



**AGENDA  
TECHNICAL REVIEW COMMITTEE  
REGULAR MEETING  
APRIL 8, 2021  
9:00 AM  
CITY HALL COMMISSION CHAMBERS  
204 ASH STREET  
FERNANDINA BEACH, FL 32034**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PLEDGE OF ALLEGIANCE**

**4. APPROVAL OF MINUTES**

4.1 Approval of Minutes for the Regular Meeting of March 11, 2021

**5. DISCUSSION ITEMS**

5.1 Pre-Application Discussion - Asa Gillette, Gillette & Associates, Inc., 6 S. 14th St. - To discuss site upgrades for 6 S. 14th Street and 1401 Atlantic Avenue. The property is zoned C-1.

5.2 Pre-Application - Second Discussion: Mike Stauffer AIA, 809 Beech Street parcel - Relocation of historic structure from 14 S. 10th Street to South 9th Street for an adaptive commercial reuse. The parcel is split zoned C-3/MU-8.

5.3 Change of Use: 1894 South 14th Street - Kathleen McClurg to discuss opening a Montessori School in a former fitness space. This property is zoned C-1.

5.4 Pre-Application Discussion - Cotner Associates, Inc., 59 S. Fletcher Ave., to discuss an alteration to utilize existing footprint for a 2 bedroom/2 bath suite. This property is zoned C-1.

5.5 Pre-Application Discussion - Jose Miranda, Miranda Architects, 11 S. 7th St., to discuss the conversion of house to a bed and breakfast and construction of mixed use accessory building. This property is zoned C-3.

**6. DEVELOPMENT INQUIRIES FROM APPLICANTS NOT ON THE AGENDA - DISCUSSION ONLY, NO ACTION TO BE TAKEN.**

**7. COMMITTEE BUSINESS**

7.1 Pre-Application Discussion - Scott Borowski, Clary & Associates, Surveyors, Crane Island - for committee awareness, the 4th Phase of Crane Island PUD, Platting 6 lots and 1 Tract of land. Final Plat requires City Commission approval in keeping with Resolution 2017-56.

**8. ADJOURNMENT**

**NEXT REGULAR TRC MEETING IS SCHEDULED FOR APRIL 22, 2021**

Persons with disabilities requiring accommodations in order to participate in this program or activity should contact 310-3115, TTY 711, or through the Florida Relay Services at 1-800-955-8771 (TTY number for all City offices) at least 24 hours in advance to request such accommodations.



**MINUTES  
TECHNICAL REVIEW COMMITTEE  
REGULAR MEETING  
MARCH 11, 2021**

**1. CALL TO ORDER 9:02**

**2. ROLL CALL**

**MEMBERS PRESENT:**

Jacob Platt, Planning

Rex Lester, Streets/ADA

Jason Higginbotham, Fire

Michelle Forstrom, Code Enforcement

Andre Desilet, Stormwater/Utilities

Stephen Beckman, Building (9:50)

**OTHERS PRESENT:**

Taylor Hartmann, Recording Secretary

Daphne Forehand, City Planner

**3. PLEDGE OF ALLEGIANCE**

**4. APPROVAL OF MINUTES**

4.1 Approval of Minutes for the Regular Meeting of February 11, 2021.

4.2 Approval of Minutes for the Regular Meeting of February 25, 2021.

**ACTION TAKEN:** A motion was made by Ms. Forstrom seconded by Mr. Desilet to approve all minutes as presented.

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

**5. DISCUSSION ITEMS**

**6. NEW BUSINESS**

- 6.1 SPR 2021-0004: Matthew Lahti, Gulfstream Design Group, LLC., 1412 Nectarine St. - Construction of 4 medical offices with associated parking, pedestrian sidewalks, stormwater and utility infrastructure.

Mr. Platt introduced the case. No representative from Gulfstream Design Group, LLC. was present to discuss this proposed plan. Committee comments will be sent to the applicant.

- 6.2 SPR 2021-0005: Chris Nardone, Passero Associates, LLC., 700 Airport Rd. - Proposed expansion to existing T-hangar buildings 6 and 7; to include a unisex restroom, asphalt taxi lanes, and retention ponds.

Mr. Platt introduced the case and invited Mr. Chris Nardone to speak.

Mr. Nardone, architect, gave an overview of the proposed plan which is to include a breezeway, 2 taxi lanes, ADA compliant restroom facilities, and 2 new hangars. He explained that the plans would also include separating building 7 and providing it with its own electrical.

Mr. Desilet inquired about the gravity pump system for the restroom as well as the depth of the water

main.

Mr. Platt inquired about the addition of parking spaces for the hangars. It was confirmed that the proposed plan exceeds the number of required spaces.

Mr. Desilet inquired about the location of water meters and proposed connections to them and added that he did not believe there would be any impact fees.

Mr. Platt stated that comments would be returned to the applicant very shortly.

6.3 Pre-Application Discussion - Myrta Defendini, 109 S. 8th Street - To discuss the construction of a Limestone parking lot.

Mr. Platt introduced the case and invited the applicant to speak.

Myrta Defendini, applicant, spoke about the proposed plan for an employee parking lot using limestone gravel.

Mr. Platt indicated that there is a storm drain that will need to be carefully considered. There are also landscape requirements for parking lots with more than 6 parking spaces.

Mr. Desilet spoke about needing a drainage analysis and that permits from DOT will also be required if any part of the parking lot flows into a DOT right-of-way.

Ms. Forstrom indicated that because the parking lot will look like it is available for public use, signage might be necessary and will need to be in accordance with the City's code.

Mr. Platt stated that clarification will need to be sought regarding any ADA parking spot requirements.

Mr. Desilet reviewed the benefits of potentially negotiating an easement between the 2 property owners. He added that a site plan will be required for this proposed project indicating drainage and landscaping.

Mr. Platt confirmed that because the property is within the Historic District it will require a Certificate of Approval.

Mr. Platt will follow-up with the applicant regarding pursuing an easement.

6.4 Pre-Application Discussion - Asa Gillette, 1st Avenue & Mantanzas Avenue, To discuss the construction of 2 single-family homes.

Mr. Platt introduced the case and invited the applicant to speak.

Asa Gillette, architect, provided an overview of the proposed plan. He also proposed to leave the access road unpaved due to the lack of a sufficient right-of-way.

Mr. Desilet confirmed that there are water and sewer hook-ups already in place.

Mr. Lester inquired about any potential improvements to be made to the existing right of way. Mr. Gillette indicated that there were no current plans for improvement.

Mr. Lester expressed concerns over not paving the city-maintained right of way and stated that he has never approved access points in this location with regards to the 2 existing townhomes on Mantanzas Avenue.

Mr. Platt stated that a follow-up meeting regarding the 40-ft right of way will be scheduled.

6.5 Pre-Application Discussion - Asa Gillette, 4447 Buccaneer Trail - To discuss the construction of a new pro shop and new temporary event site.



## **DRAFT**

Asa Gillette, architect, spoke about being in the process of collecting additional data and surveys including drainage options.

Mr. Desilet inquired about restroom facilities. Mr. Gillette confirmed that no permanent structure would be constructed, that temporary facilities would be brought in for each event.

Mr. Gillette will provide a site plan with conclusive details including ADA parking, drainage, and egresses for the temporary tent event set-up and the construction of the pro shop on the north side of the club house.

Mr. Platt summarized this project to Mr. Beckman who joined in at 9:50.

Applicant can move forward with permitting.

### **7. OLD BUSINESS**

### **8. DEVELOPMENT INQUIRIES FROM APPLICANTS NOT ON THE AGENDA - DISCUSSION ONLY, NO ACTION TO BE TAKEN.**

Milad Chaaya, inquired about the rules and regulations for opening a smoke shop within the city limits. Mr. Platt confirmed that it is a permissible use within select zoning districts. Ms. Forstrom will confirm with the Police Department whether there are any restrictions on the types of products that can be sold. Mr. Beckman clarified with Mr. Chaaya that no smoking would be allowed inside the retail location.

### **9. COMMITTEE BUSINESS**

Mr. Platt stated that TRC is now fully digital with the addition of a Digital Signature Stamp for all approved Site Plans.

Mr. Lester stated that plans on site are not always TRC approved plans. Mr. Platt stated that the new TRC Digital Signature Stamp will help to correct this issue.

Mr. Platt updated the Committee on an upcoming HDC Case to re-locate a structure to Beech Street and its impact on parking.

9.1 SPR 2020-0009 - Jefferson Avenue Extension, Driveway for private residence - Sign-off

9.2 SPR 2021-0002 - South 14th & Date Street - River Green Development, 5 Single Family Homes - Sign-off

9.3 SPR 2021-0003: Gillette & Associates, Inc. - S. 18th Street - Construction of a "Y" turnaround at the end of S. 18th Street - Sign-off

### **10. ADJOURNMENT 10:36**

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**Jacob Platt, Chair**

## Print

# Technical Review Committee (TRC): Pre-Application Meeting Request - Submission #6995

Date Submitted: 3/18/2021

## Technical Review Committee (TRC) Pre-Application Meeting Request

USE THIS FORM TO Submit a project for input and guidance from the Technical Review Committee, the City group responsible for reviewing site plans and commercial projects. TRC pre-application meetings are a free service provided by the City of Fernandina Beach to help guide a project through the development review and permitting process. The TRC pre-application meeting is a meeting between an applicant and representatives of City departments responsible for reviewing applications for the purpose of exchanging information on the potential development of a site. This may include providing information on permissible uses of the site; required improvements; infrastructure requirements; any applicable design standards; any potential regional, state or federal standards; requirements for supporting plans, documents and studies; and any applicable design standards.

### Fees

None

## IMPORTANT NOTES

A change of use occurs when an existing use is replaced by a different use, as listed in table 2.03.02. A proposed change of use shall be subject to the pre-application conferences as set forth in 11.01.02. A change of use shall not require a local development order when all the conditions of 11.00.05 are met. The determination that a proposed use or development constitutes a change of use is an administrative decision subject to appeal. When a local development order is required due to a proposed change of use, all standards and procedures of the Comprehensive Plan and LDC shall apply to the proposed new use.

### Please see the Land Development Code (LDC) for detailed information:



Local Development Orders for a Change of Use “ see LDC Section 11.00.05



Pre-Application Conference “ see LDC section 11.01.02

The LDC is available for review at

[www.fbfl.us/LDC](http://www.fbfl.us/LDC)

### Application Requirements



A complete application.



Site plans or scaled drawings; and



Any other files that illustrate the proposed project.

## PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser’s Website’s Map Search

**Site Address\*****City\*****State\*****Zip\*****Parcel ID #(s)\*****Lot****Block****Subdivision****Zoning District\*****Future Land Use Designation\*****Overlay District****Size of Property (acres)\*****Present Property Use\*****Wetlands\*****Flood Zone\*****Coastal Construction Control Line (CCCL)\*****CONTACT INFORMATION**

Applicant or interested party who will be present at the meeting.

**First Name\*****Last Name\*****Company (if applicable)****Telephone Number\*****E-mail Address\*****PROJECT INFORMATION****Project Name****Project Type\*****Project Description\***

Describe your project in detail

**Proposed Access Road\*****Rd Maintenance Jurisdiction \***

**Certification\***



By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.



I acknowledge that I understand and have complied with all of the submittal requirements and procedures.

**Applicant First Name\***

Asa

**Applicant Last Name\***

Gillette

**Today's Date\***

3/18/2021

**Upload Supporting Documentation\***

coastal\_PSP-1.pdf

**Upload 2**

Choose File

No file selected

**Upload 3**

Choose File

No file selected

**Upload 4**

Choose File

No file selected

**Upload 5**

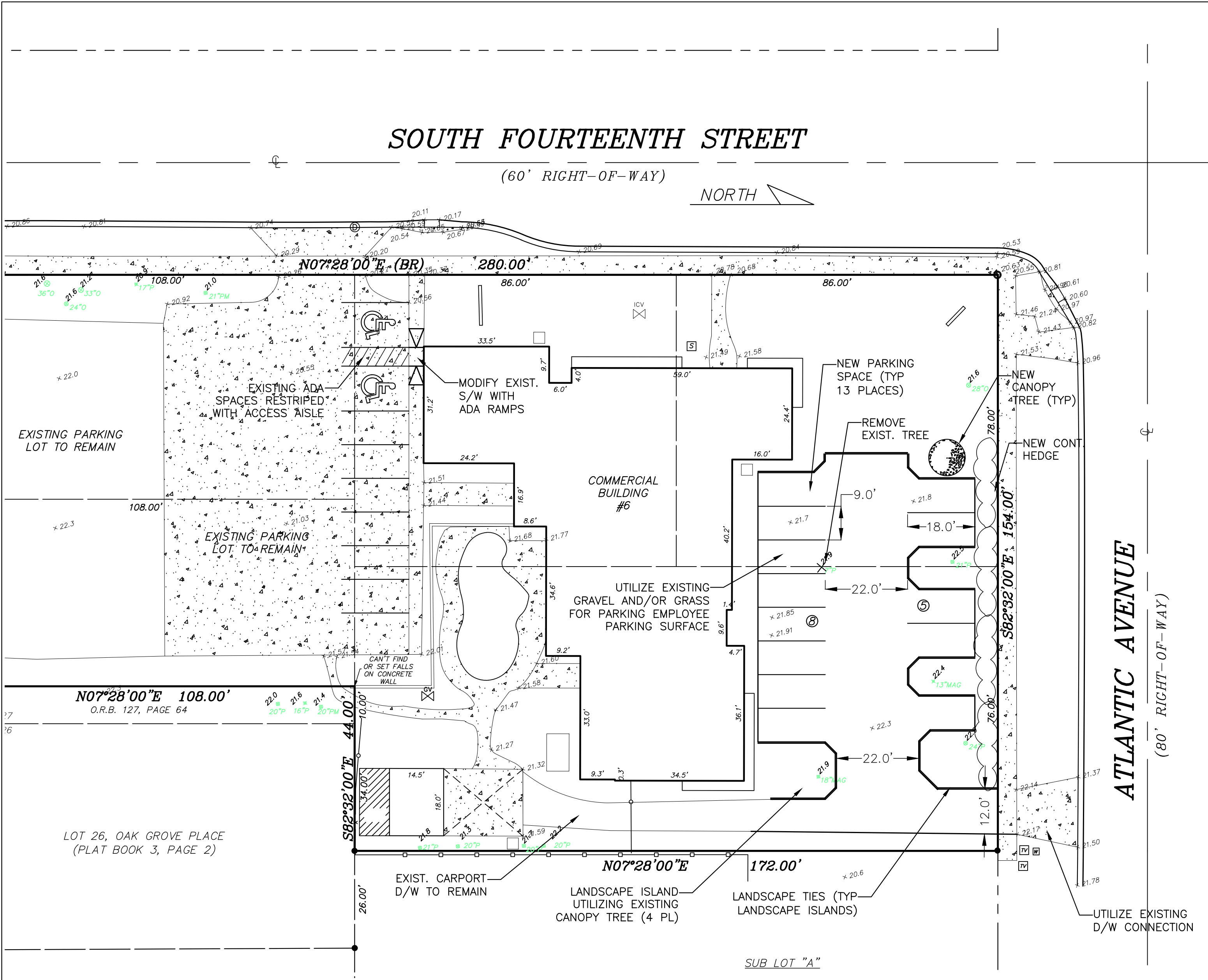
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## DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 |  
[www.fbfl.us/planning](http://www.fbfl.us/planning)



EXISTING COASTAL VISION  
PROPOSED SITE PLAN  
SCALE: 1:20

SITE NOTES

PROPERTY 1 – 6 S. 14TH STREET  
PARCEL I.D.: 00-00-31-1800-0260-01B0  
AREA: 0.6 Ac

ZONING: C-1  
LAND USE: GENERAL COMMERCIAL  
FLOOD ZONE: X  
USE: EXISTING MEDICAL OFFICE

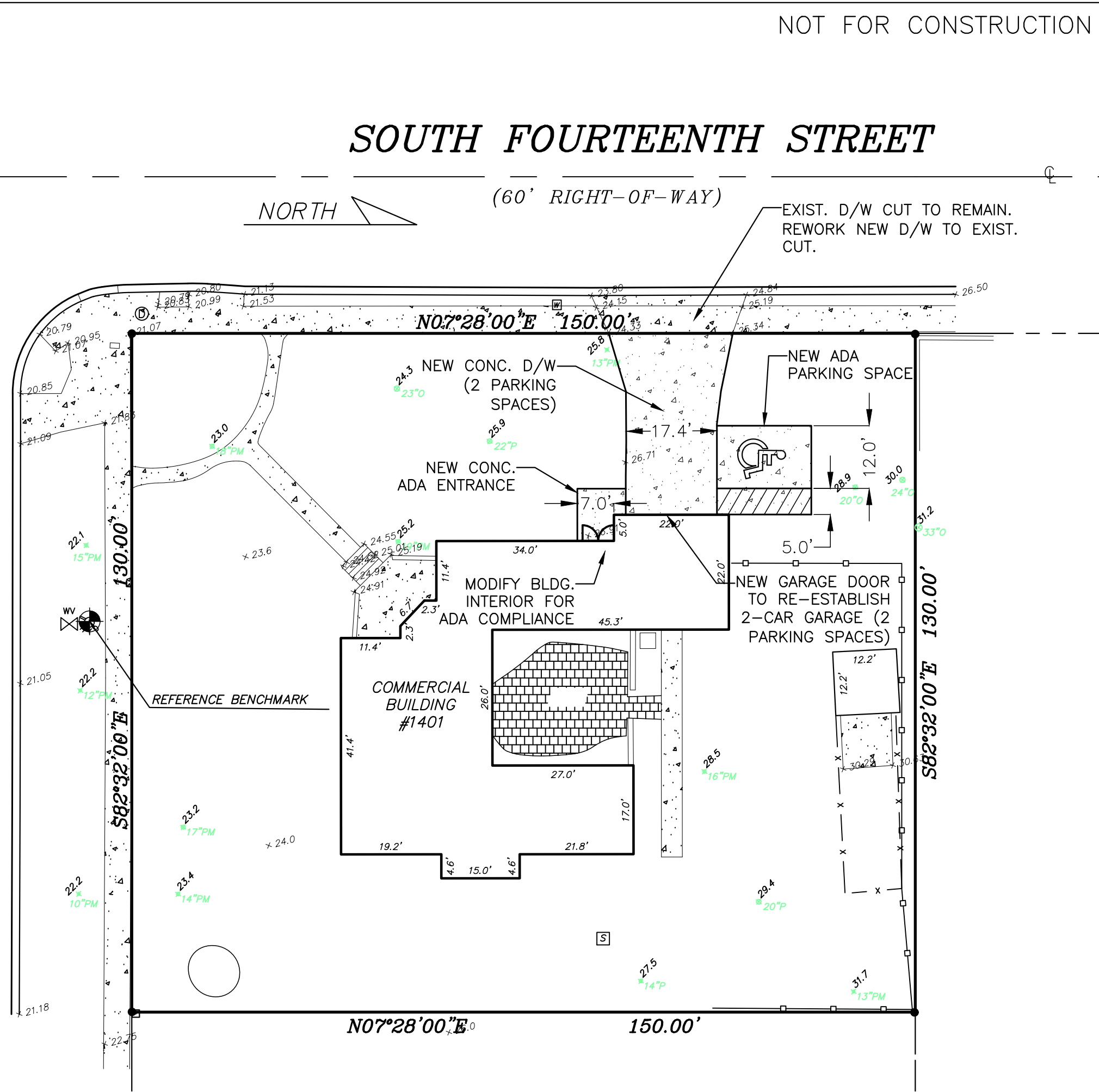
– NEW PARKING ADDED: 13 SPACES

SETBACKS:  
FRONT YARD: 0  
SIDE YARD: 0  
REAR YARD: 10  
SIDE YARD ABUTTING A STREET: 10-FT

– NET IMPERVIOUS AREA REMAINS UNCHANGED  
– EXISTING BUILDING TO REMAIN UNCHANGED  
– EXISTING SOUTHERN PARKING TO REMAIN UNCHANGED  
EXCEPT AS NOTED ON THE PLANS.

ATLANTIC AVENUE

(80' RIGHT-OF-WAY)



PROPOSED OFFICE EXPANSION  
PROPOSED SITE PLAN  
SCALE: 1:20

PROPERTY 2 – 1401 ATLANTIC AVENUE  
PARCEL I.D.: 00-00-31-1800-0259-0012  
AREA: 0.45 Ac

ZONING: MU-1  
LAND USE: MIXED USE  
FLOOD ZONE: X  
PROPOSED USE: GENERAL OFFICE

PARKING:  
– REQUIRED: 300 S.F. PER SPACE  
– SPACES AVAILABLE: 5  
– ALLOWABLE BUSINESS OCCUPANCY AREA: 1,500 S.F.  
– REMAINING SPACE TO BE STORAGE

SETBACKS:  
FRONT YARD: 0  
SIDE YARD: 0  
REAR YARD: 10-FT  
SIDE YARD ABUTTING A STREET: 10-FT

– EXISTING BUILDING FOOTPRINT TO REMAIN UNCHANGED.  
– ADDITIONAL IMPERVIOUS AREA IS CONSIDERED DEMINIMIS.

NOT FOR CONSTRUCTION

NOTE: SOME DETAILS IN THESE DRAWINGS ARE TO BE CONSIDERED TYPICAL AND MAY NOT BE CALLED OUT ON PLANS. CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DETAILS DURING CONSTRUCTION IN ALL TYPICAL AREAS.

REGISTERED DESIGN PROFESSIONAL  
NOT FOR CONSTRUCTION  
ASA R. GILLETTE, P.E.  
FLORIDA P.E. NO. 56177

| REV | DATE    | ITEM               |
|-----|---------|--------------------|
| A   | 3/18/21 | DEVELOPMENT REVIEW |
|     |         |                    |
|     |         |                    |
|     |         |                    |
|     |         |                    |

GILLETTE & ASSOCIATES, INC.  
CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING  
CERTIFICATE OF AUTHORIZATION NO. 9332  
ASA R. GILLETTE, P.E. \* FL PE NO. 56177

20 S. 4TH STREET \* FERNANDINA BEACH, FL 32034  
PHONE: 904-261-8819 \* www.gilletteassociates.com

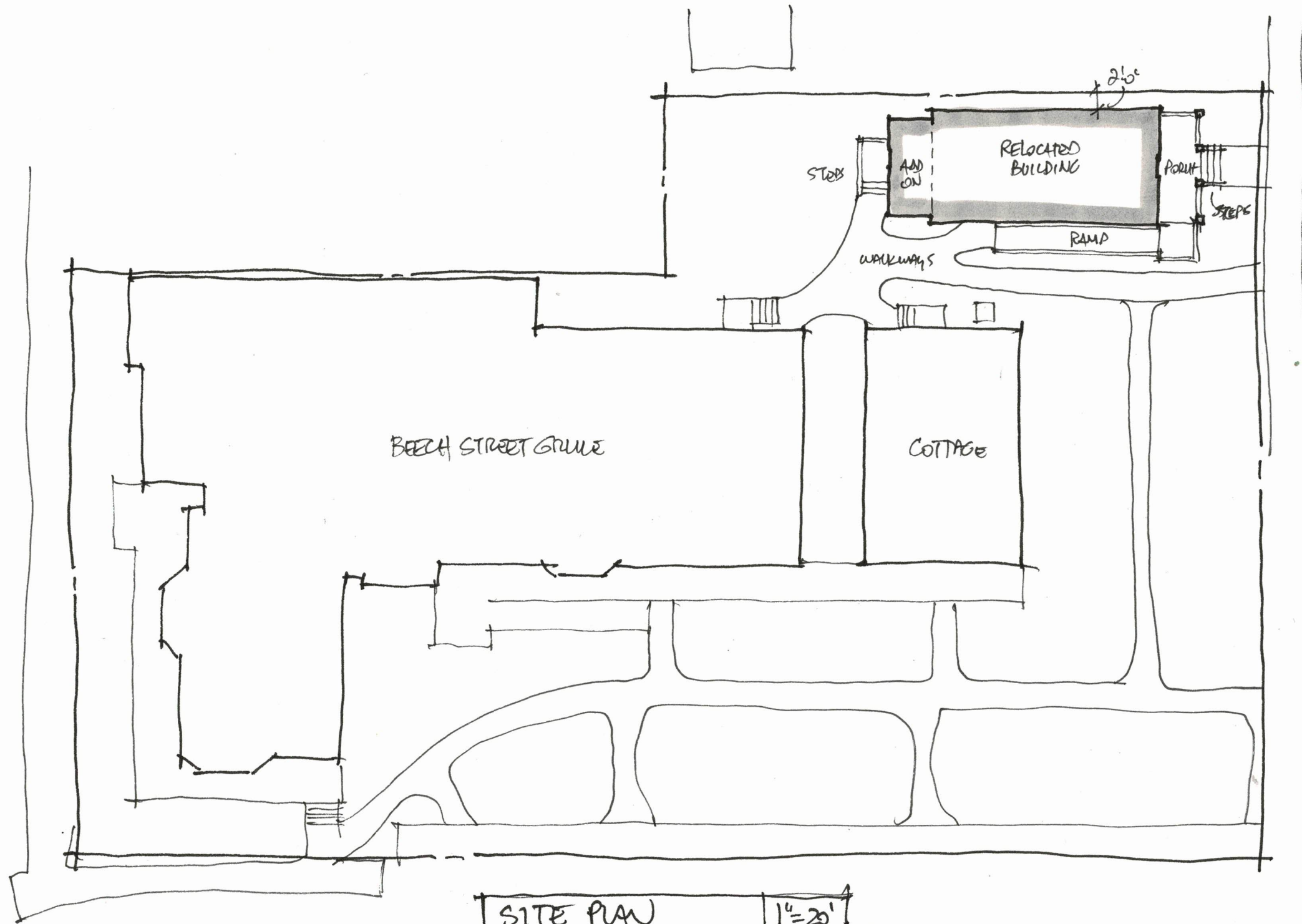
COASTAL VISION CENTER  
SITE UPGRADES

14TH ST. & ATLANTIC AVE  
FERNANDINA BEACH, FLORIDA

|                                                          |
|----------------------------------------------------------|
| DATE: 03/18/21                                           |
| SCALE: 1:20<br>DRAWING IS REDUCED IF LESS THAN 22" x 34" |
| PRELIMINARY<br>SITE PLAN                                 |
| North / Elev Key Sheet                                   |
| PSP-1                                                    |
| Page                                                     |



