



**AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING (VIRTUAL)
MAY 21, 2020
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

The Regular Planning Advisory Board Meeting will be held as a VIRTUAL MEETING with board members and City staff participating through video conferencing. This virtual meeting will be broadcasted live for members of the public to view on the City of Fernandina Beach website (www.fbfl.us) and Channel 264 (Comcast only).

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

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MEETING MINUTES

- 3.1 Review and approve meeting minutes from: September 9, 2019 Workshop, January 22, 2020 Special Meeting, February 26, 2020 Special Meeting, and March 11, 2020 Regular Meeting.

4. NEW BUSINESS

- 4.1 4.1 FINAL PLAT APPROVAL - THE RANGE AT CRANE ISLAND - RESOLUTION 2020-__ APPROVING FINAL PLAT, PAB 2020-0005 TITLED "THE RANGE AT CRANE ISLAND" AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Accepts and approves the plat titled "The Range at Crane Island" as final plat.*

5. BOARD BUSINESS

6. STAFF REPORT

- 6.1 Provide board updates on staffing and general planning activities.

7. PUBLIC COMMENT

8. ADJOURNMENT

THE NEXT PAB REGULAR MEETING IS SCHEDULED FOR JUNE 10, 2020.

This will be conducted as a virtual meeting with restricted physical access. Written comments emailed to the **Kelly Gibson** (kgibson@fbfl.city) must be sent no later than 3 PM on May 21, 2020, and will be read aloud during the meeting. These comments shall have a maximum time allowance of 3 minutes or 400 words. Public comment may also be provided virtually through use of the Zoom Meeting link below, the phone number provided below, or in person at City Hall with strict restrictions to protect health and safety. Individuals wishing to provide live comments during the meeting must dial-in or connect via the Zoom Meeting link or phone number below no later than 4:50 PM on May 21, 2020, and will be called upon by their individual registered Zoom Meeting ID Account or by the last-4 digits of their respective phone number. When called upon, please provide your name and home address prior to issuance of public comment. Please limit comment

to 3 minutes.

Zoom Meeting Link for Public Comment:

<https://zoom.us/j/95166405613?pwd=YmZ5N3JZKzhVeD11dGNiZ3ZCbklZdz09>

(Users must have a functional microphone): **951 6640 5613** with Password: **MAY21PAB**

Or

Zoom Phone Dial-In for Public Comment: + **1 646 558 8656** Meeting ID: **951 6640 5613** Password: **406463**

If you must attend in person at City Hall (204 Ash Street), please arrive at City Hall no later than 4:50 PM to be counted and to complete a speaker form. You will be admitted into City Hall when it is your turn to make your public comments and must exit City Hall after your comments are made.

It is recommended that you wear a face mask when entering City Hall for your protection and the protection of others.

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations to participate in this program or activity should contact (904) 310-3115 or through the Florida Relay Services at 711 at least 24 hours in advance to request such accommodations.

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) 310-3480.

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Zoning Map Amendment < 10 Acres

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly N. Gibson, AICP

Date: May 12, 2020

Submitted By: Kelly Gibson, AICP, Planning Director



**MINUTES
PLANNING ADVISORY BOARD
REGULAR MEETING
MARCH 11, 2020**

1. CALL TO ORDER – 5:01PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

*Mark Bennett
Richard Clark (Chair)
Jenny Schaffer (Alt 1)
Peter Stevenson*

*Victoria Robas (Alt 2)
Greg Roland (arrived at 5:46PM)
Genece Minshew (Vice-Chair)*

MEMBERS ABSENT: None

OTHERS PRESENT

*Kelly Gibson, Planning Director
Salvatore Cumella, Historic Preservation Planner*

2. APPROVAL OF MEETING MINUTES

2.1 February 12, 2020 Regular Meeting

ACTION TAKEN: A motion was made by voice vote, to approve the minutes as presented.

Motion passed by unanimous voice vote.

3. PLEDGE OF ALLEGIANCE

4. OLD BUSINESS

*4.1 LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE# 2019-07)
CITY OF FERNANDINA BEACH, FLORIDA REQUESTS LAND DEVELOPMENT CODE TEXT
AMENDMENTS TO MODIFY STANDARDS FOR HEIGHT ENCROACHMENTS WITHIN
SECTIONS 1.07.00 ADDING OR AMENDING CERTAIN DEFINITIONS, AMENDING SECTION
4.02.03 STANDARDS FOR BUILDINGS AND BUILDING PLACEMENT AND AMENDING LDC
SECTION 10.02.01(D) VARIANCES.*

ACTION TAKEN: A motion was made by member Bennet to approve PAB case 2019-07 as amended at meeting, seconded by member Stevenson.

Approved unanimously by voice vote.

5. NEW BUSINESS

5.1 **LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE# 2020-03)**

CITY OF FERNANDINA BEACH, FLORIDA REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS TO MODIFY SECTION 9.02.02 MEMBERSHIP AND TERMS OF OFFICE FOR THE PLANNING ADVISORY BOARD.

ACTION TAKEN: A motion was made by member Minshew to approve PAB case 2020-03 as presented with modifications related to removing the word “shall” and explicitly stating that kitchenettes would be permissible in accessory dwelling units in Old Town, seconded by member Stevenson.

Approved unanimously by voice vote

5.2 **LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE# 2020-04)**

CITY OF FERNANDINA BEACH, FLORIDA REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS TO CREATE SECTION 8.01.01.01(F) TO ADD A REQUIREMENT FOR ROOFTOP MECHANICAL SCREENING IN THE DOWNTOWN HISTORIC DISTRICT, CRA, AND OLD TOWN TO DELETE SECTION 8.01.01.02(H) RELATING TO TOWERS IN OLD TOWN, TO MODIFY SECTION 8.01.01.02(J) TO ALLOW KITCHENETTES IN ACCESSORY DWELLING UNITS WITHIN OLD TOWN, TO DELETE SECTION 8.01.02(E)10, AS IT RELATES TO THE DENSITY BONUS INCENTIVE, WHICH WAS ELIMINATED IN 2018, TO DELETE SECTION 8.01.03(E), AS IT RELATES TO THE NOW SUNSETTED “SIDE STREET BUSINESS SIGNAGE” PROGRAM, TO CREATE A NEW SECTION 8.01.03(E) RESERVED FOR “DOWNTOWN WAYFINDING SIGNAGE,” TO MODIFY SECTION 8.03.03(C) TO SET AFTER THE FACT FEES BASED ON THE ANNUALLY ADOPTED MASTER FEE SCHEDULE, TO CREATE SECTION 8.03.03.01(F) TO CREATE A DEMOLITION DELAY PERIOD, TO MODIFY SECTION 8.03.04(B) TO CLARIFY EMERGENCY DEMOLITION PROCEDURES, TO MODIFY SECTION 8.03.03(A)(1) TO ESTABLISH AN OFFICIAL INVENTORY OF RESOURCES LIST THAT DESIGNATES CONTRIBUTING STRUCTURE STATUS, AND TO MODIFY SECTION 5.01.10 TO ADD STANDARDS FOR FENCING DESIGN/INSTALLATION.

ACTION TAKEN: A motion was made by member Minshew to approve PAB case 2020-04 as presented with modifications, seconded by member Stevenson.

Approved by unanimous voice vote.

5.3 **LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASE# 2020-02)**

CITY OF FERNANDINA BEACH, FLORIDA REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS TO MODIFY SECTION 8.03.09 APPEALS IN HISTORIC DISTRICT.

ACTION TAKEN: A motion was made by member Bennet to postpone until April 2020 Meeting, seconded by member Roland.

Approved by unanimous voice vote

6. **BOARD BUSINESS**

- 6.1 **Annual Ethics in Local Government Seminar:** Required Training for Board Members held Wednesday, April 1, from 12:30 p.m. to 4:30 p.m., and Thursday, April 2, from 8:00 a.m. to noon. Please mark calendars and plan to attend one of the two sessions.

7. **STAFF REPORT**

DRAFT

7.1 UPDATES: Provide Planning and Conservation Department Goals Exhibit, Action Plan, and Boards/Development Tracker (updates provided by email on March 6, 2020 for discussion at meeting.)

8. PUBLIC COMMENT – NONE

9. ADJOURNMENT – 7:31PM

Salvatore Cumella, Recording Secretary

Richard Clark, Chair



**MINUTES
PLANNING ADVISORY BOARD
SUBCOMMITTEE MEETING
FEBRUARY 26, 2020
5:30 PM**

**1. CALL TO ORDER – 5:30 PM
ROLL CALL / DETERMINATION OF QUORUM**

MEMBERS PRESENT:

Victoria Robas- Chair (Alt 2)
Jenny Schaffer (Alt 1)
Peter Stevenson

OTHERS PRESENT

Kelly Gibson, Planning Director

2. OLD BUSINESS

**2.1 DISCUSSION OF LAND DEVELOPMENT CODE TEXT AMENDMENTS CONCERNING
BUILDING HEIGHT ENCROACHMENTS (PAB CASE 2019-07)**

Ms. Gibson provided an overview and summary of past actions. She asked that the subcommittee consider 3 primary questions: What is the problem we are solving for? WHO- Is the board looking to restrict only residential height encroachments? WHERE-Is the board looking to have the policy wide-spread or limit to a specific area (i.e. coastline)?

Subcommittee members engaged in discussion regarding these questions and offered an opinion of responses to the questions. Ms. Shaffer offered that the problem we have heard is along the coastline and primarily residential specifically parapet walls and elevator shafts.

Mr. Ron Flick (Gateway Blvd. Suite M)- provided input about “occupy-able” line.

Mr. Jose Miranda (309 1/2 Centre Street- Suite 206)- Focus on residential and restrict what is above it through “occupy-able” space then we can solve the problem without dictating architecture.

Mr. Joel Ritzer- provided information and a sketch of how you could allow for access to the rooftop in a well-designed way.

Commissioner Ross- spoke to the reason why this issue is before the PAB. He indicated that this was not intended to impact residential property nor was it intended to affect the entire City. It was intended for the ocean corridors. He indicated the concern is size, scale, and character of the community. “35 feet is 35 feet.”

Bonnie Dickens- 132 S. 3rd Street – Interested in the island not becoming “Manhattan.”

Member Stevenson- offered comments that the existing code has been in place since 2006 and what we

DRAFT

are wrestling with is the “creep” on top of that limit.

Alt 3 with Residential Restriction is the one to appear on the next PAB decision.

Solving for coastline and residential – limited parapets, elevator shafts and solution for chimneys.

3. PUBLIC COMMENT

4. ADJOURNMENT

Samantha Rogic, Recording Secretary

Richard Clark, Chair



**MINUTES
PLANNING ADVISORY BOARD
SUBCOMMITTEE ON TREES
JANUARY 22, 2020**

1. CALL TO ORDER – 5:01 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Mark Bennett (Vice-Chair)

Victoria Robas (Alt 2)

*Richard Clark
Genece Minshew
Peter Stevenson*

MEMBERS ABSENT:

OTHERS PRESENT

Kelly Gibson, Planning Director

2. NEW BUSINESS

- 2.1** Review and Discuss: Draft Tree Protection Ordinance Revisions
Proposed changes following input as provided at the PAB regular meeting on January 8, 2020 and through follow-up with Amelia Tree Conservancy. The intent is to finalize language for formal action at the PAB regular meeting on February 12, 2020.

Chair Minshew opened the meeting by providing opening remarks about the format of the meeting. Staff review of proposed language, Board comment, and then public comment.

Ms. Gibson provided summary statements regarding proposed language revisions and justification. The board discussed each area of revision and provided direction to staff on areas for additional consideration.

Commissioner Lednovich spoke as Commission Liaison to the Planning Advisory Board (PAB) to provide insight from the City Commission direction for contemplation of proposed revisions.

3. PUBLIC COMMENT

4. ADJOURNMENT –

DRAFT

Recording Secretary

Genece Minshew, Chair



**MINUTES
PLANNING ADVISORY BOARD
WORKSHOP
SEPTEMBER 9, 2019
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Richard Clark	Mark Bennett
Frank Santry (Chair)	Genece Minshew
Jenny Schaffer (Alt 1)	Victoria Robas (Alt 2)

MEMBERS ABSENT:

Greg Roland

2. DISCUSSION

- 2.1 Staff Presentation and Board Review of PAB applications 2019-14 and 2019-15.
Information can also be obtained at: www.fbfl.us/mapcorrections
Discussion only, no action to be taken

3. BOARD BUSINESS

4. PUBLIC COMMENT

5. ADJOURNMENT

Sylvie McCann, Recording Secretary

Richard Clark, Chair

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT: PAB Case 2020-05/ Resolution 2020-____
Final Plat Approval -Crane Island Phase 2B

ITEM TYPE: Final Subdivision Plat

REQUESTED ACTION: Issue recommendation to the City Commission.

SYNOPSIS: The attached Resolution grants approval for a five dwelling unit subdivision "Phase 2B" for the Crane Island Planned Unit Development as consistent with PUD amendment approved Memorandum of Understanding (MOU) with Nassau County. Preliminary Plat approval was granted under Nassau County.

CITY ATTORNEY COMMENTS:

Tammi E. Bach, City Attorney 5/14/2020

Kelly Gibson, AICP, Planning Director 5/14/2020

Submitted By: _____ Date: May 01, 2020
Sylvie McCann, Administrative Coordinator



STAFF REPORT
PAB 2020-05 (Final Plat)
Planning Advisory Board Hearing
May 21, 2020

APPLICATION FOR FINAL PLAT - CRANE ISLAND PHASE 2B

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	The Range at Crane Island, LLC				
AGENT:	Jack Healan				
REQUESTED ACTION:	Final Plat for Crane Island Phase 2B				
LOCATION:	Crane Island Drive and Old Well Road				
LAND USE + ZONING:	Future Land Use Map: Low Density Residential /Zoning District of R-1 with PUD Overlay				
EXISTING USES ON SITE:	Vacant Land/ Partially Cleared for infrastructure installation				
PROPERTY SIZE:	3.26 Acres Parcel ID #: 19-2N-28-0000-000-0060 (EXHIBIT A- MAP)				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Single Family Homes	2019	R-1 (PUD)	LDR
	South	Vacant		R-1 (PUD)	LDR
	East	Vacant		R-1 (PUD)	LDR
	West	Intercoastal	Water		

*** 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 Department of Planning & Conservation. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is requesting approval of a Final Plat of Phase 2B for 5 dwelling units on Old Well Road and Crane Island Drive on Crane Island on a parcel totaling 3.26 acres of land. The surrounding property is under active buildout of low-density residential uses (single-family homes) to its north and east. The development request is consistent with the 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.

Crane Island is permitted to contain, in total, 169 residential dwelling units with no less than 5.75 acres of land for public park. Phases 1 and 2A were previously approved under action of Nassau County. All development requirements for site infrastructure including stormwater, roadways and placement of utilities were approved by Nassau County prior to the City's 2019 Annexation. The request is made to allow for development of the property in compliance with previously approved standards converting a single tract of and into five (5) residential lots. (**EXHIBIT B – FINAL PLAT DETAIL**).

CONSISTENCY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE:

The area achieves compliance with the terms of development in the MOU documents provided in the applicant's back-up materials. The City can serve this property and meet or exceed all levels of service required by Comprehensive Plan policies referenced herein. The requested action is consistent with the terms of the MOU, as such Staff recommends approval of the Final Plat. The City accepts all development approvals as previously granted by Nassau County, including the final plat documents as filed.

MOTION TO CONSIDER:

I move to recommend (**approval or denial**) of PAB case number 2020-05 to the City Commission requesting that a Final Plat for the Crane Island Phase 2B be (**approved or denied**) and that PAB case 2020-05, as presented, (**is or is not**) sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Submitted by Kelly N. Gibson, AICP

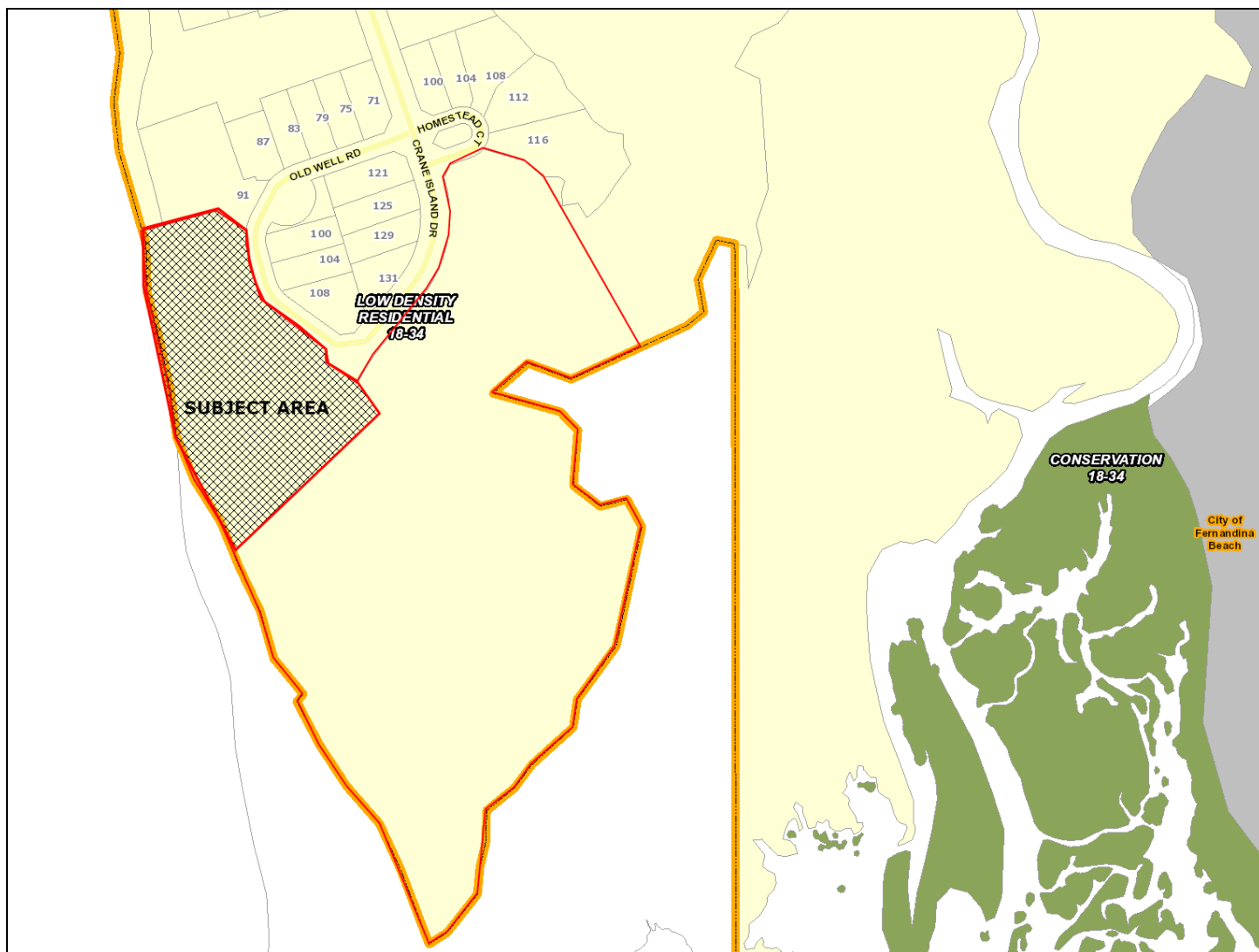
EXHIBIT A – MAP

EXHIBIT B – FINAL PLAT DETAIL



STAFF REPORT
PAB 2020-05 (Final Plat)
Planning Advisory Board Hearing
May 21, 2020

