° 23' 00" W	2.83	6.75	S 89° 41' 48" W
2.63	3302.62	S 78° 23' 00" W	2.84	6.75	S 89° 41' 48" W
2.64	3326.36	S 78° 23' 00" W	2.85	6.75	S 89° 41' 48" W
2.65	3350.10	S 78° 23' 00" W	2.86	6.75	S 89° 41' 48" W
2.66	3373.83	S 78° 23' 00" W	2.87	6.75	S 89° 41' 48" W
2.67	3397.57	S 78° 23' 00" W	2.88	6.75	S 89° 41' 48" W
2.68	3421.31	S 78° 23' 00" W	2.89	6.75	S 89° 41' 48" W
2.69	3445.04	S 78° 23' 00" W	2.90	6.75	S 89° 41' 48" W
2.70	3468.78	S 78° 23' 00" W	2.91	6.75	S 89° 41' 48" W
2.71	3492.52	S 78° 23' 00" W	2.92	6.75	S 89° 41' 48" W
2.72	3516.25	S 78° 23' 00" W	2.93	6.75	S 89° 41' 48" W
2.73	3540.00	S 78° 23' 00" W	2.94	6.75	S 89° 41' 48" W
2.74	3563.74	S 78° 23' 00" W	2.95	6.75	S 89° 41' 48" W
2.75	3587.47	S 78° 23' 00" W	2.96	6.75	S 89° 41' 48" W
2.76	3611.21	S 78° 23' 00" W	2.97	6.75	S 89° 41' 48" W
2.77	3634.95	S 78° 23' 00" W	2.98	6.75	S 89° 41' 48" W
2.78	3658.68	S 78° 23' 00" W	2.99	6.75	S 89° 41' 48" W
2.79	3682.42	S 78° 23' 00" W			



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

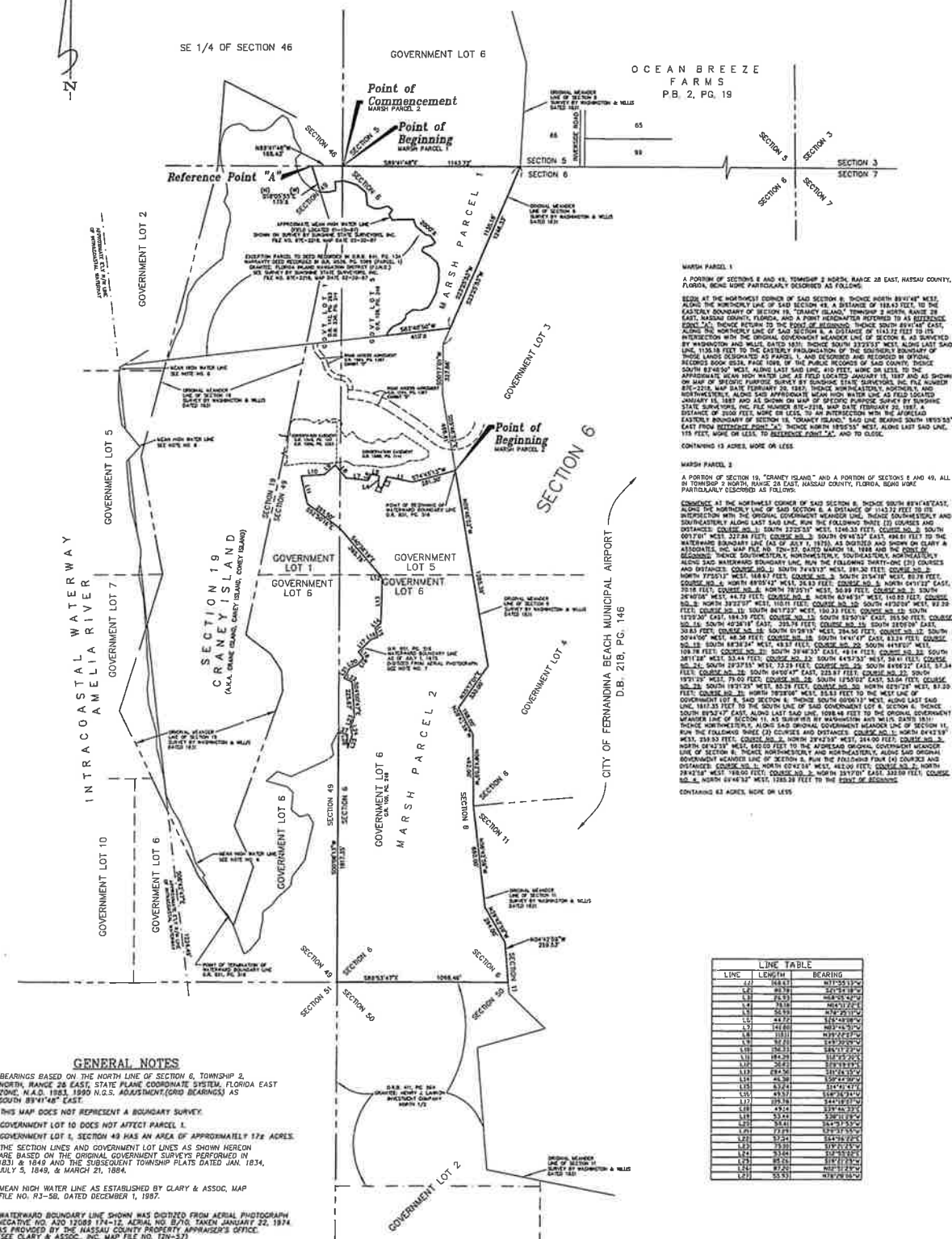


PARCEL 1
SHEET 2 OF 4

[illegible]

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.



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 NAD 83, 1983 N. G. ADJUSTMENT, (GROD BEARINGS) AS SOUTH BY 89° 45' 00" E
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. GOVERNMENT LOT 10 DOES NOT AFFECT PARCEL 1.
4. GOVERNMENT LOT 1, SECTION 40 HAS AN AREA OF APPROXIMATELY 172 ACRES.
5. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREIN ARE BASED ON THE SURVEY OF THE GOVERNMENT LOT LINES COMMENCED IN 1831 AND 1840 AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1834, JULY 5, 1849, & MARCH 21, 1884.
6. MEAN HIGH WATER, AS ESTABLISHED BY CLARY & ASSOC. MAP NO. R3-SB, DATED DECEMBER 1, 1987.
7. WATERBARD BOUNDARY LINE SHOWN WAS DETERMINED FROM AERIAL PHOTOGRAPH NEGATIVE NO. A02 13089 174-12. AERIAL NO. B770, TAKEN JANUARY 22, 1974 AND 1975. THIS INFORMATION WAS OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION'S OFFICE. (SEE CLARY & ASSOC., INC. MAP FILE NO. T2W-57)
8. AREAS OF GOVERNMENT LOTS SHOWN HEREIN ARE BASED ON PROTRACTED LINES FROM THE ORIGINAL TOWNSHIP PLAT AND NOT FIELD VERIFIED.
9. X - REF: CLARY & ASSOC., FILE NO. R1-S0, R1-SB, T2W-35, T2W-57, R8-S0 SURVEY BY SUNSHINE STATE SURVEYORS, INC. 6/76 - 6/77-6721B.

LINE TABLE		
LINE	LENGTH	BEARING
1.02	104.13	301°54'15.18"
5.42	400.79	252°54'15.18"
5.43	75.33	252°54'15.18"
5.44	81.33	252°54'15.18"
5.51	56.93	252°54'15.18"
5.52	47.72	252°54'15.18"
5.53	144.03	252°54'15.18"
5.68	113.11	252°54'15.18"
5.69	75.11	252°54'15.18"
5.70	154.23	252°54'15.18"
5.71	108.33	252°54'15.18"
5.72	102.23	252°54'15.18"
5.73	129.33	252°54'15.18"
5.74	46.36	252°54'15.18"
5.75	129.33	252°54'15.18"
5.76	49.57	252°54'15.18"
5.77	129.33	252°54'15.18"
5.78	49.54	252°54'15.18"
5.79	53.44	252°54'15.18"
5.80	53.44	252°54'15.18"
5.81	71.13	252°54'15.18"
5.82	73.24	252°54'15.18"
5.83	73.24	252°54'15.18"
5.84	85.26	252°54'15.18"
5.85	85.26	252°54'15.18"
5.86	58.93	252°54'15.18"

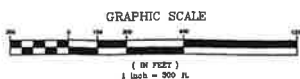
MARSH PARCELS 1 & 2
SHEET 4 OF 4

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 aviation/airport related restrictive covenants, i.e., an aviation 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.

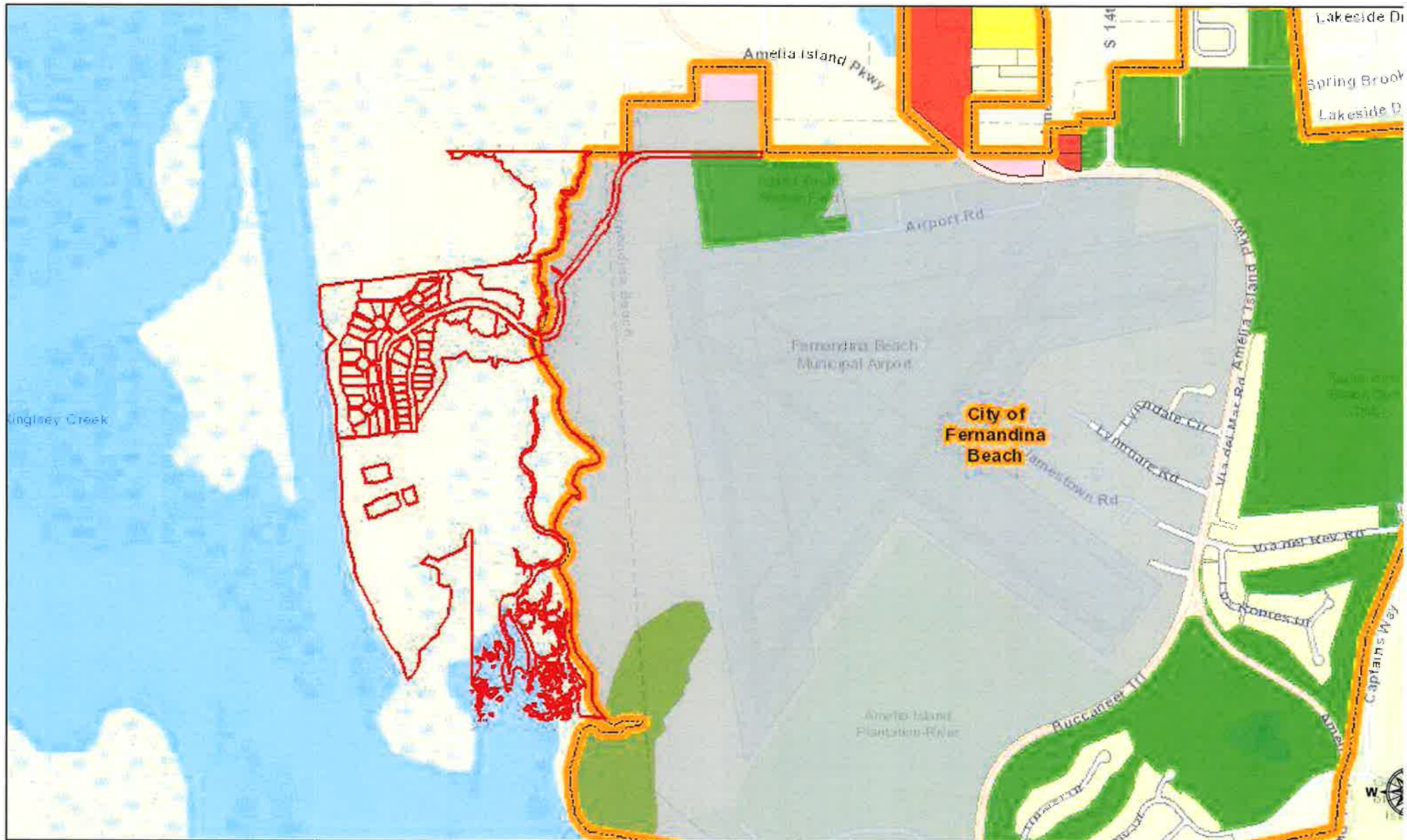
¹ Ordinance 2006-80 was amended by Ordinance 2013-16. The Amended PUD simply removed uses and is consistent with the LDR land use category.

Exhibit D

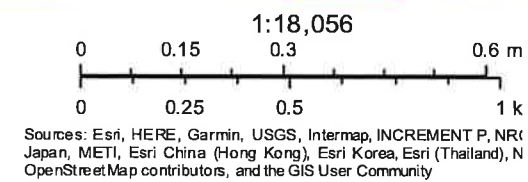


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Canada, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), Navteq, Swisstopo, OpenStreetMap contributors, and the GIS User Community

Crane Island City of Fernandina Beach FLUM



May 30, 2018



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



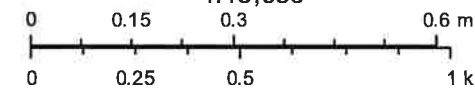
RECREATION

Crane Island Nassau County Zoning



May 30, 2018

1:18,056

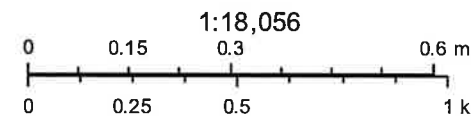


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), Nippon, OpenStreetMap contributors, and the GIS User Community

Crane Island City of Fernandina Beach Zoning



May 30, 2018



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), Swisstopo, 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 }
COUNTY OF NASSAU } ss

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

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

Personally Known ✓ OR Produced Identification ID Produced:



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



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,

A handwritten signature in blue ink, appearing to read "E. G. Pierce".

Emily G. Pierce

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.

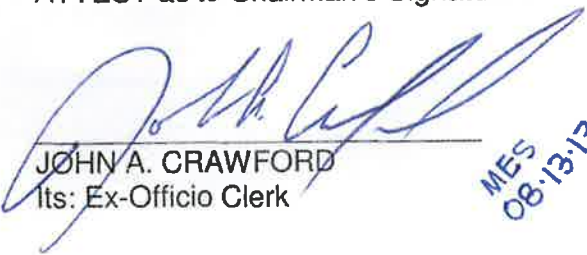
PASSED AND ADOPTED THIS 12th DAY OF August, 2013.

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

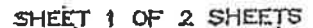
EXHIBIT A



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

LEGAL DESCRIPTIONS

Legal Description and Property Survey of 207.44 Acres



JOB No. 2004-674

GREGORY DI DIARY, P.L.S. CERT. NO. 9377

	LEGEND R/R - NIGHT-EX-104 P/P - POINT OF CURVATURE P/P - POINT OF TANGENCY O/P - OFFICIAL RECORD W/L - WEATHER M - MOUNT S - SAND T - TIDE C - CLAY B - BATH
---	--

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 108.43 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, 327.88 FEET; COURSE NO. 3: SOUTH 09°33'08" 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, 482.00 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, 860.00 FEET; COURSE NO. 2: SOUTH 29°40'12" EAST, 284.00 FEET; COURSE NO. 3: SOUTH 04°48'12" EAST, 250.83 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 2088.24 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF THE INTRACASTAL WATERWAY; THENCE NORTH 08°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-B, F.A.C. AND CHAPTER 21HH-8, 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, 88.33 FEET; COURSE NO. 2: NORTH 13°25'31" WEST, 118.34 FEET; TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF THE INTRACASTAL 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-B, F.A.C. AND CHAPTER 21HH-8, 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, 108.80 FEET; COURSE NO. 2: NORTH 39°39'37" WEST, 148.00 FEET; TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF THE INTRACASTAL 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-B, F.A.C. AND CHAPTER 21HH-8, 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, 35.01 FEET; COURSE NO. 2: NORTH 88°55'33" 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 1089, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 83°34'38" 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 BOOK 0539, PAGE 1089, 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°12'08" EAST FROM REFERENCE POINT "A"; THENCE NORTH 18°12'08" 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 SHEET

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

BEFORE OBSERVING GROUND AND STATED HEREON THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61017-6, FLORIDA ADMINISTRATIVE CODE, PARAGRAPH 61017-6.01(2)(b), FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3030 CROWN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 280-2703 • 18 NO. 0731



LEGEND
N = NORTH
P = POINT OF BEGINNING
C = CORNER
D = DISTANCE
L = LINE
B = BEARING
A = AREA
S = SURFACE
T = TYPICAL
E = ELEVATION
D = DELTA

DATE JULY 13, 2004

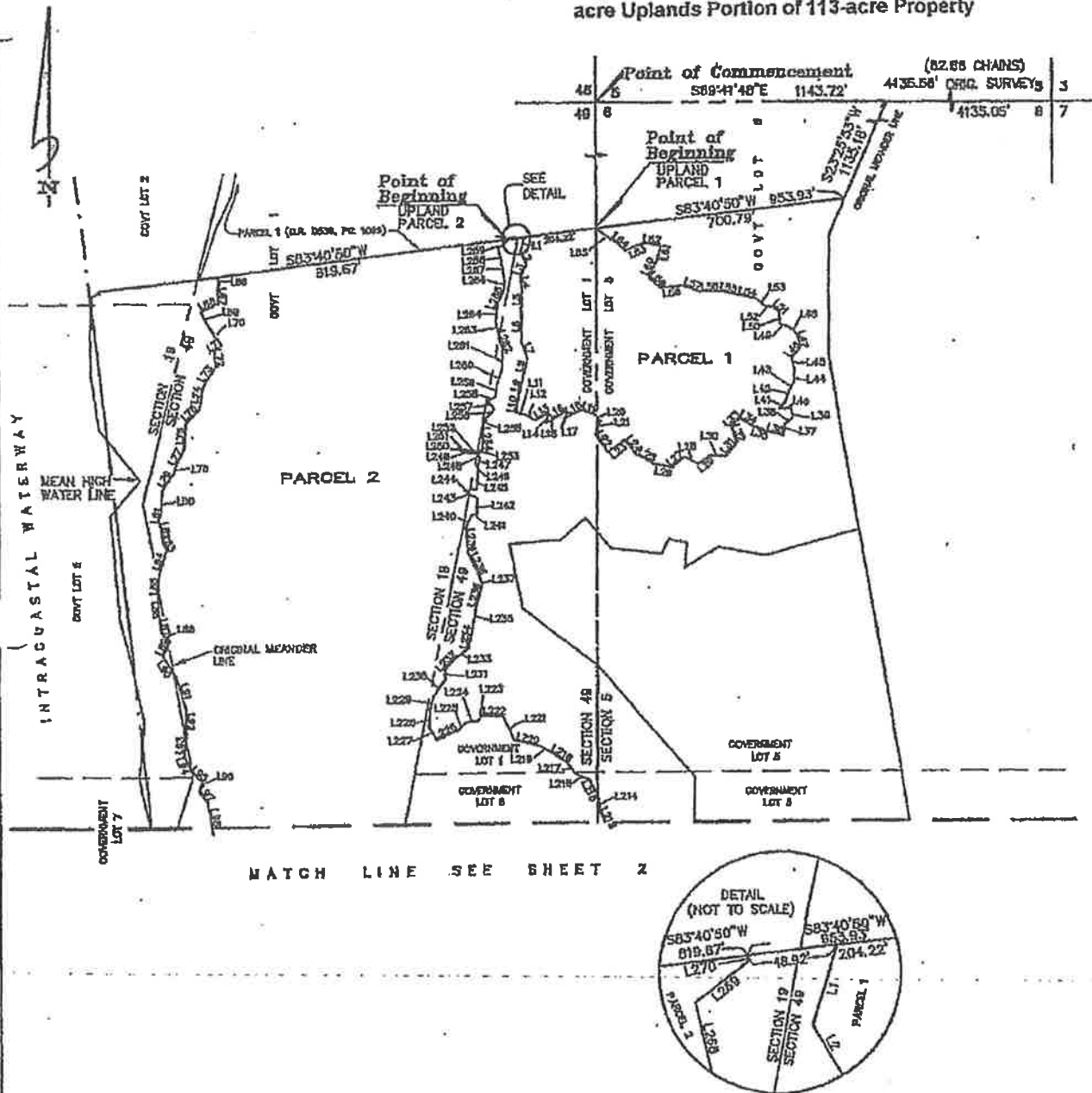
SCALE 1" = 500'

CHECKED BY [Signature]

GREGORY B. CLARY, P.L.S. CERT. NO. 5377

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
JOS No. 2005-393

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR
SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH
IN THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS
QUARTER 619V-A, JOURNAL-ADMINISTRATIVE, 2005, PURSUANT
SECTION 472.02, FLORIDA STATUTES, AND DOES NOT
NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3630 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2302 LB NO. 3731



DATE: MARCH 2006

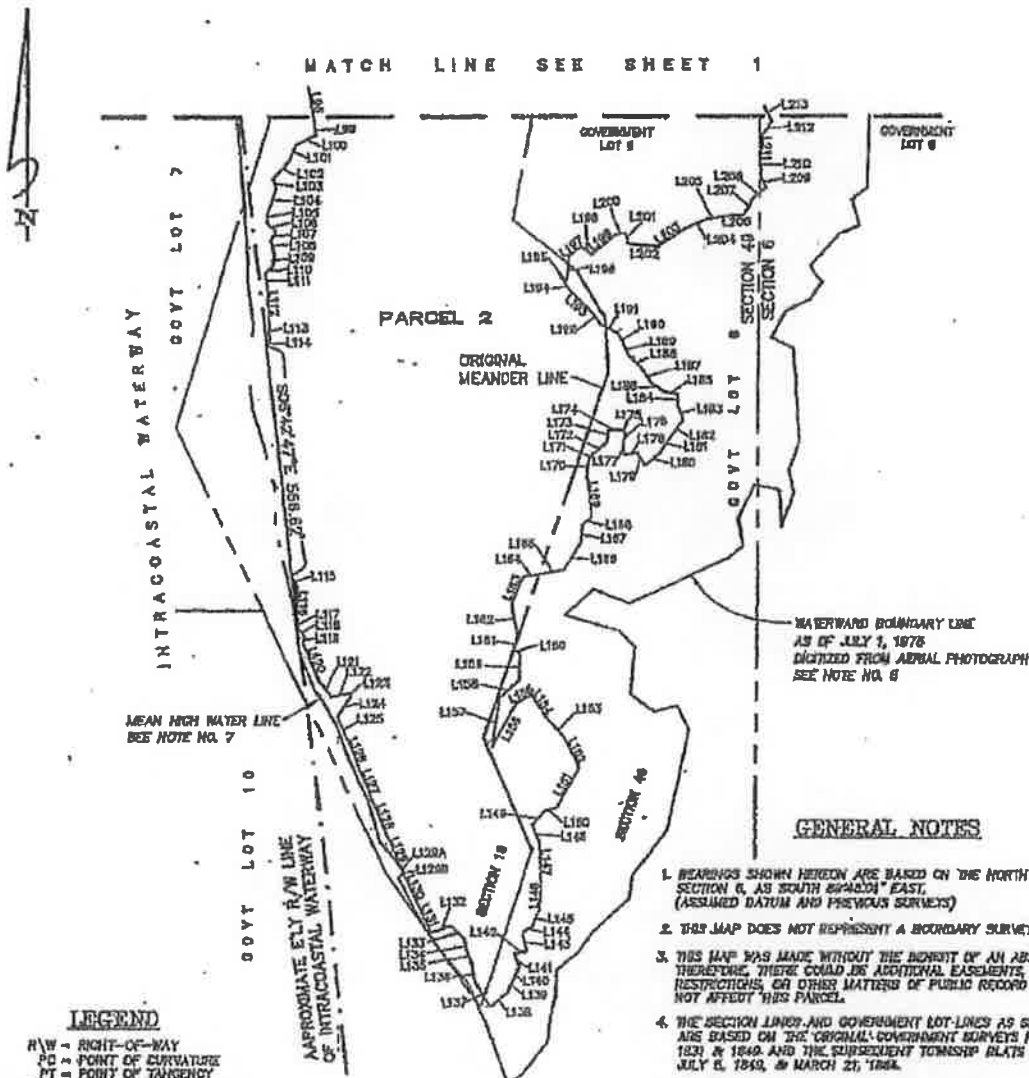
SCALE: N/A

CHECKED BY: W.S.

R. T. PRITMAN P.L.S. CERT NO 1827

MAP SHOWING

MATCH LINE SEE SHEET 1



WATERWARD BOUNDARY LINE
AS OF JULY 1, 1876
DIGITIZED FROM AERIAL PHOTOGRAPH
SEE NOTE NO. 6

GENERAL NOTES

1. BEARINGS SHOWN HEREIN ARE BASED ON THE NORTH LINE OF SECTION 6, AS SOUTH 69°42'00" 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 HEREIN ARE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED IN 1834 & 1849 AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1834, JULY 6, 1849, & MARCH 21, 1864.
5. WETLAND LINES SHOWN HEREIN BASED ON MAP BY CLARY & ASSOCIATES FILE NO. T2N-57G, DATED JUNE 1, 1996.
6. X- REF: CLARY & ASSOC. FILE NO. H1-10, H3-03, T2N-35, T2N-57G37B SURVEY BY SUNSHINE STATE SURVEYOR, INC. FILE NO. 87E-0270.
7. MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. H3-03, DATED DECEMBER 2, 1993.
8. WATERWARD BOUNDARY LINE SHOWN WAS DIGITIZED FROM AERIAL PHOTOGRAPH NEGATIVE NO. A20 12028-174-12, AERIAL NO. 6/16, TAKEN JANUARY 23, 1974, AS PROVIDED BY THE HASSAU COUNTY PROPERTY APPRAISER'S OFFICE. (SEE CLARY & ASSOC. INC. MAP FILE NO. T2N-37)

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
POC = POINT OF COMPOUND CURVE
CL = CENTERLINE
MHWL = MEAN-HIGH WATER LINE
GOVT = GOVERNMENT

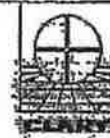
SHEET 2 OF 9

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 HEREIN, THIS MAP OR SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 120-2, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO THE FLORIDA STATUTES, CHAPTER 349, F.S. (SEE FLORIDA STATUTES, CHAPTER 349, F.S. FOR A COMPLETE LIST OF STANDARDS).

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3650 CROWN POINT ROAD, SUITE 100
JACKSONVILLE, FLORIDA 32259
(904) 260-1203 FAX NO. 3735



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

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

MAP SHOWING

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	44.14	S17°13'24"W	L56	51.11	S88°00'31"W	L111	28.13	S11°13'25"E
L2	37.77	S30°09'07"E	L57	56.09	N70°12'28"W	L112	91.10	S03°30'40"E
L3	42.47	S25°59'31"W	L58	60.06	S83°36'37"W	L113	42.34	S01°09'27"E
L4	29.10	S10°33'26"E	L59	42.23	N44°46'36"W	L114	12.61	S43°09'16"W
L5	60.58	S02°10'19"W	L60	55.12	N24°21'39"E	L115	27.79	S24°36'25"E
L6	68.91	S00°07'53"W	L61	37.96	N13°31'32"E	L116	81.14	S00°40'18"E
L7	50.91	S21°10'52"E	L62	48.79	N80°53'00"W	L117	19.16	S06°42'47"E
L8	48.34	S16°12'58"W	L63	53.12	S67°02'56"W	L118	22.54	S41°17'03"E
L9	61.63	S13°55'53"W	L64	50.17	N51°42'00"W	L119	21.03	S07°58'59"W
L10	43.84	S09°55'59"W	L65	52.60	N54°14'14"W	L120	97.13	S23°22'17"E
L11	27.58	S79°54'16"E	L66	32.17	S06°12'26"W	L121	48.41	S37°29'36"E
L12	34.19	S55°55'25"E	L67	43.20	S00°43'14"E	L122	46.50	N79°08'54"E
L13	42.94	N52°26'44"E	L68	54.91	S66°37'43"W	L123	8.48	S47°03'22"E
L14	28.26	S10°32'46"W	L69	40.09	S26°47'01"E	L124	62.12	S34°52'47"W
L15	19.06	N62°20'22"E	L70	70.54	S34°28'50"E	L125	60.43	S26°54'22"E
L16	44.72	N59°10'11"E	L71	29.88	S52°43'47"W	L126	63.98	S22°29'46"E
L17	17.90	S05°04'47"E	L72	40.56	S12°55'52"E	L127	103.70	S22°26'49"E
L18	48.73	N63°00'16"E	L73	68.33	S34°50'09"W	L128	78.39	S23°04'12"E
L19	39.47	S68°48'49"E	L74	62.01	S08°08'27"W	L129	93.24	S23°47'18"E
L20	22.47	S37°38'19"E	L75	56.88	S43°06'29"W	L129A	17.24	S39°20'31"E
L21	39.82	S18°51'24"W	L76	70.57	S03°57'04"W	L129B	4.81	S39°19'23"W
L22	59.57	S34°28'21"E	L77	62.08	S27°42'55"W	L130	78.19	S26°13'06"E
L23	57.23	N53°11'47"E	L78	10.29	S01°54'42"W	L131	81.06	S26°52'25"E
L24	53.19	S38°33'29"E	L79	65.56	S35°38'03"W	L132	50.77	N71°21'42"E
L25	55.78	S62°31'19"E	L80	55.57	S02°24'09"W	L133	45.47	S45°49'21"E
L26	50.31	S78°27'53"E	L81	29.08	S13°21'41"W	L134	30.97	S13°37'44"E
L27	45.42	N50°34'12"E	L82	55.93	S10°29'18"E	L135	39.22	S19°47'51"E
L28	43.00	S60°43'47"E	L83	27.52	S28°09'20"E	L136	34.98	S05°18'19"E
L29	40.26	N52°43'36"E	L84	73.83	S18°32'11"W	L137	73.60	S31°21'20"E
L30	46.12	S88°12'09"E	L85	62.12	S03°32'52"W	L138	55.84	N51°36'38"E
L31	47.01	N41°45'57"E	L86	72.81	S04°20'27"E	L139	39.09	N24°08'26"E
L32	47.55	N22°14'57"W	L87	26.54	S11°08'22"E	L140	29.05	N23°02'30"E
L33	35.18	N48°11'27"E	L88	34.76	S47°11'08"E	L141	33.16	N20°01'35"W
L34	37.86	S58°00'14"E	L89	47.69	S24°56'03"W	L142	32.32	N01°17'35"E
L35	58.66	S71°01'02"E	L90	68.56	S34°09'22"E	L143	47.79	N13°57'54"W
L36	35.37	S75°24'17"E	L91	93.20	S18°01'29"E	L144	25.79	N59°56'09"E
L37	32.83	N09°03'14"E	L92	73.45	S00°03'09"E	L145	49.94	N23°56'51"E
L38	26.25	N53°00'50"E	L93	60.56	S04°37'31"W	L146	59.13	N01°23'38"E
L39	24.07	N05°17'04"W	L94	48.84	S23°02'28"E	L147	36.48	N01°52'28"W
L40	34.83	N24°31'41"W	L95	42.47	S49°56'00"E	L148	47.07	N24°22'15"W
L41	20.98	N41°40'31"E	L96	28.89	S21°51'26"W	L149	44.74	N42°45'18"E
L42	43.49	N21°56'48"E	L97	40.05	S40°48'31"E	L150	30.01	N73°55'32"E
L43	18.80	N34°35'47"E	L98	91.45	S10°05'51"E	L151	109.70	N30°06'31"E
L44	36.76	N02°39'18"E	L99	23.93	S08°51'12"E	L152	77.79	N25°47'00"W
L45	32.65	N15°39'06"W	L100	54.23	S62°16'58"W	L153	73.17	N43°11'45"W
L46	41.05	N42°40'30"E	L101	41.94	S23°47'57"W	L154	61.00	N33°24'53"W
L47	38.45	N13°41'45"W	L102	58.55	S41°57'38"W	L155	42.75	S63°59'40"W
L48	32.82	N50°05'20"W	L103	21.18	S27°01'24"E	L156	120.09	S30°12'26"W
L49	27.61	N68°08'28"W	L104	67.06	S20°20'26"W	L157	107.90	N08°53'39"E
L50	27.97	N08°06'58"E	L105	21.85	S04°45'57"W	L158	65.29	N48°16'17"E
L51	22.23	N45°28'07"W	L106	29.16	S48°57'05"E	L159	64.28	N00°02'08"E
L52	27.87	N78°30'48"W	L107	24.78	S24°59'24"W	L160	17.27	N65°03'31"W
L53	29.06	N60°10'20"W	L108	31.20	S13°59'27"E	L161	32.44	N20°27'27"E
L54	58.58	N76°09'34"W	L109	32.27	S04°52'56"W	L162	84.84	N10°54'24"W
L55	50.47	N79°18'25"W	L110	24.90	S52°11'21"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, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: J.S.
JOB No. 2006-393

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL REQUIREMENTS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, AFTER 9/10/78, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, F.S., FLORIDA STATUTES AND DOES NOT MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.
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(904) 250-2785 15 NO. 3751



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: JES

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

MAP SHOWING

LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L164	47.88	N81°26'01"E	L219	38.73	N61°24'28"W
L165	54.09	N90°01'37"E	L220	76.00	N77°15'09"W
L166	76.24	N33°23'12"E	L221	75.11	N26°08'20"W
L167	42.06	N04°14'50"E	L222	59.96	N87°13'53"W
L168	31.73	N48°35'06"E	L223	18.44	S41°57'59"W
L169	103.24	N06°43'43"W	L224	32.02	S86°44'42"W
L170	32.37	N06°55'43"E	L225	37.28	S45°56'41"W
L171	19.57	N38°10'24"E	L226	62.80	S66°10'34"W
L172	46.10	N49°19'11"E	L227	44.68	N32°04'44"W
L173	26.11	N05°42'31"E	L228	44.68	N04°00'41"E
L174	31.50	N89°13'37"E	L229	40.56	N14°01'24"E
L175	14.81	S57°38'59"E	L230	56.17	N36°09'27"E
L176	23.72	S17°17'08"W	L231	20.71	N00°14'29"W
L177	28.37	S03°48'17"E	L232	42.14	N44°06'34"E
L178	32.56	N81°48'44"E	L233	49.13	N50°53'08"E
L179	34.32	S31°11'03"E	L234	59.33	N11°11'00"E
L180	46.15	N48°39'29"E	L235	57.97	N18°04'34"E
L181	45.69	N33°17'33"E	L236	60.56	N17°17'25"E
L182	50.45	N37°09'30"E	L237	14.78	N14°10'08"W
L183	38.40	N23°52'30"W	L238	89.67	N25°32'41"W
L184	26.01	N01°40'20"E	L239	64.29	N05°52'58"W
L185	33.23	N78°42'40"W	L240	42.83	N26°13'54"E
L186	37.47	N59°54'03"W	L241	13.37	N77°13'35"E
L187	39.73	N32°02'07"W	L242	43.64	N02°48'04"E
L188	44.35	N44°32'44"W	L243	42.10	N60°51'45"W
L189	27.04	N23°21'44"W	L244	33.89	N81°08'23"E
L190	32.09	N30°39'50"W	L245	33.86	N09°26'28"E
L191	44.54	N54°28'43"W	L246	31.02	N01°22'11"E
L192	48.95	N40°28'53"W	L247	22.98	N12°25'06"E
L193	61.93	N47°04'56"W	L248	18.57	N53°09'42"W
L194	44.82	N37°49'02"W	L249	36.96	N79°12'01"W
L195	18.71	S66°43'38"E	L250	18.58	N36°05'25"W
L196	57.51	N04°19'50"E	L251	39.82	S79°34'56"E
L197	38.44	N53°32'35"E	L252	21.63	S72°56'52"E
L198	32.67	S52°42'02"E	L253	19.28	N42°29'04"E
L199	76.75	N32°02'41"E	L254	45.31	N05°15'21"W
L200	22.61	N82°36'46"E	L255	37.61	N18°15'22"E
L201	24.72	S19°49'35"E	L256	33.70	N42°38'41"E
L202	69.60	S84°30'37"E	L257	25.06	N37°57'57"W
L203	75.38	N57°02'24"E	L258	26.47	N50°45'53"E
L204	55.99	N67°48'15"E	L259	28.93	N06°31'46"E
L205	51.05	N77°05'19"E	L260	53.33	N18°14'24"E
L206	42.66	N88°08'18"E	L261	58.61	N00°08'58"E
L207	48.70	N29°13'20"E	L262	30.25	N20°40'12"W
L208	36.16	N54°39'43"E	L263	49.59	N10°30'39"W
L209	33.46	N28°26'27"W	L264	47.19	N07°10'53"E
L210	42.85	N01°21'49"W	L265	43.76	N24°36'46"E
L211	42.78	N01°01'57"W	L266	25.45	N07°52'53"E
L212	50.58	N31°15'19"E	L267	58.16	N11°22'13"W
L213	38.62	N26°51'13"W	L268	32.48	N12°39'35"W
L214	45.88	N07°27'03"W	L269	34.80	N52°18'40"E
L215	55.55	N26°20'03"W	L270	3.26	N00°27'16"W
L216	40.52	N69°00'26"W			
L217	85.21	N35°58'03"W			
L218	53.49	N57°15'39"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 PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, 1001 N. W. 11th St., FLORIDA ADMINISTRATIVE CODE, CHAPTER 120, PART 1, F.A.C. 120.01(1) (b) 1. THIS MAP OR PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, 1001 N. W. 11th St., FLORIDA ADMINISTRATIVE CODE, CHAPTER 120, PART 1, F.A.C. 120.01(1) (b) 1.

Clary & Associates, Inc.
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(904) 268-9705 LD HQ. 3731



DATE: JANUARY 2008

SCALE: 1/4" = 1'

CHECKED BY: JLS

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;

SHEET 5 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. 2006-303

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE STANDARD TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 1617-5, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 1617.02, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.
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JACKSONVILLE, FLORIDA 32257
(904) 289-2793 TX NO. 3331



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: JLS

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, 27.81 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;

SHEET 6 OF 9

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN 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 AMERICAN TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 81017-5, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472002, FLORIDA STATUTES, AND DOES NOT ASSURE WEST MAP OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

3630 CROWN POINT ROAD SUITE "A"

ORLANDO, FLORIDA 32257

TEL: 269-2203 FAX: 269-3734



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: JLS

B. L. PETTMAN, 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°29'48" 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, 38.09 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;

SHEET 7 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. 2006-383

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR MEASUREMENTS THEREON SHALL BE CONSIDERED TO BE IN ACCORDANCE WITH THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 461, F.S., FLORIDA ADMINISTRATIVE CODES, PURSUANT TO CHAPTER 461.022, FLORIDA STATUTES, AND DOES NOT REPRESENT ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 GROWN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 755-2703 FAX NO. 3731



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: JLS

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, 45.89 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,

SHEET 8 OF 9

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

DRAFTER: JLS
JOB No. 2006-393

"NEEDS, OTHERWISE, SHOWN AND STATED HEREON, THIS MAP OR
VEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH
BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS,
ARTICLE 1000-01, FLORIDA ADMINISTRATIVE CODE, PURSUANT
TO CHAPTER 461, FLORIDA STATUTES, AND DOES NOT
NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD SUITE "A"

JACKSONVILLE, FLORIDA 32257

(904) 266-2705 FAX NO. 3731



DATE MARCH 2006

SCALE N/A

CHECKED BY: JLS

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.

SHEET 9 OF 9

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN 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 MAP-RENTS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, JUNE 1917-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 462, FLORIDA STATUTES, AND DOES NOT MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

5850 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 758-2703



DATE: MARCH 2008

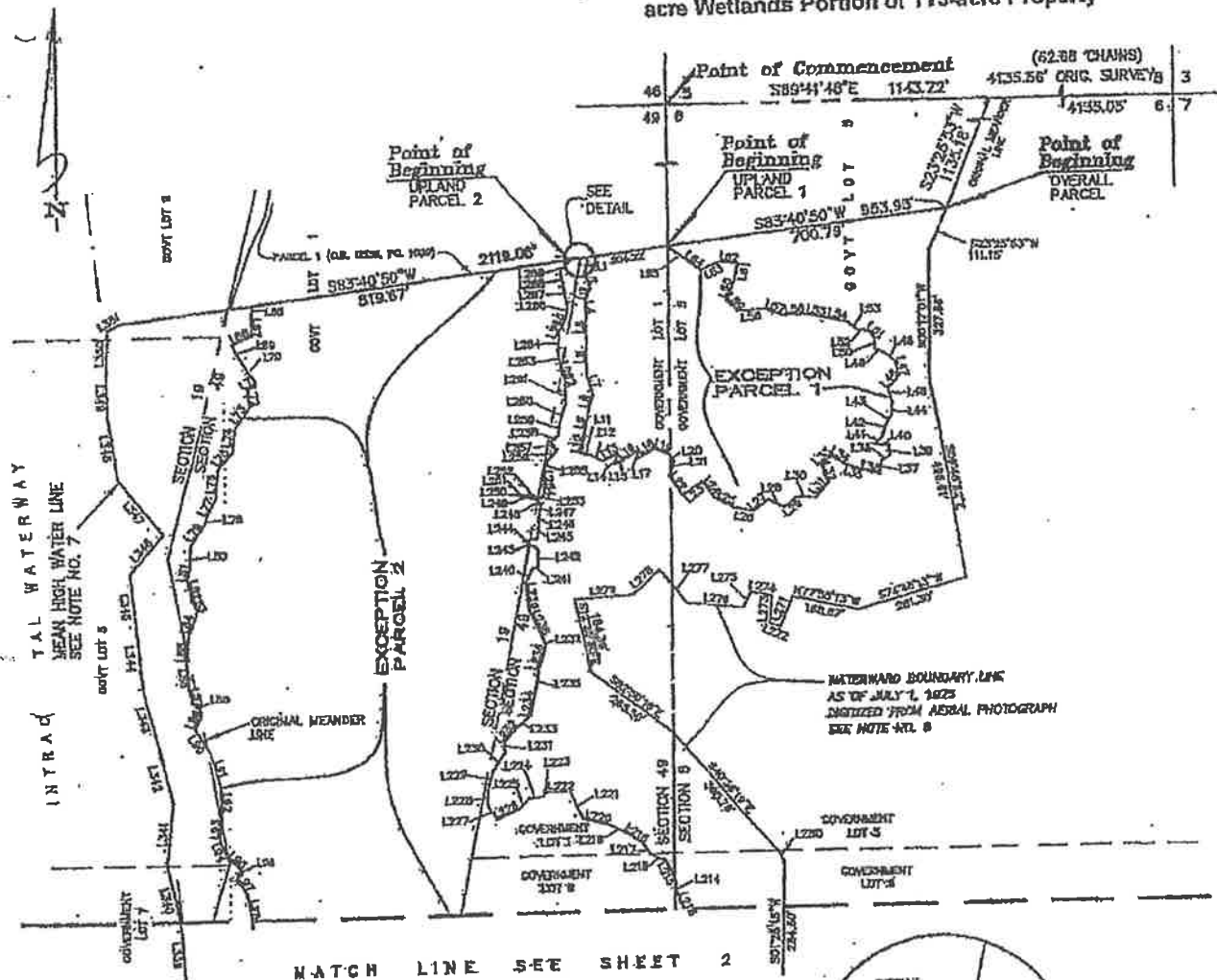
SCALE: 1/4" = 1'

CHECKED BY: JPS

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: JIS
JOB NO: 2005-394

USE OTHERWISE SHOWN AND STATED HEREON. THIS MAP OR
 ANY PART THEREOF DOES NOT REPRESENT THE STANDARDS SET FORTH
 BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS,
 FLORIDA, IN THE ADMINISTRATION OF THE FLORIDA
 SURVEYING BOARD, AND DOES NOT
 REPRESENT THE STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS,
 FLORIDA, IN THE ADMINISTRATION OF THE FLORIDA SURVEYING BOARD.