8<sup>TH</sup> STREET

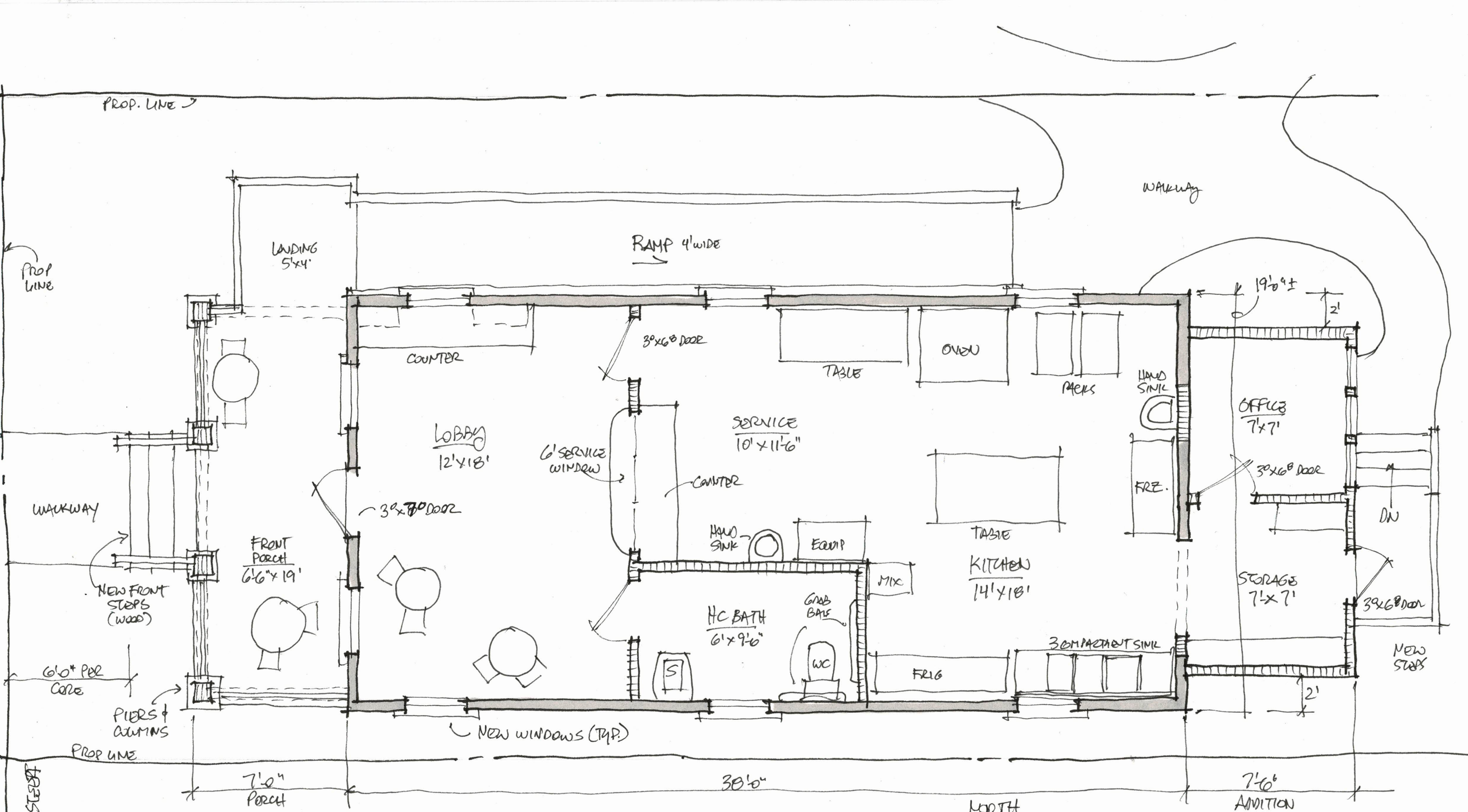


S. 9<sup>TH</sup> STREET

SITE PLAN 1"=20'

9<sup>TH</sup> STREET PROJECT  
1/13/2021

BEECH STREET



**FLOOR PLAN**  
9TH STREET PROPERTY  
1/4" = 1'0"  
1/13/2021

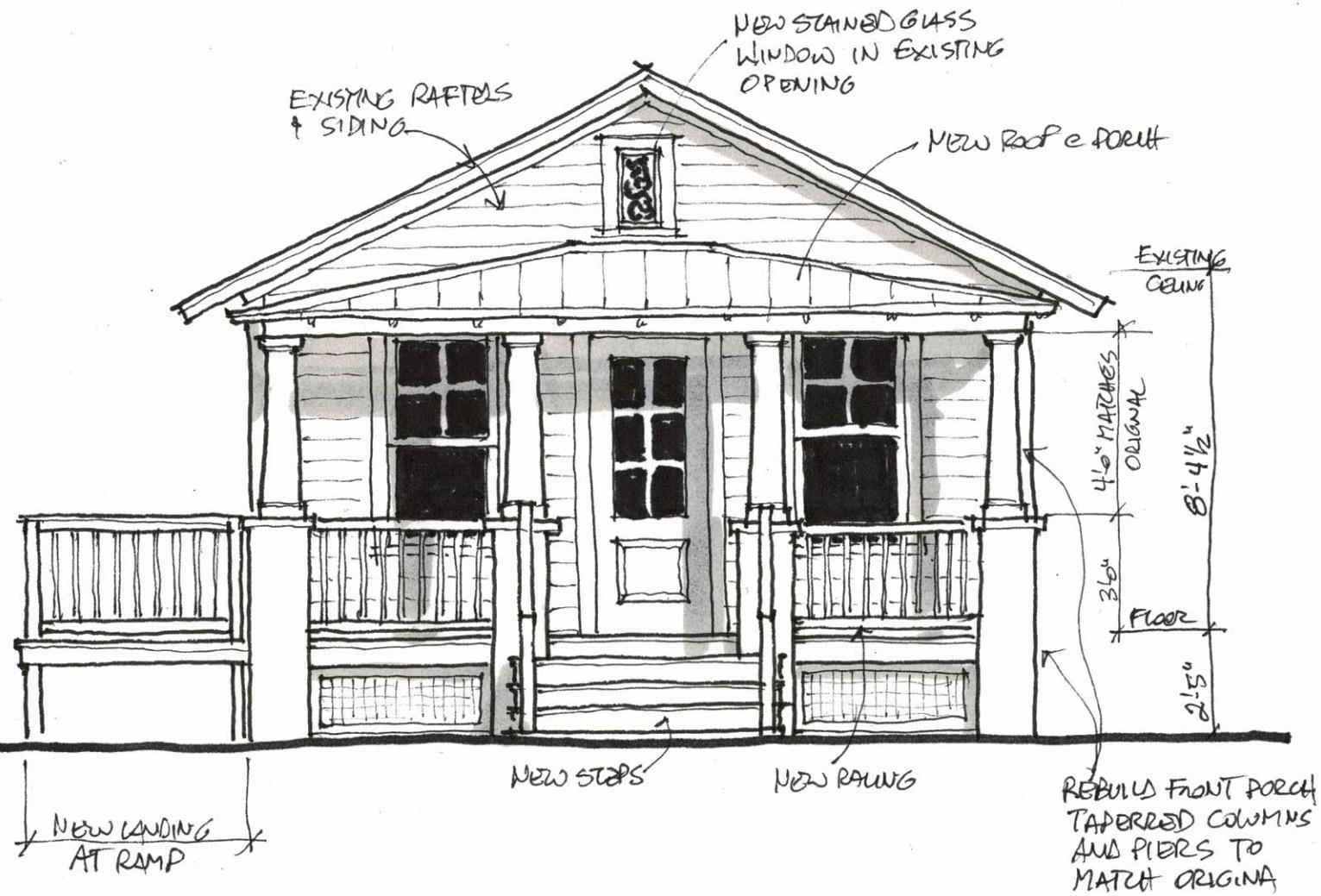




|                |                          |
|----------------|--------------------------|
| EAST ELEVATION | $\frac{1}{4}'' = 1'-0''$ |
|----------------|--------------------------|

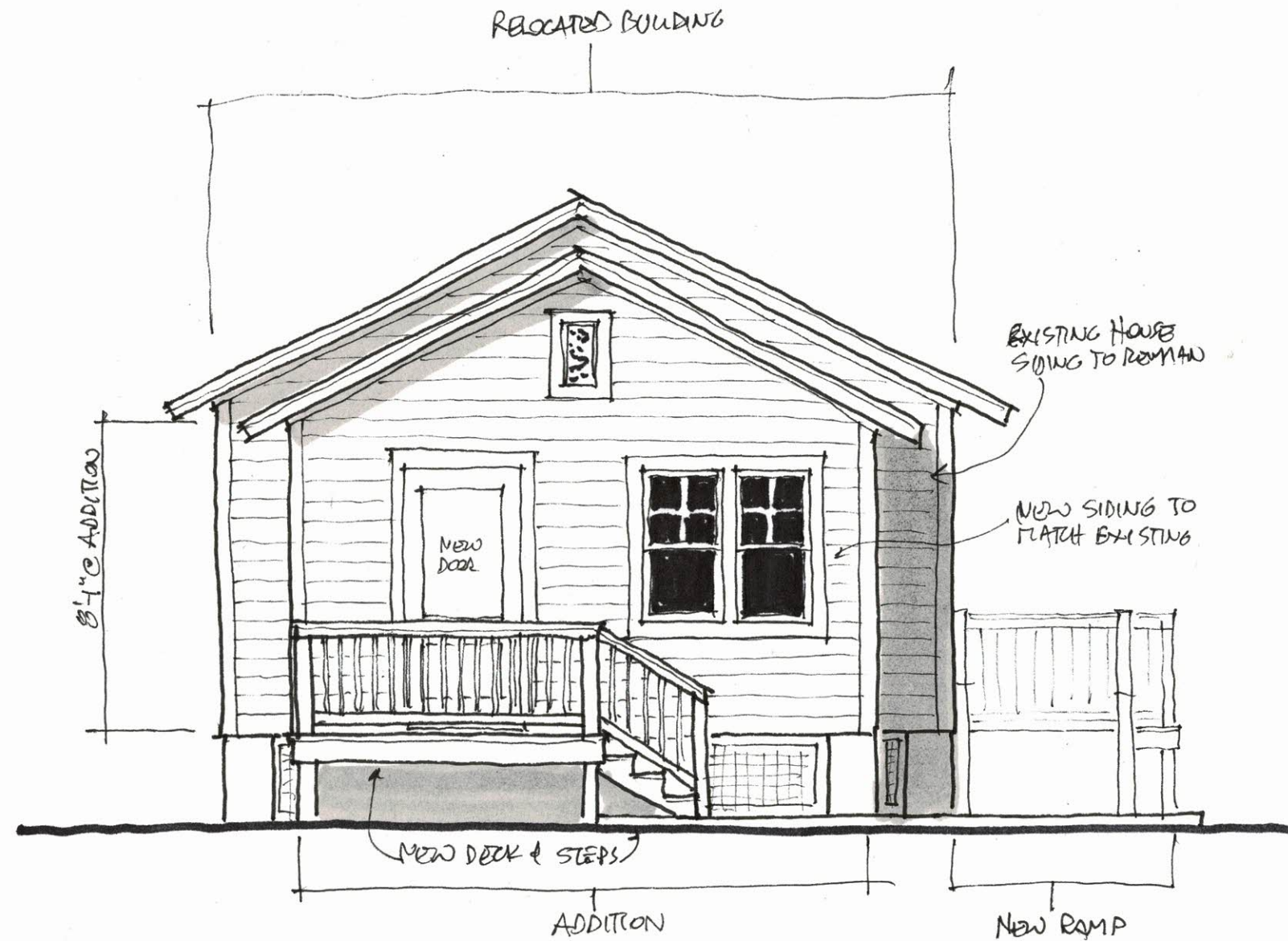
9TH STREET PROPERTY  
1/13/2021





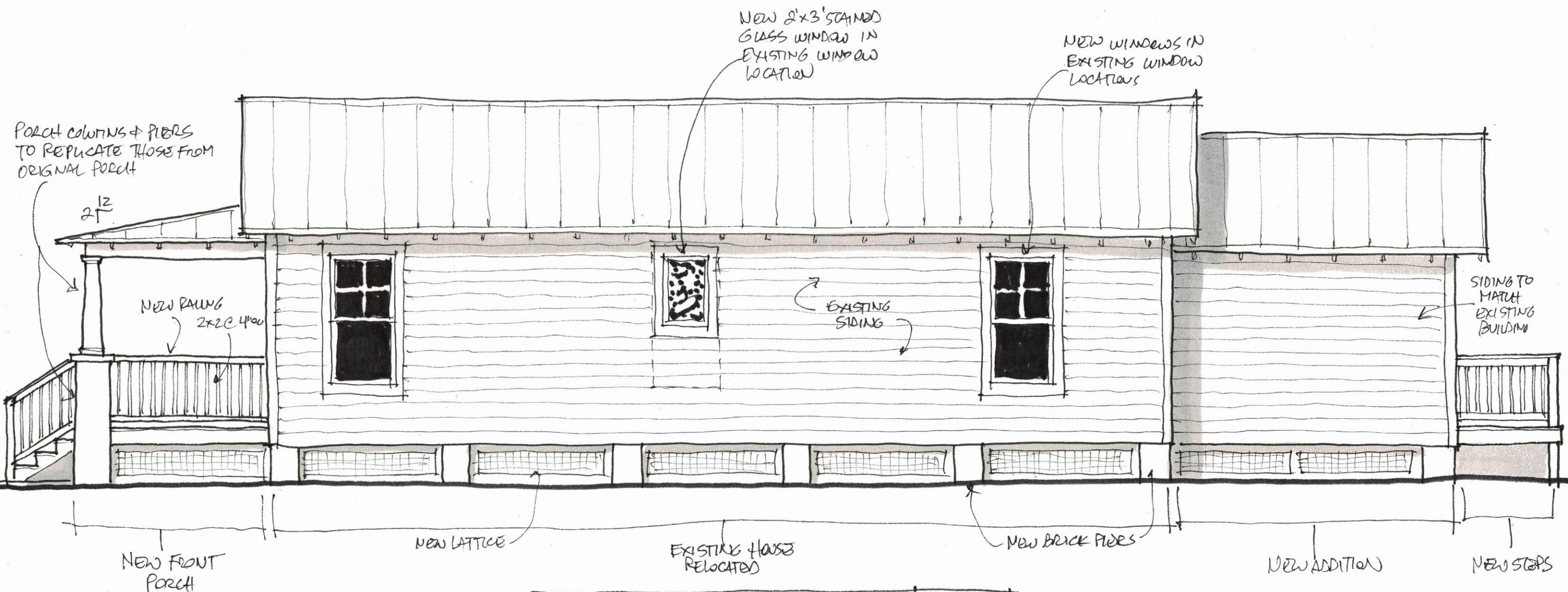
PROPOSED EAST ELEVATION  $\frac{1}{4}'' = 1'-0''$

S. 9TH STREET RELOCATION  
1/10/2021



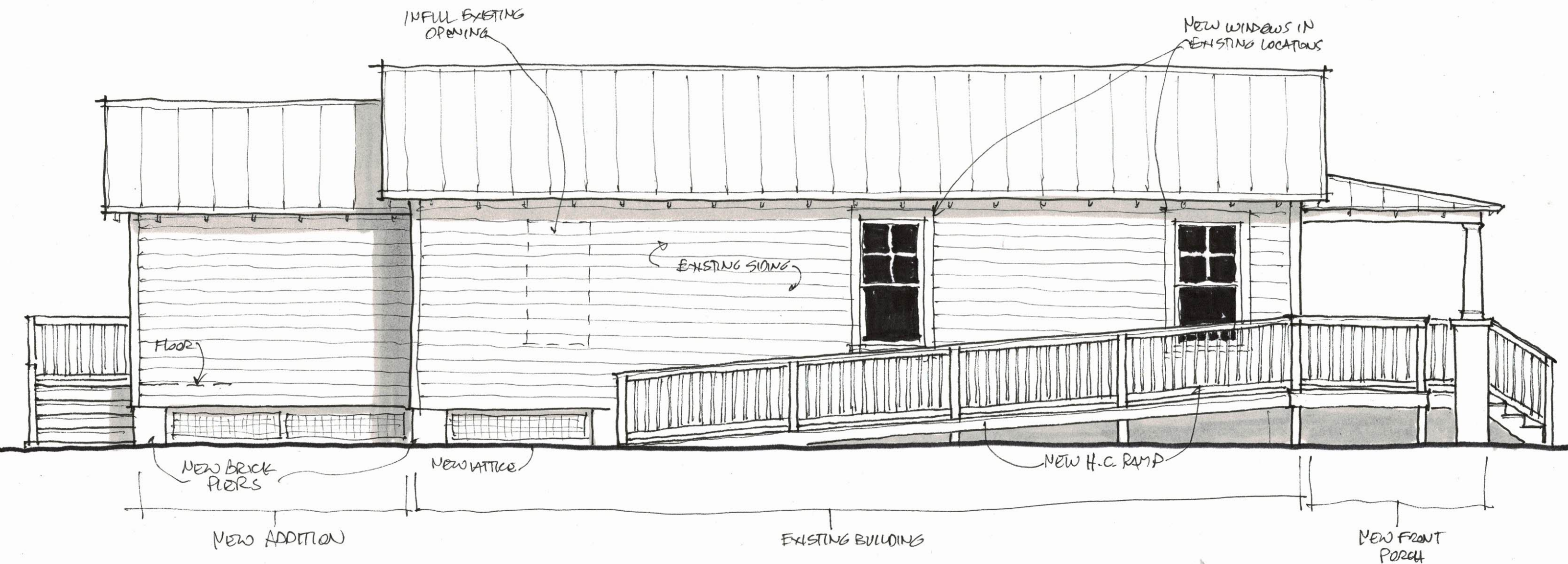
PROPOSED WEST ELEVATION  $\frac{1}{4}'' = 1'-0''$





NORTH SIDE ELEVATION - PROPOSED  $1/4" = 1'-0"$   
8 9TH STREET SOUTH RELOCATION 1/18/2021





|                             |              |
|-----------------------------|--------------|
| SOUTH SIDE ELEV PROPOSED    | 1/4" = 1'-0" |
| 9TH STREET SOUTH RELOCATION | 1/18/2021    |

**Print**

**Technical Review Committee (TRC): Pre-Application Meeting Request -  
Submission #7032**

**Date Submitted: 3/26/2021**

# Technical Review Committee (TRC) Pre-Application Meeting Request

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## Fees

None

## IMPORTANT NOTES

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Local Development Orders for a Change of Use “ see LDC Section 11.00.05



Pre-Application Conference “ see LDC section 11.01.02

### The LDC is available for review at

[www.fbfl.us/LDC](http://www.fbfl.us/LDC)

### Application Requirements

All applications and related documents for a Pre-Application Meeting must be submitted by 12:00 p.m. five (5) business days before the scheduled meeting. Required documents are as follow:



A complete application.



Site plans or scaled drawings; and



Any other files that illustrate the proposed project.

## PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser’s Website at Map Search](#)

### Site Address\*

South 9th Street

### City\*

Fernandina Beach

### State\*

FL

### Zip\*

32034



**Parcel ID #(s)\*****Lot****Block****Subdivision****Zoning District\*****Future Land Use Designation\*****Overlay District****Size of Property (acres)\*****Present Property Use\*****Wetlands\*****Flood Zone\*****Coastal Construction Control Line (CCCL)\***

## CONTACT INFORMATION

Applicant or interested party who will be present at the meeting.

**First Name\*****Last Name\*****Company (if applicable)****Telephone Number\*****E-mail Address\***

## PROJECT INFORMATION

**Project Name****Project Type\*****Project Description\***

Describe your project in detail

**Proposed Access Road\*****Rd Maintenance Jurisdiction \*****Certification\***

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.



I acknowledge that I understand and have complied with all of the submittal requirements and procedures.

Applicant First Name\*

Michael

Applicant Last Name\*

Stauffer

Today's Date\*

3/26/2021

Upload Supporting Documentation\*

Little Green House\_9th Street Site Plan.pdf

Upload 2

Choose File No file selected

Upload 3

Choose File No file selected

Upload 4

Choose File No file selected

Upload 5

Choose File No file selected



DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 |  
www.fbfl.us/planning

SITE PLAN

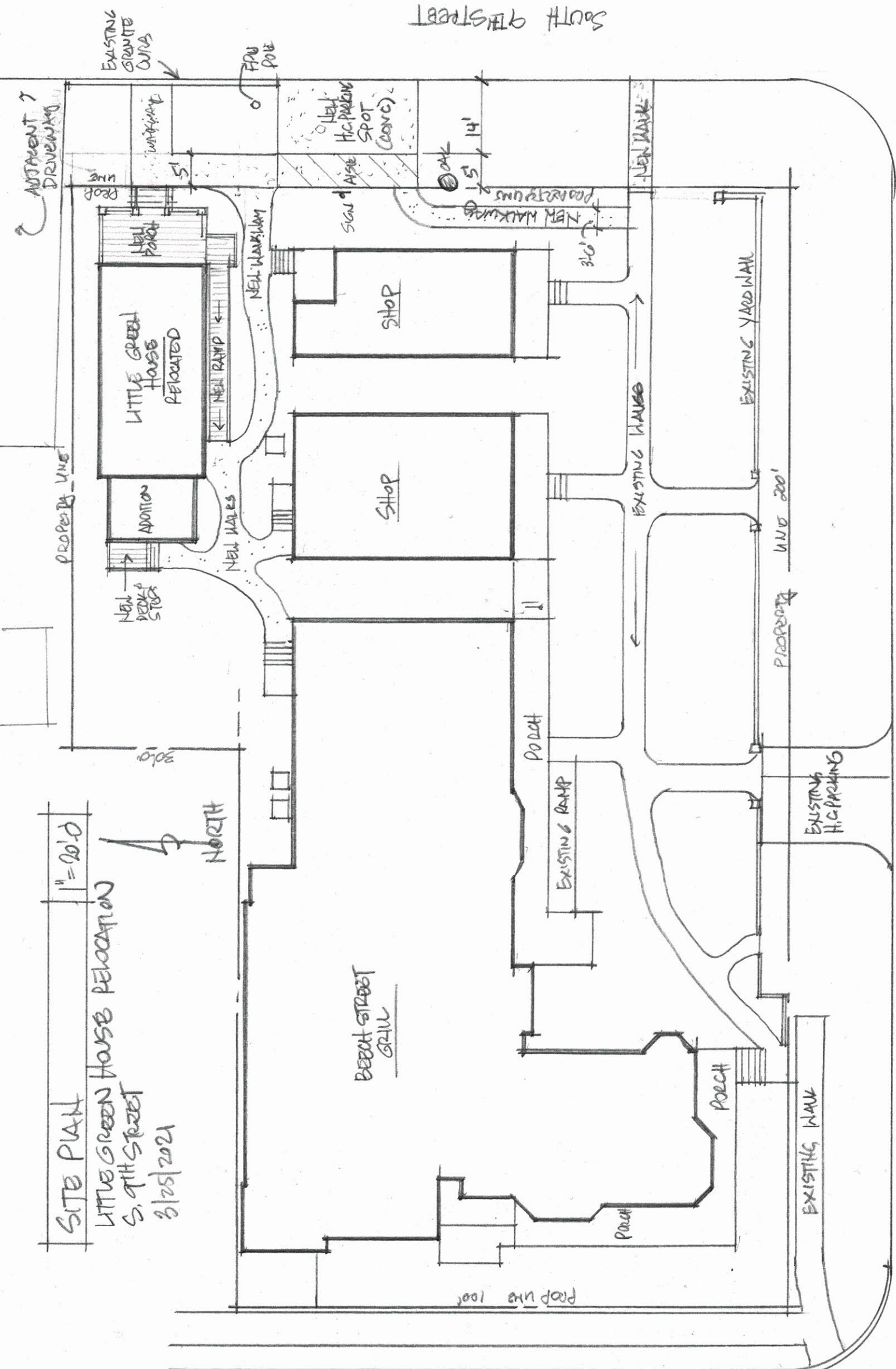
LITTLE GREEN HOUSE RELOCATION

S. 9TH STREET

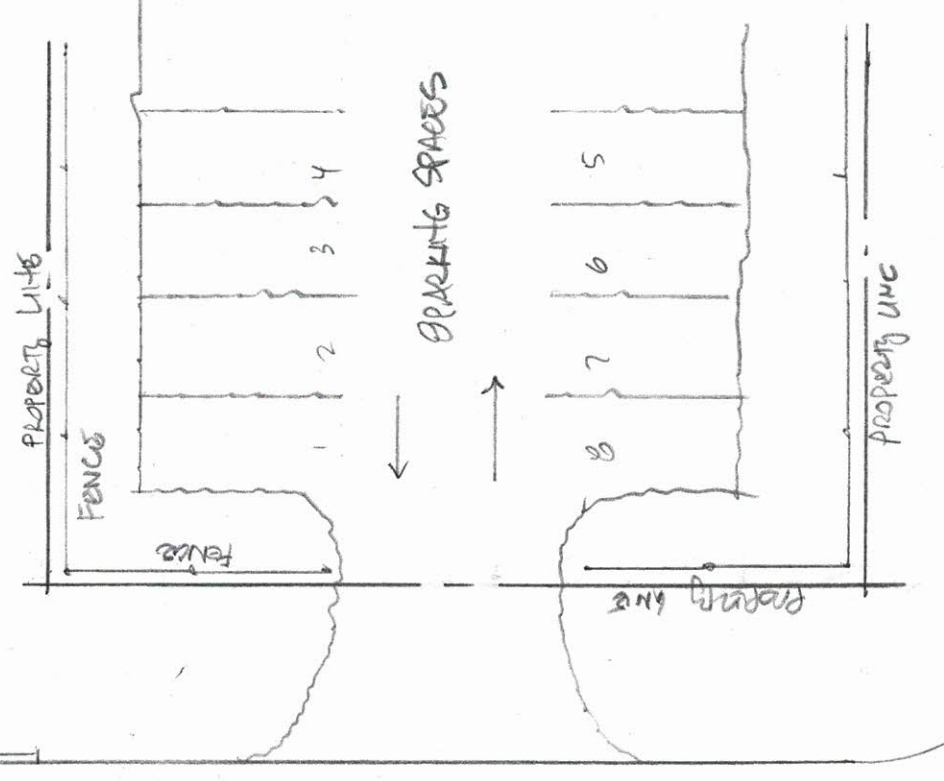
3/25/2021

1" = 20'-0"

NORTH



BEACH STREET



**Print**

**Technical Review Committee (TRC): Pre-Application Meeting Request -  
Submission #7046**

**Date Submitted: 3/28/2021**



# Technical Review Committee (TRC) Pre-Application Meeting Request

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## Fees

None

## IMPORTANT NOTES

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### Application Requirements

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A complete application.



Site plans or scaled drawings; and



Any other files that illustrate the proposed project.

## PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser’s Website at Map Search](#)

### Site Address\*

1894 South 14th Street,

### City\*

Fernandina Beach

### State\*

Florida

### Zip\*

32034

Parcel ID #(s)\*

00-00-31-142P-0003-0000

Lot

Unit 3

Block

1830/1263 ISLAND PROFESSIONAL PLAZA

Subdivision

Island Professional Plaza

Zoning District\*

C-1

Future Land Use Designation\*

Public & Institutional

Overlay District

None

Size of Property (acres)\*

1998 SF

Present Property Use\*

Pilates Fitness Center

Wetlands\*

No

Flood Zone\*

X, area of minimal flood

Coastal Construction Control Line (CCCL)\*

No

CONTACT INFORMATION

Applicant or interested party who will be present at the meeting.

First Name\*

Kathleen

Last Name\*

McClurg

Company (if applicable)

Rain Lily Montessori School

Telephone Number\*

(904)456-7538

E-mail Address\*

kmccclurg123@gmail.com

PROJECT INFORMATION

Project Name

Rain Lily Montessori School

Project Type\*

Commercial

Project Description\*

A small one classroom Montessori School, serving 20-30 children aged 3-6 years. We will be licensed by the Department of Children and Families (DCF).

Describe your project in detail

Proposed Access Road\*

14th Street

Rd Maintenance Jurisdiction \*

City Maintained

Certification\*



By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.