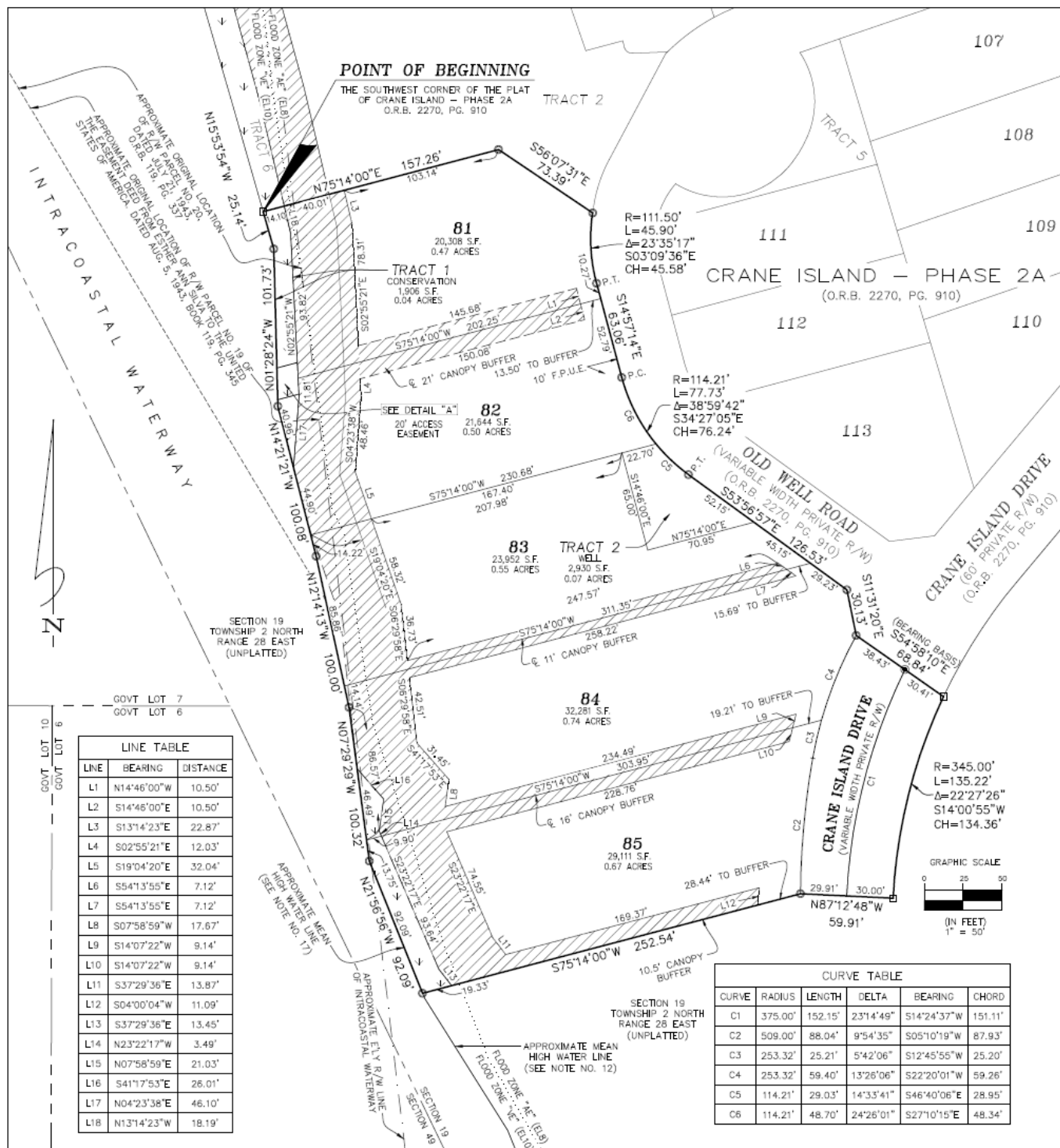
EXHIBIT A – MAP





STAFF REPORT
PAB 2020-05 (Final Plat)
Planning Advisory Board Hearing
May 21, 2020

EXHIBIT B – FINAL PLAT REQUEST



PAB2020- 00 05

REC'D: 3/4/20 BY: [Signature]

INVOICE #: 7292

PAYMENT: 850 - TYPE: CR 1352

BOARD MEETING DATE: TBD

healancm@gmail.com



PLANNING ADVISORY BOARD APPLICATION

- | | |
|--|--|
| ☐ ZONING MAP AMENDMENT
(≤ 10 acres \$1,000 / > 10 acres \$2,000) | ☐ SUBDIVISION PLAT – PRELIMINARY
(≤ 20 units \$1,000 / > 20 units \$1,600) |
| ☐ LAND USE MAP AMENDMENT
(≤ 10 acres \$1,000 / > 10 acres \$2,000) | ☐ SUBDIVISION PLAT – FINAL (\$850) |
| ☐ LDC TEXT AMENDMENT (\$1,000) | ☐ VACATION OF R.O.W. (\$1,700) |
| ☐ COMP PLAN AMENDMENT (\$1,700) | ☐ VOLUNTARY ANNEXATION (\$1,500)
<u>Crane Island</u> |
| | ☐ Revision to each PAB Application
To offset additional display ad fee (\$400) |

APPLICANT INFORMATION

Owner Name: The Range + Crane Island, LLC

Mailing Address: 4001 Centurion Way Fernandina Beach, FL 32034

Telephone: 904-321-3444 Fax: _____

Email: soverigncorp@gmail.com

Agent Name: Jack Healan

Mailing Address: 1381 Euclid Ave NE Atlanta, GA 30307

Telephone: 904-219-2754 Fax: _____

Email: healancm@gmail.com

PROPERTY INFORMATION

Street Address: Crane Island

Parcel Identification Number(s): 19-ZW-28-0000-0001-0060

Lot Number: _____ Block Number: _____ Subdivision: _____

Section: _____ Township: _____ Range: _____

PROJECT INFORMATION

Total Number of Lots/Parcels: 5 lots

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

Existing Zoning Classification: PUD

Existing Future Land Use Classification: PUD

Previous Planning/Zoning Approvals: _____

Description of Request:

Preliminary Plat for lots 81-85

Final Plat for lots 81-85

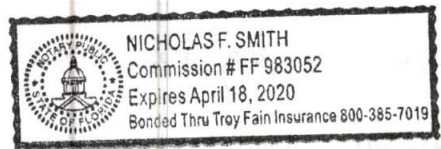
SIGNATURE/NOTARY

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

3/4/20
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 4th day of MAR, 20 20, by Jack Hecker.

[Signature]
Notary Public

Nicholas F. Smith
Printed Name

My Commission Expires _____

Personally Known [initials] OR Produced Identification _____ ID Produced: _____



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

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

hereby authorize: Jack Healan
(print name of agent)

to represent me/us in processing an application for: Preliminary & Final Plat
(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)

JACK B HEALAN, JR
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 4th day of MAY, 20 20, by Jack Healan.

[Signature]
Notary Public

Nicholas F. Smith
Printed Name

My Commission Expires

Personally Known [Signature] OR Produced Identification _____ ID Produced: _____



The Range at Crane Island, LLC

4001 Centurion Way
Amelia Island, FL 32034
904-321-3444

Date: March 4, 2020

To: Jacob Platt, City of Fernandina Beach

From: Jack Healan

RE: Preliminary Plat application Crane Island Phase 2B

The Range at Crane Island LLC has submitted a preliminary and final plat application to the city of Fernandina Beach. The plat will be known as Crane Island Phase 2B and is apart of the Crane Island PUD. The Crane Island PUD was approved by Nassau County and recently Crane Island PUD was annexed into the City of Fernandina Beach, therefore the property meets the zoning requirements of the City of Fernandina Beach.

Regards,



Jack Healan

Healan Construction Management

904-219-275

healancm@gmail.com



PLANNING & CONSERVATION PAB

Revised 12/15/19

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 Department of Planning & Conservation will guide your application from start to finish, engaging other City departments or agencies as needed.

The City of Fernandina recognizes that some content on this page may not be accessible. If you need assistance completing this form, please call our office and we will assist you (904)310-3480, or email Planninginfo@fbfl.city.

PLANNING ADVISORY BOARD APPLICATION FOR:

- | | |
|--|--|
| ☐ ZONING MAP AMENDMENT
(≤ 10 acres \$1,000 / > 10acres \$2,000) | ☒ SUBDIVISION PLAT – PRELIMINARY
(≤ 20 units \$1,000 / > 20 units \$1,600) |
| ☐ LAND USE MAP AMENDMENT
(≤ 10 acres \$1,000 / > 10acres \$2,000) | ☒ SUBDIVISION PLAT – FINAL (\$850) |
| ☐ LDC TEXT AMENDMENT (\$1,000) | ☐ VACATION OF R.O.W. (\$1,700) |
| ☐ COMP PLAN AMENDMENT (\$1,700) | ☐ VOLUNTARY ANNEXATION (\$1,500) |
| | ☐ Revision to each PAB Application
To offset additional display ad fee (\$400) |

2020 Planning Advisory Board Meeting Schedule

Application Deadline (4:30pm)	Dec 11 2019	Jan 08 2020	Feb 12 2020	Mar 11 2020	Apr 08 2020	May 13 2020	June 10 2020	Jul 08 2020	Aug 12 2020	Sep 09 2020	Oct 14 2020	Nov 10 2020	Dec 09 2020	Jan 13 2021	Feb 10 2021
Meeting Date	Jan 08 2020	Feb 12 2020	Mar 11 2020	Apr 08 2020	May 13 2020	June 10 2020	Jul 08 2020	Aug 12 2020	Sep 09 2020	Oct 14 2020	Nov 10 2020	Dec 09 2020	Jan 13 2021	Feb 10 2021	Mar 10 2021

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
Department of Planning & Conservation Director
kgibson@fbfl.city
904.310.3481

Map Showing a Boundary Survey

A PORTION OF SECTION 19, "CRANE ISLAND", TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE PLAT OF CRANE ISLAND - PHASE 2A, AS RECORDED IN OFFICIAL RECORDS BOOK 2270, PAGE 910, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID CRANE ISLAND - PHASE 2A, RUN THE FOLLOWING EIGHT (8), COURSES AND DISTANCES: COURSE NO. 1: NORTH 75°14'00" EAST, 157.26 FEET; COURSE NO. 2: SOUTH 56°07'31" EAST, 73.39 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 3: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 111.50 FEET, AN ARC DISTANCE OF 45.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°09'36" EAST, 45.58 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: SOUTH 14°57'14" EAST, 63.06 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 5: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 114.21 FEET, AN ARC DISTANCE OF 77.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°27'05" EAST, 76.24 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: SOUTH 53°56'57" EAST, 126.53 FEET; COURSE NO. 7: SOUTH 11°31'20" EAST, 30.13 FEET; COURSE NO. 8: SOUTH 54°58'10" EAST, 68.84 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 345.00 FEET, AN ARC DISTANCE OF 135.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°00'55" WEST, 134.36 FEET; THENCE NORTH 87°12'48" WEST, 59.91 FEET; THENCE SOUTH 75°14'00" WEST, 252.54 FEET, TO THE APPROXIMATE MEAN HIGH WATER LINE AS SHOWN ON THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION MEAN HIGH WATER SURVEY FILE NO. 713, DATED DECEMBER 1987 (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., AND SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. R3-5B); THENCE NORTHWESTERLY, NORTHEASTERLY AND NORTHERLY ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: NORTH 21°56'56" WEST, 92.09 FEET; COURSE NO. 2: NORTH 07°29'29" WEST, 100.32 FEET; COURSE NO. 3: NORTH 12°14'13" WEST, 100.00 FEET; COURSE NO. 4: NORTH 14°21'21" WEST, 100.08 FEET; COURSE NO. 5: NORTH 01°28'24" WEST, 101.73 FEET; COURSE NO. 6: NORTH 15°53'54" WEST, 25.14 FEET, TO THE POINT OF BEGINNING.

CONTAINING 3.26 ACRES, MORE OR LESS.

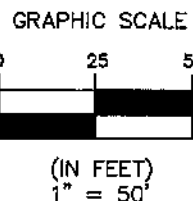
FOR: THE RANGE AT CRANE ISLAND LLC

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF TRACT 14, AS NORTH 84°54'19" EAST, AS SHOWN ON THE PLAT OF CRANE ISLAND - PHASE 1, AS RECORDED IN PLAT BOOK 8, PAGES 308 THROUGH 311, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, AND ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, N.A.D. 1983, 1990 N.G.S. ADJUSTMENT (GRID BEARINGS).
- 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).
- TITLE TO THIS SUBMERGED LAND IS NOT TO BE CONSTRUED AS BEING CONVEYED BY CHAPTER 253.12 FLORIDA STATUTES.
- 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.
- CROSS REFERENCE: CLARY & ASSOC.: FILE NO. R1-9D, R3-5B, T2N-35, T2N-57B.
- MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. R3-5B, DATED DECEMBER 1, 1987.
- INTERIOR FENCES, WELLS, TRAIL ROADS, UNDERGROUND STRUCTURES, DITCHES, DRAINAGE WAYS OR JURISDICTIONAL AREAS, IF ANY WERE NOT LOCATED EXCEPT AS SHOWN HEREON.
- INTERIOR IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "AE" (AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED) AND FLOOD ZONE "VE" (COASTAL AREAS WITH A 1% OR GREATER CHANCE OF FLOODING AND AN ADDITIONAL HAZARD ASSOCIATED WITH STORM WAVES), AS SHOWN ON FLOOD INSURANCE RATE MAP 12089C0376G, COMMUNITY NO. 120170, DATED AUGUST 2, 2017 HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.

LEGEND

- Δ = DELTA
- L = ARC LENGTH
- R = RADIUS
- CH = CHORD
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.B. = PLAT BOOK
- R/W = RIGHT-OF-WAY
- O.R.B. = OFFICIAL RECORDS BOOK
- PG(S). = PAGE(S)
- MHWL = MEAN HIGH WATER LINE
- GOVT = GOVERNMENT
- ⊙ = FIRE HYDRANT
- ⊕ = WATER VALVE
- = 4"x4" CONCRETE MONUMENT 'PRM LB 3731' UNLESS NOTED OTHERWISE
- = 5/8" REBAR 'PRM LB 3731' UNLESS NOTED OTHERWISE
- ⬢ = DENOTES JURISDICTIONAL WETLANDS



FILE No. T2N-234

JOB No. 2020-110-2

DRAFTING: SPB

P.C.: COCKRELL

F.B. DIGITAL CAD FILE: PHASE 2B BNDY.DWG

CHECKED BY:

DATE: 4/9/2020

MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

FILE No. T2N-234

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 280-2703
WWW.CLARYASSOC.COM

Acknowledgment and Waiver of Rights: Fernandina Beach CMT Hearing

I, the undersigned Applicant or Agent, and Property Owner, hereby acknowledge and agree that:

- Applicant and/or Property Owner has the option of deferring their case to be heard at a future date under established non-emergency procedures.
- Applicant and/or Property Owner knowingly and willingly chooses to proceed to hearing under the Communications Media Technology (CMT) Quasi-Judicial, Legislative, and Administrative Hearing Procedures for the City of Fernandina Beach.
- CMT procedures are held only during a declared State of Emergency by the Governor. Such procedures may or may not comply with Florida Statutes or case law governing Quasi-Judicial, Legislative, or Administrative Hearings. CMT procedures must comply with Section 120.54(5)(b)(2), Fla. Stats.
- For quasi-judicial hearing: An opportunity for persons to speak on each agenda item or case will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence by affected parties, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you do not wish to be either cross-examined or sworn, your testimony will be given its due weight. Affected parties will be permitted to cross-examine witnesses and parties. However, the public may request the Board Chair or moderator to ask questions of parties or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization.
- For all quasi-judicial hearings except appeals, witness lists and exhibits to be presented by applicants and affected parties must be submitted to the City Attorney's Office three (3) business days in advance of the hearing. "Affected Parties" are defined as residents of the City.
- Decisions and Orders of any board or commission may be subject to challenge by private parties, government agencies, and affected or aggrieved persons. Further, such Orders or Decisions are subject to be overturned by a court of competent jurisdiction. Applicant and/or Property Owner agree to indemnify and hold harmless the City of Fernandina Beach, its boards and commission, staff, and appointed and elected officials, for any and all claims arising out of Applicant and/or Property Owner's decision to proceed to hearing utilizing CMT procedures. Applicant and/or Property Owner agree to pay all reasonable attorneys' fees and costs incurred by the City in defending the decision or order of the board or commission utilizing CMT procedures related to your hearing.
- Applicant and/or Property Owner fully understand the risks and costs of litigation and have independently assessed these risks and costs and choose to proceed with hearing of the application utilizing CMT procedures.

Applicant and/or Property Owner further acknowledges that they have had an opportunity to consult with and be represented by counsel of their choosing and is advised to do so. Applicant and/or Property Owner freely, without duress or coercion, and based on Applicant's and/or Property Owner's own judgment wish to proceed with hearing of their application utilizing CMT hearing procedures.

PROPERTY OWNER

SIGNATURE: _____

NAME: _____

STATE OF FLORIDA
COUNTY OF NASSAU

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☐ physical presence or ☐ online notarization, _____, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this _____ day of _____, 2020.

Notary Public, State of Florida

PROPERTY OWNER'S AGENT

SIGNATURE: _____

NAME: Emily Gardiner Pierce

STATE OF FLORIDA
COUNTY OF NASSAU

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, _____, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 11th day of MAY, 2020.

Aimee A. Lopian
Notary Public, State of Florida



RESOLUTION 2020-__

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING FINAL PLAT, PAB CASE 2020-05 TITLED "CRANE ISLAND PHASE 2B"; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Range at Crane Island, LLC has applied to the City Commission of the City of Fernandina Beach, Florida, for approval of a final plat titled "Crane Island Phase 2B"; and

WHEREAS, the "Crane Island Phase 2B", includes the configuration of five (5) remaining lots for single family home sites as consistent with the Crane Island Planned Unit Development; and

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

WHEREAS, on May 21, 2020 the Planning Advisory Board reviewed the final plat and issued a recommendation of [REDACTED].

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

SECTION 1. The plat titled "Crane Island Phase 2B," is hereby accepted and approved as a final plat.

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

ADOPTED this 16th day of June 2020.

CITY OF FERNANDINA BEACH

JOHN A. MILLER
Commissioner - Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:



CAROLINE BEST
City Clerk

TAMMI E. BACH
City Attorney

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.

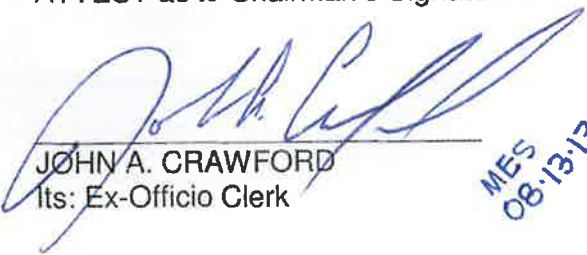
PASSED AND ADOPTED THIS 12th DAY OF August, 2013.