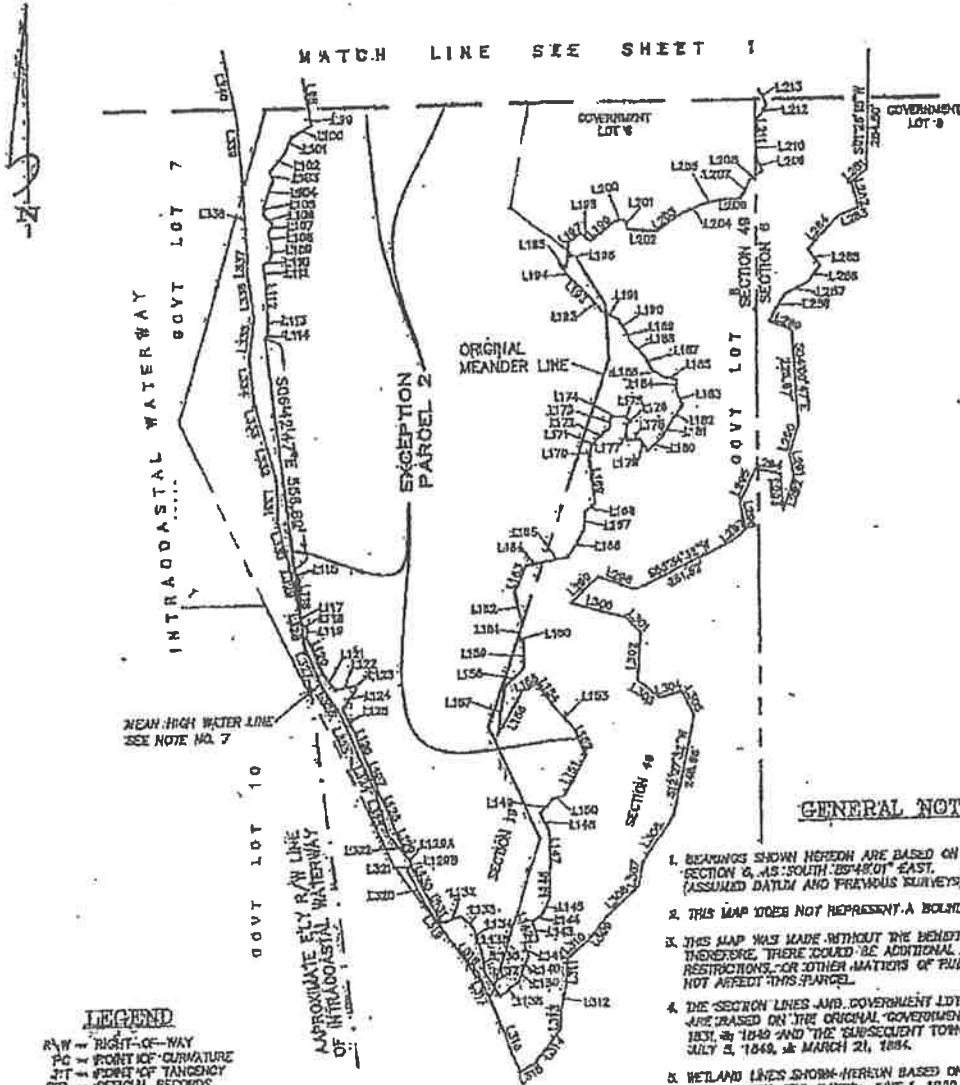
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3838 CHOWEN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257
904/361-2705 FAX 904/361-5751



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

L. J. Thomas

MAP SHOWING



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6, 15° SOUTH 25° 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. 1854, JULY 3, 1868, & MARCH 21, 1884.
5. WETLAND LINES SHOWN HEREON BASED ON MAP BY CLARY & ASSOCIATES FILE NO. 724-570, DATED JUNE 1, 1999.
6. K-REED CLARY & ASSOC. FILE NO. W1-90, R3-ED, T2N-35, T2N 57&57B SURVEY BY SUNSHINE STATE SURVEYORS, INC. FILE NO. 87E-221A.
7. NEAR HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. 724-570, DATED AUGUST 12, 1998.
8. WATERWARD BOUNDARY LINE SHOWN WAS DERIVED FROM AERIAL PHOTOGRAPH NEGATIVE INCL. A20 32089-174-12, AERIAL NO. 8719, TAKEN JANUARY 22, 1974, AS PROVIDED BY THE NASSAU COUNTY PROPERTY APPRAISERS OFFICE. (SEE CLARY & ASSOC. INC. MAP FILE NO. 724-57)

LEGEND
 R/W = RIGHT-OF-WAY
 PC = POINT OF CURVATURE
 PT = POINT OF TANGENCY
 OTR = OFFICIAL RECORDS
 PB = PLAT BOOK
 PG(S) = PAGE(S)
 L = ARC LENGTH
 T = TANGENT
 R = RADII
 CH = CHORD
 Δ = ANGLE
 PRC = POINT OF REVERSE CURVE
 PCC = POINT 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: JUS
 JOB No. 2008-394

IT IS HEREBY CERTIFIED THAT THE MAP OR PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND MAP AS SHOWN ON THE ORIGINAL SURVEY AND MAP RECORDS AND THAT THE SAME HAVE BEEN EXAMINED AND FOUND TO BE TRUE AND CORRECT.

Clary & Associates, Inc.
 PROFESSIONAL LAND SURVEYORS
 3500 N. W. 10th Ave., Suite "A"
 Fort Lauderdale, Florida 33309
 (954) 575-2700
 FAX (954) 575-2701



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

B. L. Retman
 B. L. RETMAN, P.E. CERT. NO. 4827

MAP SHOWING

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	44.34	S17°13'24"W	L56	51.31	S08°00'31"W	L111	28.13	S11°18'55"E
L2	33.77	S80°09'07"E	L57	56.09	N70°12'28"W	L112	91.10	S09°20'40"E
L3	42.47	S25°53'31"W	L58	60.06	S83°26'37"W	L113	42.34	S01°09'27"E
L4	29.10	S10°33'28"E	L59	42.23	N44°46'36"W	L114	12.61	S45°05'18"W
L5	60.58	S02°10'15"W	L60	55.12	N24°21'39"E	L115	27.79	S24°36'23"E
L6	88.91	S00°07'55"W	L61	37.96	N13°31'32"E	L116	81.14	S00°40'18"E
L7	50.91	S21°10'52"E	L62	48.79	N80°53'00"W	L117	19.16	S06°42'47"E
L8	48.84	S16°12'58"W	L63	58.12	S67°02'56"W	L118	22.34	S41°17'53"E
L9	61.68	S18°55'55"W	L64	50.17	N51°42'00"W	L119	21.03	S07°58'59"W
L10	43.84	S09°55'59"W	L65	52.60	N54°14'14"W	L120	97.13	S23°22'17"E
L11	87.58	S79°54'18"E	L66	82.17	S06°12'26"W	L121	48.41	S37°29'36"E
L12	34.19	S39°55'25"E	L67	43.20	S00°45'14"E	L122	46.50	N79°08'54"E
L13	42.94	N62°26'44"E	L68	54.91	S66°37'48"W	L123	8.48	S47°05'32"E
L14	28.26	S10°52'48"W	L69	40.09	S26°47'01"E	L124	62.12	S84°52'47"W
L15	19.06	N62°20'22"E	L70	70.34	S34°28'50"E	L125	60.43	S26°54'22"E
L16	44.72	N59°10'11"E	L71	29.88	S52°49'47"W	L126	63.98	S22°29'46"E
L17	17.90	S05°04'47"E	L72	48.36	S12°55'52"E	L127	103.70	S22°26'49"E
L18	48.73	N68°08'16"E	L73	68.33	S34°50'09"W	L128	78.39	S23°04'12"E
L19	39.47	S68°48'49"E	L74	62.01	S08°08'27"W	L129	83.24	S23°47'18"E
L20	22.47	S27°36'19"E	L75	56.88	S49°06'29"W	L129A	17.24	S39°20'31"E
L21	89.82	S16°51'94"W	L76	70.57	S03°57'04"W	L129B	4.81	S39°19'23"W
L22	59.57	S34°25'21"E	L77	62.08	S27°42'58"W	L130	78.19	S26°13'06"E
L23	57.23	N53°11'47"E	L78	10.29	S01°54'42"W	L131	81.06	S26°52'29"E
L24	58.19	S98°38'29"E	L79	65.56	S35°38'09"W	L132	50.77	N71°21'42"E
L25	55.78	S62°31'19"E	L80	55.57	S02°24'09"W	L133	45.47	S45°49'21"E
L26	50.31	S78°27'53"E	L81	29.08	S18°21'41"W	L134	30.97	S13°37'41"E
L27	45.42	N50°34'12"E	L82	55.93	S10°29'18"E	L135	39.22	S19°47'51"E
L28	43.00	S66°49'47"E	L83	27.52	S28°09'20"E	L136	34.98	S03°18'19"E
L29	40.26	N52°43'36"E	L84	73.83	S18°32'11"W	L137	73.60	S31°21'20"E
L30	46.12	S88°12'09"E	L85	62.12	S03°22'52"W	L138	55.84	N51°36'38"E
L31	47.01	N41°45'57"E	L86	72.81	S04°20'27"E	L139	39.09	N24°08'26"E
L32	47.33	N22°14'57"W	L87	26.34	S11°08'22"E	L140	29.05	N25°02'30"E
L33	35.18	N48°11'37"E	L88	34.76	S47°11'08"E	L141	39.16	N20°01'38"W
L34	37.86	S38°00'14"E	L89	47.69	S24°56'05"W	L142	32.32	N81°17'35"E
L35	88.66	S71°01'02"E	L90	68.56	S34°09'22"E	L143	47.79	N13°57'54"W
L36	33.37	S73°34'17"E	L91	93.20	S18°01'29"E	L144	25.79	N59°56'59"E
L37	32.83	N09°02'14"E	L92	78.45	S00°03'09"E	L145	49.94	N23°56'51"E
L38	26.23	N53°00'50"E	L93	60.56	S04°37'31"W	L146	59.18	N01°23'08"E
L39	24.07	N05°17'04"W	L94	48.84	S29°02'28"E	L147	96.48	N01°52'28"W
L40	84.03	N84°01'41"W	L95	42.47	S48°36'00"E	L148	47.07	N24°22'15"W
L41	80.98	N41°40'31"E	L96	28.39	S21°51'26"W	L149	44.74	N42°45'18"E
L42	48.49	N21°56'49"E	L97	40.05	S40°48'31"E	L150	30.01	N73°35'52"E
L43	18.80	N34°25'47"E	L98	91.45	S10°05'61"E	L151	109.70	N30°06'31"E
L44	36.76	N02°39'18"E	L99	23.93	S08°31'12"E	L152	77.79	N25°47'00"W
L45	32.65	N15°39'08"W	L100	54.23	S62°16'39"W	L153	73.17	N49°11'49"W
L46	41.03	N42°40'30"E	L101	41.94	S23°47'57"W	L154	61.80	N33°24'53"W
L47	28.43	N13°41'43"W	L102	58.55	S41°57'38"W	L155	42.75	S69°39'48"W
L48	32.82	N50°09'20"W	L103	21.18	S27°01'24"E	L156	120.09	S30°12'26"W
L49	27.61	N68°10'28"E	L104	67.06	S20°20'26"W	L157	117.90	N08°55'59"E
L50	27.97	N00°40'58"E	L105	21.85	S04°45'57"W	L158	65.29	N48°16'17"E
L51	22.20	N49°23'07"W	L106	29.16	S48°57'03"E	L159	64.22	N00°02'08"E
L52	27.87	N38°50'48"W	L107	24.78	S24°59'24"W	L160	17.27	N65°03'31"W
L53	29.06	N59°18'20"W	L108	31.20	S13°59'27"E	L161	32.44	N20°27'27"E
L54	58.58	N78°09'34"W	L109	32.27	S04°52'56"W	L162	84.04	N10°54'24"W
L55	50.47	N79°18'25"W	L110	24.90	S52°11'21"W	L163	68.17	N25°08'33"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, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No. 2006-594

THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, FLORIDA, HAS REVIEWED THIS DRAWING, SKETCH, PLAN OR MAP AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND THE FLORIDA SURVEYING AND MAPPING BOARD'S RULES AND REGULATIONS.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

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(904) 255-2700 FAX (904) 255-2701



DRAWN BY: JLS
SCALE: N/A
CHECKED BY: JLS

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

MAP SHOWING

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L164	47.88	N81°26'01"E	L219	38.73	N61°24'28"W	L274	50.99	N78°33'11"W
L165	54.09	N80°01'37"E	L220	26.00	N77°15'09"W	L275	44.72	S26°40'08"W
L166	76.24	N83°23'12"E	L221	75.11	N26°08'20"W	L276	140.80	N89°46'31"W
L167	42.06	N04°14'50"E	L222	59.96	N87°15'53"W	L277	110.11	N39°22'07"W
L168	81.73	N48°35'06"E	L223	18.44	S41°57'59"W	L278	92.20	S49°30'09"W
L169	103.24	N06°48'43"W	L224	32.82	S86°44'42"W	L279	150.38	S86°17'23"W
L170	32.37	N06°55'43"E	L225	37.28	S45°56'41"W	L280	30.83	S28°09'09"E
L171	19.57	N38°10'34"E	L226	62.88	S66°10'34"W	L281	46.38	S50°44'00"W
L172	46.10	N49°19'11"E	L227	44.68	N32°04'44"W	L282	63.24	S14°41'47"E
L173	26.11	N05°42'31"E	L228	44.68	N04°00'41"E	L283	49.57	S68°36'34"W
L174	31.58	N89°15'37"E	L229	40.56	N14°01'24"E	L284	109.78	S44°18'07"W
L175	14.81	S57°38'59"E	L230	56.17	N36°09'27"E	L285	49.14	S39°46'33"E
L176	23.72	S17°19'06"W	L231	28.71	N00°14'29"W	L286	53.44	S88°11'28"W
L177	28.37	S03°48'17"E	L232	42.14	N44°06'34"E	L287	59.41	S64°37'59"W
L178	32.56	N81°48'44"E	L233	49.13	N50°53'28"E	L288	73.29	S29°37'53"W
L179	84.82	S31°11'38"E	L234	59.98	N11°11'00"E	L289	57.34	S64°06'22"E
L180	46.15	N48°39'39"E	L235	57.97	N10°04'34"E	L290	75.00	S19°21'25"W
L181	45.69	N33°17'39"E	L236	60.56	N17°17'23"E	L291	59.04	S12°53'02"E
L182	50.45	N37°09'30"E	L237	14.73	N14°10'06"W	L292	85.26	S19°21'25"W
L183	38.48	N23°52'30"W	L238	89.67	N25°32'41"W	L293	87.20	N02°51'23"W
L184	26.01	N01°40'20"E	L239	64.29	N05°52'58"W	L294	62.01	N78°28'06"W
L185	38.25	N78°42'40"W	L240	42.83	N26°18'54"E	L295	88.59	S26°27'02"W
L186	37.47	N53°54'03"W	L241	19.87	N77°13'35"E	L296	67.54	S09°53'47"E
L187	39.73	N32°02'07"W	L242	43.64	N02°48'04"E	L297	44.72	S51°12'50"W
L188	44.35	N44°32'44"W	L243	42.18	N60°51'46"W	L298	94.43	N69°24'30"W
L189	27.84	N83°21'44"W	L244	33.89	N81°06'23"E	L299	94.17	S49°26'23"W
L190	32.09	N30°39'50"W	L245	33.86	N09°26'28"E	L300	141.93	S74°27'56"E
L191	44.54	N64°23'43"W	L246	31.02	N01°28'11"E	L301	52.74	S44°09'52"E
L192	48.95	N40°28'53"W	L247	22.98	N12°25'06"E	L302	113.69	S04°55'55"W
L193	61.93	N47°04'56"W	L248	18.57	N53°09'42"W	L303	69.62	S52°17'89"E
L194	44.82	N37°49'02"W	L249	36.96	N79°12'01"W	L304	56.74	N75°39'06"E
L195	18.71	S66°43'38"E	L250	18.58	N56°05'25"W	L305	64.80	S27°58'22"E
L196	57.51	N04°19'50"E	L251	39.82	S79°34'56"E	L306	134.68	S36°29'03"W
L197	98.44	N53°32'35"E	L252	21.63	S72°56'52"E	L307	57.66	S08°52'37"W
L198	82.67	S32°42'52"E	L253	19.28	N42°29'04"E	L308	114.05	S48°19'57"W
L199	76.75	N52°02'41"E	L254	45.31	N05°19'21"W	L309	59.38	S37°00'40"W
L200	22.61	N82°56'46"E	L255	37.61	N18°15'22"E	L310	73.70	S51°15'51"W
L201	24.72	S19°49'55"E	L256	35.70	N42°38'41"E	L311	69.56	S01°38'19"W
L202	69.60	S84°30'37"E	L257	25.86	N37°57'57"W	L312	84.31	S13°22'22"W
L203	75.38	N57°02'24"E	L258	26.47	N50°49'53"E	L313	54.62	S05°31'05"W
L204	53.99	N67°48'25"E	L259	28.93	N06°31'46"E	L314	99.52	S38°41'06"W
L205	51.05	N77°05'19"E	L260	53.33	N18°14'24"E	L315	43.99	S57°51'29"W
L206	42.66	N88°08'18"E	L261	53.61	N00°08'38"E	L316	165.67	N20°47'36"W
L207	48.79	N29°13'20"E	L262	30.25	N20°40'12"W	L317	100.27	N24°41'45"W
L208	36.16	N54°39'43"E	L263	49.59	N10°30'39"W	L318	102.29	N41°03'43"W
L209	83.46	N22°26'27"W	L264	47.19	N07°10'33"E	L319	100.28	N33°13'02"W
L210	42.85	N01°21'49"W	L265	43.76	N24°35'46"E	L320	100.02	N27°40'04"W
L211	42.78	N01°01'57"W	L266	25.45	N07°52'59"E	L321	20.24	N39°19'23"E
L212	50.58	N31°15'19"E	L267	58.16	N11°22'13"W	L322	94.05	N39°20'31"W
L213	38.62	N26°31'13"W	L268	32.48	N12°39'35"W	L323	100.65	N15°50'14"W
L214	49.83	N07°27'03"W	L269	34.80	N32°18'40"E	L324	100.00	N25°25'34"W
L215	55.55	N26°20'03"W	L270	3.26	N00°27'16"W	L325	100.10	N22°16'35"W
L216	40.52	N69°00'26"W	L271	80.78	S21°54'18"W	L326	100.82	N32°08'50"W
L217	39.21	N35°58'03"W	L272	26.93	N68°03'42"W	L327	95.72	N21°56'58"W
L218	53.43	N57°15'39"W	L273	70.18	N04°11'22"E	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, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAWN BY JLS
JOB No. 2006-394

NO OTHER PERSON HAS STATED HEREON THAT HE OR SHE MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS. ANY PERSON WHOSE NAME APPEARS ON THIS DRAWING IS NOT A SURVEYOR OR MAPPER AND DOES NOT MEET THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS.

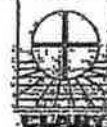
Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

2008-2009 FIDUCIARY STATE "A"

JACKSONVILLE, FLORIDA 32207

CLARY & ASSOCIATES, INC.



DATE: 11/11/2006

SCALE: N/A

CHECKED BY: JLS

E. I. Pittman

E. I. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

LINE TABLE		
LINE	LENGTH	BEARING
L329	100.00	N02°14'13"W
L330	100.08	N14°21'21"W
L331	101.79	N01°28'24"W
L332	100.22	N15°53'54"W
L333	94.90	N16°17'26"W
L334	100.22	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	N08°59'52"W
L339	121.15	N04°46'48"W
L340	160.18	N12°09'00"W
L341	160.02	N05°08'07"E
L342	141.70	N18°19'18"W
L343	158.82	N14°11'57"W
L344	149.95	N05°24'24"W
L345	144.68	N03°28'57"W
L346	128.72	N42°00'33"E
L347	184.51	N39°23'24"W
L348	155.85	N08°19'55"W
L349	108.87	N00°16'26"W
L350	114.51	N02°23'13"E
L351	80.64	N60°01'48"E

SHEET 5 OF 12

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DRAFTER: JLS
JOB No. 2005-384

THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

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DADE COUNTY, FLORIDA 33137

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DATE: MARCH 2006

SCALE: N/A

CHECKED BY: JLS

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;

SHEET 6 OF 12

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

DRAFTER: JLS
JOB No. 2005-394

UNLESS OTHERWISE SHOWN AND NOTED HEREON, THIS MAP OR PLAN MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, HARTLEY AND CO., FLORIDA, ADMINISTRATIVE CODE, FURNISHING EVIDENCE OF COMPLIANCE WITH THE FLORIDA PROFESSIONAL SURVEYING AND MAPPING ACT, AND DOES NOT VIOLATE ANY NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

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904-260-2700 FAX NO. 9734



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: [Signature]

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 35°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

SHEET 7 OF 12.

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

DRAWN BY: JCS
JOB NO. 2008-394

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

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3650 CROWN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32217
(904) 959-1785



CHECKED BY: JCS

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"

SHEET 8 OF 12

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

DRAFTER: JLS
JOB No. 2008-394

APPROVED: I HAVE READ AND STATED HEREON THIS MAP OR PLAN MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, AND THAT IT IS IN ACCORDANCE WITH THE ADMINISTRATIVE CODE PURSUANT TO CHAPTER 461, F.S. AND THE STANDARDS AND RULES OF THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS.

Glary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

5630 CROWN POINT ROAD, SUITE "A"

JACKSONVILLE, FLORIDA 32257

PHONE 904-266-2100 FAX 904-266-2101



DATE: 11/11/2008

SCALE: N/A

CHECKED BY: [Signature]

[Signature]

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 OF 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

SHEET 9 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

THIS DOCUMENT IS KNOWN AND STATED HEREON, THIS MAP OR PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, FLORIDA, AND IS IN ACCORDANCE WITH THE FLORIDA STATUTES AND RULES GOVERNING THE PRACTICE OF SURVEYING AND MAPPING.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS

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(904) 260-2700 FAX NO. 5431



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: [Signature]

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, 81.45 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;

SHEET 10 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: JS
JOB No. 2008-394

ARNESS OTHERWISE BROWN AND STATED: MOREON, THIS MAP OR
 NOT MEET THE JOURNALING TECHNICAL STANDARDS SET FORTH
 IN FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS
 AFTER 1917-8, FLORIDA ADMINISTRATIVE CODE PURSUANT
 TO THE 1922 FLORIDA STATUTES AND DOES NOT
 SECONDLY, UNLIKE OTHER NATIONAL OR REGIONAL STANDARDS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
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JACKSONVILLE, FLORIDA 32257
(904) 726-2725 (IN FLA. 325)



DATE JUNE 2016

SCALE N/A

CHECKED BY 175

B. L. PETERMAN, 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;

SHEET 11 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: J.S.
JOB No. 2005-394

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS. THE DRAFTER HAS NOT BEEN QUALIFIED BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS TO PREPARE THIS MAP OR PLAT, AND DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREON.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3908 CROWN POINT ROAD, SUITE "A"
LEESVILLE, FLORIDA 32257
P.L.S. NO. 3751



DATE: 10/20/2005

SCALE: N/A

CHECKED BY: JBS

B. I. PILLMAN, 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 28°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.

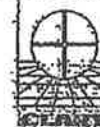
SHEET 12 OF 12

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DRAFTER: JES
JOB No. 2006-394

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Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3850 CROWN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257
P.O. Box 3731



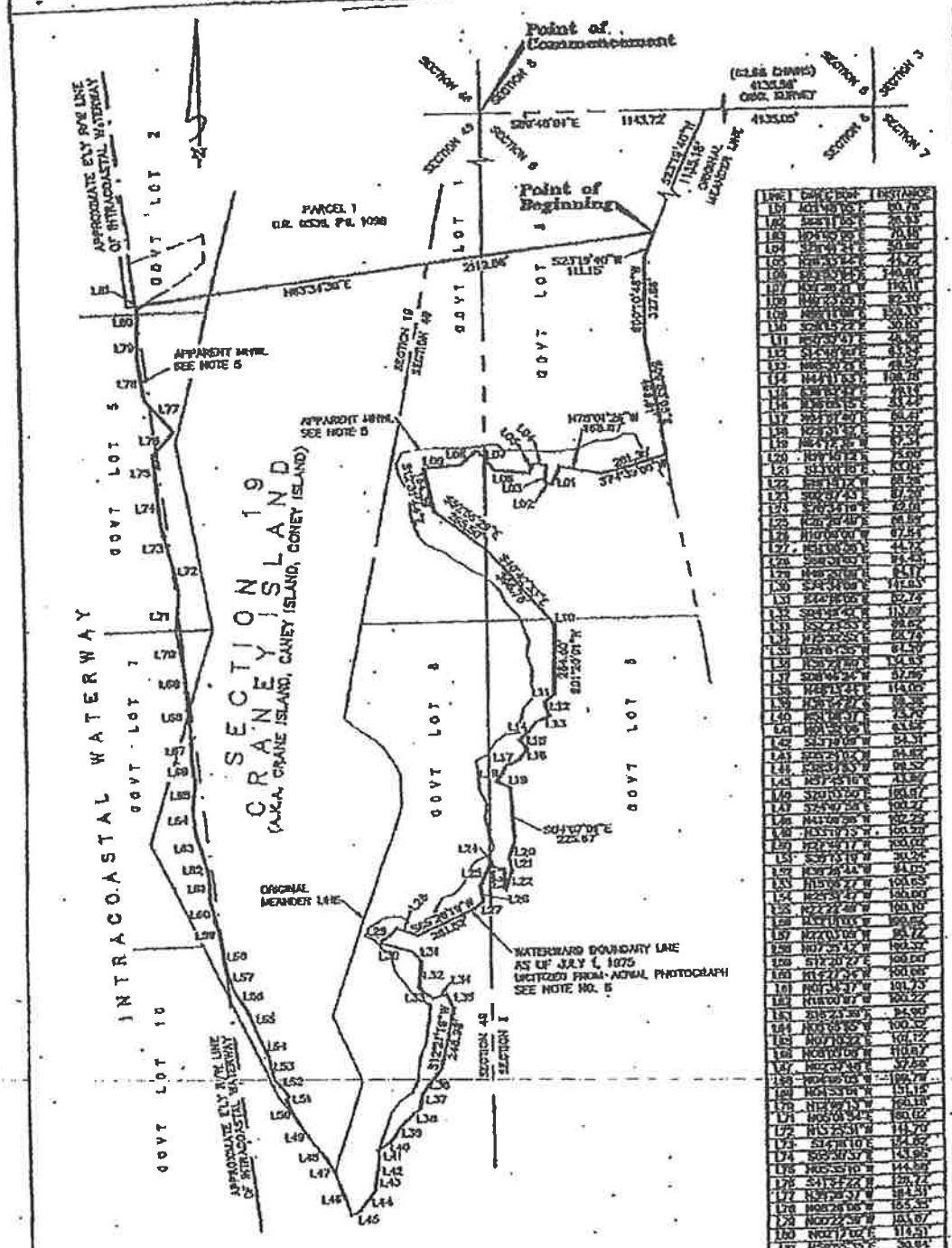
DATE: MARCH 2006

SCALE: N/A

CHECKED BY: JES

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

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



SHEET 1 OF 3

DRAFTED: JCS

JSTOR No. 2005-1077

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BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS,
IN CHARGE AT 41912-81, FLORIDA ADMINISTRATIVE CODE, PARAGRAPH
21.00000 419122, FLORIDA STATUTES, AND DOES NOT
NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3030 CITRIN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32217
(904) 260-2703 ALH NO. 3731

DATE JUNE 14, 2005
SCALE 1" = 500'



ALLEZ
 AM = NIGHT-OF-WAY
 PC = POINT OF CEMENTATION
 PT = POINT OF EMERGENCE
 QW = OFFICIAL INTERVIEW
 WELLS
 PS = PLAY BOOK
 POC = PAGES
 ST = COMPANION
 SM = MOUNT HIGH WATER LINE
 SW = CONSTRUCTION

MAP SHOWING

A PORTION OF SECTION 19, "CRANEY ISLAND," AND A PORTION OF SECTIONS 8 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 8, 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 08°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°01'20" WEST, 168.07 FEET; COURSE NO. 3: SOUTH 21°48'05" WEST, 80.78 FEET; COURSE NO. 4: NORTH 68°11'55" WEST, 28.93 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 85°11'09" WEST, 150.33 FEET; COURSE NO. 12: SOUTH 12°31'44" EAST, 184.39 FEET; COURSE NO. 13: SOUTH 52°56'28" EAST, 265.50 FEET; COURSE NO. 14: SOUTH 40°42'33" EAST, 305.76 FEET; COURSE NO. 15: SOUTH 28°15'22" EAST, 30.03 FEET; COURSE NO. 16: SOUTH 01°20'01" WEST, 234.50 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, 69.41 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, 223.67 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, 88.50 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 65°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°18'08" 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, 58.74 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, 63.58 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°34'53" 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°09'58" 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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Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

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



LEGEND
N/A - RIGHT-OF-WAY
PO - POINT OF CURVATURE
PT - POINT OF TANGENCY
OP - OFFICIAL RECORDS
VOL - VOLUME
FB - PLAT BOOK
PAGE - PAGE(S)
CL - CENTERLINE
MHL - MEAN HIGH WATER LINE
COYT - COVENANTS

DATE: JUNE 14, 2005

SCALE: N/A

CHECKED BY: [Signature]

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

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, 100.85 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°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°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 38°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 0538, 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 20 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 & 1840 AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1834, JULY 3, 1848, & MARCH 21, 1884.
5. MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. R3-CR, 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 HASSALL COUNTY PROPERTY APPRAISER'S OFFICE. (SEE CLARY & ASSOC., INC. MAP FILE NO. 12N-57)
7. X - REF. CLARY & ASSOC.; FILE NO. 12N-57A, 12N-59 SURVEY BY SUNSHINE STATE SURVEYORS, INC.; FILE NO. 87E-2218.

SHEET 3 OF 3

DRAFTED: JRS

JOB No. 2005-1071

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DATE JUNE 14, 2005

SCALE N/A

CHECKED BY: JRS

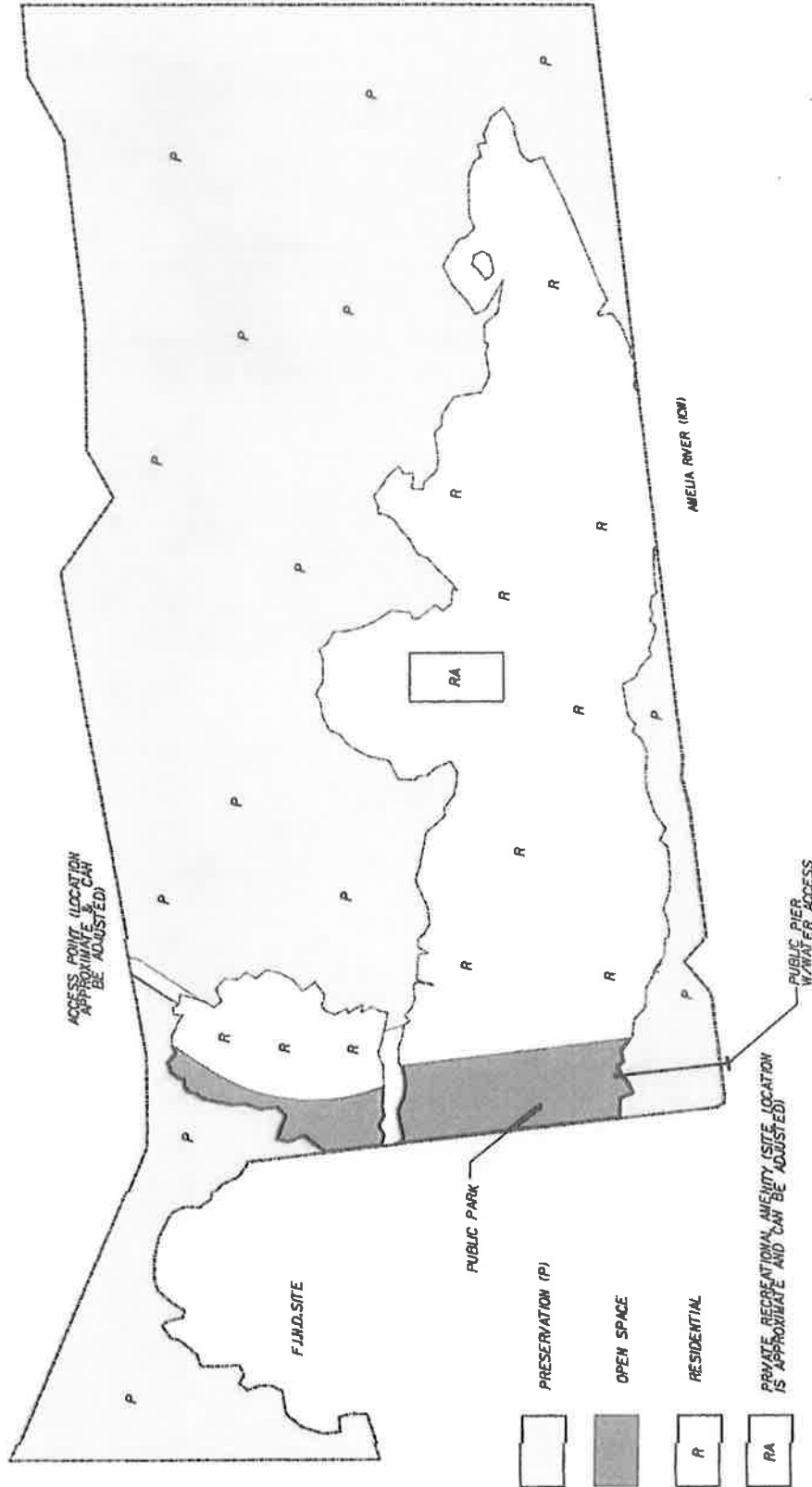
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(804) 280-2703 LB NO. 3731



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

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

EXHIBIT B



JULY 11, 2013
 Project No. PDP-1
 Date: 7/11/13
 Author: JLD
 Review: JLD
 Approved: JLD
 Project No. 13-002

PRELIMINARY
DEVELOPMENT PLAN

CRANE ISLAND

CRANE ISLAND INVESTMENTS, LLC



Crane Island Investments, LLC
 10000 Crane Island Road, Suite 100
 Fort Worth, Texas 76134
 Compliance of Submittal No. 1932
 TO THE STATE OF TEXAS, COUNTY OF TARRANT, CITY OF FORT WORTH, TEXAS
 PLANNING DEPARTMENT, TO REVIEW OF THE TOWN OF 10000

NO.	DATE	REVISION
1	7/11/13	INITIAL DESIGN
2	7/11/13	REVISION
3	7/11/13	REVISION
4	7/11/13	REVISION
5	7/11/13	REVISION
6	7/11/13	REVISION
7	7/11/13	REVISION
8	7/11/13	REVISION
9	7/11/13	REVISION
10	7/11/13	REVISION

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 owning, 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 Statute 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 SJRWMD 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 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 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:

<u>Classifications > Standards</u>	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.

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:

Rec 579.52
K. L. ...

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 *Certificate 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.

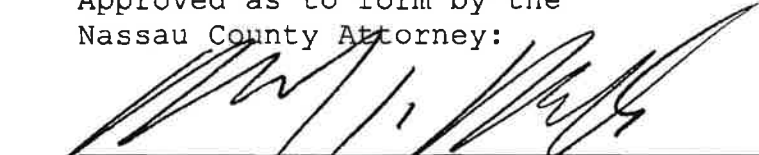
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


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 8 AND 49, ALL IN TOWNSHIP 2 NORTH, RANGE 38 EAST, NASSAU COUNTY, FLORIDA

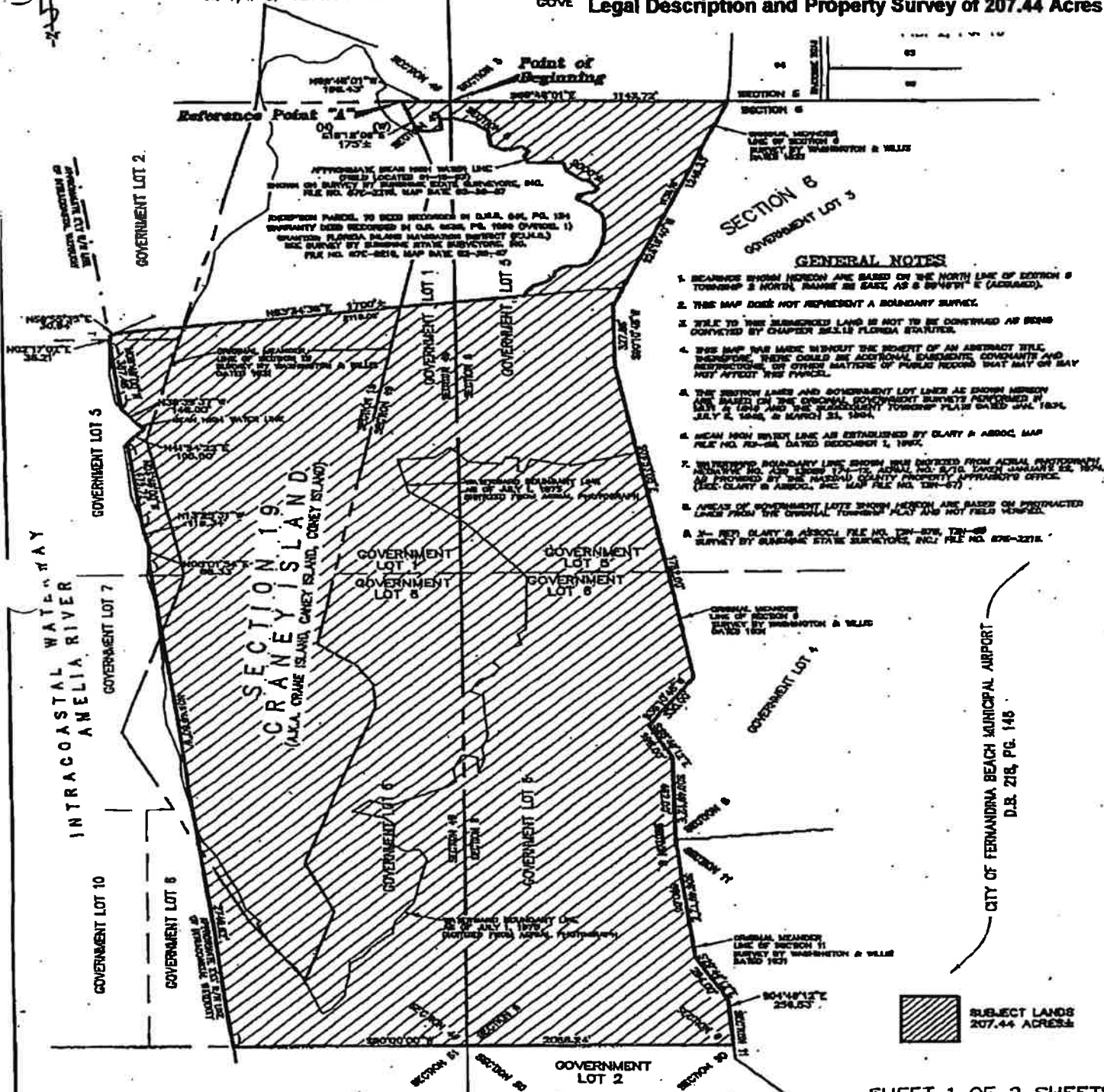
FOR CIVIL:

EXHIBIT A.