I acknowledge that I understand and have complied with all of the submittal requirements and procedures.

**Applicant First Name\***

Kathleen

**Applicant Last Name\***

McClurg

**Today's Date\***

3/28/2021

**Upload Supporting Documentation\***

Rain Lily Montessori School Space.pdf

**Upload 2**

1894 S. 14th Listing -  
Google Docs.pdf

**Upload 3**

Choose File

No file selected

**Upload 4**

Choose File

No file selected

**Upload 5**

Choose File

No file selected



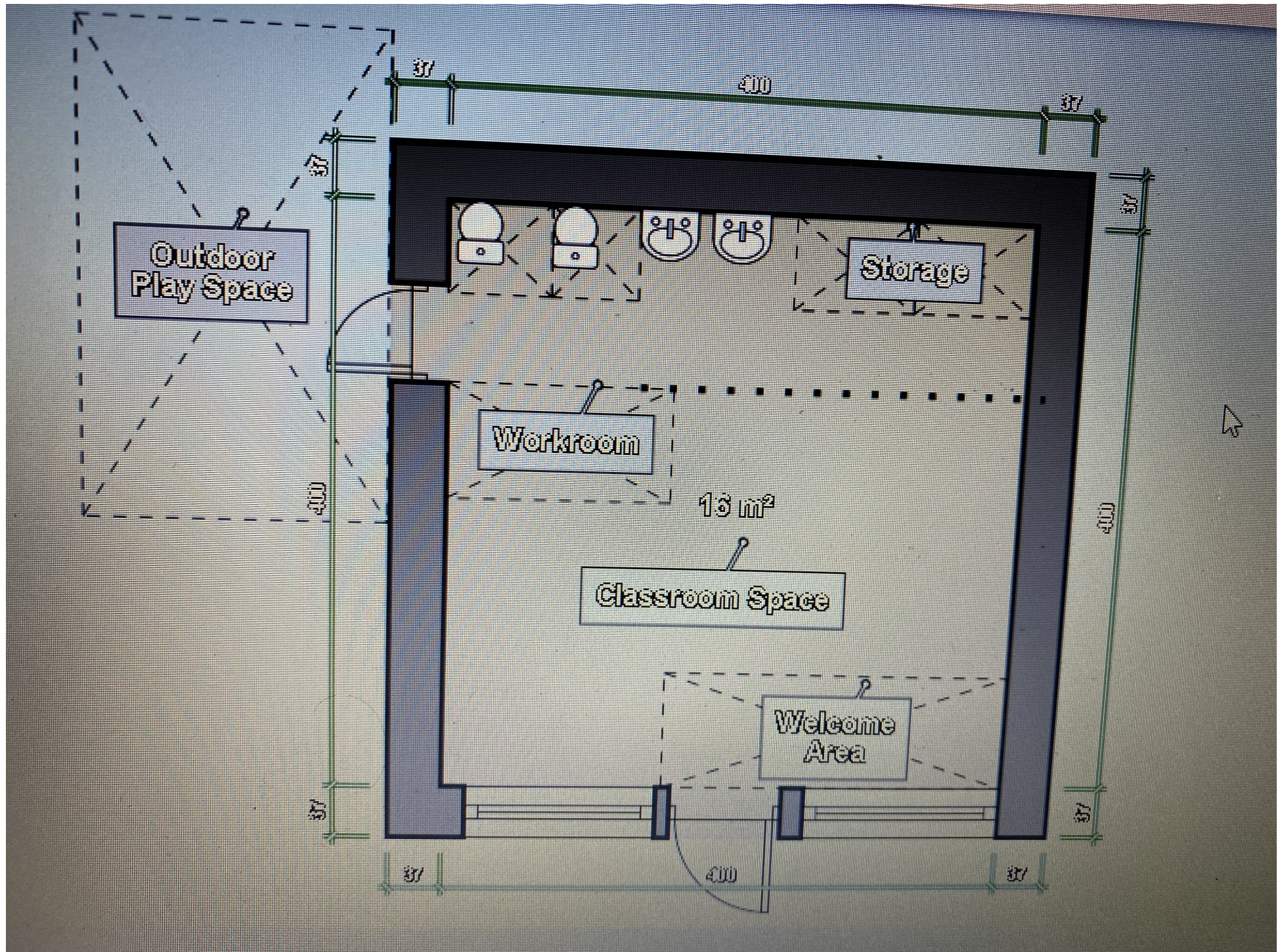
## DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 |  
[www.fbfl.us/planning](http://www.fbfl.us/planning)

The file attached below is the listing of the property at 1894 S. 14th Street, Unit 3.

<https://reporting.loopnet.com/report/19054e2f-f869-46a0-b364-1b2f13aa0bc4>









SEP - 5 1997

BK 0805 PG 1096

**WARRANTY DEED**

OFFICIAL RECORDS

THIS INDENTURE, made this 2<sup>nd</sup> day of September, 1997, between:

OPAL M. WEINZIRL, a single person

whose address is:

121 North 19th Street  
Fernandina Beach, FL 32034,

Florida Documentary Stamp tax  
required by law in the amount  
of \$ 1400.00 Certificate of  
Registration No. 59-6015298-01  
Date 9-5-97

James A. Wood  
Grantor, Clerk Circuit Court Nassau County Florida

and **LODGING RESOURCES, INC.**, a Florida corporation,

whose address is:

98 South Fletcher Avenue  
Fernandina Beach, FL 32034,

Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars, and other good and valuable consideration, to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, Grantee's successors and assigns forever, the following described land, situate, lying and being in the County of Nassau, State of Florida, to wit:

All that certain lot, piece or parcel of land situate, lying and being in the County of Nassau and State of Florida and being further described as follows:

Lots 52 and 53 of the Supplemental Plat of AMELIA ISLAND LIGHTHOUSE RESERVATION SUBDIVISION, as recorded in Plat Book 2, page 24 of the public records of Nassau County, Florida, the same being in Section 12, Township 3 North, Range 29 East, Nassau County, Florida..

SUBJECT TO COVENANTS AND RESTRICTIONS of record, if any, AND to taxes accruing subsequent to December 31, 1996.

PARCEL NUMBER: 00 00-31-1020-0052-0000

And the Grantor does hereby fully warrant the title to the land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on the day and year first above written.

SIGNED, SEALED and DELIVERED

In the presence of:

Frances G. Burgess  
Name: FRANCES G. BURGESS

Michael E. Wood  
Name: MICHAEL E. WOOD

Opal M. Weinzirl  
OPAL M. WEINZIRL  
FLEA & RECORDS STAMP FOR F.  
RECORDS CLERK NASSAU COUNTY FLA.  
RECORD # 111111

9720220

97 SEP -5 PM 2:50

STATE OF FLORIDA

COUNTY OF NASSAU

Michael E. Wood  
NOTARY PUBLIC  
NASSAU COUNTY, FLORIDA

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of September, 1997, by OPAL M. WEINZIRL, who is personally known to me or who produced Michael E. Wood as identification.

Notary Public, State of Florida  
My Commission Expires:

THIS INSTRUMENT PREPARED BY:  
MARSHALL E. WOOD, P.A.  
303 CENTRE STREET, SUITE 100  
FERNANDINA BEACH, FL 32034



MARSHALL E. WOOD  
Comm. No. 00357751  
My Comm. Exp. Apr. 23, 1998  
Exp. 200 thru Richard Inc. Agency

600  
1400.00  
1400.00

173-21996

**Print**

**Technical Review Committee (TRC): Pre-Application Meeting Request -  
Submission #7052**

**Date Submitted: 3/29/2021**

# Technical Review Committee (TRC) Pre-Application Meeting Request

USE THIS FORM TO Submit a project for input and guidance from the Technical Review Committee, the City group responsible for reviewing site plans and commercial projects. TRC pre-application meetings are a free service provided by the City of Fernandina Beach to help guide a project through the development review and permitting process. The TRC pre-application meeting is a meeting between an applicant and representatives of City departments responsible for reviewing applications for the purpose of exchanging information on the potential development of a site. This may include providing information on permissible uses of the site; required improvements; infrastructure requirements; any applicable design standards; any potential regional, state or federal standards; requirements for supporting plans, documents and studies; and any applicable design standards.

## Fees

None

## IMPORTANT NOTES

A change of use occurs when an existing use is replaced by a different use, as listed in table 2.03.02. A proposed change of use shall be subject to the pre-application conferences as set forth in 11.01.02. A change of use shall not require a local development order when all the conditions of 11.00.05 are met. The determination that a proposed use or development constitutes a change of use is an administrative decision subject to appeal. When a local development order is required due to a proposed change of use, all standards and procedures of the Comprehensive Plan and LDC shall apply to the proposed new use.

### Please see the Land Development Code (LDC) for detailed information:



Local Development Orders for a Change of Use “ see LDC Section 11.00.05



Pre-Application Conference “ see LDC section 11.01.02

### The LDC is available for review at

[www.fbfl.us/LDC](http://www.fbfl.us/LDC)

### Application Requirements

All applications and related documents for a Pre-Application Meeting must be submitted by 12:00 p.m. five (5) business days before the scheduled meeting. Required documents are as follow:



A complete application.



Site plans or scaled drawings; and



Any other files that illustrate the proposed project.

## PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser’s Website at Map Search](#)

### Site Address\*

59 S Fletcher Ave.

### City\*

Fernandina Beach

### State\*

FL

### Zip\*

32034



**Parcel ID #(s)\*****Lot****Block****Subdivision****Zoning District\*****Future Land Use Designation\*****Overlay District****Size of Property (acres)\*****Present Property Use\*****Wetlands\*****Flood Zone\*****Coastal Construction Control Line (CCCL)\***

## CONTACT INFORMATION

Applicant or interested party who will be present at the meeting.

**First Name\*****Last Name\*****Company (if applicable)****Telephone Number\*****E-mail Address\***

## PROJECT INFORMATION

**Project Name****Project Type\*****Project Description\***

Describe your project in detail

**Proposed Access Road\*****Rd Maintenance Jurisdiction \*****Certification\***

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.



I acknowledge that I understand and have complied with all of the submittal requirements and procedures.

**Applicant First Name\***

Cotner Associates, Inc.

**Applicant Last Name\***

Architects

**Today's Date\***

3/29/2021

**Upload Supporting Documentation\***

Guest Suite001.pdf

**Upload 2**

59 S Fletcher survey.pdf

**Upload 3**

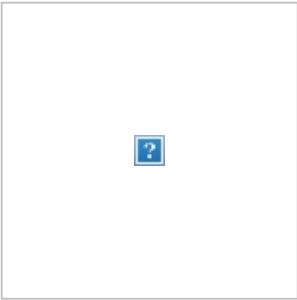
Property card - 59 S  
Fletcher.pdf

**Upload 4**

Warranty deed - 59 S  
Fletcher.pdf

**Upload 5**

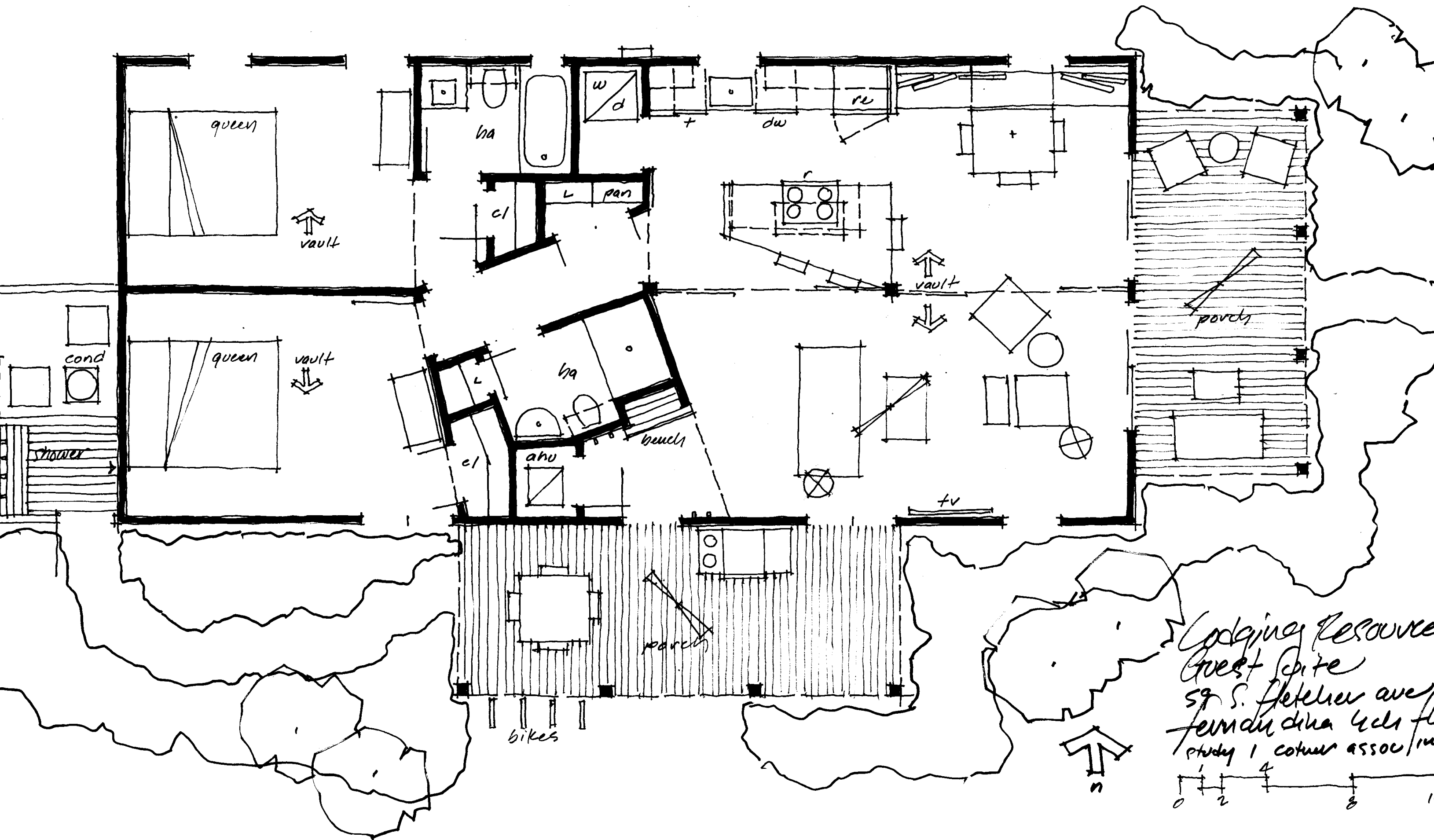
No file selected



**DEPARTMENT OF PLANNING & CONSERVATION**

204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 |  
[www.fbfl.us/planning](http://www.fbfl.us/planning)

|                                                                           |                                                                          |                                         |                  |                                       |                          |
|---------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------|------------------|---------------------------------------|--------------------------|
| LOT 52 & 53<br>IN OR 805/1096<br>AMELIA LIGHTHOUSE<br>RESERVATION PB 2/24 | LODGING RESOURCES INC<br>1617 ATLANTIC AVE<br>FERNANDINA BEACH, FL 32034 | 00-00-31-1020-0052-0000                 | Nassau County    | 2020 R<br>CARD 001 of 001<br>BY MIKEH |                          |
| PRINTED 7/27/2020 10:31<br>APPR 3/20/2019 KK                              |                                                                          |                                         |                  |                                       |                          |
| -----                                                                     |                                                                          |                                         |                  |                                       |                          |
| BUSE 008400 WAREH STOR                                                    | AE? N                                                                    | 1056 HTD AREA                           | 58.882 INDEX     | 1060.00 BCH COM W                     | PUSE 004900 OPEN STORAGE |
| MOD 4 COMMERCIAL BATH                                                     |                                                                          | 1056 EFF AREA                           | 14.721 E-RATE    | 100.000 INDX STR                      | ACRES                    |
| EXW 07 ASB SHINGLE                                                        |                                                                          | 15,545 RCN                              | 1.000 DivInt%    | 1959 AYB MKTA 01                      | 4,896 BLDG               |
| %                                                                         |                                                                          | 31.50 %GOOD                             | 4,896 B BLDG VAL | 1980 EYB APPR 7                       | 589 XFOB                 |
| RSTR 04 WOOD TRUSS                                                        | 1                                                                        | -----                                   |                  |                                       | 437,199 LAND             |
| RCVR 03 COMP SHNGL                                                        |                                                                          | Field Ck: 3/20/2019 KK                  |                  |                                       | 0 CLASS                  |
| %                                                                         |                                                                          | Loc: 59 FLETCHER AVE S FERNANDINA BEACH |                  |                                       | 0 MKTUSE                 |
| INTW 05 DRYWALL                                                           | 10                                                                       |                                         |                  | CNDO                                  | 442,684 JUST             |
| 50% 07 NONE                                                               |                                                                          |                                         |                  | SUBD                                  | 442,684 APPR             |
| FLOR 12 HARDWOOD                                                          | 1.0                                                                      |                                         |                  | BLK                                   |                          |
| %                                                                         |                                                                          |                                         |                  | LOT                                   |                          |
| HTTP 01 NONE                                                              |                                                                          |                                         |                  | TXDT 002                              | 0 SOHD                   |
| A/C 01 NONE                                                               |                                                                          |                                         |                  |                                       | 442,684 ASSD             |
| QUAL 03 CLASS                                                             |                                                                          |                                         |                  | M# 7C/30N                             | 0 EXPT*                  |
| FNDN                                                                      |                                                                          |                                         |                  | 442,684 CITXBL                        | 442,684 COTXBL           |
| SIZE 03 RECTANGLE                                                         | .                                                                        |                                         |                  | -----                                 | 442,684 OTTXBL           |
| CEIL 04 NONE                                                              | .                                                                        |                                         |                  | BAS1993= W22 S48 E22 N48 \$ .         |                          |
| ARCH N/A                                                                  | .                                                                        |                                         |                  |                                       |                          |
| FRME 02 WOOD FRAME                                                        | .                                                                        |                                         |                  |                                       |                          |
| KTCH                                                                      | .                                                                        |                                         |                  |                                       |                          |
| WDO                                                                       | .                                                                        |                                         |                  |                                       |                          |
| CLAS                                                                      | .                                                                        |                                         |                  |                                       |                          |
| OCC                                                                       | .                                                                        |                                         |                  |                                       |                          |
| COND                                                                      | .                                                                        |                                         |                  |                                       |                          |
| SUB A-AREA % E-AREA                                                       | SUB VALUE                                                                |                                         |                  |                                       |                          |
| BAS93 1056 100                                                            | 4896                                                                     |                                         |                  |                                       |                          |
| -----                                                                     |                                                                          |                                         |                  |                                       |                          |
| PERMITS                                                                   |                                                                          |                                         |                  |                                       |                          |
| NUMBER                                                                    | DESC                                                                     | AMT                                     | ISSUED           |                                       |                          |
| 20071327                                                                  | ELEC OTHER                                                               | 800                                     | 7/17/2007        |                                       |                          |
| 20010145                                                                  | REMODEL                                                                  | 8,000                                   | 1/31/2001        |                                       |                          |
| -----                                                                     |                                                                          |                                         |                  |                                       |                          |
| SALE                                                                      |                                                                          |                                         |                  |                                       |                          |

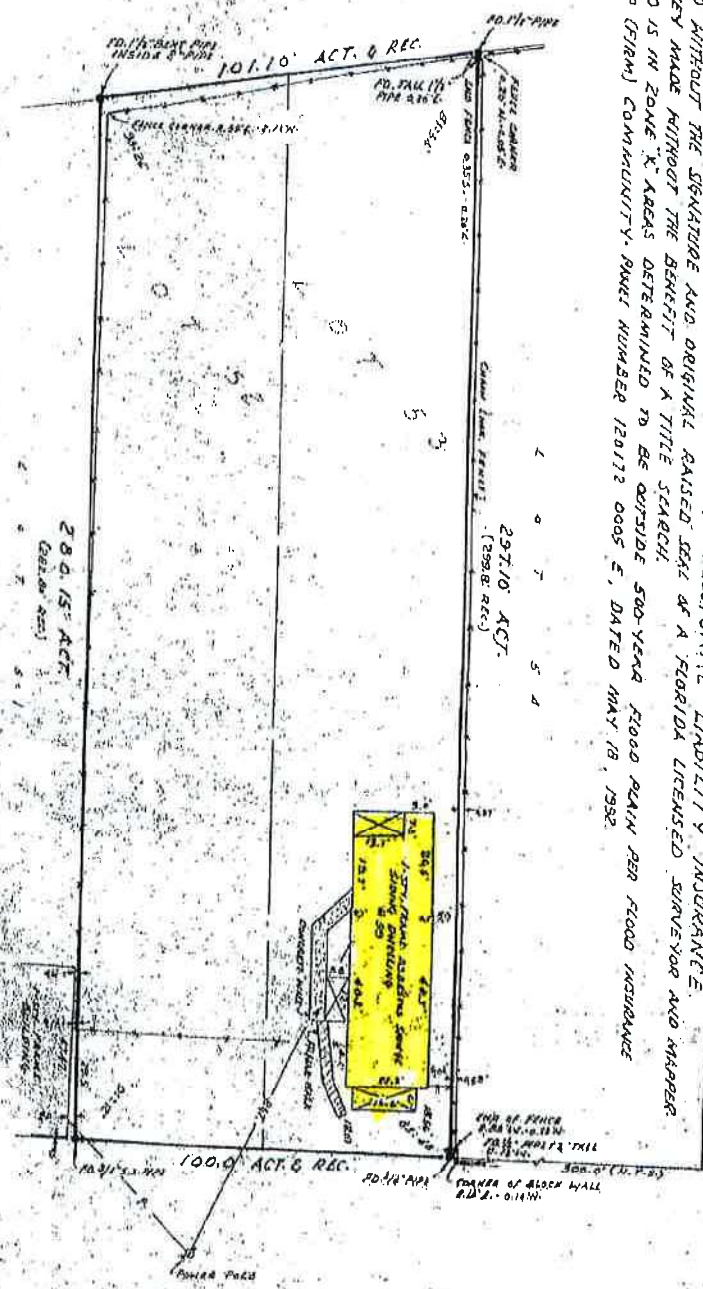




**NOTES:**

1. THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS SURVEY MADE WITHOUT THE BENEFIT OF A TITLE SEARCH.
4. THIS LAND IS IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PLAN NUMBER 120172 0005 E, DATED MAY 19, 1992.

ATLANTIC AVENUE



**SOUTH FLETCHER AVENUE (A-1-A)**  
100' R/W (PAVED)

- LEGEND**
- STAINLESS STEEL
  - ROUND
  - RIGHT-OF-WAY
  - NOT TO SCALE
  - ACTUAL
  - RECORD
  - POWER LINE
  - POWER TELEPHONE LINE
  - S.S.
  - PD
  - R/W
  - (HRS)
  - ACT
  - (REC)
  - P
  - ADJ

**LOTS 52 AND 53, PLAT OF SUBDIVISION OF LOTS 8 AND 17 OF SUPPLEMENTARY PLAT OF AMELIA ISLAND LIGHTHOUSE RESERVATION, FERNANDINA BEACH, FLORIDA**

ACCORDING TO PLAT, RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, IN PLAT BOOK 2, PAGE 24.

LOGGING RESOURCES, INC.

SCALE: 1"=30'  
DATE: AUGUST 25, 1997

JOB NO. 12,794

F.B. NO. X-108

FILE NO. B-5-2468

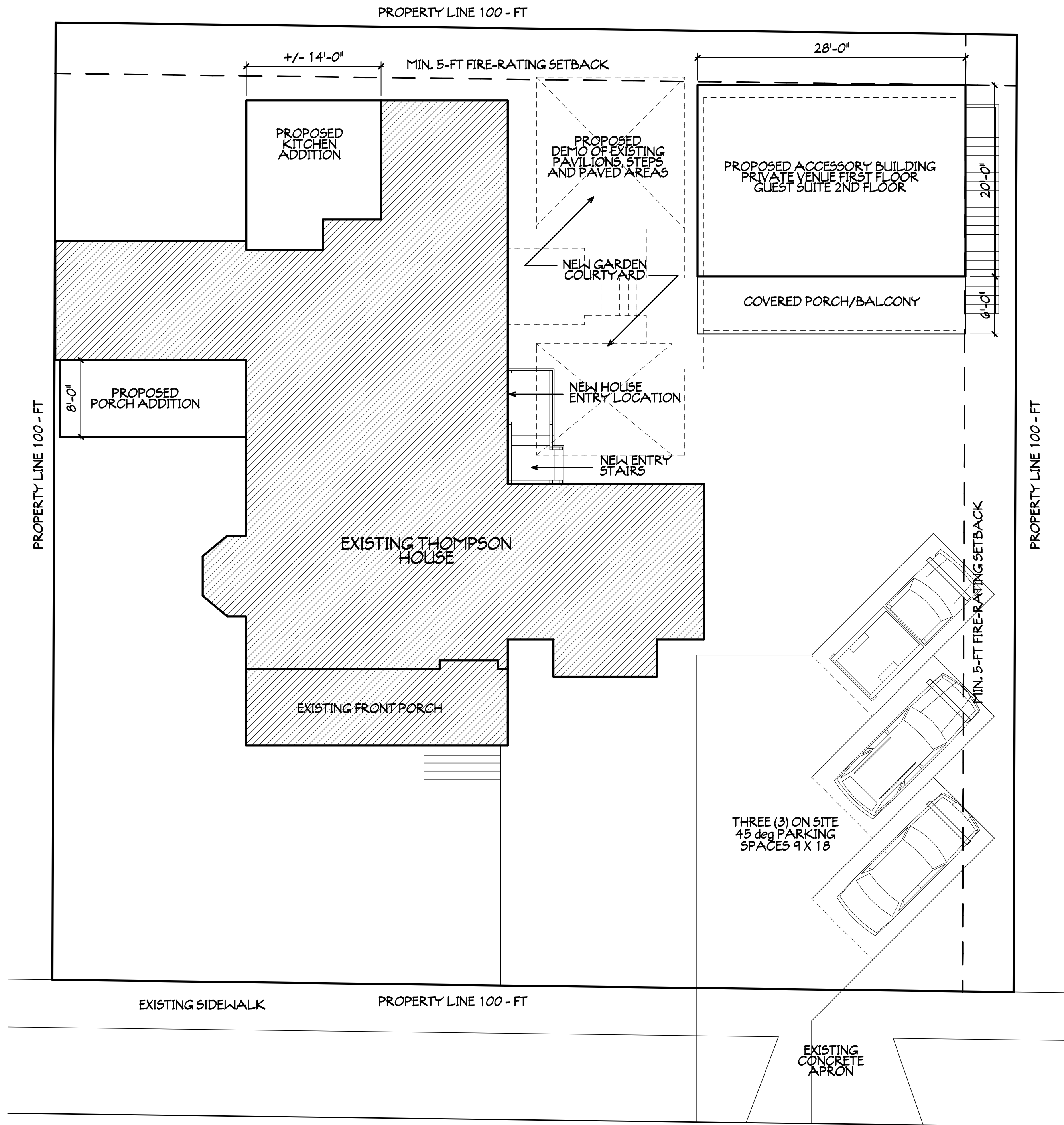
**VERNON H. DRAKE, P.E., M. N. 13565**  
VERNON H. DRAKE & ASSOC., INC.  
TELE. 904-261-5796 - FAX 904-261-0160  
P.O. BOX 702 - 103 SOUTH BENTLEY STREET  
FERNANDINA BEACH, FLORIDA 32045

59 So Fletcher

This drawing and the design ideas and concepts it represents is the property of Jose L. Miranda, Jr., Architect, A. and is not to be reproduced, stored in a retrieval system, or used in any other project and is to be returned on request.

