



**AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
MAY 12, 2021
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MEETING MINUTES**
 - 3.1 March 10, 2021 Draft Meeting Minutes
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - 5.1 PAB 2021-0002 Final Plat: Crane Island - Phase 2D, Scott Borowski, Clary & Associates agent for The Range at Crane Island, LLC
- 6. BOARD BUSINESS**
 - 6.1 Port Subcommittee Update: Goal 5P - Ocean Highway & Port Authority, Port of Fernandina Facilities Element
 - 6.2 Beach Access Committee Update
 - 6.3 Vision 2045 - Next Steps
- 7. STAFF REPORT**
 - 7.1 Board Tracker
- 8. PUBLIC COMMENT**
- 9. ADJOURNMENT**

NEXT PAB REGULAR MEETING IS SCHEDULED FOR JUNE 9, 2021

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired). All interested parties may appear at said meeting and be heard as to the advisability of any

action, which may be considered with respect to such matter. For information regarding this matter, please contact the Planning Department (904) 310-3135.

Join Zoom Meeting

<https://zoom.us/j/93198182115?pwd=R0JCQUJVSHEwS0JJZktFeXRuMkdWUT09>

Meeting ID: 931 9818 2115

Passcode: 926525

One tap mobile

+13017158592,,93198182115#,,, *926525# US (Washington DC)

+13126266799,,93198182115#,,, *926525# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 931 9818 2115

Passcode: 926525

Find your local number: <https://zoom.us/u/abeSyuh6Hb>

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Final Subdivision Plat

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Jacob Platt, Senior Planner 5/5/2021

Kelly N. Gibson, AICP, Planning Director

Tammi E. Bach, City Attorney

Submitted By: _____ Date: May 05, 2021

Jacob Platt, Senior Planner



**MINUTES
PLANNING ADVISORY BOARD
REGULAR MEETING
MARCH 10, 2021**

- 1. CALL TO ORDER 5:01**
- 2. ROLL CALL / DETERMINATION OF QUORUM**

MEMBERS PRESENT:

Genece Minshew (Chair)	Jenny Schaffer (V-Chair)
Mark Bennett	Victoria Robas
Peter Stevenson	Barbara Gingher
John Boylan	

MEMBERS ABSENT:

None

OTHERS PRESENT:

Kelly Gibson, Planning & Conservation Director
Jacob Platt, Senior Planner
Tammi Bach, City Attorney
Taylor Hartmann, Recording Secretary

- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MEETING MINUTES**

4.1 Approval of Minutes for the Regular Meeting of February 10, 2021.

Member Stevenson noted a name correction under Item 6.2.

ACTION TAKEN: A motion was made by Member Robas seconded by Member Schaffer to approve the minutes with the noted amendment.

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

Chair Minshew welcomed everyone, stated a timer would be used for tonight's speakers, and gave a brief history of these Zoning District discrepancies.

- 5. NEW BUSINESS**

- 5.1 PAB 2021-0001 - CITY OF FERNANDINA BEACH REQUESTS FUTURE LAND USE MAP AMENDMENT FROM GENERAL COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL, AND ZONING CHANGE FROM C-1 TO R-2, FOR SIX (6) PROPERTIES: 2134 A&B, 2144 A&B, and 2154 A&B 1st Avenue**

Mr. Platt introduced the case, reviewed the history of the townhome's construction, non-conforming use, and recommended a change from C-1 to R-2 zoning.

Public Hearing was opened.

Margaret Davis, 2162 1st Avenue, spoke in favor of rezoning the townhomes to R-2 and presented a brief PowerPoint slideshow.

Jeffrey Johnston, 2159 S. Fletcher Avenue, spoke in favor of the change to R-2 and maintaining a neighborhood feel.

Bonnie Schmidt, 2133 1ST Avenue, spoke in favor of rezoning the townhomes to R-2 and her concern regarding short-term rentals.

Chad Irwin, 2134-A 1st Avenue, spoke in favor of the change to R-2 zoning.

Michael LeCuyer, 2133 S. Fletcher Avenue, spoke in favor of fixing non-conformities but against the zoning designation of R-3.

Patti Roberts, 2172-B 1st Avenue, spoke in favor of the change to R-2 zoning.

Kenneth Yager, 2242-A 1st Avenue, spoke in favor of the change to R-2 zoning.

Craig Rogers, 2129 1st Avenue, spoke in favor of the change to R-2 zoning.

Public Hearing was closed.

Ms. Bach asked to clarify the motion.

ACTION TAKEN: A motion was made by Member Robas, seconded by Member Stevenson to recommend PAB case number 2021-0001 to the City Commission requesting that an assignment of the Medium Density Residential land use category, and R-2 zoning district be approved and that PAB case 2020-0001, as presented, is sufficiently compliant with the Comprehensive Plan and Land Development Code and applicable Florida Statutes to be approved at this time.

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

- 5.2 **PAB 2021-0001 - CITY OF FERNANDINA BEACH REQUESTS FUTURE LAND USE MAP AMENDMENT FROM LOW DENSITY RESIDENTIAL TO CONSERVATION, AND ZONING CHANGE FROM R-1 TO CON, FOR A PROPERTY SOUTH OF PHEASANT LANE:**
Parcel Identification Number: 29-3N-28-0000-0002-0020

Mr. Platt presented the case and reviewed the history of the parcel.

Public Hearing was opened and closed with no parties wishing to speak.

ACTION TAKEN: A motion was made by Member Stevenson, seconded by Member Schaffer to recommend PAB case number 2021-0001 to the City Commission requesting that an assignment of the Conservation land use category and CON zoning district be approved and that PAB case 2021-0001, as presented, is sufficiently compliant with the Comprehensive Plan and Land Development Code and applicable Florida Statutes to be approved at this time.

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

Chair Minshew stated that Item 8 PUBLIC COMMENT would be the next agenda item discussed.

6. BOARD BUSINESS

DRAFT

Ms. Gibson gave an update on the WGI Comp Plan stating that negotiations are underway with a focus on developing a Visioning Element. A formal proposal for consideration will be available by the end of the month.

Elizabeth Huben, 4615 Phillips Manor Place, requested that the Board consider all elements of the Comp Plan when it comes time to review and revise it.

Ms. Robas provided an update on the Beach Access Committee, stating that they were wrapping up and ready to present their findings to the City Commission in April.

Chair Minshew provided an update on the efforts of the Port Sub-Committee.

Ms. Gibson provided the Board with an update of the Tree Committee.

Member Robas reminded everyone of the webinars that the ATC is hosting.

Vice-Chair Schaffer spoke about 9th St. and ways that it might be visually and architecturally improved.

Mr. Platt spoke about the MU-8, Mixed Use, zoning district design guidelines and history.

Member Stevenson inquired about the possibility of setting standards for structure facades.

7. STAFF REPORT

Chair Minshew inquired about any future Board activity. Mr. Platt reviewed upcoming TRC projects.

8. PUBLIC COMMENT

This item was presented after Item 5.2 NEW BUSINESS.

Teresa Prince, 406 Ash Street, spoke about an item not on the agenda, 3199 S. Fletcher Avenue, and expressed her concerns regarding any future change to a Commercial Zoning District, in a primarily residential location.

Chadd Charland, 3046-B 1st Avenue, thanked the Board for removing the S. Fletcher Avenue items from the agenda and discussed the potential impacts of a C-1 Zoning designation.

Martin Brutscher, 2960 S. Fletcher Avenue, spoke against a change in zoning district to C-1.

James Lee, 2962 S. Fletcher Avenue, spoke against a change in zoning district to C-1.

Lisa Remick, 2120 S. Fletcher Avenue, spoke against a change in zoning districts to C-1.

Elizabeth Huben, 4615 Phillips Manor Place, inquired about the status of Comprehensive Plan revisions.

9. ADJOURNMENT 6:12

Taylor Hartmann, Recording Secretary

Genece Minshew, Chair

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT: Final Plat for 6 lots and 1 tract of conservation land on Crane Island.

ITEM TYPE: Final Subdivision Plat

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Jacob Platt, Senior Planner 5/5/2021

Kelly N. Gibson, AICP, Planning Director

Tammi E. Bach, City Attorney

Date: March 25, 2021

Submitted By: Taylor Hartmann, Planning Technician



STAFF REPORT
PAB 2021-0002 (Final Plat)
Planning Advisory Board Hearing
May 12, 2021

APPLICATION FOR FINAL PLAT - CRANE ISLAND PHASE 2D

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	The Range at Crane Island, LLC				
AGENT:	Scott Borowski with Clary & Associates				
REQUESTED ACTION:	Final Plat for Crane Island Phase 2D				
LOCATION:	The south end of Crane Island Drive				
LAND USE + ZONING:	Future Land Use Map: Low Density Residential /Zoning District of R-1 with PUD Overlay				
EXISTING USES ON SITE:	Vacant Land/ Partially Cleared for infrastructure installation				
PROPERTY SIZE:	8.17 Acres Parcel ID #: 19-2N-28-0000-0001-0060 (EXHIBIT A- MAP)				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Single Family Homes	2020	R-1 (PUD)	LDR
	South	Wetlands		-	-
	East	Wetlands		CON	CON
	West	Intercoastal		-	-

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the City's website, the City Clerk's Office and at the Department of Planning & Conservation. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is requesting approval of a Final Plat for Crane Island - Phase 2D which consists of 6 single family dwelling unit lots and 1 tract of land off Crane Island Drive. The subject lands total 8.17 acres. The north end of Crane Island is active with construction of single-family homes on previously platted lots of record. The development request is consistent with the terms of the 2005 Order of dismissal, MOU dated March 27, 2006 and as amended on April 1, 2008, consistent with Nassau County Ordinances 2006-80 and 2013-16.

Crane Island is permitted to contain, in total, 169 residential dwelling units with no less than 5.75 acres of land for public park. Phases 1 and 2A were previously approved under action of Nassau County. All development requirements for site infrastructure including stormwater, roadways and placement of utilities were approved by Nassau County prior to the City's 2019 Annexation. The request is made to allow for development of the property in compliance with previously approved standards converting a single tract of and into 6 residential lots, and on tract of conservation land. (**EXHIBIT B – FINAL PLAT DETAIL**).

CONSISTENCY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE:

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

MOTION TO CONSIDER:

I move to recommend (**approval or denial**) of PAB case number 2021-0002 to the City Commission requesting that a Final Plat for the Crane Island Phase 2D be (**approved or denied**) and that PAB case 2021-0002, as presented, (**is or is not**) sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Submitted by Jacob M. Platt

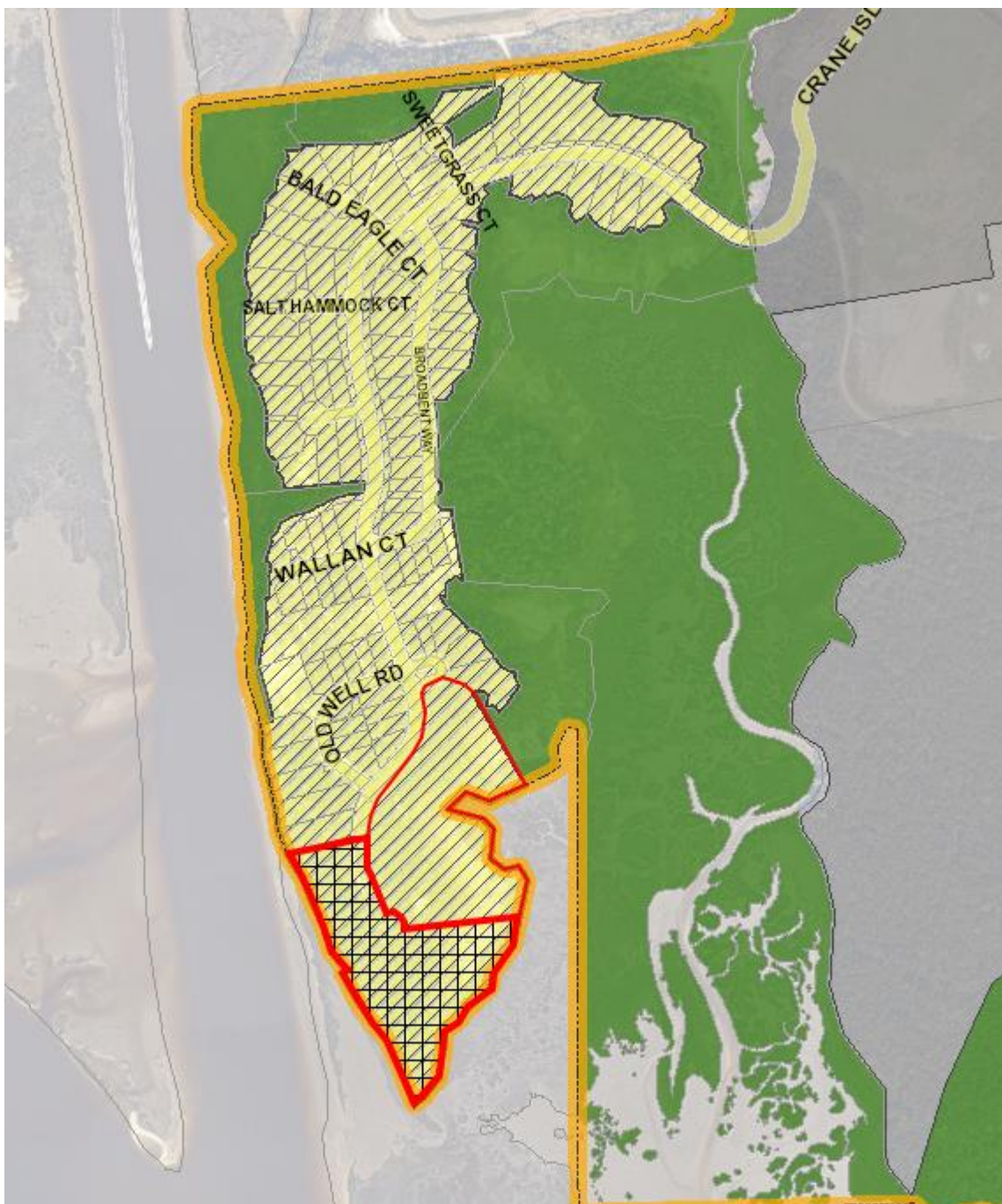
EXHIBIT A – MAP

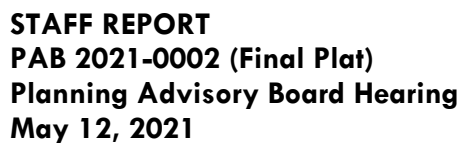
EXHIBIT B – FINAL PLAT DETAIL



STAFF REPORT
PAB 2021-0002 (Final Plat)
Planning Advisory Board Hearing
May 12, 2021

EXHIBIT A – MAP





OFF



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.

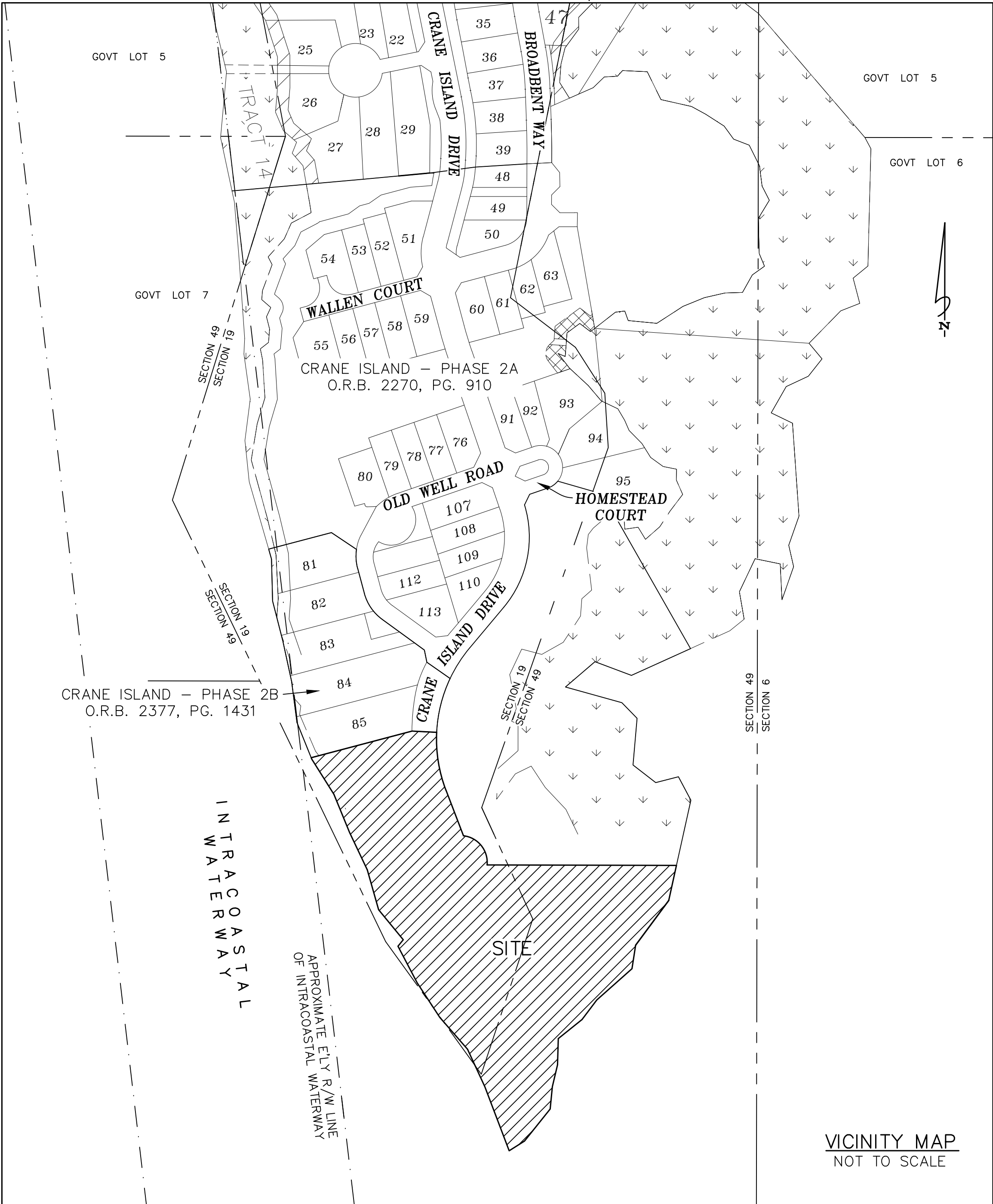
THE RANGE AT CRANE ISLAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY

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 PLAN 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 _____

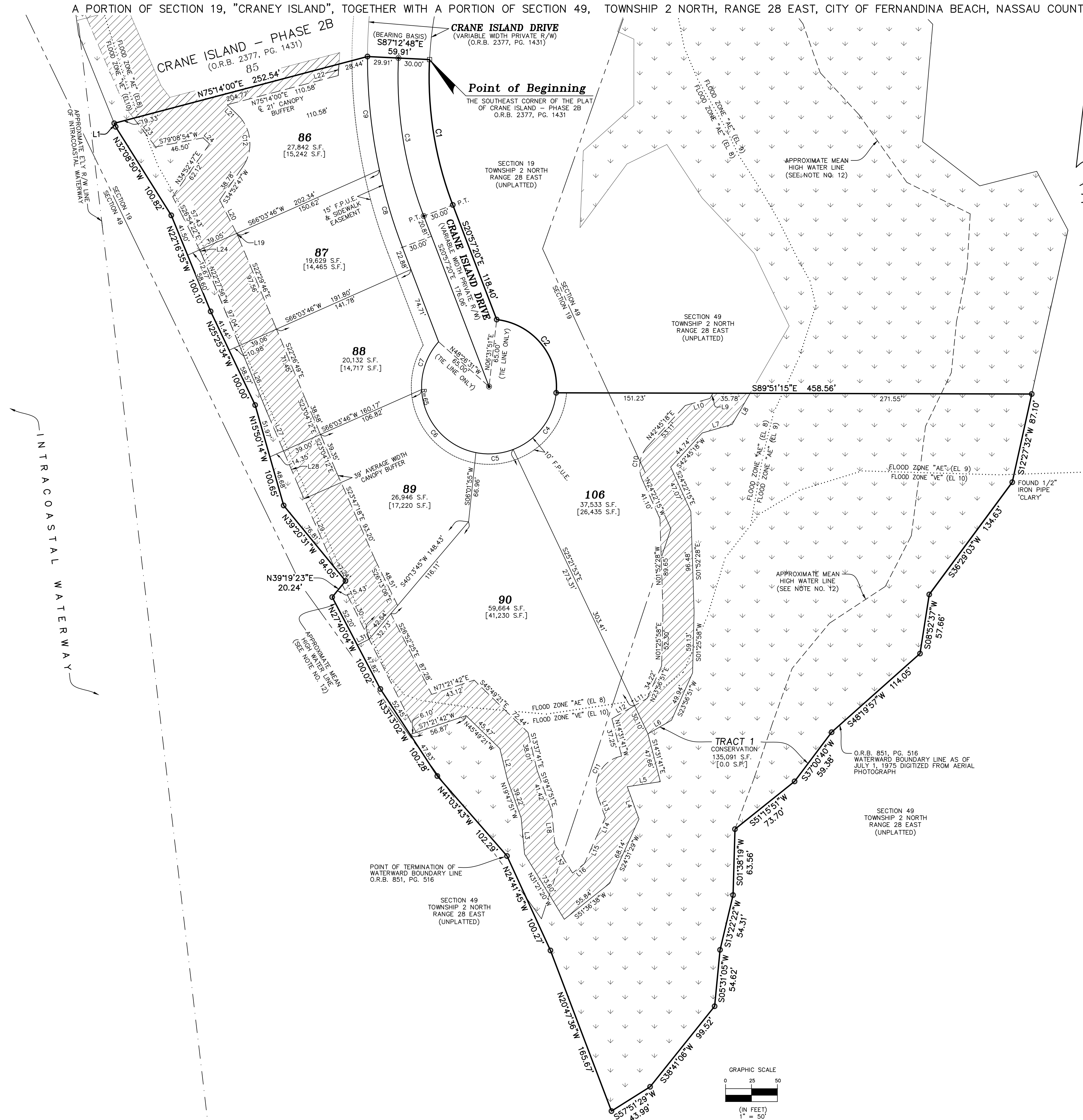
PRINT NAME: _____

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

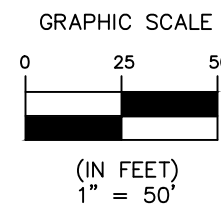


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	345.00'	142.96'	23°44'32"	S09°05'04"E	141.94'
C2	65.00'	100.73'	88°47'27"	N39°04'25"W	90.95'
C3	375.00'	155.39'	23°44'32"	S09°05'04"E	154.28'
C4	65.00'	72.29'	63°43'22"	N37°10'59"E	68.62'
C5	65.00'	36.56'	32°13'35"	N85°09'28"E	36.08'
C6	65.00'	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



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

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O.R.B. = OFFICIAL RECORDS BOOK
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STAMPED P.R.M. LB 3731
○ = 5/8" IRON ROD
WITH CAP P.R.M. LB 3731
DENOTES JURISDICTIONAL WETLANDS

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'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N21°56'56"W	3.63'

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



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 16th 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:

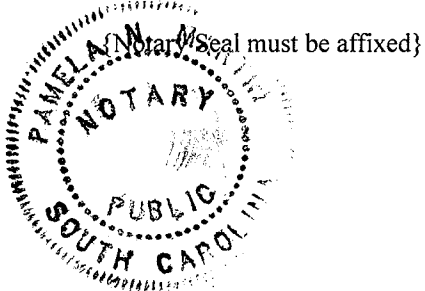
[Signature] [Signature]
[Print or type name] CHAD BEDEFELDER Name: Vincent G. Graham

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

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

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



[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:

[Signature]

[Print or type name] Kia A. Lee

[Signature]

[Print or type name] Aizire Aimaiti

CRANE ISLAND INVESTMENTS, LLC

By: [Signature]
Lela Riis Usry Agnew, Authorized Member

DISTRICT OF COLUMBIA

WASHINGTON, D.C.