Legal Description and Property Survey of 207.44 Acres

SE 1/4 OF SECTION 49

COVE



SHEET 1 OF 2 SHEETS

DRAFTER: JRS

JOB No. 2004-674

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 81817-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.227, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

DATE JULY 13, 2004

SCALE 1" = 600'

CHECKED BY: *[Signature]*

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD, SUITE "A"

JACKSONVILLE, FLORIDA 32267

(904) 280-2703 LB NO. 3731

GREGORY B. CLARY, P.L.S. CERT. NO. 5377



LEGEND

R/W = RIGHT-OF-WAY
P.O. = POINT OF SURVEY
P.O.C. = POINT OF CORNER
O.V. = OFFICIAL RECORD
VOLUME
P.L. = PLAT BOOK
PAGE(S)
ARC LENGTH
CIRCUMFERENCE
RADIUS
CHORD
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, 482.00 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, 860.00 FEET; COURSE NO. 2: SOUTH 29°49'12" EAST, 284.00 FEET; COURSE NO. 3: SOUTH 04°49'12" EAST, 250.53 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 2088.24 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 08°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, 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°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, 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. 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

DRAWN: JRS

JOB No. 2004-094

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

WHERE 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 81017-6, 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 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
 PLAT BOOK
 PAGE(S)
 ARC LENGTH
 TANGENT
 RADIAL
 CHORD
 DELTA

DATE JULY 13, 2004

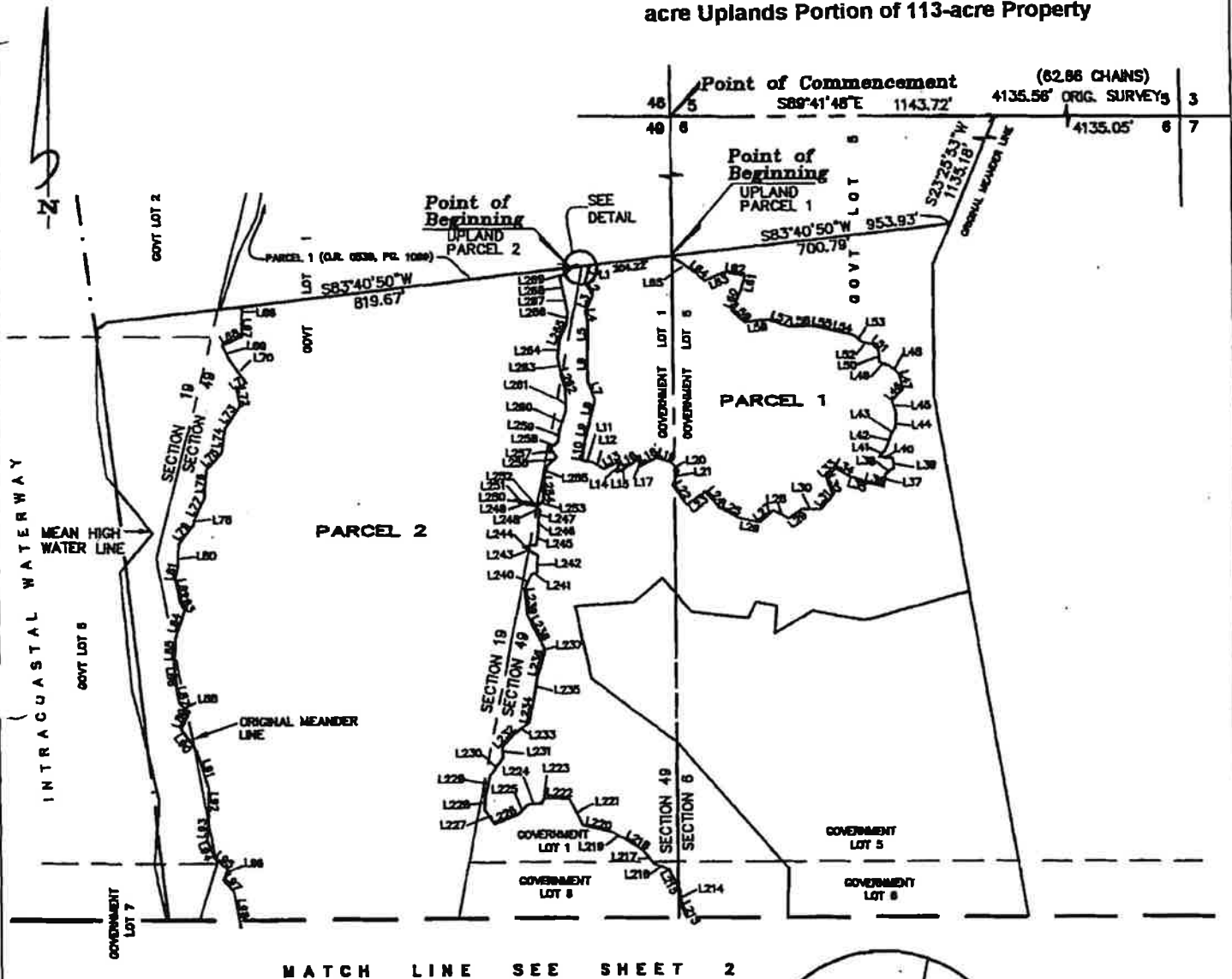
SCALE 1" = 600'

CHECKED BY *[Signature]*

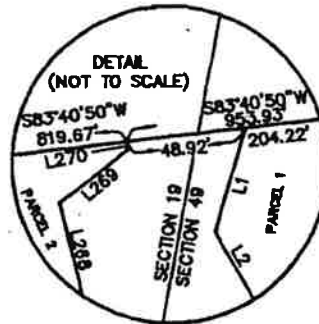
GREGORY B. CLARY, P.L.S., CERT. NO. 3377

MAP SHOWING

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



MATCH LINE SEE SHEET 2



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 IN THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61B17-4, FLORIDA ADMINISTRATIVE CODE, PURSUANT SECTION 472.007, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD SUITE "A"

JACKSONVILLE, FLORIDA 32257
(904) 260-2703 LB NO. 3731

DATE MARCH 2006

SCALE N/A

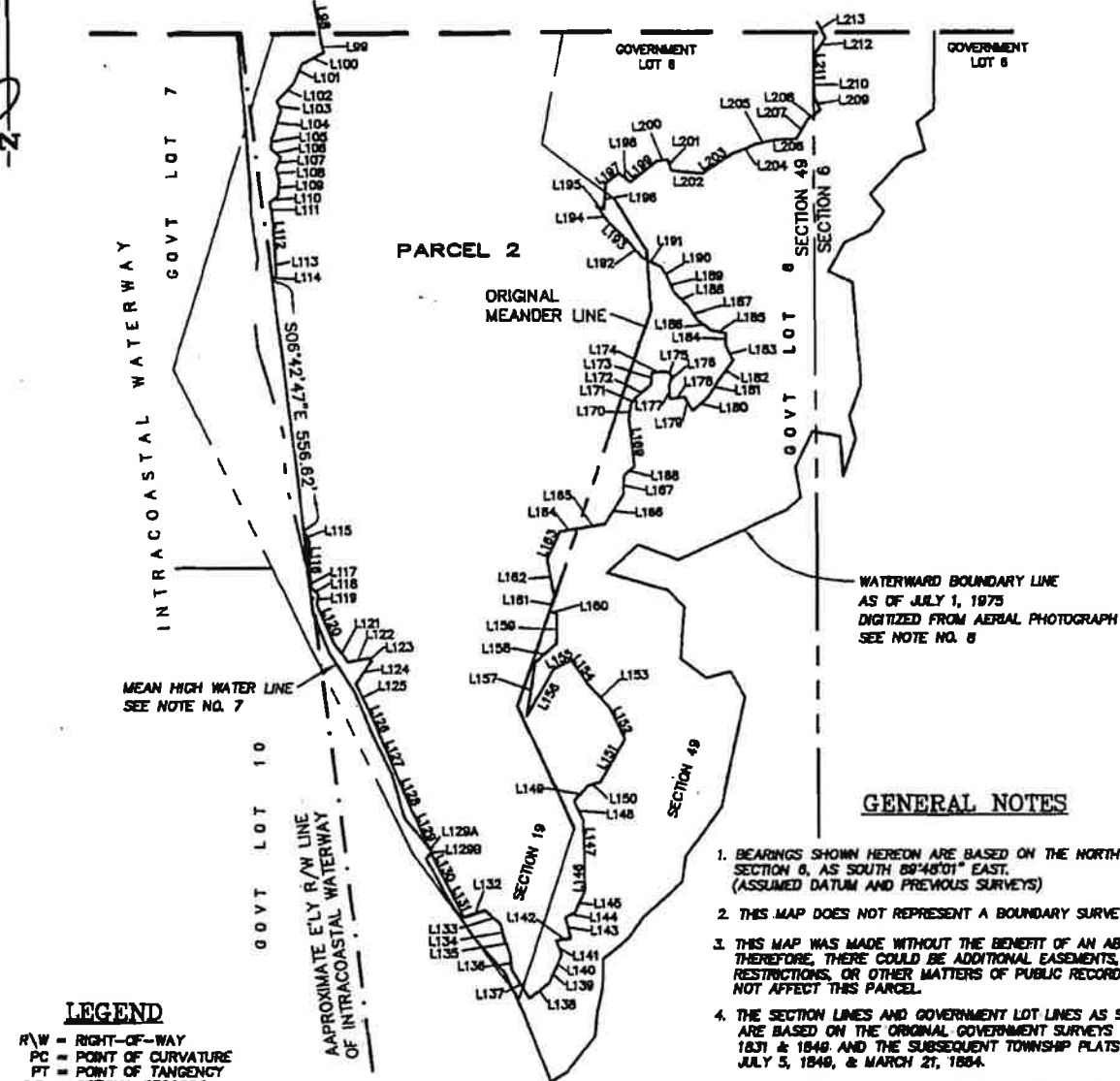
CHECKED BY: W-5

B. I. PITTMAN P.I.S. CERT NO 4827

MAP SHOWING



MATCH LINE SEE SHEET 1



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6, AS SOUTH 89°46'01" 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, 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 & 1840, AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1834, JULY 5, 1840, & MARCH 21, 1884.
5. WETLAND LINES SHOWN HEREON BASED ON MAP BY CLARY & ASSOCIATES FILE NO. T2N-57C, DATED: JUNE 1, 1998.
6. X- REF: CLARY & ASSOC: FILE NO. R1-80, 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 31, 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
 P.B. = 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. 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 81G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD SUITE "A"

JACKSONVILLE, FLORIDA 32257

(904) 260-2703 LB NO. 3731



DATE MARCH 2006

SCALE N/A

CHECKED BY: *[Signature]*

[Signature]
 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°43'19"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

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, AFTER 61C17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257

(904) 260-2703 LB NO. 3731



DATE MARCH 2006

SCALE N/A

CHECKED BY: *[Signature]*

[Signature]
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°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

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. 2006-393

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, P.L. 86-17-5, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD SUITE "A"

JACKSONVILLE, FLORIDA 32257

(904) 260-2703 LB NO. 3731



DATE MARCH 2006

SCALE N/A

CHECKED BY: JLS

B. L. Pittman
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;

SHEET 5 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 61G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT
TO SECTION 472.022, FLORIDA STATUTES, AND DOES NOT
NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257

(904) 260-2703 LS NO. 3731



DATE MARCH 2006

SCALE N/A

CHECKED BY: JRS

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;

SHEET 6 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, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

383D CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703 LB NO. 3731



DATE MARCH 2006

SCALE N/A

CHECKED BY: JLS

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;

SHEET 7 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 472.022, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

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



DATE MARCH 2006

SCALE N/A

CHECKED BY: JLS

B. L. Pittman
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,

SHEET 8 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 VEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 81G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT SECTION 472.022, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 268-2703 LB NO. 3731



DATE MARCH 2006

SCALE N/A

CHECKED BY: JLS

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.

SHEET 9 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 SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 81G17-6, 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 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703 LB NO. 3731



DATE MARCH 2006

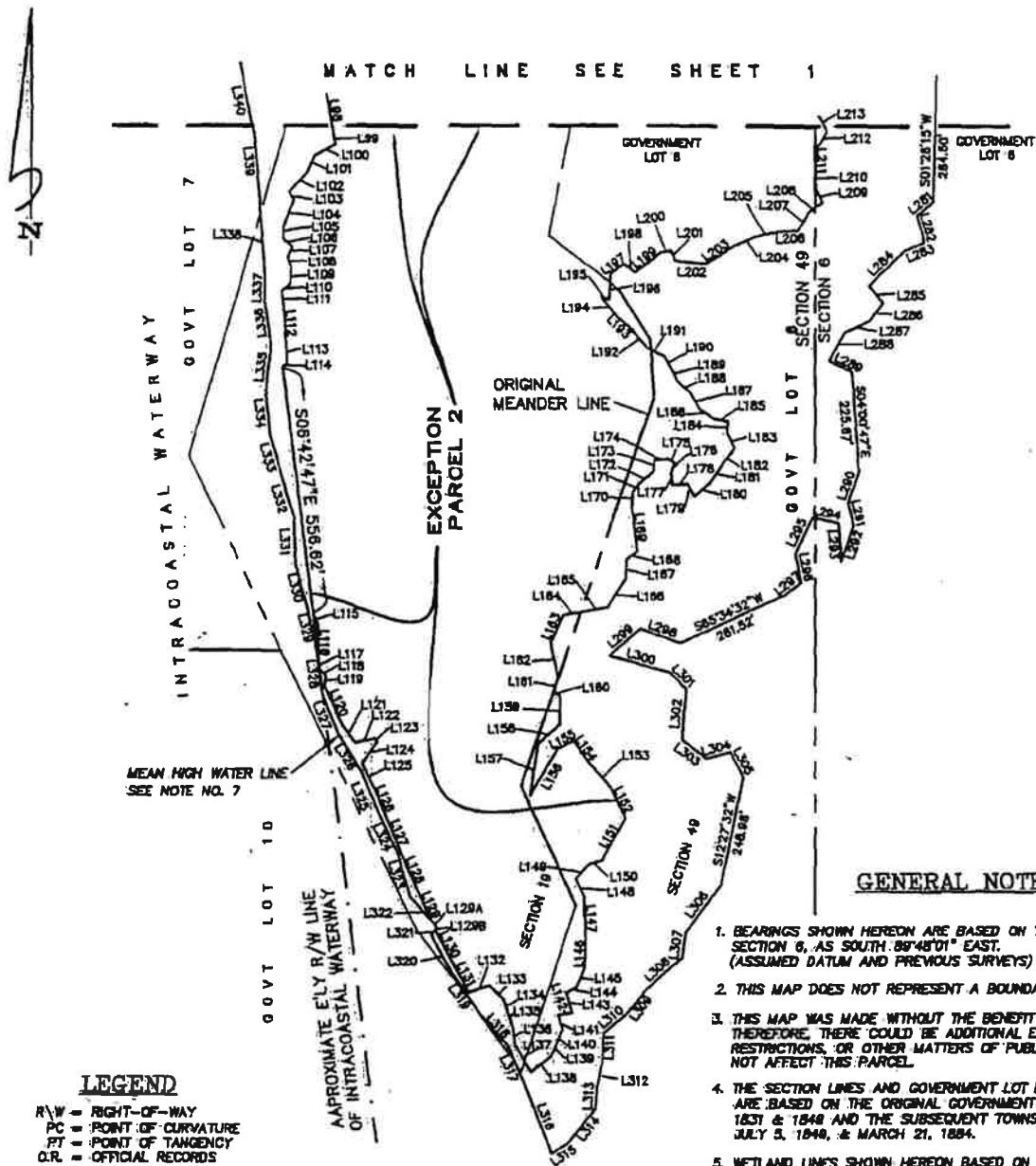
SCALE N/A

CHECKED BY: JES

B. L. Pittman

B. 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, 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 & 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

SS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, MAPPER 81057-B, FLORIDA ADMINISTRATIVE CODE, PURSUANT SECTION 472.022, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD SUITE "A"
 JACKSONVILLE, FLORIDA 32257
 (904) 268-2703 CB NO. 3731



DATE MARCH 2006

SCALE N/A

CHECKED BY: JBS

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"E
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°27'18"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

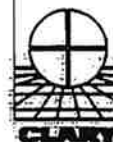
SHEET 3 OF 12

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. 2006-394

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PARSIPPANY, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 322.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

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



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: *[Signature]*

[Signature]
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°04'02"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°57'23"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

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: JLS
JOB No. 2006-394

IF OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR
IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH
BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS,
CHAPTER 61G02-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT
SECTION 472.022, FLORIDA STATUTES, AND DOES NOT
NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS

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



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: JLS

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

MAP SHOWING

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

DRAWN BY: JS
JOB NO. 2006-394

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS

JACKSONVILLE, FLORIDA 32257
(904) 250-2703
LIB NO. 3731



IF OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS. IT DOES NOT VIOLATE ANY FLORIDA STATUTES, AND DOES NOT VIOLATE ANY OTHER NATIONAL OR REGIONAL STANDARDS.

DATE: MARCH 2006

SCALE: N/A

CHECKED BY: [Signature]

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;

SHEET 6 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 VEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61G12-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 402.002, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

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



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: *[Signature]*

[Signature]
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

SHEET 7 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 472.022, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.

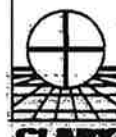
PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD, SUITE "A"

JACKSONVILLE, FLORIDA 32257

(904) 266-2703

LB NO. 3731



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: *[Signature]*

[Signature]

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"

SHEET 8 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 DRAWING MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, AFTER 61617-6, 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 CROWN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703 FAX NO. 3731



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: *[Signature]*

[Signature]
B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

LAST, 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

SHEET 9 OF 12

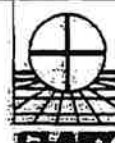
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No. 2006-394

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61G17-4, 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 CROWN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703 LB NO. 3731



DATE MARCH 2006

SCALE N/A

CHECKED BY JLS

B. L. Pittman
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;

SHEET 10 OF 12

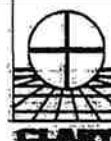
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

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, (AFTER 61G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.0027, FLORIDA STATUTES) AND DOES NOT NEARLY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS

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



DATE MARCH 2006

SCALE N/A

CHECKED BY: *JLS*

B. L. Pittman
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;

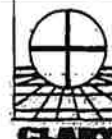
SHEET 11 OF 12

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 KEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 81G17-8, 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 CROWN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257



LB NO. 3731

DATE MARCH 2006

SCALE N/A

CHECKED BY: JLS

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, 31.05 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.

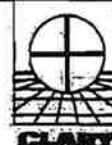
SHEET 12 OF 12

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DRAFTER: JLS
JOB No. 2006-394

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Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257



LB NO. 3731

DATE MARCH 2006

SCALE N/A

CHECKED BY: JRS

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

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 28°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 38°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°09'58" 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.
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3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 280-2703 LB NO. 3731



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

DATE JUNE 14, 2005

SCALE N/A

CHECKED BY: *[Signature]*

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

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 & 1840 AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1834, JULY 3, 1849, & MARCH 21, 1884.
5. MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. RJ-58, DATED DECEMBER 1, 1967.
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

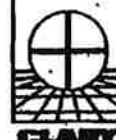
JOB No. 2005-1071

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, AFTER 61017-4, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

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
PG(S) - PAGE(S)
CL - CENTERLINE
MHWL - MEAN HIGH WATER LINE
GOVT - GOVERNMENT

DATE JUNE 14, 2005

SCALE N/A

CHECKED BY: JRS

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

**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 >	Large Street Two-Way	Street Two-Way	Road Two-Way	Small Street One-Way	Small Road (Alley) One-Way
Standards v					
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 trees 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.

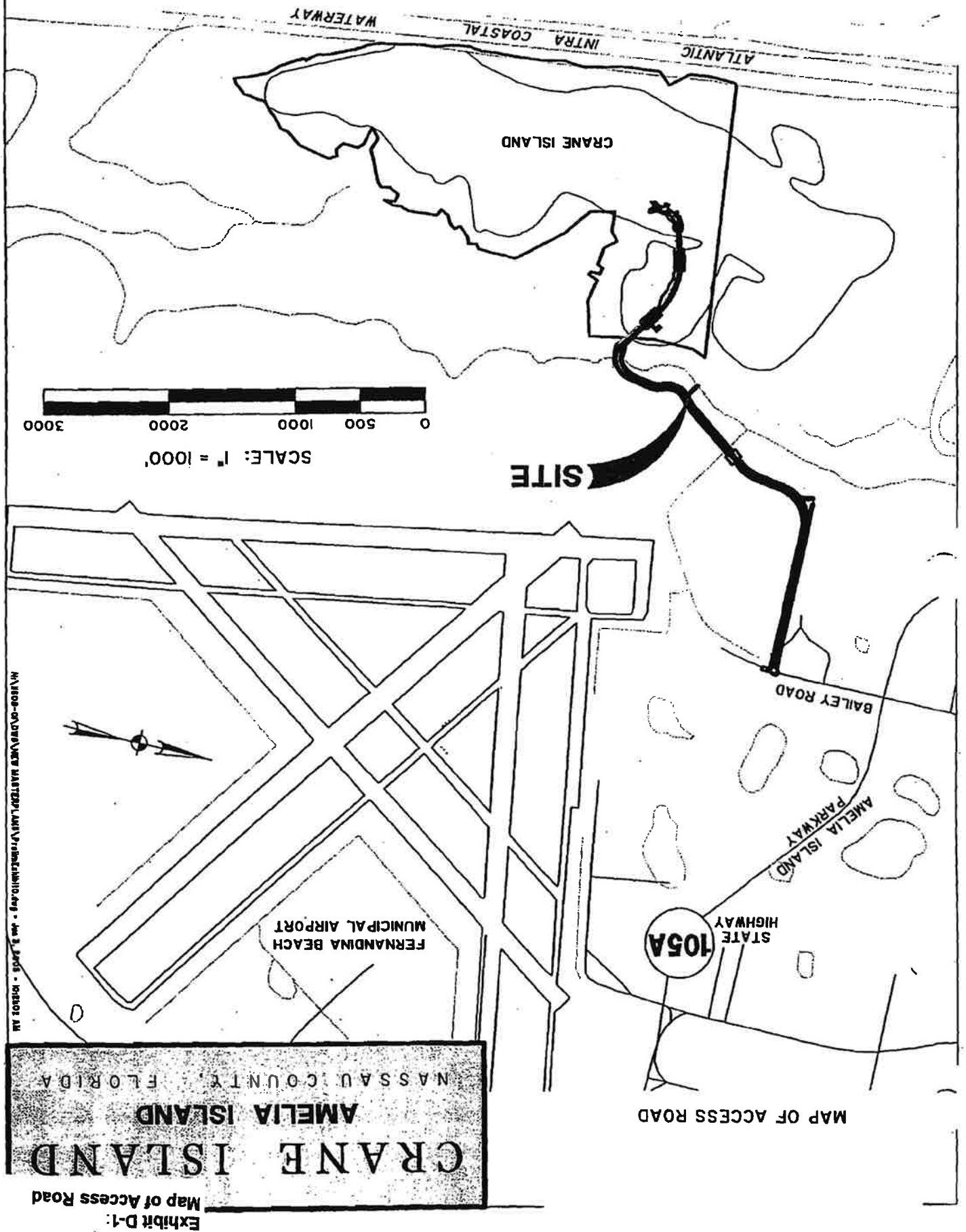
Policy 5.05.06A states:

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.

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



CRANE ISLAND

AMELIA ISLAND

NASSAU COUNTY, FLORIDA

MAP OF ACCESS ROAD

YBOR ALVAREZ
SPORTS COMPLEX

FERNANDINA BEACH
MUNICIPAL AIRPORT

FERNANDINA BEACH
MUNICIPAL AIRPORT

OCEAN BREEZE FARMS

MARSHES OF
AMELIA ISLAND

FLORIDA ISLAND
NAVIGATION DISTRICT
(F.I.N.D.)

CRANE ISLAND

ATLANTIC INTRACOASTAL WATERWAY

SCALE: 1" = 600'
300 600 1200 1800



MAKES-ON-DRAWING MASTER - 10/3/2008 - 10:20:03 AM

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DOI: 10.1037/0893-3200.9.5.000

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FILE No. T2N-52



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

José Deliz, P.E.
Director

Exhibit D-2:

"Development Dual Entrance Standard", Memorandum
To Jose Deliz From Bob Rowland, January 12, 2005

MEMORANDUM

EXHIBIT C-4- 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 Greenhome & 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 Services 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.

YULEE
(904) 491-3609

TOLL FREE
1-800-264-2065

FAX
(904) 491-3611

- 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

CERTIFICATE OF CONCURRENCY

Crane Island

October 4, 2005

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 Concurrence 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 Concurrence 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 Concurrence, 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
Concurrence 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 Concurrence 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.

CERTIFICATE OF CONCURRENCY

Crane Island

October 4, 2005

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.

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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:

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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-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.

CRANE ISLAND - DRAFT AVIGATION EASEMENT
HML 032206

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: _____

CRANE ISLAND – DRAFT AVIGATION EASEMENT
HML 032206

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: _____

CRANE ISLAND – DRAFT AVIGATION EASEMENT
HML 032206

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:

+++++

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

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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

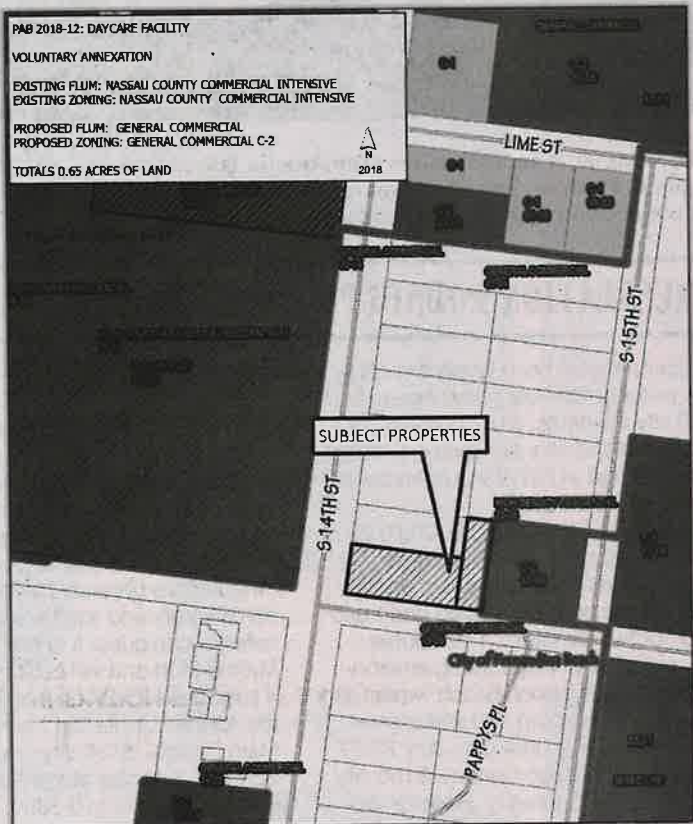


NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD CITY OF FERNANDINA BEACH

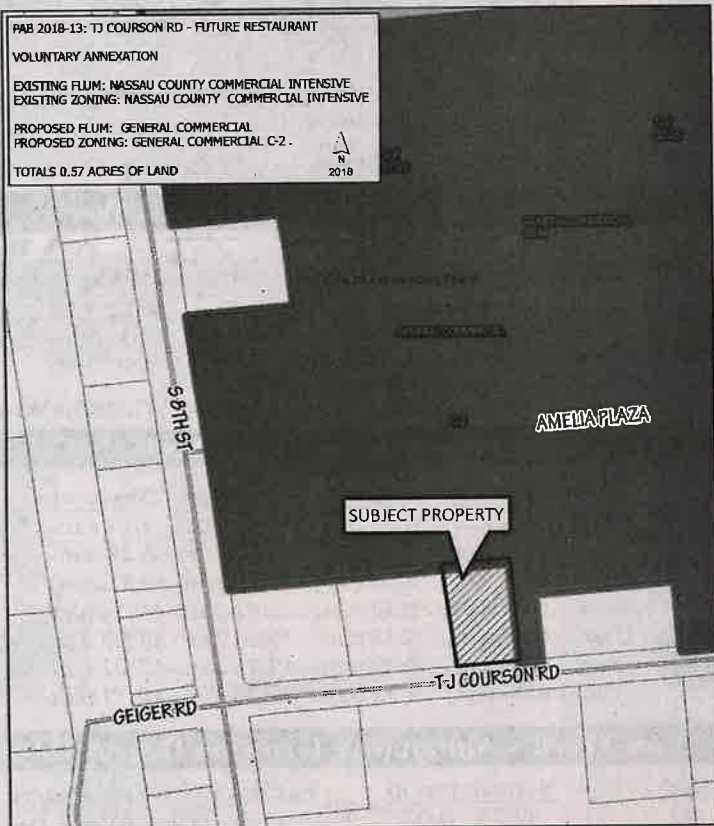
NOTICE IS HEREBY GIVEN that a Public Hearing is scheduled for **Wednesday, July 11 at 5:00 p.m.** in the City Commission Chambers, 204 Ash Street Fernandina Beach, Florida to consider the following

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.

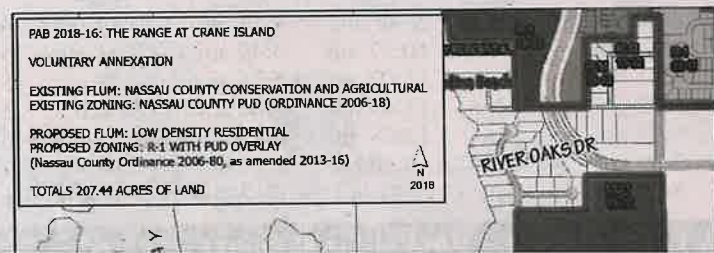
VOLUNTARY ANNEXATION, FUTURE LAND USE MAP AMENDMENT/ ZONING MAP CHANGE (PAB CASE 2018-12): THE CITY OF FERNANDINA BEACH, FLORIDA, REQUESTS VOLUNTARY ANNEXATION INTO THE CITY OF FERNANDINA BEACH, ASSIGNMENT OF A FUTURE LAND USE MAP CATEGORY AND ZONING CHANGE FROM UNINCORPORATED NASSAU COUNTY COMMERCIAL 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 SERVICE

Very thick “duff” still smoldering as of Thursday morning in the area of Piney Island has 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 wild-fire 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 firefight-



SOURCE: FLORIDA FOREST SERVICE

A map provided by the Florida Forest Service shows the area that burned near Piney Island after sparks from a passing train on Saturday afternoon possibly caught dry grasses on fire.

ers 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 (inch-

es) & green pockets are still burning out to the marsh. About 2,000 (gallons) of water were put out yesterday. It will continue to burn until substantial rain. There were no injuries reported or structures burned as a result of the fires.

pegdavis@fbnewslead



SOURCE: FLORIDA FOREST SERVICE

The Florida Forest Service’s forestry firefighters worked with railroad crews to bring water to the area of the Piney Island fire.



(904) 696-3483



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DEPARTMENT**

June 29, 2018

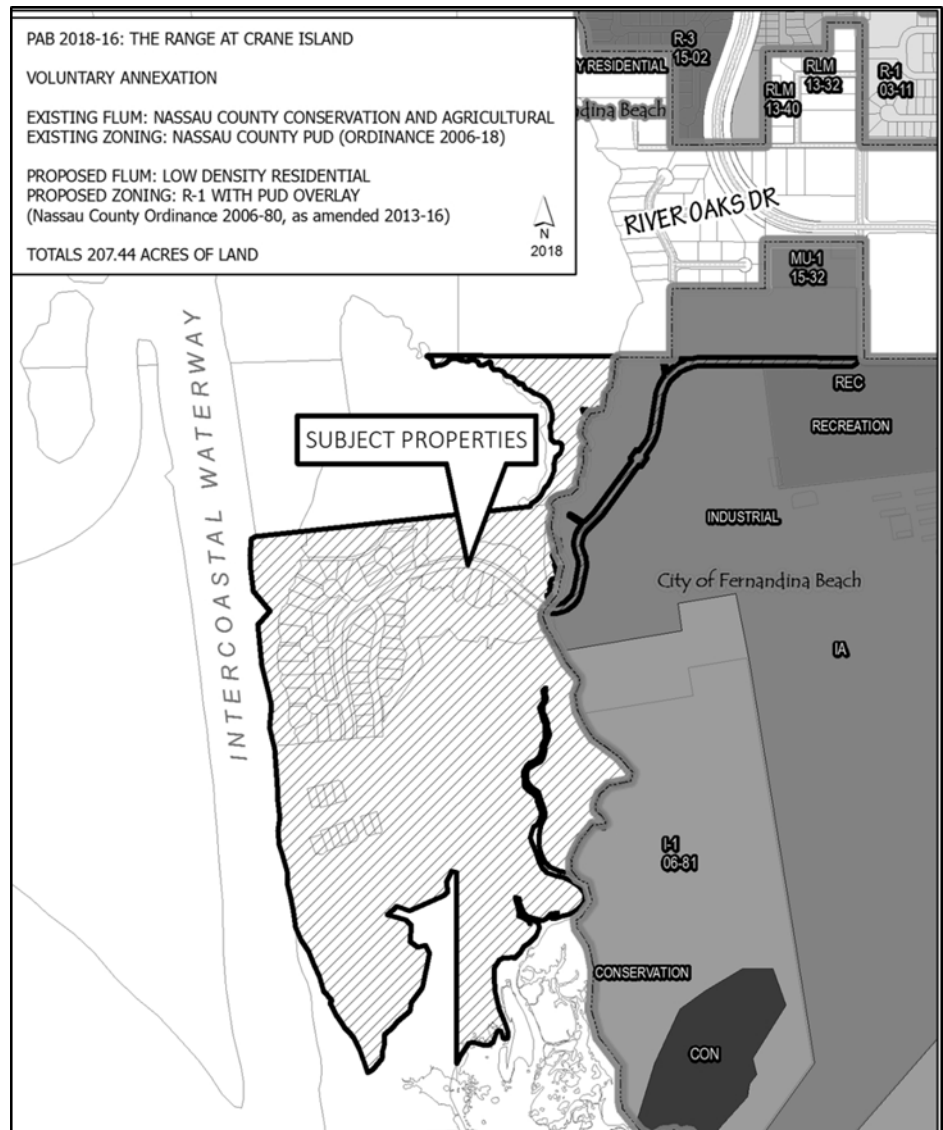
**NOTICE OF PUBLIC HEARING
PLANNING ADVISORY BOARD**

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.

204 Ash Street • Fernandina Beach, FL 32034-4230 • 904-310-3135 • Fax 904-310-3460 • TDD 711

www.fbfl.us

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		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	CRANE ISLAND MODEL HOMES LLC 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
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**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 187.29 Acres of Land				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	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. ***



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, and R-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.

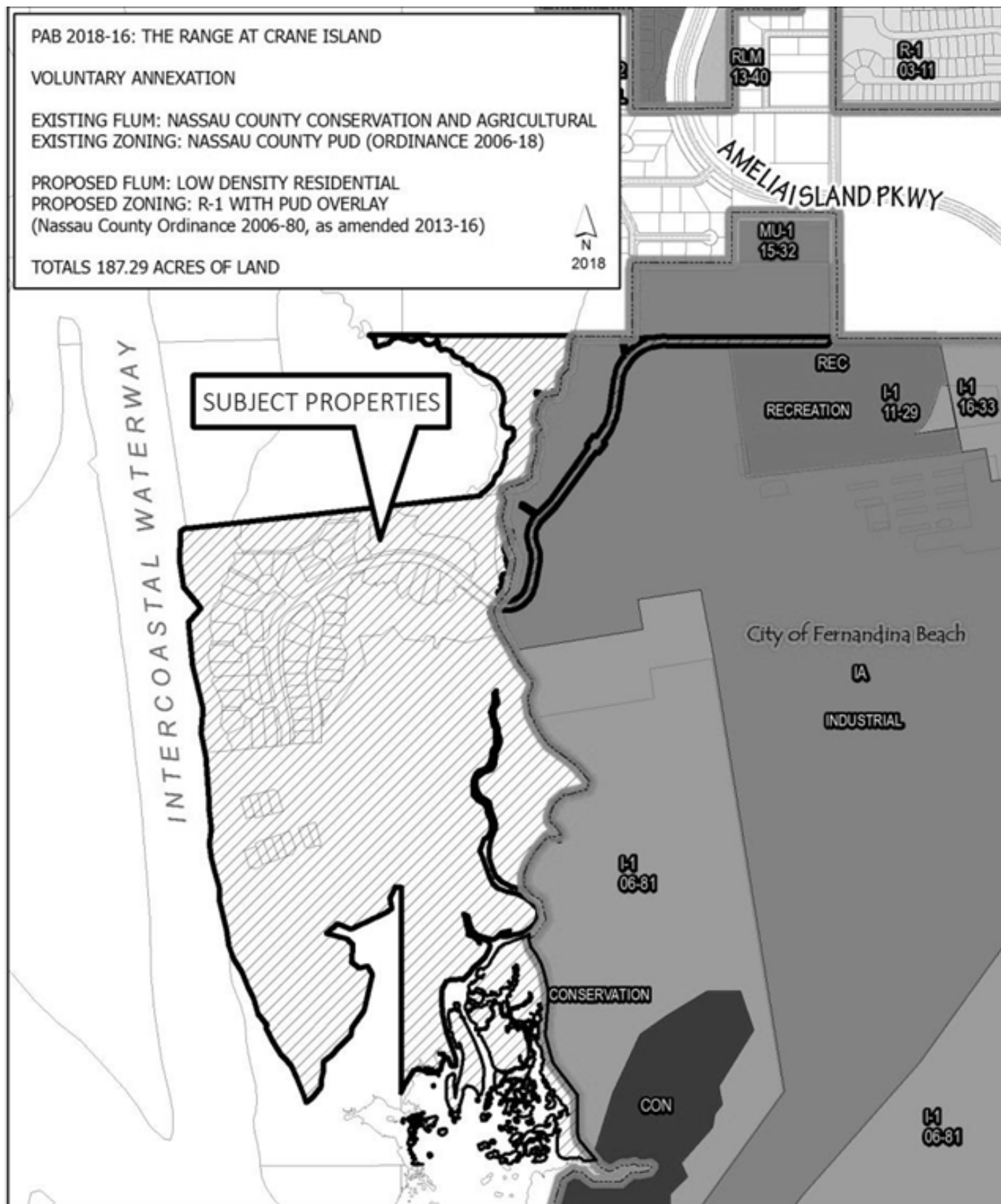
MOTION TO CONSIDER:

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.



STAFF REPORT
PAB 2018- 16 (AX, LU, CZ)
Planning Advisory Board Hearing
August 8, 2018

Kelly N. Gibson, AICP
Planning Manager



CRANE ISLAND - PHASE 1, AS RECORDED IN PLAT BOOK 8, PAGES 308 THROUGH 311, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, TOGETHER WITH A SECTION 19, "CRANEY ISLAND," AND PORTIONS OF SECTIONS 6 AND 49, ALL LYING 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, 1998; THENCE NORTHERLY, SOUTHWESTERLY, SOUTHERLY, EASTERLY, AND SOUTHEASTERLY, ALONG SAID WATERWARD BOUNDARY LINE, RUN THE FOLLOWING TWENTY-SIX (26) COURSES AND DISTANCES: COURSE NO. 1: NORTH 78°28'06" WEST, 6.08 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, 56.74 FEET; COURSE NO. 13: SOUTH 27°58'22" EAST, 64.20 FEET; COURSE NO. 14: SOUTH 12°27'32" WEST, 248.98 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°15'51" 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. R3-5B); 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°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, 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. R3-5B); THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 05°08'07" EAST, 66.33 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. R3-5B); 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, 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. R3-5B); 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

Map Showing

CRANE ISLAND - PHASE 1, AS RECORDED IN PLAT BOOK 8, PAGES 308 THROUGH 311, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, TOGETHER WITH A SECTION 19, "CRANEY ISLAND," AND PORTIONS OF SECTIONS 6 AND 49, ALL LYING IN TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 189.27 ACRES, MORE OR LESS

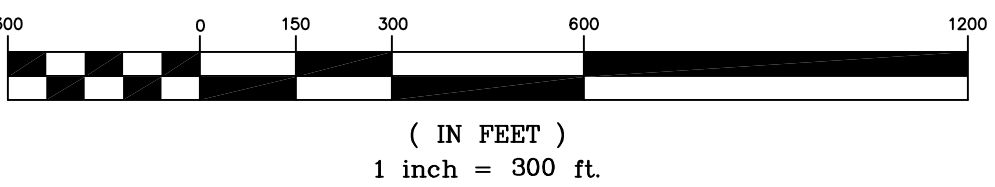
LINE TABLE		
LINE	LENGTH	BEARING
L1	6.08	N78°28'06"W
L2	88.59	S25°27'02"W
L3	67.54	S09°53'47"E
L4	44.72	S51°12'50"W
L5	94.43	N69°24'50"W
L6	94.17	S49°26'23"W
L7	141.93	S74°27'56"E
L8	52.74	S44°09'52"E
L9	113.69	S04°55'55"W
L10	69.62	S52°17'39"E
L11	56.74	N75°39'06"E
L12	64.20	S27°58'22"E
L13	134.63	S36°29'03"W
L14	57.66	S08°52'37"W
L15	114.05	S48°19'57"W
L16	59.38	S37°00'40"W
L17	73.70	S51°15'51"W
L18	63.56	S01°38'19"W

LINE TABLE		
LINE	LENGTH	BEARING
L19	54.31	S13°22'22"W
L20	54.62	S05°31'05"W
L21	99.52	S38°41'06"W
L22	43.99	S57°51'29"W
L23	165.67	N20°47'36"W
L24	100.27	N24°41'45"W
L25	102.29	N41°03'43"W
L26	100.28	N33°13'02"W
L27	100.02	N27°40'04"W
L28	20.24	N39°19'23"E
L29	94.05	N39°20'31"W
L30	100.65	N15°50'14"W
L31	100.00	N25°25'34"W
L32	100.10	N22°16'35"W
L33	100.82	N32°08'50"W
L34	91.34	N21°58'56"W
L35	106.80	N42°00'35"E
L36	148.00	N39°33'24"W

LEGEND

NO. = NUMBER
P.B. = PLAT BOOK
PG.(S) = PAGE(S)
O.R.B. = OFFICIAL RECORDS BOOK
R/W = RIGHT OF WAY
CT = COURT
A.K.A. = ALSO KNOWN AS
D.B. = DEED BOOK

GRAPHIC SCALE



GENERAL NOTES

- 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.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
- THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
- THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD NOT SHOWN HEREON THAT MAY AFFECT THIS PARCEL.
- 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.
- MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC., MAP FILE NO. R3-58, DATED DECEMBER 1, 1987.
- 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)
- AREAS OF GOVERNMENT LOTS SHOWN HEREON ARE BASED ON PROTRACTED LINES FROM THE ORIGINAL TOWNSHIP PLAT AND NOT FIELD VERIFIED.
- X- REF: CLARY & ASSOC., FILE NO. R1-90, R3-58, T2N-35, T2N-57, R8-28, T2N-201, SURVEY BY SUNSHINE STATE SURVEYORS, INC., FILE NO. 87E-2218.

REVISION DATE

DRAFTER

WORK ORDER NO.

REASON FOR REVISION

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

Clary & Associates

PROFESSIONAL SURVEYORS & MAPPERS

LB NO. 3731
3850 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 261-1111
WWW.CLARYASSOC.COM



STAFF REPORT
PAB 2018-17 (Final Plat)
Planning Advisory Board Hearing
August 8, 2018

APPLICATION FOR FINAL PLAT
ASPIRE AT AMELIA II/ LAKESIDE RESERVE

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	The Aspire at Amelia II, LLC				
AGENT:	Gillette and Associates, Inc.				
REQUESTED ACTION:	Final Plat for Lakeside Reserve				
LOCATION:	3017 and 3021 Amelia Road (Amelia Road and Simmons Road)				
CURRENT LAND USE + ZONING:	Medium Density Residential (MDR) Land Use + Residential Low-Medium (RLM) zoning				
EXISTING USES ON SITE:	Resolution 2017-172 approved preliminary plat for 29 lot subdivision, Infrastructure consistent with Local Development Order issued November 2017.				
PROPERTY SIZE:	7.91 Acres Parcel ID #: 00-00-30-044B-0028-0010, 00-00-31-044B-0028-0012, 00-00-30-044B-0028-0014				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
NASSAU COUNTY	North	Single Family Home with a barn on 6.02 Acres of land and Simmons Road Unimproved ROW on northern border with 2018 FDOT funded multiuse path improvement	2004	Nassau County Residential Single Family 2	Nassau County Medium Density
WITHIN CITY LIMITS	South	Barrington Cove Subdivision- Single Family Homes (23 lots) and Site Improvements	2007-2016 <i>Nearing build-out</i>	R-1: Low Density Residential	Low Density Residential (LDR)
NASSAU COUNTY	East	Single Family Homes	1995/2015	Nassau County Residential Single Family 2	Nassau County Medium Density
WITHIN CITY LIMITS	West	Current Construction of the Aspire At Amelia- Assisted Living Complex	Vacant	C-2 (General Commercial)	General Commercial (GC)

*** 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 and at the Community Development Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant, Aspire at Amelia II, LLC, requests final plat approval of a single family home subdivision containing 29 lots on 7.90 acres of land located on Amelia Road and Simmons Road as consistent with the preliminary plat approval granted under Resolution 2017-172. The property was annexed by the City of Fernandina Beach in October 2016 (Ordinance 2016-24) and assigned the Medium Density Residential (MDR) land use (Ordinance 2016-25, and RLM (Residential Low-Medium) zoning designation (Ordinance 2016-26). The applicant intends to build a single family home subdivision to be named "Lakeside Reserve." The established land use and zoning categories allow for up to 47 dwelling units on the property with the maximum density of six (6) dwelling units per acre. The applicant's final plat demonstrates a build-out density of 3.67 units per acre.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:



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Policy 1.01.02. The approval of all development shall be subject to the availability of adequate levels of service for all facilities and services that are subject to concurrency management requirements.

AND

Policy 1.02.03. The City shall ensure that the location, scale, timing, and design of development is coordinated with the availability of public facilities and services. The City seeks to ensure compact development patterns that integrate neighborhood and commercial activities and promote connectivity through the use of sidewalks, bike lanes and alternative low-speed shared-use vehicle paths in order to achieve a reduction in vehicular trips on arterial roadways. The purpose of this policy is to prevent the proliferation of urban sprawl and to achieve cost effective and energy efficient land development patterns and avoid or eliminate existing patterns that may be described as: described below.

- a. No Areas of urban development or uses, which are not functionally related to land uses which predominate the adjacent area;**
- b. No Areas of urban development or uses which fail to maximize the use of existing public facilities;**
- c. No Areas of urban development or uses which fail to use areas within which public services are currently provided; and**
- d. No Leapfrog/scattered development or ribbon/strip commercial development patterns.**

The proposed development is consistent with the Comprehensive Plan's direction for compact urban development and serves to maximize the use of existing public facilities. The subject property lies in an area of existing urban development. The proposed development will rely on an open roadway (Amelia Road) for access to the subdivision. Water and sewer services are available to serve the site and this proposed development. No leapfrog development is occurring. The development is accessed through Nassau County improved and maintained roadways.