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

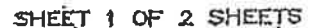
EXHIBIT A



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

LEGAL DESCRIPTIONS

GOVE Legal Description and Property Survey of 207.44 Acres



JOB No. 2004-674

LEGEND

RAW	=	ROUGH-DRY-FLY
PC	=	POINT OF CURVATURE
PT	=	POINT OF TANGENCY
ONT	=	OFFSHORE, NEOSOMA
	=	VOLCANIC
MS	=	FLAT ROCK
MSY	=	MADE(S)
	=	ARC LENGTH
1	=	TANGENT
1	=	RADIUS
CH	=	CHORD
A	=	AREA

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

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 INTRACOASTAL 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-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, 88.33 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-B, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. T2N-35); THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 41°34'22" EAST, 108.80 FEET; COURSE NO. 2: NORTH 39°39'37" WEST, 148.00 FEET; TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 06°49'00" WEST, ALONG LAST SAID LINE, 367.48 FEET, TO SAID MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-B, 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, 35.01 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 18017-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 471.037, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

DATE JULY 13, 2004

SCALE 1" = 500'

CHECKED BY RS

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 280-2703 • 18 800-8731

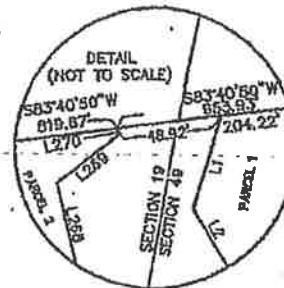
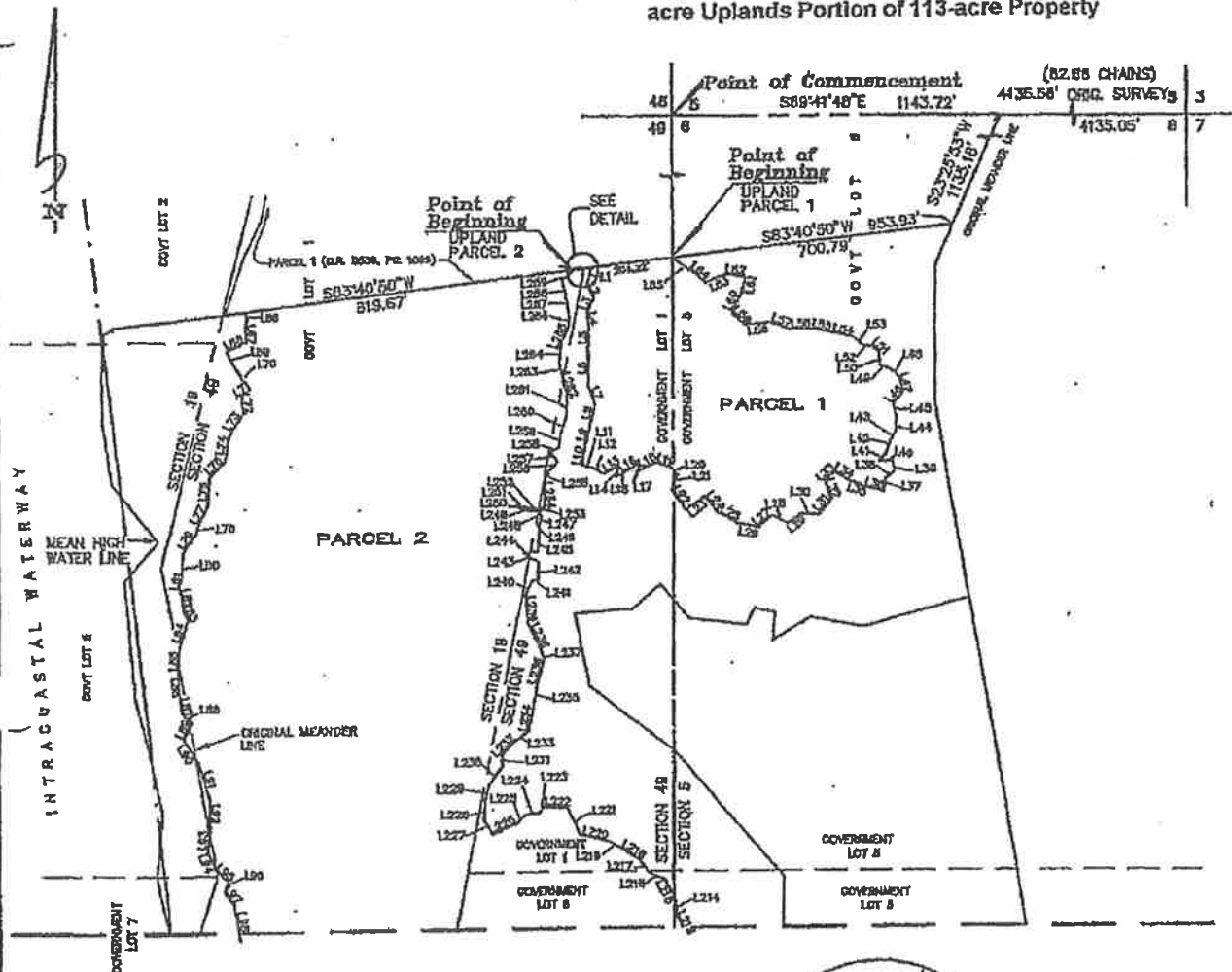
GREGORY B. CLARY, P.L.S. CERT. NO. 5377



LEGEND
 MAY BE RIGHT-OF-WAY
 POINT OF BEGINNING
 POINT OF TERMINATION
 OFFICIAL RECORDS
 BOUNDARY
 PLAT BOOK
 PARCEL
 ARC LENGTH
 TANGENT
 CHORD
 DELTA

MAP SHOWING

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



SHEET 1 OF 9

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

DRAFTER: JLS
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 6199-A, 3100 N. ADAMS AVE., SUITE 100, JACKSONVILLE, FLORIDA 32202.
SECTION 172202, 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 32225
(904) 260-2302 LB NO. 3731



DATE: MARCH 2006

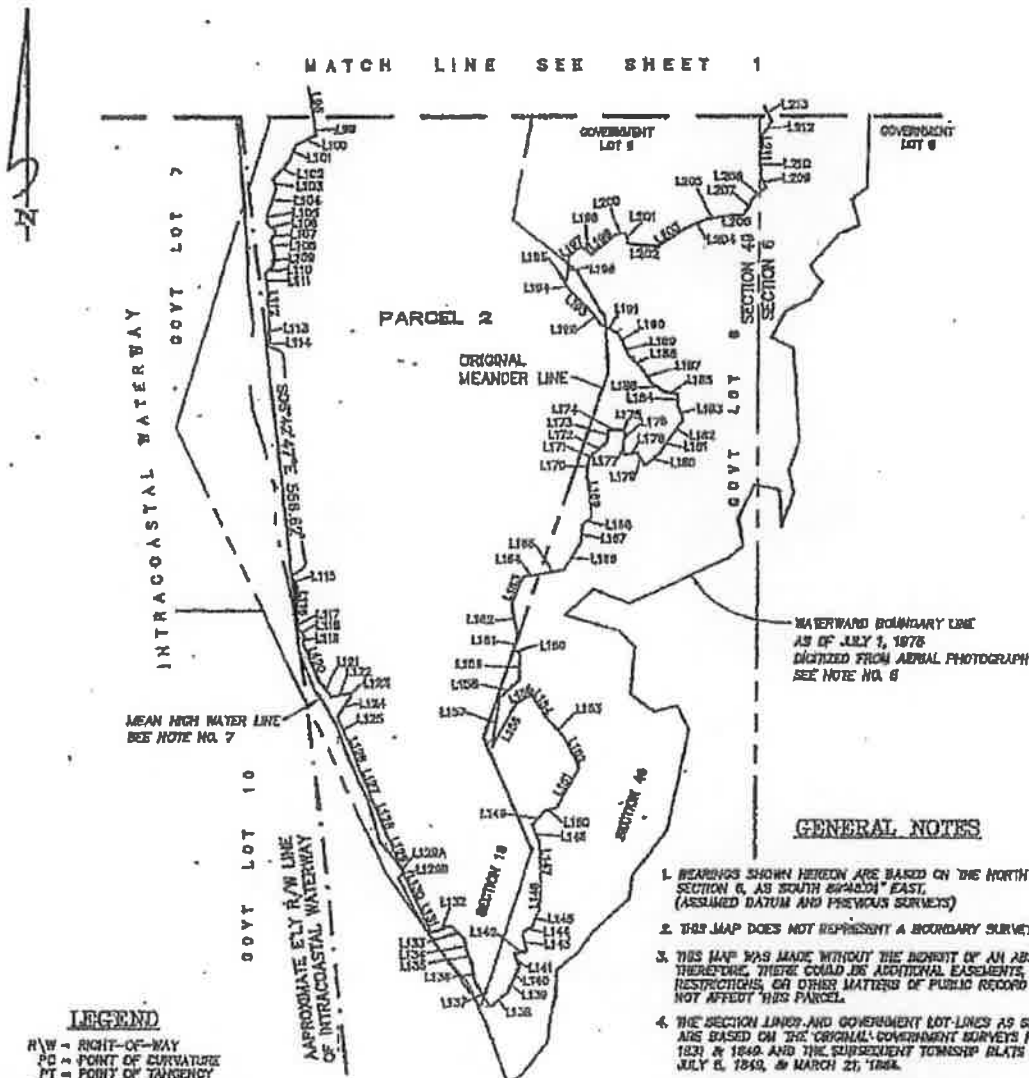
SCALE: N/A

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 89°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

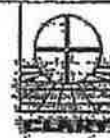
SHEET 2 OF 9

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.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3650 CROWN POINTE ROAD, SUITE 100
JACKSONVILLE, FLORIDA 32259
(904) 260-1203 FAX NO. 3736



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°52'35"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 STANDARDS 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.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32217
(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	89.21	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. 10TH ST., SUITE 100, MIAMI, FL 33136, FLORIDA ADMINISTRATIVE CODE, CHAPTER 120, PART 1, F.A.C. 120.01(1) AND 120.01(2) AND THE NATIONAL MAP ACT, 50 U.S.C. 1501-1508.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
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JACKSONVILLE, FLORIDA 32257
(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.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD, SUITE "A"
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 AND OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3630 CROWN POINT ROAD SUITE "A"
DADE COUNTY, FLORIDA 33225
TEL: 269-2255 LB NO. 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 461.002, F.S., AND DOES NOT CONFLICT WITH 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-RECORDS 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 EXPRESSLY 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 FAX NO. 3731



DATE: MARCH 2008

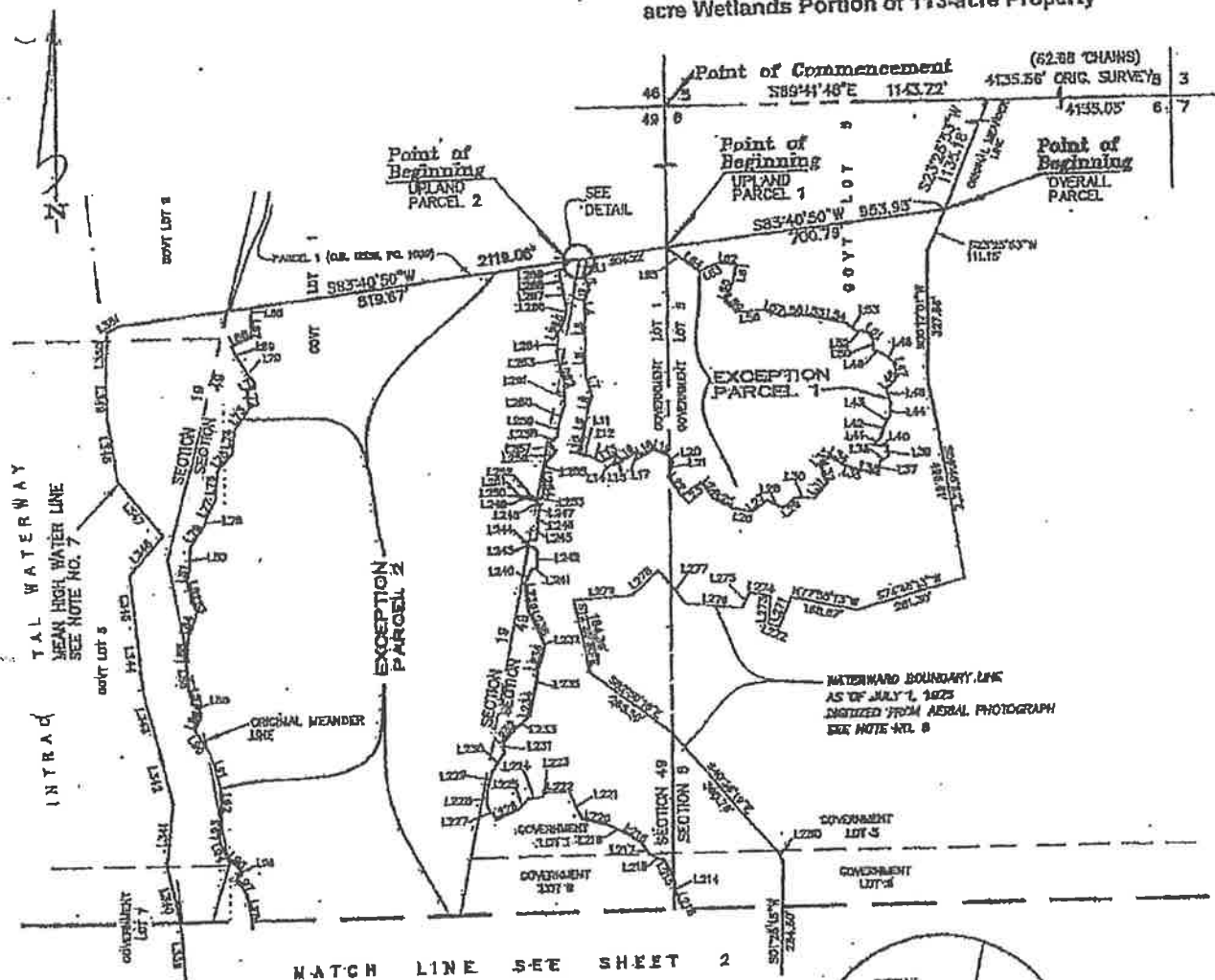
SCALE: 1/4" = 1'

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

DRAFTER: JUS
JOB No. 2005-394

DES. OTHERWISE SHOWN AND STATED. HEREON THIS MAP OR
BY MEANS THE NATIONAL TECHNICAL STANDARDS SET FORTH
BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS.
THIS MAP IS IN ACCORDANCE WITH THE FLORIDA STATUTES AND DOES NOT
NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

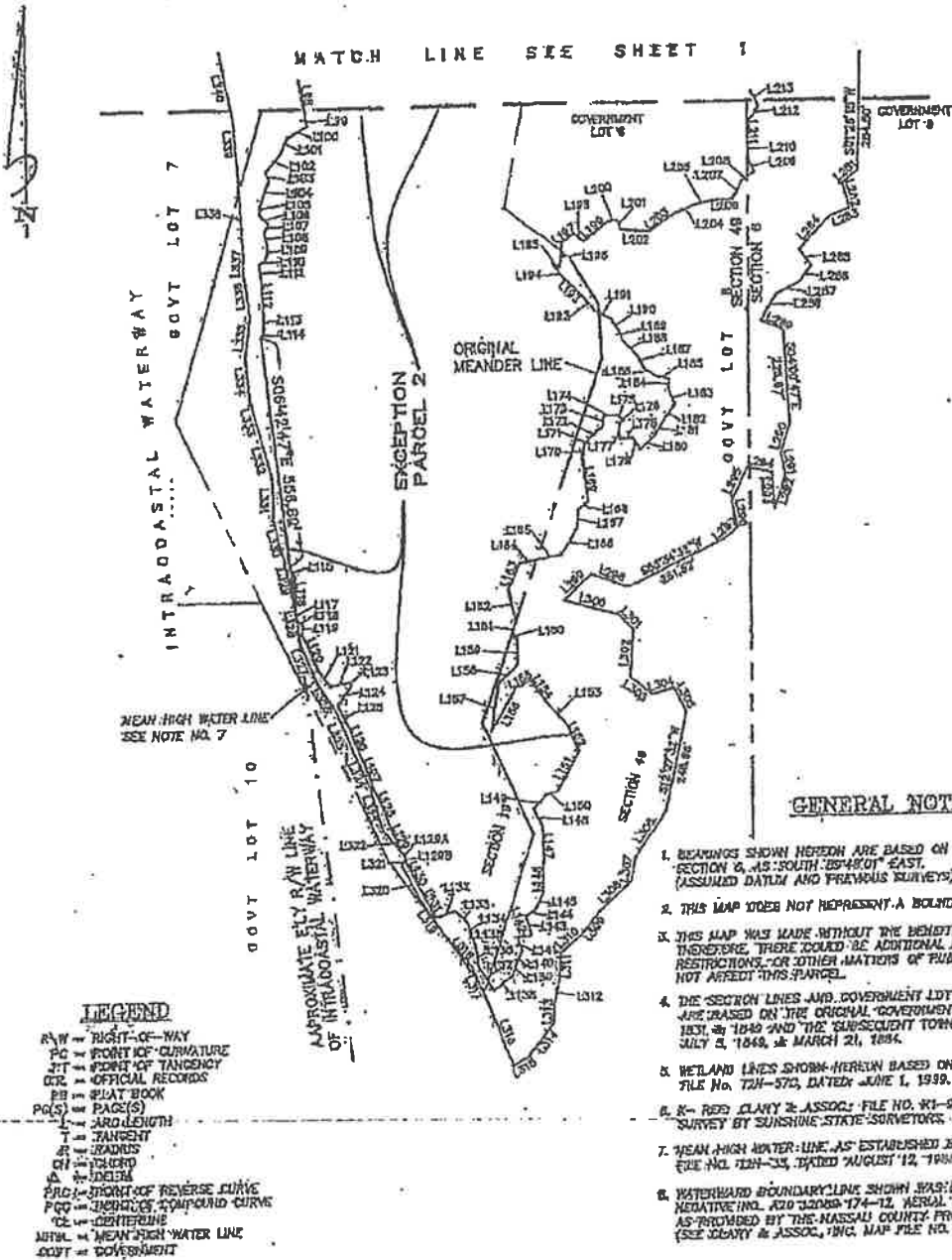
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3838 CHOWN POINT ROAD, SUITE 5A
JACKSONVILLE, FLORIDA 32257
PHONE: 250-2708 FAX: 250-2708



DATE: MARCH 2006
SCALE: N/A
CHECKED BY: V2

[Signature]

MAP SHOWING



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6, AS SOUTH 85°48'00" EAST, (ASSUMED DATUM AND PREVIOUS SURVEYS)
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE, THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.
4. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED AN 1831, BY 1849 AND THE SUBSEQUENT TOWNSHIP PLATS DATED MAY, 1854, JULY 5, 1849, & MARCH 21, 1856.
5. WETLAND LINES SHOWN HEREON BASED ON MAP BY CLARY & ASSOCIATES FILE NO. T24-573, DATED JUNE 1, 1939.
6. R- REEF CLARY & ASSOC. FILE NO. R1-80, R3-80, T24-35, T24-57&57B SURVEY BY SUNSHINE STATE SURVEYORS, INC. FILE NO. 67E-221A.
7. MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. T24-35, DATED AUGUST 12, 1988.
8. WATERWAD BOUNDARY LINE SHOWN WAS DERIVED FROM AERIAL PHOTOGRAPH NEGATIVE NO. 42-32089-174-12, AERIAL NO. 8718, TAKEN JANUARY 22, 1974, AS PROVIDED BY THE NASSAU COUNTY PROPERTY APPRAISERS OFFICE. (SEE CLARY & ASSOC., INC. MAP FILE NO. T24-52)

SHEET 2 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

IS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR
 HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH
 IN THE NATIONAL BOARD OF PROFESSIONAL SURVEYORS' STANDARDS,
 MAPS AND SURVEYS ACT, 1904, AND THE CODE PURSUANT
 THEREUNDER, AND THE STRAITS SETTLEMENTS AND
 NECESSARY TO COMPLY WITH ANY OTHER STANDARD OR STANDARDS.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

3830 BIRCHWOOD DR. SUITE "A"

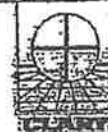
DAKESONVILLE, FLORIDA 39257

DATE - - - - - MARCH - - - - - 2008

SÖNNE

CLASSIFIED BY: 102

B. L. RETMAN, P.L.S. 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°37'45"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°51'34"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°52'25"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°01'35"W
L34	37.86	S38°00'14"E	L89	47.69	S24°56'05"W	L142	32.32	N81°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	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, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB NO. 2006-594

THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, FLORIDA, HAS REVIEWED THIS DRAWING, SKETCH, PLAT OR MAP AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S., AND THE FLORIDA SURVEYING AND MAPPING BOARD RULES, CHAPTER 461-001, F.A.C.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

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



DRAWN BY: JLS

CHECKED BY: JLS

DATE: 11/1/06

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	31.73	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°17'29"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°51'29"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°49'33"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	49.79	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 BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, FLORIDA. ANY PERSON WHOSE NAME IS LISTED HEREON AS A SURVEYOR OR MAPPER IS NOT NECESSARILY A LICENSED SURVEYOR OR MAPPER.