The foregoing instrument was acknowledged before me this 14th 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.

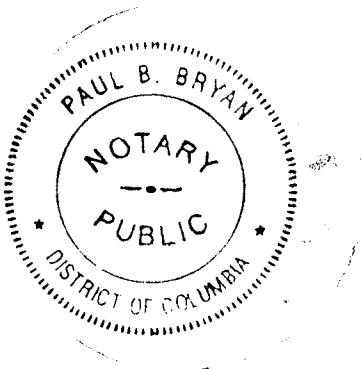
{Notary Seal must be affixed}

[Signature]
Signature of Notary

PAUL B. BRYAN
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

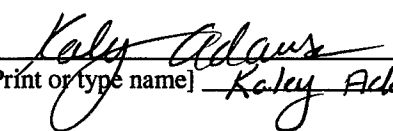
Name of Notary (Typed, Printed or Stamped)
Commission Number (if not legible on seal): _____
My Commission Expires (if not legible on seal): _____

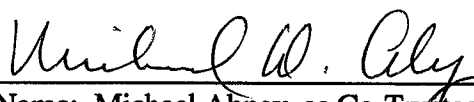
Signature Page to Special Warranty Deed

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

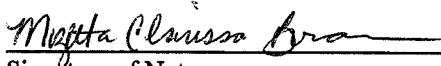

[Print or type name] Kaley Adams


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

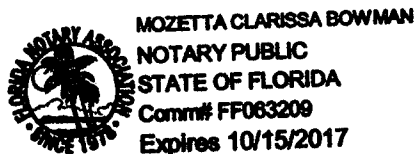
STATE OF Florida
COUNTY OF Duval

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

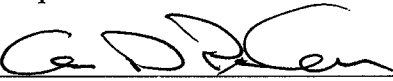
Name of Notary (Typed, Printed or Stamped)
Commission Number (if not legible on seal): _____
My Commission Expires (if not legible on seal): _____



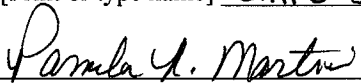
Signature Page to Special Warranty Deed

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

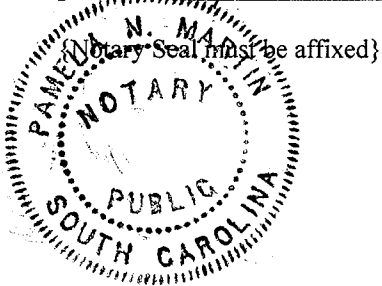
Piedmont Square, LLC

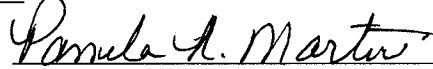
By: 
Christopher B. Anderson, Manager

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

The foregoing instrument was acknowledged before me this 14th 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:

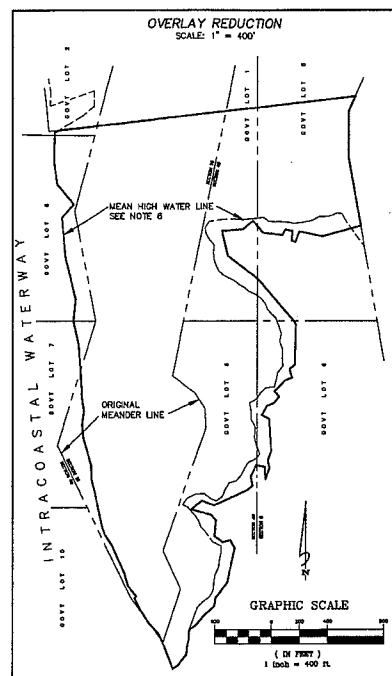
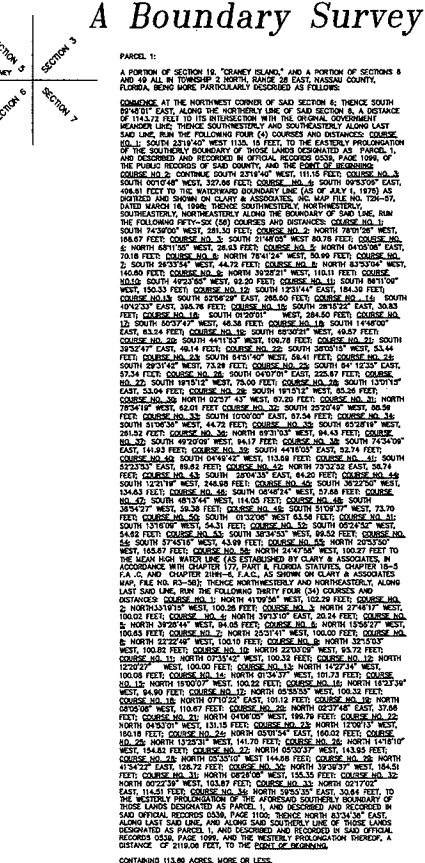
Exhibit A

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.



PARCEL 1
SHEET 2 OF 4

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L01	N21°48'05"E	96.78	L28	S89°03'05"E	84.43	L55	N22°02'30"E	100.10
L02	S88°11'45"E	90.30	L29	N89°03'05"E	84.43	L56	S23°53'03"E	90.72
L03	N04°05'05"E	76.18	L30	S74°34'09"E	141.93	L57	N22°03'05"E	96.72
L04	S78°41'24"E	59.89	L31	S44°10'05"E	107.74	L58	N07°35'42"E	100.32
L05	S28°33'52"E	47.32	L32	N89°03'05"E	84.43	L59	N17°12'05"E	100.10
L06	S83°53'04"E	140.60	L33	S52°23'55"E	69.62	L60	N12°27'34"E	110.28
L07	N39°11'06"E	110.18	L34	N75°32'52"E	56.74	L61	N01°34'35"E	101.73
L08	N49°13'05"E	100.10	L35	N75°32'52"E	56.74	L62	N22°02'30"E	100.10
L09	N86°21'09"E	150.33	L36	N87°22'50"E	134.83	L63	S16°23'30"E	94.90
L10	S28°15'29"E	30.83	L37	S08°24'38"E	27.89	L64	N25°55'05"E	100.32
L11	S60°21'45"E	100.10	L38	N89°03'05"E	84.43	L65	N22°02'30"E	100.10
L12	S14°48'00"E	63.24	L39	N85°44'21"E	58.38	L66	N08°58'00"E	110.67
L13	N68°50'15"E	49.57	L40	N51°03'05"E	73.70	L67	N02°43'45"E	37.88
L14	N14°48'11"E	44.11	L41	N07°30'26"E	41.20	L68	N07°30'26"E	41.20
L15	S35°52'47"E	49.14	L42	S13°08'05"E	54.31	L69	N04°33'01"E	131.15
L16	N38°05'15"E	53.44	L43	S05°24'50"E	54.67	L70	N12°09'13"E	160.18
L17	N21°48'05"E	96.78	L44	N07°30'26"E	41.20	L71	N07°30'26"E	160.09
L18	N29°31'25"E	73.28	L45	N05°45'16"E	43.90	L72	S13°32'31"E	141.70
L19	N04°12'35"E	57.34	L46	S08°35'05"E	105.67	L73	S14°18'10"E	154.82
L20	N09°15'47"E	62.29	L47	N07°30'26"E	41.20	L74	N07°30'26"E	141.70
L21	S13°30'15"E	53.04	L48	N41°09'56"E	102.29	L75	N03°30'15"E	144.88
L22	S19°15'19"E	85.16	L49	S31°31'15"E	100.28	L76	S44°19'22"E	128.67
L23	S02°33'52"E	69.62	L50	N07°30'26"E	41.20	L77	N07°30'26"E	141.70
L24	S78°24'19"E	62.01	L51	S59°11'30"E	20.24	L78	N08°28'05"E	155.35
L25	N07°20'49"E	66.59	L52	N35°26'44"E	84.00	L79	N09°22'39"E	103.87
L26	N10°00'00"E	70.10	L53	N35°26'44"E	84.00	L80	N09°22'39"E	103.87
L27	S11°32'42"E	44.74	L54	N09°22'39"E	103.87	L81	N59°53'35"E	30.84

GENERAL NOTES

- [illegible]

GRAPHIC SCALE

CURRENT SURVEY DATE: 02-13-14
CHECKED BY: JS MTN DATE: 01-16-14

JACKSONVILLE, FLORIDA 32257
(904) 200-2703
WWW.LATENTAS3DC.COM

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

FILE No. T2N-147

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.

Exhibit A

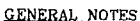
MARSH PARCEL 1

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.

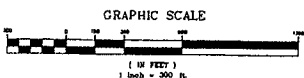
CONTAINING 13 ACRES, MORE OR LESS

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.



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 NAD 83 U.S. ADJUSTMENT, (GRID BEARINGS) AS SOUTH 89°41'48" EAST
2. SECTION 4 DOES NOT REPRESENT A BOUNDARY SURVEY.
3. GOVERNMENT LOT 10 DOES NOT AFFECT PARCEL 1.
4. GOVERNMENT LOT 1, SECTION 49 HAS AN AREA OF APPROXIMATELY 17+ ACRES.
5. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE SURVEY OF THE TOWNSHIP SURVEYS PERFORMED IN 1831 & 1849 AND THE SUBSEQUENT TOWNSHIP PLAT MAPS, JAN. 1834, JULY 5, 1849, & MARCH 21, 1864.
6. MAIN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. R3-360, DATED DECEMBER 1, 1987.
7. WATERWARD BOUNDARY LINE SHOWN WAS DIGITIZED FROM AERIAL PHOTOGRAPHY NEGATIVE NO. A20 12009 174-12, AERIAL NO. 8710, TAKEN JANUARY 22, 1974 AS PROVIDED BY THE FLORIDA DEPARTMENT OF NATURAL RESOURCES, PALM SPRINGS OFFICE. (SEE CLARY & ASSOC., INC. MAP FILE NO. 12M-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.: FEE NO. R1-180, R3-350, 12M-35, 12M-37, R8-20 SURVEY BY SUNSHINE STATE SURVEYORS, INC. 67-721B

LINE TABLE		
LINE	LENGTH	BEARING
L1	68.67	87°35'55" E
L2	86.78	52°15'44" E
L3	75.33	66°06'59" E
L4	72.10	66°06'59" E
L5	56.90	67°42'55" E
L6	47.73	65°06'59" E
L7	140.00	86°45'31" E
L8	79.79	82°26'42" E
L9	65.05	86°06'59" E
L10	156.23	58°47'17" E
L11	184.29	51°28'20" E
L12	94.83	51°28'20" E
L13	264.50	50°02'45" E
L14	46.30	53°46'14" E
L15	62.24	53°46'14" E
L16	49.57	54°58'36" E
L17	109.10	54°41'18" E
L18	41.14	54°41'18" E
L19	53.44	52°47'17" E
L20	93.41	52°47'17" E
L21	71.29	51°28'20" E
L22	77.24	54°47'56" E
L23	75.80	51°28'20" E
L24	32.04	51°28'20" E
L25	83.25	51°28'20" E
L26	37.35	50°02'45" E
L27	56.93	51°28'20" E

MARSH PARCELS 1 & 2
SHEET 4 OF 4

4811-2653-1096.3 (Collated Ex. A Revised 2/17/14)

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

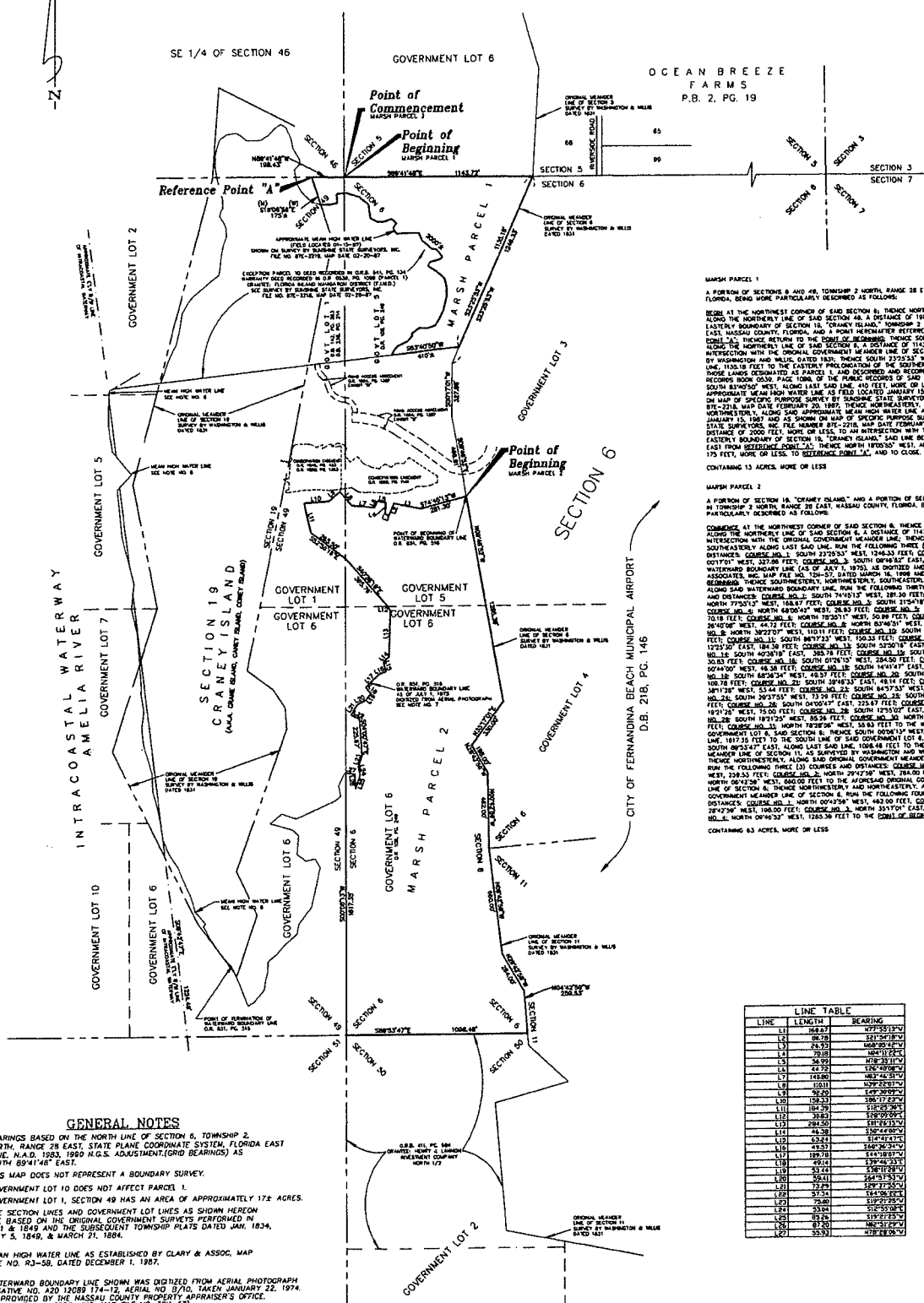
SOUTH 89°53'47" EAST, ALONG LAST SAID LINE, 1098.46 FEET TO THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 11, AS SURVEYED BY WASHINGTON AND WILLIS, DATED 1831; THENCE NORTHWESTERLY, ALONG SAID ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 11, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE 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

FILE No. T2N-147

Map Showing

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



GENERAL NOTES

- WATERMANN LAND SHOW**
1. BEARINGS BASED ON THE NORTH LINE OF CLARY & TOWNSHIP 2. RANGE 28 EAST, STATE PLANE COORDINATE SYSTEM, FLORIDA EASE ZONE, NAD, 1983, 1990 U.S.G.S. ADJUSTMENT, (GPO BEARINGS) AS SOUTH 89°14'1" EAST.
2. THESE LINES DO NOT REPRESENT A BOUNDARY SURVEY.
3. GOVERNMENT LOT 10 DOES NOT AFFECT PARCEL 1.
4. GOVERNMENT LOT 1, SECTION 48 HAS AN AREA OF APPROXIMATELY 172 ACRES.
5. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED IN 1824 & 1849 AND THE GOVERNMENT TOWNSHIP PLAT DATED JAN. 1834, JULY 1, 1849, & MARCH 21, 1804.
6. MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. RJ-58, DATED DECEMBER 1, 1987.
7. WATERMANN LAND SHOW HAS BEEN DIGITIZED FROM AERIAL PHOTOGRAPH NEGATIVE NO. A20 12087 174-12, AERIAL NO. 0710, TAKEN JANUARY 22, 1974 AS PROVIDED BY THE MASSACHUSETTS COUNTY ENGINEER'S OFFICE, CRET CLARY & ASSOC., INC. (MAP FILE NO. 125) 1977.
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. 01-10, RJ-58, 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, 12

MARSH PARCELS 1 & 2
SHEET 4 OF 4

LINE TABLE		
LINE	LENGTH	BEARING
L1	164.87	N77°55'12"
L2	86.78	S47°44'36"
L3	25.52	S72°00'00"
L4	70.18	N44°11'25"
L5	54.93	N78°33'30"
L6	42.73	N72°00'00"
L7	143.80	N48°45'31"
L8	101.00	N29°00'00"
L9	26.00	N52°00'00"
L10	153.33	N58°17'23"
L11	104.29	S10°20'36"
L12	158.83	S10°18'00"
L13	281.50	N2°14'35"
L14	46.38	S36°40'00"
L15	124.84	S10°00'00"
L16	43.57	S66°36'30"
L17	199.78	S14°18'00"
L18	49.61	S74°46'23"
L19	53.44	S56°17'00"
L20	35.41	S64°57'30"
L21	72.89	S72°00'00"
L22	57.34	S14°06'00"
L23	58.50	S74°46'23"
L24	20.14	S12°55'00"
L25	35.93	S19°17'23"
L26	87.20	S74°46'23"
L27	33.24	N78°00'00"