CONCEPTUAL SITE PLAN

1/8"=1'-0"



CONCEPTUAL SITE PLAN

PROPOSED RENOVATION TO THE  
**THOMPSON HOUSE**  
11 SOUTH 7TH STREET  
FERNANDINA BEACH, FL 32034

**MIRANDA ARCHITECTS**  
309 1/2 CENTRE STREET, SUITE 206  
FERNANDINA BEACH, FL 32034  
904.261.4586 TEL  
FL REG. ARCHT. #A19887

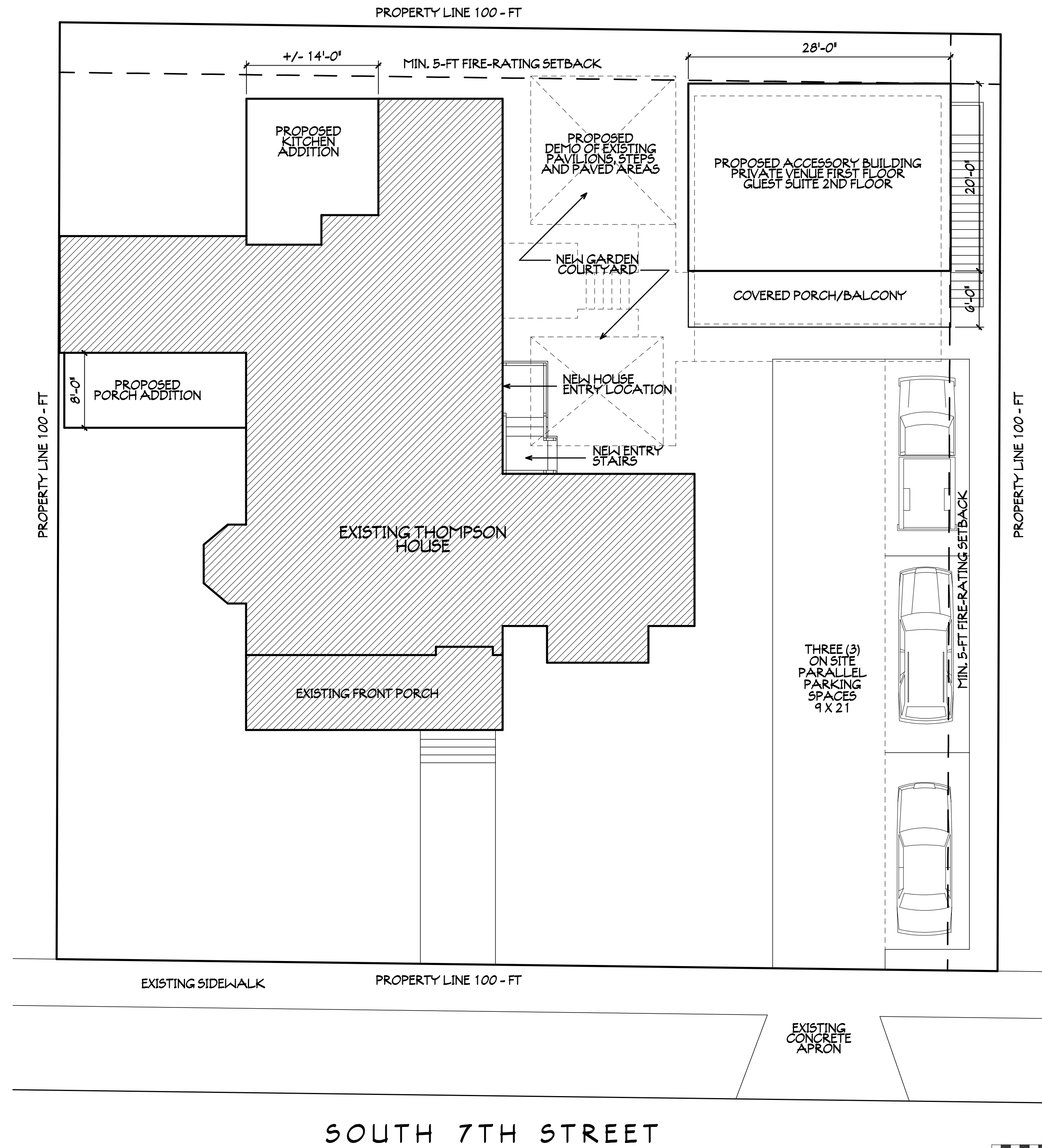
MAESTRE LORE  
CONCEPT SITE PLAN

|           |          |
|-----------|----------|
| PROJ -- # | M200901  |
| DRAWN --  | JLM      |
| CHKD --   | JLM      |
| DATE --   | 03-29-21 |

SHT. NO.  
**P1**



This drawing and the design ideas and concepts it represents is the property of Jose L. Miranda, Jr., and shall remain his property. It is not to be used on any other project and is to be returned on request.



CONCEPTUAL SITE PLAN --ALTERNATE

MAESTRE LORE  
CONCEPT SITE PLAN

PROJ -- # M200901

DRWN -- JLM

CHKD -- JLM

DATE -- 03-29-21

MIRANDA  
ARCHITECTS

309 1/2 CENTRE STREET, SUITE 206  
FERNANDINA BEACH, FL 32034

904.261.4586 TEL  
FL REG ARCHT # 14946



PROPOSED RENOVATION TO THE  
THOMPSON HOUSE

11 SOUTH 7TH STREET  
FERNANDINA BEACH, FL 32034

| SHT. NO. | CONCEPTUAL SITE PLAN |              |
|----------|----------------------|--------------|
|          | REV. #               | REVISION LOG |
| P1A      |                      |              |

**Print**

**Technical Review Committee (TRC): Pre-Application Meeting Request -  
Submission #7053**

**Date Submitted: 3/30/2021**



# Technical Review Committee (TRC) Pre-Application Meeting Request

USE THIS FORM TO Submit a project for input and guidance from the Technical Review Committee, the City group responsible for reviewing site plans and commercial projects. TRC pre-application meetings are a free service provided by the City of Fernandina Beach to help guide a project through the development review and permitting process. The TRC pre-application meeting is a meeting between an applicant and representatives of City departments responsible for reviewing applications for the purpose of exchanging information on the potential development of a site. This may include providing information on permissible uses of the site; required improvements; infrastructure requirements; any applicable design standards; any potential regional, state or federal standards; requirements for supporting plans, documents and studies; and any applicable design standards.

## Fees

None

## IMPORTANT NOTES

A change of use occurs when an existing use is replaced by a different use, as listed in table 2.03.02. A proposed change of use shall be subject to the pre-application conferences as set forth in 11.01.02. A change of use shall not require a local development order when all the conditions of 11.00.05 are met. The determination that a proposed use or development constitutes a change of use is an administrative decision subject to appeal. When a local development order is required due to a proposed change of use, all standards and procedures of the Comprehensive Plan and LDC shall apply to the proposed new use.

### Please see the Land Development Code (LDC) for detailed information:



Local Development Orders for a Change of Use “ see LDC Section 11.00.05



Pre-Application Conference “ see LDC section 11.01.02

### The LDC is available for review at

[www.fbfl.us/LDC](http://www.fbfl.us/LDC)

### Application Requirements

All applications and related documents for a Pre-Application Meeting must be submitted by 12:00 p.m. five (5) business days before the scheduled meeting. Required documents are as follow:



A complete application.



Site plans or scaled drawings; and



Any other files that illustrate the proposed project.

## PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser’s Website at Map Search](#)

### Site Address\*

11 South 7th Street

### City\*

Fernandina Beach

### State\*

FL

### Zip\*

32034

**Parcel ID #(s)\*****Lot****Block****Subdivision****Zoning District\*****Future Land Use Designation\*****Overlay District****Size of Property (acres)\*****Present Property Use\*****Wetlands\*****Flood Zone\*****Coastal Construction Control Line (CCCL)\*****CONTACT INFORMATION**

Applicant or interested party who will be present at the meeting.

**First Name\*****Last Name\*****Company (if applicable)****Telephone Number\*****E-mail Address\*****PROJECT INFORMATION****Project Name****Project Type\*****Project Description\***

Describe your project in detail

**Proposed Access Road\*****Rd Maintenance Jurisdiction \*****Certification\***

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.



I acknowledge that I understand and have complied with all of the submittal requirements and procedures.

**Applicant First Name\***

Jose

**Applicant Last Name\***

Miranda

**Today's Date\***

3/30/2021

**Upload Supporting Documentation\***

P1 Maestre Lore Conceptual Site Plan 29 Mar 21.pdf

**Upload 2**

P1A Maestre Lore  
Conceptual Site Plan 29  
Mar 21.pdf

**Upload 3**

Choose File

No file selected

**Upload 4**

Choose File

No file selected

**Upload 5**

Choose File

No file selected



# DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 |  
[www.fbfl.us/planning](http://www.fbfl.us/planning)

Prepared by and return to:

Emerson M. Lotzia, Esq.  
Foley & Lardner LLP  
One Independent Drive  
Suite 1300  
Jacksonville, Florida 32202  
104849/0101

### **SPECIAL WARRANTY DEED**

**(Crane Island, Access Road and Marsh Parcels)**

THIS SPECIAL WARRANTY DEED is made as of February 16, 2014, by and between **Lynwood G. Willis, Jane T. Willis, Jane T. Willis as Trustee of the Jane T. Willis Living Trust, Vincent G. Graham, Crane Island Investments, LLC**, a South Carolina limited liability company, **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** and as Co-Trustees of that Trust created and executed under date of December 31, 1992 for the benefit of children of **Lynwood G. Willis and Jane T. Willis, Piedmont Square, LLC**, a Virginia limited liability company (collectively, "Grantor"), whose address is shown on Exhibit C attached hereto, and **The Range at Crane Island, LLC**, a Florida limited liability company ("Grantee"), whose address is 4001 Centurion Way, Fernandina Beach, Florida 32034, and whose federal identification number is 26-4192429.

Individuals and entities comprising the Grantor hold title to the Property, as defined below, as tenants-in-common or individually as shown on Exhibit D attached hereto.

Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by the Grantee, receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the following described real property which is identified by property appraiser's parcel identification numbers 062N28-00000001-0050, 192N28-00000001-0000, 492N28-00000001-0000 and 062N28-00000002-0000, located in Nassau County, Florida, more particularly described on Exhibit A attached hereto (the "Property").

Together with all the tenements, improvements, hereditaments, easements and appurtenances related to the Property, to have and to hold in fee simple forever.

This conveyance is subject to taxes for the year 2014 and all subsequent years and subject to all covenants, conditions, and easements listed on Exhibit B attached hereto but shall not operate to re-impose the same.

The herein described property is not the homestead of the Grantor.



The benefits and obligations hereunder shall inure to and be binding upon the successors and assigns of Grantor and Grantee, and Grantor will fully warrant and defend title to the Property against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

[Signature Pages Follow]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the date first written above.

Signed, sealed and delivered  
in the presence of:

Kaley Adamsen  
[Print or type name] Kaley Adamsen

Mozetta C. Bowman  
[Print or type name] Mozetta C. Bowman

Lynwood G. Willis  
Name: Lynwood G. Willis

STATE OF FL  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of February, 2014, by Lynwood G. Willis. Such person is personally known to me or has provided \_\_\_\_\_ as identification.

{Notary Seal must be affixed}

Patricia D. Faulk  
Signature of Notary

Name of Notary (Typed, Printed or Stamped)  
Commission Number (if not legible on seal): \_\_\_\_\_  
My Commission Expires (if not legible on seal): \_\_\_\_\_



PATRICIA D. FAULK  
MY COMMISSION # FF 078522  
EXPIRES: March 10, 2018  
Bonded Thru Budget Notary Services

Signature Page to Special Warranty Deed

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the date first written above.

Signed, sealed and delivered  
in the presence of:

Kaley P. Adamson  
[Print or type name] Kaley P. Adamson

PATRICIA FAULK  
[Print or type name] Patricia Faulk

Jane T. Willis  
Name: Jane T. Willis

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 13 day of February, 2014, by Jane T. Willis. Such person is personally known to me or has provided personally known as identification.

{Notary Seal must be affixed}

Mozetta Clarissa Bowman  
Signature of Notary



MOZETTA CLARISSA BOWMAN  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF063209  
Expires 10/15/2017

Name of Notary (Typed, Printed or Stamped)  
Commission Number (if not legible on seal):  
My Commission Expires (if not legible on seal):

Signature Page to Special Warranty Deed

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the date first written above.

Signed, sealed and delivered  
in the presence of:

Kaley P. Adamson  
[Print or type name] Kaley P. Adamson

PATRICIA FAULK  
[Print or type name] Patricia Faulk

Jane T. Willis  
Name: Jane T. Willis, as Trustee of Jane T.  
Willis Living Trust

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 13 day of February, 2014, by Jane T. Willis, as Trustee of Jane T. Willis Living Trust. Such person is personally known to me or has provided \_\_\_\_\_ as identification.

{Notary Seal must be affixed}

Mozetta Clarissa Bowman  
Signature of Notary



MOZETTA CLARISSA BOWMAN  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF063209  
Expires 10/15/2017

\_\_\_\_\_  
Name of Notary (Typed, Printed or Stamped)  
Commission Number (if not legible on seal): \_\_\_\_\_  
My Commission Expires (if not legible on seal): \_\_\_\_\_

Signature Page to Special Warranty Deed

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the date first written above.

Signed, sealed and delivered  
in the presence of:

[Signature] [Signature]  
[Print or type name] CHAD BEDEFELDER Name: Vincent G. Graham

[Signature]  
[Print or type name] Pamela N. Martin

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of February, 2014, by Vincent G. Graham. Such person is personally known to me or has provided N/A as identification.



{Notary Seal must be affixed}

[Signature]  
Signature of Notary  
Pamela N. Martin  
Name of Notary (Typed, Printed or Stamped)  
Commission Number (if not legible on seal): N/A  
My Commission Expires (if not legible on seal): 8/28/18

Signature Page to Special Warranty Deed



IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the date first written above.

Signed, sealed and delivered  
in the presence of:

Kia A. Lee

[Print or type name] Kia A. Lee

Aizire Aimaiti

[Print or type name] Aizire Aimaiti

CRANE ISLAND INVESTMENTS, LLC

By: Lela Riis Usry Agnew  
Lela Riis Usry Agnew, Authorized Member

DISTRICT OF COLUMBIA

WASHINGTON, D.C.

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of February, 2014, by Lela Riis Usry Agnew, the Authorized Member of Crane Island Investments, LLC, a South Carolina limited liability company, on behalf of said company. Such person is personally known to me or has provided DC DRIVERS LICENSE as identification.

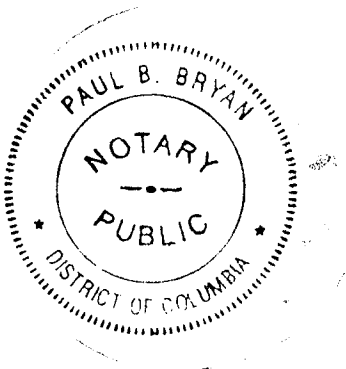
{Notary Seal must be affixed}

Paul B. Bryan  
Signature of Notary

Name of Notary (Typed, Printed or Stamped)

Commission Number (if not legible on seal): N/A

My Commission Expires (if not legible on seal): 5-31-2014



**PAUL B. BRYAN**  
Notary Public, District of Columbia  
My Commission Expires May 31, 2014

Signature Page to Special Warranty Deed

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the date first written above.

Signed, sealed and delivered  
in the presence of:

Kaley P. Adamson  
[Print or type name] Kaley P. Adamson  
T. Braxton Adamson  
[Print or type name] T. Braxton Adamson

Robert H. Still  
Name: Robert H. Still, as Co-Trustee of the  
Lynwood G. Willis and Jane T. Willis Trust  
U/D/O December 31, 1992 and as Co-Trustee of  
that Trust created and executed under date of  
December 31, 1992 for the benefit of children of  
Lynwood G. Willis and Jane T. Willis

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 13 day of February, 2014, by Robert H. Still, as Co-Trustee of the Lynwood G. Willis and Jane T. Willis Trust U/D/O December 31, 1992 and as Co-Trustee of that Trust created and executed under date of December 31, 1992 for the benefit of children of Lynwood G. Willis and Jane T. Willis. Such person is personally known to me or has provided \_\_\_\_\_ as identification.

{Notary Seal must be affixed}

Mozetta Clarissa Bowman  
Signature of Notary



MOZETTA CLARISSA BOWMAN  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF063209  
Expires 10/15/2017

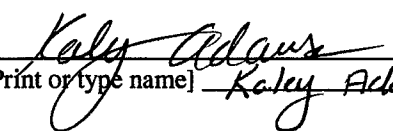
Name of Notary (Typed, Printed or Stamped)  
Commission Number (if not legible on seal): \_\_\_\_\_  
My Commission Expires (if not legible on seal): \_\_\_\_\_

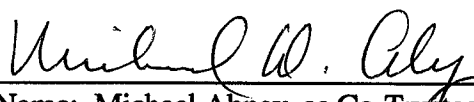
Signature Page to Special Warranty Deed

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the date first written above.

Signed, sealed and delivered  
in the presence of:

  
[Print or type name] T. Braxton Adamson

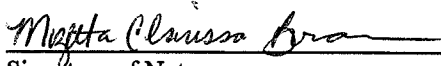
  
[Print or type name] Kaley Adams

  
Name: Michael Abney, as Co-Trustee of the  
Lynwood G. Willis and Jane T. Willis Trust  
U/D/O December 31, 1992 and as Co-Trustee of  
that Trust created and executed under date of  
December 31, 1992 for the benefit of children of  
Lynwood G. Willis and Jane T. Willis

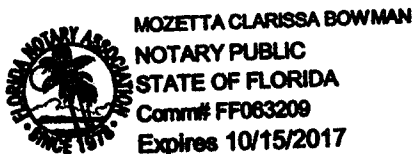
STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 14 day of February, 2014, by Michael Abney, as Co-Trustee of the Lynwood G. Willis and Jane T. Willis Trust U/D/O December 31, 1992 and as Co-Trustee of that Trust created and executed under date of December 31, 1992 for the benefit of children of Lynwood G. Willis and Jane T. Willis. Such person is personally known to me or has provided \_\_\_\_\_ as identification.

{Notary Seal must be affixed}

  
Signature of Notary

Name of Notary (Typed, Printed or Stamped)  
Commission Number (if not legible on seal): \_\_\_\_\_  
My Commission Expires (if not legible on seal): \_\_\_\_\_



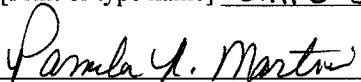
Signature Page to Special Warranty Deed

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the date first written above.

Signed, sealed and delivered  
in the presence of:



[Print or type name] CHAD BESENFELDER



[Print or type name] Pamela N. Martin

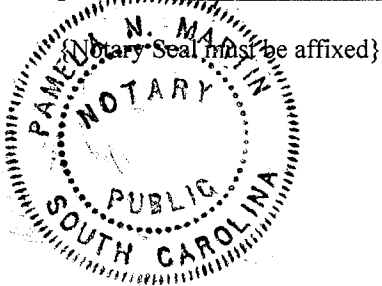
**Piedmont Square, LLC**

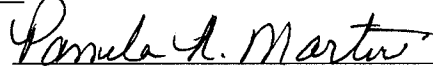
By:   
Christopher B. Anderson, Manager

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of February, 2014, by Christopher B. Anderson, Manager of Piedmont Square, LLC, a Virginia limited liability company, on behalf of said company. Such ~~person is personally known to me~~ or has provided N/A as identification.





Signature of Notary

Pamela N. Martin

Name of Notary (Typed, Printed or Stamped)

Commission Number (if not legible on seal): N/A

My Commission Expires (if not legible on seal): 8/28/18

Signature Page to Special Warranty Deed

**EXHIBIT "A"**

**Legal Description**

- Separately Attached.
- Any map provided as a part of Exhibit "A" is for general information only and, therefore, is not part of the legal description.



## Exhibit A

## PARCEL 1:

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

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 89°48'01" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 23°19'40" WEST 1135.18 FEET, TO THE EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS 0539, PAGE 1099, OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE SOUTH 23°19'40" WEST, 111.15 FEET; COURSE NO. 3: SOUTH 00°10'48" WEST, 327.86 FEET; COURSE NO. 4: SOUTH 09°53'05" 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 FIFTY-SIX (56) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 74°39'00" WEST, 281.30 FEET; COURSE NO. 2: NORTH 78°01'26" WEST, 168.67 FEET; COURSE NO. 3: SOUTH 21°48'05" WEST 80.78 FEET; COURSE NO. 4: NORTH 68°11'55" WEST, 26.93 FEET; COURSE NO. 5: NORTH 04°05'08" EAST, 70.18 FEET; COURSE NO. 6: NORTH 78°41'24" WEST, 50.99 FEET; COURSE NO. 7: SOUTH 26°33'54" WEST, 44.72 FEET; COURSE NO. 8: NORTH 83°53'04" WEST, 140.80 FEET; COURSE NO. 9: NORTH 39°28'21" WEST, 110.11 FEET; COURSE NO. 10: SOUTH 49°23'55" WEST, 92.20 FEET; COURSE NO. 11: SOUTH 86°11'09" WEST, 150.33 FEET; COURSE NO. 12: SOUTH 12°31'44" EAST, 184.39 FEET; COURSE NO. 13: SOUTH 52°56'29" EAST, 265.50 FEET; COURSE NO. 14: SOUTH 40°42'33" EAST, 395.76 FEET; COURSE NO. 15: SOUTH 28°15'22" EAST, 30.83 FEET; COURSE NO. 16: SOUTH 01°20'01" WEST, 284.50 FEET; COURSE NO. 17: SOUTH 50°37'47" WEST, 46.38 FEET; COURSE NO. 18: SOUTH 14°48'00" EAST, 63.24 FEET; COURSE NO. 19: SOUTH 68°30'21" WEST, 49.57 FEET; COURSE NO. 20: SOUTH 44°11'53" WEST, 109.78 FEET; COURSE NO. 21: SOUTH 39°52'47" EAST, 49.14 FEET; COURSE NO. 22: SOUTH 38°05'15" WEST, 53.44 FEET; COURSE NO. 23: SOUTH 64°51'40" WEST, 59.41 FEET; COURSE NO. 24: SOUTH 29°31'42" WEST, 73.29 FEET; COURSE NO. 25: SOUTH 64°12'35" EAST, 57.34 FEET; COURSE NO. 26: SOUTH 04°07'01" EAST, 225.67 FEET; COURSE NO. 27: SOUTH 19°15'12" WEST, 75.00 FEET; COURSE NO. 28: SOUTH 13°01'15" EAST, 53.04 FEET; COURSE NO. 29: SOUTH 19°15'12" WEST, 85.26 FEET; COURSE NO. 30: NORTH 02°57'43" WEST, 87.20 FEET; COURSE NO. 31:

## Exhibit A

NORTH 78°34'19" WEST, 62.01 FEET COURSE NO. 32: SOUTH 25°20'49" WEST, 88.59 FEET: COURSE NO. 33: SOUTH 10°00'00" EAST, 67.54 FEET; COURSE NO. 34: SOUTH 51°06'36" WEST, 44.72 FEET; COURSE NO. 35: SOUTH 65°28'19" WEST, 261.52 FEET: COURSE NO. 36: NORTH 69°31'03" WEST, 94.43 FEET; COURSE NO. 37: SOUTH 49°20'09" WEST, 94.17 FEET: COURSE NO. 38: SOUTH 74°34'09" EAST, 141.93 FEET; COURSE NO. 39: SOUTH 44°16'05" EAST, 52.74 FEET; COURSE NO 40: SOUTH 04°49'42" WEST, 113.69 FEET: COURSE NO. 41: SOUTH 52°23'53" EAST, 69.62 FEET; COURSE NO. 42: NORTH 75°32'52 EAST, 56.74 FEET; COURSE NO. 43: SOUTH 28°04'35" EAST, 64.20 FEET; COURSE NO. 44: SOUTH 12°21'19" WEST, 248.98 FEET: COURSE NO. 45: SOUTH 36°22'50" WEST, 134.63 FEET; COURSE NO. 46: SOUTH 08°46'24" WEST, 57.66 FEET: COURSE NO. 47: SOUTH 48°13'44" WEST, 114.05 FEET; COURSE NO. 48: SOUTH 36°54'27" WEST, 59.38 FEET; COURSE NO. 49: SOUTH 51°09'37" WEST, 73.70 FEET; COURSE NO. 50: SOUTH 01°32'06" WEST 63.56 FEET; COURSE NO. 51: SOUTH 13°16'09" WEST, 54.31 FEET; COURSE NO. 52: SOUTH 05°24'52" WEST, 54.62 FEET: COURSE NO. 53: SOUTH 38°34'53" WEST, 99.52 FEET; COURSE NO. 54: SOUTH 57°45'16" WEST, 43.99 FEET; COURSE NO. 55: NORTH 20°53'50" WEST, 165.67 FEET; COURSE NO. 56: NORTH 24°47'58" WEST, 100.27 FEET TO THE MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5 F.A .C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. R3-5B); THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THIRTY FOUR (34) COURSES AND DISTANCES: COURSE NO. 1: NORTH 41°09'56" WEST, 102.29 FEET; COURSE NO. 2: NORTH 33°19'15" WEST, 100.28 FEET; 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°31'41" 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

## Exhibit A

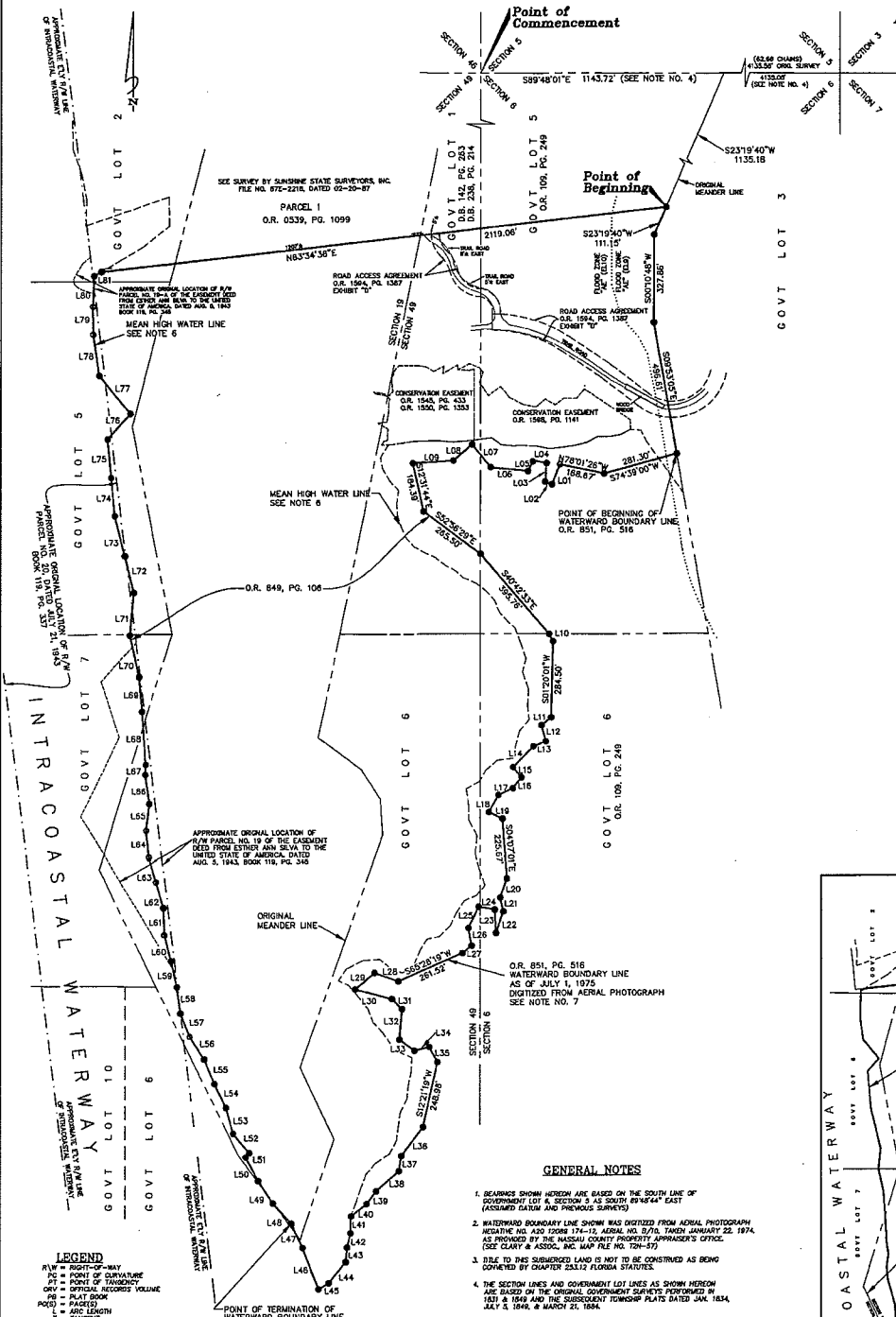
05°30'37" WEST, 143.95 FEET; COURSE NO. 28: NORTH 05°35'10" WEST 144.68 FEET; COURSE NO. 29: NORTH 41°54'22" EAST, 128.72 FEET; COURSE NO. 30: NORTH 39°39'37" WEST, 184.51 FEET; COURSE NO. 31: NORTH 08°26'08" WEST, 155.35 FEET; COURSE NO. 32: NORTH 00°22'39" WEST, 103.87 FEET; COURSE NO. 33: NORTH 02°17'02" 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 1099, AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 2119.06 FEET, TO THE POINT OF BEGINNING.