Uses along Amelia Road are consistent with the City's single family residential land use pattern for the area. The requested final plat development pattern is consistent with the characteristics of the surrounding developed properties. The applicant has not supplied a report stating the soil suitability or the presence or absence of natural resources; however, this is not a greenfield development. The site currently contains two (2) single family homes, associated ancillary uses, and farmland. This is a previously disturbed development site which is not located in a Coastal Upland Protection Zone or special flood hazard area, and the levels of service are discussed above.

Policy 4.01.01. The following level of service standards are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Facility/Service Area	Level of Service Standard
Wastewater Treatment System	300 gallons per day per ERU (Equivalent Residential Unit)
Solid Waste Facilities	Average Solid Waste Generation Rate: 5.9 pounds per capita per day
Stormwater Management Facilities	Policy 4.01.02 All subdivisions, multifamily, commercial, industrial, city, and institutional projects shall provide for retention of stormwater resulting from project, unless off-site shared facilities are available. For projects within areas designated for "zero discharge," storage shall accommodate a ten (10)-year, twenty-four (24)-hour storm event. For all other areas, retention shall accommodate the greater of: (a) the first one-half (1/2) inch of stormwater within the boundaries of their project, or (b) the



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first one (1) inch of storm flow from all roofs, sidewalks, paved surfaces, and parking areas (at 100 percent runoff), whether paved or not. The project shall also provide detention for all storm flows. Detention shall prevent peak flows after development from exceeding the peak flow prior to development.

**Potable Water
Facilities**

Water Allocation Level of Service: 350 gallons per day per ERU (Equivalent Residential Unit)

Fire-Rescue Services

**240-second travel time to 90% of the incidents (EMS with AED or BLS) &
480-second travel time to 90% of the incidents (ALS Response)**

**Police and Law
Enforcement Services**

Response Time: 3 minutes or less for emergency calls and 7 minutes or less for non-emergency calls

The City has five public facilities that have adopted levels of service: Transportation, Water, Sewer, Drainage, and Solid Waste. The City's ability to maintain adopted levels of service for these utilities was confirmed at the time the City annexed the property and assigned the Medium Density Residential land use and RLM Zoning. Given the established Medium Density Residential (MDR) land use and RLM (Residential Low-Medium) zoning which allows for up to six (6) dwelling units per acre on the subject property, the development potential of the site could have resulted in a maximum of 47 dwelling units.

A concurrency determination for impacts to Nassau County roadways must be assessed under the City's current requirements contained in LDC Section 7.04.05. All proposed developments generating more than 400 Average Daily Trips (ADT) require a traffic concurrency determination from the Northeast Regional Council. Under the proposed development scenario containing 29 dwelling units, Staff estimates that approximately 278 Average Daily Trips (ADT) could be generated by this development; resulting in 29 p.m. peak hour trips¹. Traffic impacts are likely on only State and Nassau County maintained roadways. Nassau County collects mobility fees for roadway impacts based on their adopted a mobility plan. It is expected that the City will, through its adopted Interlocal agreement with Nassau County, collect mobility fees on their behalf for projects within the City. This would be similar to the past collection of transportation impact fees which ceased in 2006.

The City owns and operates three potable water treatment facilities which combined can provide 18.2 million gallons per day. Potable water customers on the average consume approximately 5 million gallons per day. The City owns and operates one sanitary sewer treatment facility which has an operation/design capacity to treat 3.5 million gallons of wastewater per day. At the adopted level of service and the proposed development density, the residential units will consume 10,150 gallons of water per day (29 units x 350 gallons per ERC per day).

The City owns and operates one sanitary sewer treatment facility which has an operation/design capacity to treat 3.5 million gallons of wastewater per day. The facility's customers currently generate, on average, 1.9 million gallons per day. At the adopted level of service and the proposed development density, the site will generate 23,345 gallons of wastewater per day (29 units x 2.3 x 350 gallons per ERC per day). The Commercial facilities are calculated by an Equivalent Residential Connection (ERC) standard, which is calculated by the utilities director. The utilities director indicates that plant capacity is available for the site; however, other facilities, such as pipe and lift station capacity, will have to be evaluated, and the developer will have to pay for what improvements are necessary to accommodate any proposed development. These determinations will be

¹ ITE Code 210 (Single-Family Detached Housing) average PM peak hour trips = 29 (~1 trip/ dwelling unit)



**STAFF REPORT
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made in advance of site plan review and necessary improvements will be required as a part of site plan approval.

As for solid waste and drainage, the City currently has a contracted services with Advanced Disposal to dispose of solid waste city-wide, therefore the impact is not necessary as part of the final plat review. Drainage impacts from any new development or redevelopment will be reviewed by the City's Technical Review Committee (TRC). The City requires storm water drainage to be retained on-site and permitting through the St. John's River Water Management District (SJRWMD). Permitting from SJRWMD is a requirement for final approval and receipt of a local development order from the TRC.

All public facilities and services are currently available to the development and each service is able to maintain or exceed its level of service standards as required by Policies 1.01.02, 1.02.03, and 4.01.01.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE: _____

11.01.02 Requirements for Subdivision Plats (Preliminary and Final)

- A. A preliminary subdivision plat shall be required when new streets, water lines, and sewer lines are required; when three or more residential lots are created; and where one nonresidential lot is created or proposed for development. Where new streets, water lines, and sewer lines are not required, the preliminary and final plat may be combined into a single submittal. A preliminary plat provides for a complete review of technical data and preliminary engineering drawings prior to completion of the final plat for recording.
- B. In addition to the information required in Section 11.01.03, all applications for preliminary subdivision plat approval shall contain the following information:
 - 1. The name, addresses, telephone number, facsimile number, and email address of the person preparing the plat.
 - 2. The date of preparation and date(s) of any modifications, a north arrow, and a written and graphic scale.
 - 3. The proposed name of the subdivision.
 - 4. Development specifications for the tract: area, proposed number and layout of lots and blocks, location, names, and widths of proposed roadways, consistent with this LDC and the Future Transportation Circulation Map of the Comprehensive Plan.
 - 5. All contiguous properties shall be identified by subdivision title, plat book and page, or, if un-platted, the land shall be so designated, and otherwise identified.
 - 6. Location of land to be dedicated or reserved for public use for rights-of-way, streets, sidewalks, bike trails, pedestrian trails, easements, schools, parks, open spaces, or other public uses. Proposed street names shall be included.
 - 7. Locations of utilities, utility service, connections to existing utility facilities, and easements necessary to provide access to the utility facilities for maintenance or other activity.
 - 8. Location of the nearest available public water supply and wastewater disposal system.
 - 9. A topographic survey, soils report, grading plan, and an erosion control plan.
 - 10. Existing surface water bodies, wetlands, streams, and canals, including the location of the mean high water line for each feature.
 - 11. A preliminary surface drainage plan showing direction of flow and methods of stormwater retention.
 - 12. A floodplain map indicating areas subject to inundation and high groundwater levels up to a 100-year flood classification, and establishing a base flood elevation for all proposed lots within the subdivision.



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13. A tree survey showing protected trees, proposed replacement trees, if required, and landscaping and buffering.

The applicant has complied with the subdivision requirements of the Land Development Code. The Final Plat was reviewed for technical completeness by the TRC.

CONCLUSION:

The requested Final Plat is consistent with the City's Comprehensive Plan and the Land Development Code. Based on the findings of the Technical Review Committee and planning staff's review of the application, staff recommends approval of the Final Plat. Following the recommendation of the Planning Advisory Board (PAB), the Final Plat will move forward to the City Commission in the form of a Resolution.

MOTION(S) TO CONSIDER

I move to recommend **(approval or denial)** of PAB case number 2018-17 to the City Commission requesting that a Final Plat for Phase II of the Aspire at Amelia (Lakeside Reserve) be **(approved or denied)** and that PAB case 2018-17, as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Submitted by:

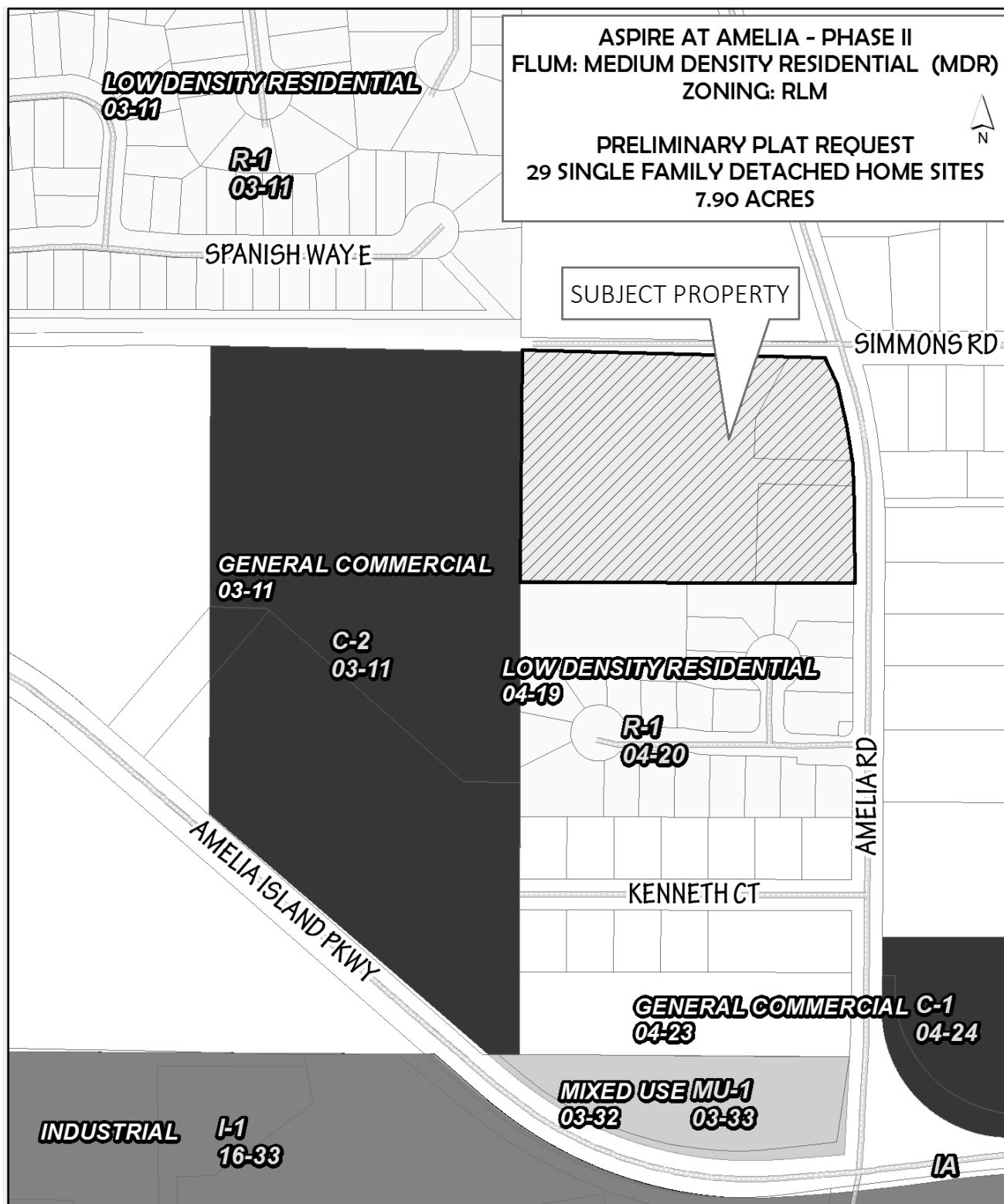
A handwritten signature in blue ink that reads "Kelly N. Gibson".

Kelly N. Gibson, AICP
Planning Manager



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August 8, 2018

EXHIBIT A





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

July 9, 2018

Ms. Kelly Gibson, AICP
Planning Manager
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034

Re: Letter of Intent – Lakeside Reserve (Aspire at Amelia)

Dear Ms. Gibson:

Gillette & Associates, Inc., is pleased to submit this Letter of Intent and associated application for final plat for the Lakeside Reserve subdivision. Upon approval of the application, a cost estimate for the site work that is remaining to be completed will be submitted to your office for review/approval. Upon acceptance, a surety instrument for 125% of the remaining costs will be provided prior to recording.

Thank you for your time and consideration on this application and please feel free to contact me with any questions that you may have.

Sincerely,

Nick Gillette, P.E.
Principal/Engineer



PLANNING PAB

Revised 03/01/18

USE THIS FORM TO: Request actions to affect changes to property (zoning changes, annexations, allowable uses, subdivisions).

FEES: See below. Fees are payable upon application.

IMPORTANT NOTES: To guide you through the process and ensure that your application is understood and properly processed, you'll need to meet with a City Planner prior to submitting your application. Completed applications are due 30 days prior to the Planning Advisory Board meeting date.

KEY CONTACTS: The Planning Department will guide your application from start to finish, engaging other City departments or agencies as needed.

PLANNING ADVISORY BOARD APPLICATION FOR:

- | | |
|---|--|
| ☐ ZONING MAP AMENDMENT
(≤ 10 acres \$850 / > 10acres \$1,600) | ☐ SUBDIVISION PLAT – PRELIM (\$750) |
| ☐ LAND USE MAP AMENDMENT
(≤ 10 acres \$850 / > 10acres \$1,600) | ☒ SUBDIVISION PLAT – FINAL (\$850) |
| ☐ LDC TEXT AMENDMENT (\$850) | ☐ VACATION OF R.O.W. (\$850) |
| ☐ COMP PLAN AMENDMENT (\$850) | ☐ VOLUNTARY ANNEXATION (\$1050) |

2018 Planning Advisory Board Meeting Schedule

Application Deadline (4:30pm)	Dec 11 2017	Jan 15 2018	Feb 12 2018	Mar 12 2018	Apr 09 2018	May 14 2018	June 11 2018	Jul 09 2018	Aug 13 2018	Sep 10 2018	Oct 15 2018	Nov 12 2018	Dec 10 2018	Jan 14 2019	Feb 11 2019
Meeting Date	Jan 10 2018	Feb 14 2018	Mar 14 2018	Apr 11 2018	May 09 2018	June 13 2018	Jul 11 2018	Aug 08 2018	Sep 12 2018	Oct 10 2018	Nov 14 2018	Dec 12 2018	Jan 09 2019	Feb 13 2019	Mar 13 2019

APPLICATION REQUIREMENTS PLANNING ADVISORY BOARD

APPLICATION CHECKLIST:

Submit all of the following information for a complete application, as applicable:

- ☐ A notarized application filed at least thirty (30) days before the date of the Planning Advisory Board's public hearing;
- ☐ A current survey of the property (no older than two years);
- ☐ A completed owner's authorization for agent form, if applicable;
- ☐ A detailed letter of intent stating the following:
 - The consistency of the proposed amendment(s) or action(s) with the City's Comprehensive Plan.
 - A justification for the proposed amendment(s) or action(s).
- ☐ A map of the area indicating the proposed zoning district designation for the subject property. The map shall show the current zoning district designations and land use categories from the Future Land Use Map in the comprehensive plan for the subject property and all adjacent properties.

IMPORTANT NOTES AND REQUIREMENTS:

Please see additional Land Development Code (LDC) requirements for specific application types:

- ☐ **LDC Text Amendment** – see LDC Section 11.01.08.
- ☐ **Preliminary Subdivision Plat** – see LDC Section 11.01.05.
- ☐ **Final Subdivision Plat** – see LDC Section 11.01.05.
- ☐ **Zoning Map Changes** – see LDC section 11.01.07.

You will receive a staff report one week before your meeting.

STAFF CONTACT:

Kelly Gibson, AICP
Planning Manager
kgibson@fbfl.org
904.310.3135

OFFICE USE ONLY

REC'D: _____ BY: _____

PAYMENT: \$ _____ TYPE: _____

APPLICATION #: _____

CASE #: _____

BOARD MEETING DATE: _____

**PLANNING ADVISORY BOARD APPLICATION**

- | | |
|--|--|
| ☐ ZONING MAP AMENDMENT
(≤ 10 acres \$850 / > 10 acres \$1,600) | ☐ SUBDIVISION PLAT – PRELIM (\$750) |
| ☐ LAND USE MAP AMENDMENT
(≤ 10 acres \$850 / > 10 acres \$1,600) | ☐ SUBDIVISION PLAT – FINAL (\$850) |
| ☐ LDC TEXT AMENDMENT (\$850) | ☐ VACATION OF R.O.W. (\$850) |
| ☐ COMP PLAN AMENDMENT (\$850) | ☐ VOLUNTARY ANNEXATION (\$1050) |

APPLICANT INFORMATIONOwner Name: The Aspire at Amelia II, LLCMailing Address: 1435 Rolling Links Drive, Alpharetta, GA 30004Telephone: _____ Fax: N/A

Email: _____

Agent Name: Gillette & Associates, Inc.Mailing Address: 20 South 4th Street, Fernandina Beach FL 32034Telephone: 904-261-8819 Fax: N/AEmail: nick@gilletteassociates.com**PROPERTY INFORMATION**Street Address: Amelia Rd · Simmons Road / 3017 · 3021 Amelia RdParcel Identification Number(s): 00-00-30-044B-0028-0014
00-00-30-044B-0028-0010, 00-00-30-044B-0028-0010Lot Number: _____ Block Number: _____ Subdivision: Lakeside ReserveSection: 3, 5 Township: 2N Range: 28E

PROJECT INFORMATION

Total Number of Lots/Parcels: 28

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

Existing Zoning Classification: RLM

Existing Future Land Use Classification: MDR

Previous Planning/Zoning Approvals: PAB 2017-11

Description of Request:

28 lot single family residential subdivision

SIGNATURE/NOTARY

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

6-9-18
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU ^{ss} }

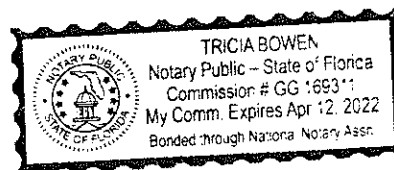
Subscribed and sworn to before me this 9 day of July, 2018.

[Signature]
Notary Public: Signature

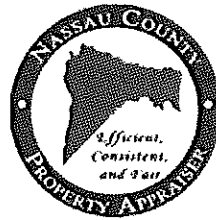
Tricia Bowen
Printed Name

4/12/2022
My Commission Expires

Personally Known ☒ OR Produced Identification _____ ID Produced: _____

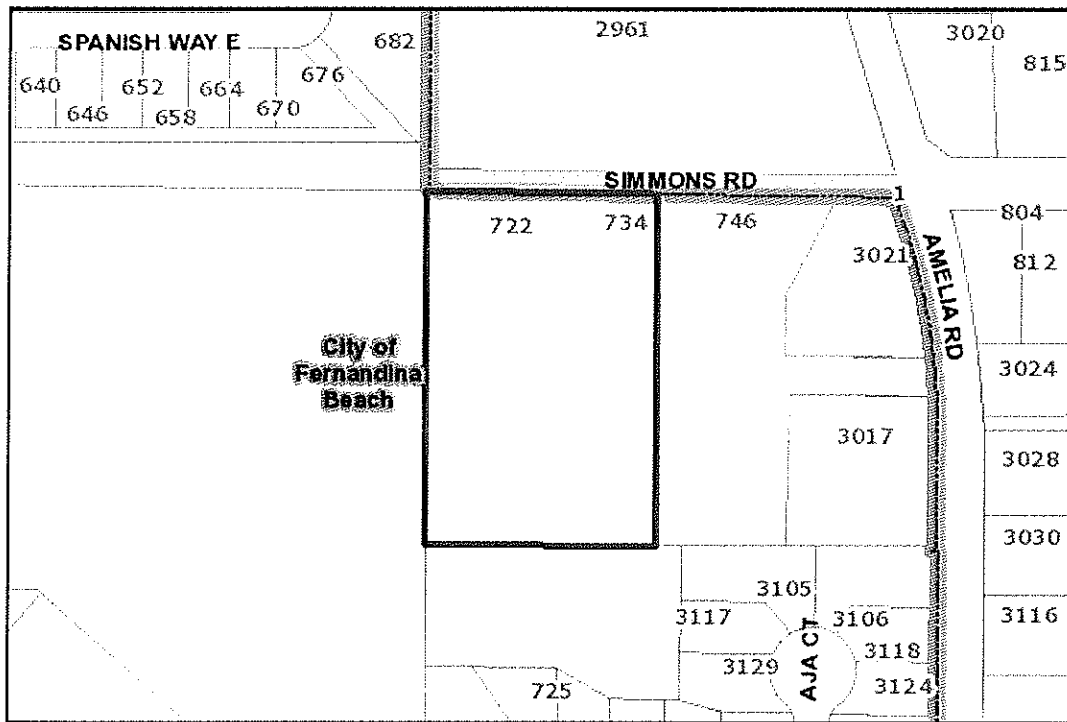


904-491-7300



www.NassauFLPA.com

A. Michael Hickox
Nassau County Property Appraiser



Parcel Report	Results
Parcel ID	00-00-30-044B-0028-0010
Owner Information	THE ASPIRE AT AMELIA II LLC
	C/O ERIC L WEISS ESQ
	260 PEACHTREE ST NW STE
Mailing Address	2700
	ATLANTA, GA 30303
Site Address	734 SIMMONS RD
	FERNANDINA BEACH
	32034
	722 SIMMONS RD
	FERNANDINA BEACH
	32034
Previous Site Address (If Changed by 911)	
Deed Acre	6.03

Approximate Acres (GIS Calculated)	3.57
Property Use Code	000001
Municipality	Unincorporated Nassau County
Census Tract	
MLS Zone	5 - Island
Subdivision	DUNES OF AMELIA PHASE

Land Use Report	Results	
Zoning	RS 2	Note: (Must be verified with Municipality)
Future Land Use	MEDIUM DENSITY	Note: (Must be verified with Municipality)
Community Development District	No	
Community Redevelopment Area	No	Note: (Must be verified with City of Fernandina Beach)
Historic District	No	Note: (Must be verified with City of Fernandina Beach)
Municipal Service Benefit Unit (MSBU)	No	
Mobility Fee Zone	Zone 1	

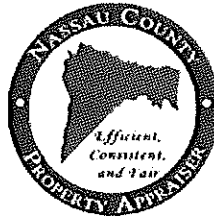
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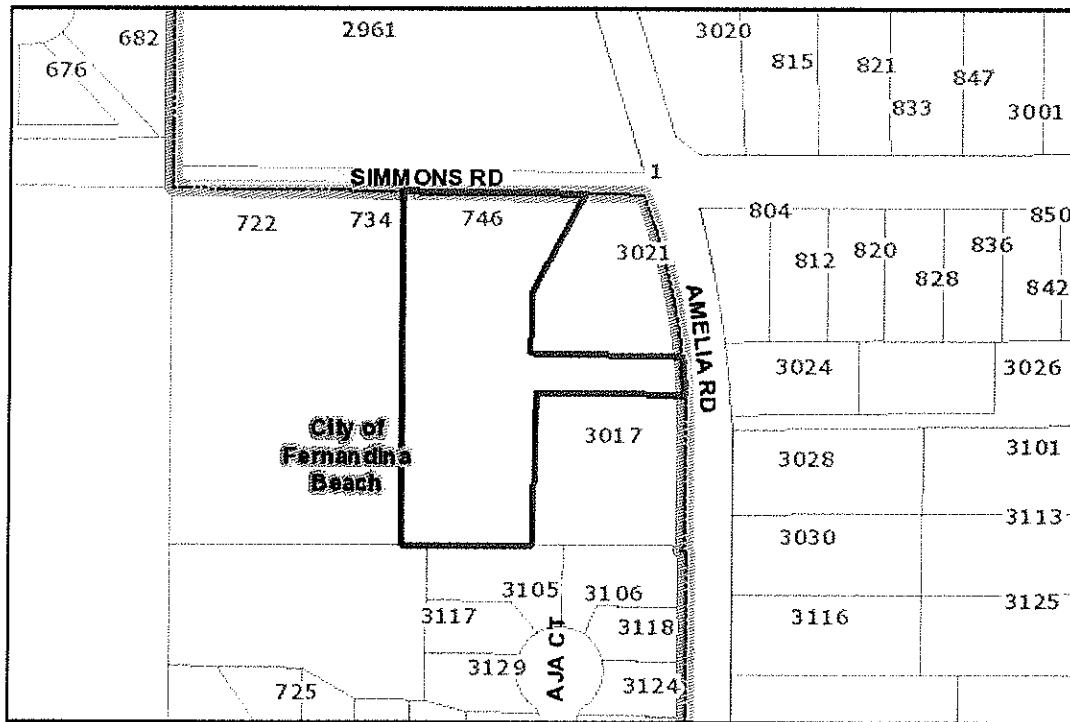


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A. Michael Hickox
Nassau County Property Appraiser

**Parcel Report****Parcel ID****Owner Information****Results**

00-00-30-044B-0028-0010

THE ASPIRE AT AMELIA II LLC

C/O ERIC L WEISS ESQ
260 PEACHTREE ST NW STE
2700

Mailing Address

ATLANTA, GA 30303

Site Address

746 SIMMONS RD
FERNANDINA BEACH
32034

Previous Site Address (If Changed by 911)**Deed Acre**

6.03

Approximate Acres (GIS Calculated)

2.36

Property Use Code

000001

Municipality	Unincorporated Nassau County
Census Tract	
MLS Zone	5 - Island
Subdivision	DUNES OF AMELIA PHASE

Land Use Report	Results	
Zoning	OR	Note: (Must be verified with Municipality)
Future Land Use	MEDIUM DENSITY	Note: (Must be verified with Municipality)
Community Development District	No	
Community Redevelopment Area	No	Note: (Must be verified with City of Fernandina Beach)
Historic District	No	Note: (Must be verified with City of Fernandina Beach)
Municipal Service Benefit Unit (MSBU)	No	
Mobility Fee Zone	Zone 1	

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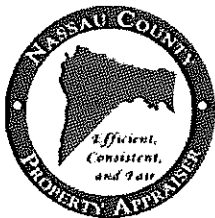
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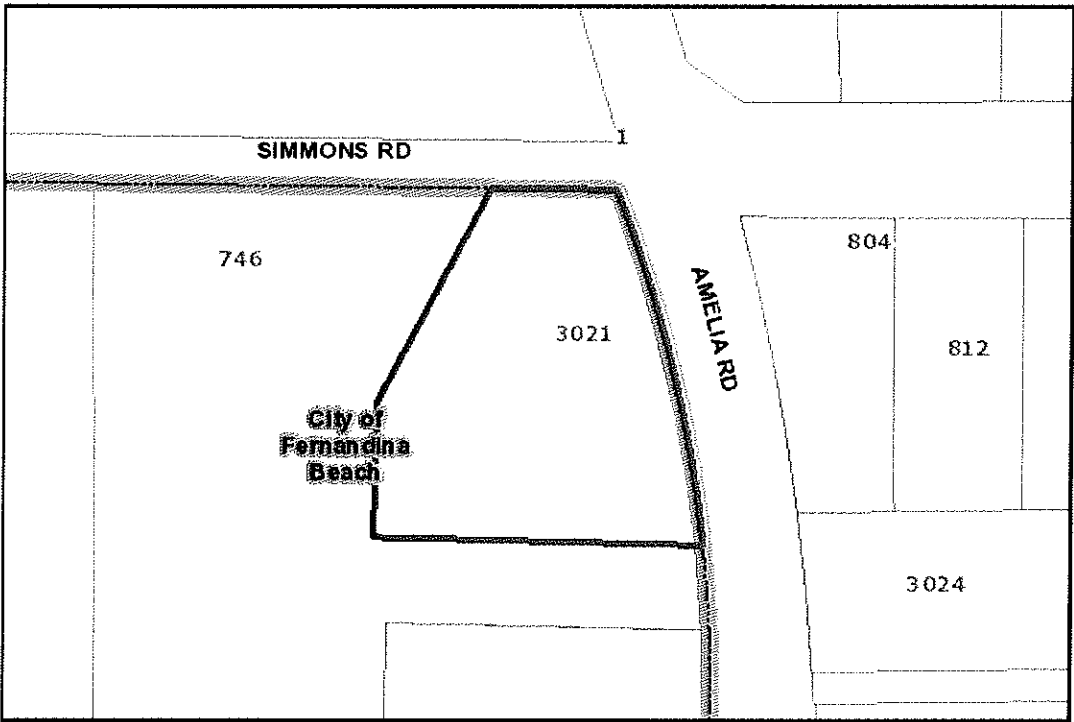


904-491-7300

www.NassauFLPA.com



A. Michael Hickox
Nassau County Property Appraiser



Parcel Report	Results
Parcel ID	00-00-30-044B-0028-0014
Owner Information	THE ASPIRE AT AMELIA II LLC
	3021 AMELIA ROAD
Mailing Address	FERNANDINA BEACH, FL 32034
Site Address	3021 AMELIA RD FERNANDINA BEACH 32034
Previous Site Address (If Changed by 911)	3021 AMELIA RD
Deed Acre	
Approximate Acres (GIS Calculated)	0.82
Property Use Code	000000
Municipality	Unincorporated Nassau County

Census Tract**MLS Zone**

5 - Island

Subdivision

DUNES OF AMELIA PHASE

Land Use Report**Results****Zoning**

OR

Note: (Must be verified with Municipality)

Future Land Use

MEDIUM DENSITY

Note: (Must be verified with Municipality)

Community Development District

No

Community Redevelopment Area

No

Note: (Must be verified with City of Fernandina Beach)

Historic District

No

Note: (Must be verified with City of Fernandina Beach)

Municipal Service Benefit Unit (MSBU)

No

Mobility Fee Zone

Zone 1

The Nassau County interactive map displays GIS data that is subject to continual updating, change and the data accuracy representations adjustments over time. The information contained within this document is not intended to be used for the preparation of construction documents and under no circumstance shall this product or representations from this product be used for final design purposes.

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

AGENT AUTHORIZATION

I, DAVID HINK, of The Aspire at Amelia II, LLC owner of the following property(s) do hereby authorize, Gillette & Associates, Inc., to act as my Agent in conjunction with all site plan applications, concurrency applications, preliminary plat applications, and any other Local, State and/or Federal development permits necessary for development of the following property, without any further notice.

Parcel No: 00-00-30-044B-0028-0014; 00-00-30-044B-0028-0010;
00-00-30-044B-0028-0010

Location.: Amelia Road, Fernandina Beach

DIRR
Signature

Aug 3, 2017
Date

770-598-2616
Telephone Number

STATE OF FLORIDA
COUNTY OF NASSAU

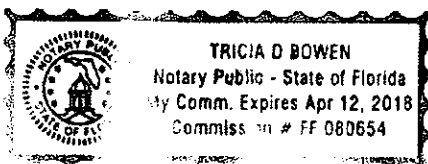
Subscribed and sworn to before me this 3 day of August, 2017.

Who is personally known to me ☒ or has produced identification

Tricia D Bowen
Notary Public: Signature

Tricia D Bowen
Printed Name

My Commission Expires: _____





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Foreign Limited Liability Company

THE ASPIRE AT AMELIA II, LLC

Filing Information

Document Number M16000008603

FEI/EIN Number 81-3914386

Date Filed 10/27/2016

State GA

Status ACTIVE

Principal Address

1435 ROLLING LINKS DR
ALPHARETTA, GA 30004

Mailing Address

1435 ROLLING LINKS DR
ALPHARETTA, GA 30004

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title Mgr. of Aspire Development Partners, LLC which is Mgr. of Aspire at Amelia II G.P. the Mgr. of entity

DLUGOLENSKI, DAVID
1435 ROLLING LINKS DR
ALPHARETTA, GA 30004

Title Mgr. of Aspire Development Partners, LLC which is Mgr. of Aspire at Amelia II G.P. the Mgr. of entity

Hink, David
3940 Tamiami Trail
Cumming, GA 30041

LAKESIDE RESERVE

PLAT BOOK _____ PAGE _____

SHEET 1 OF 2 SHEETS

CAPTION:

A PORTION OF SECTIONS 3 AND 5, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING A PORTION OF LOT 28, "OCEAN BREEZE FARMS"; ACCORDING TO THE PLAT THEREOF RECORDED PLAT BOOK 2, PAGE 19, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF "BARRINGTON"; ACCORDING TO THE PLAT THEREOF RECORDED PLAT BOOK 7, PAGE 115, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 88°24'06" EAST, ALONG THE NORTHERLY LINE OF SAID PLAT OF "BARRINGTON", A DISTANCE OF 714.72 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF AMELIA ROAD (A 50 FOOT RIGHT-OF-WAY); THENCE NORTH 01°25'29" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID AMELIA ROAD, A DISTANCE OF 94.98 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,390.00 FEET; THENCE NORTHERLY ALONG WESTERLY RIGHT-OF-WAY LINE OF SAID AMELIA ROAD AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°33'35", AN ARC DISTANCE OF 401.74 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 06°51'19" WEST A DISTANCE OF 400.34 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF SIMMONS ROAD (A 30 FOOT RIGHT-OF-WAY); THENCE NORTH 88°27'25" WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SIMMONS ROAD, A DISTANCE OF 661.14 FEET TO THE NORTHWEST CORNER OF SAID LOT 28, "OCEAN BREEZE FARMS"; THENCE SOUTH 00°56'55" WEST, ALONG THE WEST LINE OF SAID LOT 28, "OCEAN BREEZE FARMS", A DISTANCE OF 490.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.91 ACRES, MORE OR LESS.

COUNTY TAX COLLECTOR CERTIFICATE

TAX IDENTIFICATION NUMBERS: 00-00-30-044B-0028-0010
00-00-30-044B-0028-0010
00-00-30-044B-0028-0014
00-00-30-044B-0028-0012

I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO UNPAID REAL PROPERTY TAXES APPLICABLE TO THE LANDS SUBJECT TO THIS PLAT.

SIGNED THIS _____ DAY OF _____, A.D. 2018.

TAX COLLECTOR
NASSAU COUNTY, FLORIDA

DIRECTOR OF EMERGENCY SERVICES CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE DIRECTOR OF EMERGENCY SERVICES OF THE CITY OF FERNANDINA BEACH, FLORIDA

THIS _____ DAY OF _____, A.D. 2018.

DIRECTOR OF EMERGENCY SERVICES

APPROVED FOR THE RECORD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY MANAGER OF THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA. WITNESS BY SIGNATURE THIS _____ DAY OF _____, A.D., 2018.

CITY MANAGER

MAYOR CERTIFICATE:

THIS PLAT HAS BEEN EXAMINED AND IS HEREBY ACCEPTED AND APPROVED BY THE CITY COMMISSION OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, PURSUANT TO A RESOLUTION OF SAID COMMISSION ADOPTED THIS _____ DAY OF _____, A.D., 2018.

BY: _____ MAYOR

ATTEST: _____ CITY CLERK

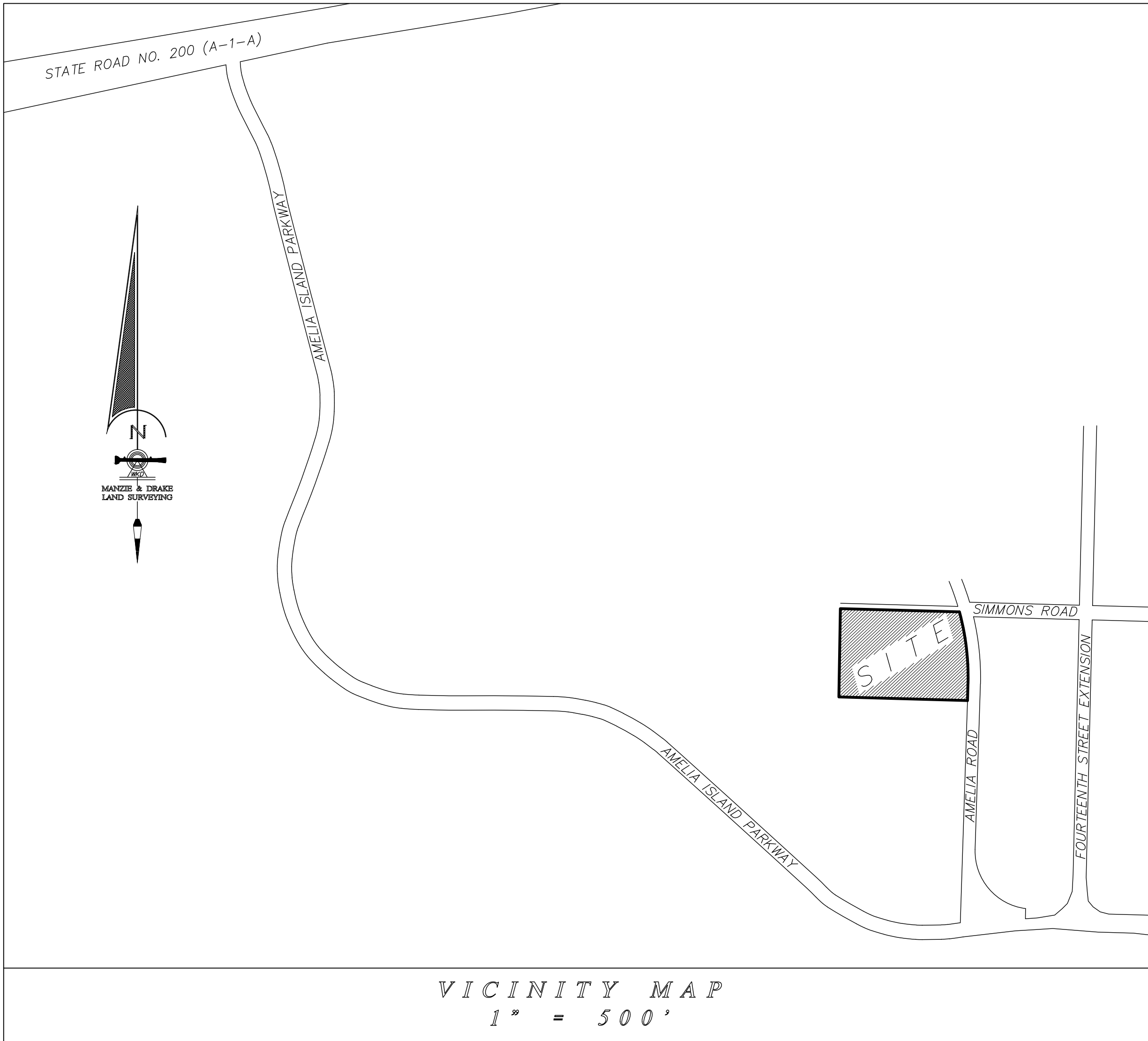
CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER 177.081, FLORIDA STATUTES, AND IS FILED FOR RECORD IN PLAT BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THIS _____ DAY OF _____, A.D. 2018.

CLERK OF THE CIRCUIT COURT

COPYRIGHT © 2018 BY MANZIE AND DRAKE LAND SURVEYING

A PORTION OF SECTIONS 3 & 5, TOWNSHIP 2 NORTH, RANGE 28 EAST, FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, BEING A REPLAT OF THAT PORTION OF LOT 28, OCEAN BREEZE FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF AMELIA ROAD.



VICINITY MAP
1" = 500'

ZONING CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND IS IN COMPLIANCE WITH THE ZONING RULES AND REGULATIONS OF NASSAU COUNTY, FLORIDA, CURRENTLY IN EFFECT.

THIS _____ DAY OF _____, 2018.

DIRECTOR OF PLANNING

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN SET ACCORDING TO CHAPTER 177.091 (7); AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET ACCORDING TO THE CHAPTER 177.091 (8); ALL ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

SIGNED THIS _____ DAY OF _____, A.D. 2018.

MICHAEL A. MANZIE, P.L.S.
FLORIDA CERTIFICATE No. 4069

MANZIE & DRAKE LAND SURVEYING
117 SOUTH 9TH STREET
FERNANDINA BEACH, FL 32034
CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"

CERTIFICATE OF REVIEW BY CITY EMPLOYED/CONTRACTED SURVEYOR/MAPPER

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, F.S., AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT THEREOF. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, F.S., IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING / MAPPING REFLECTED ON THIS PLAT.

SURVEYOR / MAPPER

DATE

PRINT NAME:

FLORIDA REGISTRATION NO.:

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, "THE ASPIRE AT AMELIA II, LLC", IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS "LAKESIDE RESERVE", AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LAND.

IN WITNESS WHEREOF, DEVELOPER HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

THE ROAD RIGHTS-OF-WAY, DESIGNATED IN THE PLAT AS "LAKESIDE TERRACE & LAKESIDE LANE" ARE HEREBY DEDICATED TO THE CITY OF FERNANDINA BEACH.

NON-EXCLUSIVE EASEMENTS FOR DRAINAGE AND FOR MAINTENANCE OF LANDSCAPING AND DRAINAGE IMPROVEMENTS OVER THOSE EASEMENTS DESIGNATED HEREON AS DRAINAGE EASEMENTS ARE SUBJECT TO THE RIGHTS AND RESERVATIONS CONTAINED HEREIN, AND SHALL BE RETAINED BY THE UNDERSIGNED OWNER FOR ITS PRIVATE USE, AND FOR THE USE OF ITS LEGAL SUCCESSORS IN INTEREST, GRANTEEES AND ASSIGNS, INCLUDING BUT NOT LIMITED TO NASSAU COUNTY, OR A RESPONSIBLE PROPERTY OWNERS' ASSOCIATION AS SUCH INTERESTS MAY BE GRANTED, CONVEYED OR OTHERWISE ESTABLISHED AND SHOWN BY SEPARATE INSTRUMENT RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY.

TRACTS "A" & "B" (OPEN SPACE TRACT) ARE HEREBY DEDICATED TO AND SHALL BE A PERPETUAL MAINTENANCE OBLIGATION OF THE LAKESIDE RESERVE HOMEOWNERS ASSOCIATION.

TRACT "C" (POND TRACT) IS HEREBY DEDICATED TO AND SHALL BE A PERPETUAL MAINTENANCE OBLIGATION OF THE LAKESIDE RESERVE HOMEOWNERS ASSOCIATION.

FLORIDA PUBLIC UTILITIES AND ITS SUCCESSORS AND ASSIGNS ARE HEREBY IRREVOCABLY DEDICATED A SEVEN & ONE-HALF (7.5) FOOT EASEMENT ALONG THE FRONT OF EACH LOT FOR ITS USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

THE ASPIRE AT AMELIA II, LLC

WITNESS _____ NAME: _____

PRINT OR TYPE NAME _____ TITLE: _____

WITNESS _____

PRINT OR TYPE NAME _____

STATE OF: _____
COUNTY OF: _____

THIS IS TO CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, _____ TO ME WELL KNOWN AND KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING ADOPTION AND DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USE AND PURPOSES THEREIN EXPRESSED.