[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

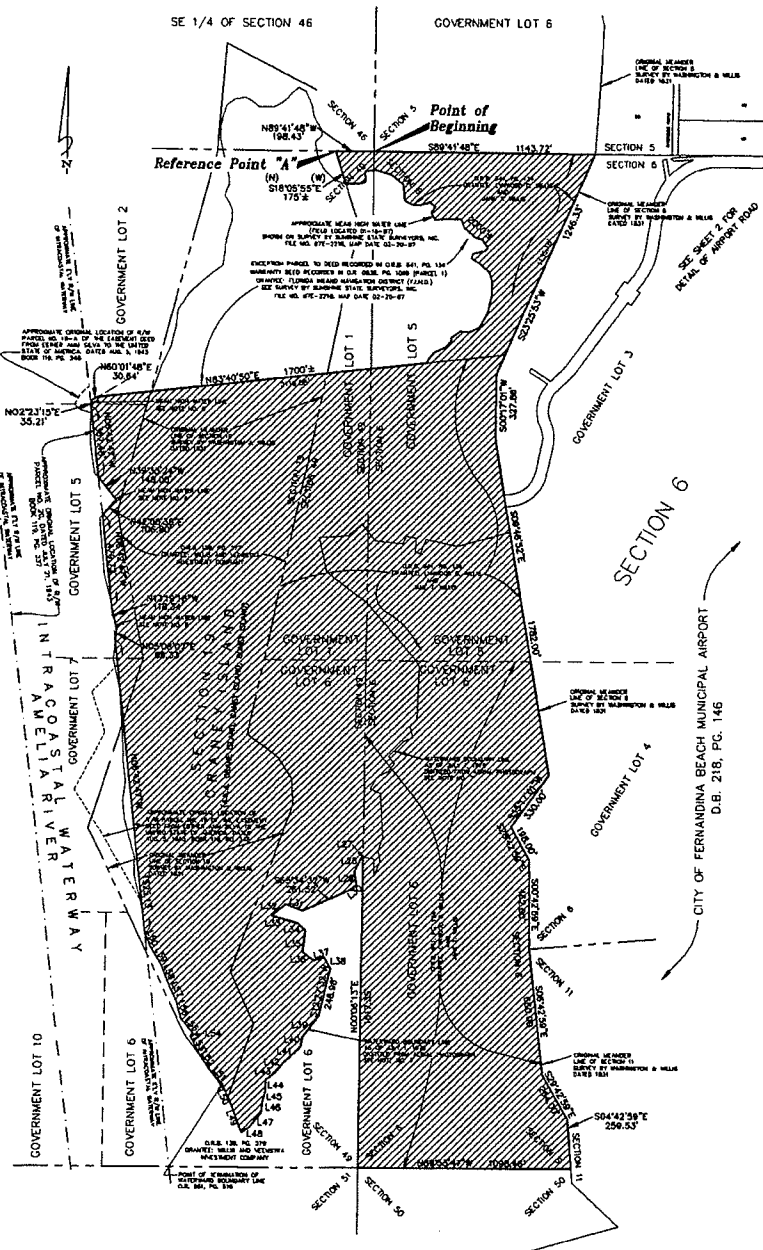
FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. R3-5B); THENCE NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 02°23'15" EAST, 35.21 FEET; COURSE NO. 2: NORTH 60°01'48" EAST, 30.64 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-57, DATED MARCH 18, 1980; 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, 88.58 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, 89.62 FEET; COURSE NO. 12, NORTH 75°38'50" 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°22'22" WEST, 54.17 FEET; COURSE NO. 22, SOUTH 05°31'05" WEST, 54.82 FEET; COURSE NO. 23, SOUTH 38°14'01" WEST, 99.52 FEET; COURSE NO. 24, SOUTH 57°31'29" 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 INTRACOSTAL 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 INTRACOSTAL 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 80°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 CRITICAL RECORDS BOOK 0538, PAGE 1099, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 82°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 CRITICAL 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

CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER 4584088 EFFECTIVE DATE: OCTOBER 25, 2013 SCHEDULE B - SECTION 2			
EXCEPTION NUMBER	RECORDED DOCUMENT	DESCRIPTION	COMMENTS
1	O.B. 142, PG. 263	RESERVATIONS	RESERVED PORTION LOTS IN GOVERNMENT LOT 1
2	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
3	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
4	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
5	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
6	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
7	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
8	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
9	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
10	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
11	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
12	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
13	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
14	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
15	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
16	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
17	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
18	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
19	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
20	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
21	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
22	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
23	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
24	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
25	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
26	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
27	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
28	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
29	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
30	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
31	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
32	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
33	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
34	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
35	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
36	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
37	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
38	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
39	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
40	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
41	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
42	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
43	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
44	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
45	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
46	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
47	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
48	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
49	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
50	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
51	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
52	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
53	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
54	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
55	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
56	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
57	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
58	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
59	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
60	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
61	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
62	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
63	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
64	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
65	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
66	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
67	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
68	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
69	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
70	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
71	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
72	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
73	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
74	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
75	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
76	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
77	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
78	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
79	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
80	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
81	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
82	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
83	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
84	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
85	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
86	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
87	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
88	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
89	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
90	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
91	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
92	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
93	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
94	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
95	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
96	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
97	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
98	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
99	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
100	O.B. 1304, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
127	6.09	S 89° 06' 00" W	144	13.24	S 09° 30' 00" E
128	66.59	S 83° 07' 00" W	145	54.71	S 17° 07' 00" E
129	10.44	S 89° 23' 00" W	146	24.02	S 07° 07' 00" E
130	44.73	S 85° 07' 00" W	147	95.58	S 08° 11' 00" E
131	86.12	S 81° 07' 00" W	148	10.43	S 07° 07' 00" E
132	94.17	S 84° 13' 00" W	149	15.53	S 07° 07' 00" E
133	10.44	S 89° 23' 00" W	150	10.43	S 07° 07' 00" E
134	52.74	S 84° 00' 00" E	151	108.24	S 04° 13' 00" E
135	13.19	S 89° 13' 00" E	152	106.89	S 03° 13' 00" E
136	10.44	S 89° 23' 00" E	153	10.43	S 07° 07' 00" E
137	56.74	N 07° 30' 00" E	154	10.24	N 09° 13' 00" E
138	14.20	N 07° 30' 00" E	155	10.43	N 09° 13' 00" E
139	14.43	S 08° 23' 00" E	156	10.62	N 07° 30' 00" E
140	11.26	S 08° 23' 00" E	157	108.02	N 07° 30' 00" E
141	10.43	S 08° 23' 00" E	158	10.43	N 07° 30' 00" E
142	59.38	S 17° 00' 00" E	159	130.67	N 03° 00' 00" E
143	13.32	S 17° 00' 00" E	160	10.43	N 03° 00' 00" E

Exhibit A

VESTING DEED LEGALS

Legals from Deeds and Consent Final Judgment Establishing Boundaries	Being same property conveyed in the following deeds and consent final judgment establishing boundaries recorded in the Official Records of Nassau County, Florida
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. 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. The above less and except parcel described in the deed recorded in Official Records Volume 539, page 1099 is more fully described as: 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: 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.	Official Records Book 602, Page 321; Official Records Book 800, Page 1421
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:	Consent Final Judgment Establishing Boundaries recorded in Official Records Book 849, Page 106

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

ORDINANCE 2013 - 16

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

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

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

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

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

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

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

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

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

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

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

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

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

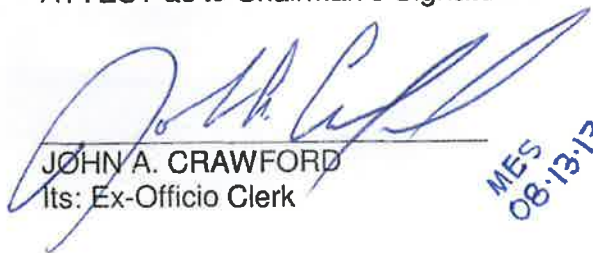
PASSED AND ADOPTED THIS 12th DAY OF August, 2013.

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA


DANIEL B. LEEPER
Its: Chairman

ATTEST as to Chairman's Signature:


JOHN A. CRAWFORD
Its: Ex-Officio Clerk

MES
08-13-13

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


DAVID A. HALLMAN,
County Attorney

EXHIBIT A



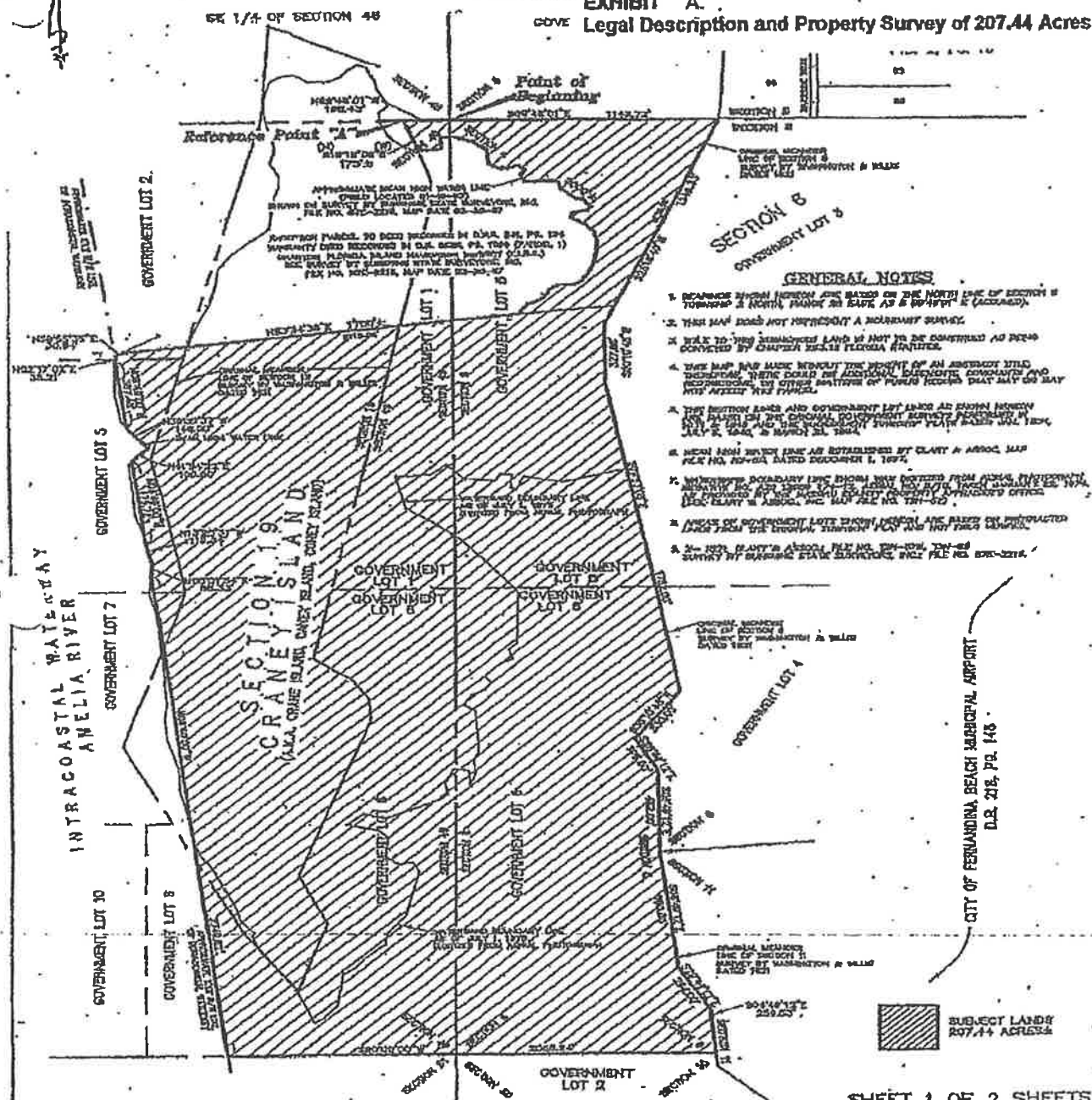
Civil & Environmental Engineering • Mechanical & Structural Engineering • Construction Management

LEGAL DESCRIPTIONS

A PORTION OF SECTION 12, "CRANEY ISLAND" AND A PORTION OF
SECTIONS 8 AND 10, ALL IN TOWNSHIP 21 N. RANGE 12 E. SE. 1
NASSAU COUNTY, FLORIDA

EXHIBIT A

Legal Description and Property Survey of 207.44 Acres



SHEET 1 OF 2 SHEETS

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

PLEASE NOTE THAT THE ABOVE MAP DOES NOT MEET THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN MAPS, CHAPTER 3107-2, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 310.12, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

DATE JULY 13, 2004

SCALE $1'' = 600'$

CHECKED - BY: ✓

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD - SUITE "A"

JACKSONVILLE, FLORIDA 32207 F.
(904) 240-2700 1B NAC 1731

(904) 250-2703 7-1-1 N 373

GREGORY D. QUARY, P.L.S. CERT. NO. 9377

LIEGEND

NAME	1	MOORE, DONALD
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POB	100	POINT OF DIVISION

MAP SHOWING

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

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 89°48'01" WEST, ALONG THE NORTH LINE OF SAID SECTION 49, A DISTANCE OF 108.43 FEET, TO THE EASTERLY BOUNDARY OF SAID SECTION 19, "CRANEY ISLAND," AND A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 89°48'01" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 6, AS SURVEYED BY WASHINGTON AND WILLIS, DATED 1831; THENCE SOUTHWESTERLY AND SOUTHEASTERLY, ALONG SAID ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 6, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 23°19'40" WEST, 1246.33 FEET; COURSE NO. 2: SOUTH 00°10'48" WEST, 327.88 FEET; COURSE NO. 3: SOUTH 09°33'08" EAST, 1782.00 FEET; COURSE NO. 4: SOUTH 35°10'48" WEST, 330.00 FEET; COURSE NO. 5: SOUTH 28°49'12" EAST, 198.00 FEET; COURSE NO. 6: SOUTH 00°49'12" EAST, 482.00 FEET; TO THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 11, AS SURVEYED BY WASHINGTON AND WILLIS, DATED 1831; THENCE SOUTHEASTERLY, ALONG SAID ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 11, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 06°49'12" EAST, 860.00 FEET; COURSE NO. 2: SOUTH 29°40'12" EAST, 284.00 FEET; COURSE NO. 3: SOUTH 04°48'12" EAST, 250.83 FEET; TO THE SOUTH LINE OF GOVERNMENT LOT 6, SAID SECTION 6; THENCE SOUTH 90°00'00" WEST, ALONG LAST SAID LINE, AND ALONG THE SOUTH LINE OF GOVERNMENT LOT 6, SAID SECTION 49, A DISTANCE OF 2088.24 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF THE INTRACASTAL WATERWAY; THENCE NORTH 08°49'00" WEST, ALONG LAST SAID LINE, 2749.82 FEET, TO THE MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-B, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. T2N-35); THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 05°01'54" EAST, 88.33 FEET; COURSE NO. 2: NORTH 13°25'31" WEST, 118.34 FEET; TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF THE INTRACASTAL WATERWAY; THENCE NORTH 06°49'00" WEST, ALONG LAST SAID LINE, 479.72 FEET TO SAID MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-B, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. T2N-35); THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 41°34'22" EAST, 108.80 FEET; COURSE NO. 2: NORTH 39°39'37" WEST, 148.00 FEET; TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF THE INTRACASTAL WATERWAY; THENCE NORTH 06°49'00" WEST, ALONG LAST SAID LINE, 367.48 FEET, TO SAID MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-B, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. T2N-35); THENCE NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 02°17'02" EAST, 35.01 FEET; COURSE NO. 2: NORTH 88°55'33" EAST, 30.64 FEET; TO THE WESTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 0539, PAGE 1089, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 83°34'38" EAST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS BOOK 0539, PAGE 1089, A DISTANCE OF 1700 FEET, MORE OR LESS, TO THE APPROXIMATE MEAN HIGH WATER LINE AS FIELD LOCATED JANUARY 15, 1987 AND AS SHOWN ON MAP OF SPECIFIC PURPOSE SURVEY BY SUNSHINE STATE SURVEYORS, INC. FILE NUMBER 87E-2218, MAP DATE FEBRUARY 20, 1987; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY, ALONG SAID APPROXIMATE MEAN HIGH WATER LINE AS FIELD-LOCATED, JANUARY 15, 1987 AND AS SHOWN ON MAP OF SPECIFIC PURPOSE SURVEY BY SUNSHINE STATE SURVEYORS, INC. FILE NUMBER 87E-2218, MAP DATE FEBRUARY 20, 1987, A DISTANCE OF 2000 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFORESAID EASTERLY BOUNDARY OF SECTION 19, "CRANEY ISLAND," SAID LINE BEARING SOUTH 18°12'08" EAST FROM REFERENCE POINT "A"; THENCE NORTH 18°12'08" WEST, ALONG LAST SAID LINE, 175 FEET, MORE OR LESS, TO REFERENCE POINT "A", AND TO CLOSE.

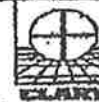
CONTAINING 207.44 ACRES, MORE OR LESS

SHEET 2 OF 2 SHEET

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

BEFORE OBSERVING GROUND AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 18017-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 471.037, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.
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JACKSONVILLE, FLORIDA 32257
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LEGEND
N
S
E
W
POINT OF BEGINNING
POINT OF TERMINATION
OFFICIAL RECORDS
LINE
PLAT BOOK
RANGE
ARC LENGTH
TANGENT
CURVE
DELTA

DATE JULY 13, 2004

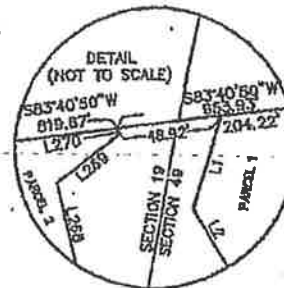
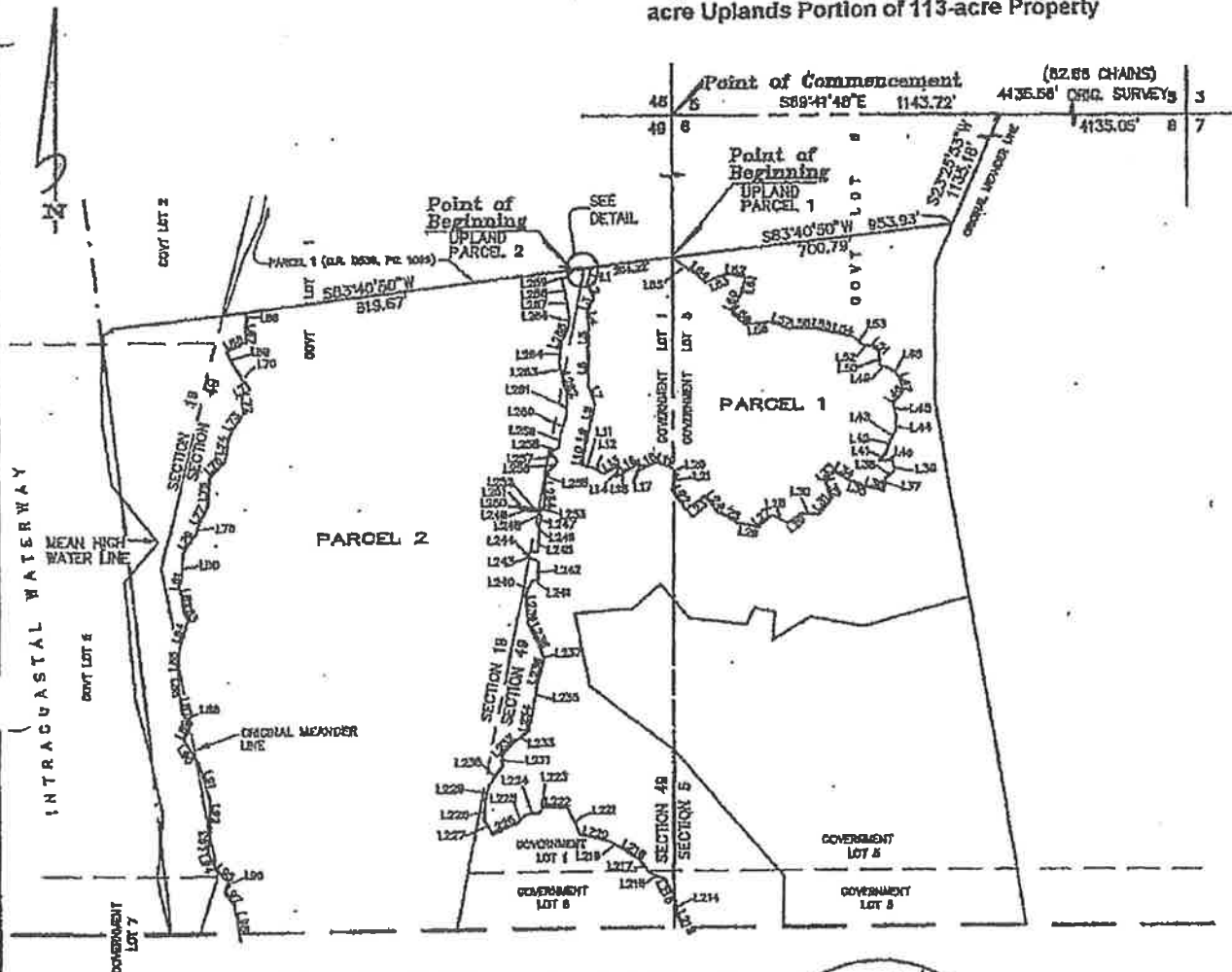
SCALE 1" = 500'

CHECKED BY *[Signature]*

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

MAP SHOWING

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



SHEET 1 OF 9

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

DRAFTER: JLS
JOS No. 2005-393

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR
SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH
IN THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS
QUARTER 6199-A, 3100 N. ADAMS AVE., SUITE 100, JACKSONVILLE, FLORIDA 32202.
SECTION 172202, FLORIDA STATUTES, AND DOES NOT
NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3630 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32225
(904) 260-2302 LB NO. 3731



DATE: MARCH 2006

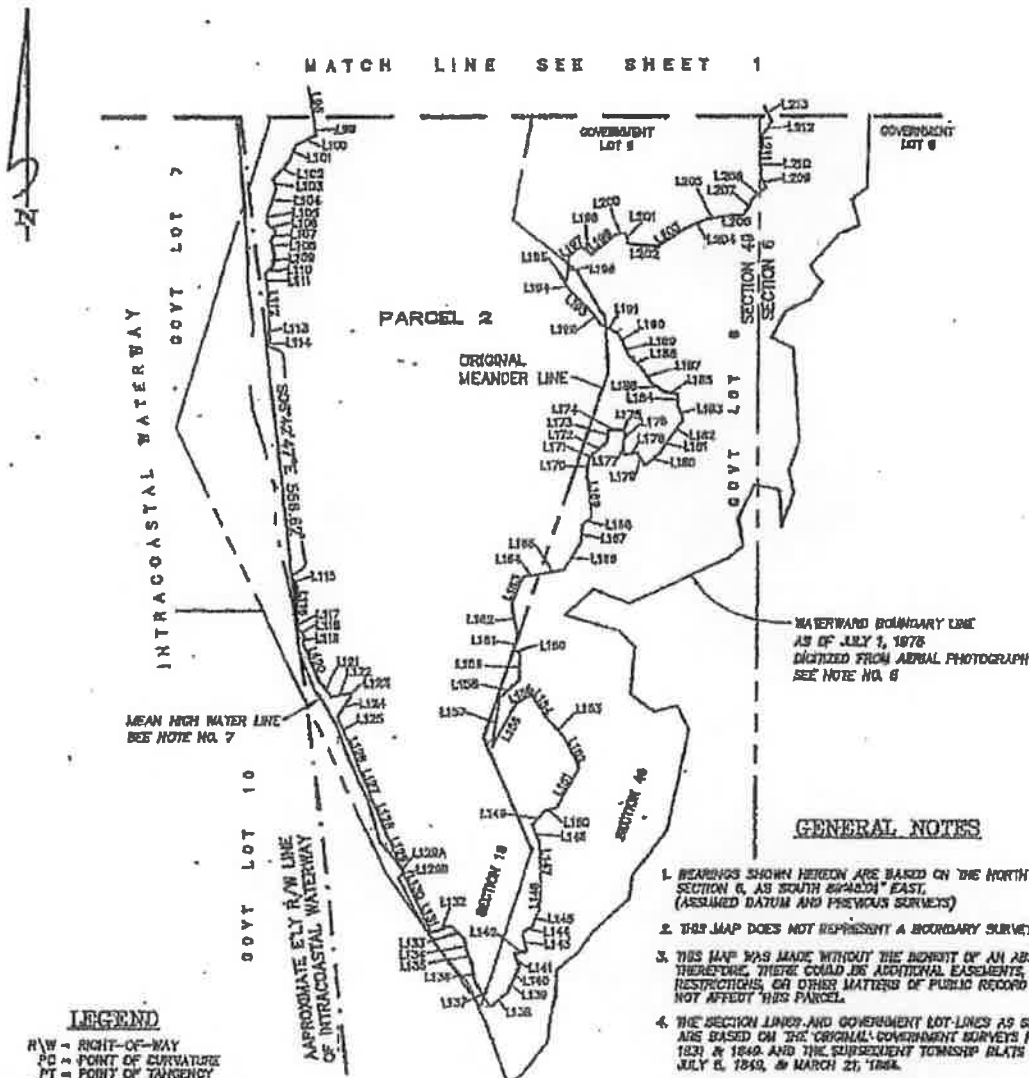
SCALE: N/A

CHECKED BY: W.S.