CONTAINING 113.69 ACRES, MORE OR LESS.

FILE NO. T2N-147

Exhibit A

Map Showing  
A Boundary Survey

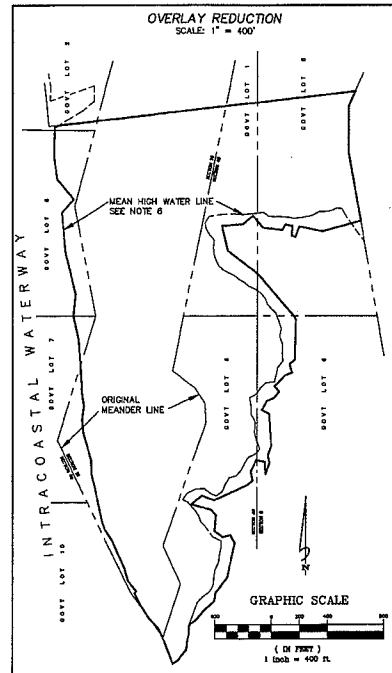


GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF GOVERNMENT LOT 6, SECTION 5, AS SOUTH 89°48'41" EAST (ASSUMED DATA AND PREVIOUS SURVEYS).
2. WATERWARD BOUNDARY LINE SHOWN WAS DERIVED FROM AERIAL PHOTOGRAPHY DATED JAN. 20, 1938 (17-15, AERIAL NO. 8710, TAKEN JANUARY 22, 1938, AS PROVIDED BY THE MASSACHUSETTS COUNTY PROPERTY APPRAISER'S OFFICE. (SEE CLARY & ASSOC., INC. MAP FILE NO. T2N-37).
3. TITLE TO THIS SUBMERGED LAND IS NOT TO BE CONSIDERED AS BEING CONVEYED BY CHAPTER 25A.2 FLORIDA STATUTES.
4. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED IN 1851 & 1854 AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1854, JULY 5, 1864, & MARCH 21, 1864.
5. K - REF: CLARY & ASSOC.; FILE NO. R1-80, R3-56, T2N-33, T2N-37E.
6. INTERIOR IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.
7. INTERIOR FENCES, WELLS, ROAD, ROADS, UNDERGROUND STRUCTURES, OTHERS, GRADIENTS OF JURISDICTIONAL AREAS, IF ANY, NOT LOCATED EXCEPT AS SHOWN HEREON.
8. THIS SURVEY ONLY SHOWS AGREEMENTS/STRUCTURES IDENTIFIED ABOVE GRAD, BELOW GRAD APPROXIMATELY/STRUCTURES IF ANY NOT SHOWN OR LOCATED.
9. THE LANDS SHOWN HEREON ARE WITHIN ZONE "A" (F&B & ELEV) AS SHOWN ON FLOOD INSURANCE RATE MAP 5776, COMMUNITY NO. 130710 AND LIMITED, DATED DECEMBER 17, 2014. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.

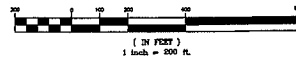
- LEGEND
- ▲ POINT OF BEGINNING
  - POINT OF COMPLETION
  - POINT OF TERMINATION
  - POINT OF COMPOUND CURVE
  - POINT OF REVERSE CURVE
  - POINT OF COMPOUND CURVE
  - MEAN HIGH WATER LINE
  - GOVT. LOT
  - ROAD
  - 1/2" 1/2" ROAD PAVE CLARY
  - 1/2" 1/2" ROAD PAVE CLARY

| LINE | DIRECTION   | DISTANCE | LINE | DIRECTION   | DISTANCE | LINE | DIRECTION   | DISTANCE |
|------|-------------|----------|------|-------------|----------|------|-------------|----------|
| L01  | N21°48'05"E | 80.78    | L29  | S89°31'03"E | 84.43    | L55  | N22°22'49"W | 100.10   |
| L02  | S89°11'55"E | 26.83    | L30  | N49°10'09"E | 84.17    | L56  | N32°13'03"W | 100.82   |
| L03  | N49°10'09"E | 26.83    | L31  | S74°34'02"E | 141.93   | L57  | N22°13'03"W | 52.72    |
| L04  | S74°34'02"E | 50.99    | L32  | S44°18'05"E | 52.74    | L58  | N07°35'42"W | 100.32   |
| L05  | N49°10'09"E | 26.83    | L33  | S52°23'53"E | 89.62    | L59  | S12°20'22"W | 115.62   |
| L06  | S52°23'53"E | 140.89   | L34  | N75°32'52"E | 56.74    | L60  | N01°34'37"W | 101.73   |
| L07  | N75°32'52"E | 110.11   | L35  | N89°28'25"E | 62.20    | L61  | N01°34'37"W | 101.73   |
| L08  | N89°28'25"E | 110.11   | L36  | N36°22'20"E | 134.83   | L62  | S16°23'39"E | 54.80    |
| L09  | N36°22'20"E | 134.83   | L37  | S08°46'24"E | 57.85    | L63  | N05°55'55"W | 100.32   |
| L10  | S08°46'24"E | 57.85    | L38  | N07°10'24"E | 114.05   | L64  | N04°10'09"E | 101.10   |
| L11  | N07°10'24"E | 114.05   | L39  | N38°54'27"E | 58.38    | L65  | N08°05'08"W | 110.87   |
| L12  | S14°48'00"E | 63.24    | L40  | N51°03'27"E | 73.70    | L66  | N02°37'48"E | 57.85    |
| L13  | N51°03'27"E | 49.57    | L41  | N01°34'37"E | 63.58    | L67  | N04°10'09"E | 101.10   |
| L14  | N01°34'37"E | 63.58    | L42  | S03°18'09"E | 54.31    | L68  | N02°37'48"E | 57.85    |
| L15  | S03°18'09"E | 54.31    | L43  | S05°24'54"E | 54.87    | L69  | N12°09'13"E | 160.18   |
| L16  | S05°24'54"E | 54.87    | L44  | S08°46'24"E | 57.85    | L70  | N02°37'48"E | 57.85    |
| L17  | S08°46'24"E | 57.85    | L45  | N07°45'18"E | 43.99    | L71  | N02°37'48"E | 57.85    |
| L18  | N07°45'18"E | 43.99    | L46  | S02°33'02"E | 105.07   | L72  | N13°25'21"W | 141.70   |
| L19  | S02°33'02"E | 105.07   | L47  | S24°47'38"E | 100.27   | L73  | S14°18'10"E | 144.82   |
| L20  | N19°12'14"E | 72.00    | L48  | N41°09'50"E | 102.29   | L74  | S02°37'48"E | 57.85    |
| L21  | S13°10'15"E | 53.04    | L49  | N39°13'10"E | 20.24    | L75  | N02°37'48"E | 57.85    |
| L22  | S02°37'48"E | 57.85    | L50  | N19°28'44"E | 24.05    | L76  | N02°37'48"E | 57.85    |
| L23  | S02°37'48"E | 57.85    | L51  | N15°58'27"E | 100.85   | L77  | N39°59'37"E | 184.51   |
| L24  | S78°34'18"E | 62.01    | L52  | N02°17'02"E | 114.51   | L78  | N02°37'48"E | 57.85    |
| L25  | N25°20'03"E | 68.34    | L53  | N15°58'27"E | 100.85   | L79  | N02°37'48"E | 57.85    |
| L26  | N10°10'30"E | 67.54    | L54  | N02°17'02"E | 114.51   | L80  | N02°37'48"E | 57.85    |
| L27  | N51°03'35"E | 44.72    | L55  | N02°17'02"E | 114.51   | L81  | N02°37'48"E | 57.85    |



PARCEL 1  
SHEET 2 OF 4

GRAPHIC SCALE



CLARY & ASSOCIATES  
PROFESSIONAL SURVEYORS & MAPMAKERS  
1000 WEST 10TH AVENUE, SUITE 100  
DENVER, COLORADO 80202  
TEL: 303.733.1111  
FAX: 303.733.1112  
WWW.CLARYANDASSOCIATES.COM

## Exhibit A

## Parcel 2:

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

COMMENCE AT THE NORTHEAST CORNER OF SECTION 6; THENCE NORTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID SECTION 6, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 89°41'48" WEST, 2353.12 FEET, TO THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE NORTH 89°41'48" 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°40'09" WEST, 53.33 FEET; THENCE SOUTH 87°37'42" WEST, 160.30 FEET; THENCE SOUTH 79°19'19" WEST, 24.40 FEET; THENCE SOUTH 50°37'01" EAST, 17.23 FEET; THENCE NORTH 87°37'42" 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°55'34" WEST, 149.94 FEET; THENCE NORTH 09°42'36" WEST, 87.84 FEET; THENCE SOUTH 79°19'19" WEST, 20.00 FEET; THENCE SOUTH 09°42'36" EAST, 104.14 FEET, TO THE ARC OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 170.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23°26'24" WEST, 169.00 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 08°36'12" WEST, 204.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 320.00 FEET, AN ARC DISTANCE OF 152.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°16'01" WEST, 151.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 35°55'50" WEST, 53.35 FEET; THENCE NORTH 54°04'10" WEST, 20.00 FEET; THENCE SOUTH 35°55'50" WEST, 80.00 FEET; THENCE SOUTH 54°04'10" EAST, 20.00 FEET; THENCE SOUTH 35°55'50" WEST, 449.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 23.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°49'14" WEST, 23.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 45°42'38" WEST, 87.98 FEET; THENCE NORTH 56°53'41" WEST, 117.11 FEET; THENCE SOUTH 33°06'19" WEST, 20.00 FEET; THENCE SOUTH 56°53'41" EAST, 112.79 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°28'31" WEST, 223.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 87.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°35'48" EAST, 86.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 11°22'10" WEST, 155.95 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 144.00 FEET, AN ARC DISTANCE OF 215.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°15'27" WEST, 196.00 FEET, TO AN INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 6, AS SURVEYED BY WASHINGTON AND WILLIS, DATED 1831; THENCE SOUTH 09°46'52" EAST, ALONG LAST SAID LINE, 61.88 FEET, TO THE ARC OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF

## Exhibit A

SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 204.00 FEET, AN ARC DISTANCE OF 287.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51°43'26" EAST, 264.19 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 11°22'10" EAST, 155.95 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 125.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°35'48" WEST, 123.38 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 171.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°34'26" EAST, 161.15 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 45°42'38" EAST, 100.77 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 34.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°49'14" EAST, 34.10 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 35°55'50" EAST, 449.05 FEET; THENCE SOUTH 54°04'10" EAST, 20.00 FEET; THENCE NORTH 35°55'50" EAST, 80.00 FEET; THENCE NORTH 54°04'10" WEST, 20.00 FEET; THENCE NORTH 35°55'50" EAST, 53.35 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 380.00 FEET, AN ARC DISTANCE OF 181.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°16'01" EAST, 179.53 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 08°36'12" EAST, 204.17 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 385.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°27'12" EAST, 353.20 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°41'48" EAST, 1106.60 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 55.00 FEET, AN ARC DISTANCE OF 86.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°18'12" EAST, 77.78 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°18'12" EAST, 5.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 4.88 ACRES, MORE OR LESS.



7

## Exhibit A

## MARSH PARCEL 1

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

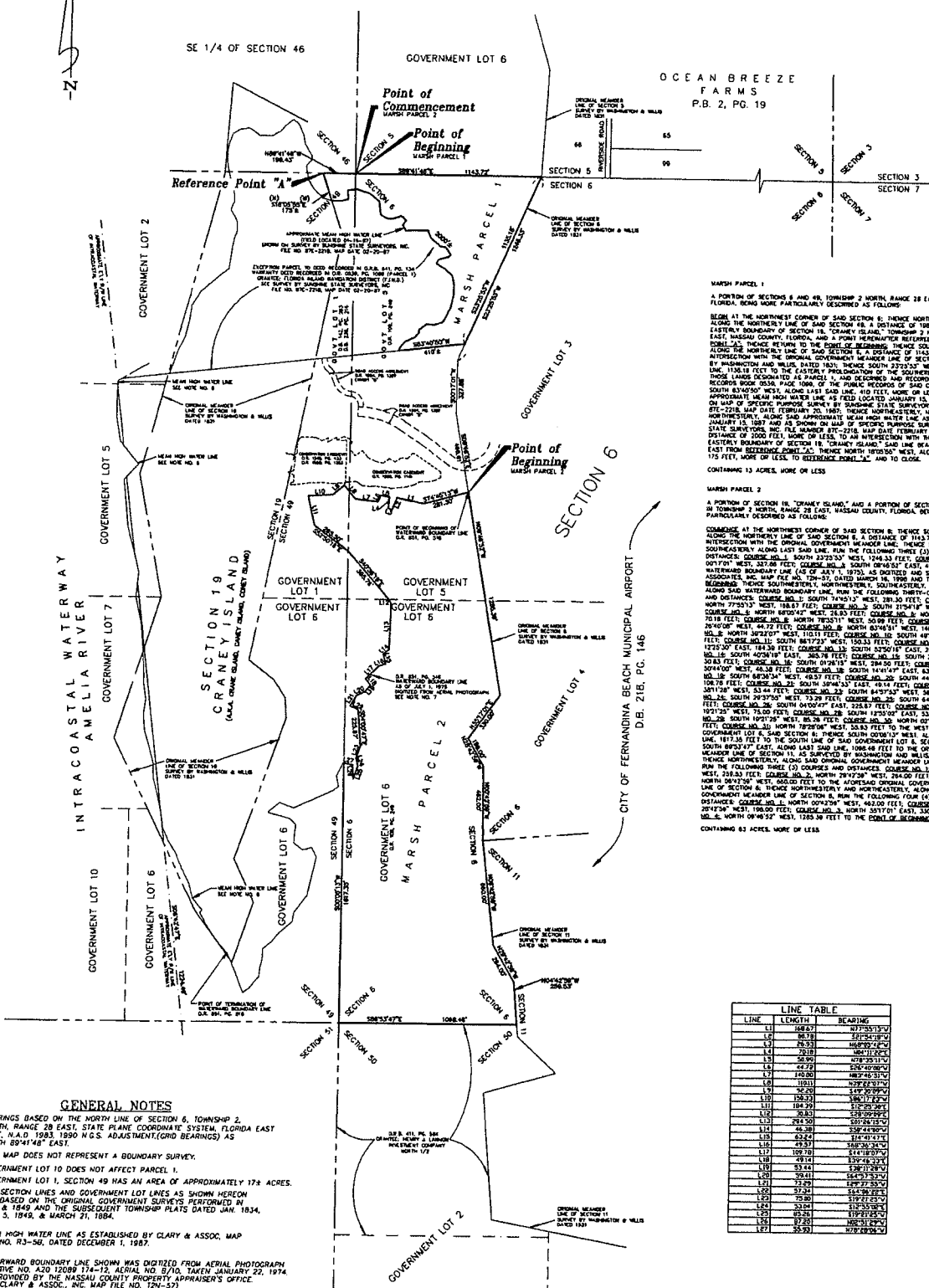
BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE NORTH  $89^{\circ}41'48''$  WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 49, A DISTANCE OF 198.43 FEET, TO THE EASTERLY BOUNDARY OF SECTION 19, "CRANEY ISLAND," TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AND A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH  $89^{\circ}41'48''$  EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 6, AS SURVEYED BY WASHINGTON AND WILLIS, DATED 1831; THENCE SOUTH  $23^{\circ}25'53''$  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 BOOK 0539, PAGE 1099, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH  $83^{\circ}40'50''$  WEST, ALONG LAST SAID LINE, 410 FEET, MORE OR LESS, TO THE APPROXIMATE MEAN HIGH WATER LINE AS FIELD LOCATED JANUARY 15, 1987 AND AS SHOWN ON MAP OF SPECIFIC PURPOSE SURVEY BY SUNSHINE STATE SURVEYORS, INC. FILE NUMBER 87E-2218, MAP DATE FEBRUARY 20, 1987; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY, ALONG SAID APPROXIMATE MEAN HIGH WATER LINE AS FIELD LOCATED JANUARY 15, 1987 AND AS SHOWN ON MAP OF SPECIFIC PURPOSE SURVEY BY SUNSHINE STATE SURVEYORS, INC. FILE NUMBER 87E-2218, MAP DATE FEBRUARY 20, 1987, A DISTANCE OF 2000 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFORESAID EASTERLY BOUNDARY OF SECTION 19, "CRANEY ISLAND," SAID LINE BEARING SOUTH  $18^{\circ}05'55''$  EAST FROM REFERENCE POINT "A"; THENCE NORTH  $18^{\circ}05'55''$  WEST, ALONG LAST SAID LINE, 175 FEET, MORE OR LESS, TO REFERENCE POINT "A", AND TO CLOSE.

CONTAINING 13 ACRES, MORE OR LESS

FILE No. T2N-147

Map Showing

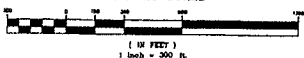
A PORTION OF SECTION 19, "CRANEY ISLAND," AND A PORTION OF SECTIONS 8 AND 49, ALL IN TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.



### GENERAL NOTES

1. DEARINGS BASED ON THE NORTH LINE OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 28 EAST, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83, 1980 N.G.S. ADJUSTMENT, (GRID BEARINGS) AS SOUTH 89°41'48" EAST
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. GOVERNMENT LOT 10 DOES NOT AFFECT PARCEL 1.
4. GOVERNMENT LOT 1, SECTION 49 HAS AN AREA OF APPROXIMATELY 17+ ACRES.
5. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED UPON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED IN 1831 & 1849 AND THE CORRECTED TOWNSHIP PLATS MADE JAN. 1834, JULY 5, 1848, & MARCH 21, 1854.
6. MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. R3-36, DATED DECEMBER 1, 1987.
7. WATERWARD BOUNDARY LINE SHOWN WAS DIGITIZED FROM AERIAL PHOTOGRAPHY NEGATIVE NO. A20 12008 174-12, AERIAL NO. 8710, TAKEN JANUARY 22, 1974 AS PROVIDED BY THE U.S. ARMY CORPS OF ENGINEERS' OFFICE. (SEE CLARY & ASSOC. INC. MAP FILE NO. 12008 174-12)
8. AREAS OF GOVERNMENT LOTS SHOWN HEREON ARE BASED ON PROTRACTED LINES FROM THE ORIGINAL TOWNSHIP PLAT AND NOT FIELD VERIFIED.
9. X - REF. CLARY & ASSOC., FILE NO. R1-10, R3-30, R3-36, T2N-35S, T2N-57S, R8-29 SURVEYED BY SUNSHINE STATE SURVEYORS.

GRAPHIC SCALE



## MARTIN PARCEL 1

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

ALONG AT THE NORTHWEST CORNER OF SAID SECTION 6, THENCE NORTH 89°40'41" WEST  
ALONG THE NORTHWEST LINE OF SAID SECTION 6 A DISTANCE OF 170.00 FEET TO THE  
EASTERN BOUNDARY OF SECTION 18, "CRANNEY LAKE", TOWNSHIP 2 NORTH, RANGE 2E  
EAST, 10TH PRINCIPAL MERIDIAN, S.W. 1/4, SECTION 18, T.2N., R.2E., 10TH PRINCIPAL  
MERIDIAN, THENCE RETURN TO THE CORNER OF BEGINNING, THENCE SOUTH 89°40'41" EAST,  
A DISTANCE OF 170.00 FEET TO THE CORNER OF BEGINNING, THENCE SOUTH 89°40'41" EAST,  
INTERSECTION WITH THE ORIGINAL CORONATION MEASURED LINE OF SECTION 6, AND AS SURVEYED  
AND RECORDED IN DEEDS 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112,  
113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130,  
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## WATSON PARCEL 2

A PORTION OF SECTION 19, "CRANEY ISLAND," AND A PORTION OF SECTIONS 6 AND 48, ALL IN TOWNSHIP 2 NORTH, RANGE 28 EAST, HASSAU COUNTY, FLORIDA. BEING MORE

[illegible]

| LINE TABLE |        |          |
|------------|--------|----------|
| LINE       | LOCN   | BEARING  |
| L1         | 164.67 | N77°55'E |
| L2         | 86.78  | S21°54'W |
| L3         | 55.53  | N68°22'E |
| L4         | 72.18  | N68°22'E |
| L5         | 55.53  | N77°55'E |
| L6         | 47.73  | S26°40'W |
| L7         | 150.00 | N48°43'E |
| L8         | 20.20  | N23°62'E |
| L9         | 150.00 | S49°00'W |
| L10        | 150.00 | S49°00'W |
| L11        | 184.29 | S15°23'W |
| L12        | 24.83  | S50°09'W |
| L13        | 24.83  | S50°09'W |
| L14        | 46.30  | S59°44'W |
| L15        | 62.42  | S41°40'E |
| L16        | 49.77  | S24°18'W |
| L17        | 109.10 | S24°18'W |
| L18        | 49.77  | S24°18'W |
| L19        | 53.44  | S26°17'E |
| L20        | 59.41  | S27°53'E |
| L21        | 59.41  | S27°53'E |
| L22        | 57.04  | S44°56'E |
| L23        | 79.80  | S19°21'E |
| L24        | 53.04  | S19°21'E |
| L25        | 87.25  | S19°21'E |
| L26        | 87.25  | N66°51'W |
| L27        | 56.83  | N66°51'W |

MARSH PARCELS 1 & 2  
SHEET 4 OF 4

SHEET 4 OF 4

|                                    |     |         |                                      |
|------------------------------------|-----|---------|--------------------------------------|
| 3-20-76                            | AS  | 2004-05 | REVIEW WAVE REFERENCE IN DESCRIPTION |
| 3-22-76                            | NLC | 2004-05 | REVIEW PAGES 10-11                   |
| NO REVISIONS BY PROJECT WORK GROUP |     |         | NO REVISION FOR REVIEW               |

THIS DRAWING IS SUBJECT TO THE GENERAL TECHNICAL CONDITIONS OF CONTRACT AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, LATEST EDITION, AS APPLICABLE TO THE PROJECT, AND TO ANY ADDENDUMS, AMENDMENTS, OR SUPPLEMENTAL SPECIFICATIONS, AND TO ANY CHANGES MADE BY THE ENGINEER.

NO OTHER REVISIONS HAVE BEEN MADE SINCE THE DATE OF THE LAST REVISION. THE DRAWING HAS BEEN CHECKED FOR CONFORMANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, LATEST EDITION, AS APPLICABLE TO THE PROJECT, AND TO ANY ADDENDUMS, AMENDMENTS, OR SUPPLEMENTAL SPECIFICATIONS, AND TO ANY CHANGES MADE BY THE ENGINEER.