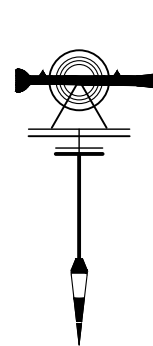
WITNESS MY SIGNATURE AND OFFICIAL SEAL AT THE CITY OF _____, IN THE COUNTY OF _____ AND THE STATE OF _____, THIS _____ DAY OF _____, A.D., 2018

NOTARY PUBLIC
STATE OF FLORIDA

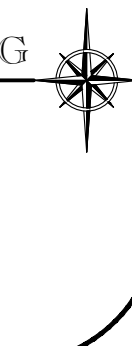
MY COMMISSION EXPIRES : _____

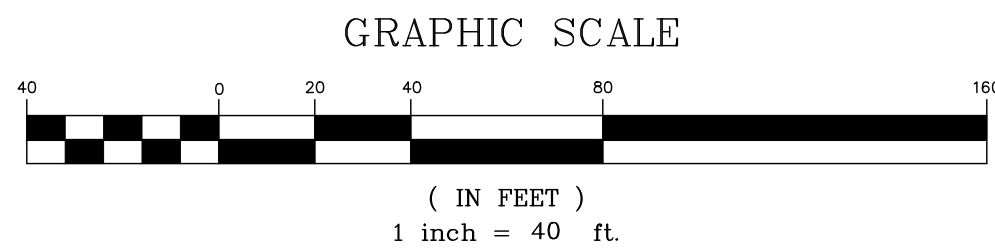
SURVEYOR'S NOTES

- 1.) ☐ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET WITH IDENTIFICATION "MANZIE LB 7039".
- 2.) ☒ DENOTES PERMANENT CONTROL POINT (P.C.P.) SET WITH IDENTIFICATION "LB 7039".
- 3.) BEARINGS SHOWN HEREON ARE BASED ON S88°24'06"E FOR THE SOUTH LINE OF SUBJECT PROPERTY.
- 4.) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12089C 0377 G, DATED 08/02/2017.
- 5.) "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 6.) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
- 7.) NO FURTHER SUBDIVISION OF LOTS IS ALLOWED UNLESS SUCH SUBDIVISION CONFORMS TO CITY OF FERNANDINA BEACH SUBDIVISION REGULATIONS AND BE APPROVED BY THE CITY OF FERNANDINA BEACH.
- 8.) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS "BLM".
- 9.) BUILDING SETBACK REQUIREMENTS FOR THIS SUBDIVISION ZONED "BLM", ARE AS FOLLOWS:
FRONT SETBACK = 25'; SIDE SETBACK = 10% OF LOT WIDTH;
SIDE SETBACK FOR SIDE ABUTTING STREET = 15'; REAR SETBACK = 25'
- 10.) THE LANDS SHOWN HEREON ARE LOCATED WITHIN STORM SURGE CATEGORY 3, AS SCALED FROM STORM SURGE ATLAS VOLUME 1, PLATE 5, NASSAU COUNTY, FLORIDA, AS PER S.L.O.S.H. (SEA, LAKE, AND OVERLAND SURGES FROM HURRICANES).
- 11.) ALL LOT LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED
- 12.) LOTS SHOWN HEREON ARE INTENDED FOR RESIDENTIAL PURPOSES.



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."

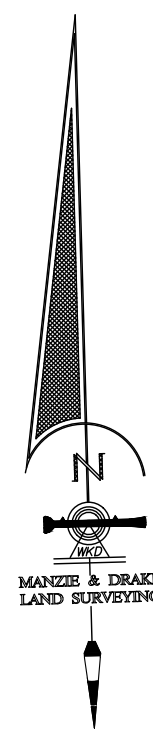




LAKE SIDE RESERVE

PLAT BOOK _____ PAGE _____
SHEET 2 OF 2 SHEETS

A PORTION OF SECTIONS 3 & 5, TOWNSHIP 2 NORTH, RANGE 28 EAST, FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, BEING A REPLAT OF THAT PORTION OF LOT 28, OCEAN BREEZE FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF AMELIA ROAD.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	39.53'	25.00'	90°35'40"	S46°14'45"W	35.54'
C2	13.44'	25.00'	30°47'51"	N14°27'01"E	13.28'
C3	188.08'	51.50'	209°14'32"	N76°58'38"E	99.66'
C4	57.11'	51.50'	63°32'28"	S33°22'08"W	54.23'
C5	23.77'	25.00'	54°28'53"	N37°53'56"E	22.89'
C6	4.24'	25.00'	9°42'23"	N5°48'06"E	4.23'
C7	39.01'	25.00'	89°24'20"	N43°45'15"W	35.17'
C8	28.01'	25.00'	64°11'28"	N33°02'38"E	26.57'
C9	123.78'	1390.00'	5°06'08"	N12°35'02"W	123.74'
C10	25.47'	1390.00'	1°03'00"	N9°30'28"W	25.47'
C11	25.39'	1390.00'	1°02'47"	N8°27'34"W	25.39'
C12	120.94'	1390.00'	4°59'06"	N5°26'38"W	120.90'
C13	106.16'	1390.00'	4°22'33"	N0°45'48"W	106.14'

LEGEND
O.R.B. = OFFICIAL RECORDS BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
S.F. = SQUARE FEET
D = DELTA
R = RADIUS
L = ARC LENGTH
CB = CHORD BEARING
CD = CHORD DISTANCE

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."

RESOLUTION 2017-172

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING PRELIMINARY PLAT, PAB CASE 2017-11 TITLED "LAKESIDE RESERVE"; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Aspire At Amelia II, LLC has applied to the City Commission of the City of Fernandina Beach, Florida, for approval of a preliminary plat titled "Lakeside Reserve"; and

WHEREAS, the Lakeside Reserve subdivision, includes the creation of twenty-nine lots for single family home sites; and

WHEREAS, the Technical Review Committee has reviewed the preliminary plat under SPR 2017-07 and is pending a local development order; and

WHEREAS, staff has reviewed the applicant's request for a preliminary plat and found the request to be compliant with the City's Comprehensive Plan and Land Development Code; and

WHEREAS, on October 11, 2017, the Planning Advisory Board reviewed the preliminary plat and issued a recommendation of approval.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. The plat titled "Lakeside Reserve," is hereby accepted and approved as a preliminary plat.

SECTION 2. This Resolution shall take effect immediately upon passage.

ADOPTED this 8th day of November, 2017.

CITY OF FERNANDINA BEACH

ROBIN C. LENTZ
Commissioner - Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:



CAROLINE BEST
City Clerk

TAMMI E. BACH
City Attorney



City of Fernandina Beach

Community Development Department

November 20, 2017

Nick E. Gillette, P.E.
Gillette & Associates, Inc.
20 South 4th Street
Fernandina Beach, Florida 32034

Re: SPR 2017-07, Lakeside Reserve (a.k.a. Aspire at Amelia, Phase II)

Dear Nick:

Based on findings from the Technical Review Committee (TRC) and their review of plans received by this office on November 8, 2017 (engineering plans with the latest revision date of November 1, 2017 and sheet PP-1 with the latest revision date of November 13, 2017), the site plan for the above referenced project is hereby approved. This compliance report serves as your technical review approval with the following condition(s):

- Receipt of applicable outside agency permitting.

At this point, your project will move forward under the coordination of the City's Community Development and Utilities Departments for securing necessary site and/or construction permits.

If you need further information regarding this compliance report or next steps for this project, please contact me at 904.310.3142.

Sincerely,

Marshall McCrary, Director
Community Development Department

cc: File
CDD – Planning

ENGINEERING PLANS

FOR

ASPIRE AT AMELIA PHASE II

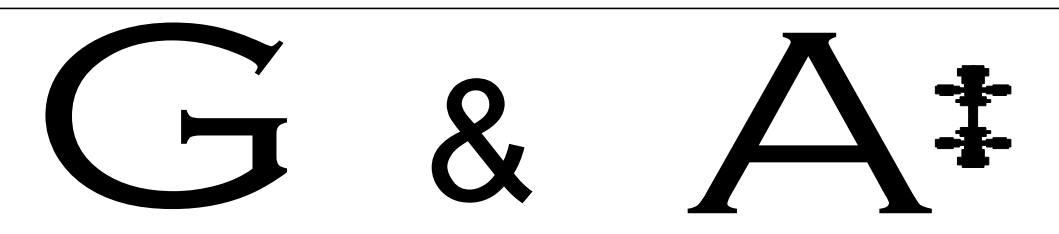
FOR

ASPIRE AT AMELIA

GILLETTE & ASSOCIATES, INC.

CIVIL & ENVIRONMENTAL ENGINEERING
MECHANICAL & STRUCTURAL ENGINEERING
PERMITTING & CONSTRUCTION MANAGEMENT
20 SOUTH 4TH STREET AMELIA ISLAND, FLORIDA 32034
PHONE: (904) 261- 8819

PERMITTING AGENCIES
CITY OF FERNANDINA BEACH: 904-310-3421
FDEP: 904-256-1700
SJRWMD: 904-730-6270



Issue Date:
August 3, 2017
Revision Date:
November 1, 2017

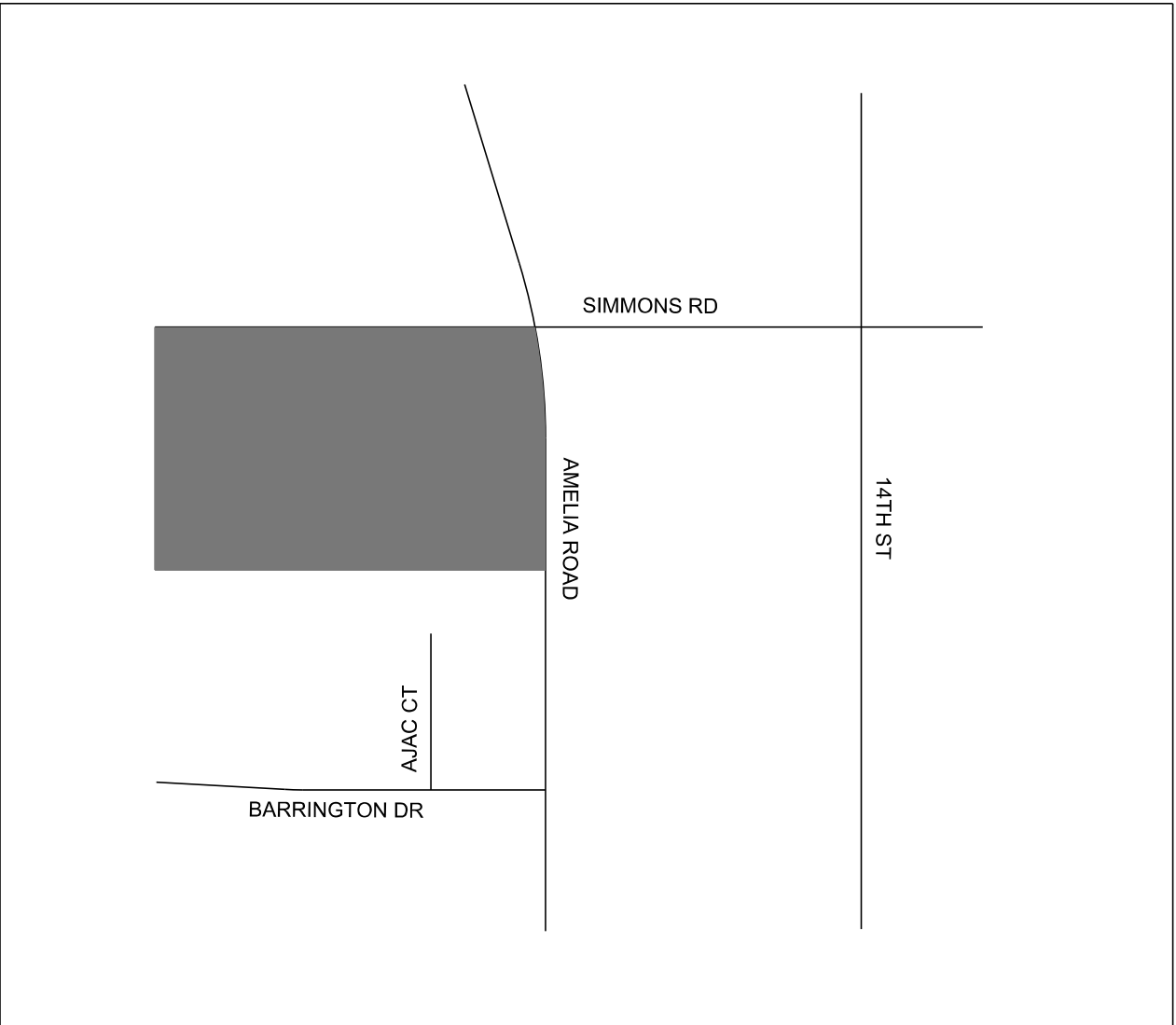
G&A Project
No.:17-10.27

ASPIRE AT AMELIA
PHASE II
FOR

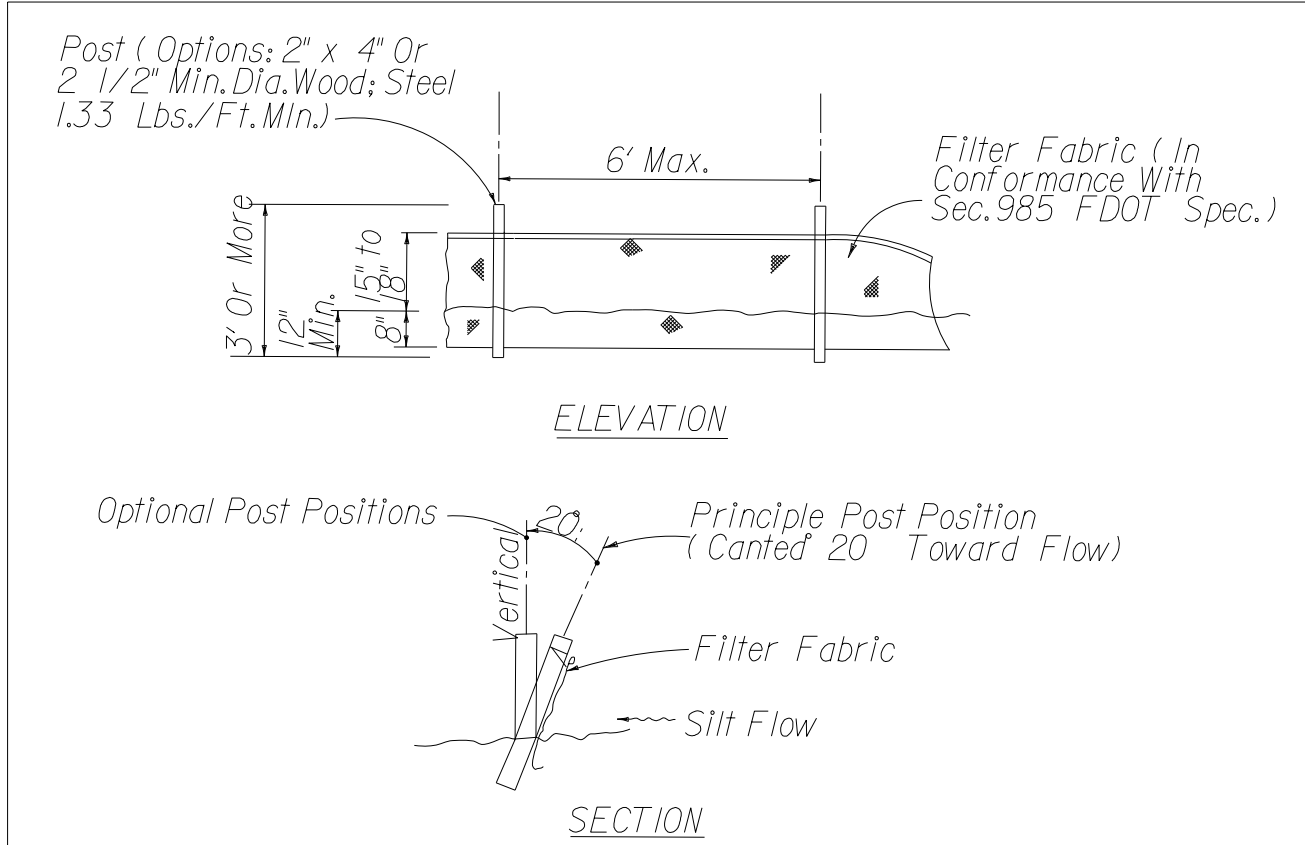
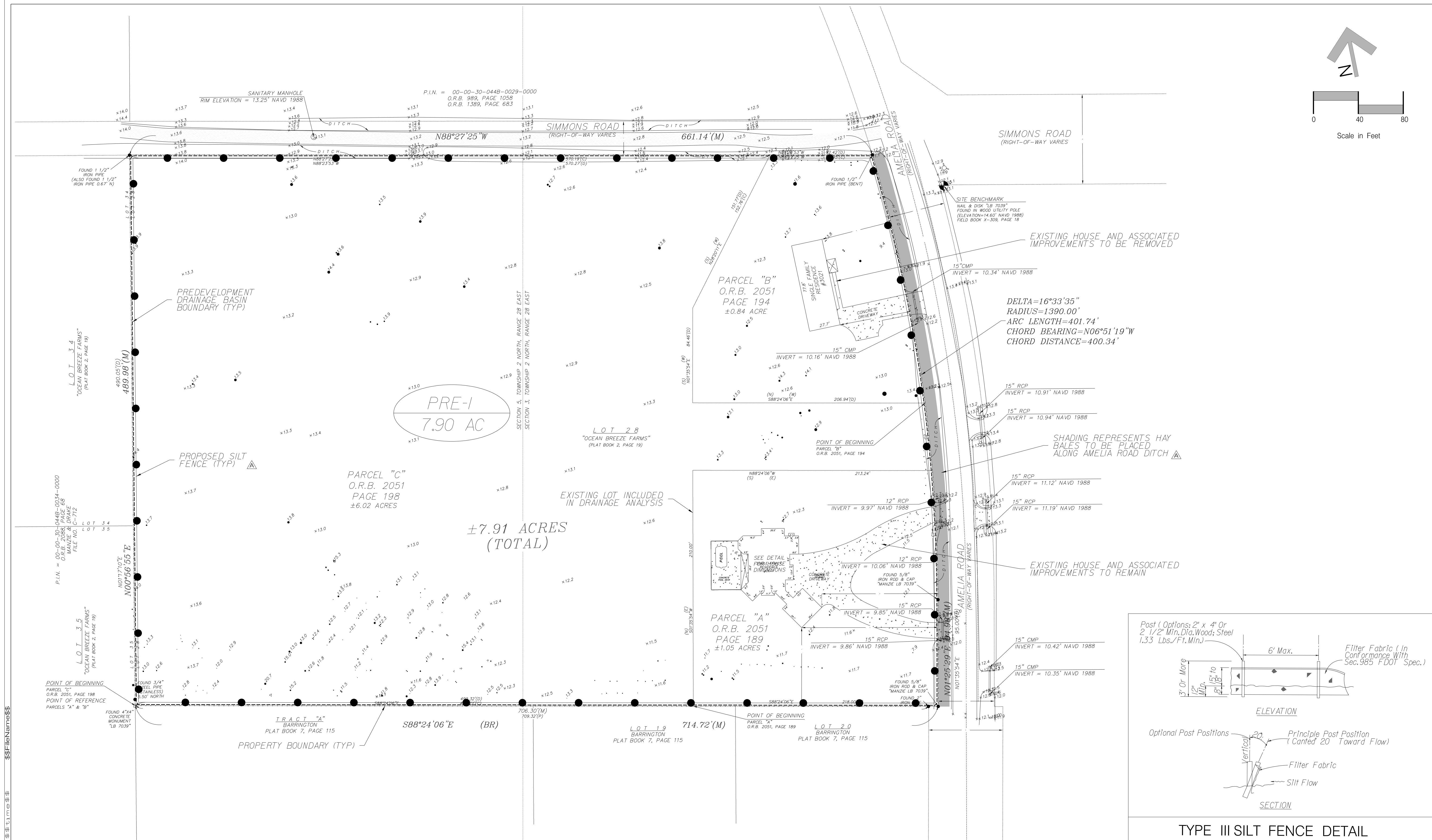
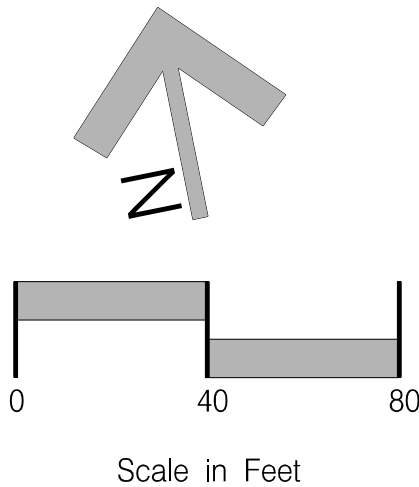
ASPIRE AT AMELIA

RELEASED FOR CONSTRUCTION BY

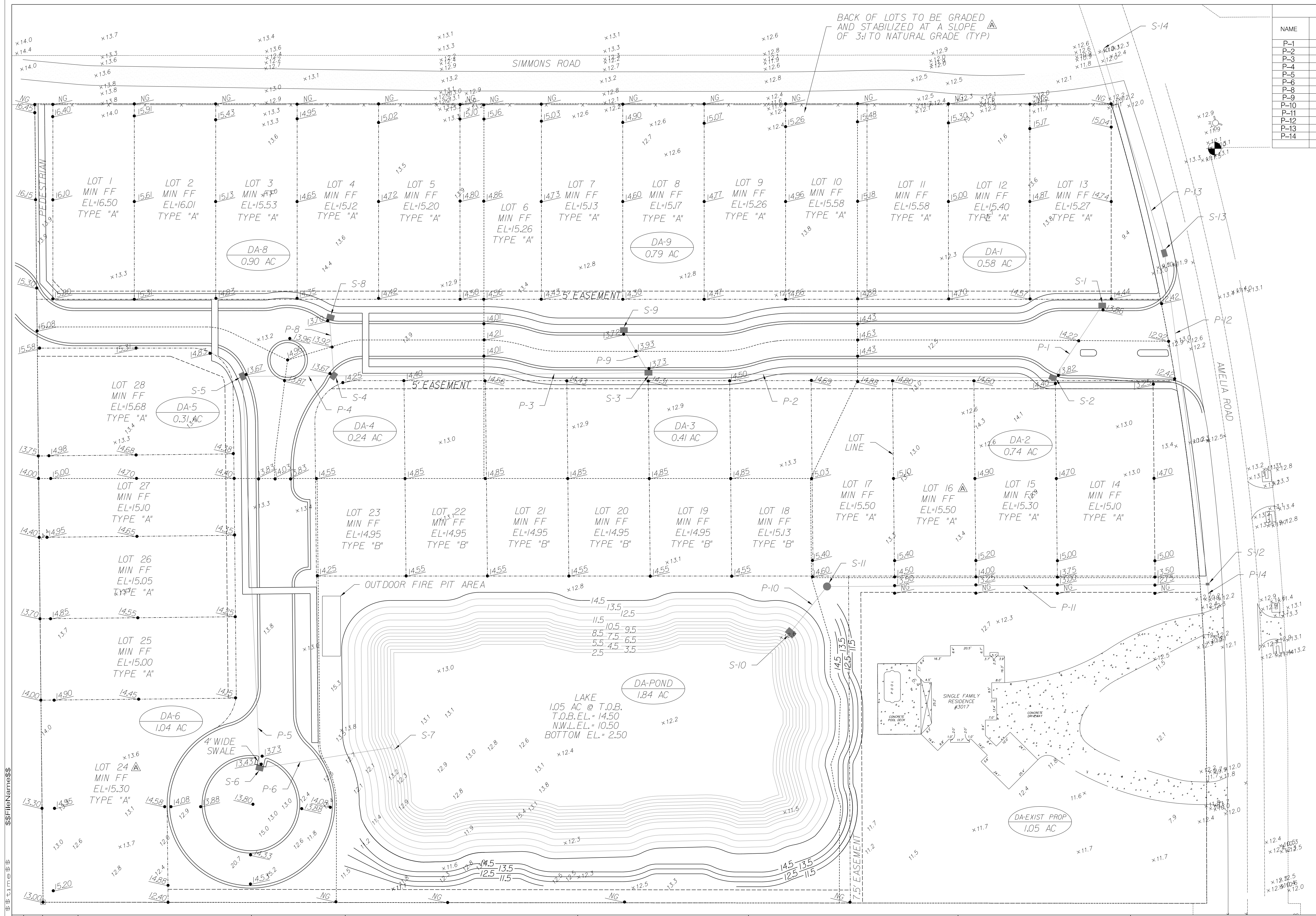
SITE LOCATION MAP



GENERAL NOTES										INDEX																																							
SITE / GEOMETRY										WATER NOTES										SHEET	DESCRIPTION																												
1.ALL WORK SHALL BE PERFORMED IN A SAFE MANNER,ALL SAFETY RULES AND GUIDELINES OF O.S.H.A.SHALL BE FOLLOWED,THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES,AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT,ALL COSTS ASSOCIATED WITH COMPLYING WITH O.S.H.A.REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTOR'S PRICE FOR PERFORMING THE WORK. 2.THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS,EITHER SURFACE OR SUBSURFACE,WHICH MAY AFFECT THE WORK TO BE PERFORMED,AND THE EQUIPMENT,LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT.THE CONTRACTOR IS URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THIS PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION,AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO CONSTRUCTION OF THE PROJECT.ALL COSTS ASSOCIATED WITH PRELIMINARY INVESTIGATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. 3.ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER. 4.ELEVATIONS ARE BASED ON NATIONA GEODETIC VERTICAL DATUM OF 1988. 5.TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PROVIDED BY:MANZIE & DRAKE (904-491-5700) 6.THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING,RIGHT-OF-WAY PERMITS NOT PROVIDED AND INSURANCE REQUIRED FOR THE PROJECT. 7.THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN CITY,COUNTY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION & REPAIR. 8.THE CONTRACTOR SHALL ADVISE THE OWNER'S AUTHORIZED REPRESENTATIVE OF PLANNED WORK SCHEDULE.THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS.IN THE EVENT OF ANY CONFLICT WHATSOEVER,THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD,AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION. 9.'AS-BUILT' DRAWINGS - AS-BUILTS ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE,IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION,FIELD LOCATIONS,CERTIFICATION,AND SUBMITTAL OF AS-BUILT DRAWINGS. 10.'AS-BUILT' RECORD DATA AND INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR.RECORD DRAWINGS SHALL BE SUPPLIED TO THE ENGINEER. 11.THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS,IF A MONUMENT IS DISTURBED,THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT. 12.ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR ON A DAILY BASIS. 13.ALL EXCESS SUITABLE AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE ENGINEER. 14.ALL EXISTING TREES LISTED TO REMAIN SHALL BE PRESERVED AND PROTECTED. 15.THE LOCATION OF ALL EXISTING UTILITIES,STRUCTURES,AND IMPROVEMENTS ON THE DRAWINGS ARE BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED.THE LOCATIONS ARE APPROXIMATE.THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION,IF THE LOCATIONS SHOWN ARE CONTRARY TO ACTUAL FIELD LOCATIONS,THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY.THE DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION.THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITY IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR REPAIRS OR PAYMENTS FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS.PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION,THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS,AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH THEY SHALL CONNECT. 16.THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER ON ALL MATERIALS,FOR REVIEW AND APPROVAL,PRIOR TO PURCHASE OR CONSTRUCTION OF ANY UTILITY OR STRUCTURE. 17A.UNSUITABLE MATERIALS UNDER WATER,SEWER,OR STORM PIPE AND/OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO 98% OF IT'S MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557). 17B.ALL FINISH FLOORS SHOWN ON THE PLANS ARE MINIMUM ELEVATIONS										18.ALL WATER & SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES. 19.WHEN DEWATERING CAPACITY REQUIRES A PERMIT (CUP,LIT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST.JOHNS RIVER WATER MANAGEMENT DISTRICT. 20.WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY HAZARD.THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.WHERE PARALLEL WATER AND SEWER MAINS HAVE LESS THAN 10 FOOT HORIZONTAL SEPARATION,20 FOOT LENGTHS OF C900 (DR18)WATER QUALITY PIPE SHALL BE USED WITH THE JOINTS STAGGERED AT 10 FOOT INTERVALS.THE PIPES SHALL BE PLACED IN SEPARATE TRENCHES WITH THE WATER MAIN AT LEAST 18 INCHES ABOVE THE SEWER. 21.WATER MAINS CROSSING SANITARY HAZARDS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER MAIN.WHERE WATER AND SEWER MAINS CROSS WITH BETWEEN 18 INCHES AND 6 INCHES OF VERTICAL CLEARANCE,A 20 FOOT SECTION OF C900 (DR18)WATER QUALITY PIPE SHALL BE CENTERED ON THE POINT OF THE CROSSING.THE CONTRACTOR SHALL FIELD VERIFY THE VERTICAL SEPARATION.THE MINIMUM SEPARATION BETWEEN WATER AND SEWER PIPES IS TO BE 6 INCHES OUTSIDE DIAMETER TO OUTSIDE DIAMETER. 22.NO WATER MAIN PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER MANHOLE. 23.BLANK 24.TRACER WIRE SHALL BE PROVIDED ON ALL WATER MAINS AND FORCE MAINS.TRACER WIRE SHALL BE A MINIMUM OF 14 GAUGE SOLID COPPER WIRE,COATED,AND SUITABLE FOR BURIAL,WIRE SHALL BE ATTACHED DIRECTLY TO TOP OF PIPE AND BROUGHT INTO EACH VALVE BOX AND COILED TO ALLOW FOR EASY ACCESS AND EXTENSION ABOVE FINISHED GRADE FOR ATTACHMENT OF LOCATING EQUIPMENT. 25.ALL PIPE LENGTHS ARE APPROXIMATE DIMENSIONS,ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM WITH TYPICAL SECTIONS AND DETAILS AS SHOWN ON THE MISCELLANEOUS DETAILS SHEET AND IN ACCORDANCE WITH THE SPECIFICATIONS. 26.ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT. 27.GRADES SHOWN ON PLANS ARE EDGE OF PAVEMENT FINISHED GRADES UNLESS OTHERWISE NOTED. 28.SHOULD THE SURFACE OR SUBSURFACE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS,THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. 29.ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFICALLY STATED. 30.THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF SEDIMENT-LADEN RUNOFF RESULTING FROM STORM EVENTS DURING THE CONSTRUCTION PHASE.EROSION CONTROL FACILITIES SHOULD BE INSTALLED EARLY DURING THE CONSTRUCTION PERIOD SO AS TO PREVENT THE TRANSPORT OF SEDIMENT INTO SURFACE WATERS,RE-VEGETATION AND STABILIZATION OF DISTURBED AREAS SHOULD BE ACCOMPLISHED IMMEDIATELY TO REDUCE THE POTENTIAL FOR FURTHER SOIL EROSION. 31.ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND COUNTY/CITY BEFORE COMMENCING WORK. 32.MINIMUM COVER OVER PIPES SHALL BE 36"UNLESS OTHERWISE INDICATED. 33.ALL UNDERGROUND UTILITY COMPANIES SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. 34.IN ADDITION TO THE SPECIFICATIONS AND DETAILS PROVIDED FOR THIS CONTRACT,THE CITY OF FERNANDINA BEACH STANDARD DETAILS AND SPECIFICATIONS (LATEST REVISION)SHALL ALSO BE USED FOR ANY ITEMS NOT COVERED,IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A SET OF STANDARD DETAILS AND SPECIFICATIONS FROM THE CITY OF FERNANDINA BEACH. 35.BACKFILL MATERIAL SHALL BE COMPACTED TO 100% (2X)PER CITY OF FB REQUIREMENTS UNDER EXISTING AND PROPOSED ROADWAYS. 36.NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER. 37.STATIONING REFERS TO THE CENTERLINE OF THE ROADWAY EXCEPT AS NOTED ON PLANS.WHERE PAVEMENT SPLITS, THE STATIONING FOLLOWS THE INSIDE EDGE OF PAVEMENT UNTIL ROADWAY TRANSITIONS BACK TO THE TYPICAL ROADWAY SECTION 38.ALL CONSTRUCTION,MATERIAL,AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH CITY OF FB AND COUNTY STANDARDS.										1.WATER MAINS SHALL HAVE A MINIMUM OF 36" COVER UNDER PAVEMENT OR 30" COVER FROM FINISHED GRADE UNLESS OTHERWISE SHOWN.ALL WATER MAINS SHALL BE FLUSHED IN ACCORDANCE WITH,AND UNDER THE DIRECTION OF THE UTILITY COMPANY. 2.THRUST RESTRAINTS ARE REQUIRED IN ACCORDANCE WITH UTHE UTILITY COMPANY STANDARDS WHERE WATER MAINS ARE TERMINATED AND AT ALL BENDS AND TEES. 3.TIE RODS SHALL BE INSTALLED ON ALL VALVES LOCATED AT FITTINGS.ALL 10" AND LARGER VALVES AND LARGER SHALL REQUIRE (4)TIE RODS.MEGA LUG JOINT RESTRAINTS MAY BE USED IN LIEU OF THRUST BLOCKS OR TIE RODS. 4.UNLESS OTHERWISE NOTED,WATER MAINS ARE TO BE PVC DR18,DR-25,C-900 (BLUE),CLASS 150. 5.ALL WATER MAINS SHALL BE BACTERIOLOGICAL AND PRESSURE TESTED IN ACCORDANCE WITH AWWA C-600.NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER MAINS HAVE BEEN PRESSURE TESTED,DISINFECTED,AND CLEARED FOR SERVICE.THE UTILITY COMPANY'S AUTHORIZED REPRESENTATIVE MUST BE NOTIFIED 48 HOURS PRIOR TO PERFORMING THE PRESSURE TEST AND MUST BE PRESENT. 6.THE CONTRACTOR SHALL AVOID SERVICE INTERRUPTIONS AND MAINTAIN ANY EXISTING WATER SERVICE TO MEET THE SYSTEM DEMANDS AT ALL TIMES.THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF AFFECTED CUSTOMERS OF THE UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF ANY INTERRUPTION OF SERVICE.BOIL WATER NOTICES SHALL BE DELIVERED IN ACCORDANCE WITH THE UTILITY COMPANY BOIL WATER NOTICE REQUIREMENTS. 7.ALL MAIN FLUSHING POINTS SHALL BE SAME SIZE AS MAIN UP TO 8 INCH WATER MAINS.FLUSHING POINTS FOR MAINS LARGER THAN 8 INCH SHALL BE REDUCED TO 8 INCH. 8.ALL WATER MAINS SHALL BE DISINFECTED USING LIQUID CHLORINE OR HYPOCHLORITES IN ACCORDANCE TO AWWA C651-86. WATER IN MAIN SHALL MAINTAIN A CHLORINE RESIDUAL OF 50 MG/L FOR A MINIMUM OF 24 HOURS.WATER MAIN SHALL NOT BE PLACED IN SERVICE UNTIL CLEARANCE HAS BEEN PROVIDED BY THE APPROPRIATE REGULATING AGENCY AND UNITED WATER FLORIDA. 9.IF SOLVENT CONTAMINATION IS FOUND IN THE PIPE TRENCH,WORK SHALL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED,BASED ON APPROVAL OF THE PERMITTING AGENCY,DUCTILE IRON PIPE,FITTINGS,AND SOLVENT RESISTANT GASKET MATERIAL SUCH AS FLUOROCARBON SHALL BE USED IN THE CONTAMINATED AREA.THE DUCTILE IRON PIPE SHALL EXTEND AT LEAST 100 FEET BEYOND ANY SOLVENT NOTED,ANY CONTAMINATED SOIL THAT IS EXCAVATED SHALL BE PLACED ON AN IMPERMEABLE MAT AND COVERED WITH A WATER PROOF COVERING.THE PROPER AUTHORITIES WILL BE NOTIFIED AND THE CONTAMINATED SOIL HELD FOR PROPER DISPOSAL. 10.2" FLUSHING HYDRANTS SHALL BE INSTALLED AT ALL DEAD END LINES AND MAIN LINE STUB-OUTS. 11.A SEPARATE WATER SERVICE SHALL BE REQUIRED FOR EACH UNIT SERVED AND SHALL BE INSTALLED 3 FEET EITHER SIDE OF PROPERTY LINE.ALL WATER SERVICES SHALL BE MARKED WITH A "W"ETCHED ON THE CURB.ALL VALVES SHALL BE MARKED WITH A "V"ETCHED ON THE CURB. 12.ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY COMPANY'S STANDARDS. 13.ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED AT THE CONSUMER'S METER OR AT THE PROPERTY LINE WHEN A METER IS NOT USED. 14.BACKFLOW PREVENTION ASSEMBLIES SHALL BE TESTED BY A STATE OF FLORIDA LICENSED BACKFLOW TECHNICIAN.TEST RESULTS SHALL BE SUBMITTED TO AND APPROVED BY THE UTILITY COMPANY PRIOR TO ACCEPTANCE OF INSTALLATION. 15.MAXIMUM DEPTH ON WATER SERVICES TO METER TO BE 36".										1										COVER SHEET									
										2										INDEX SHEET																													
										3										PREDEVELOPMENT/DEMOLITION PLAN																													
										4										LOT LAYOUT PLAN																													
										5										POST-DEVELOPMENT DRAINAGE PLAN																													
										6-8										PLAN AND PROFILE SHEETS																													
										9										TREE RETENTION/REMOVAL PLAN																													
										10										MISCELLANEOUS DETAILS																													
										11										WATER DETAILS																													
										12										SEWER DETAILS																													
																				FIRE NOTES																													
																				1.WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED,COMPLETED,AND IN SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE.(NFPA 1,16.4.3J.3,2009 EDITION)																													
																				2.CLEARANCES OF SEVEN AND ONE HALF FEET (7 FT-6 IN.)IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT,WITH A FOUR FOOT CLEARANCE TO THE REAR OF THE HYDRANT.(NFPA 1,18.3.4J,2009)																													
																				3.NEW FIRE HYDRANT(S) SHALL BE INSTALLED SO THAT POSITIONED NOT MORE THAN 7 FEET 6 INCHES AWAY FROM CURB OR BERM OF THE ROADWAY.																													



K J I H G F E D C B A No				Scale: 1" = 40'				Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034				ASPIRE AT AMELIA PHASE II				PRE-DEVELOPMENT DRAINAGE PLAN				SHEET NO. PRE-I 3 of 12 Issue Date October 13, 2017 Project No. 17-10.27			
MP				11-17				Revised Per COFB Comments				ASPIRE AT AMELIA				Registered Professional				17-10.27			
BM				10-13-17				Revised Per SJRWMD Comments				ASPIRE AT AMELIA				Registered Professional				17-10.27			
A				9-20-17				Revised Per COFB & SJRWMD Comments				ASPIRE AT AMELIA				Registered Professional				17-10.27			
By				Date				Revision				ASPIRE AT AMELIA				Registered Professional				17-10.27			
QA/QC:				AG				DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"				ASPIRE AT AMELIA				Registered Professional				17-10.27			
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Designed by:				NG				Gillette & Associates, Inc.				ASPIRE AT AMELIA				Registered Professional				17-10.27			
Project Mgr:				NG				20 South 4th Street Fernandina Beach, FL 32034				ASPIRE AT AMELIA				Registered Professional				17-10.27			
Scale: 1" = 40'								Gillette & Associates, Inc.				ASPIRE AT AMELIA				Registered Professional				17-10.27			



PIPE TABLE					
NAME	FROM	TO	SIZE	LENGTH	MATERIAL
P-1	S-1	S-2	15"	53'	HDPE
P-2	S-2	S-3	24"	249'	HDPE
P-3	S-3	S-4	30"	193'	HDPE
P-4	S-4	S-5	30"	56'	HDPE
P-5	S-5	S-6	36"	240'	HDPE
P-6	S-6	S-7	42"	82'	HDPE
P-8	S-8	S-9	18"	36'	HDPE
P-9	S-9	S-10	18"	30'	RCP
P-10	S-10	S-11	18"	36'	HDPE
P-11	S-11	S-12	18"	233'	HDPE
P-12	S-12	S-13	18"	204'	RCP
P-13	S-13	S-14	18"	129'	RCP
P-14	S-14	S-15	18"	12'	RCP

STRUCTURE TABLE 						
NAME	TYPE	TOP/ INLET ELEV.	INVERT ELEVATION			
			N	S	E	W
S-1	INLET	13.86	—	10.36	—	—
S-2	INLET	13.82	10.26	—	—	9.51
S-3	INLET	13.73	10.58	—	9.26	8.76
S-4	INLET	13.67	10.40	—	8.62	5.29
S-5	INLET	13.67	—	4.75	5.25	—
S-6	INLET	13.43	4.61	—	4.11	—
S-7	MES	—	—	—	—	4.08
S-8	INLET	13.70	—	10.45	—	—
S-9	INLET	13.72	—	10.62	—	—
* S-10	DROP INLET	14.39	10.50	—	—	—
S-11	MANHOLE	14.50	—	10.43	10.43	—
* S-12	INLET	12.50	9.96	9.96	—	9.96
S-13	INLET	12.50	9.68	9.68	—	—
S-14	MES	—	—	9.50	—	—

* SEE SHEET DT-1 FOR DETAILS FOR STRUCTURES S-10 & S-12

NOTE:
ALL FINISHED FLOOR ELEVATIONS LISTED ARE FOR THE LOWEST FLOOR OF THE STRUCTURE. THIS MAY INCLUDE THE GARAGE IF IT IS ENCLOSED.