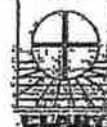
Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

2008-2009 FIDUCIARY STATE "A"

JACKSONVILLE, FLORIDA 32207

(Seal of 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

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. 2005-384

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

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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 STATED 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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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
DATE: 11/15/08

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.

Clary & 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

3830 CORDON ROSE ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257
(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, 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. 2006-094

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR INSTRUMENT IS MADE IN ACCORDANCE WITH THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, P.L. 86-1, AS AMENDED, AND THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO THE FLORIDA PROFESSIONAL SURVEYING ACT, CHAPTER 473, F.S., AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREON.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3530 CROWN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2225 FAX NO. 3721



DATE: JARCH 2006

SCALE: N/A

CHECKED BY: JLS

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, PLAN 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 SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS. I, THE DRAFTER, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR AND MAPPER, AND THAT I HAVE NOT BEEN DISCIPLINED OR SUSPENDED FROM PRACTICE BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS.

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



DATE: March 2005

SCALE: N/A

CHECKED BY: JBS

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

MAP SHOWING

THENCE SOUTH 84°30'37" EAST, 69.60 FEET; THENCE NORTH 57°02'24" EAST, 75.38 FEET; THENCE NORTH 67°48'15" EAST, 55.99 FEET; THENCE NORTH 77°05'19" EAST, 51.05 FEET; THENCE NORTH 88°08'18" EAST, 42.66 FEET; THENCE NORTH 29°13'20" EAST, 48.70 FEET; THENCE NORTH 54°39'43" EAST, 36.16 FEET; THENCE NORTH 22°25'27" WEST, 33.46 FEET; THENCE NORTH 01°21'49" WEST, 42.85 FEET; THENCE NORTH 01°01'57" WEST, 42.78 FEET; THENCE NORTH 31°15'19" EAST, 50.58 FEET; THENCE NORTH 26°51'13" WEST, 38.62 FEET; THENCE NORTH 07°27'03" WEST, 49.83 FEET; THENCE NORTH 26°20'03" WEST, 55.55 FEET; THENCE NORTH 69°00'26" WEST, 40.52 FEET; THENCE NORTH 35°58'03" WEST, 39.21 FEET; THENCE NORTH 57°15'59" WEST, 53.43 FEET; THENCE NORTH 61°24'28" WEST, 38.73 FEET; THENCE NORTH 77°15'09" WEST, 76.00 FEET; THENCE NORTH 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.

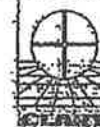
SHEET 12 OF 12

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: JES
JOB No. 2006-394

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



DATE: MARCH 2006

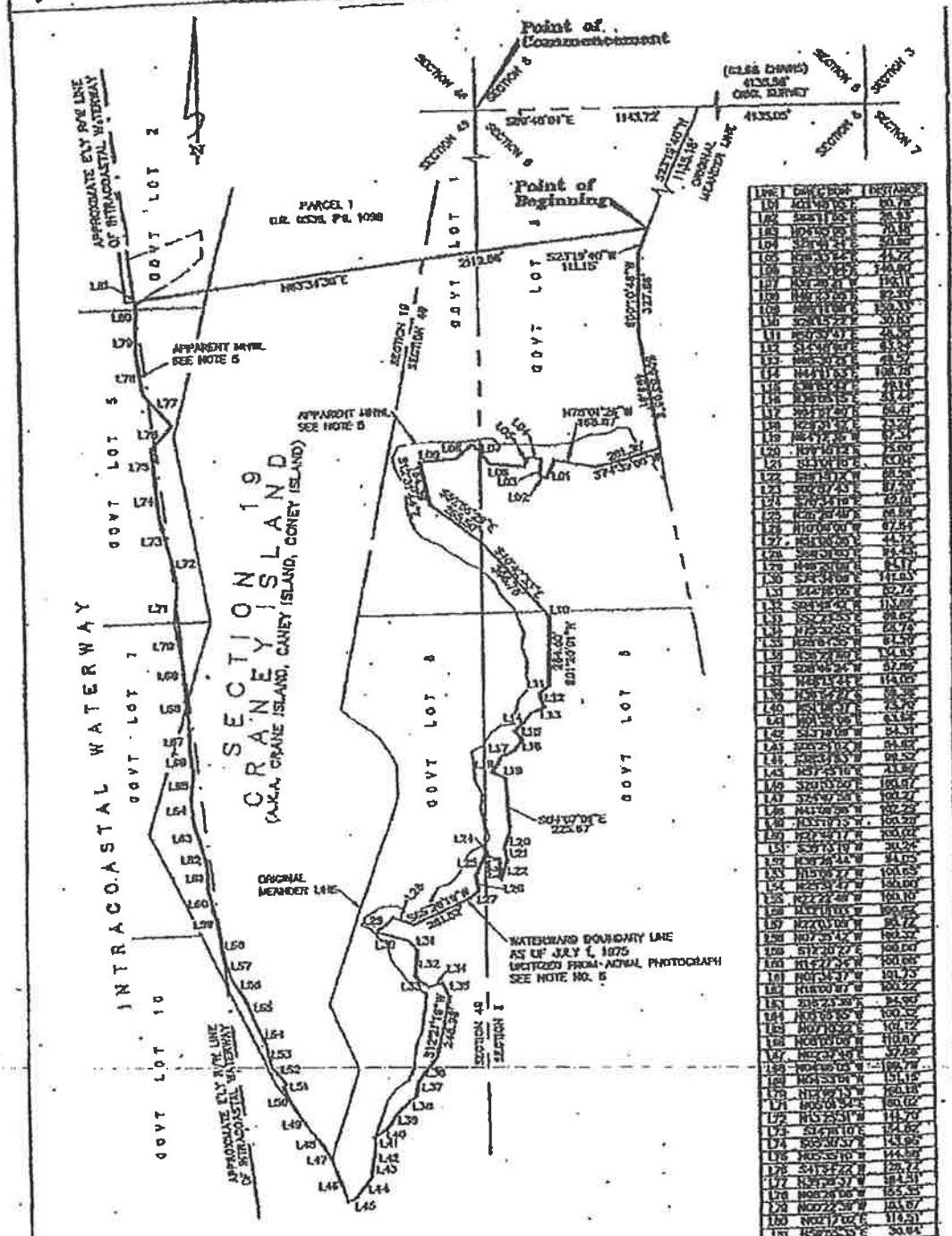
SCALE: N/A

CHECKED BY: JES

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

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

MAP SHOWING



SHEET 1 OF 3

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.

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

DATE: JUNE 14, 2005
SCALE: 1" = 500'

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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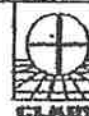
Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD SUITE "A"

JACKSONVILLE, FLORIDA 32257

(904) 260-2703 LB NO. 3731



LEGEND
 N.W. - RIGHT-OF-WAY
 P.O. - POINT OF CURVATURE
 P.T. - POINT OF TANGENCY
 OF - OFFICIAL RECORDS
 VOL - VOLUME
 FB - PLAT BOOK
 PG - PAGE(S)
 CL - CENTERLINE
 M.H.W. - MEAN HIGH WATER LINE
 COV - COVERAGE

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

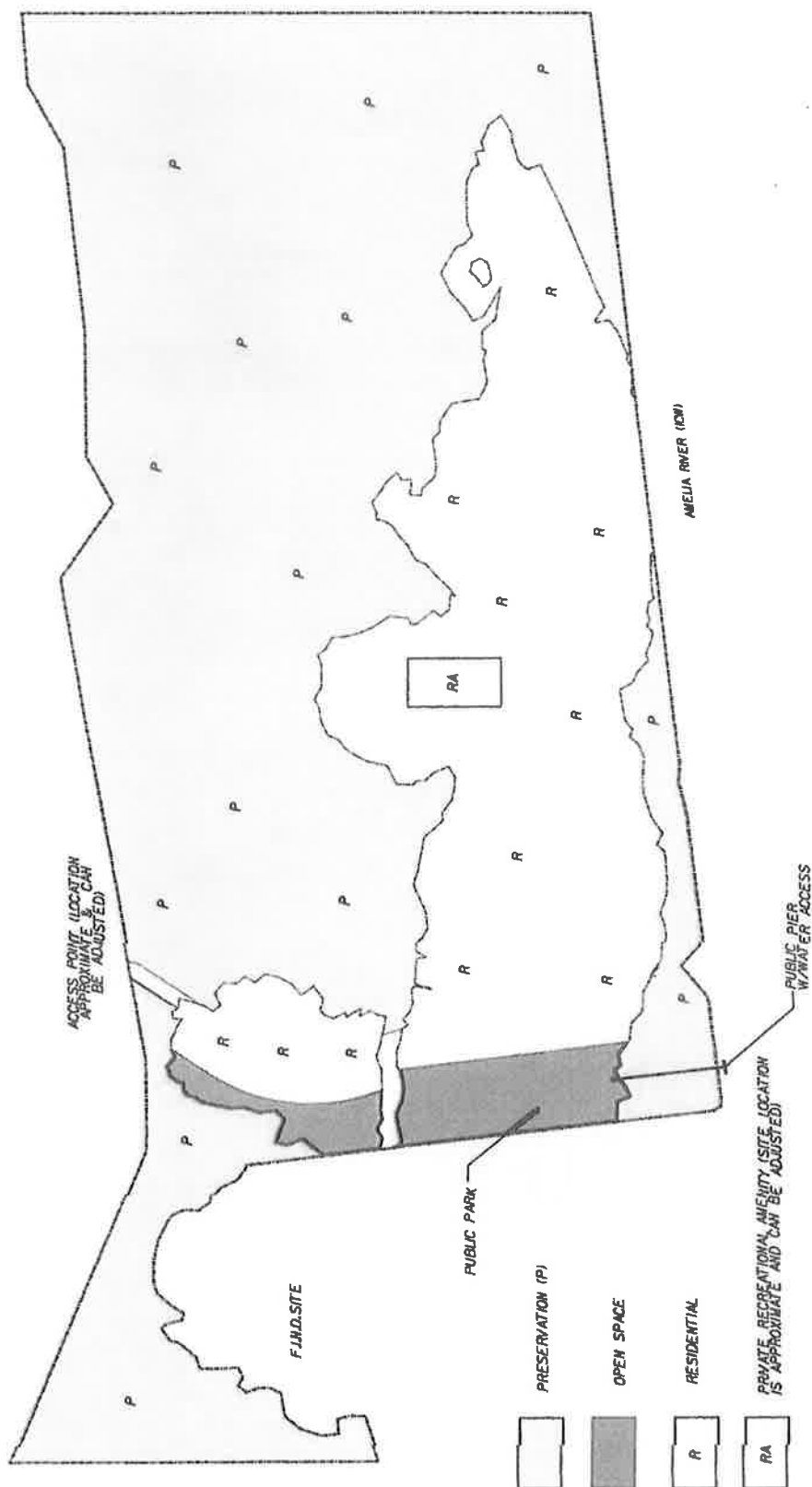
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EXHIBIT C

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.

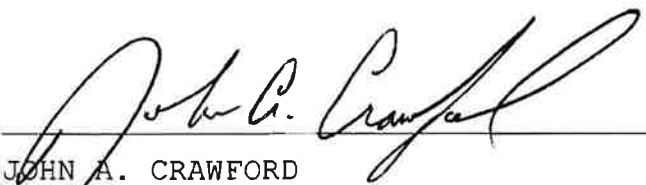
SECTION 6. EFFECTIVE DATE

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

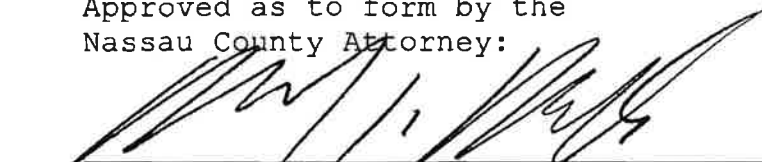
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


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

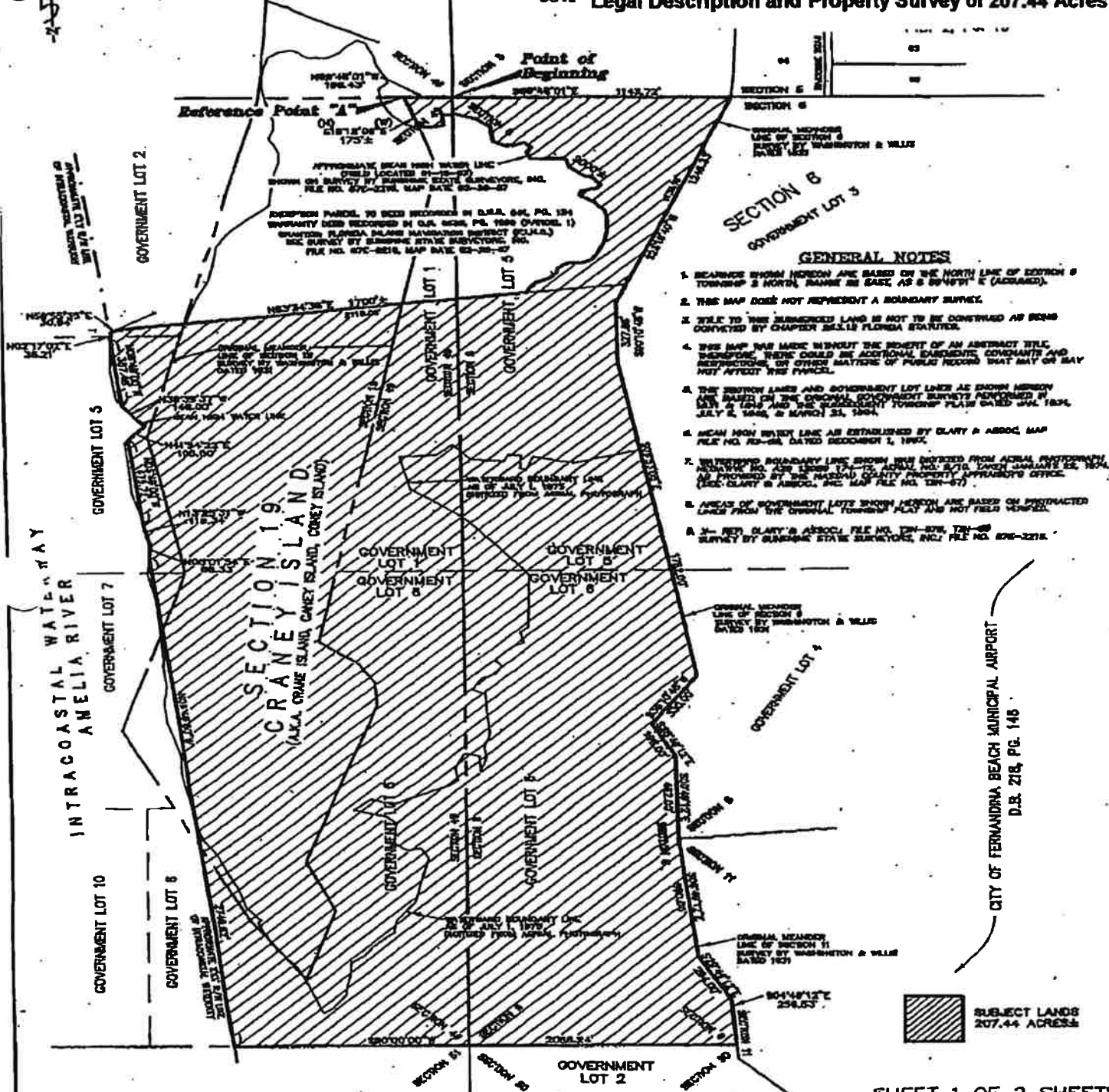
FOR CIVIL:

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 818.17-8, 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
- PT = POINT OF CURVATURE
- ONY = OFFICIAL RECORD
- VOLUME = VOLUME
- PL = PLAT BOOK
- PARCEL = PARCEL
- ARC LENGTH = ARC LENGTH
- CHORD = CHORD
- DELTA = 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 BOOK 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, PLAT 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

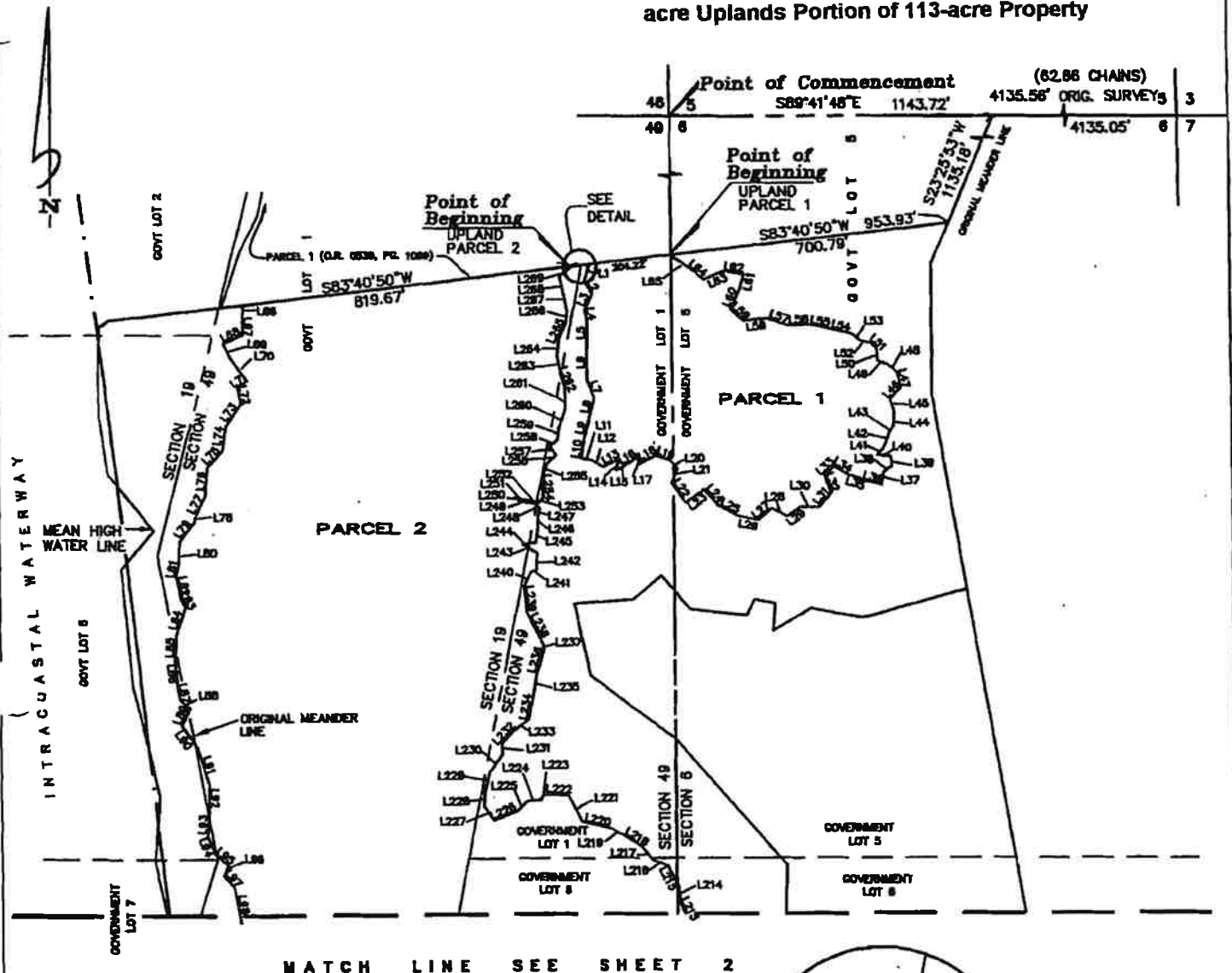
SCALE 1" = 600'