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

MAP SHOWING

MATCH LINE SEE SHEET 1



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

GENERAL NOTES

1. BEARINGS SHOWN HEREIN ARE BASED ON THE NORTH LINE OF SECTION 6, AS SOUTH 89°42'00" EAST, (ASSUMED DATUM AND PREVIOUS SURVEYS)
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE, THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.
4. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREIN ARE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED IN 1834 & 1849 AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1834, JULY 6, 1849, & MARCH 21, 1864.
5. WETLAND LINES SHOWN HEREIN BASED ON MAP BY CLARY & ASSOCIATES FILE NO. T2N-57G, DATED JUNE 1, 1996.
6. X- REF: CLARY & ASSOC. FILE NO. H1-10, H3-03, T2N-35, T2N-57G37B SURVEY BY SUNSHINE STATE SURVEYOR, INC. FILE NO. 87E-0270.
7. MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. H3-03, DATED DECEMBER 2, 1993.
8. WATERWARD BOUNDARY LINE SHOWN WAS DIGITIZED FROM AERIAL PHOTOGRAPH NEGATIVE NO. A20 12028-174-12, AERIAL NO. 6/16, TAKEN JANUARY 23, 1974, AS PROVIDED BY THE HASSAU COUNTY PROPERTY APPRAISER'S OFFICE. (SEE CLARY & ASSOC. INC. MAP FILE NO. T2N-37)

LEGEND

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

SHEET 2 OF 9

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

DRAFTER: JLS
JOB NO. 2008-393

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

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



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

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

MAP SHOWING

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	44.14	S17°13'24"W	L56	51.11	S88°00'31"W	L111	28.13	S11°13'25"E
L2	37.77	S30°09'07"E	L57	56.09	N70°12'28"W	L112	91.10	S03°30'40"E
L3	42.47	S25°59'31"W	L58	60.06	S83°36'37"W	L113	42.34	S01°09'27"E
L4	29.10	S10°33'26"E	L59	42.23	N44°46'36"W	L114	12.61	S43°09'16"W
L5	60.58	S02°10'19"W	L60	55.12	N24°21'39"E	L115	27.79	S24°36'25"E
L6	68.91	S00°07'53"W	L61	37.96	N13°31'32"E	L116	81.14	S00°40'18"E
L7	50.91	S21°10'52"E	L62	48.79	N80°53'00"W	L117	19.16	S06°42'47"E
L8	48.34	S16°12'58"W	L63	53.12	S67°02'56"W	L118	22.54	S41°17'03"E
L9	61.63	S13°55'53"W	L64	50.17	N51°42'00"W	L119	21.03	S07°58'59"W
L10	43.84	S09°55'59"W	L65	52.60	N54°14'14"W	L120	97.13	S23°22'17"E
L11	27.58	S79°54'16"E	L66	32.17	S06°12'26"W	L121	48.41	S37°29'36"E
L12	34.19	S55°55'25"E	L67	43.20	S00°43'14"E	L122	46.50	N79°08'54"E
L13	42.94	N52°26'44"E	L68	54.91	S66°37'43"W	L123	8.48	S47°03'22"E
L14	28.26	S10°32'46"W	L69	40.09	S26°47'01"E	L124	62.12	S34°52'47"W
L15	19.06	N62°20'22"E	L70	70.54	S34°28'50"E	L125	60.43	S26°54'22"E
L16	44.72	N59°10'11"E	L71	29.88	S52°43'47"W	L126	63.98	S22°29'46"E
L17	17.90	S05°04'47"E	L72	40.56	S12°55'52"E	L127	103.70	S22°26'49"E
L18	48.73	N63°00'16"E	L73	68.33	S34°50'09"W	L128	78.39	S23°04'12"E
L19	39.47	S68°48'49"E	L74	62.01	S08°08'27"W	L129	93.24	S23°47'18"E
L20	22.47	S37°38'19"E	L75	56.88	S43°06'29"W	L129A	17.24	S39°20'31"E
L21	39.82	S18°51'24"W	L76	70.57	S03°57'04"W	L129B	4.81	S39°19'23"W
L22	59.57	S34°28'21"E	L77	62.08	S27°42'55"W	L130	78.19	S26°13'06"E
L23	57.23	N53°11'47"E	L78	10.29	S01°54'42"W	L131	81.06	S26°52'25"E
L24	53.19	S38°33'29"E	L79	65.56	S35°38'03"W	L132	50.77	N71°21'42"E
L25	55.78	S62°31'19"E	L80	55.57	S02°24'09"W	L133	45.47	S45°49'21"E
L26	50.31	S78°27'53"E	L81	29.08	S13°21'41"W	L134	30.97	S13°37'44"E
L27	45.42	N50°34'12"E	L82	55.93	S10°29'18"E	L135	39.22	S19°47'51"E
L28	43.00	S60°43'47"E	L83	27.52	S28°09'20"E	L136	34.98	S05°18'19"E
L29	40.26	N52°43'36"E	L84	73.83	S18°32'11"W	L137	73.60	S31°21'20"E
L30	46.12	S88°12'09"E	L85	62.12	S03°32'52"W	L138	55.84	N51°36'38"E
L31	47.01	N41°45'57"E	L86	72.81	S04°20'27"E	L139	39.09	N24°08'26"E
L32	47.55	N22°14'57"W	L87	26.54	S11°08'22"E	L140	29.05	N23°02'30"E
L33	35.18	N48°11'27"E	L88	34.76	S47°11'08"E	L141	33.16	N20°01'35"W
L34	37.86	S58°00'14"E	L89	47.69	S24°56'03"W	L142	32.32	N01°17'35"E
L35	58.66	S71°01'02"E	L90	68.56	S34°09'22"E	L143	47.79	N13°57'54"W
L36	35.37	S75°24'17"E	L91	93.20	S18°01'29"E	L144	25.79	N59°56'09"E
L37	32.83	N09°03'14"E	L92	73.45	S00°03'09"E	L145	49.94	N23°56'51"E
L38	26.25	N53°00'50"E	L93	60.56	S04°37'31"W	L146	59.13	N01°23'38"E
L39	24.07	N05°17'04"W	L94	48.84	S23°02'28"E	L147	36.48	N01°52'28"W
L40	34.83	N24°31'41"W	L95	42.47	S49°56'00"E	L148	47.07	N24°22'15"W
L41	20.98	N41°40'31"E	L96	28.89	S21°51'26"W	L149	44.74	N42°45'18"E
L42	43.49	N21°56'48"E	L97	40.05	S40°48'31"E	L150	30.01	N73°55'32"E
L43	18.80	N34°35'47"E	L98	91.45	S10°05'51"E	L151	109.70	N30°06'31"E
L44	36.76	N02°39'18"E	L99	23.93	S08°51'12"E	L152	77.79	N25°47'00"W
L45	32.65	N15°39'06"W	L100	54.23	S62°16'58"W	L153	73.17	N43°11'45"W
L46	41.05	N42°40'30"E	L101	41.94	S23°47'57"W	L154	61.00	N33°24'53"W
L47	38.45	N13°41'45"W	L102	58.55	S41°57'38"W	L155	42.75	S63°59'40"W
L48	32.82	N50°05'20"W	L103	21.18	S27°01'24"E	L156	120.09	S30°12'26"W
L49	27.61	N68°00'28"W	L104	67.06	S20°20'26"W	L157	107.90	N08°53'39"E
L50	27.97	N08°00'58"E	L105	21.85	S04°45'57"W	L158	65.29	N48°16'17"E
L51	22.23	N45°28'07"W	L106	29.16	S48°57'05"E	L159	64.28	N00°02'08"E
L52	27.87	N78°30'48"W	L107	24.78	S24°59'24"W	L160	17.27	N65°03'31"W
L53	29.06	N60°10'20"W	L108	31.20	S13°59'27"E	L161	32.44	N20°27'27"E
L54	58.58	N76°09'34"W	L109	32.27	S04°52'56"W	L162	84.84	N10°54'24"W
L55	50.47	N79°18'25"W	L110	24.90	S52°11'21"W	L163	68.17	N25°08'35"E

SHEET 3 OF 9

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

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

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

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32207
(904) 250-2785 15 NO. 3751



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: JES

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

MAP SHOWING

LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L164	47.88	N81°26'01"E	L219	38.73	N61°24'28"W
L165	54.09	N90°01'37"E	L220	76.00	N77°15'09"W
L166	76.24	N33°23'12"E	L221	75.11	N26°08'20"W
L167	42.06	N04°14'50"E	L222	59.96	N87°13'53"W
L168	31.73	N48°35'06"E	L223	18.44	S41°57'59"W
L169	103.24	N06°43'43"W	L224	32.02	S86°44'42"W
L170	32.37	N06°55'43"E	L225	37.28	S45°56'41"W
L171	19.57	N38°10'24"E	L226	62.80	S66°10'34"W
L172	46.10	N49°19'11"E	L227	44.68	N32°04'44"W
L173	26.11	N05°42'31"E	L228	44.68	N04°00'41"E
L174	31.50	N89°13'37"E	L229	40.56	N14°01'24"E
L175	14.81	S57°38'59"E	L230	56.17	N36°09'27"E
L176	23.72	S17°17'08"W	L231	20.71	N00°14'29"W
L177	28.37	S03°48'17"E	L232	42.14	N44°06'34"E
L178	32.56	N81°48'44"E	L233	49.13	N50°59'08"E
L179	34.32	S31°11'03"E	L234	59.33	N11°11'00"E
L180	46.15	N48°39'29"E	L235	57.97	N18°04'34"E
L181	45.69	N33°17'33"E	L236	60.56	N17°17'25"E
L182	50.45	N37°09'30"E	L237	14.78	N14°10'08"W
L183	38.40	N23°52'30"W	L238	89.67	N25°32'41"W
L184	26.01	N01°40'20"E	L239	64.29	N05°52'58"W
L185	33.23	N78°42'40"W	L240	42.83	N26°13'54"E
L186	37.47	N59°54'03"W	L241	13.37	N77°13'35"E
L187	39.73	N32°02'07"W	L242	43.64	N02°48'04"E
L188	44.35	N44°32'44"W	L243	42.10	N60°51'45"W
L189	27.04	N23°21'44"W	L244	33.89	N81°08'23"E
L190	32.09	N30°39'50"W	L245	33.86	N09°26'28"E
L191	44.54	N54°28'43"W	L246	31.02	N01°22'11"E
L192	48.95	N40°28'53"W	L247	22.98	N12°25'06"E
L193	61.93	N47°04'56"W	L248	18.57	N53°09'42"W
L194	44.82	N37°49'02"W	L249	36.96	N79°12'01"W
L195	18.71	S66°43'38"E	L250	18.58	N36°05'25"W
L196	57.51	N04°19'50"E	L251	39.82	S79°34'56"E
L197	38.44	N53°32'35"E	L252	21.63	S72°56'52"E
L198	32.67	S52°42'02"E	L253	19.28	N42°29'04"E
L199	76.75	N32°02'41"E	L254	45.31	N05°15'21"W
L200	22.61	N82°36'46"E	L255	37.61	N18°15'22"E
L201	24.72	S19°49'35"E	L256	33.70	N42°38'41"E
L202	69.60	S84°30'37"E	L257	25.06	N37°57'57"W
L203	75.38	N57°02'24"E	L258	26.47	N50°45'53"E
L204	55.99	N67°48'15"E	L259	28.93	N06°31'46"E
L205	51.05	N77°05'19"E	L260	53.33	N18°14'24"E
L206	42.66	N88°08'18"E	L261	58.61	N00°08'58"E
L207	48.70	N29°13'20"E	L262	30.25	N20°40'12"W
L208	36.16	N54°39'43"E	L263	49.59	N10°30'39"W
L209	33.46	N28°26'27"W	L264	47.19	N07°10'53"E
L210	42.85	N01°21'49"W	L265	43.76	N24°36'46"E
L211	42.78	N01°01'57"W	L266	25.45	N07°52'53"E
L212	50.58	N31°15'19"E	L267	58.16	N11°22'13"W
L213	38.62	N26°51'13"W	L268	32.48	N12°39'35"W
L214	45.88	N07°27'03"W	L269	34.80	N52°18'40"E
L215	55.55	N26°20'03"W	L270	3.26	N00°27'16"W
L216	40.52	N69°00'26"W			
L217	89.21	N35°58'03"W			
L218	53.49	N57°15'39"W			

SHEET 4 OF 9

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

DRAFTER: JLS
JOB No. 2008-393

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, 1001 N. W. 11th St., FLORIDA ADMINISTRATIVE CODE, CHAPTER 120, PART 1, F.A.C. 120.01(1) (b) 1. THIS MAP OR PLAT DOES NOT MEET THE MINIMUM TECHNICAL STANDARDS.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3538 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 268-9705 LD HQ. 3731



DATE: JANUARY 2008

SCALE: 1/4" = 1'

CHECKED BY: JLS

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

MAP SHOWING

UPLAND PARCEL 1

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

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

SHEET 5 OF 9

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

DRAFTER: JLS
JOB No. 2006-303

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

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 289-2793 TX NO. 3331



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: JLS

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

MAP SHOWING

THENCE NORTH 02°39'18" EAST, 36.76 FEET; THENCE NORTH 15°59'06" WEST, 32.65 FEET; THENCE NORTH 42°40'30" EAST, 41.05 FEET; THENCE NORTH 13°41'45" WEST, 38.45 FEET; THENCE NORTH 50°05'20" WEST, 32.82 FEET; THENCE NORTH 68°00'28" WEST, 27.81 FEET; THENCE NORTH 00°00'58" EAST, 27.97 FEET; THENCE NORTH 45°23'07" WEST, 22.20 FEET; THENCE NORTH 78°50'48" WEST, 27.87 FEET; THENCE NORTH 50°10'20" WEST, 29.06 FEET; THENCE NORTH 76°09'34" WEST, 58.58 FEET; THENCE NORTH 79°18'25" WEST, 50.47 FEET; THENCE SOUTH 88°00'31" WEST, 51.11 FEET; THENCE NORTH 70°12'28" WEST, 56.09 FEET; THENCE SOUTH 83°36'37" WEST, 60.06 FEET; THENCE NORTH 44°46'36" WEST, 42.23 FEET; THENCE NORTH 24°21'39" EAST, 55.12 FEET; THENCE NORTH 13°31'32" EAST, 37.96 FEET; THENCE NORTH 80°53'00" WEST, 48.79 FEET; THENCE SOUTH 67°02'56" WEST, 53.12 FEET; THENCE NORTH 51°42'00" WEST, 50.17 FEET; THENCE NORTH 54°14'14" WEST, 52.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.30 ACRES MORE OR LESS.

TOGETHER WITH:

UPLAND PARCEL 2

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

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

SHEET 6 OF 9

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

DRAFTER: JLS
JOB No. 2006-393

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE AMERICAN TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 81017-5, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472002, FLORIDA STATUTES, AND DOES NOT ASSURE WEST MAP OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

3630 CROWN POINT ROAD SUITE "A"

ORLANDO, FLORIDA 32257

TEL: 269-2203 FAX: 269-3734



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: JLS

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

MAP SHOWING

THENCE SOUTH 35°38'03" WEST, 65.56 FEET; THENCE SOUTH 02°24'09" WEST, 55.57 FEET; THENCE SOUTH 13°21'41" WEST, 29.08 FEET; THENCE SOUTH 10°29'18" EAST, 55.93 FEET; THENCE SOUTH 28°09'20" EAST, 27.52 FEET; THENCE SOUTH 18°32'11" WEST, 73.83 FEET; THENCE SOUTH 03°32'52" WEST, 62.12 FEET; THENCE SOUTH 04°20'27" EAST, 72.81 FEET; THENCE SOUTH 11°08'22" EAST, 26.54 FEET; THENCE SOUTH 47°11'08" EAST, 34.76 FEET; THENCE SOUTH 24°56'05" WEST, 47.69 FEET; THENCE SOUTH 34°09'22" EAST, 68.56 FEET; THENCE SOUTH 18°01'29" EAST, 93.20 FEET; THENCE SOUTH 00°03'09" EAST, 73.45 FEET; THENCE SOUTH 04°37'31" WEST, 60.56 FEET; THENCE SOUTH 23°02'28" EAST, 48.84 FEET; THENCE SOUTH 48°56'00" EAST, 42.47 FEET; THENCE SOUTH 21°51'26" WEST, 28.89 FEET; THENCE SOUTH 40°48'31" EAST, 40.05 FEET; THENCE SOUTH 10°05'51" EAST, 91.45 FEET; THENCE SOUTH 08°51'12" EAST, 23.93 FEET; THENCE SOUTH 62°16'58" WEST, 54.23 FEET; THENCE SOUTH 23°47'57" WEST, 41.94 FEET; THENCE SOUTH 41°57'38" WEST, 58.55 FEET; THENCE SOUTH 27°01'24" EAST, 21.18 FEET; THENCE SOUTH 20°20'26" WEST, 67.06 FEET; THENCE SOUTH 04°45'57" WEST, 21.85 FEET; THENCE SOUTH 48°57'05" EAST, 29.16 FEET; THENCE SOUTH 24°59'34" WEST, 24.78 FEET; THENCE SOUTH 13°59'27" EAST, 31.20 FEET; THENCE SOUTH 04°52'56" WEST, 32.27 FEET; THENCE SOUTH 52°11'21" WEST, 24.90 FEET; THENCE SOUTH 11°13'35" EAST, 28.13 FEET; THENCE SOUTH 03°30'40" EAST, 91.10 FEET; THENCE SOUTH 01°09'27" EAST, 42.34 FEET; THENCE SOUTH 43°09'18" WEST, 12.61 FEET; THENCE SOUTH 06°42'47" EAST, 556.82 FEET; THENCE SOUTH 24°36'25" EAST, 27.79 FEET; THENCE SOUTH 00°40'18" EAST, 81.14 FEET; THENCE SOUTH 06°42'47" EAST, 19.16 FEET; THENCE SOUTH 41°17'53" EAST, 22.54 FEET; THENCE SOUTH 07°58'59" WEST, 21.03 FEET; THENCE SOUTH 23°22'17" EAST, 97.13 FEET; THENCE SOUTH 37°29'36" EAST, 48.41 FEET; THENCE NORTH 79°08'54" EAST, 46.50 FEET; THENCE SOUTH 47°05'32" EAST, 8.48 FEET; THENCE SOUTH 34°52'47" WEST, 62.12 FEET; THENCE SOUTH 26°54'22" EAST, 60.43 FEET; THENCE SOUTH 22°29'48" EAST, 63.98 FEET; THENCE SOUTH 22°26'49" EAST, 103.70 FEET; THENCE SOUTH 23°04'12" EAST, 78.39 FEET; THENCE SOUTH 23°47'18" EAST, 83.24 FEET; THENCE SOUTH 39°20'31" EAST, 17.24 FEET; THENCE SOUTH 39°19'23" WEST, 4.81 FEET; THENCE SOUTH 26°13'06" EAST, 78.19 FEET; THENCE SOUTH 26°52'25" EAST, 81.06 FEET; THENCE NORTH 71°21'42" EAST, 50.77 FEET; THENCE SOUTH 45°49'21" EAST, 45.47 FEET; THENCE SOUTH 13°37'41" EAST, 30.97 FEET; THENCE SOUTH 19°47'51" EAST, 39.22 FEET; THENCE SOUTH 05°18'19" EAST, 34.98 FEET; THENCE SOUTH 31°21'20" EAST, 73.60 FEET; THENCE NORTH 51°36'38" EAST, 55.84 FEET; THENCE NORTH 24°08'26" EAST, 38.09 FEET; THENCE NORTH 25°02'30" EAST, 29.05 FEET; THENCE NORTH 20°01'35" WEST, 33.16 FEET; THENCE NORTH 81°17'35" EAST, 32.32 FEET; THENCE NORTH 13°57'54" WEST, 47.79 FEET; THENCE NORTH 59°56'59" EAST, 25.79 FEET; THENCE NORTH 23°56'51" EAST, 49.94 FEET; THENCE NORTH 01°25'58" EAST, 59.13 FEET; THENCE NORTH 01°52'28" WEST, 96.48 FEET; THENCE NORTH 24°22'15" WEST, 47.07 FEET;

SHEET 7 OF 9

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

DRAFTER: JLS
JOB No. 2006-383

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR MEASUREMENTS THEREON SHALL BE CONSIDERED TO BE IN ACCORDANCE WITH THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, JUNE 1962, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO CHAPTER 472, FLORIDA STATUTES, AND DOES NOT REPRESENT ANY OTHER NATIONAL OR REGIONAL STANDARDS.