\$\$\$FileNames\$\$\$
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K			
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C	MP	11-1-17	Revised Per COFB Comments
B	BM	10-13-17	Revised Per SJRWMD Comments
A	BM	9-20-17	Revised Per COFB/SJRWMD Comments
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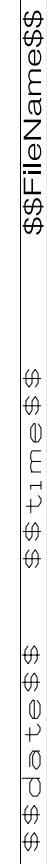
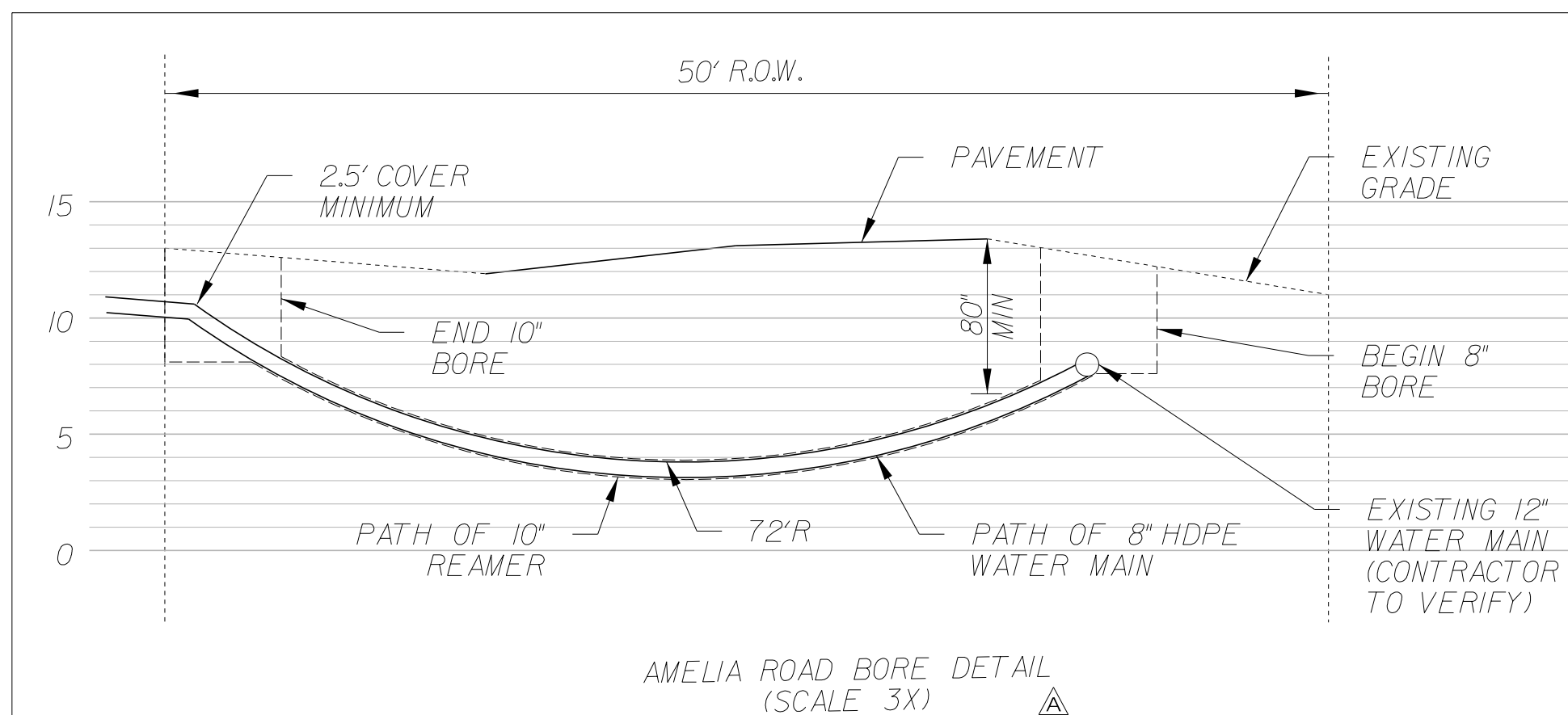
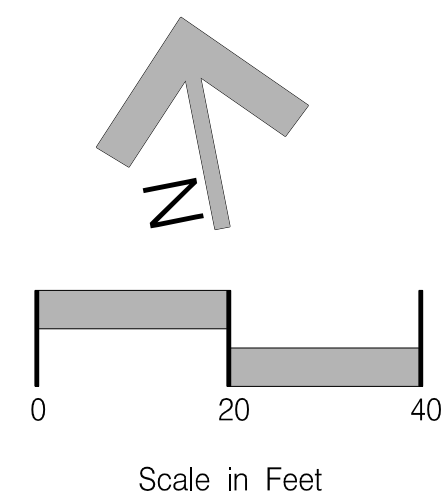
ASPIRE AT AMELIA
PHASE II

ASPIRE AT AMELIA

POST-DEVELOPMENT
DRAINAGE PLAN

SHEET NO.
DR-1
5 of 12
Issue Date
October 13, 2017
Project No.
17-10.27

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PHASE II

ASPIRE AT AMELIA

LAKE SIDE LANE
PLAN AND PROFILE

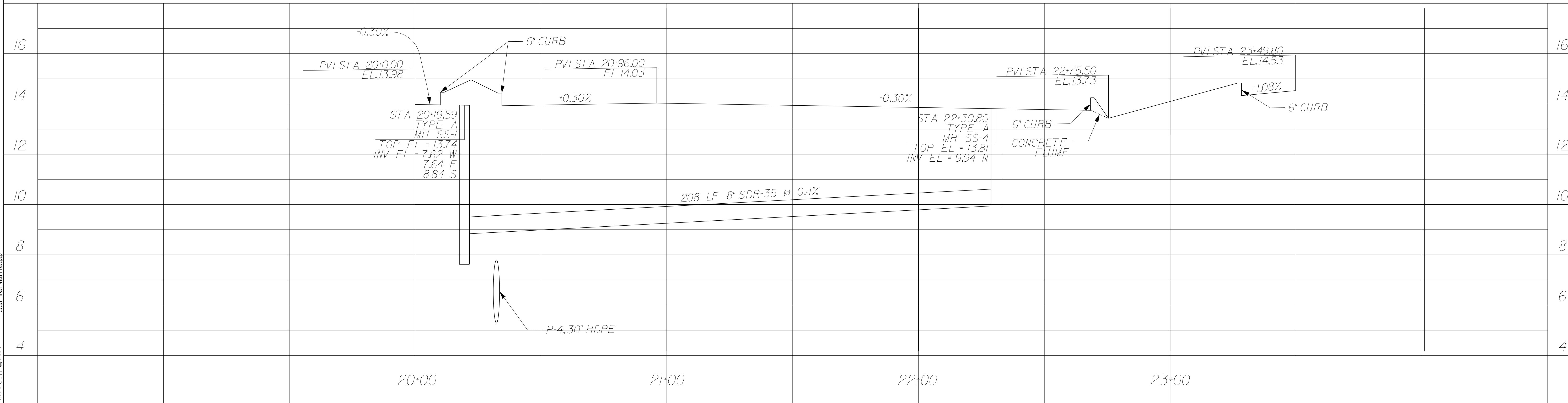
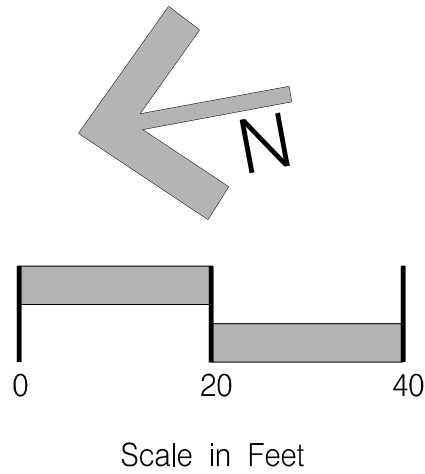
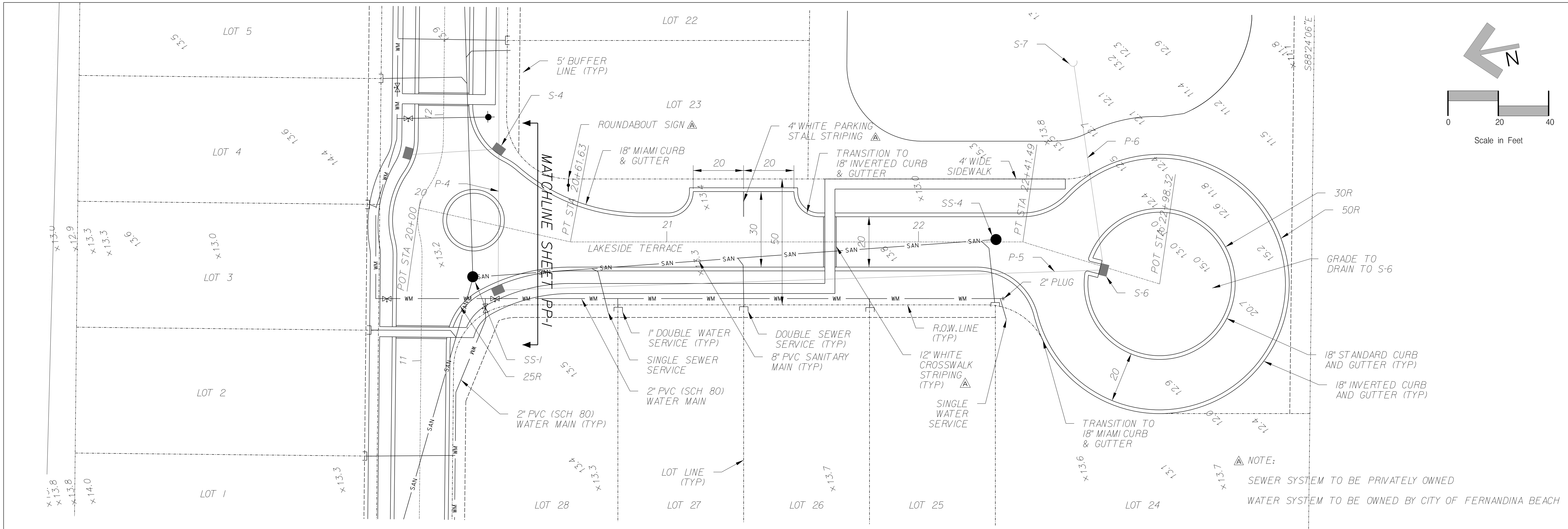
Registered Professional

SHEET NO.
PP-2

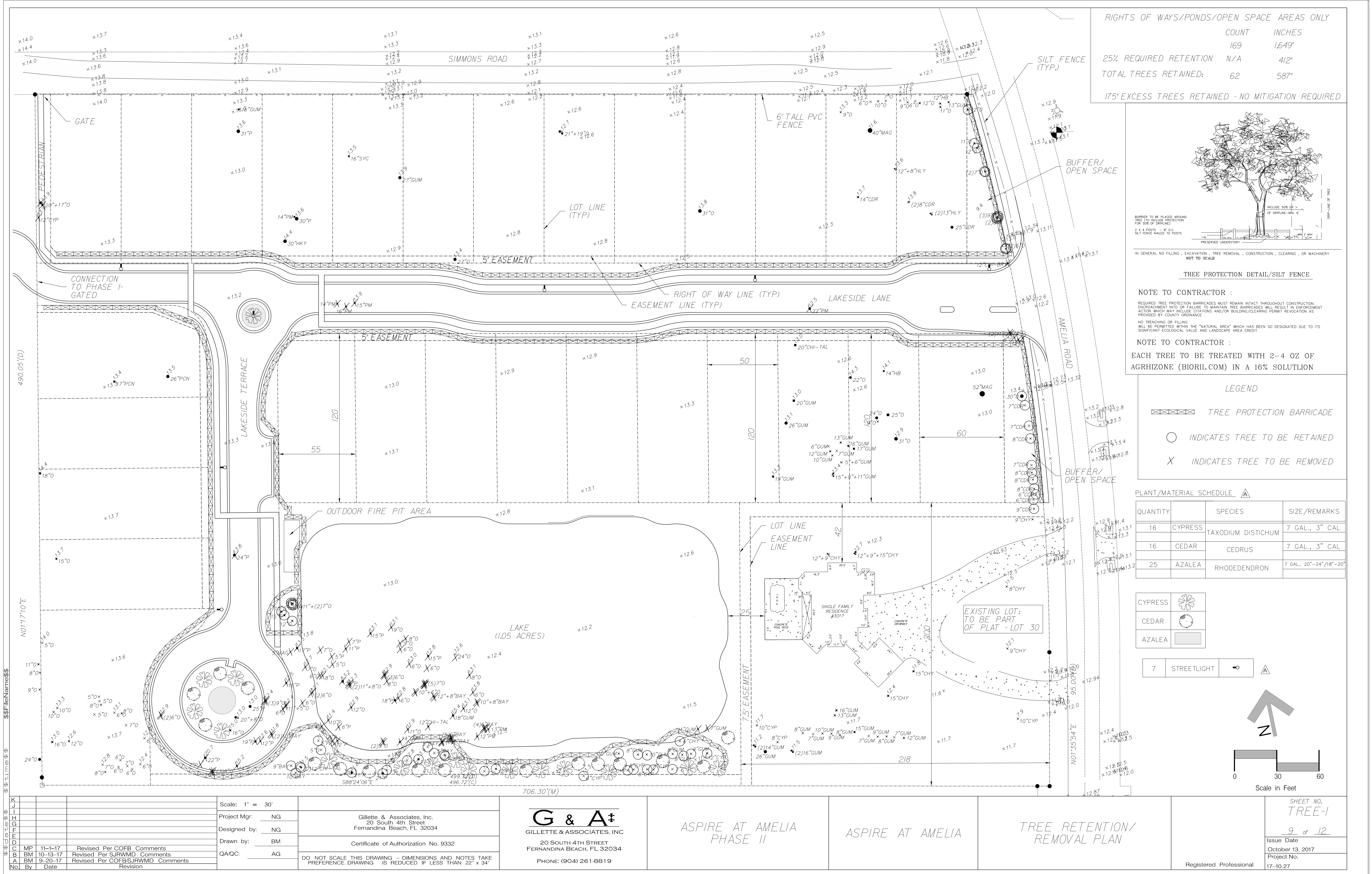
7 of 12

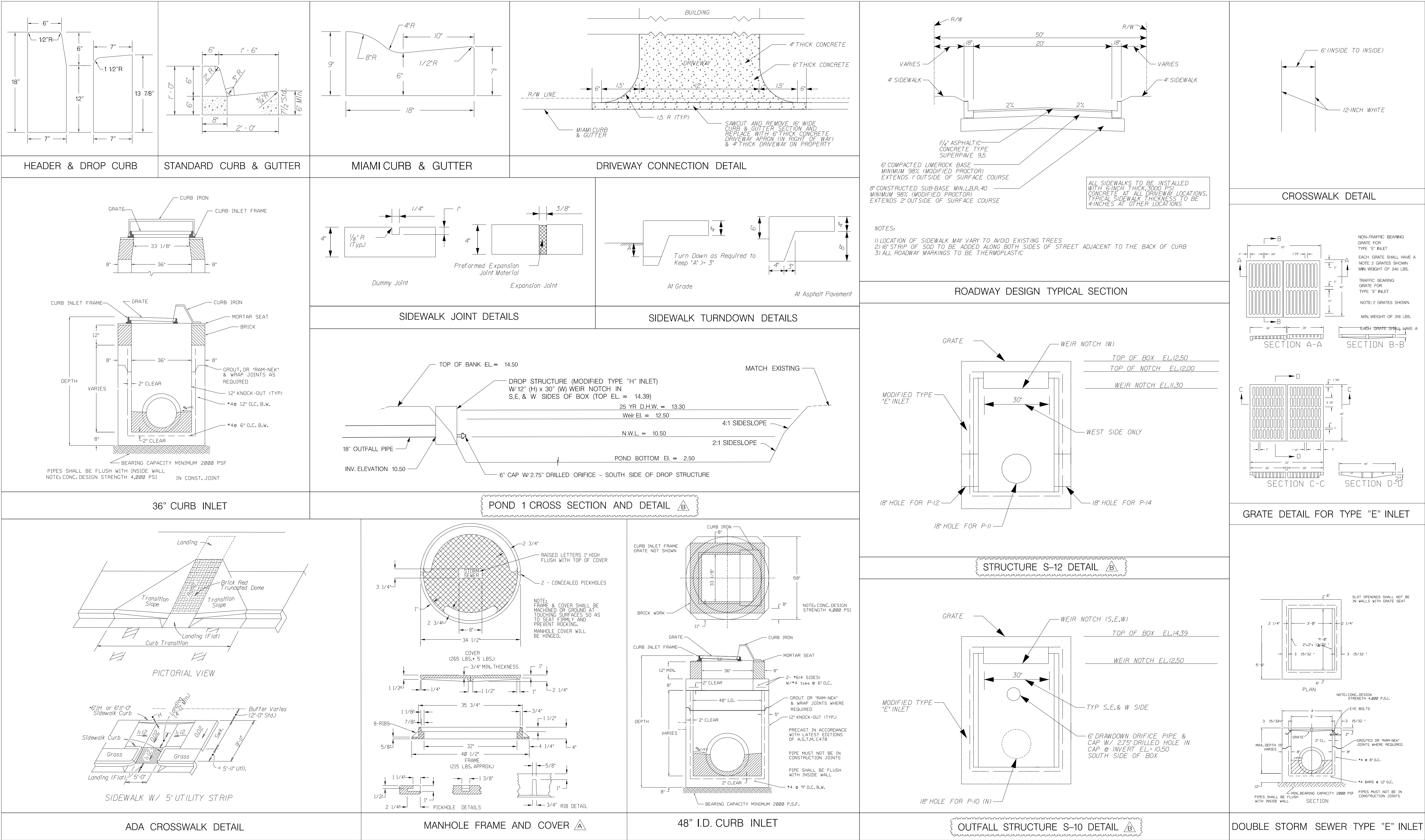
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17-10.27



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No.	By	Date	Project Mgr:	NG						
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A	BM	9-20-17	Revised Per COFB/SJRWMD Comments
No.	By	Date	Revision

Scale:	NONE
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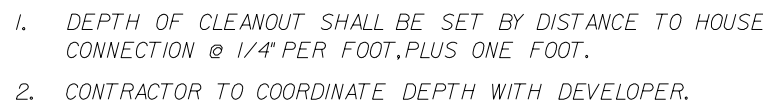
ASPIRE AT AMELIA
PHASE II

ASPIRE AT AMELIA

MISCELLANEOUS DETAILS

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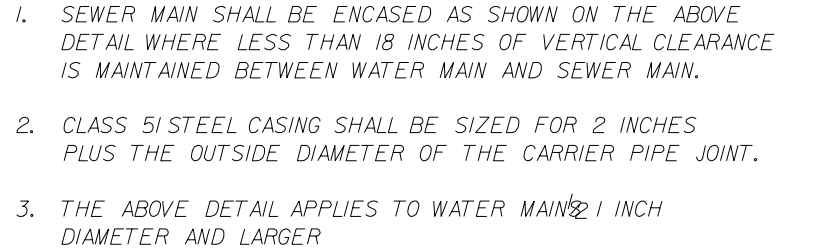
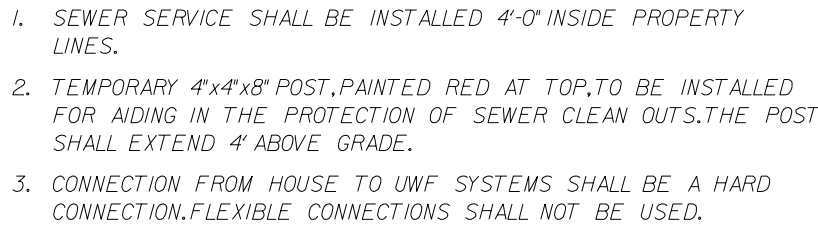
SHEET NO. DT-1
10 of 12
Issue Date October 13, 2017
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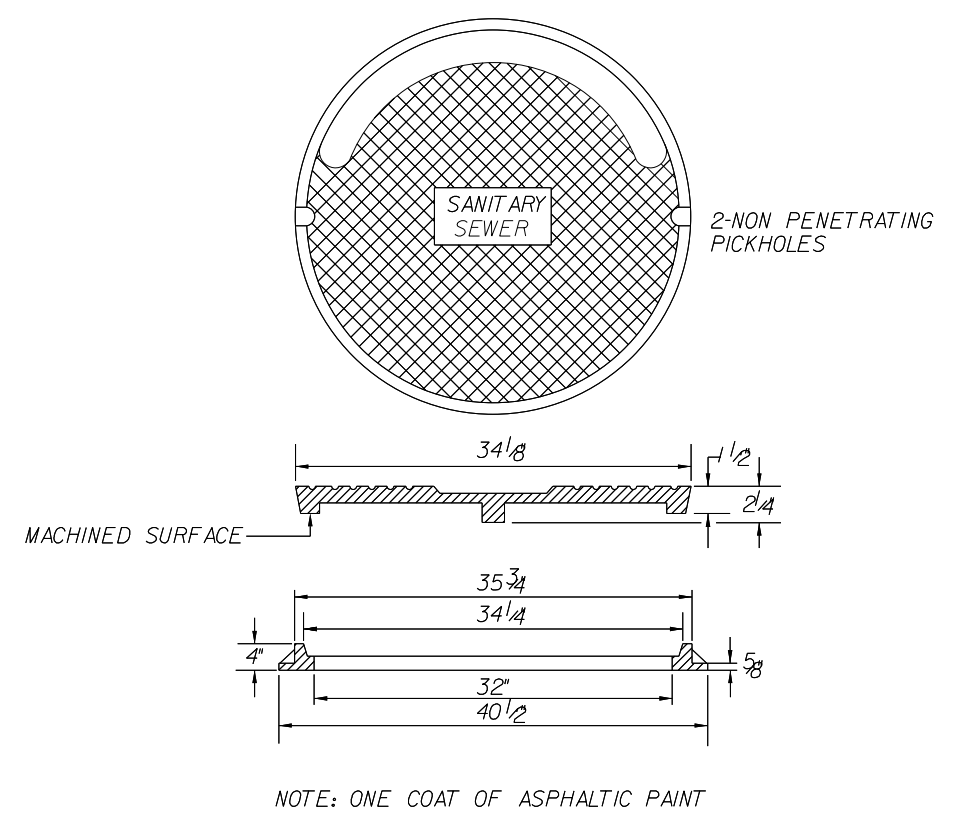
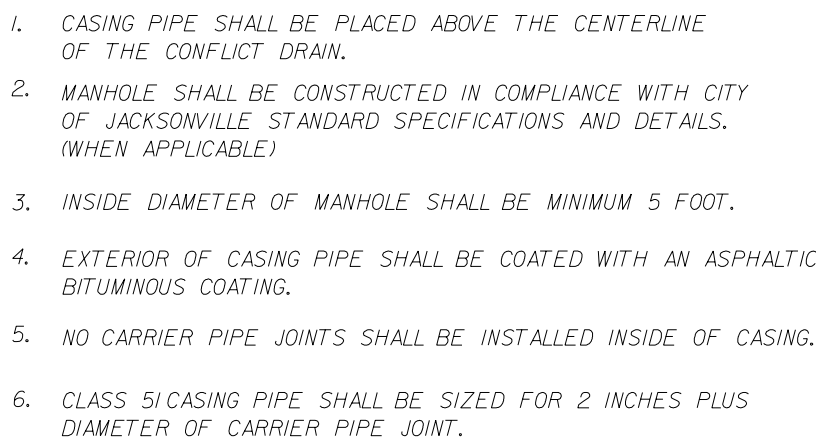
CLASS "B"

1. ALL MANHOLES SHALL BE PRECAST CONCRETE AND CONFORM TO ASTM C-478 STANDARDS. MANHOLE CONES AND RISERS SHALL BE CONSTRUCTED OF 400 PSI TYPE II CEMENT WITH RIVER ROCK OR GRANITE AGGREGATE.
2. ALL PIPES SHALL BE CONNECTED TO THE MANHOLE USING A 10 CK JOINT FLEXIBLE MANHOLE SLEEVE (ASTM C-923) OR APPROVED EQUAL.
3. THE EXTERIOR AND INTERIOR OF THE MANHOLE SHALL BE COATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS WITH FABRITITE AS MANUFACTURED BY BRIGGS BITUMINOUS COMPOSITION COMPANY.
4. AN INSIDE PVC DROP MANHOLE (TYPE 'B') SHALL BE REQUIRED FOR MANHOLES WHICH HAVE A DISTANCE OF 18 INCHES OR GREATER BETWEEN INFLUENT PIPE INVERT AND EFFLUENT PIPE INVERT. ALL OTHER DROPS SHALL HAVE A SLIDE CONSTRUCTED TO DIRECT THE FLOW INTO THE INVERT CHANNEL.
5. SEWER SERVICES SHALL BE CAST IRON IF 2 1/2 FEET OF GROUND COVER CAN NOT BE MAINTAINED OVER THE SERVICE LINE.
6. ALL DUCTILE IRON SEWER PIPE, WHERE SPECIFIED, SHALL BE CLASS 51 AND COMPLY WITH ANSI/AWWA C105/A215 AND ANSI/AWWA C105/A215.1. DUCTILE IRON PIPE SHALL BE PROVIDED WITH A FACTORY APPLIED INTERIOR POLYETHYLENE LINING IN ACCORDANCE WITH ANSI/ASTM D1248.
7. THE MAXIMUM NUMBER OF DIPS IS ONE, 1 INCH DIP PER 135 LF OF PIPE, NO MORE THAN ONE DIP PER 135 LF OF PIPE. A DIP IS DEFINED AS A CHANGE IN ELEVATION OF 0.5' OR GREATER.

CLEANOUT



TYPICAL SEWER SERVICE



DRAIN CONFLICT

TYPE "B" MANHOLE

TYPE "A" MANHOLE

MANHOLE COVER

K				Scale: NONE	Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034 Certificate of Authorization No. 9332
J				Project Mgr: NG	
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D					
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A	BM	9-20-17	Revised Per COFBSJRWMD Comments		
N	By	Date	Revision		

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ASPIRE AT AMELIA
PHASE II

ASPIRE AT AMELIA

SFWFR DETAILS

SHEET NO.
DT-3

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Issue Date
October 13, 2017

Project No.
17-10.27



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE THE ASPIRE AT AMELIA, LLC
(print name of property owner(s))

hereby authorize: BRUCE JASINSKY
(print name of agent)

to represent me/us in processing an application for: VOLUNTARY ANNEXATION
(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.

[Signature]
(Signature of owner)

(Signature of owner)

DAVID R. HINK
(Print name of owner)

(Print name of owner)

GEORGIA
STATE OF FLORIDA }
COUNTY OF NASSAU, SS
FORSYTH

Subscribed and sworn to before me this 13th day of July, 2018.

[Signature]
Notary Public: Signature

Kyle Dakich
Printed Name

2-5-21
My Commission Expires

Personally Known OR Produced Identification X ID Produced: GA Drivers license



PAB 2018-18: ASPIRE AT AMELIA - LAKESIDE

VOLUNTARY ANNEXATION

EXISTING FLUM: NASSAU COUNTY COMMERCIAL

EXISTING ZONING: NASSAU COUNTY COMMERCIAL INTENSIVE (CI)

PROPOSED FLUM: GENERAL COMMERCIAL

PROPOSED ZONING: C-2: GENERAL COMMERCIAL

TOTALS APPROXIMATELY 0.61 ACRES OF LAND



SANTA MARIA DR

R4

LOW DENSITY RESIDENTIAL
03-11

R4
03-11

City of Fernandina Beach

SUBJECT PROPERTY

AMELIA ISLAND PKWY

GENERAL COMMERCIAL
03-11

C-2
03-11

RLM

R4 04-20 R4 04-20 R4 04-20

R1
04-20

R4
04-20

MEDIUM DENSITY RESIDENTIAL

C1
04-24

C1
04-24

REC

MU-1
03-33

C-1
04-24

REC

RECREATION

REC I-1
11-29

CITATION CT

MIXED USE
03-32

I-1
16-33

AIRPORT RD

INDUSTRIAL

IA

S 14TH ST

SITE LEGEND

PROPERTY BOUNDARY

RIGHT OF WAY

ASPHALT PAVEMENT

PERVIOUS CONCRETE

CONCRETE PAVEMENT

CONCRETE SIDEWALK

COUNTY ASPHALT

A

B

C

D

KEYMAP

NOTES:

1. REFER TO SHEET NO. 2 FOR GENERAL NOTES.

2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

3. BUILDING FOOTPRINTS SHOWN REPRESENT THE EXTERIOR ENVELOPE OF THE BUILDING AS RECEIVED FROM THE ARCHITECT. CONTRACTOR TO NOTIFY CIVIL ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

4. SITE CONTRACTOR SHALL COORDINATE CLOSELY WITH BUILDING CONTRACTOR FOR THE EXACT LOCATION OF DRIVEWAYS AND PARKING.

5. PAVEMENT MARKINGS WITHIN COUNTY ROW SHALL BE IN ACCORDANCE WITH FDOT INDEX 17346 AND THE MUTCD.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C31	50.00'	112.39'	104.33'	S64°19'01"W	90.18'	128°47'24"

PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

1) 02/07/17 REV PER AGENCY COMMENTS

ETM NO. 16-004

DRAWN BY: WEB

DESIGNED BY: LDK

CHECKED BY: LDK

DATE: OCTOBER 2016

England-Thins & Miller, Inc.

14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8800
FAX: (904) 646-9485
CA: 00002594 LC: 00003316

ETM

VISION • EXPERIENCE • RESULTS

SITE GEOMETRY PLAN

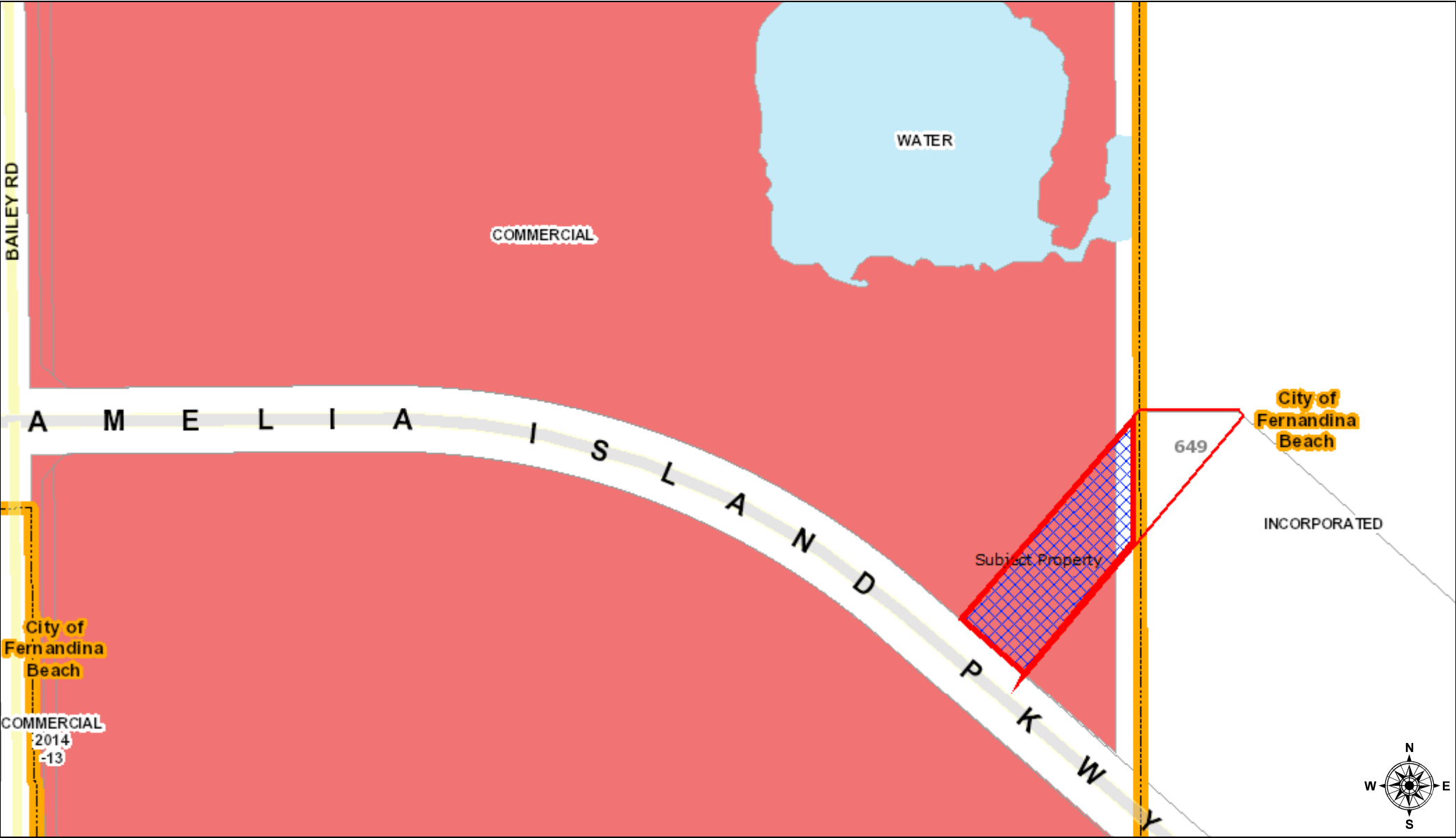
ASPIRE AT AMELIA ISLAND
NASSAU COUNTY, FLORIDA
ASPIRE DEVELOPMENT PARTNERS

DRAWING NUMBER
4C

LYNDASAY KELLER
P.E. NUMBER: 77763
DATE: April 17, 2017 — 3:16 PM, BY: Lyndasay Keller

G:\16-004\Design\Plots\Geo-16-004.dwg

Aspire at Amelia Entry - NC FLUM



August 3, 2018

Municipal Boundary



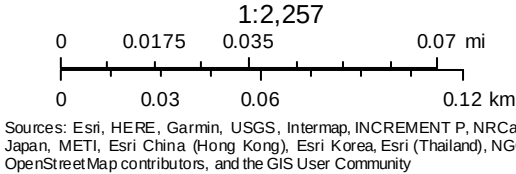
City of Fernandina Beach

Town of Callahan



Town of Hilliard

Land Parcels



Aspire at Amelia Entry - NC Zoning



August 3, 2018

Municipal Boundary



City of Fernandina Beach

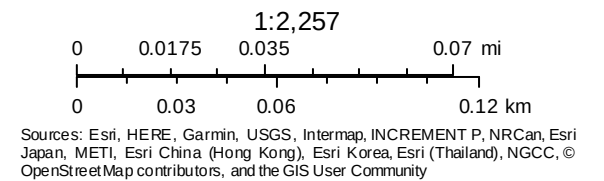
Town of Callahan



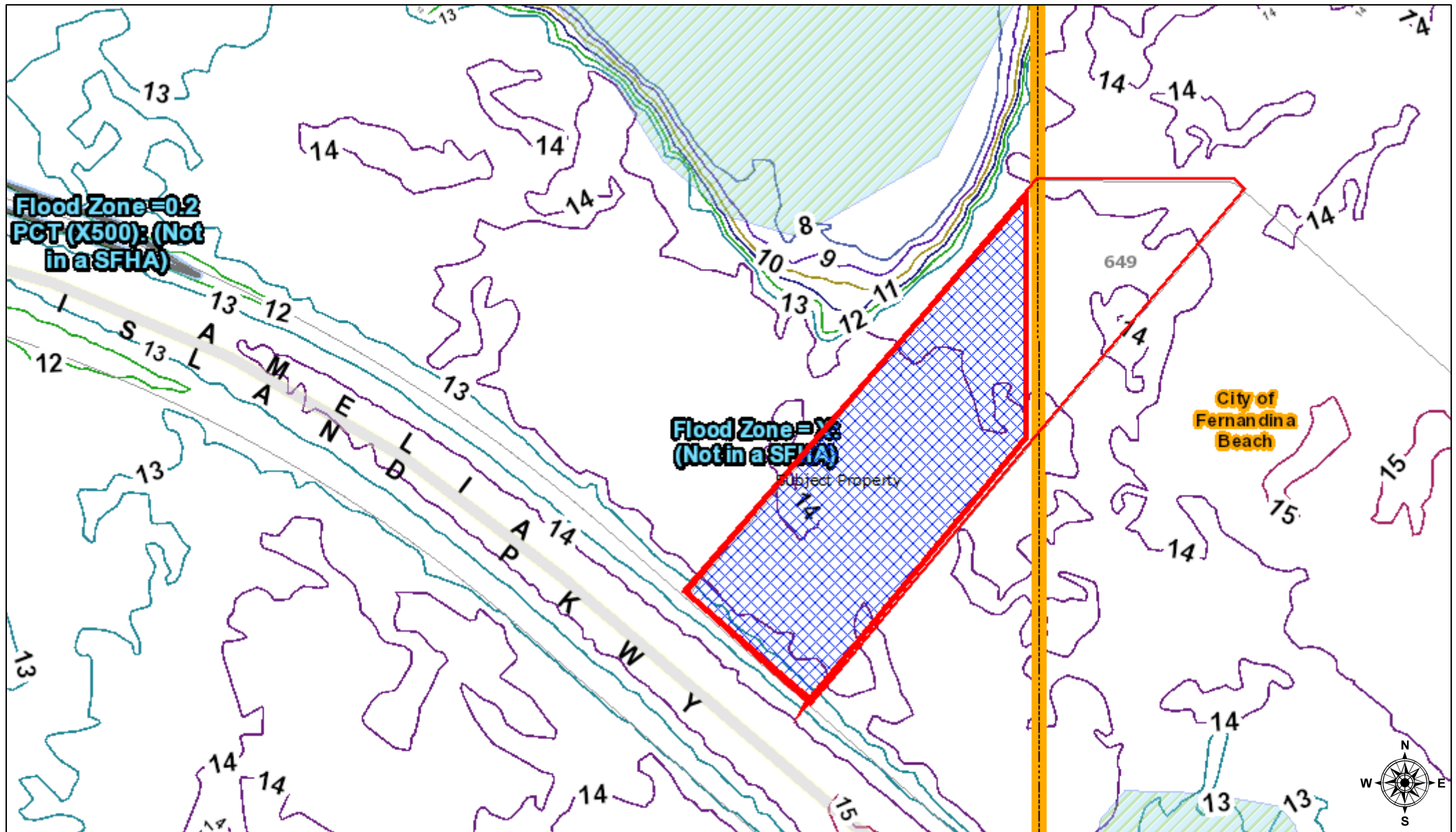
Town of Hilliard



Land Parcels



Aspire at Amelia Entry - Wetlands, Topo, Flood



August 3, 2018

Municipal Boundary



City of Fernandina Beach

Town of Callahan



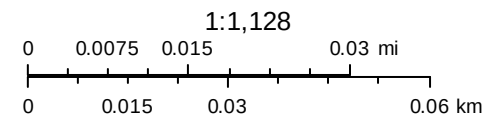
Town of Hilliard



Land Parcels

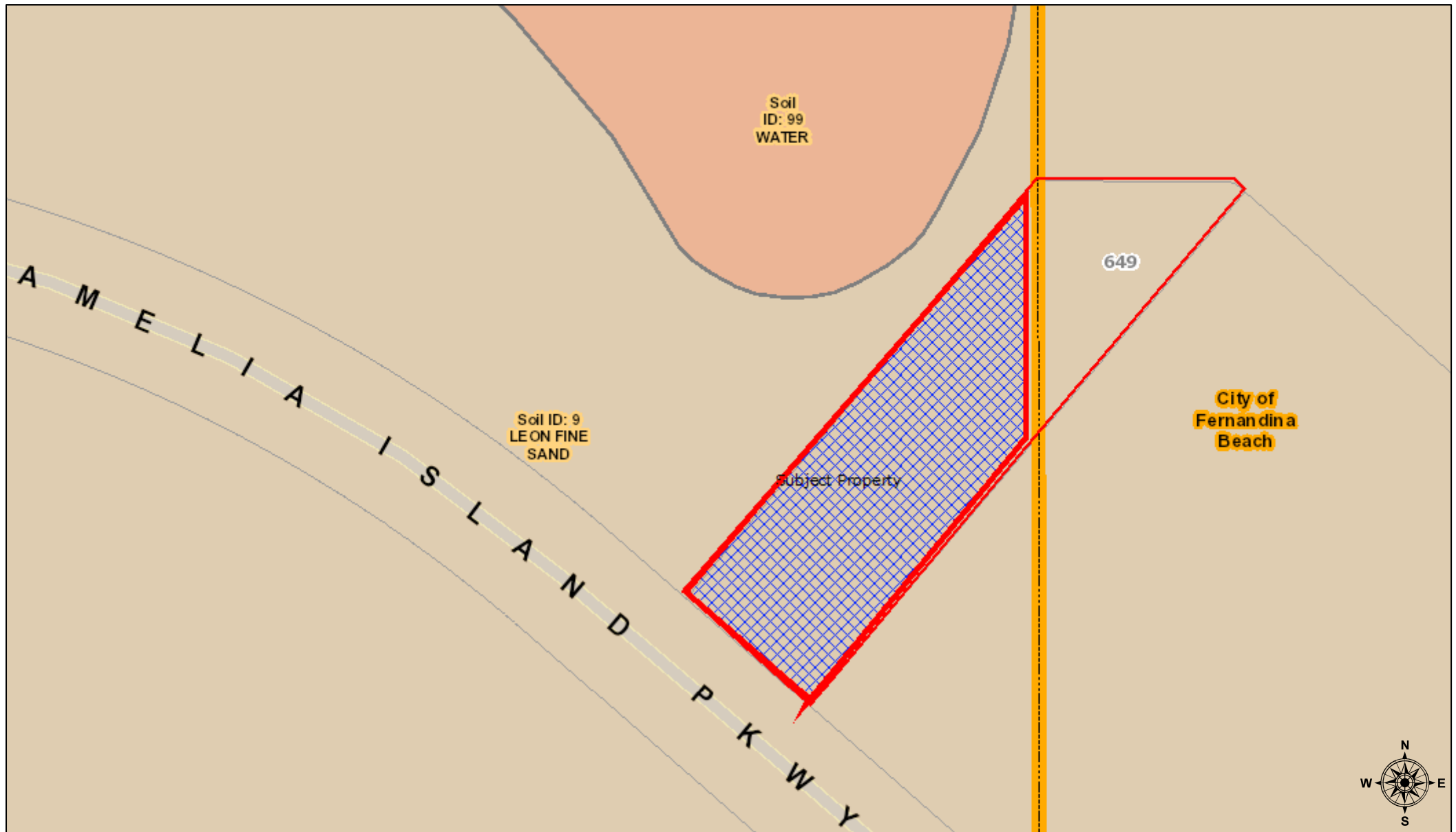


Potential Wetlands



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

Aspire at Amelia Entry - Soils



August 3, 2018

Municipal Boundary



City of Fernandina Beach

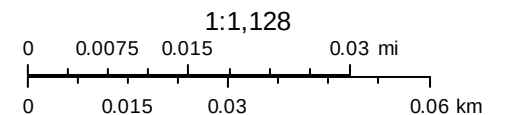
Town of Callahan



Town of Hilliard



Land Parcels



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



STAFF REPORT
PAB 2018-18 (Voluntary Annexation, FLUM, Zoning)
Planning Advisory Board Hearing
August 8, 2018

**APPLICATION FOR VOLUNTARY ANNEXATION, ASSIGNMENT OF FUTURE LAND
 USE MAP CATEGORY AND ZONING CHANGE FOR ASPIRE AT AMELIA ALF**

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	The Aspire at Amelia II, LLC				
AGENT:	City of Fernandina Beach				
REQUESTED ACTION:	Voluntary Annexation of 0.61 Acres of Land, Assignment of the General Commercial Future Land Use Map category, and C-2 Zoning District				
LOCATION:	Amelia Island Parkway – Entry to Aspire at Amelia				
CURRENT LAND USE + ZONING:	Nassau County Commercial Land Use Nassau County Commercial Intensive (CI) Zoning				
EXISTING USES ON SITE:	Entry drive and sales trailer for Aspire at Amelia Assisted Living Facility				
PROPERTY SIZE:	0.61 acres Parcel ID #: portion of parcel				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
WITHIN CITY LIMITS	North	Aspire At Amelia-Assisted Living Complex	2004	C-2 (General Commercial)	General Commercial (GC)
NASSAU COUNTY	South	Vacant Commercial Land		Commercial Intensive (CI)	Commercial
NASSAU COUNTY WITHIN CITY LIMITS	East	Vacant Commercial Land	Vacant	C-2 (General Commercial)	General Commercial (GC)
NASSAU COUNTY	West	Vacant Commercial Land	Vacant	Commercial Intensive (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 and at the Community Development Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The City has initiated the application for voluntary annexation, land use and zoning change on behalf of the applicant, Aspire at Amelia II, LLC, in order to correct a mapping error created as a result of the land holdings purchased by the applicant. The entry drive portion of the Aspire at Amelia Assisted Living Facility is located under Nassau County jurisdiction. Working with the owner, the City agreed process the application to get all of their land holdings under the City's jurisdiction.

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.



STAFF REPORT
PAB 2018-18 (Voluntary Annexation, FLUM, Zoning)
Planning Advisory Board Hearing
August 8, 2018

<i>Applicable Policy Reference</i>	<i>Determination of Consistency</i>
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 September 18, 2018.