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**



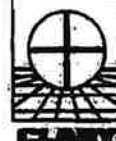
SHEET 1 OF 9

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

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 SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH
 BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS,
 CHAPTER 61017-8, 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

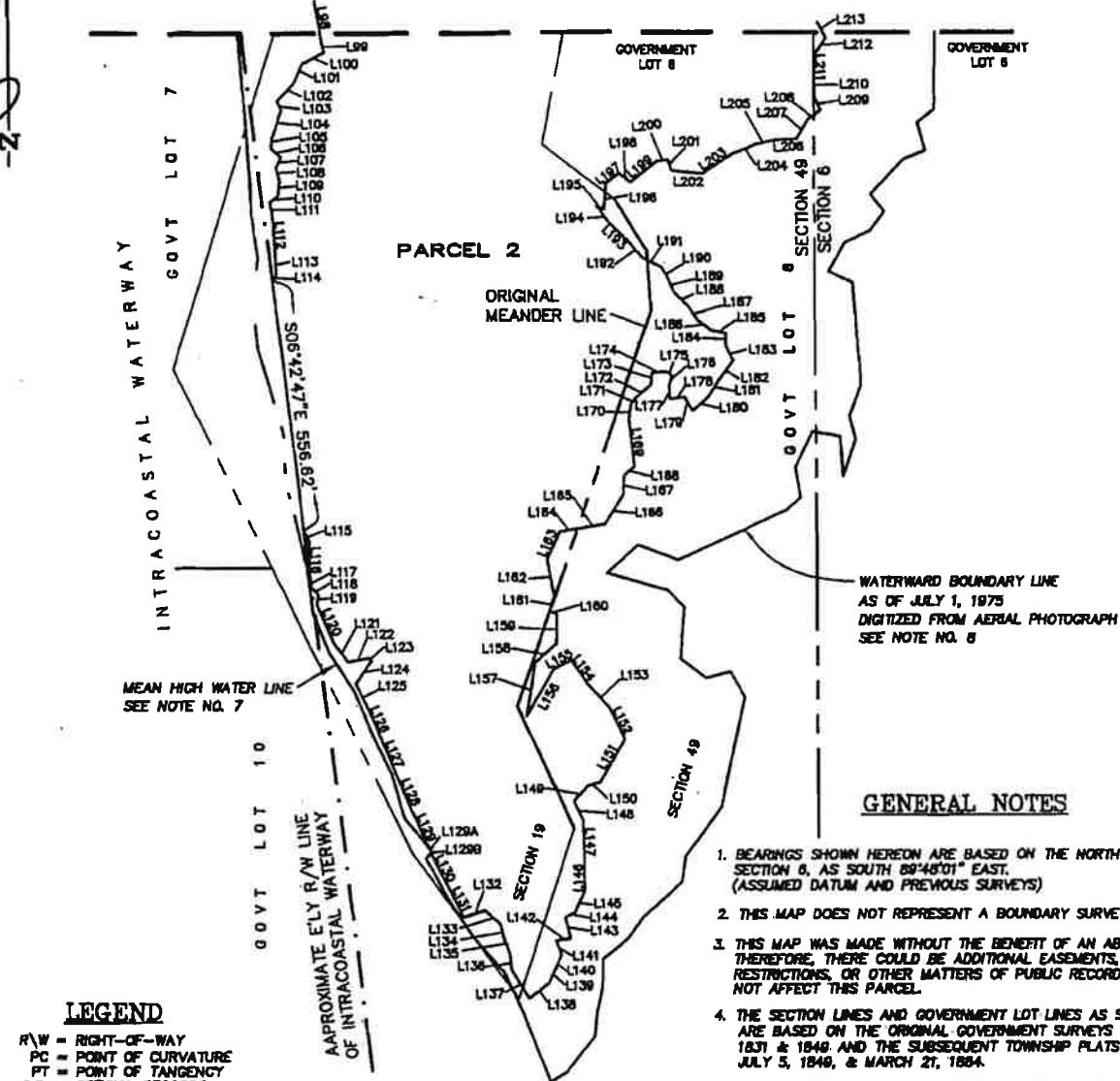
CHECKED BY: W.S.

R. T. Pittman
 R. T. PITTMAN P.L.S. CRRT NO. 4827

MAP SHOWING



MATCH LINE SEE SHEET 1



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

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)

SHEET 2 OF 9

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DRAFTER: JLS
 JOB No. 2006-393

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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



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
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DRAFTER: JLS
JOB NO. 2006-393

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AFTER 61C17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT
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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



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. 86-17-8, 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 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 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

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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

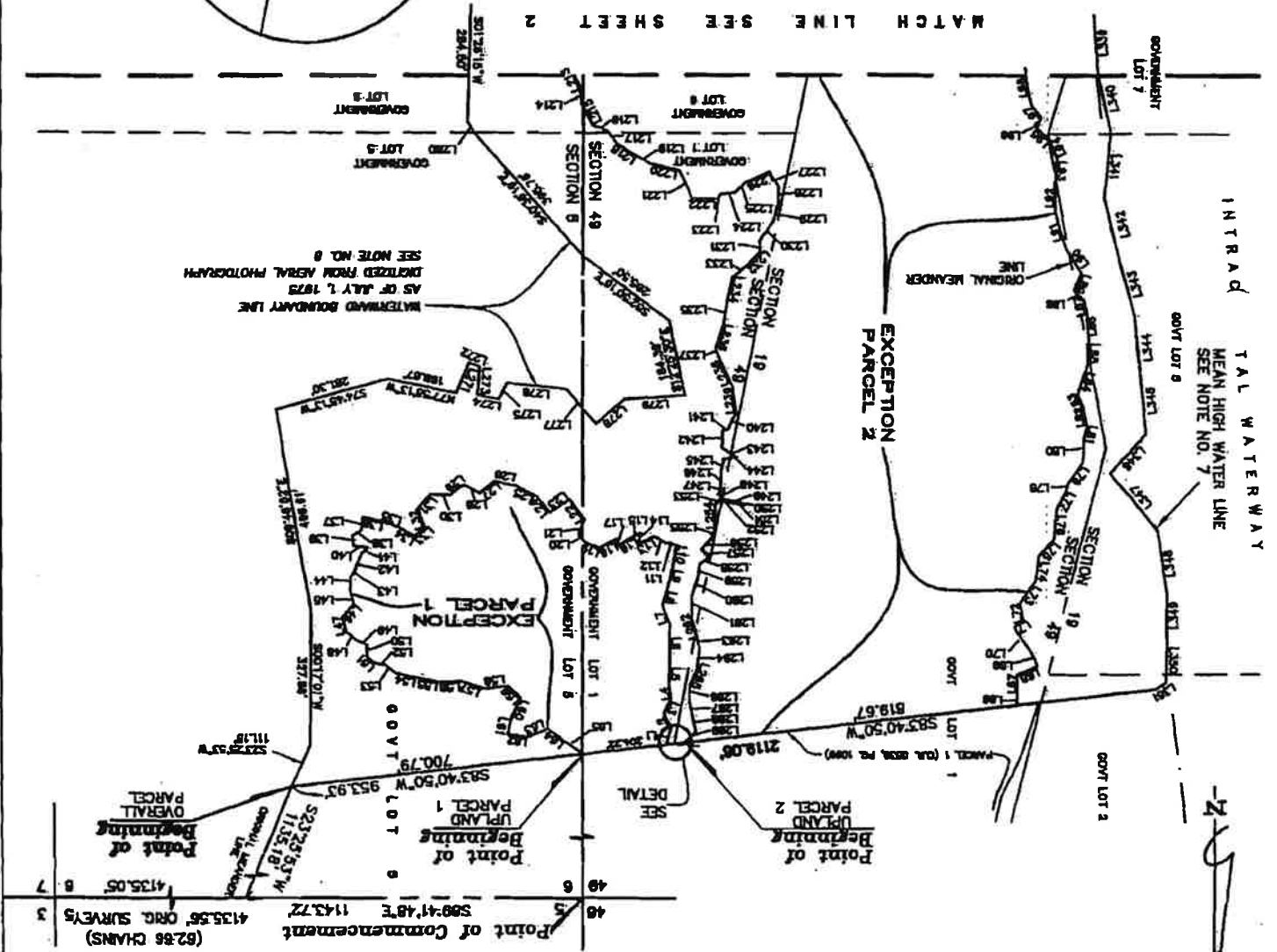
CHECKED BY: JES

B. L. Pittman

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

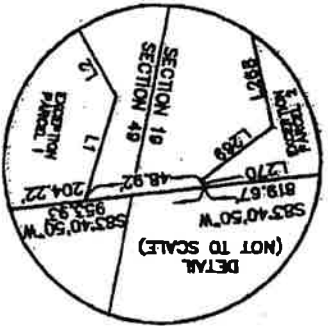
MAP SHOWING

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

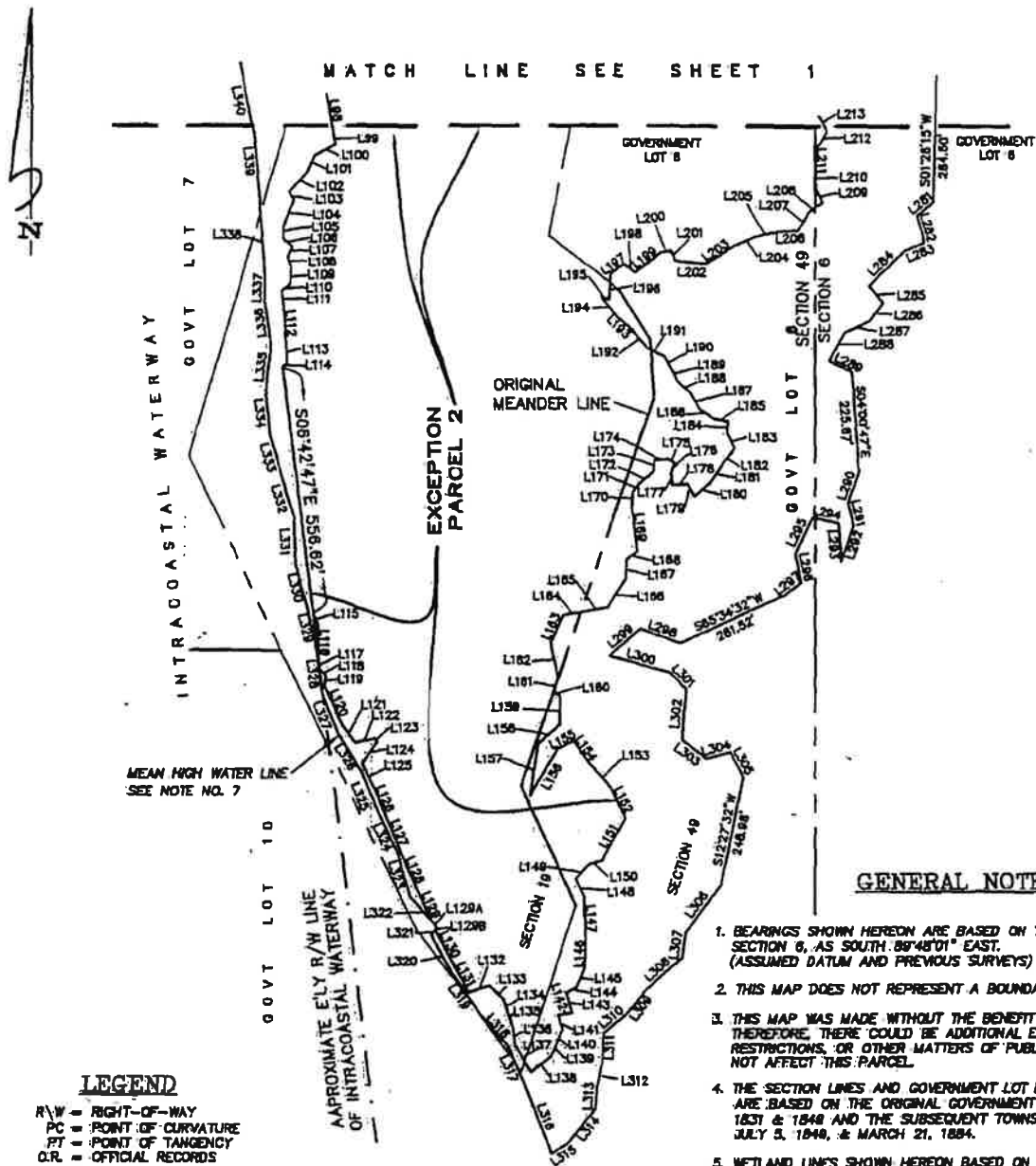
DRAFTER: JLS
JOB NO. 2008-394

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257
TEL: 904-260-2703
FAX: 904-260-3734



DATE: MARCH 2008
SCALE: N/A
CHECKED BY: WZ
THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
NECESSARY TO MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.
FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS
THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
KEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH
BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS.
THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

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
 POC = 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) 260-2703 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

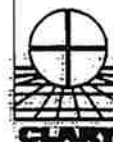
SHEET 3 OF 12

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]

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°09'02"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 472.027, 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, 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) 258-2703
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 ALSO MEETS THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 120, 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 402.0022, 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

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.

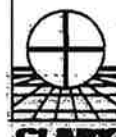
PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD, SUITE "A"

JACKSONVILLE, FLORIDA 32257

(904) 266-2703

LB NO. 3731



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: JLS

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: JES

B. L. Pittman
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 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

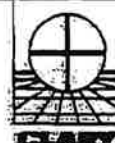
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DRAFTER: JLS
JOB No. 2006-394

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Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS

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

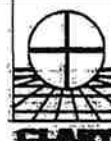
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JOB No. 2006-394

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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



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;

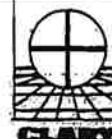
SHEET 11 OF 12

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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: 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.

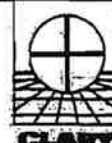
SHEET 12 OF 12

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LB NO. 3731

DATE MARCH 2006

SCALE N/A

CHECKED BY: JRS

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

Legal Description and Property Survey of 113 Acres

DAY -	PC	
NIGHT-OR-DAY	PC	
POINT OF ORIGIN	PC	
POINT OF INTEREST	PC	
ADDITIONAL RECORDS	AM	
DATE	AM	
PLAT BOOK	PM	
POSSIBLE	PM	
CERTIFICATE	CC	
NEAR MISS	MM	
CONCOMITANT	CC	

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.
PROFESSIONAL LAND SURVEYORS
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

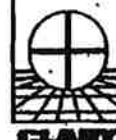
JOB No. 2005-1071

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DATE JUNE 14, 2005

SCALE N/A

CHECKED BY: JRS

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

LEGEND

- R RESIDENTIAL
- NEIGHBORHOOD BOAT BASIN
- RECREATIONAL AMENITY
- OPEN SPACE
- P PRESERVATION
- ACCESS ROAD
- ACCESS TO F.I.N.D. SITE
- NEIGHBORHOOD DOCK & Boat Basin Location

NOTES:

1. MAPS AND LEGAL DESCRIPTION FROM SEC COUNTY.
2. DEVELOPMENT CONDITIONS AS PROVIDED IN APPLICATION DOCUMENTS.
3. THIS PROJECT MUST BE DEVELOPED IN ACCORDANCE WITH THE PRESENT DEVELOPMENT PLAN.