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



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: JLS

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

MAP SHOWING

THENCE NORTH 42°45'18" EAST, 44.74 FEET; THENCE NORTH 73°55'52" EAST, 30.01 FEET; THENCE NORTH 30°06'31" EAST, 109.70 FEET; THENCE NORTH 25°47'00" WEST, 77.79 FEET; THENCE NORTH 43°11'45" WEST, 73.17 FEET; THENCE NORTH 33°24'53" WEST, 61.80 FEET; THENCE SOUTH 63°59'48" WEST, 42.75 FEET; THENCE SOUTH 30°12'26" WEST, 120.09 FEET; THENCE NORTH 08°55'59" EAST, 117.90 FEET; THENCE NORTH 48°16'17" EAST, 65.29 FEET; THENCE NORTH 00°02'08" EAST, 64.23 FEET; THENCE NORTH 65°03'31" WEST, 17.27 FEET; THENCE NORTH 20°27'27" EAST, 32.44 FEET; THENCE NORTH 10°54'24" WEST, 84.04 FEET; THENCE NORTH 25°08'35" EAST, 68.17 FEET; THENCE NORTH 81°26'01" EAST, 47.88 FEET; THENCE NORTH 80°01'37" EAST, 54.09 FEET; THENCE NORTH 33°23'12" EAST, 76.24 FEET; THENCE NORTH 04°14'50" EAST, 42.06 FEET; THENCE NORTH 48°53'06" EAST, 31.73 FEET; THENCE NORTH 06°43'43" WEST, 103.24 FEET; THENCE NORTH 06°55'43" EAST, 32.37 FEET; THENCE NORTH 38°10'34" EAST, 19.57 FEET; THENCE NORTH 49°19'11" EAST, 46.10 FEET; THENCE NORTH 05°42'31" EAST, 26.11 FEET; THENCE NORTH 89°15'37" EAST, 31.50 FEET; THENCE SOUTH 57°38'59" EAST, 14.81 FEET; THENCE SOUTH 17°17'06" WEST, 23.72 FEET; THENCE SOUTH 03°48'17" EAST, 28.37 FEET; THENCE NORTH 81°43'44" EAST, 32.56 FEET; THENCE SOUTH 31°11'33" EAST, 34.32 FEET; THENCE NORTH 48°39'39" EAST, 46.15 FEET; THENCE NORTH 33°17'33" EAST, 45.89 FEET; THENCE NORTH 37°09'30" EAST, 50.45 FEET; THENCE NORTH 23°52'30" WEST, 38.40 FEET; THENCE NORTH 01°40'20" EAST, 26.01 FEET; THENCE NORTH 78°42'40" WEST, 33.25 FEET; THENCE NORTH 53°54'03" WEST, 37.47 FEET; THENCE NORTH 32°02'07" WEST, 39.73 FEET; THENCE NORTH 44°32'44" WEST, 44.35 FEET; THENCE NORTH 23°21'44" WEST, 27.04 FEET; THENCE NORTH 30°39'50" WEST, 32.09 FEET; THENCE NORTH 64°23'43" WEST, 44.54 FEET; THENCE NORTH 40°28'53" WEST, 48.95 FEET; THENCE NORTH 47°04'56" WEST, 61.93 FEET; THENCE NORTH 37°49'02" WEST, 44.82 FEET; THENCE SOUTH 66°43'38" EAST, 18.71 FEET; THENCE NORTH 04°19'50" EAST, 57.51 FEET; THENCE NORTH 53°32'35" EAST, 38.44 FEET; THENCE SOUTH 52°42'52" EAST, 32.67 FEET; THENCE NORTH 52°02'41" EAST, 76.75 FEET; THENCE NORTH 82°56'46" EAST, 22.61 FEET; THENCE SOUTH 19°49'35" EAST, 24.72 FEET; THENCE SOUTH 84°30'37" EAST, 69.60 FEET; THENCE NORTH 57°02'24" EAST, 75.38 FEET; THENCE NORTH 67°48'15" EAST, 55.99 FEET; THENCE NORTH 77°05'19" EAST, 51.05 FEET; THENCE NORTH 88°08'18" EAST, 42.66 FEET; THENCE NORTH 29°13'20" EAST, 48.70 FEET; THENCE NORTH 54°39'43" EAST, 36.16 FEET; THENCE NORTH 22°26'27" WEST, 33.46 FEET; THENCE NORTH 01°21'49" WEST, 42.85 FEET; THENCE NORTH 01°01'57" WEST, 42.78 FEET; THENCE NORTH 31°15'19" EAST, 50.58 FEET; THENCE NORTH 26°51'13" WEST, 38.62 FEET; THENCE NORTH 07°27'03" WEST, 49.83 FEET; THENCE NORTH 26°20'03" WEST, 55.55 FEET; THENCE NORTH 69°00'26" WEST, 40.52 FEET; THENCE NORTH 35°58'03" WEST, 39.21 FEET; THENCE NORTH 57°15'59" WEST,

SHEET 8 OF 9

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

DRAFTER: JLS
JOB No. 2006-393

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

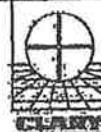
Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD SUITE "A"

JACKSONVILLE, FLORIDA 32257

(904) 266-2705 FAX NO. 3731



DATE MARCH 2006

SCALE N/A

CHECKED BY: JLS

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

MAP SHOWING

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

CONTAINING 63.28 ACRES MORE OR LESS.

CONTAINING A NET AREA OF 71.58 ACRES MORE OR LESS.

SHEET 9 OF 9

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

DRAFTER: JLS
JOB No. 2006-383

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR MAP-RECORDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, JUNE 1972-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 462, FLORIDA STATUTES, AND DOES NOT EXPRESSLY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

5850 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 758-2707 L.S. NO. 3731



DATE: MARCH 2008

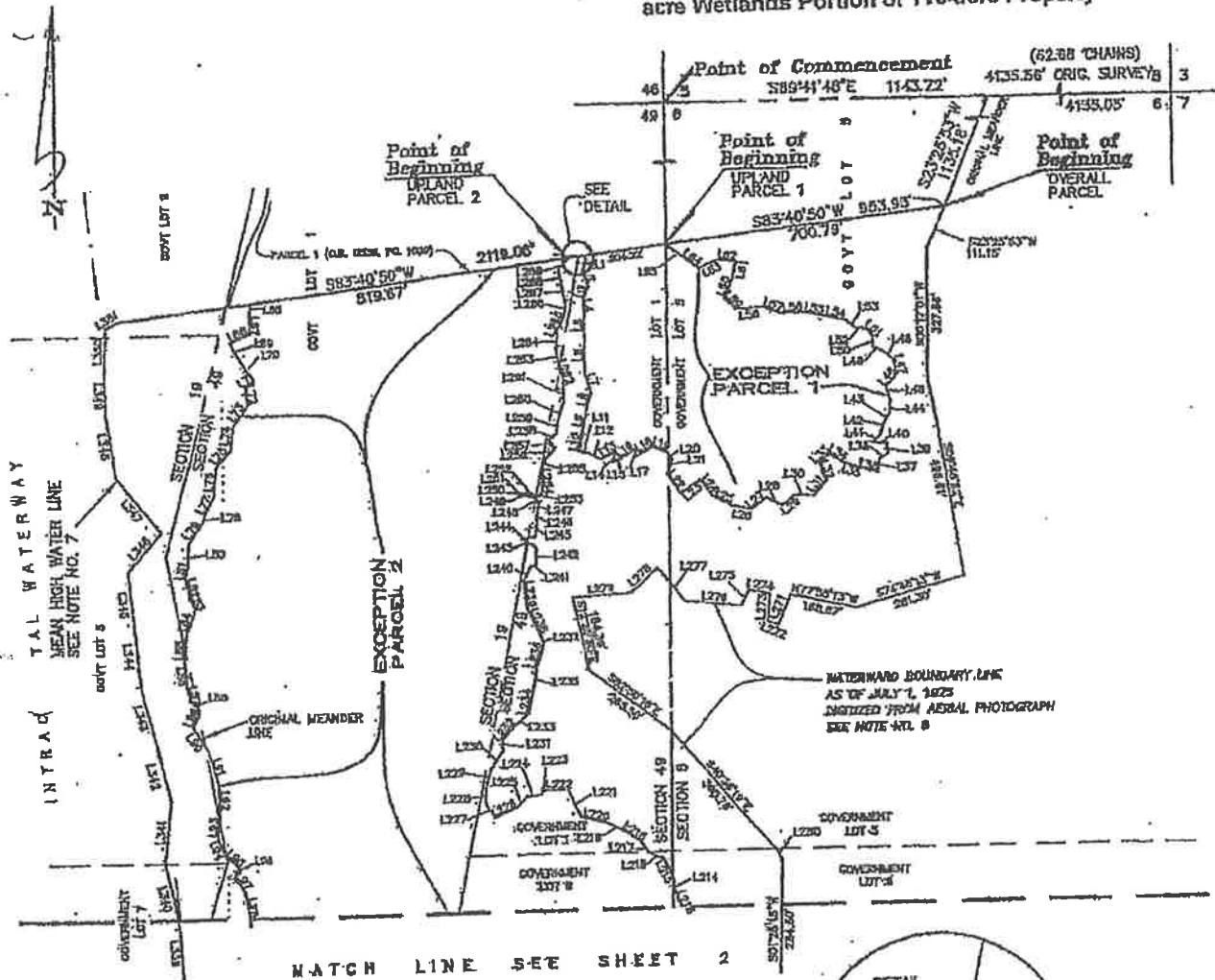
SCALE: 1/4" = 1'

CHECKED BY: JPS

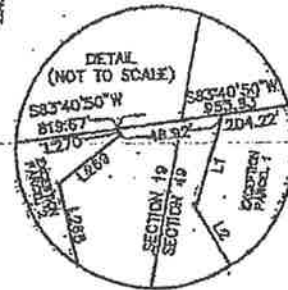
B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

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



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



SHEET 1 OF 12

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

DRAFTER: JUS
JOB No. 2005-394

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

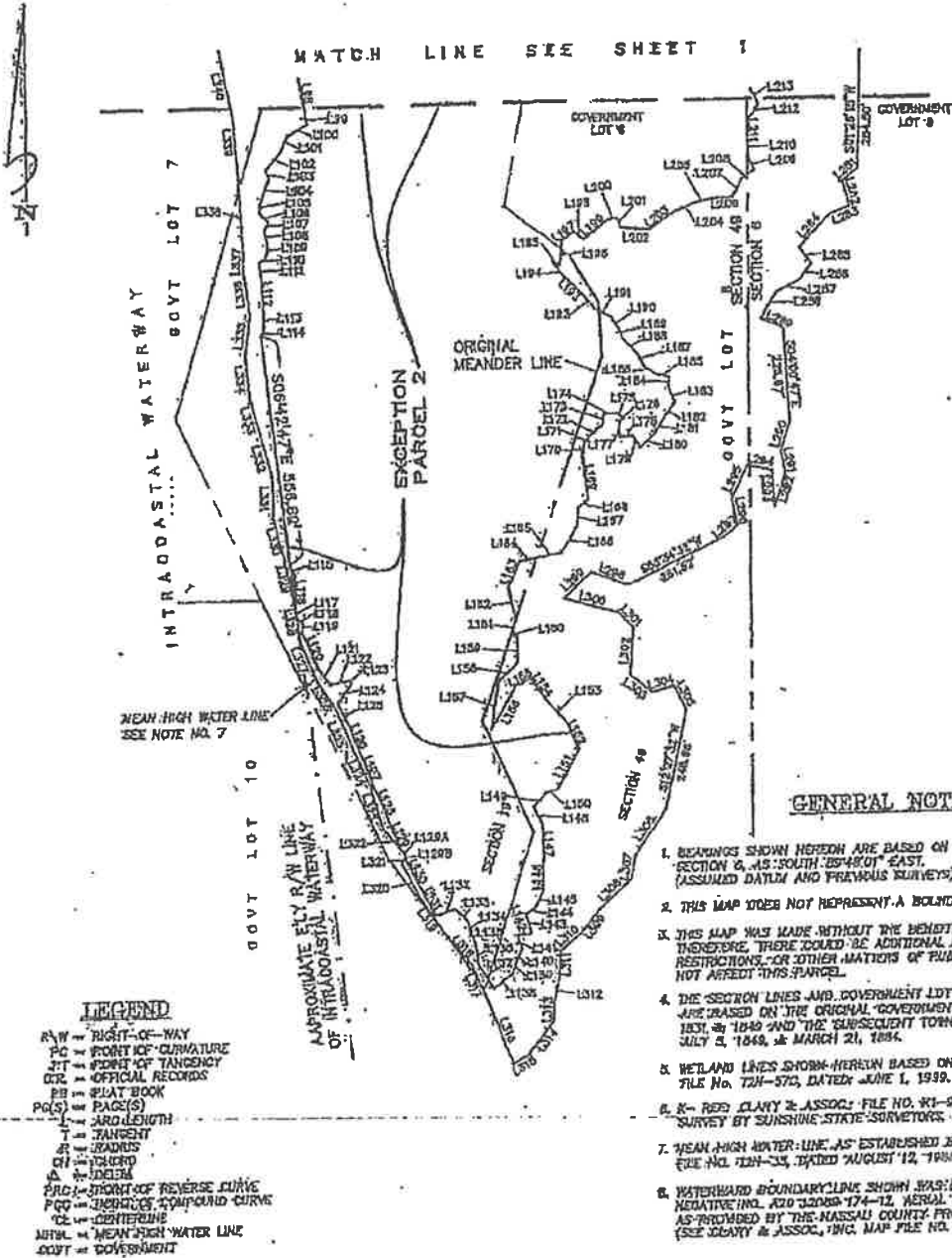
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3838 CHOWN POINT ROAD, SUITE 5A
JACKSONVILLE, FLORIDA 32257
PHONE: 250-270-2700 FAX: 250-270-2701



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

[Signature]
B. J. Tipton

MAP SHOWING



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6, AS SOUTH 85°40'0" EAST.
(ASSUMED DATUM AND PREVIOUS SURVEYS)
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS, EMBOWMENTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.
4. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON WERE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED AN 1831, BY 1840 AND THE SUBSEQUENT TOWNSHIP PLATS DATED MAY 1854, JULY 5, 1849, & MARCH 21, 1886.
5. WETLAND LINES SHOWN HEREON BASED ON MAP BY CLARY & ASSOCIATES FILE NO. T24-573, DATED JUNE 1, 1999.
6. E- R- R- R- CLARY & ASSOC.: FILE NO. R1-80, R3-80, T24-33, T24 57657B SURVEY BY SUNSHINE STATE SURVEYORS, INC.: FILE NO. 87E-221A
7. NEAR HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. T24-33, DATED AUGUST 12, 1988.
8. WATERWAD BOUNDARY LINE SHOWN WAS DERIVED FROM AERIAL PHOTOGRAPH NEGATIVE INC. 40-32089-174-12. AERIAL NO. 87B, TAKEN JANUARY 21, 1974. AS PROVIDED BY THE NEASSA COUNTY PROPERTY APPRAISERS OFFICE. (SEE CLARY & ASSOC., INC. MAP FILE NO. T24-57)

THE END

- R/W = RIGHT-OF-WAY
 PG = POINT OF CURVATURE
 DT = POINT OF TANGENCY
 OR = OFFICIAL RECORDS
 PB = PLAT BOOK
 PGS = PAGE(S)
 L = LARG LENGTH
 T = TANGENT
 R = RADIUS
 CH = CHORD
 A = ANGLE
 PRC = POINT OF REVERSE CURVE
 PCG = POINT OF COMPOUND CURVE
 CL = CENTERLINE
 MHL = MEAN HIGH WATER LINE
 GOVT = GOVERNMENT

SHEET 2 OF 12

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

DRAFTER: JLS
JOB No. 2008-394

[illegible]

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

3830 BIRCHWOOD DR. SUITE "A"

DAKSONVILLE, FLORIDA 32257

DATE: 11-11-2008

SÖN.F. N/A

CLASSIFIED BY: 10K

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

MAP SHOWING

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	44.34	S17°13'24"W	L56	51.31	S08°00'31"W	L111	28.13	S11°18'55"E
L2	33.77	S80°09'07"E	L57	56.09	N70°12'28"W	L112	91.10	S09°20'40"E
L3	42.47	S25°53'31"W	L58	60.06	S83°26'37"W	L113	42.34	S01°09'27"E
L4	29.10	S10°33'28"E	L59	42.23	N44°46'36"W	L114	12.61	S45°05'18"W
L5	60.58	S02°10'15"W	L60	55.12	N24°21'39"E	L115	27.79	S24°36'23"E
L6	88.91	S00°07'55"W	L61	37.96	N13°31'32"E	L116	81.14	S00°40'18"E
L7	50.91	S21°10'52"E	L62	48.79	N80°53'00"W	L117	19.16	S06°42'47"E
L8	48.84	S16°12'58"W	L63	58.12	S67°02'56"W	L118	22.34	S41°17'53"E
L9	61.68	S18°55'55"W	L64	50.17	N51°42'00"W	L119	21.03	S07°58'59"W
L10	43.84	S09°55'59"W	L65	52.60	N54°14'14"W	L120	97.13	S23°22'17"E
L11	87.58	S79°54'18"E	L66	82.17	S06°12'26"W	L121	48.41	S37°29'36"E
L12	34.19	S39°55'25"E	L67	43.20	S00°45'14"E	L122	46.50	N79°08'54"E
L13	42.94	N62°26'44"E	L68	54.91	S66°37'45"W	L123	8.48	S47°05'32"E
L14	28.26	S10°52'48"W	L69	40.09	S26°47'01"E	L124	62.12	S84°52'47"W
L15	19.06	N62°20'22"E	L70	70.34	S34°28'50"E	L125	60.43	S26°54'22"E
L16	44.72	N59°10'11"E	L71	29.88	S52°49'47"W	L126	63.98	S22°29'46"E
L17	17.90	S05°04'47"E	L72	48.36	S12°55'52"E	L127	103.70	S22°26'49"E
L18	48.73	N68°08'16"E	L73	68.33	S34°50'09"W	L128	78.39	S23°04'12"E
L19	39.47	S68°48'49"E	L74	62.01	S08°08'27"W	L129	83.24	S23°47'18"E
L20	22.47	S27°36'19"E	L75	56.88	S49°06'29"W	L129A	17.24	S39°20'31"E
L21	89.82	S16°51'34"W	L76	70.57	S03°57'04"W	L129B	4.81	S39°19'23"W
L22	59.57	S34°25'21"E	L77	62.08	S27°42'58"W	L130	78.19	S26°13'06"E
L23	57.23	N53°11'47"E	L78	10.29	S01°54'42"W	L131	81.06	S26°52'25"E
L24	58.19	S98°38'29"E	L79	65.56	S35°38'09"W	L132	50.77	N71°21'42"E
L25	55.78	S62°31'19"E	L80	55.57	S02°24'09"W	L133	45.47	S45°49'21"E
L26	50.31	S78°27'53"E	L81	29.08	S18°21'41"W	L134	30.97	S13°37'41"E
L27	45.42	N50°34'12"E	L82	55.93	S10°29'18"E	L135	39.22	S19°47'51"E
L28	43.00	S68°49'47"E	L83	27.52	S28°09'20"E	L136	34.98	S03°18'19"E
L29	40.26	N52°43'36"E	L84	73.83	S18°32'11"W	L137	73.60	S31°21'20"E
L30	46.12	S88°12'09"E	L85	62.12	S03°22'52"W	L138	55.84	N51°36'38"E
L31	47.01	N41°45'57"E	L86	72.81	S04°20'27"E	L139	39.09	N24°08'26"E
L32	47.33	N22°14'57"W	L87	26.34	S11°08'22"E	L140	29.05	N25°02'30"E
L33	35.18	N48°11'37"E	L88	34.76	S47°11'08"E	L141	39.16	N20°01'35"W
L34	37.86	S38°00'14"E	L89	47.69	S24°56'05"W	L142	32.32	N81°17'35"E
L35	88.66	S71°01'02"E	L90	68.56	S34°09'22"E	L143	47.79	N13°57'54"W
L36	33.37	S73°34'17"E	L91	93.20	S18°01'29"E	L144	25.79	N59°56'59"E
L37	32.83	N09°02'14"E	L92	78.45	S00°03'09"E	L145	49.94	N23°56'51"E
L38	26.23	N53°00'50"E	L93	60.56	S04°37'31"W	L146	59.18	N01°23'08"E
L39	24.07	N05°17'04"W	L94	48.84	S29°02'28"E	L147	96.48	N01°52'28"W
L40	84.03	N84°01'41"W	L95	42.47	S48°36'00"E	L148	47.07	N24°22'15"W
L41	80.98	N41°40'31"E	L96	28.39	S21°51'26"W	L149	44.74	N42°45'18"E
L42	48.49	N21°56'49"E	L97	40.05	S40°48'31"E	L150	30.01	N73°35'52"E
L43	18.80	N34°25'47"E	L98	91.45	S10°05'61"E	L151	109.70	N30°06'31"E
L44	36.76	N02°39'18"E	L99	23.93	S08°31'12"E	L152	77.79	N25°47'00"W
L45	32.65	N15°39'08"W	L100	54.23	S62°16'39"W	L153	73.17	N43°11'49"W
L46	41.03	N42°40'30"E	L101	41.94	S23°47'57"W	L154	61.80	N33°24'53"W
L47	28.43	N13°41'43"W	L102	58.55	S41°57'38"W	L155	42.75	S69°39'48"W
L48	32.82	N50°09'20"W	L103	21.18	S27°01'24"E	L156	120.09	S30°12'26"W
L49	27.61	N68°10'28"E	L104	67.06	S20°20'26"W	L157	117.90	N08°55'59"E
L50	27.97	N00°40'58"E	L105	21.85	S04°45'57"W	L158	65.29	N48°16'17"E
L51	22.20	N49°23'07"W	L106	29.16	S48°57'03"E	L159	64.22	N00°02'08"E
L52	27.87	N38°50'48"W	L107	24.78	S24°59'24"W	L160	17.27	N65°03'31"W
L53	29.06	N59°18'20"W	L108	31.20	S13°59'27"E	L161	32.44	N20°27'27"E
L54	58.58	N78°09'34"W	L109	32.27	S04°52'56"W	L162	84.04	N10°54'24"W
L55	50.47	N79°18'25"W	L110	24.90	S52°11'21"W	L163	68.17	N25°08'33"E