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GREGORY G. CLARY, P.S.M. CERT. NO. 5377

FILE NO. 1704-147

## Exhibit A

## MARSH PARCEL 2

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

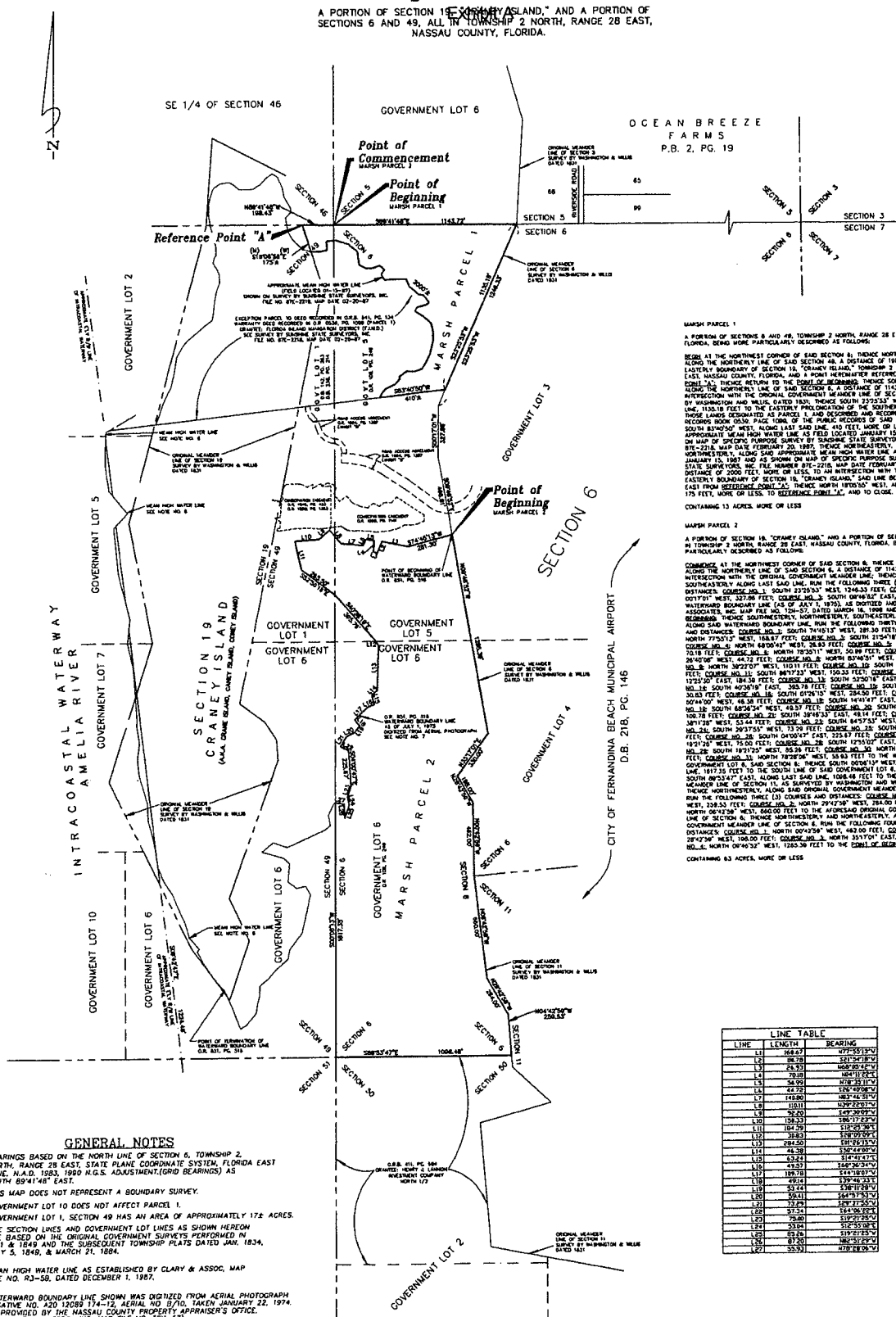
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 89°41'48"EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 23°25'53" WEST, 1246.33 FEET; COURSE NO. 2: SOUTH 00°17'01" WEST, 327.86 FEET; COURSE NO. 3: 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 AND THE POINT OF BEGINNING; THENCE SOUTHWESTERLY, NORTHWESTERLY, SOUTHEASTERLY, NORTHEASTERLY ALONG SAID WATERWARD BOUNDARY LINE, RUN THE FOLLOWING THIRTY-ONE (31) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 74°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, 55.93 FEET TO THE WEST LINE OF GOVERNMENT LOT 6, SAID SECTION 6; THENCE SOUTH 00°06'13" WEST, ALONG LAST SAID LINE, 1617.35 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 6, SECTION 6; THENCE

## Exhibit A

SOUTH 89°53'47" EAST, ALONG LAST SAID LINE, 1098.46 FEET TO THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 11, AS SURVEYED BY WASHINGTON AND WILLIS, DATED 1831; THENCE NORTHWESTERLY, ALONG SAID ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 11, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 04°42'59" WEST, 259.53 FEET; COURSE NO. 2: NORTH 29°42'59" WEST, 264.00 FEET; COURSE NO. 3: NORTH 06°42'59" WEST, 660.00 FEET TO THE AFORESAID ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 6; THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG SAID ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 6, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH 00°42'59" WEST, 462.00 FEET; COURSE NO. 2: NORTH 28°42'59" WEST, 198.00 FEET; COURSE NO. 3: NORTH 35°17'01" EAST, 330.00 FEET; COURSE NO. 4: NORTH 09°46'52" WEST, 1285.39 FEET TO THE POINT OF BEGINNING.

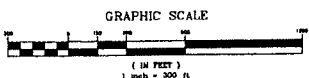
CONTAINING 63 ACRES, MORE OR LESS

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



### GENERAL NOTES

3. BEARINGS BASED ON THE NORTH LINE OF CLARY & TOWNSHIP 2, RANGE 28 EAST, STATE PLANE COORDINATE SYSTEM, FLORIDA EASE, ZONE NAD, 1983, 1990 R.G.S. ADJUSTMENT, (GEO BEARINGS) AS SOUTH 89°14'11" EAST.
4. THE SECTION LINES DO NOT REPRESENT A BOUNDARY SURVEY.
5. GOVERNMENT LOT 10 DOES NOT AFFECT PARCEL 1.
6. GOVERNMENT LOT 1, SECTION 40 HAS AN AREA OF APPROXIMATELY 172 ACRES.
7. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED IN 1824 & 1849 AND THE DEEDS TO THE TOWNSHIP PLAT DATED JAN. 1834, JULY 1, 1849, & MARCH 21, 1804.
8. MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC, MAP FILE NO. RJ-58, DATED DECEMBER 1, 1987.
9. WATERWARD WADWATER LINE SHOWN WAS OBTAINED FROM AERIAL PHOTOGRAPH NEGATIVE NO. A20 12087 174-12, AERIAL NO. 0710, TAKEN JANUARY 22, 1974 AS PROVIDED BY THE MASSAU COUNTY SURVEYING & APPRAISER'S OFFICE, CRET CLARY & ASSOC., INC. (FILE NO. 125-187)
10. AREAS OF GOVERNMENT LOTS SHOWN HEREON ARE BASED ON PROTRACTED LINES FROM THE ORIGINAL TOWNSHIP PLAT AND NOT FIELD VERIFIED.
11. X- REF: CLARY & ASSOC., FILE NO. 01-10, RJ-38, 12M-35, 12M-57, RB-30, 12M-58, 12M-59, 12M-60, 12M-61, 12M-62, 12M-63, 12M-64, 12M-65, 12M-66, 12M-67, 12M-68, 12M-69, 12M-70, 12M-71, 12M-72, 12M-73, 12M-74, 12M-75, 12M-76, 12M-77, 12M-78, 12M-79, 12M-80, 12M-81, 12M-82, 12M-83, 12M-84, 12M-85, 12M-86, 12M-87, 12M-88, 12M-89, 12M-90, 12M-91, 12M-92, 12M-93, 12M-94, 12M-95, 12M-96, 12M-97, 12M-98, 12M-99, 12M-100, 12M-101, 12M-102, 12M-103, 12M-104, 12M-105, 12M-106, 12M-107, 12M-108, 12M-109, 12M-110, 12M-111, 12M-112, 12M-113, 12M-114, 12M-115, 12M-116, 12M-117, 12M-118, 12M-119, 12M-120, 12M-121, 12M-122, 12M-123, 12M-124, 12M-125, 12M-126, 12M-127, 12M-128, 12M-129, 12M-130, 12M-131, 12M-132, 12M-133, 12M-134, 12M-135, 12M-136, 12M-137, 12M-138, 12M-139, 12M-140, 12M-141, 12M-142, 12M-143, 12M-144, 12M-145, 12M-146, 12M-147, 12M-148, 12M-149, 12M-150, 12M-151, 12M-152, 12M-153, 12M-154, 12M-155, 12M-156, 12M-157, 12M-158, 12M-159, 12M-160, 12M-161, 12M-162, 12M-163, 12M-164, 12M-165, 12M-166, 12M-167, 12M-168, 12M-169, 12M-170, 12M-171, 12M-172, 12M-173, 12M-174, 12M-175, 12M-176, 12M-177, 12M-178, 12M-179, 12M-180, 12M-181, 12M-182, 12M-183, 12M-184, 12M-185, 12M-186, 12M-187, 12M-188, 12M-189, 12M-190, 12M-191, 12M-192, 12M-193, 12M-194, 12M-195, 12M-196, 12M-197, 12M-198, 12M-199, 12M-200, 12M-201, 12M-202, 12M-203, 12M-204, 12M-205, 12M-206, 12M-207, 12M-208, 12M-209, 12M-210, 12M-211, 12M-212, 12M-213, 12M-214, 12M-215, 12M-216, 12M-217, 12M-218, 12M-219, 12M-220, 12M-221, 12M-222, 12M-223, 12M-224, 12M-225, 12M-226, 12M-227, 12M-228, 12M-229, 12M-230, 12M-231, 12M-232, 12M-233, 12M-234, 12M-235, 12M-236, 12M-237, 12M-238, 12M-239, 12M-240, 12M-241, 12M-242, 12M-243, 12M-244, 12M-245, 12M-246, 12M-247, 12M-248, 12M-249, 12M-250, 12M-251, 12M-252, 12M-253, 12M-254, 12M-255, 12M-256, 12M-257, 12M-258, 12M-259, 12M-260, 12M-261, 12M-262, 12M-263, 12M-264, 12M-265, 12M-266, 12M-267, 12M-268, 12M-269, 12M-270, 12M-271, 12M-272, 12M-273, 12M-274, 12M-275, 12M-276, 12M-277, 12M-278, 12M-279, 12M-280, 12M-281, 12M-282, 12M-283, 12M-284, 12M-285, 12M-286, 12M-287, 12M-288, 12M-289, 12M-290, 12M-291, 12M-292, 12M-293, 12M-294, 12M-295, 12M-296, 12M-297, 12M-298, 12M-299, 12M-300, 12M-301, 12M-302, 12M-303, 12M-304, 12M-305, 12M-306, 12M-307, 12M-308, 12M-309, 12M-310, 12M-311, 12M-312, 12M-313, 12M-314, 12M-315, 12M-316, 12M-317, 12M-318, 12M-319, 12M-320, 12M-321, 12M-322, 12M-323, 12M-324, 12M-325, 12M-326, 12M-327, 12M-328, 12M-329, 12M-330, 12M-331, 12M-332, 12M-333, 12M-334, 12M-335, 12M-336, 12M-337, 12M-338, 12M-339, 12M-340, 12M-341, 12M-342, 12M-343, 12M-344, 12M-345, 12M-346, 12M-347, 12M-348, 12M-349, 12M-350, 12M-351, 12M-352, 12M-353, 12M-354, 12M-355, 12M-356, 12M-357, 12M-358, 12M-359, 12M-360, 12M-361, 12M-362, 12M-363, 12M-364, 12M-365, 12M-366, 12M-367, 12M-368, 12M-369, 12M-370, 12M-371, 12M-372, 12M-373, 12M-374, 12M-375, 12M-376, 12M-377, 12M-378, 12M-379, 12M-380, 12M-381, 12M-382, 12M-383, 12M-384, 12M-385, 12M-386, 12M-387, 12M-388, 12M-389, 12M-390, 12M-391, 12M-392, 12M-393, 12M-394, 12M-395, 12M-396, 12M-397, 12M-398, 12M-399, 12M-400, 12M-401, 12M-402, 12M-403, 12M-404, 12M-405, 12M-406, 12M-407, 12M-408, 12M-409, 12M-410, 12M-411, 12M-412, 12M-413, 12M-414, 12M-415, 12M-416, 12M-417, 12M-418, 12M-419, 12M-420, 12M-421, 12M-422, 12M-423, 12M-424, 12M-425, 12M-426, 12M-427, 12M-428, 12M-429, 12M-430, 12M-431, 12M-432, 12M-433, 12M-434, 12M-435, 12M-436, 12M-437, 12M-438, 12M-439, 12M-440, 12M-441, 12M-442, 12M-443, 12M-444, 12M-445, 12M-446, 12M-447, 12M-448, 12M-449, 12M-450, 12M-451, 12M-452, 12M-453, 12M-454, 12M-455, 12M-456, 12M-457, 12M-458

MARSH PARCELS 1 & 2  
SHEET 4 OF 4

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 164.87 | N77°55'17"E |
| L2         | 98.78  | N47°34'17"E |
| L3         | 26.52  | N72°00'00"E |
| L4         | 70.16  | N44°11'02"E |
| L5         | 59.49  | N78°33'13"E |
| L6         | 41.73  | N62°00'00"E |
| L7         | 143.80 | N87°44'25"E |
| L8         | 101.11 | N27°42'01"E |
| L9         | 25.33  | N72°00'00"E |
| L10        | 152.21 | N60°17'23"E |
| L11        | 104.29 | N18°29'36"E |
| L12        | 38.81  | N72°00'00"E |
| L13        | 281.50 | N77°45'15"E |
| L14        | 48.38  | S76°40'00"E |
| L15        | 52.44  | S72°00'00"E |
| L16        | 47.57  | S66°36'30"E |
| L17        | 199.78 | S44°10'07"E |
| L18        | 59.61  | S72°00'00"E |
| L19        | 53.44  | S58°18'28"E |
| L20        | 35.41  | S64°33'13"E |
| L21        | 71.67  | S14°00'00"E |
| L22        | 57.34  | S14°00'00"E |
| L23        | 75.80  | S14°00'00"E |
| L24        | 51.94  | S14°00'00"E |
| L25        | 87.26  | S19°17'23"E |
| L26        | 61.26  | S72°00'00"E |
| L27        | 59.72  | N77°55'17"E |

[illegible]



## Exhibit A

Revised PUD Parcel Legal

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

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 89°41'48" WEST, ALONG THE NORTH LINE OF SAID SECTION 49, A DISTANCE OF 198.43 FEET, TO THE EASTERLY BOUNDARY OF SAID SECTION 19, "CRANEY ISLAND," AND A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 89°41'48" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 6, AS SURVEYED BY WASHINGTON AND WILLIS, DATED 1831; THENCE SOUTHWESTERLY AND SOUTHEASTERLY, ALONG SAID ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 6, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 23°25'53" WEST, 1246.33 FEET; COURSE NO. 2: SOUTH 00°17'01" WEST, 327.86 FEET; COURSE NO. 3: SOUTH 09°46'52" EAST, 1782.00 FEET; COURSE NO. 4: SOUTH 35°17'01" WEST, 330.00 FEET; COURSE NO. 5: SOUTH 28°42'59" EAST, 198.00 FEET; COURSE NO. 6: SOUTH 00°42'59" EAST, 462.00 FEET, TO THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 11, AS SURVEYED BY WASHINGTON AND WILLIS, DATED 1831; THENCE SOUTHEASTERLY, ALONG SAID ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 11, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 06°42'59" EAST, 660.00 FEET; COURSE NO. 2: SOUTH 29°42'59" EAST, 264.00 FEET; COURSE NO. 3: SOUTH 04°42'59" EAST, 259.53 FEET, TO THE SOUTH LINE OF GOVERNMENT LOT 6, SAID SECTION 6; THENCE NORTH 89°53'47" WEST, ALONG LAST SAID LINE, 1098.46, TO THE WEST LINE OF SAID GOVERNMENT LOT 6, SECTION 6; THENCE NORTH 00°06'13" EAST, ALONG LAST SAID LINE, 1617.35 FEET TO THE WATERWARD BOUNDARY LINE (AS OF JULY 1, 1975), AS DIGITIZED AND SHOWN ON CLARY & ASSOCIATES, INC. MAP FILE NO. T2N-57, DATED MARCH 16, 1998; THENCE SOUTHWESTERLY, NORTHWESTERLY, SOUTHEASTERLY, NORTHEASTERLY ALONG SAID WATERWARD BOUNDARY LINE, RUN THE FOLLOWING TWENTY-SIX (26) COURSES AND DISTANCES: COURSE NO. 1: NORTH 78°28'06" WEST, 6.08 FEET; COURSE NO. 2: SOUTH 25°27'02" WEST, 88.59 FEET; COURSE NO. 3: SOUTH 09°53'47" EAST, 67.54 FEET; COURSE NO. 4: SOUTH 51°12'50" WEST, 44.72 FEET; COURSE NO. 5: SOUTH 65°34'32" WEST, 261.52 FEET; COURSE NO. 6: NORTH 69°24'50" WEST, 94.43 FEET; COURSE NO. 7: SOUTH 49°26'23" WEST, 94.17 FEET; COURSE NO. 8: SOUTH 74°27'56" EAST, 141.93 FEET; COURSE NO. 9: SOUTH 44°09'52" EAST, 52.74 FEET; COURSE NO. 10: SOUTH 04°55'55" WEST, 113.69 FEET; COURSE NO. 11: SOUTH 52°17'39" EAST, 69.62 FEET; COURSE NO. 12: NORTH 75°39'06" EAST,

## Exhibit A

56.74 FEET; COURSE NO. 13: SOUTH 27°58'22" EAST, 64.20 FEET; COURSE NO. 14: SOUTH 12°27'32" WEST, 248.98 FEET; COURSE NO. 15: SOUTH 36°29'03" WEST, 134.63 FEET; COURSE NO. 16: SOUTH 08°52'37" WEST, 57.66 FEET; COURSE NO. 17: SOUTH 48°19'57" WEST, 114.05 FEET; COURSE NO. 18: SOUTH 37°00'40" WEST, 59.38 FEET; COURSE NO. 19: SOUTH 51°15'51" WEST, 73.70 FEET; COURSE NO. 20: SOUTH 01°38'19" WEST, 63.56 FEET; COURSE NO. 21: SOUTH 13°22'22" WEST, 54.31 FEET; COURSE NO. 22: SOUTH 05°31'05" WEST, 54.62 FEET; COURSE NO. 23: SOUTH 38°41'06" WEST, 99.52 FEET; COURSE NO. 24: SOUTH 57°51'29" WEST, 43.99 FEET; COURSE NO. 25: NORTH 20°47'36" WEST, 165.67 FEET; COURSE NO. 26: NORTH 24°41'45" WEST, 100.27 FEET, TO THE MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. R3-5B); THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES: COURSE NO. 1: NORTH 41°03'43" WEST, 102.29 FEET; COURSE NO. 2: NORTH 33°13'02" WEST, 100.28 FEET; COURSE NO. 3: NORTH 27°40'04" WEST, 100.02 FEET; COURSE NO. 4: NORTH 39°19'23" EAST, 20.24 FEET; COURSE NO. 5: NORTH 39°20'31" WEST, 94.05 FEET; COURSE NO. 6: NORTH 15°50'14" WEST, 100.65 FEET; COURSE NO. 7: NORTH 25°25'34" WEST, 100.00 FEET; COURSE NO. 8: NORTH 22°16'35" WEST, 100.10 FEET; COURSE NO. 9: NORTH 32°08'50" WEST, 100.82 FEET; COURSE NO. 10: NORTH 21°56'56" WEST, 91.34 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 06°42'47" WEST, ALONG LAST SAID LINE, 1525.13 FEET, TO THE MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. R3-5B); THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 05°08'07" EAST, 66.33 FEET; COURSE NO. 2: NORTH 13°19'18" WEST, 118.34 FEET, TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 06°42'47" WEST, ALONG LAST SAID LINE, 479.72 FEET TO SAID MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. R3-5B); THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 42°00'35" EAST, 106.80 FEET; COURSE NO. 2: NORTH 39°33'24" WEST, 148.00 FEET, TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 06°42'47" WEST, ALONG LAST SAID LINE, 367.48 FEET, TO SAID MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II,

## Exhibit A

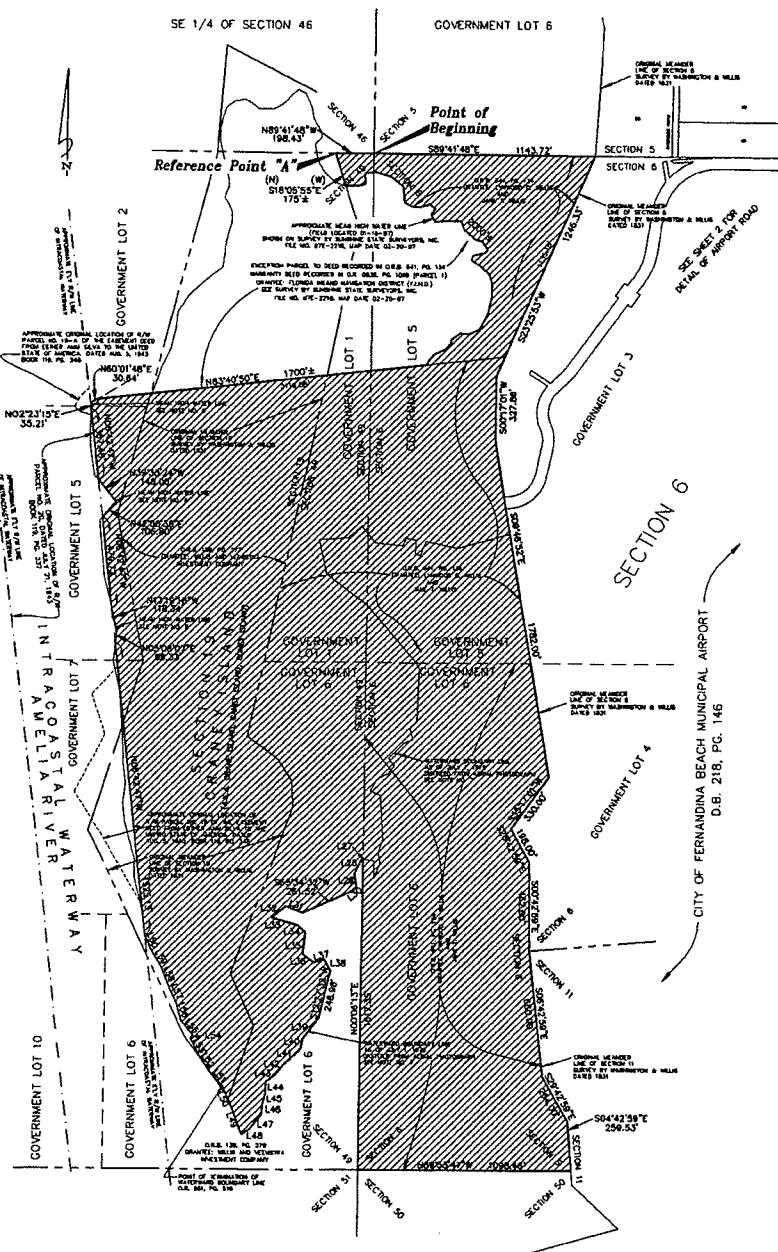
FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. R3-5B); THENCE NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 02°23'15" EAST, 35.21 FEET; COURSE NO. 2: NORTH 60°01'48" EAST, 30.64 FEET, TO THE WESTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 0539, PAGE 1099, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 83°40'50" EAST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1099, A DISTANCE OF 1700 FEET, MORE OR LESS, TO THE APPROXIMATE MEAN HIGH WATER LINE AS FIELD LOCATED JANUARY 15, 1987 AND AS SHOWN ON MAP OF SPECIFIC PURPOSE SURVEY BY SUNSHINE STATE SURVEYORS, INC. FILE NUMBER 87E-2218, MAP DATE FEBRUARY 20, 1987; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY, ALONG SAID APPROXIMATE MEAN HIGH WATER LINE AS FIELD LOCATED JANUARY 15, 1987 AND AS SHOWN ON MAP OF SPECIFIC PURPOSE SURVEY BY SUNSHINE STATE SURVEYORS, INC. FILE NUMBER 87E-2218, MAP DATE FEBRUARY 20, 1987, A DISTANCE OF 2000 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFORESAID EASTERLY BOUNDARY OF SECTION 19, "CRANEY ISLAND," SAID LINE BEARING SOUTH 18°05'55" EAST FROM REFERENCE POINT "A"; THENCE NORTH 18°05'55" WEST, ALONG LAST SAID LINE, 175 FEET, MORE OR LESS, TO REFERENCE POINT "A", AND TO CLOSE.

CONTAINING 189.27 ACRES, MORE OR LESS

FILE NO. T2N-147

# Map Showing

A PORTION OF SECTION 19, "CRANEY ISLAND," AND A PORTION OF SECTIONS 8 AND 10, ALL IN TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.



A PORTION OF SECTION 19, "CRANEY ISLAND," AND A PORTION OF SECTIONS 8 AND 10, 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 8; THENCE NORTH 89°41'48" WEST, ALONG THE NORTH LINE OF SAID SECTION 49, A DISTANCE OF 198.43 FEET, TO THE EASTERN BOUNDARY OF SAID SECTION 19, "CRANEY ISLAND," AND A POINT HEREINAFTER REFERRED TO AS BEARING POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING, THENCE SOUTH 89°41'48" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 8, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 8, AS SURVEYED BY WASHINGTON AND WELLS, DATED 1831; THENCE SOUTHWESTERLY AND SOUTHEASTERLY, ALONG SAID ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 8, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1, SOUTH 23°25'53" WEST, 1248.33 FEET; COURSE NO. 2, SOUTH 07°01'01" WEST, 327.86 FEET; COURSE NO. 3, SOUTH 09°48'52" EAST, 1782.00 FEET; COURSE NO. 4, SOUTH 30°17'01" WEST, 330.00 FEET; COURSE NO. 5, SOUTH 28°42'50" EAST, 198.00 FEET; COURSE NO. 6, SOUTH 00°42'51" EAST, 452.00 FEET, TO THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 11, AS SURVEYED BY WASHINGTON AND WELLS, DATED 1831; THENCE SOUTHEASTERLY, ALONG SAID ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 11, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1, SOUTH 06°42'59" EAST, 680.00 FEET; COURSE NO. 2, SOUTH 28°42'59" EAST, 254.00 FEET; COURSE NO. 3, SOUTH 04°42'59" EAST, 255.53 FEET, TO THE SOUTH LINE OF GOVERNMENT LOT 8, SAID SECTION 6; THENCE NORTH 89°53'47" WEST, ALONG SAID LINE, 1088.46, TO THE WEST LINE OF SAID GOVERNMENT LOT 6; THENCE NORTH 00°00'13" EAST, ALONG LAST SAID LINE, 1617.35 FEET TO THE WATERWARD BOUNDARY LINE (AS OF JULY 1, 1975), AS DETERMINED AND SHOWN ON CLARY & ASSOCIATES, INC. MAP FILE NO. T2N-27, DATED MARCH 18, 1980; THENCE SOUTHWESTERLY, NORTHWESTERLY, SOUTHEASTERLY, NORTHEASTERLY ALONG SAID WATERWARD BOUNDARY LINE, RUN THE FOLLOWING TWENTY-ONE (21) COURSES AND DISTANCES: COURSE NO. 1, NORTH 78°28'06" WEST, 6.08 FEET; COURSE NO. 2, SOUTH 25°27'02" WEST, 88.58 FEET; COURSE NO. 3, SOUTH 09°53'47" EAST, 67.54 FEET; COURSE NO. 4, SOUTH 51°12'50" WEST, 44.72 FEET; COURSE NO. 5, SOUTH 65°43'37" WEST, 261.52 FEET; COURSE NO. 6, NORTH 89°24'50" WEST, 94.43 FEET; COURSE NO. 7, SOUTH 49°28'23" WEST, 54.17 FEET; COURSE NO. 8, SOUTH 74°27'36" EAST, 141.83 FEET; COURSE NO. 9, SOUTH 44°09'52" EAST, 52.74 FEET; COURSE NO. 10, SOUTH 04°53'50" WEST, 113.89 FEET; COURSE NO. 11, SOUTH 52°17'39" EAST, 69.62 FEET; COURSE NO. 12, NORTH 75°38'05" WEST, 66.74 FEET; COURSE NO. 13, SOUTH 27°58'22" EAST, 64.20 FEET; COURSE NO. 14, SOUTH 12°27'42" WEST, 248.98 FEET; COURSE NO. 15, SOUTH 36°29'03" WEST, 134.63 FEET; COURSE NO. 16, SOUTH 08°23'37" WEST, 57.48 FEET; COURSE NO. 17, NORTH 13°13'02" WEST, 114.05 FEET; COURSE NO. 18, SOUTH 37°00'40" WEST, 59.38 FEET; COURSE NO. 19, SOUTH 51°15'31" WEST, 73.70 FEET; COURSE NO. 20, SOUTH 07°30'17" WEST, 63.34 FEET; COURSE NO. 21, SOUTH 13°27'22" WEST, 54.17 FEET; COURSE NO. 22, SOUTH 05°31'05" WEST, 54.82 FEET; COURSE NO. 23, SOUTH 30°14'01" WEST, 99.52 FEET; COURSE NO. 24, SOUTH 57°12'29" WEST, 43.94 FEET; COURSE NO. 25, NORTH 20°47'45" WEST, 155.67 FEET; COURSE NO. 26, NORTH 24°14'45" WEST, 100.27 FEET, TO THE MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, INC. IN ACCORDANCE WITH CHAPTER 177, PART 8, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. R3-50); THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES: COURSE NO. 1, NORTH 41°03'43" WEST, 102.28 FEET; COURSE NO. 2, NORTH 13°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, 54.05 FEET; COURSE NO. 6, NORTH 13°50'14" WEST, 100.63 FEET; COURSE NO. 7, NORTH 25°25'34" WEST, 100.00 FEET; COURSE NO. 8, NORTH 27°16'35" WEST, 100.10 FEET; COURSE NO. 9, NORTH 37°08'50" WEST, 100.82 FEET; COURSE NO. 10, NORTH 27°55'54" WEST, 81.34 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 08°42'47" WEST, ALONG LAST SAID LINE, 1325.13 FEET, TO THE MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, INC. IN ACCORDANCE WITH CHAPTER 177, PART 8, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. R3-50); THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1, NORTH 42°00'35" EAST, 106.80 FEET; COURSE NO. 2, NORTH 39°33'24" WEST, 148.00 FEET, TO THE AFORESAID EASTERN RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 08°42'47" WEST, ALONG LAST SAID LINE, 367.48 FEET, TO SAID MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, INC. IN ACCORDANCE WITH CHAPTER 177, PART 8, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. R3-50); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1, NORTH 02°23'15" EAST, 35.21 FEET; COURSE NO. 2, NORTH 60°01'48" EAST, 30.64 FEET, TO THE WESTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 0538, PAGE 1099, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 83°40'50" EAST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS BOOK 0538, PAGE 1099, A DISTANCE OF 1700 FEET, MORE OR LESS, TO THE APPROXIMATE MEAN HIGH WATER LINE AS FIELD LOCATED JANUARY 15, 1987, AS SHOWN ON MAP OF SPECIFIC PURPOSE SURVEY BY SUNSHINE STATE SURVEYORS, INC. FILE NUMBER BYE-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 BYE-2218, MAP DATE FEBRUARY 20, 1987, A DISTANCE OF 2000 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFORESAID EASTERN BOUNDARY OF SECTION 19, "CRANEY ISLAND," SAID LINE BEARING SOUTH 18°05'50" EAST FROM BEARING POINT "A"; THENCE NORTH 18°05'50" WEST, ALONG LAST SAID LINE, 175 FEET, MORE OR LESS, TO BEARING POINT "A," AND TO CLOSE.