GRAPHIC SCALE
1 inch = 200 ft.
(in feet)

CRANE ISLAND

TO BE ESTABLISHED AT FINAL DEVELOPMENT PLAN

APPROXIMATE LOCATION OF TOWNHOUSE DEVELOPMENT

REVISED OCT. 30, 2006

DELETED

INTRACOASTAL WATERWAY

FERNALDA DE LOS MUNICIPIOS AIRPORT

BAILEY ROAD

ACCESS ROAD

WATER OF THE LAGOON

FLORIDA BEACH NATIONAL HISTORICAL SITE

**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.

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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

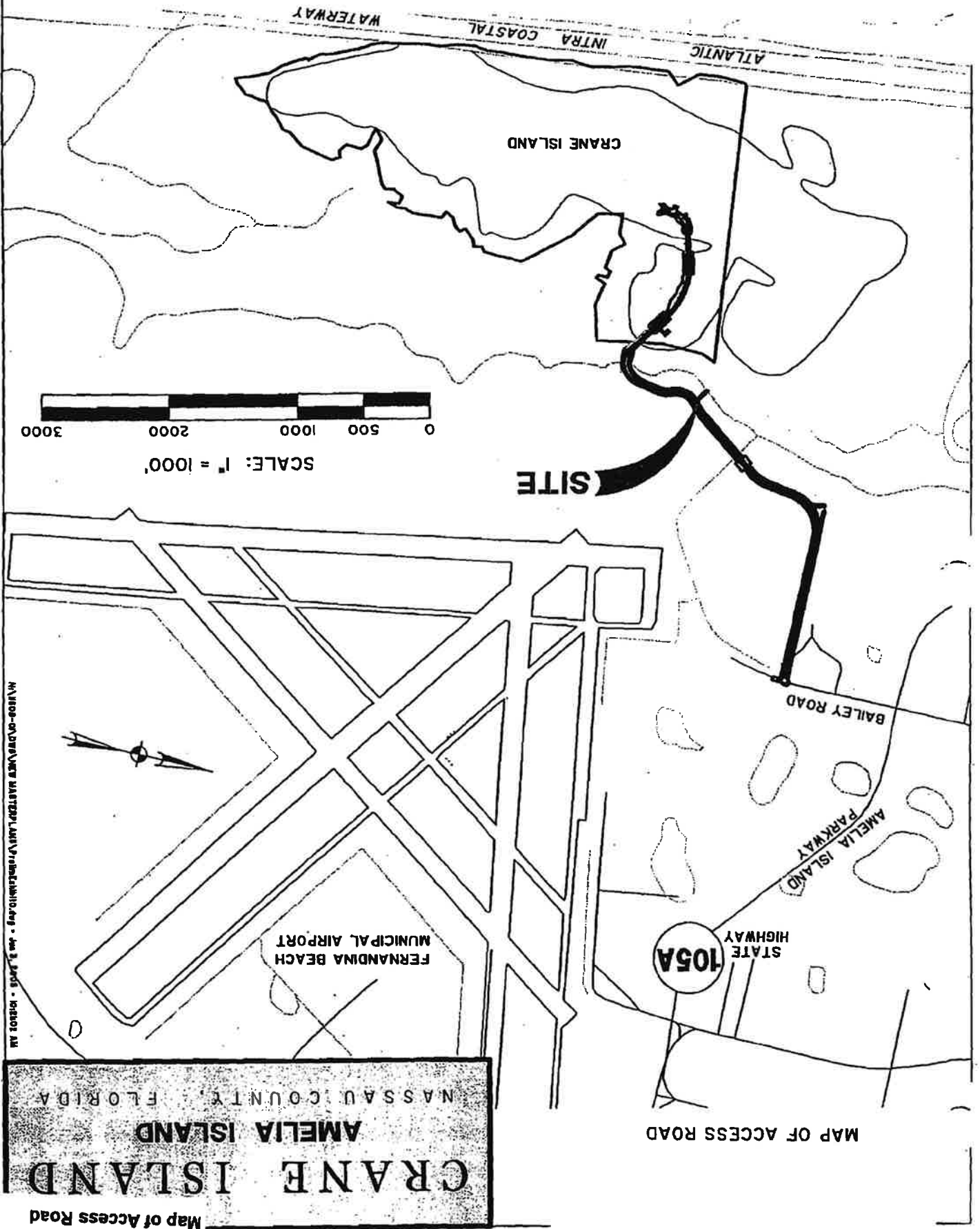


Exhibit D-1:
Map of Access Road

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 INLAND
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

STUDY OF THE EFFECT OF THE CONCENTRATION OF THE SOLUTION OF THE POLYMER ON THE RATE OF THE REACTION OF THE POLYMER WITH THE OXIDANT

with Fe_2O_3 and Fe_3O_4 were 0.15 and 0.18, respectively. The Fe_2O_3 and Fe_3O_4 were prepared by the following reactions:

[illegible]

Map Showing

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

COMMENCE AT THE NORTHEAST CORNER OF SECTION 6; THENCE NORTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID SECTION 6, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1, NORTH 89°49'12" WEST, 2353.12 FEET, TO THE POINT OF BEGINNING; COURSE NO. 2, CONTINUE NORTH 89°49'12" WEST, 1161.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 53.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°32'44" WEST, 53.33 FEET; THENCE SOUTH 87°30'17" WEST, 160.30 FEET; THENCE SOUTH 79°11'55" WEST, 24.40 FEET; THENCE SOUTH 50°44'26" EAST, 17.23 FEET; THENCE NORTH 87°30'17" EAST, 104.39 FEET, TO THE ARC OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 151.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 55°48'01" WEST, 149.94 FEET; THENCE NORTH 09°50'01" WEST, 87.84 FEET; THENCE SOUTH 79°11'55" WEST, 20.00 FEET; THENCE SOUTH 09°50'01" EAST, 104.14 FEET, TO THE ARC OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 170.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23°19'00" WEST, 168.00 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 08°28'47" WEST, 214.54 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 320.00 FEET, AN ARC DISTANCE OF 152.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°08'36" WEST, 151.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 35°48'25" WEST, 50.78 FEET; THENCE NORTH 54°11'35" WEST, 20.00 FEET; THENCE SOUTH 35°48'25" WEST, 80.00 FEET; THENCE SOUTH 54°11'35" EAST, 20.00 FEET; THENCE SOUTH 35°48'25" WEST, 449.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 23.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°41'49" WEST, 23.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 45°35'13" WEST, 87.98 FEET; THENCE NORTH 57°01'05" WEST, 117.11 FEET; THENCE SOUTH 32°58'55" WEST, 20.00 FEET; THENCE SOUTH 57°01'05" EAST, 112.79 FEET, TO THE ARC OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 237.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°21'05" WEST, 223.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 87.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°43'13" EAST, 86.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 11°14'46" WEST, 155.95 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 159.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 42°54'42" WEST, 151.19 FEET; THENCE NORTH 85°35'50" WEST, 58.88 FEET, TO AN INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 5, AS SURVEYED BY WASHINGTON AND WILLIS, DATED 1831; THENCE SOUTH 09°49'12" EAST, ALONG LAST SAID LINE, 72.67 FEET, TO THE ARC OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 204.00 FEET, AN ARC DISTANCE OF 288.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51°43'20" EAST, 264.85 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 11°14'46" EAST, 155.95 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 125.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°43'13" WEST, 123.38 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 171.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°27'01" EAST, 161.15 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 45°35'13" EAST, 100.77 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 34.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°41'49" EAST, 34.10 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 35°48'25" EAST, 449.05 FEET; THENCE SOUTH 54°11'35" EAST, 20.00 FEET; THENCE NORTH 35°48'25" EAST, 80.00 FEET; THENCE NORTH 54°11'35" WEST, 20.00 FEET; THENCE NORTH 35°48'25" EAST, 50.78 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 380.00 FEET, AN ARC DISTANCE OF 181.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°08'36" EAST, 179.53 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 08°28'47" EAST, 214.54 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 385.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°19'47" EAST, 353.20 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 08°49'12" EAST, 1106.80 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 55.00 FEET, AN ARC DISTANCE OF 86.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°10'48" EAST, 77.78 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°10'48" EAST, 5.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 4.90 ACRES, MORE OR LESS.

FOR: CIVITAS, LLC.

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



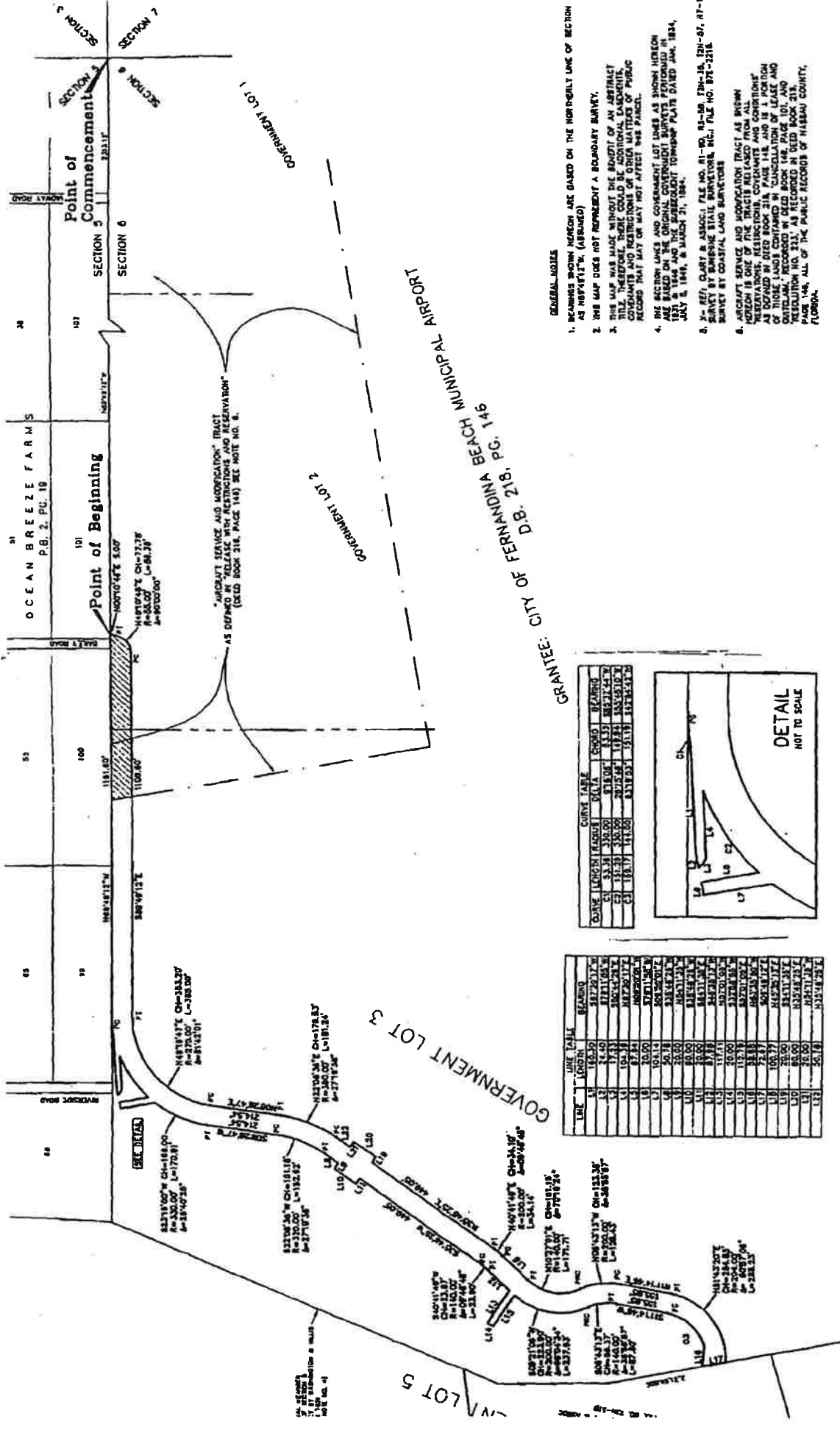
NOTES: 1. THIS SURVEY WAS MADE FROM AERIAL PHOTOGRAPHS AND FIELD NOTES. 2. THE BOUNDARY LINES SHOWN ON THIS MAP ARE BASED ON THE BEST AVAILABLE INFORMATION. 3. THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER CLAIMS OR INTERESTS IN THE PROPERTY. 4. THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER CLAIMS OR INTERESTS IN THE PROPERTY. 5. THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER CLAIMS OR INTERESTS IN THE PROPERTY.

DATED: MARCH 12, 2002
SCALE: 1" = 200'

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
LIC. NO. 3738
3630 CHERRY POINT ROAD
JACKSONVILLE, FLORIDA 32201
(904) 286-2703

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

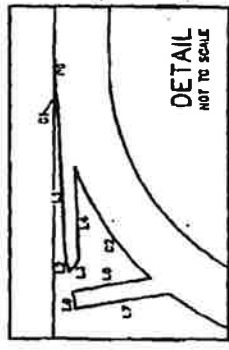
FILE No. 129-82



- GENERAL NOTES
1. BEARING FROM HEREON ARE BASED ON THE HORIZONTAL LINE OF SECTION 6 AS MEASURED BY THE SURVEYOR.
 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 CLAIMANTS, CO-OWNERS AND INTERESTS IN THE LANDS SHOWN HEREON. FURTHER, THIS MAP DOES NOT ATTEST THE FACTS.
 4. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE GOVERNMENT SURVEY MAP OF THE SEVENTH TOWNSHIP, RANGE 15, T15N-R15E, JUNE 1, 1894, AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1894, JULY 8, 1894, & MARCH 21, 1894.
 5. REF. CLARY & ASSOCIATES, FILE NO. 81-10, 82-28, 83-15, 84-16, 85-17, 86-18, 87-19, 88-20, 89-21, 90-22, 91-23, 92-24, 93-25, 94-26, 95-27, 96-28, 97-29, 98-30, 99-31, 100-32.
 6. ARCHITECT SERVICE AND MODIFICATION TRACT AS SHOWN HEREON IS BASED ON THE ARCHITECT SERVICE AND MODIFICATION TRACT AS SHOWN IN DEED BOOK 218, PAGE 148, AND IS A PORTION OF THOSE LANDS CONTAINED IN "CANCELLATION OF LEASE AND COUNTERLEAS" RECORDED IN DEED BOOK 148, PAGE 148, AND RECORDED IN DEED BOOK 218, PAGE 148, AND IS A PORTION OF THE PUBLIC RECORDS OF HESSE COUNTY, FLORIDA.

CURVE TABLE

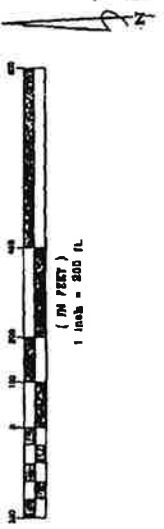
CURVE	LENGTH	ANGLE	DELTA	CHORD	BEARING
C1	33.31	30.00	31.08	1.11	85.71.42
C2	13.31	11.25	12.25	0.44	82.34.42
C3	13.31	11.25	12.25	0.44	82.34.42



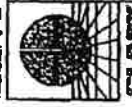
LINE TABLE

LINE	LENGTH	BEARING
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L2	14.40	81.27.01
L3	14.40	81.27.01
L4	14.40	81.27.01
L5	14.40	81.27.01
L6	14.40	81.27.01
L7	14.40	81.27.01
L8	14.40	81.27.01
L9	14.40	81.27.01
L10	14.40	81.27.01
L11	14.40	81.27.01
L12	14.40	81.27.01
L13	14.40	81.27.01
L14	14.40	81.27.01
L15	14.40	81.27.01
L16	14.40	81.27.01
L17	14.40	81.27.01
L18	14.40	81.27.01
L19	14.40	81.27.01
L20	14.40	81.27.01
L21	14.40	81.27.01
L22	14.40	81.27.01
L23	14.40	81.27.01
L24	14.40	81.27.01
L25	14.40	81.27.01
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L32	14.40	81.27.01
L33	14.40	81.27.01
L34	14.40	81.27.01
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L38	14.40	81.27.01
L39	14.40	81.27.01
L40	14.40	81.27.01
L41	14.40	81.27.01
L42	14.40	81.27.01
L43	14.40	81.27.01
L44	14.40	81.27.01
L45	14.40	81.27.01
L46	14.40	81.27.01
L47	14.40	81.27.01
L48	14.40	81.27.01
L49	14.40	81.27.01
L50	14.40	81.27.01
L51	14.40	81.27.01
L52	14.40	81.27.01
L53	14.40	81.27.01
L54	14.40	81.27.01
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L56	14.40	81.27.01
L57	14.40	81.27.01
L58	14.40	81.27.01
L59	14.40	81.27.01
L60	14.40	81.27.01
L61	14.40	81.27.01
L62	14.40	81.27.01
L63	14.40	81.27.01
L64	14.40	81.27.01
L65	14.40	81.27.01
L66	14.40	81.27.01
L67	14.40	81.27.01
L68	14.40	81.27.01
L69	14.40	81.27.01
L70	14.40	81.27.01
L71	14.40	81.27.01
L72	14.40	81.27.01
L73	14.40	81.27.01
L74	14.40	81.27.01
L75	14.40	81.27.01
L76	14.40	81.27.01
L77	14.40	81.27.01
L78	14.40	81.27.01
L79	14.40	81.27.01
L80	14.40	81.27.01
L81	14.40	81.27.01
L82	14.40	81.27.01
L83	14.40	81.27.01
L84	14.40	81.27.01
L85	14.40	81.27.01
L86	14.40	81.27.01
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L88	14.40	81.27.01
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L91	14.40	81.27.01
L92	14.40	81.27.01
L93	14.40	81.27.01
L94	14.40	81.27.01
L95	14.40	81.27.01
L96	14.40	81.27.01
L97	14.40	81.27.01
L98	14.40	81.27.01
L99	14.40	81.27.01
L100	14.40	81.27.01

GRAPHIC SCALE



AMENDED 8-22-04 TO SHOW ARCHITECT SERVICE AND MODIFICATION TRACT (N.O. 2004-173)
 AMENDED 3-28-04 TO REVEAL UNITS OF PARCEL (N.O. 2004-294)



Clary & Associates, Inc.
 PROFESSIONAL LAND SURVEYORS

1000 N. 37th St.
 JACKSONVILLE, FLORIDA 32217
 (904) 240-2703

DATE: MARCH 12, 2002
 SCALE: 1" = 500'

FILE NO. 724-02



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.

The bill states in part that

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

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

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

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

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

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

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

7. Maintain or reduce hurricane evacuation times.

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

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

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

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

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

Policy 5.05.06A states:

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

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

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

EXHIBIT-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:

+++++

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Comprehensive Plan Amendment

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly N. Gibson, AICP

Date: May 14, 2020

Submitted By: Kelly Gibson, AICP, Planning Director



Planning Activity Report for April 2020

HISTORIC DISTRICT COUNCIL (HDC)						
The HDC Board meets every 3rd Thursday of each month						
LOCATION	CASE NUMBER	MEETING DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	BOARD FINDING	NEXT STEPS
20 S. 10th Street	HDC 2019-45	1/16/2020	COA To Construct a 1.5 story commercial structure	Approval	Approved with conditions: that the chip and dale style detail illustrated on the fence detail would be an acceptable detail for the rail on the primary structure	Applicant must apply for a building permit.
530 Centre Street	HDC 2019-46	1/16/2020	COA To re-stripe parking lot & construct accessory structure (storage room), dumpster enclosure, masonry privacy wall, and addition to east and west elevations.	Approval	Case continued to February 20, 20 Meeting - APPROVED	
908 White Street	HDCV 2019-04	1/16/2020	Variance from LDC 8.01.01.02(I) - Specific Requirements within the OT-1 & OT02 Zoning Districts.	Denial	Denied	
908 White Street	HDC 2019-47	1/16/2020	COA For increased height of primary and accessory structure.	Approved with the conditions that; 1) Approval of primary structure at 29' 7", as constructed; and 2) Accessory structure be brought into compliance with approved height of 22' 10 3/4" as approved through HDC 2018-33; and 3) Work to commence on bringing the accessory structure into compliance within 30 days or case will be referred to Code Enforcement & Appeals Board	Approved with the conditions that; 1) Approval of primary structure at 29' 7", as constructed; and 2) Accessory structure be brought into compliance with maximum approved height of 24'; and 3) Work to commence on bringing the accessory structure into compliance within 60 days or case will be referred to Code Enforcement & Appeals Board	Applicant must apply for a building permit.
Lot 14 + S. 1/2 of Lot 10 Block 9, Someruelus Street	HDCV 2020-0001	2/20/2020	Variance from LDC 8.01.01.03(K) Lot Visibility Corridors.	Denial	Approved with conditions that the applicable side yard view corridor be treated as a mid-lot corridor	
1001 White Street	HDC 2020-0001	2/20/2020	COA To rehabilitate exterior of home to include additions, screened porch, and accessory dwelling unit.	Approved with condition that the HVAC for accessory dwelling unit be relocated to comply with LDC 4.02.03(A)7	Continued	
131 N 3rd Street	HDC 2020-0002	TBD	COA to construct a 1 story single family residence with accessory building/ garage with storage and deck above.	Approved with conditions that 1) Total height of primary and accessory structure be provided; 2) HVAC be relocated to comply with LDC 4.02.03(A)7; and 3) Fence height be provided and be stained/ painted/ or sealed.	Pending meeting	
228 N. 4th Street	HDCV2020-0002	TBD	Variance from LDC 5.01.10 Fences & Walls - to increase front yard fence height to 6FT	Denial	Pending meeting	
321 S. 6th Street	HDC 2020-0003	TBD	COA to convert duplex back to single family residence, replace one of front door with a rear window, to match all existing.	Approval	Pending meeting	
115 S. 6th Street	HDC 2020-0004	TBD	COA to construct a new single family residence and a detached carport	Pending Review	Pending meeting	