SHEET 3 OF 12

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

DRAFTER: JLS
JOB NO. 2006-594

THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, FLORIDA, HAS REVIEWED THIS DRAWING, SKETCH, PLAT OR MAP AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 349, F.S., AND THE FLORIDA SURVEYING AND MAPPING BOARD RULES, CHAPTER 349-001, F.A.C.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

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



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

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

MAP SHOWING

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L164	47.88	N81°26'01"E	L219	38.73	N61°24'28"W	L274	50.99	N78°33'11"W
L165	54.09	N80°01'37"E	L220	26.00	N77°15'09"W	L275	44.72	S26°40'08"W
L166	76.24	N83°23'12"E	L221	75.11	N26°08'20"W	L276	140.80	N89°46'31"W
L167	42.06	N04°14'50"E	L222	59.96	N87°15'53"W	L277	110.11	N39°22'07"W
L168	31.73	N48°35'06"E	L223	18.44	S41°57'59"W	L278	92.20	S49°30'09"W
L169	103.24	N06°48'43"W	L224	32.82	S86°44'42"W	L279	150.38	S86°17'23"W
L170	32.37	N06°55'43"E	L225	37.28	S45°56'41"W	L280	30.83	S28°09'09"E
L171	19.57	N38°10'34"E	L226	62.88	S66°10'34"W	L281	46.38	S50°44'00"W
L172	46.10	N49°19'11"E	L227	44.68	N32°04'44"W	L282	63.24	S14°41'47"E
L173	26.11	N05°42'31"E	L228	44.68	N04°00'41"E	L283	49.57	S68°36'34"W
L174	31.58	N89°15'37"E	L229	40.56	N14°01'24"E	L284	109.78	S44°18'07"W
L175	14.81	S57°38'59"E	L230	56.17	N36°09'27"E	L285	49.14	S39°46'33"E
L176	23.72	S17°19'06"W	L231	28.71	N00°14'29"W	L286	53.44	S98°11'28"W
L177	28.37	S03°48'17"E	L232	42.14	N44°06'34"E	L287	59.41	S64°37'59"W
L178	32.56	N81°48'44"E	L233	49.13	N50°53'28"E	L288	73.29	S29°37'53"W
L179	84.82	S31°11'38"E	L234	59.98	N11°11'00"E	L289	57.34	S64°06'22"E
L180	46.15	N48°39'39"E	L235	57.97	N10°04'34"E	L290	75.00	S19°21'25"W
L181	45.69	N33°17'39"E	L236	60.56	N17°17'23"E	L291	59.04	S12°53'02"E
L182	50.45	N37°09'30"E	L237	14.73	N14°10'06"W	L292	85.26	S19°21'25"W
L183	38.48	N23°52'30"W	L238	89.67	N25°32'41"W	L293	87.20	N02°51'23"W
L184	26.01	N01°40'20"E	L239	64.29	N05°52'58"W	L294	62.01	N78°28'06"W
L185	38.25	N78°42'40"W	L240	42.83	N26°18'54"E	L295	88.59	S26°27'02"W
L186	37.47	N53°54'03"W	L241	19.87	N77°13'35"E	L296	67.54	S09°53'47"E
L187	39.73	N32°02'07"W	L242	43.64	N02°48'04"E	L297	44.72	S51°12'50"W
L188	44.35	N44°32'44"W	L243	42.18	N60°51'46"W	L298	94.43	N69°24'30"W
L189	27.84	N83°21'44"W	L244	33.89	N81°06'23"E	L299	94.17	S49°26'23"W
L190	32.09	N30°39'50"W	L245	33.86	N09°26'28"E	L300	141.93	S74°27'56"E
L191	44.54	N64°23'43"W	L246	31.02	N01°28'11"E	L301	52.74	S44°09'52"E
L192	48.95	N40°28'53"W	L247	22.98	N12°25'06"E	L302	113.69	S04°55'55"W
L193	61.93	N47°04'56"W	L248	18.57	N53°09'42"W	L303	69.62	S52°17'89"E
L194	44.82	N37°49'02"W	L249	36.96	N79°12'01"W	L304	56.74	N75°39'06"E
L195	18.71	S66°43'38"E	L250	18.58	N56°05'25"W	L305	64.80	S27°58'22"E
L196	57.51	N04°19'50"E	L251	39.82	S79°34'56"E	L306	134.68	S36°29'03"W
L197	98.44	N53°32'35"E	L252	21.63	S72°56'52"E	L307	57.66	S08°52'37"W
L198	82.67	S32°42'52"E	L253	19.28	N42°29'04"E	L308	114.05	S48°19'57"W
L199	76.75	N52°02'41"E	L254	45.31	N05°19'21"W	L309	59.38	S37°00'40"W
L200	22.61	N82°56'46"E	L255	37.61	N18°15'22"E	L310	73.70	S51°15'51"W
L201	24.72	S19°49'55"E	L256	35.70	N42°38'41"E	L311	69.56	S01°38'19"W
L202	69.60	S84°30'37"E	L257	25.86	N37°57'57"W	L312	84.31	S13°22'22"W
L203	75.38	N57°02'24"E	L258	26.47	N50°49'33"E	L313	54.62	S05°31'05"W
L204	53.99	N67°48'25"E	L259	28.93	N06°31'46"E	L314	99.52	S38°41'06"W
L205	51.05	N77°05'19"E	L260	53.33	N18°14'24"E	L315	43.99	S57°51'29"W
L206	42.66	N88°08'18"E	L261	53.61	N00°08'38"E	L316	165.67	N20°47'36"W
L207	49.79	N29°13'20"E	L262	30.25	N20°40'12"W	L317	100.27	N24°41'45"W
L208	36.16	N54°39'43"E	L263	49.59	N10°30'39"W	L318	102.29	N41°03'43"W
L209	83.46	N22°26'27"W	L264	47.19	N07°10'33"E	L319	100.28	N33°13'02"W
L210	42.85	N01°21'49"W	L265	43.76	N24°35'46"E	L320	100.02	N27°40'04"W
L211	42.78	N01°01'57"W	L266	25.45	N07°52'59"E	L321	20.24	N39°19'23"E
L212	50.58	N31°15'19"E	L267	58.16	N11°22'13"W	L322	94.05	N39°20'31"W
L213	38.62	N26°31'13"W	L268	32.48	N12°39'35"W	L323	100.65	N15°50'14"W
L214	49.83	N07°27'03"W	L269	34.80	N32°18'40"E	L324	100.00	N25°25'34"W
L215	55.55	N26°20'03"W	L270	3.26	N00°27'16"W	L325	100.10	N22°16'35"W
L216	40.52	N69°00'26"W	L271	80.78	S21°54'18"W	L326	100.82	N32°08'50"W
L217	39.21	N35°58'03"W	L272	26.93	N68°03'42"W	L327	95.72	N21°56'58"W
L218	53.43	N57°15'39"W	L273	70.18	N04°11'22"E	L328	100.32	N07°29'29"W

SHEET 4 OF 12

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

DRAWN BY JLS
JOB NO. 2006-394

NO OTHER PERSON HAS STATED HEREON THAT HE OR SHE MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, FLORIDA. ANY PERSON WHOSE NAME IS LISTED HEREON AS A SURVEYOR OR MAPPER IS NOT A FLORIDA LICENSED SURVEYOR OR MAPPER.

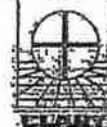
Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

2008-2009 FIDUCIARY STATE "A"

JACKSONVILLE, FLORIDA 32207

CLARY & ASSOCIATES, INC.



DATE: 11/11/2006

SCALE: N/A

CHECKED BY: JLS

E. I. Pittman

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

MAP SHOWING

LINE TABLE		
LINE	LENGTH	BEARING
L329	100.00	N02°14'13"W
L330	100.08	N14°21'21"W
L331	101.79	N01°28'24"W
L332	100.22	N15°53'34"W
L333	94.90	N16°17'26"W
L334	100.22	N05°49'42"W
L335	101.12	N07°16'35"E
L336	110.67	N07°58'55"W
L337	37.66	N02°44'01"E
L338	199.79	N08°59'52"W
L339	131.15	N04°46'48"W
L340	160.18	N12°09'00"W
L341	160.02	N05°08'07"E
L342	141.70	N18°19'18"W
L343	158.82	N14°11'57"W
L344	149.95	N05°24'24"W
L345	144.68	N03°28'57"W
L346	128.72	N42°00'33"E
L347	184.51	N39°23'24"W
L348	155.85	N08°19'55"W
L349	108.87	N00°16'26"W
L350	114.51	N02°23'13"E
L351	80.64	N60°01'48"E

SHEET 5 OF 12

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

DRAFTER: JLS
JOB No. 2005-384

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

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT BLVD. SUITE 200

DADE COUNTY, FLORIDA 33137

CLARY & ASSOCIATES, INC.



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: JLS

B. L. Pittman

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

MAP SHOWING

OVERALL PARCEL

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

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

SHEET 6 OF 12

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

DRAFTER: JLS
JOB No. 2005-394

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

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD SUITE "A"

JACKSONVILLE, FLORIDA 32257

PHONE 904-260-2700 FAX NO. 904-260-2701



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: [Signature]

[Signature]

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

MAP SHOWING

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

SHEET 7 OF 12

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

DRAWN BY: JCS
JOB NO. 2008-394

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

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



CHECKED BY: JCS
DATE: 11/15/08

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

MAP SHOWING

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

CONTAINING 113.69 ACRES, MORE OR LESS.

LESS AND EXCEPT:

EXCEPTION PARCEL 1

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

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

SHEET 8 OF 12

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

DRAFTER: JLS
JOB No. 2008-394

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

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

5630 CROWN POINT ROAD, SUITE "A"

JACKSONVILLE, FLORIDA 32257

PHONE: 904-266-2200 FAX: 904-266-2201



DATE: 10/27/2008

SCALE: N/A

CHECKED BY: [Signature]

[Signature]

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

MAP SHOWING

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

ABOVE EXCEPTION CONTAINING 8.30 ACRES MORE OR LESS.

FURTHER LESS AND EXCEPT:

EXCEPTION PARCEL 2

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

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

SHEET 9 OF 12

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

DRAFTER: JLS
JOB No. 2006-394

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

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS

3830 CORDON ROYAL SUITE "A"
JACKSONVILLE, FLORIDA 32257
904-726-2700 FAX NO. 904-726-2701



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: [Signature]

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

MAP SHOWING

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

SHEET 10 OF 12

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

DRAFTER: JLS
JOB No. 2006-094

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PAPER 817-2, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 463, FLORIDA STATUTES, AND DOES NOT CONFLICT WITH ANY OTHER NATIONAL OR REGIONAL STANDARDS.

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



DATE: JARCH 2016

SCALE: N/A

CHECKED BY: JLS

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

MAP SHOWING

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

SHEET 11 OF 12

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

DRAFTER: J.S.
JOB No. 2005-394

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS. I, THE DRAFTER, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR AND MAPPER, AND THAT I HAVE PREPARED THIS DRAWING IN ACCORDANCE WITH THE FLORIDA PROFESSIONAL SURVEYING ACT, CHAPTER 461, F.S., AND THE RULES AND REGULATIONS OF THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS.

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



DATE: March 2005

SCALE: N/A

CHECKED BY: [Signature]

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

MAP SHOWING

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

ABOVE EXCEPTION CONTAINING 63.28 ACRES MORE OR LESS.

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

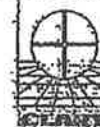
SHEET 12 OF 12

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

DRAFTER: JES
JOB No. 2006-394

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR ANY PARTS THEREOF, SHALL BE CONSIDERED TO BE IN ACCORDANCE WITH THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, SUPERVISOR OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO THE FLORIDA STATUTES AND RULES GOVERNING THE PRACTICE OF SURVEYING AND MAPPING.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3855 CROWN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257
18 APR 3731



DATE: MARCH 2006

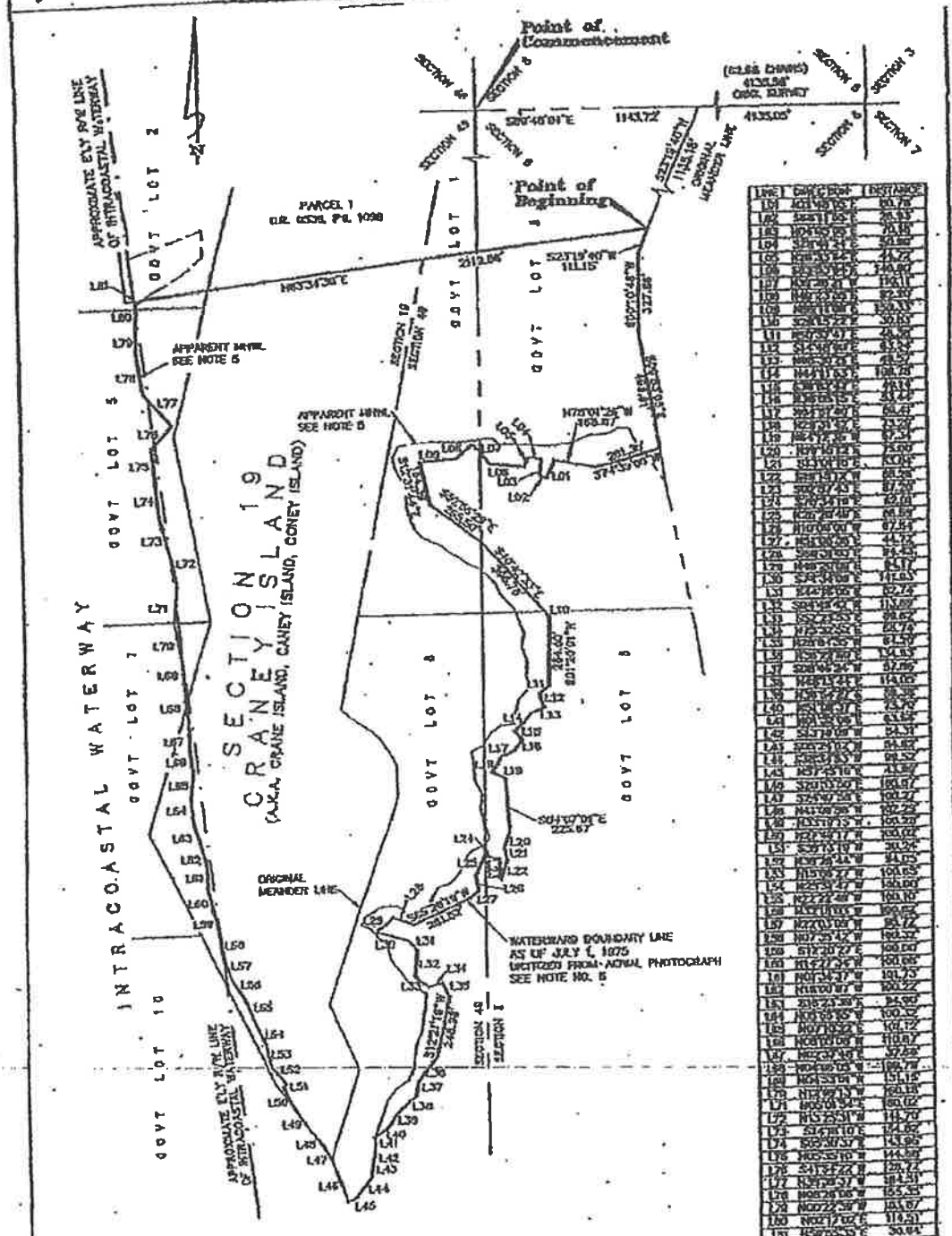
SCALE: N/A

CHECKED BY: JES

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

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

MAP SHOWING



MAP SHOWING

A PORTION OF SECTION 19, "CRANEY ISLAND," AND A PORTION OF SECTIONS 8 AND 49, ALL IN TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 89°48'01" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 8, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 23°19'40" WEST, 1135.18 FEET, TO THE EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS 0539, PAGE 1100, OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE SOUTH 23°19'40" WEST, 111.15 FEET; COURSE NO. 3: SOUTH 08°10'48" WEST, 327.86 FEET; COURSE NO. 4: SOUTH 09°53'05" EAST, 498.61 FEET TO THE WATERWARD BOUNDARY LINE (AS OF JULY 1, 1975), AS DIGITIZED AND SHOWN ON CLARY & ASSOCIATES, INC. MAP FILE NO. T2N-57, DATED MARCH 18, 1998; THENCE SOUTHWESTERLY, NORTHWESTERLY, SOUTHEASTERLY, NORTHEASTERLY ALONG THE BOUNDARY OF SAID LINE, RUN THE FOLLOWING SIXTY-EIGHT (68) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 74°39'00" WEST, 281.30 FEET; COURSE NO. 2: NORTH 78°01'20" WEST, 168.07 FEET; COURSE NO. 3: SOUTH 21°48'05" WEST, 80.78 FEET; COURSE NO. 4: NORTH 68°11'55" WEST, 28.93 FEET; COURSE NO. 5: NORTH 04°05'08" EAST, 70.18 FEET; COURSE NO. 6: NORTH 78°41'24" WEST, 50.99 FEET; COURSE NO. 7: SOUTH 26°33'54" WEST, 44.72 FEET; COURSE NO. 8: NORTH 83°53'04" WEST, 140.80 FEET; COURSE NO. 9: NORTH 39°28'21" WEST, 110.11 FEET; COURSE NO. 10: SOUTH 49°23'55" WEST, 92.20 FEET; COURSE NO. 11: SOUTH 85°11'09" WEST, 150.33 FEET; COURSE NO. 12: SOUTH 12°31'44" EAST, 184.39 FEET; COURSE NO. 13: SOUTH 52°56'28" EAST, 265.50 FEET; COURSE NO. 14: SOUTH 40°42'33" EAST, 305.76 FEET; COURSE NO. 15: SOUTH 28°15'22" EAST, 30.03 FEET; COURSE NO. 16: SOUTH 01°20'01" WEST, 234.50 FEET; COURSE NO. 17: SOUTH 50°37'47" WEST, 46.38 FEET; COURSE NO. 18: SOUTH 14°48'00" EAST, 63.24 FEET; COURSE NO. 19: SOUTH 68°30'21" WEST, 49.57 FEET; COURSE NO. 20: SOUTH 44°11'53" WEST, 109.78 FEET; COURSE NO. 21: SOUTH 39°52'47" EAST, 48.14 FEET; COURSE NO. 22: SOUTH 38°05'15" WEST, 53.44 FEET; COURSE NO. 23: SOUTH 64°51'40" WEST, 69.41 FEET; COURSE NO. 24: SOUTH 29°31'42" WEST, 73.20 FEET; COURSE NO. 25: SOUTH 64°12'35" EAST, 57.34 FEET; COURSE NO. 26: SOUTH 04°07'01" EAST, 223.67 FEET; COURSE NO. 27: SOUTH 19°15'12" WEST, 75.00 FEET; COURSE NO. 28: SOUTH 13°01'15" EAST, 53.04 FEET; COURSE NO. 29: SOUTH 19°15'12" WEST, 85.26 FEET; COURSE NO. 30: NORTH 02°57'43" WEST, 87.20 FEET; COURSE NO. 31: NORTH 78°34'19" WEST, 62.01 FEET; COURSE NO. 32: SOUTH 25°20'49" WEST, 88.50 FEET; COURSE NO. 33: SOUTH 10°00'00" EAST, 87.54 FEET; COURSE NO. 34: SOUTH 51°06'36" WEST, 44.72 FEET; COURSE NO. 35: SOUTH 65°28'19" WEST, 261.52 FEET; COURSE NO. 36: NORTH 69°31'03" WEST, 84.43 FEET; COURSE NO. 37: SOUTH 49°20'09" WEST, 94.17 FEET; COURSE NO. 38: SOUTH 74°34'09" EAST, 141.93 FEET; COURSE NO. 39: SOUTH 44°18'08" EAST, 52.74 FEET; COURSE NO. 40: SOUTH 04°49'42" WEST, 113.69 FEET; COURSE NO. 41: SOUTH 52°23'53" EAST, 69.62 FEET; COURSE NO. 42: NORTH 75°32'52" EAST, 58.74 FEET; COURSE NO. 43: SOUTH 28°04'35" EAST, 64.20 FEET; COURSE NO. 44: SOUTH 12°21'19" WEST, 248.98 FEET; COURSE NO. 45: SOUTH 36°22'50" WEST, 134.83 FEET; COURSE NO. 46: SOUTH 08°46'24" WEST, 57.88 FEET; COURSE NO. 47: SOUTH 48°13'44" WEST, 114.05 FEET; COURSE NO. 48: SOUTH 38°54'27" WEST, 59.38 FEET; COURSE NO. 49: SOUTH 51°09'37" WEST, 73.70 FEET; COURSE NO. 50: SOUTH 01°32'08" WEST, 63.58 FEET; COURSE NO. 51: SOUTH 13°16'09" WEST, 54.31 FEET; COURSE NO. 52: SOUTH 05°24'52" WEST, 54.62 FEET; COURSE NO. 53: SOUTH 38°34'53" WEST, 99.52 FEET; COURSE NO. 54: SOUTH 57°45'16" WEST, 43.99 FEET; COURSE NO. 55: NORTH 20°53'50" WEST, 165.67 FEET; COURSE NO. 56: NORTH 24°47'58" WEST, 100.27 FEET TO THE MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES-MAP, FILE NO. T2N-35); THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THIRTY-FOUR (34) COURSES AND DISTANCES: COURSE NO. 1: NORTH 41°09'58" WEST, 102.29 FEET; COURSE NO. 2: NORTH 33°19'15" WEST, 100.28 FEET;