MOTION TO CONSIDER:

I move to recommend **(approval or denial)** of PAB case number 2018-18 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 on the Amelia Island Parkway serving as entry to the Aspire at Amelia ALF to be **(approved or denied)** and that PAB case 2018-18, as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Submitted by:

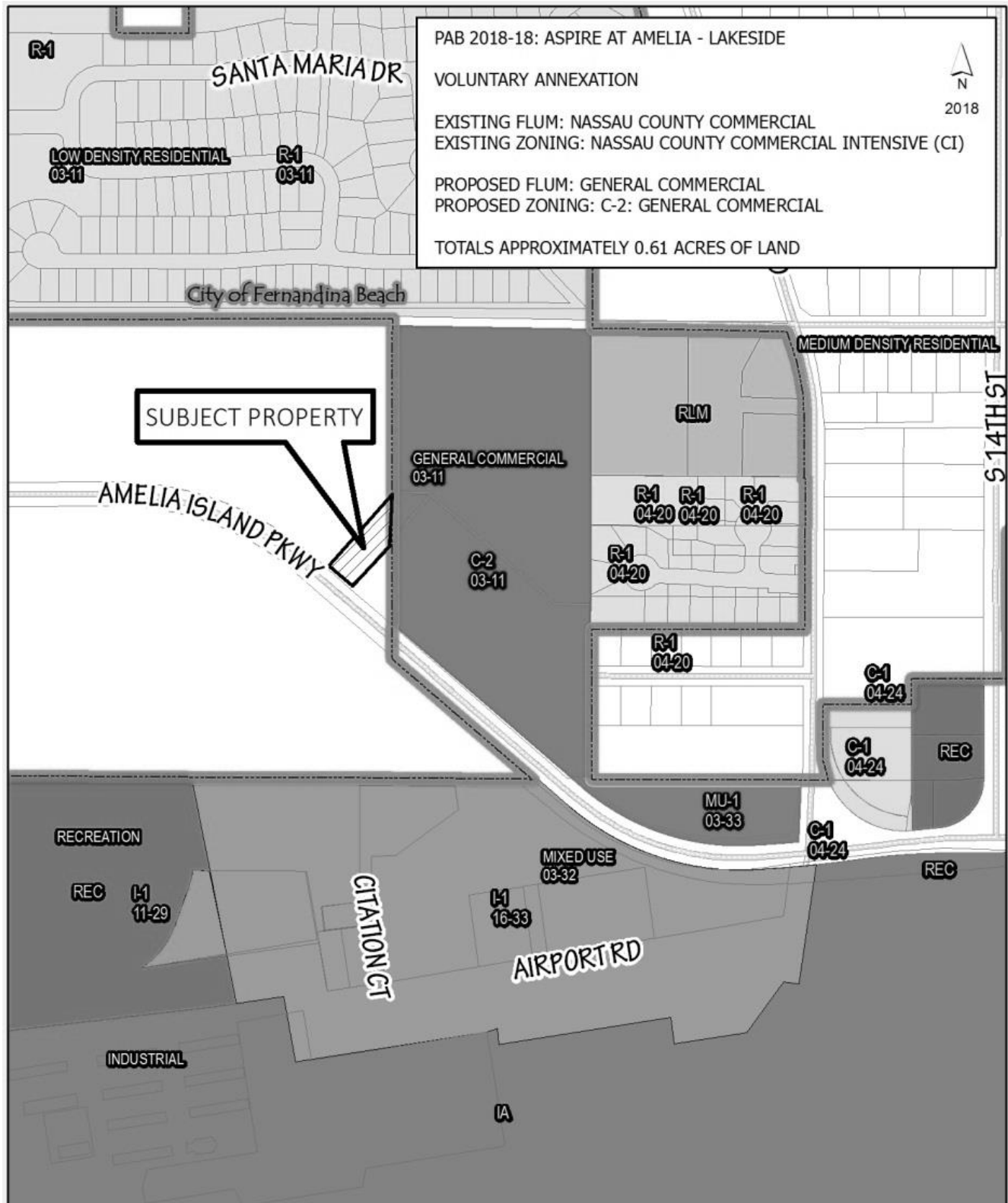
A handwritten signature in blue ink that reads "Kelly N. Gibson".

Kelly N. Gibson, AICP
Planning Manager



STAFF REPORT
PAB 2018-18 (Voluntary Annexation, FLUM, Zoning)
Planning Advisory Board Hearing
August 8, 2018

EXHIBIT A



APPLICATION FOR LAND DEVELOPMENT CODE TEXT AMENDMENTS

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	City of Fernandina Beach
AGENT:	Self
REQUESTED ACTION:	Land Development Code Text Amendments: • 1.07.00 Acronyms and Definitions • Table 2.03.03 Accessory Uses • 5.01.03. Accessory Structures • 5.01.04 Accessory Dwelling Units

*** 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:

In communities across the United States, Accessory Dwelling Units (ADUs) have become well regarded as a strategy for infill development that more immediately supports increased housing options and can serve to address a wide-range of housing needs while maximizing the capacity provided by existing infrastructure in a form more consistent with the City's traditional neighborhood character. Expansion of the City's existing ADU policy to allow both attached and detached ADUs, approve separate metering of water and sewer services, and enable rental income generation will support the City Commission's policy direction for increasing affordable and workforce housing options. All other design-based limitations contained in the existing governing policy remain in effect.

An ADU in the City is limited to a building footprint of 625 square feet and may not exceed 25 feet in height. Detached accessory structure's must be setback at least 25 feet in the front yard and no less than 3 feet from the side or rear property lines. An attached accessory dwelling must comply with the principal structure setback requirements and limited to the 25-foot building height.

Short-term or resort rental of an ADU would only be permissible in an R-3 (High Density Residential) zoning district. Allowance of an ADU within the OT-1 or OT-2 (Old Town) zoning district must be consistent with density standards of that district. Finally, care-taker units remain permissible within the Industrial zoned properties, as currently limited. Recommended language for consideration is as follows:

Section 1.07.00 Acronyms and Definitions

Adding: **Accessory Dwelling Unit (ADU)** – means a habitable living unit that provides the basic requirements of shelter, heating, cooking, and sanitation and is subordinate to an existing principal structure.

Adding: **Residential Property** – means a parcel of improved land containing one or more structures occupied by a person or people who utilize the structure(s) as their principal place of living and sleeping.

Section 2.03.03 Table of Accessory Uses

ZONING DISTRICTS																					
- - Prohibited (Empty) P - Permissible S - Permissible Subject to Supplemental Standards	R-E	R1-G	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	MU-8	C-1	C-2	C-3	I-1	I-2	I-A	I-W	W-1	PI-1	CON	REC
ACCESSORY LAND USES:																					
Accessory Dwelling - Detached Building	P	P	P	P	P	P	P	P	P	P			P				P				

5.01.03 All Accessory Structures

1. There shall be a permitted principal structure in full compliance with all development standards and requirements of this LDC prior to issuance of a permit for an accessory structure. This provision shall not be construed to prohibit the establishment of an accessory structure simultaneously with the establishment of a permitted principal structure.
1. Permissible accessory uses by zoning district are identified in Table 2.03.03.
2. There shall be no more than one (1) **detached** accessory dwelling **unit** and not more than a total of two (2) other detached accessory buildings on a lot.
3. An accessory structure shall not be located within or partially within any public right-of-way.
4. Accessory structures shall be shown on any site plan with full supporting documents as required by this LDC.
5. Accessory structures shall be included in all calculations of impervious surface and stormwater runoff requirements.
6. Accessory structures shall not be located in any required buffer, landscape area, or stormwater management area.
7. A detached accessory building in a residential zoning district shall be set back from the side lot line a minimum of three (3) feet, except within the C-3 zoning district whereby the building standards set forth in Section 4.02.03(E) shall apply.
8. A detached accessory building shall not be closer than three (3) feet to the rear lot line except within the C-3 zoning district whereby the building standards set forth in Section 4.02.03(E) shall apply.
9. A detached accessory building shall not exceed twenty-five (25) feet in height or exceed a maximum building footprint of 625ft².
10. Connection of an accessory structure to a principal structure may be permissible if the connection is non-conditioned, unenclosed, and meets all principal structure setback requirements. A half wall, knee wall, or railings may be permitted as part of the connection.

5.01.04 Accessory Dwellings **Units**

- A. Accessory ~~d~~dwelling ~~u~~Units (ADU) are an affordable, effective option to increase housing supply in a manner more consistent with the City's character. intended to provide non-remunerated housing for relatives, guests, or domestic helpers. An accessory dwelling unit shall not be considered an apartment, hotel, or other kind of multi-family use. Accessory dwelling units shall not count towards density. Per the City's Comprehensive Plan policy 1.06.05, **detached** accessory dwelling units **may be attached to the principal structure or detached and** shall be permissible in all residential and mixed-use zoning districts in compliance with the following standards:
1. The total floor area of the **detached** accessory dwelling **unit** shall not exceed 625 square feet;
 2. The maximum height for a **detached** accessory dwelling **unit** located as a freestanding building or an apartment over a **detached** garage shall not exceed twenty-five (25) feet, measured from the approved finished grade to the peak of the roof;
 3. A detached accessory dwelling shall be located only within a rear yard as established by Section 4.02.03; and
 4. An accessory dwelling shall comply with all standards set forth in Section 5.01.03;
 5. ~~The accessory dwelling shall not have a separate water or electric meter.~~



No to Low Cost



Approximately \$0 to \$200

- Seal attic to prevent water intrusion and attic uplift.
- Test attic for infiltration after it is sealed to minimize humidity and mold issues
- Install aerators on all faucets. (1.5 GPM)
- Replace all faucets & shower heads with WaterSense low flow models
- Install rain sensor for irrigation system or permanently abandon existing irrigation system.
- Extend rain gutters to discharge at least three feet from house
- Seal wall openings between the garage and conditioned spaces to eliminate infiltration of toxins into living spaces
- Develop a demolition and construction waste management plan
- Implement a recycle, reuse plan for construction
- Anchor exterior structures properly

For new construction, refer to the
FGBC Green Home
Designation Standard at
www.floridagreenbuilding.org/homes



Minimal Cost



Approximately \$200 to \$700

- Have home tested for energy efficiency by a HERS rater. The test will help indicate where issues in the home exist and address those prior to making big investments
- Replace weather-stripping on all exterior doors
- Apply gaskets or caulk to all electrical outlets, switch plates and HVAC diffusers and grills
- Replace thermostats with programmable thermostats
- Increase attic insulation to R-38
- Add window tint to reduce solar heat gain
- Install motion or light sensors to all exterior lights
- Install Energy Star ceiling fans in living areas & bedrooms
- Install and set timer on hot water heater
- Inspect & seal all air-conditioning duct work with mastic
- Plant trees on the south, east and west side of the home to shade walls and A/C compressors
- Replace irrigation controller with programmable one
- Replace toilets with WaterSense fixtures
- Add a pool cover to reduce evaporation
- Have an irrigation professional perform a "check up" on an existing irrigation system
- Install carbon monoxide alarms at entrances to garage and all bedrooms
- Install dehumidifier in HVAC system
- Install make-up air source to laundry room located in conditioned space
- Ensure whole-house infiltration is minimized by sealing all top plates & air conditioning supply box drops at drywall
- Install a house energy monitoring device

Moderate Cost



Approximately \$700 to \$1,200

- Replace old toilets, with WaterSense fixtures
- Replace appliances with Energy Star appliances
- Repaint interior walls with low-VOC light reflective paint
- Add a radiant barrier on underside of roof sheathing
- Install rainwater harvesting/cistern for irrigation
- Replace with healthy flooring as defined in the FGBC Green Home Reference Guide
- Replace circulating kitchen fan with exterior ducted Energy Star labeled range hood
- Brace gable end roofs at trusses
- Apply/inject insulation to hollow core block
- Install garage exhaust fan with motion detector & timer

High Cost



Approximately \$1,200 to \$4,000

- Replace all turf yard with at least 50% of new plants from the Florida Friendly Plant list
- Add a hurricane protection system for windows and doors approved by Florida Building Code
- Install greywater collection system on bathroom sinks to reduce amount of potable water used for toilet flushing
- Replace old water heater with Heat Pump Water Heater (1,000 cubic feet of space required. Garage is an ideal location) OR
- Replace old hot water heater with solar water heater
- Replace pool pump with Energy Star pump OR
- Replace old pool pump with solar pool heating system
- Replace old A/C system with new SEER 15 or higher and 8.5 HSPF minimum efficiency. (Ensure that system is right-sized with complete energy calculations, manual J and manual D. If replacing A/C system, duct work should also be replaced.)
- Repaint exterior of house with paints that offer light reflectance greater than 50%
- Re-plumb residence with PEX manifold type system

Most Expensive Cost



Approximately \$4,000 to \$30,000

- Install Photovoltaic Electric Generating System
- Replace roof with Energy Star light reflective roof
- Use radiant barrier decking with new shingle roofs when decking is being replaced
- Replace old windows and sliding glass doors with new hurricane impact resistant and Energy Star products



The FGBC Florida Green Home Retrofit Guidelines were developed to assist homeowners and remodelers in making home improvement decisions to improve the efficiency, health and environmental friendliness of their homes.
www.floridagreenbuilding.org/consumer-help

Homeowner Operations

- Turn off lights, fans, TVs, chargers, and appliances when not in use
- Replace all light bulbs with compact fluorescent bulbs or LEDs
- Keep doors and windows closed if the air conditioner is in the On or Cool position
- Set thermostat at 80 degrees when you leave the house
- Turn off water while brushing your teeth and washing your hands
- Shower in under 5 minutes
- Change air-conditioner filters monthly
- Leave bathroom exhaust fan on for 20 minutes after showering
- Replace or clean any items that are moldy
- Use green cleaning products
- Reduce temperature of hot water heater to 120 degrees
- Change appliance water hoses to reinforced hoses
- Remove existing garbage disposal and compost vegetable waste for use in landscaping
- Keep dedicated recycling bins in place
- Water outdoor plants and grass in the early morning
- Cut lawn no lower than 3 inches
- Install rain barrels at downspouts
- Use non-cypress mulch in landscaping
- Have a hurricane plan and kit
- Take batteries, old paint, electronics, and chemicals to a hazardous waste disposal



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Fax: 850-671-4897

E-mail: info@FloridaGreenBuilding.org
www.FloridaGreenBuilding.org

FGBC  FLORIDA GREEN
BUILDING COALITION



Affordable Housing Cost-Effective Green Options

*Prepared by the Florida Green Building Coalition
Affordable Housing Committee*



The costs presented herein are provided for illustrative purposes only and should be verified by the user

Insufficient Affordable Housing Limits Florida's Economic Potential

By: Terry Golden, Policy Director, Florida Policy Institute

Most households have a limited amount of available resources, and the proportion of income that cost-burdened families spend on housing cannot simultaneously be available for spending in the community. Struggling families that spend more than 50 percent of their income on housing (or housing and transportation) spend 41 percent less on food and 74 percent less than their counterparts who live in affordable housing.

Entrepreneurs and business owners looking to grow their companies acknowledge that the availability of affordable housing substantially affects their ability to recruit and retain qualified entry- and mid-level employees, according to a variety of surveys from the Center for Housing Policy. The Center further cites surveys in which the availability of affordable housing is a primary concern of companies as they make siting decisions.

Traffic congestion from commuters negatively impacts businesses as well as employees. Congested roads increase business operating costs and shrink the area from which customers and clients are drawn. These problems are also a significant deterrent to business relocation in a community. As Florida's policy makers look to encourage job creation and the state's overall economy, recognition of these facts suggests they should increase available funding and undertake other measures that will increase the stock of affordable housing.



The Context of Housing Affordability in Florida

Housing is only one, albeit the largest, of the monthly expenses for most households. Other recurring expenses include transportation, clothing, groceries, and health care. The more a household's income is consumed by housing, the fewer resources are available for savings or spending on other goods and services in their communities.

Housing prices are a reflection of the cost of developing the housing and the price a local market will tolerate. The relationship between housing prices and wages, if any, is weak.

In Florida, increases in housing prices outpace increases in wages. In February 2016, the Miami Herald reported that median house prices in Miami-Dade County rose by nine percent over the previous year, but the corresponding wage increase was only four percent. Worse, median house prices in neighboring Broward County rose 11 percent, with a corresponding wage increases of three percent. These discrepancies worsen housing affordability problems for low- and moderate-income households.

The statewide average for Fair Market Rent for a two-bedroom apartment in Florida is \$1,038. For affordability purposes, households must have an annual income of \$41,517 (\$19.95 per hour) to pay fair market rates. The required income increases to \$50,000 in south Florida and \$59,000 in the Florida

Keys. A two-adult household in which each person earns the minimum wage cannot afford such rent. Based on a statewide average wage of \$14.49 per hour (\$30,139 per year), far too many Florida households can only afford rent of \$754.

One way that households address housing affordability is to rent a property that would otherwise be cost prohibitive. The effect of this decision is to limit other areas of household spending. The most frequent reductions are in food and health care. Another effect is a limit in funds that can be saved for emergencies, retirement, education, or other long-term purposes. Ironically, the Florida Housing Coalition notes that cost-burdened renters would pay less in mortgage on an average three-bedroom home, but the cost of rent limits the ability to save for a down payment.

Households also address housing affordability by renting or buying a property in a more affordable area than one close to where they work. In metropolitan regions, people must commute from home to work. These commutes, compounded by thousands of workers, result in traffic congestion, carbon emissions, and loss of leisure or family time. In addition, commuting costs can transform affordable housing to consume as much or more income as cost-burdened households. The Center for Neighborhood Technology identifies metropolitan Miami and Tampa as the first and third most expensive metropolitan areas in the United States, respectively, based on the combined cost of housing and transportation.

People who cannot find affordable housing may move in with family or friends. Most households maximize available space. The lengthy addition of one or more people to an established environment can create stress for both host and guest.

Finally, aside from homelessness, the last option available is substandard housing. Such housing may pose an environmental hazard from existing mold or asbestos or it may be insect infested. It may have tainted water from lead pipes or have lead paint. It may have faulty wiring, which poses a safety and fire hazard. It may be located in an area prone to criminal activity. Substandard housing may also feature unscrupulous landlords who prey on their tenants.

Benefits of Affordable Housing to the State and its Communities

The phrases “affordable housing” and “workforce housing” are generally indistinguishable. The distinctions, if any, refer to the income range for whom the specific housing is intended. As used across the literature, workforce housing is generally intended for workers earning from 60 to 120 percent of area median income. Affordable housing

extends to residents whose income is less than 60 percent of area median income. The availability of workforce housing has real implications for business productivity and profits. Businesses located in areas where housing costs exceed wages have difficulty recruiting and retaining adequate employees. Tyson Foods calculated that it cost \$2,500 (in 2005) to replace an experienced employee. With estimated turnover of 15 percent, it cost Tyson \$26 million per year to replace lost employees. While few Florida businesses match the scale of Tyson, the corresponding loss to small- and mid-sized businesses is likely to be an equal or greater proportion of corporate income.

A 2001 study of workforce housing demand estimated a backlog need for 5,000 housing units in Minneapolis/ St. Paul. The researchers estimated that, if the backlog was developed and occupied, the twin cities would garner recurring revenues of \$128 million in consumer spending, plus \$137 million in business income. Adjusted to 2016 dollars, this housing would generate \$361 million annually in spending and business income for the area.

Additional affordable housing similarly offers multiple benefits for cities and counties in Florida. Generally, property taxes on housing generate recurring revenues for the local governments. To the extent that affordable housing reduces foreclosures, it limits costs to localities for court, legal, and recordkeeping expenses, as well as foregone utilities revenues. Foreclosures reduce the value of nearby homes, in turn reducing property taxes for the affected homes. Further, access to affordable housing can reduce household need for other services associated with limited financial resources.

The National Association of Home Builders analyzed the economic impact of affordable housing in 2010 and identified two sets of impacts: construction impacts and

	Construction Impact (Nonrecurring)	Annual Impact (Recurring)
Local income	\$7.9 million	\$2.4 million
Local taxes and other revenues	\$827,000	\$441,000
Local jobs	122	30

recurring post-construction impacts. The analysis identified the following impacts based on 100 multifamily housing units.

Economic impacts of constructing affordable housing are comparable to construction of corresponding market-rate housing units. The number of local jobs created increases to 32 when the affordable housing is built for seniors.

When existing housing stock is updated for energy efficiency, economic impacts continue for contractors, laborers, and materials suppliers. Moreover, energy modifications can stretch household budgets by reducing utilities costs and provide a little financial relief for participating families. The estimated annual household savings from energy updates is more than \$400.

In one report, the families that live in affordable housing save about \$500 per month. Most of these savings are reinvested in the community on food, clothing, transportation, and healthcare. These basic household needs could not be addressed without the availability of the housing. Affordable housing is especially crucial for seniors because of their higher healthcare costs.

Increased economic activity, multiplied by the number of affordable housing households, creates local jobs in the wholesale/retail trade, healthcare, education, and for local eating establishments. It increases retail vitality in affordable housing communities and increases the availability of goods and services to residents.

In addition to local spending, housing relief allows participants to make modest investments. Specifically, residents may save for their own education or that of their children and for retirement. If the residents live in a rental property, they may save for the down payment on a mortgage.

In addition to household savings, affordable housing saves social services funding. For seniors and adults with developmental disabilities, the cost of Medicaid Home and Community-Based Services is one-third the cost of services in a nursing home or intermediate care facility.

Vibrant communities with good schools, safe neighborhoods, and efficient public transit will only attract skilled employees if they also offer a large supply of good-quality affordable housing for young couples and new families.

What Can State Policy Makers Do?

To help fund affordable housing programs, the Florida Legislature dedicates a portion of the documentary stamp tax on deeds to support state and local affordable housing into the Sadowski Trust Fund. The affordable housing programs supported by the Sadowski Trust Fund have been shown to have an enormous spin off benefit to Florida's economy. According to the Florida Housing Coalition, each dollar of state and local funding for affordable housing leverages \$4 – \$6 in federal, private, and other funding. A review of the activity of the Florida Housing Finance Corporation in 2014 concluded that the activities of the Corporation had generated:

- \$3.69 billion in economic output
- \$1.27 billion in income
- \$1.91 billion in value added
- 27,150 full- and part-time jobs

This return on investment makes it especially distressing that the Legislature swept \$117 million that would otherwise have been appropriated for additional affordable housing initiatives during the 2016 Legislative Session. The Legislature should increase its support for affordable housing in coming years both as an investment in economic development and as a means to improve the quality of life of it many families struggling to make ends meet. **HNN**

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TERRY GOLDEN

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Accessory Dwelling Units: Case Study



U.S. Department of Housing and Urban Development
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Accessory Dwelling Units: Case Study

Prepared for:
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Accessory Dwelling Units: Case Study

Introduction

Accessory dwelling units (ADUs) — also referred to as accessory apartments, second units, or granny flats — are additional living quarters on single-family lots that are independent of the primary dwelling unit. The separate living spaces are equipped with kitchen and bathroom facilities, and can be either attached or detached from the main residence.¹ This case study explores how the adoption of ordinances, with reduced regulatory restrictions to encourage ADUs, can be advantageous for communities. Following an explanation of the various types of ADUs and their benefits, this case study provides examples of municipalities with successful ADU legislation and programs.

History of ADUs

Development of accessory dwelling units can be traced back to the early twentieth century, when they were a common feature in single-family housing.² After World War II, an increased demand for housing led to a booming suburban population. Characterized by large lots and an emphasis on the nuclear family, suburban development conformed to Euclidean-type zoning codes, a system of land-use regulations that segregate districts according to use.³

Suburbs continued to be a prevalent form of housing development throughout the 1950s and 1960s. The rapid growth of suburbs reinforced the high demand for lower-density development, and ultimately led most local jurisdictions to prohibit ADU construction. In spite of zoning restrictions, illegal construction of ADUs continued in communities where the existing housing stock was not meeting demand; San Francisco was one such community. During World War II, the Bay Area experienced a defense boom that created a high demand for workforce housing, resulting in a large number of illegally constructed second units. By 1960, San Francisco

housed between 20,000 to 30,000 secondary units, 90 percent of which were built illegally.⁴

In response to suburban sprawl, increased traffic congestion, restrictive zoning, and the affordable housing shortage, community leaders began advocating a change from the sprawling development pattern of suburban design to a more traditional style of planning. Urban design movements, such as Smart Growth and New Urbanism, emerged in the 1990s to limit automobile dependency and improve the quality of life by creating inclusive communities that provide a wide range of housing choices. Both design theories focus on reforming planning practices to create housing development that is high density, transit-oriented, mixed-use, and mixed-income through redevelopment and infill efforts.⁵

In the late 1970s to the 1990s, some municipalities adopted ADU programs to permit the use and construction of accessory units. Many of these programs were not very successful, as they lacked flexibility and scope. Although a number of communities still restrict development of accessory dwelling units, there is a growing awareness and acceptance of ADUs as an inexpensive way to increase the affordable housing supply and address illegal units already in existence.



Interior ADU — located in attic space
Photo credit: Town of Barnstable, Massachusetts

¹ Municipal Research and Services Center of Washington, *Accessory Dwelling Units*, October 1995, <http://www.mrsc.org/Publications/textadu.aspx#tenant>.

² Transportation and Land Use Coalition, *Accessory Dwelling Units*, <http://www.transcoalition.org/ia/acssdwel/01.html#body>.

³ Transportation Research Board, *The Costs of Sprawl Revisited*, 1998, http://onlinepubs.trb.org/onlinepubs/tcrp/tcrp_rpt_39-a.pdf.

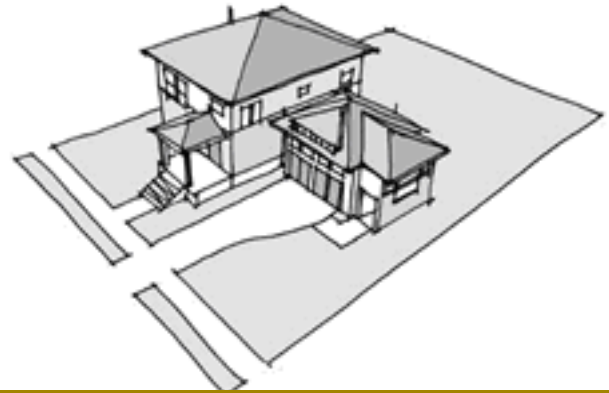
⁴ San Francisco Planning and Urban Research Association, *Secondary Units: A Painless Way to Increase the Supply of Housing*, August 2001, <http://www.spur.org/newsletters/0801.pdf>.

⁵ New Urban News, *The New Urbanism — An alternative to modern, automobile-oriented planning and development*, July 2004, <http://www.newurbannews.com/AboutNewUrbanism.html>.

Types of Accessory Dwelling Units

Depending on their location relative to the primary dwelling unit, ADUs can be classified into three categories: interior, attached, and detached.⁶ Interior ADUs are located within the primary dwelling, and are typically built through conversion of existing space, such as an attic or basement.

Attached ADUs are living spaces that are added on to the primary dwelling. The additional unit can be located to the side or rear of the primary structure, but can also be constructed on top of an attached garage. Detached ADUs are structurally separate from the primary dwelling. They can be constructed over existing accessory structures, such as a detached garage, or they can be built as units that are separate from accessory and residential structures.



ADU attached to the side of a garage addition
Illustration: RACESTUDIO and city of Santa Cruz

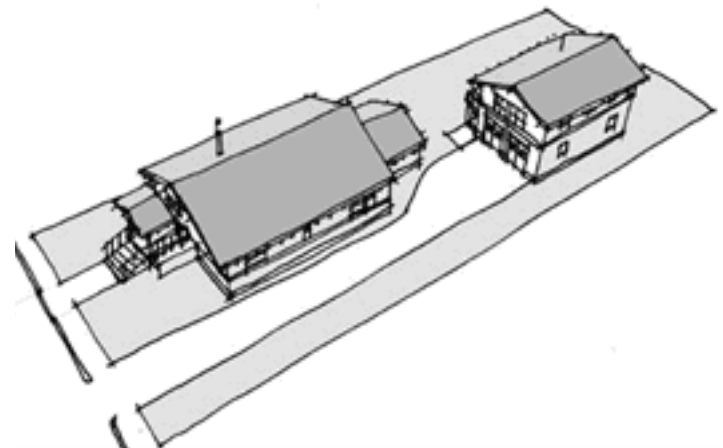
Benefits of Accessory Dwelling Units

Accessory dwelling units offer a variety of benefits to communities. They help increase a community's housing supply, and since they cost less than a new single-family home on a separate lot, they are an affordable housing option for many low- and moderate-income residents.⁷ Elderly and/or disabled persons who may want to live close to family members or caregivers, empty nesters, and young adults just entering the workforce find ADUs convenient and affordable.⁸ In addition to increasing the supply of affordable housing, ADUs benefit homeowners by providing extra income that can assist in mitigating increases in the cost of living.



Attached ADU
Photo credit: <http://mass.gov>

Accessory dwelling units have other advantages as well. They can be designed to blend in with the surrounding architecture, maintaining compatibility with established neighborhoods and preserving community character. Furthermore, there is no need to develop new infrastructure, since ADUs can be connected to the existing utilities of a primary dwelling. Allowing ADUs facilitates efficient use of existing housing stock, helps meet the demand for housing, and offers an alternative to major zoning changes that can significantly alter neighborhoods.⁹



Detached two-story ADU over garage
Illustration: RACESTUDIO and city of Santa Cruz

⁶ Transportation and Land Use Coalition.

⁷ Atlanta Regional Commission, *Accessory Dwelling Units*, August 2007, http://www.atlantaregional.com/documents/Accessory_Dwelling_Units_.pdf.

⁸ Ibid.

⁹ Municipal Research and Services Center of Washington.

Examples of ADU Ordinances and Programs

The following section of the case study provides an overview of ADU ordinances that have been adopted by five communities from across the nation. To gain a wider understanding of ADU programs in practice, the five communities have been chosen to represent a diverse range of geographic, demographic, and socioeconomic characteristics with different land use and growth control policies.

Lexington, Massachusetts

Lexington, Massachusetts is an affluent historic town, located 11 miles northwest of Boston, with a population of 30,355.¹⁰ According to the town's 2002 Comprehensive Plan, Lexington has largely exhausted its vacant unprotected land supply and is a highly built-out suburb with less than 1,000 acres of land available for new development.¹¹ Approximately 18 percent of the households in Lexington are eligible for affordable housing of some sort, and with a median home sales price of over \$600,000, many residents are being priced out of the housing market.¹² This limited growth potential and strong demand for affordable housing has led to the adoption of accessory apartment programs. The town implemented its first accessory unit bylaw in 1983, resulting in the construction of 60 units. In February of 2005, Lexington amended its bylaws to improve the clarity and flexibility of its ADU program.¹³ The town affirmed that the purpose of promoting ADUs is to increase the range of housing choices, encourage population diversity, and promote efficient use of the housing supply while maintaining the town's character.

The amended bylaws reduce or eliminate minimum lot size requirements, allow ADUs 'by-right' in homes built as recently as five years ago, and allow second units by special permit in new construction, or as apartments in accessory structures. The Lexington Zoning Code allows two ADUs per lot, provided the primary dwelling is connected to public water and sewer systems.¹⁴ Provisions allow absentee ownership for two years under special circumstances. In addition, a minimum of one off-street parking space

must be provided for every accessory unit. The by-right accessory apartments must be located within the primary dwelling and are allowed on lots that are at least 10,000 square feet. The maximum gross floor area of a by-right accessory apartment is 1,000 square feet and the unit cannot have more than two bedrooms.¹⁵

Increased flexibility in the program has proven beneficial to Lexington in the development of ADUs. According to Aaron Henry, Senior Planner for Lexington, the town's Housing Partnership Board is launching an education and outreach campaign for their ADU program to raise public interest.

Santa Cruz, California

Santa Cruz, California is a seaside city with a population of 54,600; it is one of the most expensive cities in the country in which to live. In 2006, the median price for a single-family home in Santa Cruz was \$746,000, which only 6.9 percent of the city residents could easily afford.¹⁶ In spite of the high cost of living, the city continues to be a desirable destination on account of its scenic location and proximity to San Francisco and the Silicon Valley. The location of a campus of the University of California — the area's largest employer — also adds to the demand for housing in Santa Cruz.¹⁷ Another contributing factor is the limited amount of land allowed for development within the city's



Detached ADU over garage — design by Boone/Low Architects and Planners

Illustration: RACESTUDIO and city of Santa Cruz

¹⁰ U.S. Census 2000, www.census.gov.

¹¹ Town of Lexington, *Comprehensive Plan*, 2002, <http://ci.lexington.ma.us/Planning/CompPlan.htm>.

¹² Town of Lexington, *Lexington Housing Strategy*, October 2007, [http://ci.lexington.ma.us/Planning/Documents/Housing%20Strategy%20\(Oct%202007\).pdf](http://ci.lexington.ma.us/Planning/Documents/Housing%20Strategy%20(Oct%202007).pdf).

¹³ The Massachusetts Smart Growth/Smart Energy Toolkit, *Accessory Dwelling Units (ADU) Suburban Case Study*, http://www.mass.gov/envir/smart_growth_toolkit/pages/CS-adu-lexington.html.

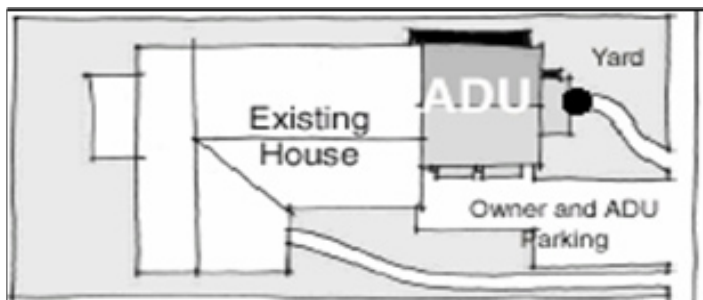
¹⁴ See Appendix A.

¹⁵ Town of Lexington, <http://ci.lexington.ma.us>.

¹⁶ City of Santa Cruz, <http://www.ci.santa-cruz.ca.us>.

¹⁷ Fred Bernstein, *Granny Flats for Cool Grannies*, February 2005, <http://www.fredbernstein.com/articles/display.asp?id=91>.

greenbelt. In order to preserve the greenbelt while accommodating new growth, promoting public transportation, and increasing the supply of affordable housing, the city adopted a new ADU ordinance in 2003.



Prototype site layout for attached ADU – ADU Manual
Illustration: RACESTUDIO and city of Santa Cruz

This ordinance sets forth regulations for the location, permit process, deed restrictions, zoning incentives, and design and development standards for ADUs. Accessory dwelling units are permitted in designated residential zones on lots that are at least 5,000 square feet in area. No more than one ADU per lot is allowed and the property owner must occupy the primary or accessory dwelling unit. ADUs that do not meet the permitting requirements stipulated in the ordinance must undergo a public hearing process. Development fees are waived for ADUs made available for low- and very-low-income households.¹⁸

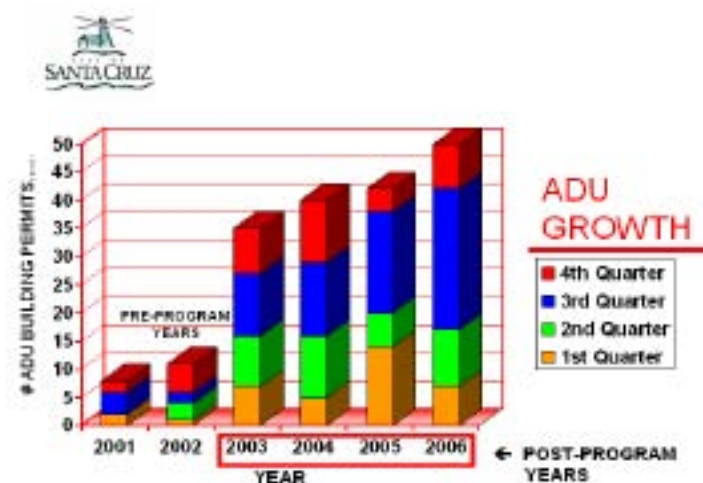
In addition to the ordinance that regulates the development of ADUs, Santa Cruz has established an ADU development program with three major components: technical assistance, a wage subsidy and apprentice program, and an ADU loan program.¹⁹ As part of the technical assistance program, the city published an ADU Plan Sets Book that contains design concepts developed by local and regional architects. Homeowners can select one of these designs and receive permits in an expedited manner. In addition, the city offers an ADU Manual, which provides homeowners with information on making their ADU architecturally compatible with their neighborhood, zoning regulations relevant to ADUs, and the permitting process.

Santa Cruz's ADU Development Program has won numerous awards and has been used as a model by other communities. According to Carol Berg, who is the housing and community development manager for the city, an average of 40 to 50 ADU permits have been approved every year since the start of the program. She attributes the program's success primarily to zoning changes that were adopted to facilitate development of ADUs, such as the elimination of covered parking requirements.

Portland, Oregon

With a population of approximately 530,000, Portland is the most populous city in the state of Oregon, and is noted for its strong land use control and growth management policies. Although Portland has had an ADU program in place for several years, ADU development was not effectively promoted until 1998, when the city amended its laws to relax the regulations governing ADUs.²⁰ The amendments eliminated the minimum square footage and owner-occupancy requirements. ADUs are now allowed in all residential zones with relaxed development standards.

Portland's regulations permit the construction of ADUs on lots with a single-family home, as long as they are smaller, supplementary to the primary residence, and no more than 800 square feet.²¹ They can be created by conversion of an existing structure or by construction of a new building. An early assistance process is available to help with project development for ADUs created through the conversion of an existing structure. ADUs that meet all the standards are permitted by right and do not require a land use review. No additional parking is required for accessory



ADU Permits approved for the city of Santa Cruz
Source: City of Santa Cruz

¹⁸ See Appendix B.

¹⁹ City of Santa Cruz, *Accessory Dwelling Unit Development Program*, <http://www.ci.santa-cruz.ca.us>.

²⁰ Barbara Sack, city of Portland.

²¹ See Appendix C.

units. Portland's ADU program guide outlines ways to bring existing nonconforming units into compliance.

The city considers ADUs to be more affordable than other housing types because of the efficiency of the units in using fewer resources and reducing housing costs. City planner Mark Bello notes that allowing more ADUs did increase the housing supply, and that city residents viewed ADUs positively and were satisfied with the changes made. He also added, "There were no significant negative issues that arose from liberalizing Portland's code."

Barnstable, Massachusetts

With seven villages within its boundaries and a total population of 47,821, the town of Barnstable is the largest community in both land area and population on Cape Cod.²² Approved in November 2000, Barnstable's Accessory Affordable Apartment or Amnesty Program is a component of its Affordable Housing Plan.²³ The program guides creation of affordable units within existing detached structures or new affordable units within attached structures. Eligibility for the program is limited to single-family properties that are owner-occupied and multifamily properties that are legally permitted.

Barnstable's amnesty program is seen as a way to bring the high number of existing illegal ADUs into compliance with current requirements. In order to bring a unit into compliance, the property owner must agree to rent to low-income tenants — those earning 80 percent or less



ADU over detached garage
Photo credit: Town of Barnstable



ADU on lower level of primary dwelling
Photo credit: Town of Barnstable

of the area median income — with a minimum lease term of one year. The amnesty program offers fee waivers for inspection and monitoring of units and designates town staff to assist homeowners through the program's administrative process. The town can access Community Development Block Grant funds to reimburse homeowners for eligible costs associated with the rehabilitation or upgrade of an affordable ADU. Homeowners are also offered tax relief to offset the negative effects of deed restrictions that preserve the affordability of the units.²⁴

Through its Amnesty Program, the town of Barnstable has successfully brought many of its illegal accessory units into compliance, with the added benefit of increasing the supply of affordable housing. Since the start of the program, Barnstable has approved 160 affordable ADUs. Beth Dillen, Special Projects Coordinator for the town's Growth Management Department, noted that "the ADU program has been very well received and there has been no neighborhood opposition." The program has been successful in converting existing illegal accessory apartments into code-compliant ADUs. According to Building Commissioner Tom Perry, "The benefit to this program is twofold. It is increasing the affordable housing supply and it also makes units, that before were unsafe and illegal, safe and legal."

Wellfleet, Massachusetts — Home of Oysters...and ADUs

Wellfleet is located in Barnstable County, Massachusetts. Located on Cape Cod, Wellfleet is a tourist town with a

²² U.S. Census 2000, www.census.gov.

²³ See Appendix D.

²⁴ Town of Barnstable, *Accessory Affordable Apartment Program*, http://www.town.barnstable.ma.us/GrowthManagement/CommunityDevelopment/AssessoryHousing/AAAP-BROCHURE_rev041206.pdf.

year-round population of 3,500, which increases to 17,000 in the summer months. Sixty-one percent of the land area in Wellfleet is part of the Cape Cod National Seashore and about 70 percent of the entire land area is protected from development.²⁵ Wellfleet also has a growing concentration of elderly residents 65 years and older. A housing needs assessment study conducted by the town in 2006 recommended the adoption of an affordable ADU program to meet elderly housing needs and to increase the supply of affordable multifamily rental units.²⁶



Interior ADU – Town of Wellfleet
Photo credit: Town of Wellfleet

The affordable ADU bylaw for Wellfleet allows up to three ADUs per lot in any district, but requires approval of a special permit from the Zoning Board of Appeals. Secondary units may be within, attached to, or detached from a



Detached ADU – Town of Wellfleet
Photo credit: Town of Wellfleet

primary structure, and may not be larger than 1,200 square feet. Homeowners with pre-existing attached and nonconforming accessory apartments may only make changes that increase the conformity of the structures.²⁷

Unless the provisions are specifically waived, the construction of new ADUs must conform to all zoning bylaw provisions and the owner of the property must occupy either the ADU or the primary dwelling. Detached units must comply with all setback requirements. Owners are required to rent to low- or moderate-income households. Maximum rents follow the Fair Market Rental Guidelines published by HUD and the property owners must submit annual information on rents to be charged.

To encourage participation in the ADU program, Wellfleet has instituted a new affordable accessory dwelling unit loan program.²⁸ The program offers interest-free loans for homeowners to develop affordable accessory units. The funds can also be used by homeowners to bring their ADU up to code. Wellfleet offers tax exemptions to homeowners on the portion of the property that is rented as an affordable unit. According to Nancy Vail, Assessor for the Town of Wellfleet, the combined tax savings for all ADU property owners totaled \$7,971.17 for fiscal year 2008. Sixteen units have been approved since the start of the program in November 2006.

Fauquier County, Virginia

Fauquier County is a largely rural county located about 50 miles outside of Washington, D. C. Beginning in 1967, Fauquier County adopted strict zoning regulations to limit growth to nine defined areas as a means of preserving farmland and open space; in effect, establishing growth boundaries.²⁹ However, the county population is rapidly increasing. The 2006 U.S. Census population estimate for Fauquier County was 66,170, a 20 percent increase from 2000. A needs assessment study by the Fauquier County Affordable Housing Task Force found that between 2000 and 2006, the median housing price in Fauquier County increased 127 percent, while the median household income increased 21 percent. To accommodate its growing population, especially the need for workforce housing, the county encourages infill development within the nine defined areas, and is active in reducing barriers to affordable housing.

²⁵ Town of Wellfleet, <http://www.wellfleetma.org>

²⁶ Town of Wellfleet, *Housing Needs Assessment*, 2006, http://www.wellfleetma.org/Public_Documents/WellfleetMA_LocalCompPlan/Appendix8.pdf.

²⁷ See Appendix E.

²⁸ Town of Wellfleet, *Affordable Accessory Dwelling Unit Program*, http://www.wellfleetma.org/Public_Documents/WellfleetMA_WebDocs/AADU.pdf.

²⁹ Keith Schneider, *New Approaches to Shaping Community Futures*, March 1997, Michigan Land Use Institute, <http://www.mlui.org/growthmanagement/fullarticle.asp?fileid=3862>.

Fauquier County recognizes three different types of accessory units: family dwellings, efficiency apartments, and tenant houses.³⁰ Family dwelling units are detached accessory units constructed for use by the homeowner's family member(s); they must be occupied by no more than five people, at least one of them related to the owner. Family dwelling units may be as large as 1,400 square feet in size and are permitted in both rural and many residentially zoned areas. Efficiency apartments are alternatives to family dwelling units and are attached to either the primary residence or to an accessory structure, such as a garage. The size is limited to 600 square feet or 25 percent of the gross floor area of the main dwelling, whichever is greater. Efficiencies may not be occupied by more than two unrelated people and are allowed in rural and residential-zoned areas. Tenant houses are detached dwellings built on the property for the purpose of supporting agricultural land uses. At least one person occupying the tenant house must work on the property. Tenant houses have no size limits. They are allowed only on rural zoned areas or properties of at least 50 acres, with one tenant house for every 50 acres of a property.

Development of ADUs in Fauquier County depends on the zoning, the size of the property, and availability of septic/sewer and water services. Each of the unit types is approved by the Fauquier Office of Zoning Permitting and Inspections, with a building permit, provided that the units meet zoning requirements. According to the county's zoning office, 155 accessory dwelling units and 37 efficiency apartments were permitted from 1997 to 2007.