Planning Activity Report for April 2020

HDC OLD BUSINESS

LOCATION	CASE NUMBER	MEETING DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	BOARD FINDING	NEXT STEPS
515 Centre Street	HDC 2019-37	1/16/2020	COA To renovate the south & east elevations and add a rooftop terrace with canopy.	Denial	Case continued to March 19, 20 Meeting	
Lots 1 + 2 Blocks 16, White Street	HDC 2019-42	1/16/2020	COA To construct one story single family residence	Approval	Approved	Applicant must apply for a building permit.
211 Beech Street/ 117 S. 3rd Street/ 111 S. 3rd Street	HDC 2017-03	2/20/2020	Amendment to previously approved COA for the addition of a 5' x 6' elevator shaft at the rooftop, change in window locations, change in rooftop exit door.	Approved with condition that 1. Change in window location and rooftop stair door to be approved, 2. addition of elevator shaft at rooftop to be denied.	Continued	
222 N. 5th Street	HDC 2018-19	2/20/2020	Amendment to previously approved COA for the relocation and rehabilitation of a contributing structure.	Approval	Approved with conditions that materials be available to those wishing to salvage for future use.	
14 N. 2nd Street	HDC 2019-35	2/20/2020	COA To construct a two-story, commercial primary structure.	Approved with condition that rooftop planters be removed.	Approved with conditions that 1) the rooftop planter be removed; 2) that the shutters shown on the front façade be required and not optional.	
530 Centre Street	HDC 2019-46	2/20/2020	COA To re-stripe parking lot & construct accessory structure (storage room), dumpster enclosure, masonry privacy wall, and addition to east and west elevations.	Approval	Approved	
908 Ladies Street	HDC 2019-29	TBD	Amendment to previously approved COA for changes in porch size, changes to chimney material to stucco, stair railing details, and side window location		Pending meeting	



Planning Activity Report for April 2020

BOARD OF ADJUSTMENT (BOA) The Board meets on the 3rd Wednesday of each month

LOCATION	CASE NUMBER	MEETING DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	BOARD FINDING	NEXT STEPS
600 N. 8th Street	BOA 2019-12	1/15/2020	Variance from LDC 3.03.03(B)(1) requesting a reduction to the 25FT wetland buffer requirement for the wood chip reclaim system constructed in 2018.	Denial	Approved with the condition that the landscape architects planting plan be reviewed for type, scale, and location and approved by City staff; with a budget cap of \$50k; and final inspection with a vegetation security bond of 2 years.	
700 Airport Road	BOA 2019-13	1/15/2020	Variance from LDC 4.03.02 Standards for Dev. In the Airport Overlay, specifically the minimum building setback shall be 25FT from any adjacent ground lease boundary.	Approval	Approved	
3036-3042 S. Fletcher Avenue	BOA 2020-0001	2/19/2020	Variance from LDC 4.02.03 Building Heights - to allow an additional side yard stair encroachment on the south side of the structure.	Denial	Approved	
510 Dade Street	BOA 2020-0002	2/19/2020	Variance from LDC 5.01.11 Swimming Pools & Pool Enclosures - to allow for the construction of an inground swimming pool & pool enclosure within the front yard, along with a request to locate the pool equipment closer than 5 feet from the north property line.	Denial	Approved	
Surfside Drive/ Cape Sound Condo	BOA 2020-0003	TBD	Variance from LDC 4.02.03(E) Heights and Setbacks	WITHDRAWN	WITHDRAWN	
Jutta Goodbread	BOA 2020-0004	TBD	Variance from LDC 1.03.05(A) to separate lots 13 & 14 from each and from front parcel of lots 5 & 6	Pending Review	pending meeting	
Matthew Miller	BOA 2020-0005	TBD	Variance from LDC XX to construct a accessory structure for boat storage	Pending Review	pending meeting	
Karent A. Ferretti, Thomas Beach, J. Christopher + Christina Carroll and Douglas + Jacqueline South, Agent for Rio Land & Investment Co. Inc.	BOA 2020-0006	TBD	Variance from LDC 1.03.05	Pending Review	pending meeting	



Planning Activity Report for April 2020

PLANNING ADVISORY BOARD (PAB) The Board meets on the 2nd Wednesday of each month

LOCATION	CASE NUMBER	MEETING DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	BOARD FINDING	NEXT STEPS
HDC Boundary Expansion	PAB 2019-0018	1/8/2020	Expansion of HD boundary for AI Museum of History (former jail)	Approval	Approved	2nd Reading - 5/5/20
Final Plat	PAB 2019-0019	1/8/2020	Final Plat - Habitat for Humanity, 6 On Elm (townhomes)	Approval	Approved	February 4, 2020 CC - Approved by Resolution
LDC Text Amendment	PAB 2019-0007	2/12/2020	Height Encroachments	Approval	Approved	1st Reading - 5/19/20
LDC Text Amendment	PAB 2020-0001	2/12/2020	Tree Protection	Approval	Approved	2nd Reading - 5/5/20
LDC Text Amendment	PAB 2020-0002	3/11/2020	Historic District Appeals 8.03.09	Approval	Approved	1st Reading - 5/19/20
LDC Text Amendment	PAB 2020-0003	3/11/2020	Planning Advisory Board 9.02.00	Approval	Approved	1st Reading - 5/19/20
LDC Text Amendment	PAB 2020-0004	3/11/2020	Historic District - Various Sections	Approval	Approved	1st Reading
Final Subdivision Plat	PAB 2020-0005	TBD	Final Plat - Crane Island (5 lots 81-85)			



Planning Activity Report for April 2020

TECHNICAL REVIEW COMMITTEE (TRC)
The Committee meets on the 2nd and 4th Thursday of each month.

LOCATION	CASE NUMBER	MEETING DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	BOARD FINDING	NEXT STEPS
Angela Fournier - Publix shopping	Discussion Item	1/9/2020	Discuss opening a retail CBD oil store where RE office used to be next to Publix	none		
Jim Peacock - N. 14th Street	Discussion Item	1/9/2020	Discuss modifying building tenant space in his building at N. 14th St to a hair salon	none		
Crawford Jewelers/ Retail	SPR 2019-06	1/9/2020		Sign Off		
Habitat Townhomes	SPR 2019-08	1/9/2020		Sign Off		
515 S. 8th Street	Discussion Item	1/23/2020	Change of use: moving studio into the former Sawyer Gas Building	Applicants were advised to return to TRC for further discussion		
528 S. 8th Street	Discussion Item	1/23/2020	Change of use: from restaurant to cosmetology salon	none		
Park Ave + Hometown Street Median & Marquees	Discussion Item	2/13/2020	Proposal to construct median strips and marquees with the ROW on Park + Hometown entrances	Applicants were advised to return with full engineering.		
520 Centre Street	Discussion Item	2/13/2020	Peppers Parking lot redesign	Applicants were advised to add ADA parking detail to the construction drawings and move forward with HDC and permitting		
101 N. 2nd Street	Pre-Application Discussion	2/13/2020	To discuss plans for the Standard Marine Block	none		
1401 Atlantic Avenue	Discussion Item	2/13/2020	Change of Use: discuss plans for an existing photography studio/ residence	This item was withdrawn		
219 S. 8th Street	Discussion Item	2/13/2020	Change of Use: from retail to real estate office and future expansion of the out building from workshop to office space	Applicants were advised to consult with a design professional and return to TRC		



Planning Activity Report for April 2020

Simmons Road Park	SPR 2019-03	2/13/2020		Sign Off		
SouthShore CRE Hangar	SPR 2019-10	2/13/2020		Sign Off		
850 Indigo Street	Discussion Item	2/27/2020	Change of use: conversion to a massage business	Applicants were advised to consult with a design professional and move forward with permitting		
Espana Restaurant 22 S. 4th Street	Discussion Item	2/27/2020	Expansion of the restaurant into the adjacent Gillette building	Applicants were advised to move ahead with permitting		
Blk 19 1st avenue - Chad Dougharty	Discussion Item	2/27/2020	Discuss possibly tying into Jefferson Ave to allow construction of a new SFD	Applicants were advised to return to TRC for a full site plan review		
960185 Gateway Blvd	Discussion Item	2/27/2020	Change of use: from engraving studio to massage studio	Applicants were advised to move ahead with permitting		
309 N. 10th Street	Pre-Application Discussion	3/12/2020	Extension of N. 10th Street to access her lot for the construction of a SFD	Applicants were advised to follow the ROW and roadway standards and return for a full site plan review		
SW corner 8th + Fir Street	Pre-Application Discussion	3/12/2020	Discuss constructing new art studio on 200 x 100 FT parcel	none		
20 S. 10th Street - Heirloom Yard	SPR 2020-01	3/12/2020	Discussion on comments by committee	none		
1943 Citrona Drive	Discussion Item	3/12/2020	Discuss construction of an office building	Applicants were advised to return for a full site plan review		
100 Block of S. 8th Street	Discussion Item	3/12/2020	Discuss 4 fee simple/ 2 unit town homes	Applicants were advised to return for a full site plan review		
400 S. 8th Street	SPR 2020-02	TBD	Construction of 20 lot subdivision via 10 fee simple duplex - Cottages at Amelia			



Planning Activity Report for
April 2020

ADMINISTRATIVE REVIEW APPLICATIONS						
LOCATION	CASE NUMBER	APPLICATION DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	REVIEW FINDING	NEXT STEPS
22 Bald Eagle Court	ADMIN2020-0001	1/2/2020	Lot Line Adjustment	Posted on January 10, 2020	Approved	
3635 First Avenue	ADMIN2020-0002	1/10/2020	Minor Subdivision	Pending	Pending	
411 S. 5th Street	ADMIN2020-0004	3/12/2020	Context Sensitive Review	Posted on March 19, 2020	Approved	
221 S. 5th Street	ADMIN2020-0005	2/17/2020	Context Sensitive Review	Posted on March 19, 2020	Approved	
115 S. 6th Street	ADMIN2020-0007	4/3/2020	Lot Line Adjustment	Pending	Pending	
115 S. 6th Street	ADMIN2020-0008	4/3/2020	Context Sensitive Review	Pending	Pending	
WATER SEWER ANNEXATION AGREEMENT						
LOCATION	CASE NUMBER	APPLICATION DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	REVIEW FINDING	NEXT STEPS
856 Robin Hood Drive	ADMIN2020-0003	2/27/2020	Water/ Sewer Annexation Agreement	City Commission Approval	CC RESOLUTION	Filing with Clerk
745 Magnolia Lane	ADMIN2020-0006	3/25/2020	Water/ Sewer Annexation Agreement	City Commission Approval	CC RESOLUTION	Filing with Clerk

PLANNING & CONSERVATION: ACTION PLAN

FY 2019-20

Reporting Timeframe: January - March 2020

DEPARTMENT STAFF

Kelly N. Gibson, AICP Planning & Conservation Director Boards Staffed: PAB	Jacob Platt, Senior Planner Boards Staffed: BOA, TRC Chair, Floodplain Management, Main Street Economic Vitality	Sal Cumella, Preservation Planner Boards Staffed: HDC, Main Street – Design Council Review, TRC Review
Sylvie McCann Administrative Coordinator	Samantha Rogic Planning Technician	David Holley City Arborist

PROJECT NAME	LEAD	COMPLETION PROGRESS	DEADLINE	PRIORITY (1-10)	ESTIMATED EFFORT (TIME IN HOURS)	POTENTIAL RISKS & PROGRESS NOTES
CONSERVATION BASED						
Conservation Lands Involvement: Mapping associated with ESLs, Procedure for nomination of lands, Annual update of strategy and targeted areas	Kelly	45%	MARCH 2020	1	25	Mapping- done Nomination procedure- done Annual Update: Initial findings completed in March 2018, Revised February 2020 Pending Input and Revisions based on North Florida Trust
Habitat Conservation Plan- Beach	Kelly	5%				Pending Selection of Consultant
Conservation Management Plans for newly acquired lands	Dave	10%	FEB 2020	1	20	
PLANNING ADVISORY BOARD						
Amelia Island Parkway – Corridor Vision						NOT PRIORTIZED
S. 14 th Street at Beech Street – Corridor Vision						NOT PRIORTIIZED
Annexations from Water + Sewer Agreements	Jacob	75%	MAY 2020	2	70	PAB Review March CC 1 st Reading April
LDC Amendments for Height Encroachments	Kelly	60%		1	25	PAB Review February CC 1 st Reading March
Tree Protection Ordinance	Kelly	75%			20	PAB Review February CC 1 st Reading March
Conflicts to FLUM and Zoning	Kelly	75%		1	75	
Conservation/Rec FLUM + Zoning Amendments	Kelly	75%		1	50	
EAR based Comp Plan Amendments: Water Supply Plan, Peril of Flood, Seasonal Population	Kelly	PENDING FUNDING	SEPTEMBER 2020	2	25	Contract anticipated to work with the Northeast Florida Regional Council Staff effort will be limited to research on Seasonal Population and project oversight
LDC Amendments for Close Out until New LDC (see separate document for pending and needs)	Kelly	10%	<i>*Recommend Late Spring</i>	3	TBD	
Comp Plan/ LDC Revision	Kelly	PENDING FUNDING		1	TBD	Establish Steering Committee: Spring 2020 Draft Scope for Services: Summer 2020 Issue RFP: August 2020

PLANNING & CONSERVATION: ACTION PLAN

FY 2019-20

Reporting Timeframe: January - March 2020

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PROJECT NAME	LEAD	COMPLETION PROGRESS	DEADLINE	PRIORITY (1-10)	ESTIMATED EFFORT (TIME IN HOURS)	POTENTIAL RISKS & PROGRESS NOTES
HISTORIC DISTRICT COUNCIL						
Ordinance revision to establish official list of contributing structures	Sal	50%	JUN 2020	6	5	Requires adoption of official <i>Resource Inventory List</i> (scheduled for 2/18/20) and amendment to LDC section 8.03.03(A)1.
Ordinance to address ROW encroachments on Centre Street	Sal	90%	JUN 2020	4	4	Initiated in conjunction with Code Enforcement and FB Main Street. 1 st Reading held 2/4/20
Archaeology Ordinance	Sal		TBD	5	25	PENDING FUNDING. Requires the services of an archeologist to review permits. Could be a City Archeologist position or outsourced, as needed.
Historic Resource Assessments for maintenance and compliance	Sal		ONGOING	3	15	Occurs twice per year, depending on availability of Code Enforcement Department.
DOS Grant – Old Town Guidelines Revision	Sal	10%	MAR 2021	1	50	Grant will be funded in July 2020. Work scheduled to begin in August 2020. Anticipated completion Fall 2021.
Preservation Rehabilitation Grant Program	Sal	20%	OCT 2020	1	35	Grant advertised February 4, 2020; Applications will be accepted until funding is depleted.
Cemetery Resource Protection Training	Sal		ONGOING	3	24	Two trainings scheduled per year, Spring and Fall.
Certified Local Government Report	Sal		SEPT 2020	5	5	Ongoing yearly Renewal
Downtown Historic District Guidelines Workshops	Sal		DEC 2020	2	16	Public/ Board input will lead to a future revision of the Downtown Guidelines, tentatively scheduled for 2021 depending on funding.
Historic District Boundary Expansion	Sal		DEC 2020	2	8	Scheduled for discussion at 2/18/20 HDC Special Meeting to determine strategy.
Columbarium Project at Bosque Bello	Sal	5%	SEPT 2021	1	25	Planning/ Groundbreaking to occur before September 2020.
Application for Special Category Grant to repoint brick at Peck Center	Sal		JUN 2020	4	3	Application due late spring 2020
Historic Preservation Month event	Sal		MAY 2020	5	15	2020 is an off year for the Historic Preservation Awards, so a smaller event will be scheduled as part of History Happens Here campaign.
MAIN STREET TASKS						
Website Launch	Sal	85%	MAR 2020	5	9	Launch scheduled for mid-February with a kickoff party and awareness campaign to follow.
Sidewalks and lighting plan	Sal		TBD	3	10	
CRA projects list – Recommendations for updating plan	Sal		MAR 2020	2	4	Scheduled for initial discussion at 2/13/20 Board meeting.
Boundary Expansion	Sal	50%	DEC 2020	4	3	Must be reviewed by State Main Street Board

PLANNING & CONSERVATION: ACTION PLAN

FY 2019-20

Reporting Timeframe: January - March 2020

DEPARTMENT STAFF

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Sylvie McCann Administrative Coordinator	Samantha Rogic Planning Technician	David Holley City Arborist

PROJECT NAME	LEAD	COMPLETION PROGRESS	DEADLINE	PRIORITY (1-10)	ESTIMATED EFFORT (TIME IN HOURS)	POTENTIAL RISKS & PROGRESS NOTES
INTERGOVERNMENTAL COORDINATION						
Island-wide Bicycle friendly re-designation application	Jacob		DEC 2020	8	60	Institutional knowledge from staff leaving County in April 2020 Needs formal establishment of steering committee and approach for annual review Determine any low hanging improvements which can be made to support bike network
Schools to Downtown trail (Hickory Street)	Jacob	10%		7	20	Conceptual Phase Further Review and Funding Needed
City Transportation Mobility Plan (inclusion in Nassau County plans?)	Kelly	90%	SPRING 2020	5	30	Revision to Interlocal agreement to establish incorporation as part of County Mobility Plan
Interlocal Agreement with NC Board of County Commissioners for annexation	Kelly	95%	MARCH 2020	2	15	Pending adoption by City and County by Resolution March 2020
Update ILA with Nassau County Property Appraiser for GIS services	Kelly	95%	MARCH 2020	3	5	Pending adoption by City and NCPA office March 2020
Update ILA with Nassau County School Board to establish policy for age restricted communities and de minimis impact	Kelly			2	10	Initial acknowledgement of need to amend, timing not defined
Search and compilation of all land use, zoning, development agreements, PUDs and conditional use deviations to document in GIS	Jacob	10%	DEC 2020	9	30	Legal support provided with research
URBAN FORESTRY						
Tree Master Plan and Planting Plan completed - Tree Canopy Analysis for baseline	Dave	75%	OVERDUE	1	60	Initial Plan submitted to PAB on 12/18 with draft tree protection revisions Pending changes from canopy analysis Review by departments needed to inform and update accordingly
Natives for invasive program	Dave	20%	MAY 2020	3	10-15 Hours Initial Set-up Only (ONGOING PROGRAM)	Program description and volunteers organized
Update and republish tree inventory online	Dave	ONGOING	SEPT 2020	6	20	Updated on an ongoing basis. Need to submit a current version to Nassau County GIS department.
Tree City USA- Annual Renewal	Dave	ONGOING	DEC 2020	4	10	End of year report. Dependent on expenditures from Streets, Parks, and Finance
Bosque Bello Tree Management Plan and Replacement Strategy	Sal	5%	JUN 2020	3	TBD	PENDING FUNDING. Estimate has been received and funding will be requested in 2020/2021FY budget

PLANNING & CONSERVATION: ACTION PLAN			FY 2019-20
			Reporting Timeframe: January - March 2020
DEPARTMENT STAFF			
Kelly N. Gibson, AICP Planning & Conservation Director Boards Staffed: PAB	Jacob Platt, Senior Planner Boards Staffed: BOA, TRC Chair, Floodplain Management, Main Street Economic Vitality	Sal Cumella, Preservation Planner Boards Staffed: HDC, Main Street – Design Council Review, TRC Review	
Sylvie McCann Administrative Coordinator	Samantha Rogic Planning Technician	David Holley City Arborist	

PROJECT NAME	LEAD	COMPLETION PROGRESS	DEADLINE	PRIORITY (1-10)	ESTIMATED EFFORT (TIME IN HOURS)	POTENTIAL RISKS & PROGRESS NOTES
Arbor Day Plantings (State and National)	Dave	50%	APRIL 2020	1	30	MLK Center Plantings completed in January for Florida Arbor Day. Will celebrate National Arbor Day in April.
Tree Plantings at Peck Center and Emma Love Elementary School	Dave	50%	MARCH 2020	1	20	Waiting on school administration. Have been in contact periodically.
Tree Planting Downtown	Dave	20%	APRIL 2020	3	30	Replacement Strategy provided to Parks in August 2019. Several areas have received new plantings already. Plan will be implemented in stages & adjusted as needed.
Tree Planting on Hickory Street (unopened ROW at Greenway)	Dave	5%	DEC 2020	7	20	Lower priority. Other planting projects will be addressed first.
GENERAL ADMINISTRATION						
Update SOPs for EnerGov (Permits and Plans) with flow charts, SOP for Board procedures and post meeting	Sylvie	5%	JULY 2020	3	20	Interim process established Potential Change to different software system Pending information from EnerGov and updates
Annual Report	Kelly	100%	FEB 2020	1	30	
Determine Records Retention space needs and process	Sylvie			6		Partners: Clerk’s Office
Determine process changes for receipt of performance and maintenance bonds on subdivisions	Sylvie			4	10	Partners: Finance, Legal, Clerk’s Office
Update and republishing LDC online with changes from Spring 2019 captured	Sylvie	25%	FEB 2020	1	25	
Update Websites for ADA compliance and ease of information, eliminate unnecessary data - Primary focus on Trees, Historic District, LDC and Comp Plan	Sylvie	20%	JUNE 2020	2	60	Initial Compliance obtained for ADA, need to update information and page links Partners: IT
Development Projections for CIP	Kelly	5%	MARCH 2020	2	10	Partners: Finance



PLANNING & CONSERVATION DEPARTMENT GOALS

FY 2019-2020

CITY COMMISSION GOALS (RESOLUTION 2020-XX):

CONSERVATION

Increase Community Rating System Score
No Loss of Environmentally Sensitive Lands
Tree Canopy Increased 5% by 2024

WATERFRONT

Create a Resilient Public Waterfront Area
Consistent with Community Standards

INFRASTRUCTURE

Most ADA Compliant City
Determine strategy for aging structures

Long-Range Planning

- Required Comp Plan Amendments: Seasonal Population, Peril of Flood, Water Supply
- Comprehensive Plan Re-write
- Land Development Code Re-write
- Conservation land acquisition strategy
- 2021 Bicycle Friendly (Amelia Island)
- Downtown Historic District Guidelines Update
- Amendments to Land Use and Zoning Maps
- Annexations for voluntary agreements
- Habitat Conservation Plan
- Bosque Bello Management Plan

Land Development Code

Staff Prioritized Revisions:

- Tree Protection
- Height Encroachments
- Stormwater Standards
- Driveway Standards
- Local Development Order Process
- Change of Use (Florida Building Code)
- PAB Members
- Demolition Delay (Historic)
- Old Town
- Contributing Structures
- 8th Street Mixed Use Req.