SHEET 2 OF 3

DRAFTER: JRS

JOB No. 2005-1071

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

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN RULE 61-001-A, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

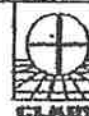
Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD SUITE "A"

JACKSONVILLE, FLORIDA 32257

(904) 260-2703 LB NO. 3731



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

DATE: JUNE 14, 2005

SCALE: N/A

CHECKED BY: [Signature]

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

MAP SHOWING

COURSE NO. 3: NORTH 27°46'17" WEST, 100.02 FEET; COURSE NO. 4: NORTH 39°13'10" EAST, 20.24 FEET; COURSE NO. 5: NORTH 39°26'44" WEST, 94.05 FEET; COURSE NO. 6: NORTH 15°56'27" WEST, 100.85 FEET; COURSE NO. 7: NORTH 25°31'47" WEST, 100.00 FEET; COURSE NO. 8: NORTH 22°22'49" WEST, 100.10 FEET; COURSE NO. 9: NORTH 32°15'03" WEST, 100.82 FEET; COURSE NO. 10: NORTH 22°03'09" WEST, 95.72 FEET; COURSE NO. 11: NORTH 07°35'42" WEST, 100.32 FEET; COURSE NO. 12: NORTH 12°20'27" WEST, 100.00 FEET; COURSE NO. 13: NORTH 14°27'34" WEST, 100.08 FEET; COURSE NO. 14: NORTH 01°34'37" WEST, 101.73 FEET; COURSE NO. 15: NORTH 15°00'07" WEST, 100.22 FEET; COURSE NO. 16: NORTH 16°23'39" WEST, 94.90 FEET; COURSE NO. 17: NORTH 05°55'55" WEST, 100.32 FEET; COURSE NO. 18: NORTH 07°10'22" EAST, 101.12 FEET; COURSE NO. 19: NORTH 08°05'08" WEST, 110.87 FEET; COURSE NO. 20: NORTH 02°37'48" EAST, 37.66 FEET; COURSE NO. 21: NORTH 04°06'05" WEST, 199.79 FEET; COURSE NO. 22: NORTH 04°53'01" WEST, 131.15 FEET; COURSE NO. 23: NORTH 12°09'13" WEST, 160.18 FEET; COURSE NO. 24: NORTH 05°01'54" EAST, 160.02 FEET; COURSE NO. 25: NORTH 13°25'31" WEST, 141.70 FEET; COURSE NO. 26: NORTH 14°18'10" WEST, 154.82 FEET; COURSE NO. 27: NORTH 05°30'37" WEST, 143.95 FEET; COURSE NO. 28: NORTH 05°35'10" WEST, 144.68 FEET; COURSE NO. 29: NORTH 41°54'22" EAST, 128.72 FEET; COURSE NO. 30: NORTH 38°39'37" WEST, 184.51 FEET; COURSE NO. 31: NORTH 08°26'08" WEST, 155.35 FEET; COURSE NO. 32: NORTH 00°22'39" WEST, 103.87 FEET; COURSE NO. 33: NORTH 02°17'02" EAST, 114.51 FEET; COURSE NO. 34: NORTH 59°55'35" EAST, 30.64 FEET, TO THE WESTERLY PROLONGATION OF THE AFORESAID SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1100; THENCE NORTH 83°34'36" EAST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0538, PAGE 1100, AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 2119.07 FEET, TO THE POINT OF BEGINNING.

CONTAINING 113.69 ACRES, MORE OR LESS

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6 TOWNSHIP 2 NORTH, RANGE 20 EAST, AS S 89°48'01" E (ASSUMED).
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE, THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.
4. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED IN 1831 & 1840 AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1834, JULY 3, 1848, & MARCH 21, 1884.
5. MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. R3-CR, DATED DECEMBER 1, 1987.
6. WATERWARD BOUNDARY LINE SHOWN WAS DIGITIZED FROM AERIAL PHOTOGRAPH NEGATIVE NO. A20 12080 174-12, AERIAL NO. B/10, TAKEN JANUARY 22, 1974, AS PROVIDED BY THE HASSALL COUNTY PROPERTY APPRAISER'S OFFICE. (SEE CLARY & ASSOC., INC. MAP FILE NO. 12N-57)
7. X - REF. CLARY & ASSOC.; FILE NO. 12N-57A, 12N-59 SURVEY BY SUNSHINE STATE SURVEYORS, INC.; FILE NO. 87E-2218.

SHEET 3 OF 3

DRAFTED: JRS

JOB No. 2005-1071

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

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61007-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.007, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(804) 280-2703 LB NO. 3731



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

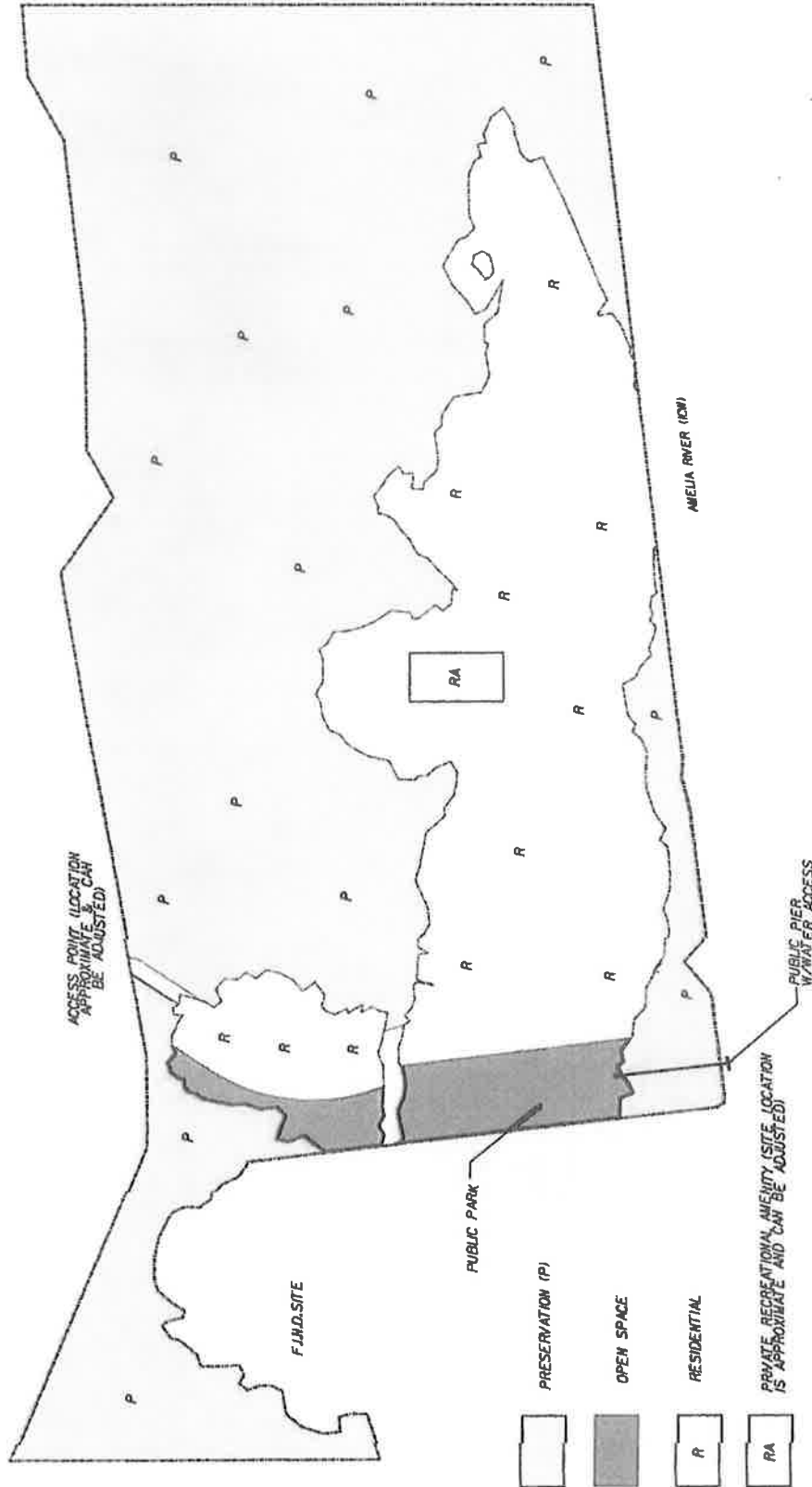
DATE JUNE 14, 2005

SCALE N/A

CHECKED BY: JRS

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

EXHIBIT B



JULY 11, 2013

Project No. PDP-1

Sheet No. 1 of 2

Drawn By: [Signature]

Checked By: [Signature]

Approved By: [Signature]

Scale: 1" = 600'

PRELIMINARY DEVELOPMENT PLAN

CRANE ISLAND

CRANE ISLAND INVESTMENTS, LLC



Crane Island Investments, LLC
 10000 Crane Island Road, Suite 100
 Fort Worth, Texas 76134
 Compliance of Submittal No. 19232
 TO THE STATE OF TEXAS, COUNTY OF TARRANT, CITY OF FORT WORTH, TEXAS
 FOR THE PURPOSE OF THE SUBMITTAL OF THE PRELIMINARY DEVELOPMENT PLAN

NO.	DATE	REVISION
1	7/11/13	ISSUED FOR PERMITTING
2	7/11/13	REVISED TO ADD PUBLIC PARK
3	7/11/13	REVISED TO ADD ACCESS POINT
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50	7/11/13	REVISED TO ADD RA

EXHIBIT C

CRANE ISLAND

PUD DEVELOPMENT CONDITIONS

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

1. General Conditions:

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

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

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

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

2. Specific Conditions:

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

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

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

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

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

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

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

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

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

2. Recreational amenities that will be developed as private recreational facilities may include a club, pool, tennis courts, cabana, small docks, walking trails and sidewalks, docks for fishing, viewing and other passive activities as described in Paragraph e.2)b) below, and similar private recreational uses.
3. Preservation and open space area including storm water facilities and buffers as defined herein.
4. An open space or park area of no less than 5.75 acres which will be accessible to the general public. Facilities to be provided in the park will include: a dock on the Intracoastal Waterway for fishing, viewing and other passive activities as described in Paragraph e.2)b) below; a vehicle parking area; walking trails; a retention pond to serve the park and portions of the residential development; a small pier on the pond that may be used for model boat activities; fencing along boundaries; water and sewer services; and signage as defined herein.

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

1. A temporary sales office for the sale of residential units will be permitted on the Project Site until 90% of the residential structures are sold. However, the temporary sales office may be removed prior to the sales of 90% of the residential structures. The Developer shall include the location of said office with a note on the first Final Development Plan submitted to the County. The temporary sales office may be in a portable manufactured structure as allowed by State Statute for the use or in a building constructed or portion of such structure and maybe relocated on the Project Site as may be desired from time to time during the course of the Project sales.
2. Temporary construction trailers as needed to support the construction process. The Developer shall indicate with a note on any Final Development Plan submitted to the County for approval of the location of said units. The temporary construction trailers shall be removed within thirty (30) days of completion of the improvements for which they were intended, provide that the right to utilize such temporary facilities shall continue until build- out of the Project.
3. These temporary facilities may utilize temporary pump-out sewage storage tanks as approved by the Nassau County Health Department and temporary overhead electrical service. All such facilities will be removed upon removal of the temporary facilities.

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

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

2. Off-site improvements: The Developer will construct a roundabout at the intersection of Amelia Island Parkway and Bailey Road that will be County standards. The Developer will upgrade Bailey Road from Amelia Island Parkway to the connection with the new Access Road to include maintenance of the current profile, widening to 22 feet of pavement, resurfacing, striping and signage, and improving the swale drainage system. The Developer will provide all project engineering and requisite permits for these improvements. This improvement shall occur simultaneously with the construction of Crane Island Access Road.
 3. Off-site Studies and Contributions: The Developer will undertake a traffic study of Amelia Island Parkway from A1A to Bailey Road and from the intersection of Amelia Island Parkway and Bailey Road northerly to A1A, including the two intersections at A1A. The study will also include the study of a roundabout installation at the intersection of 14th Street and Amelia Island Parkway. The Developer agrees to pay the County a "fair share" increment for the improvements that are determined to be needed for those segments and intersections. The study shall be submitted for County review and approval no later than the filing of the first Final Development and any fair share contribution shall be made at the completion of the construction of the Access Road.
 4. Vehicular Access and Circulation: The general public shall have access to the 5.75 and open space or park area as defined above. Vehicular access and circulation within Crane Island shall be determined by Owners' Association.
 5. Pedestrian Access: The general public shall have access throughout the public walkways of Crane Island, subject to rules as established by the Owners' Association.
- e. **Development Standards:** The development shall be subject to the following standards. These standards shall be incorporated in the Neighboring Design Guide that is to be filled with the Final Development Plans and made part of the Covenants and Restriction. Compliance with these standards shall be determined by a Design Review Board, which shall have the power as defined in the Neighboring Design Code to grant variances to these standards.
1. **Building and Lot Restrictions:** All building design and site planning shall be governed by a "Traditional Neighborhood Development" Code (herein after referred as "Code"). The Code will be submitted with the first Final Development Plan and will incorporate the following basic standards:
 - a. Building Size: No more than ~~eight (8)~~ two (2) attached single-family residential unit may be included in a single building.
 - b. Maximum building height: Maximum building heights shall be as follows:

- i. Townhouses- Forty (40) feet or three habitable stories, whichever is less.
 - ii. Single-family- Thirty-five (35) feet or three habitable stories, whichever is less.
 - iii. If parking or non-habitable storage space is provided at ground level, such space shall not count as a story.
 - iv. Building height is measured from grade to the mid-point between the eave and the ridge line of the roof. Cupolas and similar decorative or mechanical appurtenances may extend above the ridge line of the roof by no more than five (5) feet. Chimneys may exceed the height limit as required by the Building Code.
- b. Roof color: All roofing materials shall have dark, non-reflective earth tone colors.
- c. Building Lot and Coverage:
 - i. Town house Lot: Shall have a minimum land area of 1,600 square feet, a minimum width of 25 feet at the front lot line and a maximum building coverage of 70%. ~~All-townhouse lots will be clustered around the basin as illustrated on the Preliminary Development Plan.~~
 - ii. Single-family lot: Shall have a minimum land area of 4,500 square feet, a minimum width of 45 feet at the front lot line (35 feet if on a cul-de-sac or curve), and a maximum building coverage of 60%.
- d. Lots shall be net of wetlands, submerged areas, upland buffers and roadways.
 - e. Building Setbacks: To be as determined in the Final Development Plan(s). All buildings shall be designed and sited to maximize the preservation of trees and all site plans shall be approved pursuant to the Code
 - f. Impervious area shall not exceed 75%, exclusive of any pond areas.
 - g. Any items not covered in the PUD conditions or the Code shall be governed by the conditions of the RS-1 zoning district of the Nassau County Zoning Code.

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

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

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

- b. The development of no more than ~~four (4)~~ three (3) fishing and observation piers along the shoreline for the use of project property owners and guests for fishing, viewing and other passive activities, but not including the docking of motorized water craft of any size. Up to three (3) two (2) piers shall be permitted on the ICW shoreline. One of these ICW piers shall be located in the 5.75 public access park located at the northern end of the Project and its length shall be as determined by the County. ~~One pier may be constructed south of the entry to the boat basin and one north of entry to the boat basin.~~ These two piers may extend to provide two feet of water under the pier head at mean low tide, but shall not exceed 170 feet in length. One pier may be constructed on the marsh side of the island and shall not exceed 170 feet in length. All of the piers shall be designed to the minimum criteria of the permitting agencies, shall be handicapped accessible, shall have T-heads of no more than twenty (20) feet in length, and shall be constructed with consistent design elements (materials, forms, colors, fixtures, etc.) and reflective consistent design themes established in the Neighboring Design Guide.
- c. Permitting: Construction of the ~~boat basin and~~ piers shall be subject to appropriate permits granted by Nassau County, the SJRWMD and/or the U.S. Army Corps of Engineers (USCoE). The docks will be designed and built to incorporate common design features in order to provide an image consistent with the design intent of the Island. The docks shall be located at sites that minimized impacts upon wetlands and submerged grasses.
- d. ~~The covenants and restrictions on all residential lots that abut the shoreline shall prohibit the permitting and construction of private residential boat docks and ramps. This prohibition shall be included in the SJRWMD and USCoE permits.~~

3. Open Space, Preservation and Buffer Areas:

- a. Open Space: Open space areas shall be provided throughout the Neighborhood and as defined on the Final Development Plan.
- b. Preservation Areas: The wetland and open water areas surrounding much of the fringe of the upland portions of Crane Island and encompassing approximately 130 acres shall be protected by a conservation easement that shall be granted to an appropriate entity. The area of the conservation easement shall be defined to encompass jurisdictional wetland area surrounding the upland portions of the Island as approved by SJRWMD and the upland buffers that are provided in accordance with SJRWMD and County rules, and subject to the accommodation of permitted wetland impacts for surrounding the proposed development as approved by the County, SJRWMD, USCoE and other permitting agencies. The conservation easement shall have the meaning as prescribed by Section 704.06 Florida Statutes shall be provided to the County upon approval of the Final Development Plan.
- c. Buffers: Buffers or setbacks shall be provided adjacent to all wetland preservation areas in accordance with the applicable rules of the St. Johns River Water Management District. A multi-purpose, non-vehicular trail with surface of pervious materials shall be permitted within the wetland buffer as permitted by SJRWMD. Such buffers shall be mapped on the Final Development Plan and shall be included in the preservation easement on the wetlands. Crossings of the buffer for ~~the boat basin~~, utilities and drainage facilities will be identified and approved as part of the permitting process.
- d. Canopy Buffers: In any location where the wetland buffer is less than 30 feet wide, an additional "canopy buffer" to be located immediately landward of the wetland buffer shall be provided so that the total buffer (wetland plus canopy) shall be a minimum of 30-feet in width. The healthy, native hardwood trees within this canopy buffer will be preserved. A multi-purpose, non-vehicular trail with a surface of pervious materials shall be permitted within the canopy buffer. Trees may be removed in the buffer for ~~the boat basin access channel~~, walkways to ~~the community~~ docks, and construction of essential utility and stormwater discharge lines, with such lines only being permitted to cross the buffer at no less than a 70-degree angle. This buffer will be preserved by appropriate restrictive covenants. This buffer will not be included in the area covered by the wetland preservation easement.