CONTAINING 189.27 ACRES, MORE OR LESS

**SUBJECT LANDS**  
189.27 ACRES

## GENERAL NOTES

1. BEARINGS BASED ON THE NORTH LINE OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 28 EAST, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, N.A.D. 1983, 1990 N.G.S. ADJUSTMENT (GRID BEARINGS) AS SOUTH OBTAINABLE EAST.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. GOVERNMENT LOT 10 DOES NOT AFFECT PARCEL 1.
4. GOVERNMENT LOT 1, SECTION 49 HAS AN AREA OF APPROXIMATELY 178 ACRES.
5. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED IN 1831 & 1849 AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1834, JULY 5, 1849, & MARCH 21, 1884.
6. MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. R3-50, DATED DECEMBER 1, 1987.
7. WATERWARD BOUNDARY LINE SHOWN WAS DERIVED FROM AERIAL PHOTOGRAPH NEGATIVE NO. A20 12085 174-12, AERIAL NO. 670, TAKEN JANUARY 22, 1974 AS PROVIDED BY THE NASSAU COUNTY PLANNING DEPARTMENT'S OFFICE. (SEE CLARY & ASSOC., INC. MAP FILE NO. T2N-57)
8. AREAS OF GOVERNMENT LOTS SHOWN HEREON ARE BASED ON PROTRACTED LINES FROM THE ORIGINAL TOWNSHIP PLAT AND NOT FIELD VERIFIED.
9. X - REF. CLARY & ASSOC.: FILE NO. R1-90, R3-50, T2N-35, T2N-57, R8-28 SURVEY BY SUNSHINE STATE SURVEYORS, INC.; FILE NO. 87E-2718

| EXCEPTION NUMBER | RECORDED DOCUMENT   | DESCRIPTION                                                   | COMMENTS                                    |
|------------------|---------------------|---------------------------------------------------------------|---------------------------------------------|
| 1                | O.B. 141, PG. 263   | RESERVATIONS                                                  | APPROX. PORTION LOTS 10 IN GOVERNMENT LOT 1 |
| 2                | O.B. 130A, PG. 1141 | CONSERVATION EASEMENT                                         | SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST |
| 3                | O.B. 130A, PG. 1141 | CONSERVATION EASEMENT                                         | SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST |
| 4                | O.B. 130A, PG. 1141 | CONSERVATION EASEMENT                                         | SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST |
| 5                | O.B. 140, PG. 884   | TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE | SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST |
| 6                | O.B. 140, PG. 884   | TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE | SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST |
| 7                | O.B. 140, PG. 884   | TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE | SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST |
| 8                | O.B. 140, PG. 884   | TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE | SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST |
| 9                | O.B. 140, PG. 884   | TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE | SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST |
| 10               | O.B. 140, PG. 884   | TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE | SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST |
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| 81               | O.B. 140, PG. 884   | TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE | SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST |
| 82               | O.B. 140, PG. 884   | TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE | SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST |
| 83               | O.B. 140, PG. 884   | TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE | SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST |
| 84               | O.B. 140, PG. 884   | TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE | SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST |
| 85               | O.B. 140, PG. 884   | TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE | SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST |
| 86               | O.B. 140, PG. 884   | TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE | SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST |
| 87               | O.B. 140, PG. 884   | TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE | SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST |
| 88               | O.B. 140, PG. 884   | TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE | SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST |
| 89               | O.B. 140, PG. 884   | TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE | SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST |
| 90               | O.B. 140, PG. 884   | TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE | SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST |
| 91               | O.B. 140, PG. 884   | TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE | SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST |
| 92               | O.B. 140, PG. 884   | TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE | SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST |
| 93               | O.B. 140, PG. 884   | TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE | SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST |
| 94               | O.B. 140, PG. 884   | TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE | SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST |
| 95               | O.B. 140, PG. 884   | TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE | SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST |
| 96               | O.B. 140, PG. 884   | TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE | SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST |
| 97               | O.B. 140, PG. 884   | TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE | SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST |
| 98               | O.B. 140, PG. 884   | TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE | SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST |
| 99               | O.B. 140, PG. 884   | TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE | SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST |
| 100              | O.B. 140, PG. 884   | TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE | SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST |

| LINE TABLE |        |                 | LINE TABLE |        |                  |
|------------|--------|-----------------|------------|--------|------------------|
| LINE       | LENGTH | BEARING         | LINE       | LENGTH | BEARING          |
| 127        | 6.09   | S 89° 06' 36" W | 144        | 13.24  | S 89° 06' 36" W  |
| 128        | 66.59  | S 89° 06' 36" W | 145        | 54.71  | S 113° 02' 36" W |
| 129        | 1.04   | S 89° 06' 36" W | 146        | 1.04   | S 89° 06' 36" W  |
| 130        | 44.73  | S 89° 06' 36" W | 147        | 95.58  | S 89° 06' 36" W  |
| 131        | 84.12  | S 89° 06' 36" W | 148        | 1.04   | S 89° 06' 36" W  |
| 132        | 94.17  | S 89° 06' 36" W | 149        | 155.43 | S 89° 06' 36" W  |
| 133        | 1.04   | S 89° 06' 36" W | 150        | 1.04   | S 89° 06' 36" W  |
| 134        | 52.74  | S 89° 06' 36" W | 151        | 108.24 | S 89° 06' 36" W  |
| 135        | 133.19 | S 89° 06' 36" W | 152        | 106.89 | S 113° 02' 36" W |
| 136        | 1.04   | S 89° 06' 36" W | 153        | 1.04   | S 89° 06' 36" W  |
| 137        | 56.74  | S 89° 06' 36" W | 154        | 102.24 | S 89° 06' 36" W  |
| 138        | 144.20 | S 89° 06' 36" W | 155        | 1.04   | S 89° 06' 36" W  |
| 139        | 144.23 | S 89° 06' 36" W | 156        | 166.62 | S 89° 06' 36" W  |
| 140        | 1.04   | S 89° 06' 36" W | 157        | 108.02 | S 89° 06' 36" W  |
| 141        | 11.06  | S 89° 06' 36" W | 158        | 1.04   | S 89° 06' 36" W  |
| 142        | 59.38  | S 89° 06' 36" W | 159        | 130.69 | S 89° 06' 36" W  |
| 143        | 13.32  | S 89° 06' 36" W | 160        | 1.04   | S 89° 06' 36" W  |

## Exhibit A

## VESTING DEED LEGALS

| Legals from Deeds and<br>Consent Final Judgment Establishing Boundaries                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Being same property<br>conveyed in the<br>following deeds and<br>consent final judgment<br>establishing<br>boundaries recorded in<br>the Official Records of<br>Nassau County,<br>Florida |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>All that tract of land known as CRANEY ISLAND, also described as all of Section Nineteen (19), Township Two (2) North, Range Twenty-Eight (28) East, together with all riparian rights thereunto belonging or in anywise appertaining. Being the same property conveyed by A. B. Noyes under date of July 7, 1986 and as same appears of record in Book W, pages 31 and 32 of public records of Nassau County, Florida. The foregoing property is not the homestead of the Grantor who resides elsewhere.</p> <p>Less and except that certain parcel of land conveyed to Florida Inland Navigation District in the deed recorded in Official Records Volume 539, page 1099 of the public records of Nassau County, Florida.</p> <p>The above less and except parcel described in the deed recorded in Official Records Volume 539, page 1099 is more fully described as:</p> <p>A portion of Section 19, Township 2 North, Range 28 East, Nassau County, Florida, being a portion of lands described and recorded in Official Records Book 138, pages 277-278 of the public records of Nassau County, Florida, being more particularly described as follows:</p> <p>Commence at a U.S. Army Corps of Engineers Dike, IWN-9 (1978) on the west bank of the Intracoastal Waterway; thence North 15°14'42" East, 1431.10 feet; thence North 14°35'36" East, 492.80 feet, to an intersection with the approximate high water line as field located January 15, 1987 and as shown on map of specific purpose survey by Sunshine State Surveyors, Inc., File No. 87E-2218, and the point of beginning; thence Northerly, Northeasterly, Easterly, Southeasterly, Southerly and Southwesterly along said approximate high water line to the intersection with a line that bears North 83°41'24" East, 1421.52 feet from the aforesaid point of beginning; thence South 83°41'24" West, 1421.52 feet to the point of beginning.</p> | <p>Official Records Book 602, Page 321;<br/>Official Records Book 800, Page 1421</p>                                                                                                      |
| <p>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:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>Consent Final Judgment Establishing Boundaries recorded in Official Records Book 849, Page 106</p>                                                                                     |

## Exhibit A

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



## Exhibit A

AND CHAPTER 21HN-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. T2N-35); THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THIRTY-FOUR (34) COURSES AND DISTANCES: COURSE NO. 1: NORTH 41°09'56" WEST, 102.29 FEET; COURSE NO. 2: NORTH 33°19'15" WEST, 100.28 FEET; 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

A portion of the land commonly known as Crane Island, also described as: All of Government Lot 1, Section 49; and all of Government Lots 5 and 6, Section 6, all in Township 2 North, Range 28 East, Nassau County, Florida, together with the surrounding marsh and submerged land (constituting all lands to which Lannon claims or has claimed an interest as record titleholder in Sections 6 and 49, Township 2 North, Range 28 East, Nassau County, Florida).

LESS AND EXCEPT, a portion of Section 19, together with portions of Sections 49 and 6, all in Township 2 North, Range 28 East, Nassau County, Florida, being a portion of lands described and recorded in Official Records Book 138, pages 277-278, Official Records Book 421, page 11 and Official Records Book 411, page 594, all of the public records of Nassau County, Florida, being more particularly described as follows:

Commence at a U.S. Army Corp. of Engineers Disk IWN-9 (1978), on the West bank of the Intracoastal Waterway; thence North 15°14'42" East, 1431.10 feet; thence North 14°36'36" East, 692.80 feet, to an intersection with the approximate 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, and the point of beginning; thence Northerly, Northeasterly, Easterly, Southeasterly, Southerly and Southwesterly along said approximate high water line to the intersection with a line which bears North 83°41'24" East, 1421.52 feet from the aforesaid point of beginning; thence South 83°41'24" West, 1421.52 feet to the point of beginning; being referred to herein as the "FIND Parcel."

Official Records Book  
641, Page 134

## **EXHIBIT "B"**

### **Permitted Exceptions**

**(but shall not operate to re-impose the same)**

1. Taxes and assessments for the year 2014 and subsequent years, which are not yet due and payable.
2. Reservations unto the Trustees of the Internal Improvement Fund of Florida as contained in Deed Book 142, Page 263 and re-recorded in Deed Book 238, Page 214 (as to Parcel 1 and Marsh Parcel 1 and Marsh Parcel 2).
3. Conservation Easement recorded in Official Records Book 1598, Page 1141 (as to Parcel 1).
4. Conservation Easement recorded in Official Records Book 1545, Page 433, as corrected in Official Records Book 1550, Page 1353 (as to Parcel 1).
5. Terms, Covenants, Conditions, Restrictions and Easements as contained in Ordinance No. 2006-80, recorded in Official Records Book 1460, Page 856 and Ordinance No. 2013-16, recorded in Official Records Book 1873, page 468.
6. Terms, Covenants, Conditions and Obligations as contained in Road Access Easement Agreement recorded in Official Records Book 1594, Page 1387(as to Parcel 1 and Parcel 2).
7. Grant of Perpetual Avigation Easement as contained in Resolution Number 2008-159 recorded in Official Records Book 1594, Page 1430.
8. Terms and Conditions as contained in Deed of Release recorded in Official Records Book 1605, Page 903 (as to Parcel 2).
9. Rights of the public in and to the use of the road as described as Parcel 2 (as to Parcel 2).
10. Reservations in favor of (governmental entity that was the Grantor on the Deed), of an undivided three-fourths interest in and to all phosphates, minerals and metals, together with an undivided one-half interest in and to all petroleum, in, on or under the surface of the insured land, by virtue of that certain Deed, recorded in Official Records Book 109, Page 249, said reservations are created pursuant to Section 270.11, Florida Statutes (as to Gov. Lots 5 and 6 of Section 6 of (i) Parcel 1; (ii) Marsh Parcel 1 and (iii) Marsh Parcel 2).
11. Easements in favor of the United States of America, recorded in Deed Book 119, page 337 and Deed Book 119, page 345 (as to Parcel 1).

**EXHIBIT "C"**

**Addresses of Grantor**

Mr. Lynwood G. Willis  
c/o Braxton Adamson  
437 East Monroe Street, Suite 100  
Jacksonville, FL 32202

Mrs. Jane T. Willis  
c/o Braxton Adamson  
437 East Monroe Street, Suite 100  
Jacksonville, FL 32202

Mr. Vincent Graham  
414 Whilden St. Ste 112  
Mount Pleasant, SC 29464

Crane Island Investments  
c/o Lela Agnew  
3308 Reservoir Road, NW  
Washington, DC 20007

Mr. Robert H. Still and Mr. Michael D. Abney  
Co-Trustees of the Lynwood G. Willis  
and Jane T. Willis Trust  
c/o Braxton Adamson  
437 East Monroe Street, Suite 100  
Jacksonville, FL 32202

Piedmont Square, LLC  
c/o Christopher Anderson  
400 Hibben Street, #200  
Mt. Pleasant, SC 29464

**EXHIBIT "D"**

Vincent G. Graham, as to an undivided 27.5% interest; Piedmont Square, LLC, a Virginia limited liability company, as to an undivided 20% interest; Lynwood G. Willis, as to an undivided 12.5% interest; Jane T. Willis, (Less and except that portion as contained in Section 19) and Jane T. Willis, as Trustee of The Jane T. Willis Living Trust (as to that portion as contained in Section 19), as to an undivided 12.5% interest; 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, as to an undivided 25% interest; Crane Island Investments, LLC, a South Carolina limited liability company, as to an undivided 2.5% interest, all as to Parcel 1 AND Lynwood G. Willis; Jane T. Willis; Robert H. Still, Jr. and Michael D. Abney, as Co-Trustees of that Trust created and executed under the date of December 31, 1992 for the benefit of children of Lynwood G. Willis and Jane T. Willis; Vincent G. Graham; Piedmont Square, LLC, a Virginia limited liability company; and Crane Island Investments, LLC, a South Carolina limited liability company, all as to Parcel 2

Lynwood G. Willis and Jane T. Willis, as to Marsh Parcels 1 and 2



# Map Showing a Boundary Survey

## CAPTION

A PORTION OF SECTION 19, "CRANEY ISLAND", TOGETHER WITH A PORTION OF SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST, CITY OF TERNADINA BEACH, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE PLAT OF CRANE ISLAND - PHASE 2B, AS RECORDED IN OFFICIAL RECORDS BOOK 2377, PAGE 1431, OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE LEADING SOUTHERLY, CONCAVE EASTERLY, HAVING A RADIUS OF 345.00 FEET, AN ARC DISTANCE OF 142.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°05'04" EAST, 141.94 FEET; TO THE POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH 20°57'20" EAST, 118.40 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 65.00 FEET, AN ARC DISTANCE OF 100.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°04'25" EAST, 90.95 FEET; THENCE SOUTH 89°51'15" EAST, 458.56 FEET, TO THE WATERWARD BOUNDARY LINE (AS OF JULY 1, 1975), AS DIGITIZED AND SHOWN ON CLARY & ASSOCIATES, INC. MAP FILE NO. T2N-57, DATED MARCH 16, 1998; THENCE NORTHERLY, SOUTHWESTERLY, SOUTHERLY, EASTERLY, AND SOUTHEASTERLY, ALONG SAID WATERWARD BOUNDARY LINE, RUN THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 12°27'32" WEST, 87.10 FEET; COURSE NO. 2: SOUTH 36°29'03" WEST, 134.63 FEET; COURSE NO. 3: SOUTH 08°52'37" WEST, 57.66 FEET; COURSE NO. 4: SOUTH 48°10'51" WEST, 114.05 FEET; COURSE NO. 5: SOUTH 37°00'40" WEST, 59.38 FEET; COURSE NO. 6: SOUTH 51°15'51" WEST, 73.70 FEET; COURSE NO. 7: SOUTH 01°38'19" WEST, 63.56 FEET; COURSE NO. 8: SOUTH 13°22'22" WEST, 54.31 FEET; COURSE NO. 9: SOUTH 05°31'05" WEST, 54.62 FEET; COURSE NO. 10: SOUTH 38°41'06" WEST, 99.52 FEET; COURSE NO. 11: SOUTH 57°51'29" WEST, 43.99 FEET; COURSE NO. 12: NORTH 20°47'36" WEST, 165.67 FEET; COURSE NO. 12: NORTH 24°41'45" WEST, 100.27 FEET, TO THE MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. R3-5B, DATED DECEMBER 1, 1987; THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES: COURSE NO. 1: NORTH 41°03'43" WEST, 102.29 FEET; COURSE NO. 2: NORTH 33°13'02" WEST, 100.28 FEET; COURSE NO. 3: NORTH 27°40'04" WEST, 100.02 FEET; COURSE NO. 4: NORTH 39°19'23" EAST, 20.24 FEET; COURSE NO. 5: NORTH 39°20'31" WEST, 94.05 FEET; COURSE NO. 6: NORTH 15°50'14" WEST, 100.65 FEET; COURSE NO. 7: NORTH 28°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, 3.63 FEET, TO THE SOUTHERLY LINE OF AFORESAID PLAT OF CRANE ISLAND - PHASE 2B; THENCE NORTH 75°14'00" EAST, ALONG LAST SAID LINE, 252.54 FEET; THENCE SOUTH 87°12'48" EAST, CONTINUING ALONG LAST SAID LINE, 59.91 FEET, TO THE POINT OF BEGINNING.

CONTAINING 8.17 ACRES, MORE OR LESS.

## GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE LINE OF CRANE ISLAND 2B, AS SOUTH 87°12'48" EAST, AS SHOWN ON SAID PLAT, AS RECORDED IN O.R.B. 2377, PAGE 1431, 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. R1-90, 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

R/W = RIGHT OF WAY  
P.B. = PLAT BOOK  
O.R.B. = OFFICIAL RECORDS BOOK  
PG(S). = PAGE(S)  
CH = CHORD DISTANCE  
R = RADIUS  
Δ = DELTA ANGLE  
L = ARC LENGTH  
G = CENTERLINE  
P.C. = POINT OF CURVATURE  
P.T. = POINT OF TANGENCY  
P.R.C. = POINT OF REVERSE CURVATURE  
NO. = NUMBER  
SURWMD = ST. JOHNS RIVER WATER MANAGEMENT DISTRICT  
D.E. = DRAINAGE EASEMENT  
D.&A.E. = DRAINAGE AND ACCESS EASEMENT  
B.R.L. = BUILDING RESTRICTION LINE  
ID. = IDENTIFICATION  
C1 = TABULATED CURVE DATA  
L1 = TABULATED LINE DATA  
F.P.U.E. = FLORIDA PUBLIC UTILITIES EASEMENT  
U.E. = UTILITY EASEMENT  
T.L.O. = TIE LINE ONLY  
ATB = APPROXIMATE TOP OF BANK  
S.F. = SQUARE FEET  
GOVT = GOVERNMENT  
(TYP.) = TYPICAL  
● = PERMANENT CONTROL POINT  
STAMPED P.C.P. LB 3731  
□ = 4"x4" CONCRETE MONUMENT  
STAMPED P.R.M. LB 3731  
○ = 5/8" IRON ROD  
WITH CAP P.R.M. LB 3731  
DENOTES JURISDICTIONAL WETLANDS

|                                                                                                                                                                                                                                                                       |         |                |                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------------|---------------------|
|                                                                                                                                                                                                                                                                       |         |                |                     |
| REVISION DATE                                                                                                                                                                                                                                                         | DRAFTER | WORK ORDER NO. | REASON FOR REVISION |
| THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 47.02(2), FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON. |         |                |                     |
| THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE IDENTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.                                                                                                                       |         |                |                     |
| MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788                                                                                                                                                                                                                            |         |                | FILE NO. T2N-251    |





Crane Island – Phase 2D

A PORTION OF SECTION 19, "CRANEY ISLAND", TOGETHER WITH A PORTION OF SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST, CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA

SHEET 1 OF 2 SHEETS  
6 LOTS AND 1 TRACT, IN THIS PHASE

CAPTION

A PORTION OF SECTION 19, "CRANEY ISLAND", TOGETHER WITH A PORTION OF SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST, CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE PLAT OF CRANE ISLAND – PHASE 2B, AS RECORDED IN OFFICIAL RECORDS BOOK 2377, PAGE 1431, OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE LEADING SOUTHERLY, CONCAVE EASTERLY, HAVING A RADIUS OF 345.00 FEET, AN ARC DISTANCE OF 142.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°05'04" EAST, 141.94 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 20°57'20" EAST, 118.40 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 65.00 FEET, AN ARC DISTANCE OF 100.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°04'25" EAST, 90.95 FEET; THENCE SOUTH 89°51'15" EAST, 458.56 FEET, TO THE WATERWARD BOUNDARY LINE (AS OF JULY 1, 1975), AS DIGITIZED AND SHOWN ON CLARY & ASSOCIATES, INC. MAP FILE NO. 129-57, DATED MARCH 16, 1998; THENCE NORTHERLY, SOUTHWESTERLY, SOUTHERLY, EASTERLY, AND SOUTHEASTERLY, ALONG SAID WATERWARD BOUNDARY LINE, RUN THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 12°27'32" WEST, 87.10 FEET; COURSE NO. 2: SOUTH 36°29'03" WEST, 134.63 FEET; COURSE NO. 3: SOUTH 08°52'37" WEST, 57.66 FEET; COURSE NO. 4: SOUTH 48°19'57" WEST, 114.05 FEET; COURSE NO. 5: SOUTH 37°00'40" WEST, 59.38 FEET; COURSE NO. 6: SOUTH 51°15'51" WEST, 73.70 FEET; COURSE NO. 7: SOUTH 01°38'19" WEST, 63.56 FEET; COURSE NO. 8: SOUTH 13°22'22" WEST, 54.31 FEET; COURSE NO. 9: SOUTH 05°31'05" WEST, 54.62 FEET; COURSE NO. 10: SOUTH 38°41'06" WEST, 99.52 FEET; COURSE NO. 11: SOUTH 57°51'29" WEST, 43.99 FEET; COURSE NO. 28: NORTH 20°47'36" WEST, 165.67 FEET; COURSE NO. 12: NORTH 24°41'45" WEST, 100.27 FEET, TO THE MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. R3-58); THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES: COURSE NO. 1: NORTH 41°03'43" WEST, 102.29 FEET; COURSE NO. 2: NORTH 33°13'02" WEST, 100.28 FEET; COURSE NO. 3: NORTH 27°40'04" WEST, 100.02 FEET; COURSE NO. 4: NORTH 39°19'23" EAST, 20.24 FEET; COURSE NO. 5: NORTH 39°20'31" WEST, 94.05 FEET; COURSE NO. 6: NORTH 15°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°56'36" WEST, 3.63 FEET, TO THE SOUTHERLY LINE OF AFORESAID PLAT OF CRANE ISLAND – PHASE 2B; THENCE NORTH 75°14'00" EAST, ALONG LAST SAID LINE, 252.54 FEET; THENCE SOUTH 87°12'48" EAST, CONTINUING ALONG LAST SAID LINE, 59.91 FEET, TO THE POINT OF BEGINNING.

CONTAINING 8.17 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, THE RANGE AT CRANE ISLAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, "OWNER" IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH BE HEREINAFTER BE KNOWN AS CRANE ISLAND – PHASE 2D, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

RIGHT OF WAY (CRANE ISLAND DRIVE), TITLE TO TRACT 1 (CONSERVATION), ARE HEREBY RETAINED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNERS RESERVE THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNERS, THEIR SUCCESSORS AND GRANTEES, IF ANY, OF SAID EASEMENTS. THE UNDERSIGNED OWNERS RETAIN THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE OR LANDSCAPE PURPOSES; PROVIDED HOWEVER, THE UNDERSIGNED OWNERS RESERVE THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

ANY AND ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER OR SEWER AND ACCESS THERETO, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF FERNANDINA BEACH, FLORIDA, ITS SUCCESSORS AND ASSIGNS, AS A UTILITY AND ACCESS EASEMENT FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE ACCESS, INSTALLATION, MAINTENANCE, AND USE OF WATER REUSE, WATER, SEWER AND/OR OTHER PUBLIC UTILITIES. HOWEVER, THE UNDERSIGNED OWNERS DO HEREBY RESERVE TO THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, AN EASEMENT FOR INGRESS AND EGRESS OVER ANY ACCESS EASEMENTS TO WATER AND SEWER UTILITIES SHOWN ON THIS PLAT. IN ADDITION, ANY UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) OF THE FLORIDA STATUTES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. NOTWITHSTANDING THE FOREGOING, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

THE OWNERS HEREBY GRANT TO FLORIDA PUBLIC UTILITIES, ITS SUCCESSORS AND ASSIGNS, AN NONEXCLUSIVE UTILITY EASEMENT OVER, UPON AND UNDER THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "FPU EASEMENT", FOR INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM AS NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS WITHIN THE SUBDIVISION.