Other Revisions:

- Signs (Supreme Court Decision)
- Outdoor Lighting for Endangered Species
- Mailed Notice for Admin Reviews
- Racetrack/ Go-karts prohibition
- Fencing
- Special Events on private property
- Standards for Planned Unit Developments
- Affected Party language
- Roll-off/ dumpster requirements
- Vacant Buildings

Active Grants

- Old Town Guidelines Revisions
- City - Preservation Rehabilitation Assistance

On-going Projects

- Interlocal Agreement: Nassau County Annexation
- Voluntary Annexation Agreement Map
- Tree Management Plan and Planting Strategy
- Evaluation & Appraisal Report: Population Study
- Community Redevelopment Area Plan Update: Projects List
- Large Tree Planting Projects and Community Outreach
- Main Street: Boundary Expansion, Downtown Sidewalks and Lighting Plans
- Mobility Plan
- Refine Permitting System



**DEPARTMENT OF
PLANNING &
CONSERVATION**

2019 Annual Report

Executive Summary

FROM THE DIRECTOR'S DESK

There is no denying that 2019 was plagued by what appeared to be more challenges than accomplishments for the Planning and Conservation Department. Our initial hurdle was the separation of the City's Community Development Department into three stand alone departments: Planning & Conservation, Building, and Code Enforcement. Despite the issues we faced, the department attained a number of successful accomplishments which will serve to benefit the community into the new decade.

As we look forward, our department anticipates a number of funding needs to address City goals and priorities. We continue to strive for excellent customer service in our daily activities while balancing special projects. In doing so our staff works collaboratively with internal departments and external agencies to leverage limited resources.

This year we expect to witness a continued trend of increased permitting activities. It appears that new development submittals are fairly stable over the past few years. Staff's daily workload is dominated with a steady flow information requests from citizens, builders, designers, and developers. Our goal is to address each in a timely and expeditious manner. We look forward to working together to exceed community goals.

ACCOMPLISHMENTS:

- Launching EnerGov and Citizen Self Serve Online Permitting Portal
- Evaluation and Appraisal Report
- Downtown Historic Walking Tour
- Preservation Awards
- Cemetery Training
- LDC Revisions
- Mapping Conflicts
- Conservation/ Recreation Maps
- Hickory Street Trail Evaluation
- Central Park Tree Plantings

CHALLENGES:

- National Citizens Survey results
- Amelia Bluff
- Tree Violations
- Finding Acceptable Ground for Trees
- Mapping Conflicts
- Simmons Road Park
- Effective Use of EnerGov and Citizen Self Service Portal
- Floodplain Ordinance Revisions

FUNDING NEEDS:

- Staffing Shortage—Zoning based
- Legislative Comp Plan Amendments
- Major Revision to Comp Plan
- Major Revision to LDC
- Archaeology Ordinance
- Bosque Bello Management Plan
- Truck for City Arborist
- Seasonal Employee for New Trees

Department Information

MISSION

The Department of Planning and Conservation strives to promote a livable, sustainable, beautiful, and prosperous Fernandina Beach by implementing the City's long-range vision for the community through adopted plans, policies, codes, best practices, and partnerships. The team serves to increase community livability and quality of life through managed growth as consistent with the Comprehensive Plan while facilitating development that balances urban design with the protection of natural, historic, and cultural resources.

The Department achieves its mission through outreach to promote an understanding of land use planning issues and ensure development standards are realized. Continual improvement in local regulations by ongoing monitoring of land use trends using current technologies enables the team to meet preferred urban form outcomes. Maintaining strong intergovernmental relationships and community partners provides the team with opportunities to collaborate, share resources, and gain a regional perspective of local actions.

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Administrative Coordinator

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Role within the City

DEPARTMENT/ DIVISION FUNCTION SUMMARY

The Planning and Conservation Department serves to ensure that the quality of life in Fernandina Beach as reflected in its built and natural environment is maintained and enhanced through visioning, good design, guidance on development decisions, and protection of its natural, historic, and cultural resources. The listed core functions characterize the most common work responsibilities of the section; however, the Planning and Conservation team also serves as a resource on a variety of different City projects and programs lacking oversight from a designated City department.

PLANNING

Strategic and Long-Range Planning: Preparing comprehensive plan updates, maintenance, and implementation in accordance with state laws, researching and developing comprehensive plan-directed special studies, inventories, or guidelines, and maintaining active regional and statewide involvement as well as continuing to enhance coordination with local interest groups.

Administration of the Land Development Code(LDC): Working with the public, Planning Advisory Board, and City Commission to administer and implement zoning regulations and on-going maintenance through ordinance revisions. The department coordinates with the Building and Code Enforcement Departments to enforce LDC regulations.

Compliance with Federal, State, and Regional Regulations and Programs: Managing and complying with a wide range of federal or state agency land use regulations and/or programs to ensure the City's compliance with applicable federal and state laws or regionally required planning activities. This may involve coordination with federal and state agencies, as required, as well as the Nassau County Growth Management Department depending on the scope and nature of the regulation or program involved.

Environmental Lands Conservation Management: Responsible for technical, administrative, and managerial work in the management of City conservation lands such as Egan's Creek Greenway, City parks, beaches and dune systems, to restore and maintain plant and animal habitats and passive recreation areas in an urban southeastern maritime forest. This position is responsible for the compliance, coordination, reporting requirements, and administration relative to City land conservation programs.

Role within the City

URBAN DESIGN AND DEVELOPMENT REVIEW

Urban Design: Creating a sense of place that is authentically Fernandina Beach through focused efforts to obtain an urban form that mirrors the community's vision through a comprehensive approach to every project ensures quality in buildings, streets, sidewalks, and civic venues. By aligning new developments with community goals, the City makes possible projects that serve to improve the built environment, adds value to the project and the existing neighboring developments, improves resident's and visitor's experience, helps land owners to understand their properties' potential, and assists in saving time and money in the planning review processes.

Development Review and Site Inspections: Reviewing and processing building and zoning permit applications accepted via the Building Department and site plan applications through the Technical Review Committee. The Department conducts site inspections of field work in conjunction with an active planning case or building/zoning permit and works with the Building Department to ensure timely and coordinated processing of applications. The Department provides support services to address floodplain management and participates in community outreach for building safety measures and reducing flood risks.

Miscellaneous Technical Functions: Preparing zoning confirmation, due diligence, and DEP review letters. Providing digital and printed mapping services through an interactive online website and performing other technical activities related to the City's planning programs. Maintaining and updating department websites.

LANDS ENRICHMENT

Historic Preservation: Administering City's historic preservation program and Community Redevelopment Area (CRA), including processing staff-level Certificate of Approval applications, preparing long-range preservation planning goals and strategies, managing the local historic preservation ordinance, initiating community outreach and educational opportunities regarding preservation, staffing the Historic District Council, submitting grant applications for preservation projects, and maintaining Certified Local Government status. Partnering with local organizations like the Amelia Island Museum of History and Fernandina Beach Main Street for events and activities.

Urban Forestry: Providing review of all tree removal applications on both public and private property in accordance with City ordinances. Staff maintains the City's 2009 and 2017 public tree inventory with an estimated value of nearly \$100 million, organizes the City's annual Arbor Day event, manages the Tree City designation annual renewal requirements, identifies and applies for grants, works with community groups like the Amelia Tree Conservancy, and supports other departments to better care for the City's existing public space trees by helping to identify hazard trees and prioritize maintenance tasks.

Role within the City

Conservation Lands: Working with stakeholders and external agencies to prepare priority maps and lists for City conservation lands purchases. Annual review of priorities with the City Commission and determination of potential funding resources for acquisition.

CUSTOMER SERVICE FUNCTIONS

Board/Committee Staff: Providing staff support to a variety of established boards and committees including the Planning Advisory Board, Technical Review Committee, Historic District Council, Board of Adjustment, Main Street Board and Councils, and the Amelia River Waterfront Community Redevelopment Agency. Support involves research and review of proposals and applications, completion of staff reports, arranging public meetings, creation of meeting agendas, and serving as technical advisors.

Customer Support: Disseminating information on a daily basis to citizens, realtors, architects, engineers, and prospective property owners regarding land use and development regulations. These activities are conducted through counter responses, phone calls, emails, pre-application meetings, and public outreach presentations.

Public Outreach and External Communication: Developing and sustaining contacts and participation with community civic organizations and ongoing external communications such as press releases and public awareness campaigns and outreach. Maintaining the Department website and updating the main City news webpage.

Interdepartmental and Special Project Support: Providing additional support to other City departments in areas related to expertise of Planning and Conservation Department staff such as GIS mapping, citizen involvement, external communications, organizational issues, and policy development.

Maintenance of City's Geographic Information System (GIS): Managing functions such as the development and maintenance of core data layers, development of data standards, system administration, and general oversight of GIS activities city-wide. Coordinating sharing and integrating GIS data with the County Property Appraiser.



Daily Activities

Review Letters	
Zoning Confirmations	7
Due Diligence	4
Lot Line Adjustment/ Minor Subdivision	3
Context Sensitive	6
DEP Letters	18
Admin Waivers	0
LBTR Review	132
Water/Sewer Voluntary Annexation	8

Permitting	
New Homes	163
Accessory Structures	43
Commercial	74
Demolitions	40
Pools	35
Signs	54
Fences	100
Temporary Use	26
Decks	1
News Racks	6
Roof	11
Site Work	1
Right-of-Way	16

Daily Activities

2019 Active Residential Subdivisions/ Areas

Dunes Of Amelia—Phase 2

River Bend

Hickory Ridge

Crane Island

Aspire Lakeside Reserve

Old Town

Southside

Islands Club– aka Ocean Gallery

Vintage at Amelia Apartment Complex

Shell Cove

Coastal Cottages (Townhomes)

Amelia Oaks

Coastal Oaks

Highland Dunes

Amelia Park

Seascape

*Active subdivisions are at
various phases of build-out.

Planning Advisory Board

The Planning Advisory Board (PAB) is authorized by the City Commission as the Local Planning Agency (LPA) pursuant to Florida Statute Chapter 163.3174. This board makes recommendations to the City Commission on the adoption of Comprehensive Plan amendments and Future Land Use Map amendments and requests for rezoning, filed pursuant to Florida Statutes, Florida Administrative Code and City Ordinances.

The PAB is authorized to issue policy recommendations and guidance affecting development in the City, including amendments to the Land Development Code (LDC). It oversees the creation of subdivisions and proposals for Planned Unit Developments and makes recommendations on redevelopment following disaster situations. The board makes recommendations on necessary special studies for long-range planning and other proposals which work to promote orderly development.

The PAB consists of eight members – five (5) voting members, two (2) alternate members and one (1) nonvoting member. Each voting member is appointed by the City Commission; the nonvoting member is appointed by the School Board of Nassau County.

LOOKING FORWARD:

The focus of this board over the past year has been completion of the City's Evaluation and Appraisal Report (EAR). In 2019, the PAB worked through several significant LDC amendments. Additionally, the board processed changes to make the City's Future Land Use Map and Zoning Maps consistent. Following this effort the board completed review of lands which should contain the Recreation or Conservation designations.

In the next year the Planning Advisory Board will work on legislative updates to the Comprehensive Plan. The board will begin working on a strategy for a major Comprehensive Plan revision and Land Development Code re-write. Minor revisions to the LDC will be considered before the document is "sealed" and changes directed to the larger revision efforts. Staff efforts will be spent processing land use and zoning amendments supportive of adding conservation and recreation lands. City initiated applications will be submitted to the board to incorporate properties which have previously entered into voluntary annexation agreements.

Meeting Date: 2nd Wednesday of each month

Meeting Time: 5PM

Meeting Place: City Hall—Commission Chambers

Staff: Kelly N. Gibson, AICP

Board Members: Mark Bennett, Vice-Chair; Greg Roland; Richard Clark; Genece Minshew, Peter Stevenson, Jenny Schaffer (Alt.), Victoria Robas (Alt.), and Mark Durham (NC School Board)

Summary of Board Activity (Recommendations Only)

Approved	9
Continued	1

Board of Adjustment

The Board of Adjustment (BOA) was established for the purpose of hearing and deciding on appeals of administrative decisions and hearing and deciding on applications for variances within City limits. Variance cases in the historic districts or the Community Redevelopment Area (CRA) are heard by the Historic District Council.

The BOA conducts public hearings and renders decisions in compliance with the requirements of the City's Land Development Code (LDC) on the following matters:

- * To hear and decide appeals where it is alleged there is an error in any order, interpretation, requirement, decision, or determination made by an administrative official in the enforcement of this LDC (See Section 11.07.00 for procedures regarding appeals); and

- * To authorize a variance from a provision of the LDC, as set forth in Chapter 10.

The Board of Adjustment meetings are scheduled for the third Wednesday of each month at 5:00 pm in the City Commission Chambers, City Hall, 204 Ash Street. Please check the calendar on the City's home page for up-to-date information about upcoming meetings.

Meeting Date: 3rd Wednesday of each month

Meeting Time: 5PM

Meeting Place: City Hall—Commission Chambers

Staff: Jacob Platt

Board Members: Matt Miller, Chair; Marcy Mock, Vice-Chair; Tisha Dadd; Barry Hertslet; Steven Papke, Steven Cook, Mark Gleason

Summary of Board Activity

Approved	9
Denied	0
Withdrawn	0
Admin Appeals	3

Historic District Council

The mission of the Historic District Council is to preserve and protect the architectural heritage of the City of Fernandina Beach as set forth in the City's Charter and Land Development Code.

The Historic District Council (HDC) of the City of Fernandina Beach, FL, was established to be the City's primary agency responsible for furthering historic preservation within the city. There are five (5) regular members and two (2) alternate members, all appointed by the City Commission, acting upon recommendations of the Historic District Council. The term of office is three (3) years. Members serve at the pleasure of the City Commission.

The Council functions to protect sites of historical and architectural significance by acting as a design-review board for exterior alterations, repairs, moving or demolition of structures or historic landscape features within the city's local historic districts. The purpose of the review process is to ensure that any proposed changes are compatible with existing historic features in terms of design, texture, material, siting and location.

The members of the Historic District Council are city residents whose interests, backgrounds and experience, taken together, provide the City with expert advice on matters pertaining to the preservation of districts and specific buildings of the City that reflect elements of its cultural, social, economic, political and architectural history.

Meeting Date: 3rd Thursday of each month

Meeting Time: 5PM

Meeting Place: City Hall—Commission Chambers

Staff: Salvatore Cumella

Board Members: Chair Michael Spino, Vice-Chair James Pozzetta, Michael Harrison, Angela Conway, Benjamin Morrison, Tammy Kosack

Summary of Board Activity

Approved	34
Denied	1
Withdrawn	1
Staff COA	112

LOOKING FORWARD:

The HDC will be working on a number of projects in 2020 that support Fernandina Beach's commitment to preservation of our historic resources. The board will work to increase awareness of the value of the City's historic and cultural resources. Efforts this year will include working to make guidelines more understandable and user-friendly, citizen workshops, and support to create exhibits featuring prominent resources. Additionally, staff and the board will continue to partner with the Friends of Bosque Bello to ensure the area is protected and enhanced.

Technical Review Committee

The Technical Review Committee (TRC) reviews applications and provides compliance reports for site plans, rezoning, amendments to the Land Development Code, preliminary subdivision plats, final subdivision plats, and amendments to previously issued local development orders. Direction for the committee's work is provided through the Land Development Code Chapter 11.

TRC serves as a starting point for early development project questions and inquiries. Often projects or topics are handled as walk-on cases before moving directly to building permit review. The Committee's work involves providing direction to inform design professionals and avoid undue delays.

Meeting Date: 2nd and 4th Thursday each month

Meeting Time: 9am

Meeting Place: City Hall—Commission Chambers

Staff: Jacob Platt

Board Members: Don Kukla (Building), Jason Higginbotham (Fire), Andre Desilet (Stormwater), Rex Lester (Streets), John Mandrick (Utilities)

Summary of Board Activity

Approved Plans	11
Pre- Application	#
Change of Use	#
Continued to 2020	#

LOOKING FORWARD:

This committee continues to work on finalizing 2019 applications. Over the next year, we anticipate revisions to the process in compliance with direction provided by 2019 HB 7103 and establishing standards for change of use. In an effort to streamline the review process, staff has created electronic comment standards. These will be further refined over the next year as we move towards fully electronic submittals.

Urban Forestry

Tree Removal Permits

<i>Approved</i>	<i>252 Hazard and New Building</i>
<i>Denied</i>	<i>5</i>
<i>Withdrawn</i>	<i>2</i>

City Tree Plantings

<i>Roads + Parks</i>	<i>38</i>
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Key Successes:

- Tree Planting Activities
- Mulching Efforts
- Volunteer Organization
- Vendor for Canopy Analysis
- Proposed Tree Protection Standards in December 2019

Challenges:

- Tree Management Plan: 5-year Planting Strategy
- Violations of City's Tree Protection
- Staffing and Vehicle to establish new plants
- Finding Acceptable Ground to Plant