Conclusion

At the height of the suburbanization of the United States in the 1950s and 1960s, high-density development became undesirable. Instead, communities favored low-density development defined by large-lot single-family homes. Accessory apartments that were once a common feature in many homes were excluded from zoning ordinances. However, growing demand for affordable housing (coupled with the limited amount of land available for development in many communities) has led to changing attitudes about the use and development of accessory apartments. An

increasing number of communities across the nation are adopting flexible zoning codes within low-density areas in order to increase their affordable housing supply.

Communities find that allowing accessory dwelling units is advantageous in many ways. In addition to providing practical housing options for the elderly, disabled, empty nesters, and young workers, ADUs can provide additional rental income for homeowners. ADUs are smaller in size, do not require the extra expense of purchasing land, can be developed by converting existing structures, and do not require additional infrastructure. They are an inexpensive way for municipalities to increase their housing supply, while also increasing their property tax base. By providing affordable housing options for low- and moderate-income residents, communities can retain population groups that might otherwise be priced out of the housing market.

The examples provided in the previous section involve communities that have to rely on existing housing stock to meet rising demand, either due to lack of developable land or strict growth management regulations. Portland and Fauquier County have adopted ADU ordinances to increase housing supply within their growth boundaries. Communities that are built out or have limited available land benefit from allowing the development of accessory units, as in Lexington and Wellfleet. Barnstable's amnesty program shows how to successfully bring a large number of existing illegal accessory units into compliance. In addition to allowing ADUs in all residential zones, Santa Cruz has attracted interest in ADU development by publishing an ADU Manual and Plan Sets Book with seven prototype designs for accessory units.

A community can tailor ADU ordinances to suit its demographic, geographic, and socioeconomic characteristics. The communities discussed in this case study provide loan programs, tax incentives, streamlined permitting, and reduced development fees as part of their ADU programs. In order for an ADU program to succeed, it has to be flexible, uncomplicated, include fiscal incentives, and be supported by a public education campaign that increases awareness and generates community support.

³⁰ See Appendix F.

Appendix A — Town of Lexington, Massachusetts, Article V, 135-19, Accessory Apartments

§ 135-19. Accessory apartments. [Amended 5-2-1988 ATM by Art. 41; 4-10-1989 ATM by Art. 41; 4-4-1990 ATM by Art. 36; 4-4-2005 ATM by Art. 10]

An accessory apartment is a second dwelling subordinate in size to the principal dwelling unit on an owner-occupied lot, located in either the principal dwelling or an existing accessory structure. The apartment is constructed so as to maintain the appearance and essential character of a one-family dwelling and any existing accessory structures. Three categories of accessory apartments are permitted: by-right accessory apartments, which are permitted as of right, and special permit accessory apartments and accessory structure apartments, which may be allowed by a special permit.

A. General objectives. The provision of accessory dwelling units in owner-occupied dwellings is intended to:

- (1) Increase the number of small dwelling units available for rent in the Town;
- (2) Increase the range of choice of housing accommodations;
- (3) Encourage greater diversity of population with particular attention to young adults and senior citizens; and
- (4) Encourage a more economic and energy-efficient use of the Town's housing supply while maintaining the appearance and character of the Town's single-family neighborhoods.

B. Conditions and requirements applicable to all accessory apartments.

(1) General.

- (a) There shall be no more than two dwelling units in a structure, and no more than two dwelling units on a lot.
- (b) There shall be no boarders or lodgers within either dwelling unit.
- (c) No structure that is not connected to the public water and sanitary sewer systems shall have an accessory apartment.
- (d) The owner of the property on which the accessory apartment is to be created shall occupy one or the other of the dwelling units, except for temporary absences as provided in Subsection B (1) (e). For the purposes of this section, the "owner" shall be one or more individuals who constitute a family, who hold title directly or indirectly to the dwelling, and for whom the dwelling is the primary residence...

(2) Exterior appearance of a dwelling with an accessory apartment. The accessory apartment shall be designed so that the appearance of the structure maintains that of a one-family dwelling....

(3) Off-street parking. There shall be provided at least two off-street parking spaces for the principal dwelling unit and at least one off-street parking space for the accessory apartment....

C. By-right accessory apartments shall be permitted so long as the requirements set forth in the §135-19B are satisfied and the following criteria in this section are met:

- (1) The lot area shall be at least 10,000 square feet.
 - (2) The apartment shall be located in the principal structure.
 - (3) The maximum gross floor area of the by-right accessory apartment shall not exceed 1,000 square feet.
 - (4) There shall not be more than two bedrooms in a by-right accessory apartment.
 - (5) There shall be no enlargements or extensions of the dwelling in connection with any by-right accessory apartment except for minimal additions necessary to comply with building, safety or health codes, or for enclosure of an entryway, or for enclosure of a stairway to a second or third story.
 - (6) The entire structure containing the by-right accessory apartment must have been in legal existence for a minimum of five years at the time of application for a by-right accessory apartment.
- D. Special permit accessory apartments. If a property owner cannot satisfy the criteria for by-right accessory apartments that are set forth in § 135-19C above, the property owner may apply for a special permit from the Board of Appeals....
- E. Accessory structure apartments. Notwithstanding any provisions of this Zoning By-Law that state an accessory apartment shall be located in a structure constructed as a detached one-family dwelling and the prohibition in § 135-35D against having more than one dwelling on a lot, the Board of Appeals may grant a special permit as provided in § 135-16, Table I, line 1.22C, to allow the construction of an accessory apartment in an existing accessory structure which is on the same lot in the RS, RT, KO, RM or CN District as an existing one-family dwelling provided:
- (1) Lot area is at least 18,000 square feet if in the RS, RT, or CN District, at least 33,000 square feet if in the RO District, and at least 125,000 square feet if in the RM District;
 - (2) The structure containing the accessory structure apartment was in legal existence for a minimum of five years and had a minimum of 500 square feet of gross floor area as of five years prior to the time of application;
 - (3) The maximum gross floor area of the accessory structure apartment does not exceed 1,000 square feet. An addition to an accessory structure may be permitted, but no addition shall be allowed which increases the gross floor area of the structure to more than 1,000 square feet. The gross floor area for the accessory apartment shall not include floor area used for any other permitted accessory use. The accessory apartment cannot contain floor area that has been designed, intended or used for required off-street parking to serve the principal dwelling;...

Appendix B — City of Santa Cruz, California, Title 24, Zoning Ordinance, Chapter 24.16, Part 2: ADU Zoning Regulations

24.16.100 Purpose.

The ordinance codified in this part provides for accessory dwelling units in certain areas and on lots developed or proposed to be developed with single-family dwellings. Such accessory dwellings are allowed because they can contribute needed housing to the community's housing stock. Thus, it is found that accessory units are a residential use which is consistent with the General Plan objectives and zoning regulations and which enhances housing opportunities that are compatible with single-family development...

24.16.120 Locations Permitted.

Accessory dwelling units are permitted in the following zones on lots of 5000 square feet or more...

24.16.130 Permit Procedures.

The following accessory dwelling units shall be principally permitted uses within the zoning districts specified in Section 24.16.120 and subject to the development standards in Section 24.16.160.

1. Any accessory dwelling unit meeting the same development standards as permitted for the main building in the zoning district, whether attached or detached from the main dwelling.
2. Any single story accessory dwelling unit.

Any accessory dwelling unit not meeting the requirements above shall be conditionally permitted uses within the zoning districts specified in Section 24.16.120 and shall be permitted by administrative use permit at a public hearing before the zoning administrator, subject to the findings per Section 24.16.150 and the development standards in Section 24.16.160...

24.16.160 Design and Development Standards.

All accessory dwelling units must conform to the following standards:

1. **Parking.** One parking space shall be provided on-site for each studio and one bedroom accessory unit. Two parking spaces shall be provided on site for each two bedroom accessory unit. Parking for the accessory unit is in addition to the required parking for the primary residence. (See Section 24.16.180 for parking incentives.)
2. **Unit Size.** The floor area for accessory units shall not exceed five hundred square feet for lots between 5000 and 7500 square feet. If a lot exceeds 7500 square feet, an accessory unit may be up to 640 square feet and, for lots in excess of 10,000 square feet, a unit may be up to 800 square feet. In no case may any combination of buildings occupy more than thirty percent of the required rear yard for the district in which it is located, except for units which face an alley, as noted below. Accessory units that utilize alternative green construction methods that cause the exterior wall thickness to be greater than normal shall have the unit square footage size measured similar to the interior square footage of a traditional frame house.
3. **Existing Development on Lot.** A single-family dwelling exists on the lot or will be constructed in conjunction with the accessory unit.
4. **Number of Accessory Units Per Parcel.** Only one accessory dwelling unit shall be allowed for each parcel...

24.16.170 Deed Restrictions.

Before obtaining a building permit for an accessory dwelling unit the property owner shall file with the county recorder a declaration of restrictions containing a reference to the deed under which the property was acquired by the present owner and stating that:

1. The accessory unit shall not be sold separately.
2. The unit is restricted to the approved size.
3. The use permit for the accessory unit shall be in effect only so long as either the main residence, or the accessory unit, is occupied by the owner of record as the principal residence...

26.16.180 Zoning Incentives.

The following incentives are to encourage construction of accessory dwelling units.

1. **Affordability Requirements for Fee Waivers.** Accessory units proposed to be rented at affordable rents as established by the city, may have development fees waived per Part 4 of Chapter 24.16 of the Zoning Ordinance...
2. **Covered Parking.** The covered parking requirement for the primary residence shall not apply if an accessory dwelling unit is provided...

24.16.300 Units Eligible for Fee Waivers.

Developments involving residential units affordable to low or very-low income households may apply for a waiver of the following development fees:

1. Sewer and water connection fees for units affordable to low and very low income households.
2. Planning application and planning plan check fees for projects that are one hundred percent affordable to low and very-low income households.
3. Building permit and plan check fees for units affordable to very-low income households.
4. Park land and open space dedication in-lieu fee for units affordable to very low income households.
5. Parking deficiency fee for units affordable to very-low income households.
6. Fire fees for those units affordable to very-low income households.
(Ord. 93-51 § 6, 1993).

24.16.310 Procedure for Waiver of Fees.

A fee waiver supplemental application shall be submitted at the time an application for a project with affordable units is submitted to the city.
(Ord. 93-51 § 6, 1993)

Appendix C — City of Portland, Oregon, Title 33, Chapter 33.205: Accessory Dwelling Units

33.205.010 Purpose

Accessory dwelling units are allowed in certain situations to:

- Create new housing units while respecting the look and scale of single-dwelling development;
- Increase the housing stock of existing neighborhoods in a manner that is less intense than alternatives;
- Allow more efficient use of existing housing stock and infrastructure;
- Provide a mix of housing that responds to changing family needs and smaller households;
- Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship and services; and
- Provide a broader range of accessible and more affordable housing.

33.205.020 Where These Regulations Apply

An accessory dwelling unit may be added to a house, attached house, or manufactured home in an R zone, except for attached houses in the R20 through R5 zones that were built using the regulations of 33.110.240.E, Duplexes and Attached Houses on Corners.

33.205.030 Design Standards...

C. Requirements for all accessory dwelling units. All accessory dwelling units must meet the following:

- I. Creation. An accessory dwelling unit may only be created through the following methods:
 - a. Converting existing living area, attic, basement or garage;
 - b. Adding floor area;
 - c. Constructing a detached accessory dwelling unit on a site with an existing house, attached house, or manufactured home; or
 - d. Constructing a new house, attached house, or manufactured home with an internal or detached accessory dwelling unit.
2. Number of residents. The total number of individuals that reside in both units may not exceed the number that is allowed for a household...
5. Parking. No additional parking is required for the accessory dwelling unit. Existing required parking for the house, attached house, or manufactured home must be maintained or replaced on-site.
6. Maximum size. The size of the accessory dwelling unit may be no more than 33% of the living area of the house, attached house, or manufactured home or 800 square feet, whichever is less...

D. Additional requirements for detached accessory dwelling units. Detached accessory dwelling units must meet the following.

- I. Setbacks. The accessory dwelling unit must be at least:

- a. 60 feet from the front lot line; or
 - b. 6 feet behind the house, attached house, or manufactured home.
2. Height. The maximum height allowed for a detached accessory dwelling unit is 18 feet.
3. Bulk limitation. The building coverage for the detached accessory dwelling unit may not be larger than the building coverage of the house, attached house, or manufactured home. The combined building coverage of all detached accessory structures may not exceed 15 percent of the total area of the site...

33.205.040 Density

In the single-dwelling zones, accessory dwelling units are not included in the minimum or maximum density calculations for a site. In all other zones, accessory dwelling units are included in the minimum density calculations, but are not included in the maximum density calculations.

Appendix D — Town of Barnstable, Massachusetts, Chapter 9, Article II - Accessory Apartments and Apartment Units

§ 9-12. Intent and purpose.

- A. The intent of this article is to provide an opportunity to bring into compliance many of the currently unpermitted accessory apartments and apartment units in the Town of Barnstable, as well as to allow the construction of new dwelling units accessory to existing single-family homes to create additional affordable housing.
- B. This article recognizes that although unpermitted and unlawfully occupied, these dwelling units are filling a market demand for housing at rental costs typically below that of units which are and have been lawfully constructed and occupied.
- C. It is in the public interest and in concert with its obligations under state law, for the Town of Barnstable to offer a means by which so-called unpermitted and illegal dwelling units can achieve lawful status, but only in the manner described below.
- D. It is the position of the Town of Barnstable that the most appropriate mechanism for allowing for the conversion of unlawful dwelling units to lawful units is found in MGL c. 40B, §§ 20 to 23, the so-called “Comprehensive Permit” program. This provision of state law encourages the development of low- and moderate-income rental and owner-occupied housing and provides a means for the Board of Appeals to remove local barriers to the creation of affordable housing units. These barriers include any local regulation such as zoning and general ordinances that may be an impediment to affordable housing development.
- E. The Local Comprehensive Plan states that the Town should commit appropriate resources to support affordable housing initiatives. Under this article, the Town commits the following resources to support this affordable housing initiative:
 - (1) Waiver of fees for the inspection and monitoring of the properties identified under this article;
 - (2) Designation of Town staff to assist the property owner in navigating through the process established under this article;
 - (3) To the extent allowable by law, the negative effect entailed by the deed restriction involved will be reflected in the property tax assessment; and
 - (4) To assist property owners in locating available municipal, state and federal funds for rehabilitating and upgrading the properties identified under this article.
- F. The Local Comprehensive Plan supports, in conjunction with a variety of other strategies, the conversion of existing structures for use as affordable housing...

§ 9-14. Amnesty program.

Recognizing that the success of this article depends, in part, on the admission by real property owners that their property may be in violation of the Zoning Ordinances of the Town, Editor’s Note: See Ch. 240, Zoning. the Town hereby establishes the following amnesty program:

- A. The threshold criteria for units being considered as units potentially eligible for the amnesty program are:
 - (1) Real property containing a dwelling unit or dwelling units for which there does not exist a validly issued variance, special permit or building permit, does not qualify as a lawful, nonconforming use or structure, for any or all the units, and that was in existence on a lot of record within the Town as of January 1, 2000; or

(2) Real property containing a dwelling unit or dwelling units which were in existence as of January 1, 2000, and which have been cited by the Building Department as being in violation of the Zoning Ordinance; and...

B. The procedure for qualifying units that meet the threshold criteria for the amnesty program is as follows:

(1) The unit or units must either be a single unit accessory to an owner occupied single-family dwelling or one or more units in a multifamily dwelling where there exists a legal multifamily use but one or more units are currently unpermitted;

(2) The unit(s) must receive a site approval letter under the Town's local Chapter 40B program;

(3) The property owner must agree that if s/he receives a comprehensive permit, the unit or units for which amnesty is sought will be rented to a person or family whose income is 80% or less of the area median income (AMI) of Barnstable-Yarmouth Metropolitan Statistical Area (MSA) and shall further agree that rent (including utilities) shall not exceed the rents established by the Department of Housing and Urban Development (HUD) for a household whose income is 80% or less of the median income of Barnstable-Yarmouth Metropolitan Statistical Area. In the event that utilities are separately metered, the utility allowance established by the Barnstable Housing Authority shall be deducted from HUD's rent level.

(4) The property owner must agree, that if s/he receives a comprehensive permit, that s/he will execute a deed restriction for the unit or units for which amnesty is sought, prepared by the Town of Barnstable, which runs with the property so as to be binding on and enforceable against any person claiming an interest in the property and which restricts the use of one or more units as rental units to a person or family whose income is 80% or less of the median income of Barnstable-Yarmouth Metropolitan Statistical Area (MSA)...

§ 9-15. New units accessory to single-family owner-occupied dwellings.

For a proposed new unit to be eligible for consideration under the local chapter 40B program, it must be a single unit, accessory to an owner-occupied single-family dwelling, to be located within or attached to an existing residential structure or within an existing building located on the same lot as said residential structure and comply with the following:

A. The unit(s) must receive a site approval letter under the Town's local Chapter 40B program;

B. The property owner must agree that if s/he receives a comprehensive permit, the accessory dwelling unit will be rented to a person or family whose income is 80% or less of the area median income (AMI) of Barnstable-Yarmouth Metropolitan Statistical Area (MSA) and shall further agrees that rent (including utilities) shall not exceed the rents established by the Department of Housing and Urban Development (HUD) for a household whose income is 80% or less of the median income of Barnstable-Yarmouth Metropolitan Statistical Area. In the event that utilities are separately metered, the utility allowance established by the Barnstable Housing Authority shall be deducted from HUD's rent level.

C. The property owner must agree, that if s/he receives a comprehensive permit, that s/he will execute a deed restriction for the unit, prepared by the Town of Barnstable, which runs with the property so as to be binding on and enforceable against any person claiming an interest in the property and which restricts the use of the one unit as a rental unit to a person or family whose income is 80% or less of the median income of Barnstable-Yarmouth Metropolitan Statistical Area (MSA)...

Appendix E — Town of Wellfleet, Massachusetts, 6.21 Affordable Accessory Dwelling Units

Purpose: For the purpose of promoting the development of affordable rental housing in Wellfleet for year-round residents, a maximum of three affordable accessory dwelling units per lot may be allowed subject to the requirements, standards and conditions listed below:

6.21.1 Up to three affordable accessory dwelling units per lot may be allowed in any district by Special Permit from the Zoning Board of Appeals.

6.21.2 Affordable accessory dwelling units created under this by-law shall be occupied exclusively by income-eligible households, as defined by the guidelines in numbers 6.21.4 and 6.21.5 below. The affordability requirements of this by-law shall be imposed through conditions attached to the Special Permit issued by the Zoning Board of Appeals. No accessory apartment shall be constructed or occupied until proof of recording is provided to the Inspector of Buildings.

6.21.3 Requirements and Standards

- A. Affordable accessory dwelling units may be located within or attached to a principal dwelling, principal structure, a garage or constructed as a detached unit.
- B. Affordable accessory dwelling units shall not be larger than one thousand two hundred (1,200) square feet of Livable Floor Area as that term is defined in Section II of this Zoning By-law.
- C. Affordable accessory dwelling units within or attached to a principal dwelling, principal structure or garage that is pre-existing nonconforming shall not increase the nonconforming nature of that structure, except that any pre-existing accessory building may be eligible for conversion to an affordable accessory dwelling unit.
- D. Newly constructed detached accessory units shall comply with all applicable provisions of the Zoning By-law unless they are specifically waived by this by-law. Newly constructed detached accessory units shall comply with all setback requirements listed in Sections 5.4.2 of this Zoning By-law.
- E. Owners of residential property may occupy as a primary residence either the principal or accessory dwelling. For the purposes of this section, the “owner” shall mean one who holds legal or beneficial title.
- F. Septic systems are required to meet current Title 5 standards and shall be reviewed and approved by the Health Agent.
- G. The Inspector of Buildings and Health Agent shall inspect the premises for compliance with public safety and public health codes.
- H. No affordable accessory dwelling unit shall be separated by ownership from the principal dwelling unit or principal structure. Any lot containing an affordable accessory dwelling unit shall be subject to a recorded restriction that shall restrict the lot owner’s ability to convey interest in the affordable accessory dwelling unit, except leasehold estates, for the term of the restriction.

6.21.4 All occupants of the affordable accessory dwelling unit shall upon initial application and annually thereafter on the first of September, submit to the Town or its agent necessary documentation to confirm their eligibility for the dwelling unit. Specifically, all dwelling units must be rented to those meeting the guidelines for a low or moderate-income

family. For the purpose of this section, low income families shall have an income less than eighty (80) percent of the Town of Wellfleet median family income, and moderate income families shall have an income between eighty (80) and one hundred twenty (120) percent of the Town of Wellfleet median family income, as determined by the United States Department of Housing and Urban Development (HUD) Published Income Guidelines, and as may from time to time be amended.

6.21.5 Maximum rents shall be established in accordance with HUD published Fair Market Rental Guidelines. Property owners are required to submit to the Town or its agent information on the rents to be charged. Each year thereafter on the first of September, they shall submit information on annual rents charged to the Town or its agent. Forms for this purpose shall be provided. Rents may be adjusted annually in accordance with amendments to the Fair Market Rental Guidelines.

6.21.6 Procedure

- A. The property owner shall complete and submit an application for a Special Permit to the Zoning Board of Appeals in accordance with the Wellfleet Zoning Board of Appeals Rules and Procedures.
- B. The Zoning Board of Appeals shall hold a public hearing in accordance with the procedures and requirements set forth in Section 9 of Massachusetts General Law, Chapter 40A and the Wellfleet Zoning By-law, Section 8.4.2 .
- C. Appeal under this section shall be taken in accordance with Section 17 of Massachusetts General Law, Chapter 40A.
- D. The property owner shall complete and submit to the Inspector of Buildings an application for a Building Permit to allow a change in use.
- E. The property owner shall obtain a Certificate of Occupancy from the Inspector of Buildings prior to the affordable accessory dwelling unit being occupied.

Penalty – Failure to comply with any provision of this section may result in fines established in Section 8.3 of the Wellfleet Zoning By-laws.

Appendix F — Fauquier County, Virginia Zoning Ordinance

ARTICLE 5 — ADMINISTRATIVE PERMITS, SPECIAL PERMITS AND SPECIAL EXCEPTIONS

5-104 Standards for an administrative permit for an Efficiency Apartment

1. Such a unit shall not be occupied by more than two persons.
2. Not more than one such unit shall be located on a lot.
3. Such a unit shall contain no more than 600 square feet of gross floor area or 25% of the total gross floor of the dwelling, whichever is greater.
4. Such a unit shall be located only on the same lot as the residence of the owner of the lot.
5. Architectural features of such a unit shall conform with the single family character of the neighborhood (e.g., no additional front doors).

5-105 Standards for an administrative permit for a Family Dwelling Unit

1. Such a unit shall not be occupied by more than five (5) persons, at least one of whom must be the natural or adopted parent, grandparent, child, grandchild, brother or sister of the owner and occupant of the single family residence on the same lot. Or, the lot owner may live in the family dwelling unit and allow such family members to reside in the main house. In either case, the lot owner must reside on the property.
2. Such a unit may be 1,400 square feet of gross floor area.
3. No dwelling units other than the principal structure (a single family dwelling) and one such family dwelling unit shall be located on one lot...

ARTICLE 6 - ACCESSORY USES, ACCESSORY SERVICE USES AND HOME OCCUPATIONS

6-102 Permitted Accessory Uses

Accessory uses and structures shall include, but are not limited to, the following uses and structures, provided that such uses or structure shall be in accordance with the definition of Accessory Use contained in Article 15...

9. Guest house or rooms for guests in an accessory structure, but only on lots of at least two (2) acres and provided such house is without kitchen facilities, is used for the occasional housing of guests of the occupants of the principal structure and not as rental units or for permanent occupancy as housekeeping units...
14. Quarters of a caretaker, watchman or tenant farmer, and his family, but only in the Rural Districts at a density not to exceed one (1) unit per fifty (50) acres...
31. The letting for hire of not more than two rooms to not more than two persons for periods no shorter than one month...

Introduction to The Problem

Towns are struggling with ways to provide affordable housing options without converting farms and forestland, or creating apartment complexes that are incongruent with the town's aesthetic. Homeowners and towns struggle under the burden of building infrastructure for new developments. Furthermore, Maine's aging population wants to stay in their homes, but taxes and maintenance costs make this difficult.

The Solution: Accessory Apartments

Allowing accessory apartments can provide a solution to all of these problems. Nationwide, one-third of single family homes have enough surplus space to accommodate an accessory apartment.

An accessory apartment, also known as a "granny flat", "accessory dwelling unit" (ADU, "secondary unit" or single-family conversion" is a self-contained second living unit that is built into or attached to an existing single family dwelling. In some cases, accessory apartments are cottages, guest houses, or a converted garage or barn. It has its own kitchen, bathroom, and private entrance.

In all cases, the accessory apartment or cottage is smaller than the main unit, similar in architectural styling, and meant to look like part of the main house. In some cases, the unit is used for a relative or caretaker who needs more privacy than would be possible in the main house. In other cases, the apartment is rented out to provide additional income to the owner of the house.



Advantages of Accessory Apartments

Provides affordable housing while preserving community character and saving tax dollars.

Accessory dwelling units make good affordable housing. Just one accessory apartment per 20 homes has a modest effect on a neighborhood, but townwide this can provide a significant amount of affordable housing. Affordable apartments dispersed within single family neighborhoods, rather than clustered together in a new complex, helps maintain a family neighborhood culture. In addition, local planning review will ensure that new units will fit with the character of the neighborhood. On the financial side, a town can add new units (and new tax revenue) without having to provide utility infrastructure for a whole new development.

Allows the elderly to live independently.

Renting out a unit to a family member, caretakers, or younger person who can help out with chores can provide the extra income or assistance it takes to allow an aging person to stay in their home. Allowing an aging person to stay in his or her neighborhood can be much less disruptive, and at the same time reduces the cost of caring for them.

Creates neighborhood diversity and stability.

Providing housing options within a neighborhood ensures that people can stay in the neighborhood as they move through different stages in life. A young family can buy a house and rent out the accessory unit to help cover the mortgage. While raising children, they can use the unit for an aging relative, or as an extra room for guests. Later in life, they can rent out the apartment to a tenant or caretaker or move into it themselves. The options help provide diversity and stability.

Makes efficient use of existing housing.

Sprawl in Maine has been more a function of our population spreading out than of growing. Many people moved out to the suburbs to raise a family, but once their children are grown, they end up living in a house with more capacity than they need. Accessory apartments make use of the extra space and share the cost of heat and maintenance while providing private living quarters.

Maintenance and property value.

With the choice of renting out a unit for extra income, it's easier for homeowners to ensure that their homes are well maintained, keeping property values up. Having potential rental income associated with a property also increases its value.

How to Make Accessory Apartments Work in Your Community

Thousands of communities have had success with accessory apartments. Some affluent communities consider accessory apartments so crucial to their affordable housing strategy that they offer incentives to homeowners to build accessory units. Or a town may choose to make accessory units a regular, unregulated use, or a regulated variance or special use. Princeton Township, New Jersey has successfully had accessory apartments for decades without any ordinance; the only requirement is self reporting that an accessory apartment is part of an owner-occupied dwelling.

Some residents are concerned that the new accessory apartment units will not fit aesthetically with the neighborhood, or that the neighborhood will become more transient, or that there will be more traffic. Communities may choose to limit the number of occupants, or set parking requirements and design standards.

Falmouth, Maine recently began allowing accessory dwelling units, contingent on site plan approval. Falmouth's ordinance requires a house with an accessory apartment to have only one main entrance; the accessory apartment entrance must be secondary to (i.e. not confused with) the main entrance. It also allows accessory units in a new or existing structure such as a barn or garage. Falmouth's minimum size for an accessory dwelling unit is 350 square feet. A well-designed and livable studio apartment consisting of one room with kitchenette, closets and a small bathroom can be as small as 250 square feet – perfect for a graduate student or retired person. (See additional resources for how to view the Falmouth ordinance in detail.)

Community Strategy and Partnerships

Towns that want to actively encourage the addition of accessory units may be more successful if they publicize their strategy. A public process also plants the idea in the minds of middle-aged people who may be thinking of their own retirement or that of their aging parents.

Partnering with community organizations helps to educate the public and facilitate the process of finding people who would benefit from adding an accessory unit to their home. A community network can provide information and referrals for trustworthy contractors, and help provide matching services between homeowners and renters. Neighborhood associations, churches, agencies on aging and housing, and transportation providers would all make good partners in this process.

Accessory apartments can provide a reasonable, workable, smart approach to creating affordable housing options – good for homeowners and their community.

ADDITIONAL RESOURCES

Falmouth Zoning Ordinance

www.town.falmouth.me.us under "jump to section" select Ordinances, then Zoning and Site Plan Review Ordinance, section 5.22.1.

"Accessory Apartments: Using surplus space in single family houses" American Planning Association. Planning Advisory Service Report (PAS) #365 at <http://www.planning.org/pas/chron.html>

"Community-Based Housing for the Elderly" American Planning Association. Planning Advisory Service Report (PAS) # 420 at <http://www.planning.org/pas/chron.html>

"Frail Elders and the Suburbs" Hare, Patrick, Generations, Spring 1992 Col. 16 Issue 2, p35.

American Association of Retired Persons (AARP) Housing Program
<http://www.aarp.org/life/housingchoices/Articles/a2004-02-26-homewithinhome.html>

Canada Mortgage and Housing Corporation (CMHC)
<http://www.cmhc-schl.gc.ca/en/imquaf/afho/afadv/pore/pesesu/>

City of Santa Cruz Accessory Dwelling Unit Development Program <http://www.ci.santa-cruz.ca.us/pl/hcd/ADU/adu.html>

APPLICATION FOR LAND DEVELOPMENT CODE TEXT AMENDMENTS

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	City of Fernandina Beach
AGENT:	Self
REQUESTED ACTION:	Land Development Code Text Amendments: • 1.07.00 Acronyms and Definitions • Table 2.03.02 Principal Land Uses • Table 2.03.03 Accessory Uses • Table 4.02.01(J) Design Standards for Lots – Impervious Surface Ratio • 4.02.06 Specific Standards for Townhouse Development – Lot Width • 4.03.03 8th Street Small Area Design Standards – Signage • 5.03.00 Signs – MU-8 • 5.02.06 Movable Module Storage Units – Placement • 11.00.01 – Overall Revisions to the LDC

*** 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:

MINOR FIXES

Section 1.07.00 Acronyms and Definitions

Adding: **Adversely Affected Party** – means any person or local government that will suffer an adverse effect to an interest protected or furthered by the City's Comprehensive Plan, including interests related to health and safety, police and fire protection systems, densities or intensities of development, transportation facilities, health care facilities, equipment or services, and environmental or natural resources. The alleged adverse interest may be shared in common with other members of the community at large, but must exceed in degree the general interest in community good shared by all persons. Reference 163.3215, Florida Statutes.

Adding: **Architectural Feature** – means an uninhabitable part, portion, projection, or any prominent characteristic that contributes to the beauty or elegance of a building or structure, exclusive of signs, that is not necessary for the structural integrity of the building or structure including, but not limited to, columns, awnings, cornices, eaves, gutters, belt courses, sills, lintels, chimneys or other decorative elements.

Adding: **Assisted Living Facility** - means residential care facilities that provide housing, meals, personal care and supportive services to older persons and disabled adults who are unable to live independently. These facilities are required to maintain an extended congregate care (ECC) license issued by the State of Florida.

Adding: **Caretaker's Residence** – means a single family dwelling unit on non-residential premises, occupied by the person who oversees or maintains the non-residential operation 24 hours per day, and their immediate family.

Revising: **Impervious Surface** - means a surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. It includes but is not limited to semi-impervious surfaces such as compacted clay, as well as most conventionally surfaced streets, roofs, sidewalks, parking lots and other similar structures, and water bodies.

Revising: **Legacy Sign** – refers to any signage which has gained historic significance in its own right. The signs do not have to relate to the present occupancy or use. Means signage related to a structure but not to the present occupancy or use. Legacy signage includes extant signage, portions of which may or not be visible but can be documented by historic photographs, and may also include accurately reconstructed or entirely repainted signage based upon such documentation, provided that such signage is not representative of the current occupancy. Legacy signage may be painted or constructed, as in a blade, pylon, or rooftop sign. Painted wall graphics, including accurately replicated/repainted wall graphics related to on or off-site content, are treated as Legacy Signage provided they exactly duplicate an earlier sign on the subject property.

Adding: **Mixed Use Structure-** means a single building which contains more than one type of land use.

Rationale: To provide clarification of terms commonly found within the LDC.

Section 2.03.02 Table of Land Uses

ZONING DISTRICTS																					
_ – Prohibited (Empty) P – Permissible S – Permissible Subject to Supplemental Standards	R-E	R1-G	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	MU-8	C-1	C-2	C-3	I-1	I-2	I-A	I-W	W-1	PI-1	CON	REC
PRINCIPAL LAND USES:																					
Assisted Living Facility, Health Care Facilities, Nursing or Convalescent Home						P		P	P	P	P	P	P	P					P		
Clubs, Public or Private; Community and Recreation Centers			S	S	S	S			S	P	P	P	P	P		P	P		P	P	P
Day Care Center									S	P	S	P	P							P	P
Government and Civic Buildings, including Library and Museum									P	P			P							P	P
Light Indoor Manufacturing Uses, including Packaging and Fabricating										P		P		P		P					
Marine recreation, such as kayak or boat rentals, sailing schools, etc.										P								P	P		P
Manufacturing and/or Assembly – Artisan								P	P	P	P	P	P	P		P	P	P			
Marine research and educational facilities										P								P	P		P
Welding or Sheet Metal Works										P				P							

Rationale: To provide give an ALF facility its own use category and to correct existing errors or omissions within the table of land uses.

Section 2.03.03 Table of Accessory Uses

ZONING DISTRICTS																					
— – Prohibited (Empty) P – Permissible S – Permissible Subject to Supplemental Standards	R-E	R1-G	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	MU-8	C-1	C-2	C-3	I-1	I-2	I-A	I-W	W-1	PI-1	CON	REC
ACCESSORY LAND USES:																					
Home Occupation	P	P	P	P	P	P	P	P	P	P			P					P			

Rationale: To make home occupations a permissible use within the C-3 and W-1 zoning districts.

4.02.01(J) Design Standards for Lots – Impervious Surface Ratio

Zoning District	Minimum Lot Width (ft.)	Maximum Impervious Surface Ratio for Lots (%)	Maximum Floor Area Ratio for Lots (%) (Note 1)
RE	100	75 <u>60</u>	50
R1-G	75	75 <u>60</u>	50
R-1	50 or 75 Note 2	75 <u>60</u>	50
RLM	50	75 <u>60</u>	50
R-2	50 Note 4	75 <u>60</u>	50
R-3	50	75 <u>60</u>	50
OT-1	46.5	Note 7	50
OT-2	46.5	Note 7	50
MU-1	50	75 <u>60</u>	50
MU-8	25	75 <u>60</u>	200
C-1	50	75 <u>60</u>	50 Note 6
C-2	50	75 <u>60</u>	50
C-3	25	75 Note 3	200
I-1	75	75 <u>60</u>	50
I-2	75	75 <u>60</u>	50
I-A	75	75 <u>60</u>	50
I-W	75	75 <u>60</u>	75
W-1	25	75 <u>60</u>	75
PI-1	50	75 <u>60</u> Note 5	50
CON	NA	5	NA
REC	NA	75 <u>60</u>	NA

- Notes:
1. For RE, R-1, R-2, R-3, OT-1, and OT-2, the FAR standard applies to any permissible commercial uses.
 2. The minimum lot width for lots platted prior to the effective date of this LDC is fifty (50) feet. The minimum lot width for lots platted on or after the effective date of this LDC is seventy-five (75) feet.
 3. The maximum impervious surface ratio within the "Central Business District" land use category, as depicted on the Future Land Use Map, may be 1.00 where the application is for redevelopment of a lot that is developed with 100% impervious surface. Where the application is for new development of a vacant lot, the maximum impervious surface on the lot may be 100% where stormwater facilities are available and have sufficient capacity to accept the runoff from the lot.
 4. Development is permissible on lots which were platted before the effective date of this LDC and have a minimum width of twenty-five (25) feet.
 5. Proposed development on lots within the "Recreation" land use, as depicted on the Future Land Use Map shall not exceed 0.25 impervious surface ratios.
 6. Lots located within 800 feet of the Mean High Water Mark of the Atlantic Ocean shall be permitted a maximum FAR of 1.50, as long as the FAR for all General Commercial lots in the City, combined, does not exceed an overall FAR of 0.50.
 7. Refer to Chapter 8 Section 8.01.01.02 for maximum lot coverage

Rationale:

Direction from Comprehensive Plan Policy 1.07.17 states that: the maximum impervious surface ratio is all land use categories, except in the Central Business District, shall be sixty percent (60%).

Section 4.02.06 Specific Standards for Townhouse Development

- A. Townhouse development shall comply with the **standards and criteria density** of the zoning district in which it is proposed. The additional standards set forth in this section shall apply to all townhouse development.
- B. Side yard setbacks requirements do not apply to interior lot lines.**
- C. A townhouse is a single-family attached dwelling unit. It is contiguous to adjacent units by a common wall.
- D. There shall be at least two (2) but not more than six (6) units in one (1) building.
- E. Each townhouse dwelling unit shall have a direct entrance to the outside, and shall not open to a common lobby, hallway, foyer, or other similar space.
- F. Where all lots, parcels, and dwelling units are under common ownership, there shall be a management plan to demonstrate unified control and management of common areas and facilities.
- G. Where common open space, recreation facilities, or other accessory structures or facilities are proposed, sidewalks or pedestrian paths shall be provided to connect buildings, parking lots, open space, and common areas.

Rationale: Minimum lot width and side yard setback requirements are not conducive for townhouse development and prevent the ability to sell properties as fee simple, forcing the establishment of a condo association.

Section 4.03.03 8th Street Small Area Design Standards – Signage

(5)(8) Signs within the MU-8 zoning district shall follow the allowable sign standards set forth **for the Historic District as contained in LDC Section 8.01.03**

Rationale: Consistency with the allowable signage options as previously afforded in the C-2 zoning category.

Section 5.02.06 Movable Module Storage Units

Movable module storage units (called “storage pod”) are permissible temporary structures, provided that such structures are located in compliance with the following standards:

D. The storage pod shall be placed on private property, not within the right of way.
may be placed in a front or rear yard. Placement in a side yard is prohibited.

Rationale: To allow more flexibility in placement of a very short term storage unit on a site. Challenges have arisen on several small lots throughout the City.

11.00.10 Overall Revisions to the Land Development Code

Overall revisions to the Land Development Code shall be conducted as follows:

Stage 1: The City Commission and the consultant, ~~or~~ staff, or Planning Advisory Board develops the proposed revisions to the Land Development Code.

Stage 2: After completion of stage 1, the proposed revisions are referred to the Planning Advisory Board for discussion and public hearings.

Stage 3: The Planning Advisory Board sends the revisions and their recommendations back to the City Commission for review, public hearings, and final adoption. This process shall apply to overall revisions to the Land Development Code only.

Rationale: To allow amendments as drafted by the Planning Advisory Board.

APPLICATION FOR LAND DEVELOPMENT CODE TEXT AMENDMENTS

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	City of Fernandina Beach
AGENT:	Self
REQUESTED ACTION:	Land Development Code Text Amendments: • 1.07.00 Acronyms and Definitions • Table 4.02.01(J) Design Standards for Lots – Impervious Surface Ratio • 4.02.03 Standards for Buildings and Building Placement – Mechanical Equipment and Calculation of Heights • 10.02.01 – Limitations on the Granting of a Variance

*** 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:

BUILDING HEIGHTS AND VARIANCES

Section 1.07.00 Acronyms and Definitions

Adding: **Architectural Feature** – means an uninhabitable part, portion, projection, or any prominent characteristic which contributes to the beauty or elegance of a building or structure, exclusive of signs, and not necessary for the structural integrity of the building or structure including, but not limited to, columns, awnings, cornices, eaves, gutters, belt courses, sills, lintels, chimneys or other decorative elements.

Adding: **Mechanical Equipment**- includes, but is not limited to, systems which provide heating, venting and air conditioning equipment, water tanks and their supporting structures.

Adding: **Parapet Wall** – means that portion of a wall extending above the roofline.

Adding: **Roof Deck** – means a structural platform located above the finished roofline of a building, accessed from below the roof, and designed to function as an open air, uninhabitable, outdoor patio or observation area.

Rationale: To add definitions for clarification of terms provided in LDC Section 4.02.03.

Section 4.02.03 Standards for Buildings and Building Placement

(A) (7) Mechanical equipment may be located within the side or rear yard setback, ~~but not closer than five feet from the property line~~ provided that it is screened by landscaping or opaque fencing.

Rationale: This is virtually unenforceable without a substantial delay of permitting or increased staffing to aid in implementing this section of code.

C. Standards for building height:

1. Building height shall be measured from the approved finished grade, to the highest point on the structure.

~~2. Calculation of maximum height shall not include appurtenances or attachments such as chimneys, elevator shafts, antennas, decorative architectural features, steeples, air conditioning equipment enclosures, cupolas, weather vanes, and other similar minor building features. All ornamental features which are exempt from the maximum height shall not be habitable.~~

2. Calculations for maximum height for residential or mixed use structures shall include ventilators and elevator shafts, stair towers, antennas, dishes, air conditioning equipment enclosures, railings, and parapet walls for flat roofed structures.

3. Architectural features, limited to no taller than ten (10) feet above the maximum roof height and not exceeding five (5) percent of the total aggregate roofed area and not habitable are permissible and may include lightning rods, chimneys, widow walks, steeples, spires, cupolas, or other similar minor ornamental features.

3. 4. The following structures shall not be subject to height limits: telecommunications towers, flagpoles, and City-owned water towers.

Rationale: Provide clarification for the calculation of building heights to disallow elevator shafts and large walls which exceed the maximum building height.

10.02.01 Generally (Variances)

D. Limitations on the grant of a variance

1. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.
2. A variance shall not be granted which authorizes any use or standard that is prohibited by the City's Comprehensive Plan.
3. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered grounds for the authorization of a variance.
4. A variance shall not change the requirements for concurrency.
5. A variance shall not be granted to permit the use of a single media peonia for the construction of a dwelling unit.
6. A variance shall not be granted if the evidence submitted by an applicant is solely a demonstration of financial hardship or economic considerations.
7. A variance shall not be granted for procedure or process components of this Land Development Code.
8. A variance shall not be granted to deviate from LDC section 4.02.02 to combine two (2) or more lots which would result in a lot width greater than 100 feet for lots or parcels that abut Ocean Avenue, North Fletcher Avenue, or South Fletcher Avenue except as may be provided in LDC Section 10.02.01 (C) above.
9. A variance shall not be granted which authorizes the filling of wetlands prohibited by LDC Section 3.03.03(A) and Comprehensive Plan Policy 5.08.04.
10. No variance shall be granted to exceed the maximum building height of 35 feet for a building on any lot within 800 feet of the mean high-water line of the Atlantic Ocean under LDC Section 4.02.03(D), Table 4.02.03(E), specifically Note 1.
11. A variance shall not be granted for any residential or mixed-use structure to exceed the maximum building height requirements contained in Table 4.02.03(E).
12. A variance shall not be granted to exceed the minimum side yard setbacks listed in Table 4.02.03 (E) for any building within 800 feet of the mean high-water mark of the Atlantic Ocean.

Rationale: To deny the ability to apply for a variance which seeks to deviate from building heights or reduce view corridors within the ocean area.