IN WITNESS WHEREOF, THE RANGE AT CRANE ISLAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS EXECUTIVE VICE PRESIDENT AND CRANE ISLAND MODEL HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS EXECUTIVE VICE PRESIDENT.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

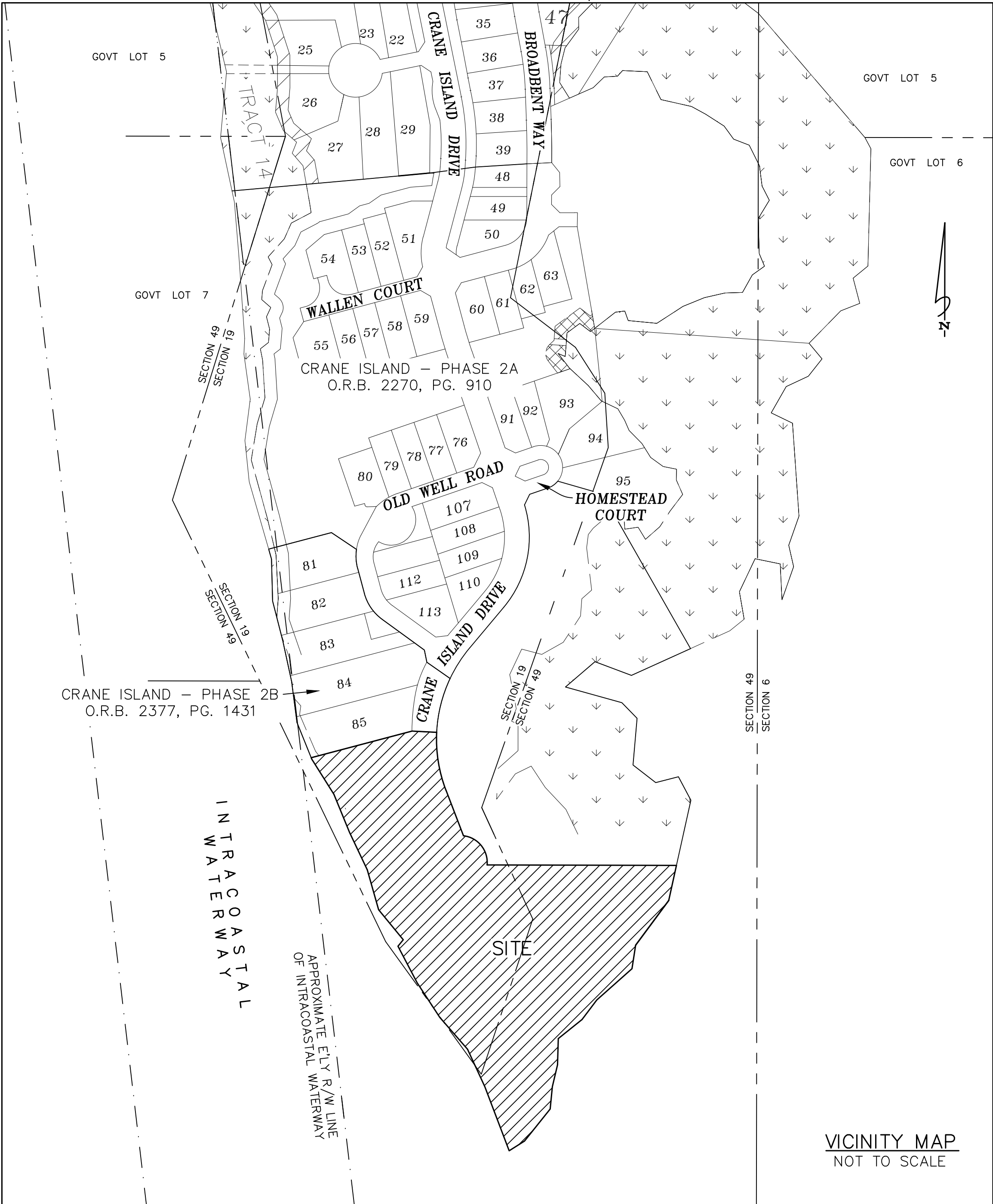
THE RANGE AT CRANE ISLAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_  
BY: \_\_\_\_\_ PRINT: \_\_\_\_\_  
PRINT: JACK B. HEALAN JR.  
WITNESS: \_\_\_\_\_  
TITLE: EXECUTIVE VICE PRESIDENT  
STATE OF FLORIDA  
COUNTY OF NASSAU  
PRINT: \_\_\_\_\_

NOTARY FOR THE RANGE AT CRANE ISLAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D., BY JACK B. HEALAN JR., EXECUTIVE VICE PRESIDENT OF THE RANGE AT CRANE ISLAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC, STATE OF FLORIDA COMMISSION # \_\_\_\_\_  
TYPE OR PRINT NAME: \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_



GENERAL NOTES

- "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY.
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHWESTERLY LINE OF CRANE ISLAND-PHASE 2B PLAT, AS RECORDED IN OFFICIAL RECORDS BOOK 2377, PAGE 1431 AS SOUTH 87°12'48" EAST, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, N.A.D. 1983, 1990 N.G.S. ADJUSTMENT (GRID BEARINGS). COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES FOR THE EAST ZONE OF FLORIDA (NAD 1983 1990 NGS ADJUSTMENT), AND WERE ESTABLISHED BY CONVENTIONAL SURVEYING MEANS WITH AN ERROR OF CLOSURE NOT EXCEEDING (1:20,000).
- THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS THE DATE OF RECORDING IS "PUD". "PLANNED UNIT DEVELOPMENT".
- BUILDING RESTRICTION SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CURRENT PUD ORDINANCE AND CURRENTLY ARE AS FOLLOWS: FRONT LINES-TEN (10) FEET, SIDE LINES-SEVEN AND ONE HALF (7.5) FEET, REAR LINES-TEN (10) FEET (UNLESS SHOWN OTHERWISE), MAXIMUM LOT COVERAGE WILL BE 60%.
- NO FURTHER SUBDIVISION OF LOTS IS ALLOWED UNLESS SUCH SUBDIVISION CONFORMS TO CITY OF FERNANDINA BEACH SUBDIVISION REGULATIONS AND IS APPROVED BY THE CITY OF FERNANDINA BEACH.
- THIS PROPERTY IS SUBJECT TO STORM SURGE INUNDATION DURING A CATEGORY 1 & 2 HURRICANE ACCORDING TO THE STORM SURGE ATLAS FOR NASSAU COUNTY PER MAP PROVIDED BY NORTHEAST FLORIDA REGIONAL PLANNING COUNCIL.
- THE JURISDICTIONAL WETLANDS SHOWN HEREON ARE ACCORDING TO A MAP OF SAID WETLANDS PRODUCED BY THIS FIRM, DATED 11/17/2004 AND REVISED 2/20/2006. THE WETLANDS DETERMINATION AND FLAGGING WAS PERFORMED BY ENVIRONMENTAL SERVICES, INC.
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATER WARD OF THE JURISDICTIONAL WETLAND LINES OR WITHIN THE VEGETATED NATURAL BUFFER AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF NASSAU COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM THE TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- TOTAL NUMBER OF LOTS: 6 LOTS IN PHASE 2D.
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "AE"(EL 8) (AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED) AND FLOOD ZONE "VE"(EL 10) (COASTAL AREAS WITH A 1% 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.
- "CANOPY BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL VEGETATED CONDITION. NATIVE VEGETATION REMOVED OR DESTROYED WITHIN THE UPLAND BUFFER IN VIOLATION OF NASSAU COUNTY COMPREHENSIVE PLANT POLICY 1.04A.02 SHALL BE RESTORED. THESE AREAS SHALL BE REPLANTED WITH COMPARABLE NATIVE VEGETATIVE SPECIES AS WERE REMOVED OR DESTROYED. NOXIOUS AND NON-NATIVE INVASIVE PLANT MATERIALS CAN BE REMOVED. DEAD VEGETATION CAN BE REMOVED. LIMBING CAN OCCUR WITHIN THE BUFFERS, PROVIDED THAT THE LIMBS TO BE REMOVED ARE LESS THAN THREE (3) INCHES IN DIAMETER."
- MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC, MAP FILE NO. R3-58, DATED DECEMBER 1, 1987.
- 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.

REVIEWS

OFFICE: \_\_\_\_\_  
FIELD: \_\_\_\_\_

CHECKED BY:

CLOSURES/DATA: \_\_\_\_\_  
COVER SHEET: \_\_\_\_\_  
PRMS: \_\_\_\_\_

MICHAEL J. COLLIGAN  
FLORIDA REGISTERED LAND SURVEYOR NO. 6788  
CLARY AND ASSOCIATES  
L.B. NO. 3731  
3830 CROWN POINT ROAD JACKSONVILLE, FLORIDA 32257

MAYOR CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND IS HEREBY ACCEPTED AND APPROVED BY CITY COMMISSION OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, PRUSJANT TO A RESOLUTION OF SAID COMMISSION ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

BY: \_\_\_\_\_  
MAYOR

APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY MANAGER OF THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

BY: \_\_\_\_\_  
CITY MANAGER

DIRECTOR OF EMERGENCY SERVICES CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE DIRECTOR OF EMERGENCY SERVICES OF THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

BY: \_\_\_\_\_  
DIRECTOR OF EMERGENCY SERVICES

ZONING CERTIFICATION

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

SIGNED THIS \_\_\_\_\_ DAY, OF \_\_\_\_\_, A.D. 2021

BY: \_\_\_\_\_  
DIRECTOR OF PLANNING

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177.061, FLORIDA STATUTES, AND IS FILED FOR RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

BY: \_\_\_\_\_  
CLERK OF THE CIRCUIT COURT STATE OF FLORIDA

COUNTY TAX COLLECTOR'S CERTIFICATE

PARCEL IDENTIFICATION NUMBERS: 19-2N-28-0000-0001-0060

AD-VALOREM TAXES ARE PAID IN FULL ON ALL PARCELS DESCRIBED ON THIS PLAT FOR THE YEARS PRECEDING THE RECORDING DATE OF THIS PLAT.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

BY: \_\_\_\_\_  
TAX COLLECTOR, NASSAU COUNTY, FLORIDA

CERTIFICATE OF REVIEW BY CITY-EMPLOYED/ CONTRACTED SURVEYOR/MAPPER

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

SURVEYOR/MAPPER \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

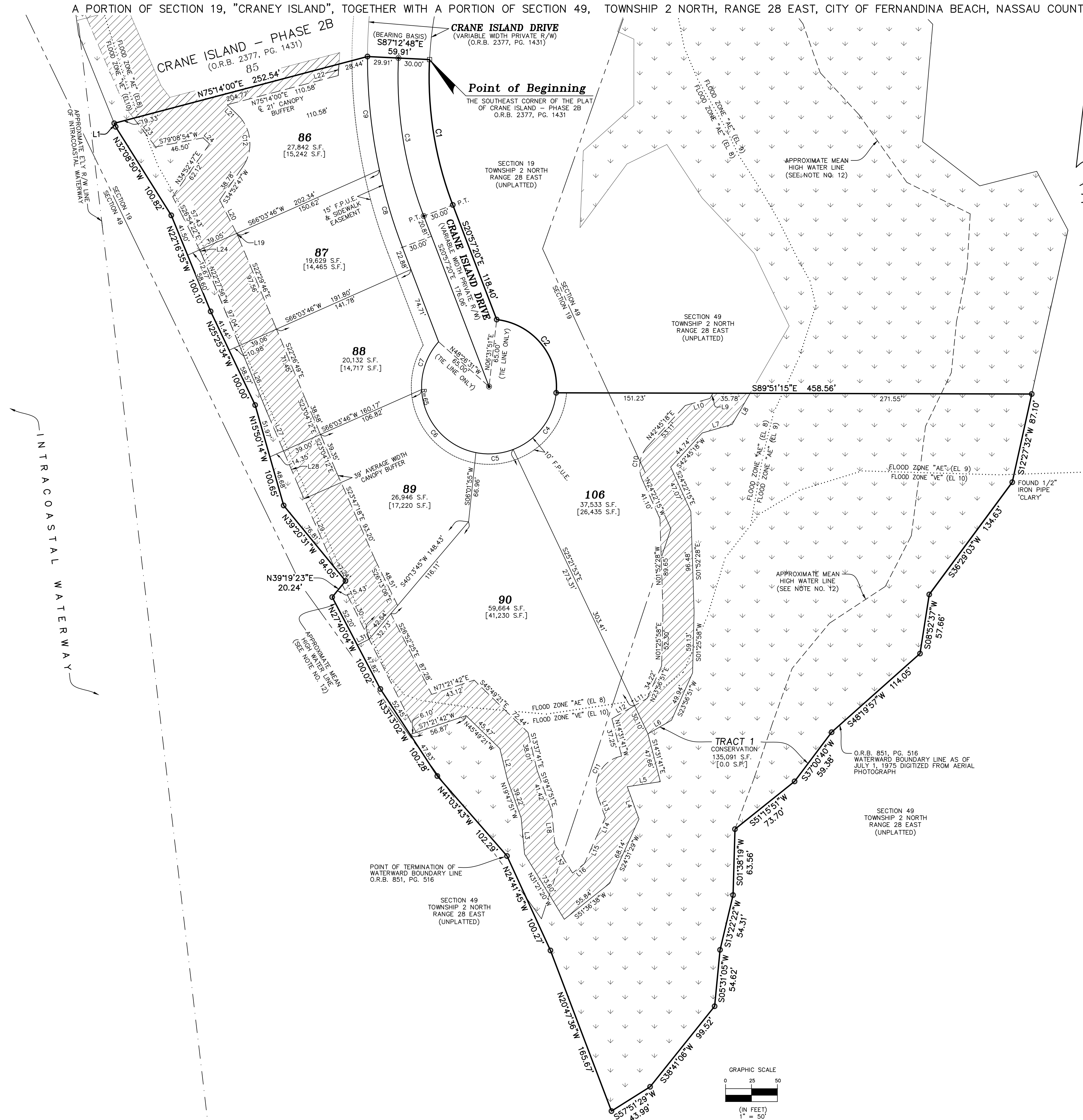
FLORIDA REGISTRATION NO. \_\_\_\_\_





# Crane Island - Phase 2D

A PORTION OF SECTION 19, "CRANEY ISLAND", TOGETHER WITH A PORTION OF SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST, CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA



| CURVE TABLE |         |         |           |             |         |
|-------------|---------|---------|-----------|-------------|---------|
| CURVE       | RADIUS  | LENGTH  | DELTA     | BEARING     | CHORD   |
| C1          | 345.00' | 142.96' | 23°44'32" | S09°05'04"E | 141.94' |
| C2          | 65.00'  | 100.73' | 88°47'27" | N39°04'25"W | 90.95'  |
| C3          | 375.00' | 155.39' | 23°44'32" | S09°05'04"E | 154.28' |
| C4          | 65.00'  | 72.29'  | 63°43'22" | N37°10'59"E | 68.62'  |
| C5          | 65.00'  | 36.56'  | 32°13'35" | N85°09'28"E | 36.08'  |
| C6          | 65.00'  | 86.48'  | 76°13'34" | S40°36'58"E | 80.24'  |
| C7          | 65.00'  | 49.99'  | 44°03'40" | S19°31'39"W | 48.76'  |
| C8          | 509.00' | 77.87'  | 8°45'57"  | S16°34'21"E | 77.80'  |
| C9          | 509.00' | 110.22' | 12°24'24" | S05°59'11"E | 110.00' |
| C10         | 29.99'  | 35.15'  | 67°09'03" | N09°11'31"E | 33.17'  |
| C11         | 30.02'  | 52.16'  | 99°33'29" | N29°46'09"E | 45.84'  |
| C12         | 39.00'  | 54.99'  | 80°47'05" | S05°30'46"E | 50.55'  |

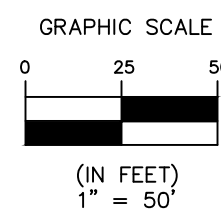
| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | N21°56'56"W | 3.63'    |
| L2         | N13°37'41"W | 30.97'   |
| L3         | N05°18'19"W | 34.98'   |
| L4         | S20°01'35"E | 33.16'   |
| L5         | S81°17'35"W | 32.32'   |
| L6         | S59°56'59"W | 26.28'   |
| L7         | S73°55'52"W | 30.01'   |
| L8         | S30°06'31"W | 34.65'   |
| L9         | N30°06'31"E | 5.76'    |
| L10        | N73°55'52"E | 24.86'   |
| L11        | N59°56'59"E | 14.07'   |
| L12        | N59°56'59"E | 25.26'   |
| L13        | N20°01'35"W | 20.71'   |
| L14        | N25°02'30"E | 16.84'   |
| L15        | N24°08'26"E | 32.00'   |
| L16        | N51°36'38"E | 14.58'   |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L17        | S31°21'20"E | 32.73'   |
| L18        | S05°18'19"E | 31.85'   |
| L19        | N26°54'22"W | 2.48'    |
| L20        | S26°54'22"E | 36.12'   |
| L21        | S45°54'18"E | 13.92'   |
| L22        | S04°00'04"W | 11.09'   |
| L23        | S37°29'36"E | 34.95'   |
| L24        | N47°05'32"W | 8.48'    |
| L24        | S26°54'22"E | 3.00'    |
| L26        | N22°27'56"W | 70.65'   |
| L27        | N23°04'12"W | 39.19'   |
| L28        | N23°04'12"W | 39.01'   |
| L29        | N23°47'18"W | 83.24'   |
| L30        | N26°13'06"W | 58.57'   |
| L31        | N63°46'54"E | 12.72'   |

## LEGEND

- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- PG(S). = PAGE(S)
- CH = CHORD DISTANCE
- R = RADIUS
- Δ = DELTA ANGLE
- L = ARC LENGTH
- C = CENTERLINE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- NO. = NUMBER
- SJRWMD = ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- D.E. = DRAINAGE EASEMENT
- D.&A.E. = DRAINAGE AND ACCESS EASEMENT
- B.R.L. = BUILDING RESTRICTION LINE
- ID. = IDENTIFICATION
- C1 = TABULATED CURVE DATA
- L1 = TABULATED LINE DATA
- F.P.U.E. = FLORIDA PUBLIC UTILITIES EASEMENT
- U.E. = UTILITY EASEMENT
- T.L.O. = TIE LINE ONLY
- ATB = APPROXIMATE TOP OF BANK
- S.F. = SQUARE FEET
- GOVT. = GOVERNMENT
- (TYP.) = TYPICAL
- = PERMANENT CONTROL POINT
- = STAMPED P.C.P. LB 3731
- = 4"x4" CONCRETE MONUMENT
- = STAMPED P.R.M. LB 3731
- = 5/8" IRON ROD WITH CAP "P.R.M. LB 3731"

- DENOTES JURISDICTIONAL WETLANDS
- DENOTES CANOPY BUFFER
- DENOTES NATURAL PRESERVED AREA



# Print

## Technical Review Committee: Application - Submission #6983

Date Submitted: 3/16/2021

## Technical Review Committee: Application

USE THIS FORM TO To apply for review of site plans, preliminary subdivision plats, final subdivision plats, minor subdivisions, and amendments to previously issued local development orders, change of use, and nonresidential building expansions.

### Fees

- ☐ Initial submittal + two submittals of full site plans. \$400 + 2% of the project construction cost (whichever is greater) for up to a maximum of \$5,500.
- ☐ 3rd and subsequent resubmittals. \$400
- ☐ Change of Use Determination Letter \$50
- ☐ Engineering Review (Consultant Hourly Rate) \$125

TRC 2021 - MEETING CALENDAR

## TRC\_2021 Meeting Calendar



December 2020 meeting dates are: December 10, 2020 & December 17, 2020

### **IMPORTANT NOTES**

This application will be routed to the various departments for review of the applicable codes and design standards.

**Please see the Land Development Code (LDC) for detailed information:**



Requirements for All Site Plans “ see LDC section 11.01.04



Requirements for Subdivision Plats “ see LDC section 11.01.05



Determination for Completeness & sufficiency “ see LDC section 11.03.01



Review and Compliance Report by the Technical Review Committee “ see LDC Section 11.03.02



Construction and Improvements “ see LDC section 11.05.00



Amendments to Local Development Orders “ see LDC section 11.06.00

**The LDC is available for review at**

[www.fbfl.us/LDC](http://www.fbfl.us/LDC)

#### **Application Requirements**



See Development Plan Submittal Checklist



All applications are subject to a determination of completeness as required by Land Development Code section 11.03.01.



A determination of completeness is a determination that all required documents and plans have been submitted, and whether all fees have been paid.

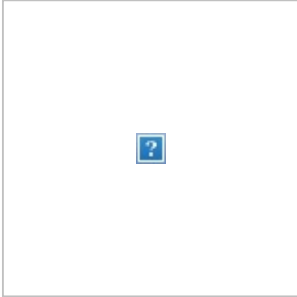


A determination of completeness is not a determination of compliance with substantive standards and criteria.

#### **Key Contacts**

TRC will guide your application from start to finish, engaging other City departments as needed.





## PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser's Website's Map Search

Site Address\*

Crane Island Drive

City\*

Fernandina Beach

State\*

fl

Zip\*

32034

Parcel ID #(s)

19-2N-28-0000-0001-0060

Lot

Block

Subdivision

Zoning District

R-2 w/PUD

Future Land Use Designation\*

Low Density Residential

Overlay District\*

None

Size of Property (acres)\*

8.17

Present Property Use\*

vacant

Wetlands\*

Yes

Flood Zone\*

AE

Coastal Construction Control Line (CCCL)\*

No

## OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name\*

Jack

Last Name\*

Healan

Company (if applicable)

THE RANGE AT CRANE ISLAND, LLC

**Mailing Address\*****City\*****State\*****Zip\*****Telephone Number\*****Email Address\*****OWNER'S AGENT**

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

**First Name****Last Name****Company (if applicable)****Mailing Address****City****State****Zip****Telephone Number****Email Address****PROJECT INFORMATION****Project Type\*****Project Name****Proposed Access Road\*****Rd Maintenance Jurisdiction\*****Project Estimated Cost\*****Description of Request\*****Site Plan Review Checklist**☐

The names, address, telephone number, fax number, and email address of the person preparing the plan.

☐

The date of preparation and date(s) of any modifications, a north arrow, and a written and graphic scale.





The legal description of the property, consistent with the required survey.



A vicinity map showing the location of the property.



The location of streams, bodies of water, natural features, roads, rights-of-way, street intersections, and paved areas within the boundaries of the property.



The location of streams, bodies of water, dunes and dune systems, and other natural features within 250 feet of the boundaries of the property.



The location of the mean high-water line, if such line is within the boundaries of the property.



A topographic survey, soils report, grading plan, and an erosion control plan.



A general floodplain map indicating areas subject to inundation and high groundwater levels up to a 100-year flood classification.



A statement indicating the distances to schools and public safety facilities intended to serve the proposed development.



The name, plat book, and page number of any recorded subdivision comprising all or part of the site.



The location and use of any existing and proposed principal or accessory buildings and structures, showing proposed setbacks, building heights, and other dimensional requirements of the zoning district.



Elevations of all proposed structures.



The access points, driveway design, on-site parking, including required parking lot landscaping, internal circulation, sidewalks, and bicycle facilities.



The location of existing and proposed utilities, utility services, and easements.



A tree survey showing protected trees, proposed replacement trees, if required, and landscaping and buffering. (See Section 4.05.00.)



A soil erosion and sediment control plan compliant with Section 3.01.04.



For a PUD site plan, a detailed, written list and explanation of how the proposed PUD differs from any provision of this LDC applicable to the underlying zoning district.



For site plans and PUD site plans where development is proposed in phases, the plans shall include phase lines and the following supporting information:



o Timeline for the development; and



o Benchmarks for monitoring the progress of construction of each phase regarding land clearing, soil stabilization and erosion control, installation of infrastructure, and installation of landscaping.



A summary block containing:



o Land use category from the Future Land Use Map in the comprehensive plan;



o Zoning district;

☐

o Total acreage;

☐

o Total square footage for non-residential uses;

☐

o Total density and number of units, proposed and permissible for residential uses;

☐

o Impervious surface ratio calculation, proposed and permissible;

☐

o Floor area ratio calculation, proposed and permissible;

☐

o Total number of parking spaces, required and provided; and

☐

o Number of trees required to be protected, number of trees remaining on the site, and number of trees to be planted.

☐

Additional plans, documents, or reports that are necessary to support the application shall be submitted. Such plans, documents, or reports may include, but are not limited to:

☒

o Subdivision Plats (subdivision plats shall contain the information set forth in Section 11.01.05.)

☐

o Concurrency analysis (concurrency analysis reports shall contain the information set forth in Section 7.04.00.)

☐

o Traffic analysis reports (requirements for traffic analysis reports are set forth in Section 11.01.06.)

☐

o Parking studies (requirements for parking studies are set forth in Section 7.01.04.)

☐

o Stormwater management plans (requirements for stormwater management plans are set forth in Section 7.03.00.)

☐

o Environmental Impact Study (requirements for environmental impact studies are set forth by regional, State, and federal agencies with jurisdiction and in Chapter 3 of the LDC.)

☐

o Tree Protection Plan (Section 4.05.09.)

☐

o Landscape Plan (Section 4.05.00.)

☐

o Lighting Plan (Section 3.05.00.), Section 7.01.04.B)

☐

o Signage Plan (Section 5.03.00.)

☒

o Proof of Ownership " provide a legal description, Property Identification Number (PIN) and a copy of the warranty deed.

☐

Concurrency analysis reports shall contain the information set forth in Section 7.04.00. Requirements for traffic analysis reports are set forth in Section 11.01.06. Requirements for parking studies

☐

Any development application for development proposed within the Airport Overlay Zone established for the Fernandina Beach Municipal Airport shall provide confirmation of notification to the FAA as r

School Concurrency

New residential development is required to demonstrate compliance with school concurrency as regulated in the City of Fernandina Beach through the City of Fernandina Beach’s Comprehensive Plan Intergovernmental Coordination Element and the Interlocal Agreement Amendment for Public School Facility Planning adopted by the City on May 21, 2019. No new residential rezoning, preliminary plat, site plan or functional equivalent may be approved by the City unless the residential development is exempt from requirements outlined in Section 9.13 of the Amended Interlocal Agreement OR a School Concurrency Reservation Letter has been issued by the School Board indicating that adequate school facilities exist.

Certification\*

☒

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.

☒

I acknowledge that I understand and have complied with all of the submittal requirements and procedures.

Applicant First Name\*

Applicant Last Name\*

Scott

Borowski

Today's Date\*

3/16/2021

Upload Supporting Documentation\*

Crane Island Phase 2D 3-15-21.pdf

Upload 2

CRANE ISLAND PHASE 2D (BOUNDARY).pdf

Upload 3

1903-336 Special Warranty Deed.pdf

Upload 4

Choose File

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Upload 5

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