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

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

5. Signage:

- a) The Project may have the following permanent signs:
- a) An entry feature and related project identification signage at a Primary Entrance that is within the Property. The Primary Entrance identification sign(s) shall not exceed one hundred and fifty (150) square feet on each face, exclusive of any portion of a decorative wall(s) to which the sign might be affixed.
 - b) No more than three "off-site" directional signs located within the right-of-way of the access street between the southern end of Bailey Road and the Property. Each "off-site" directional sign shall not exceed twenty (20) square feet.
 - c) A sign which identifies the park which is accessible to the general public and provide rules governing operations and access. This park sign shall not exceed twenty (20) square feet.
 - d) General information and regulatory signs: Such signs shall be permitted throughout the Project and each shall not exceed two (2) square feet.
 - e) All Project signs may either be designed as ground-mounted signs or integrated into or mounted on landscape features such as walls and fences. All lighting of signs may be sign mounted or ground mounted light units projecting onto the sign. The sign(s) at the Primary Entrance may be single faced or doubled faced and the Primary Entrance signage may include two (2) separate signs, one on each side of the entrance. All signage features shall have a maximum height of 13-feet above

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

- b) Temporary Signage: Temporary marketing and/or promotional signage shall be allowed with the Project adjacent to the Primary Entrance unit all of the residential units are sold (the "Temporary Marketing Signage"). The Temporary Marketing Signage may consist of up to two (2) marketing signs at the Primary Entrance, a marketing sign at the project sales office, and signs at each residential unit and building. The Temporary Marketing Signs located at the Primary Entrance and at all sales office may single faced or doubled faced and each sign shall be limited to a maximum cumulative signage area of no more than one hundred (100) square feet. The signs at each single-family and townhouse residential unit shall not exceed four (4) square feet.
- c) Temporary construction signage shall be allowed along Bailey Road, the access road and project streets in order to improve the circulation of construction vehicles and minimize traffic impacts. Such signage shall be maintained in a clear and legible condition throughout the time needed to support the construction process, and shall be removed upon completion of construction or when longer required.
- d) Traffic and street name signage may include aesthetic framing, post and other appurtenances; however, any applicable County and FDOT standards for sign face, elevations, etc. will be maintained by the Developer and/or applicable Owners' Association as appropriate to these conditions. Street and informational signs are not required to meet standard color schemes for public street signs. All regulatory signs shall be standard color and size.

6) Tree Protection and Landscaping

- a) Tree Protection and Landscaping: All due effort shall be made to protect and maintain all healthy trees on site. The following standards will apply:
 - i. Professional Arborist Evaluation: Prior to any development activity, the health of all trees on the site will be evaluated by a professional, certified arborist to determine the health of all native trees as defined by the County's tree ordinance. The removal of any existing live oak, magnolia or other native trees that are determined to be unhealthy and in need of removal shall be identified in the landscape plan, and removal the removal of such trees shall not require mitigation.
 - ii. Buffers: Trees may only be removed from buffer areas as needed to accommodate utilities, and drainage structures, ~~and the access channel to the boat basin~~. Unhealthy trees

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

- iii. Streets and Roads: All streets and road, as defined in the table e.4) above, shall be designed and constructed at a minimum elevation above existing grade with minimum fill. The pavement of Large Streets shall be impervious with the asphalt pavement and sub-base designed to County standards. Decorative pavement inserts shall be permitted. Pervious pavement material (such as brick or concrete paves) may be used on the advice on an arborist for the protection of tree root zones. For all other Streets and Road, the pavement may be either pervious (including shell-sand mix, brick or concrete pavers, or other materials) or be at least 2 feet from the base of trees. No separation is required between the edge of the pavement of Streets and Roads, and Small Streets and Small Roads and the base of trees.
 - iv. Building Foundations: All habitable buildings shall be constructed on stem-wall, pier or pile foundations. Non-habitable buildings such as garages and storage buildings may be constructed at grade.
 - v. Building Siting: All buildings are to be designed and sited within their respective lots so as to maximize the protection of native trees. The removal of trees within building lots shall be governed by the Design Review Board as provided in the Neighboring Design Code.
 - vi. Excavated Materials: Suitable materials that are excavated from the ~~boat-basin-and~~ retention ponds may be used for the grading of streets and roads, for the grading of driveways, and for fill within stem-wall foundations of structures. All excavated material that is not so utilities on site shall be removed from the site.
 - vii. Nothing contained herein shall alter the applicability of the provisions of Article 37 of the Zoning Code, as may be amended from time to time.
- b) Landscaping: All landscaping within the Project shall be in accordance with the standards established in the Neighboring Design Code. Plant materials contained in the Code shall be consistent with those provided in the County's landscape code. A landscape plan for each phase
- 7) Site Construction Standards: Except as specifically provided herein, all development in the Project shall be in accordance with the County's subdivision and land development standards, applicable State standards and the standards and the standards of applicable utility providers, in effect as of the date of this Resolution. Prior to issuance of any building permit, other

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

- 8) Parking: Parking shall be provided at the rate of two spaces per residential unit. If garages are provided within the residential structures, such spaces shall count for at least one-half of this requirement, with the remaining space being provided either on the lot or adjacent street.
- 9) Utilities: All sewer, water, electrical, telephone and cable distribution lines and collection lines will be constructed underground where possible, unless stated otherwise or as required by the respective franchise companies. Above ground utility elements such as transformers and switching boxes will be screened and/or landscaped. All utilities shall be provided in accordance with the rules and regulations established by appropriate governmental agency. Ownership, maintenance and operation of the water, sewer, electrical, telephone and other service utilities will be responsibility of the respective franchise companies serving the area. Temporary overhead power and telephone lines as well as construction "drop" poles at each structure may be used during construction until such time as underground service is available.
- 10) Pedestrian Walkways:
 - a) A system of walkways minimum of five (5) feet in width shall be installed to provide a pedestrian circulation system throughout the Project. Such walkways may meander to avoid existing trees and to add variety to the landscape design.
 - b) Access Street Walkway: The Developer shall construct a walkway at least five (5) in width along the Access Street from the southern end of Bailey Road to the Property. The walkway may meander to avoid existing trees and to add variety to the landscape design.
- 11) Streetlights Street lights shall be provided on each street and in all parking areas. Special decorative lighting may be provided at the primary project entrance, at the recreation area and at entrances into defined sub-areas of the site. Shorter, residential and pedestrian scale lighting standards and decorative fixtures as provided by the electric company will be utilized. A lighting plan demonstrating the location of streetlights shall be submitted with final engineering plans for approval by the County.
- 12) Stormwater Management Facilities: All storm water management facilities shall be permitted by and constructed to the standard of the SJRWMD whereby fences are not required, and shall be conveyed to the Owners' Association which shall have responsibility for maintenance and insurance. The Developer shall secure all required SJRWMD permits, and any applicable County permits, for storm water facilities before final approval of the first Final Development Plan.

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

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

ORDINANCE NO. 2006- 80

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

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

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

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

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

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

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

Rec 579.52
K. L. ...

SECTION 1. FINDINGS

That this rezoning is:

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

SECTION 2. PROPERTY REZONED

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

SECTION 3. APPROVAL SUBJECT TO CONDITIONS

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

SECTION 4. MITIGATION PLAN

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

SECTION 5. EXHIBITS

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

SECTION 6. EFFECTIVE DATE

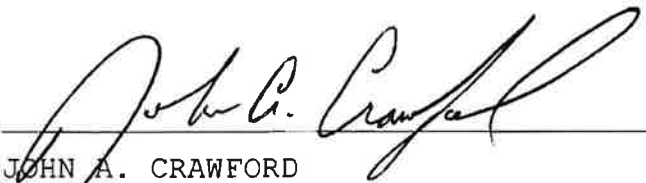
This Ordinance shall take effect upon its being filed in the Office of the Secretary of State.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

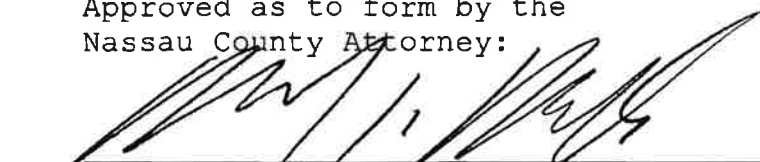

THOMAS D. BRANAN, JR.

Its: Chairman

ATTEST:


JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:


MICHAEL S. MULLIN,
County Attorney

7

FOR: CIVITAS

SE 1/4 OF SECTION 48

EXHIBIT A.

GOVE Legal Description and Property Survey of 207.44 Acres



JOB No. 2004-674

LEGEND

K/W	=	KNOTS-OF-WAY
PC	=	POINT OF CURVATURE
PT	=	POINT OF TANGENCY
OPY	=	OFFICIAL RECORDING VOLUME
FB	=	PLAT BOOK
PG(S)	=	PAGE(S)
L	=	ARC LENGTH
T	=	TANGENT
R	=	RADIUS
CH	=	CHORD
A	=	DELTA

GREGORY B. QUARY. P.L.S. CERT. NO. 9377

MAP SHOWING

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

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 89°48'01" WEST, ALONG THE NORTH LINE OF SAID SECTION 49, A DISTANCE OF 198.43 FEET, TO THE EASTERLY BOUNDARY OF SAID SECTION 19, "CRANEY ISLAND," AND A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 89°48'01" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 6, AS SURVEYED BY WASHINGTON AND WILLIS, DATED 1831; THENCE SOUTHWESTERLY AND SOUTHEASTERLY, ALONG SAID ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 6, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 23°19'40" WEST, 1246.33 FEET; COURSE NO. 2: SOUTH 00°10'48" WEST, 327.86 FEET; COURSE NO. 3: SOUTH 09°53'05" EAST, 1782.00 FEET; COURSE NO. 4: SOUTH 35°10'48" WEST, 330.00 FEET; COURSE NO. 5: SOUTH 28°49'12" EAST, 198.00 FEET; COURSE NO. 6: SOUTH 00°49'12" EAST, 482.00 FEET, TO THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 11, AS SURVEYED BY WASHINGTON AND WILLIS, DATED 1831; THENCE SOUTHEASTERLY, ALONG SAID ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 11, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 08°49'12" EAST, 860.00 FEET; COURSE NO. 2: SOUTH 29°49'12" EAST, 284.00 FEET; COURSE NO. 3: SOUTH 04°49'12" EAST, 250.53 FEET, TO THE SOUTH LINE OF GOVERNMENT LOT 6, SAID SECTION 6; THENCE SOUTH 90°00'00" WEST, ALONG LAST SAID LINE, AND ALONG THE SOUTH LINE OF GOVERNMENT LOT 6, SAID SECTION 49, A DISTANCE OF 2088.24 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 08°49'00" WEST, ALONG LAST SAID LINE, 2749.62 FEET, TO THE MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. T2N-35); THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 05°01'54" EAST, 68.33 FEET; COURSE NO. 2: NORTH 13°25'31" WEST, 118.34 FEET, TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 06°49'00" WEST, ALONG LAST SAID LINE, 479.72 FEET TO SAID MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. T2N-35); THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 41°54'22" EAST, 106.80 FEET; COURSE NO. 2: NORTH 39°39'37" WEST, 148.00 FEET, TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 06°49'00" WEST, ALONG LAST SAID LINE, 387.48 FEET, TO SAID MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. T2N-35); THENCE NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 02°17'02" EAST, 35.21 FEET; COURSE NO. 2: NORTH 59°55'35" EAST, 30.64 FEET, TO THE WESTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 0539, PAGE 1099, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 83°34'36" EAST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS BOOK 0539, PAGE 1099, A DISTANCE OF 1700 FEET, MORE OR LESS, TO THE APPROXIMATE MEAN HIGH WATER LINE AS FIELD LOCATED JANUARY 15, 1987 AND AS SHOWN ON MAP OF SPECIFIC PURPOSE SURVEY BY SUNSHINE STATE SURVEYORS, INC. FILE NUMBER 87E-2218, MAP DATE FEBRUARY 20, 1987; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY, ALONG SAID APPROXIMATE MEAN HIGH WATER LINE AS FIELD LOCATED JANUARY 15, 1987 AND AS SHOWN ON MAP OF SPECIFIC PURPOSE SURVEY BY SUNSHINE STATE SURVEYORS, INC. FILE NUMBER 87E-2218, MAP DATE FEBRUARY 20, 1987, A DISTANCE OF 2000 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFORESAID EASTERLY BOUNDARY OF SECTION 19, "CRANEY ISLAND," SAID LINE BEARING SOUTH 18°12'09" EAST FROM REFERENCE POINT "A"; THENCE NORTH 18°12'09" WEST, ALONG LAST SAID LINE, 175 FEET, MORE OR LESS, TO REFERENCE POINT "A", AND TO CLOSE.

CONTAINING 207.44 ACRES, MORE OR LESS

SHEET 2 OF 2 SHEETS

DRAWN: JRS

JOB No. 2004-094

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

WHERE OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 81017-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD, SUITE "A"

JACKSONVILLE, FLORIDA 32257

(904) 260-2703 LB No. 3731



LEGEND

R/W = RIGHT-OF-WAY
 PC = POINT OF CURVATURE
 PT = POINT OF TANGENCY
 ORV = OFFICIAL RECORDS
 VOLUME
 PLAT BOOK
 PAGE(S)
 ARC LENGTH
 TANGENT
 RADIAL
 CHORD
 DELTA

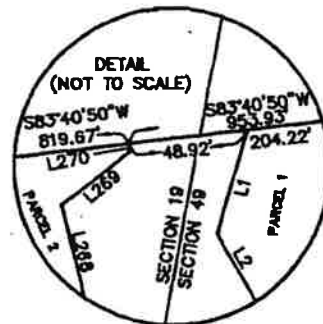
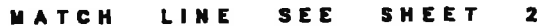
DATE JULY 13, 2004

SCALE 1" = 600'

CHECKED BY *[Signature]*

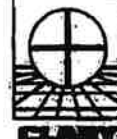
GREGORY B. CLARY, P.L.S., CERT. NO. 3377

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



DRAFTER: JLS
JOB No. 2006-393

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

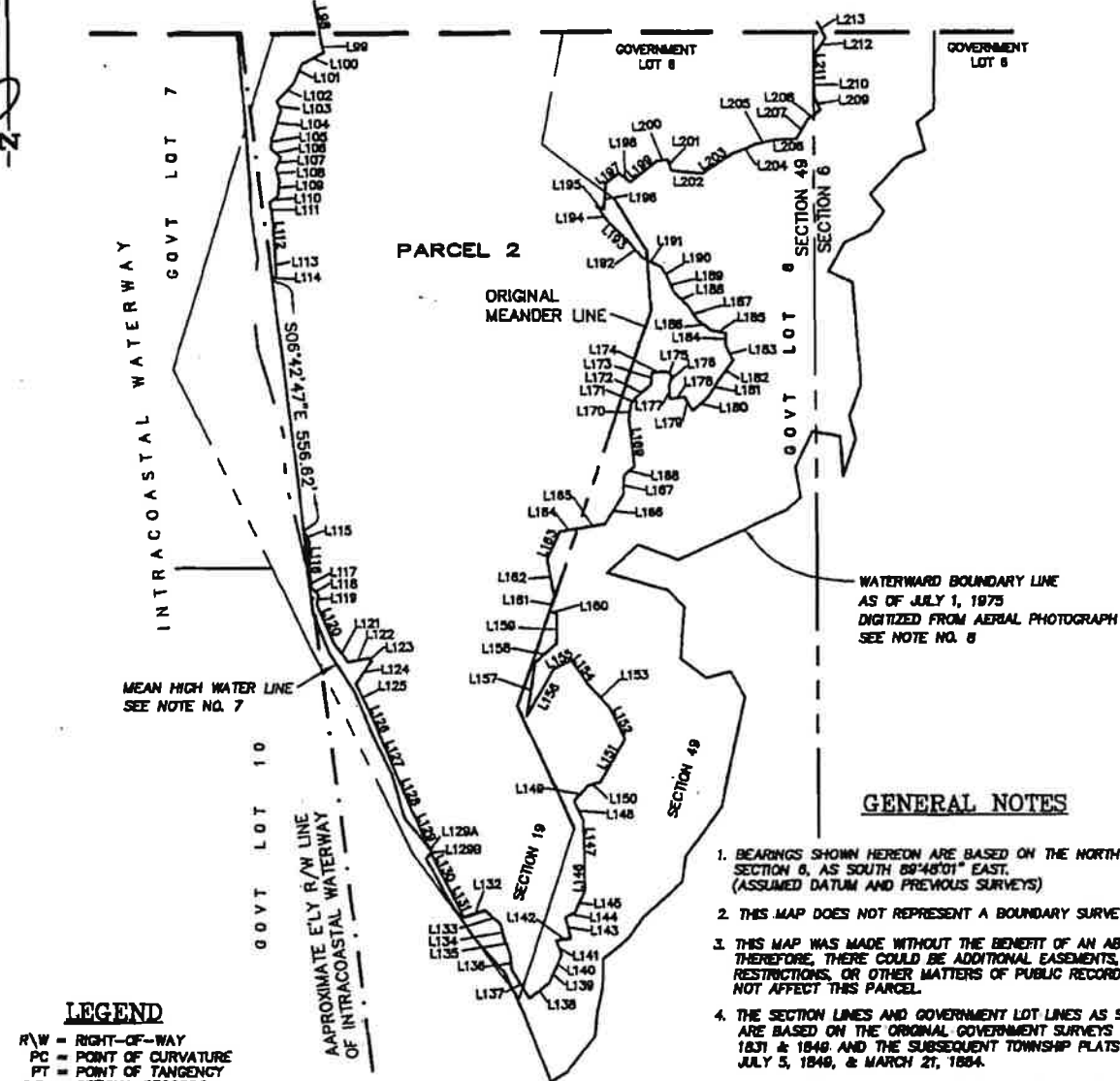


B I. PITTMAN PLS CERT NO 4827

MAP SHOWING



MATCH LINE SEE SHEET 1



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6, AS SOUTH 89°46'01" EAST. (ASSUMED DATUM AND PREVIOUS SURVEYS)
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.
4. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED IN 1831 & 1840, AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1834, JULY 5, 1840, & MARCH 21, 1884.
5. WETLAND LINES SHOWN HEREON BASED ON MAP BY CLARY & ASSOCIATES FILE NO. T2N-57C, DATED: JUNE 1, 1998.
6. X- REF: CLARY & ASSOC: FILE NO. R1-80, R3-58, T2N-35, T2N-57&57B SURVEY BY SUNSHINE STATE SURVEYORS, INC.: FILE NO. 87E-2218.
7. MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC, MAP FILE NO. R3-58, DATED DECEMBER 31, 1987.
8. WATERWARD BOUNDARY LINE SHOWN WAS DIGITIZED FROM AERIAL PHOTOGRAPH NEGATIVE NO. A20 12089-174-12, AERIAL NO. 8/10, TAKEN JANUARY 22, 1974, AS PROVIDED BY THE NASSAU COUNTY PROPERTY APPRAISER'S OFFICE. (SEE CLARY & ASSOC., INC. MAP FILE NO. T2N-57)

LEGEND

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

SHEET 2 OF 9

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

DRAFTER: JLS
 JOB NO. 2006-393

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 81G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD SUITE "A"

JACKSONVILLE, FLORIDA 32257

(904) 260-2703 LB NO. 3731



DATE MARCH 2006

SCALE N/A

CHECKED BY: *[Signature]*

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

MAP SHOWING

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

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

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

SHEET 3 OF 9

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

DRAFTER: JLS
JOB NO. 2006-393

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR
SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH
BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS,
AFTER 61C17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT
SECTION 472.022, FLORIDA STATUTES, AND DOES NOT
NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

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

(904) 260-2703 LB NO. 3731



DATE MARCH 2006

SCALE N/A

CHECKED BY: *[Signature]*

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

MAP SHOWING

LINE TABLE

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

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

SHEET 4 OF 9

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

DRAFTER: JLS
JOB No. 2006-393

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, P.L. 86-17-5, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

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

(904) 260-2703 LB NO. 3731



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: JRS

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

MAP SHOWING

UPLAND PARCEL 1

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

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

SHEET 5 OF 9

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

DRAFTER: JLS
JOB No. 2006-393

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR
SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH
BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS,
CHAPTER 81G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT
TO SECTION 472.022, FLORIDA STATUTES, AND DOES NOT
NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

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

(904) 260-2703 LS NO. 3731



DATE MARCH 2006

SCALE N/A

CHECKED BY: JRS

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

MAP SHOWING

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

CONTAINING 8.30 ACRES MORE OR LESS.

TOGETHER WITH:

UPLAND PARCEL 2

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

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

SHEET 6 OF 9

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

DRAFTER: JLS
JOB No. 2006-393

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

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

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



DATE MARCH 2006

SCALE N/A

CHECKED BY: JLS

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

MAP SHOWING

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

SHEET 7 OF 9

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

DRAFTER: JLS
JOB No. 2006-393

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

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



DATE MARCH 2006

SCALE N/A

CHECKED BY: JLS

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

MAP SHOWING

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

SHEET 8 OF 9

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

DRAFTER: JLS
JOB No. 2006-393

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

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

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



DATE MARCH 2006

SCALE N/A

CHECKED BY: JLS

B. L. Pittman

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

MAP SHOWING

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

CONTAINING 63.28 ACRES MORE OR LESS.

CONTAINING A NET AREA OF 71.58 ACRES MORE OR LESS.

SHEET 9 OF 9

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

DRAFTER: JLS
JOB No. 2006-393

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 81G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

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



DATE MARCH 2006

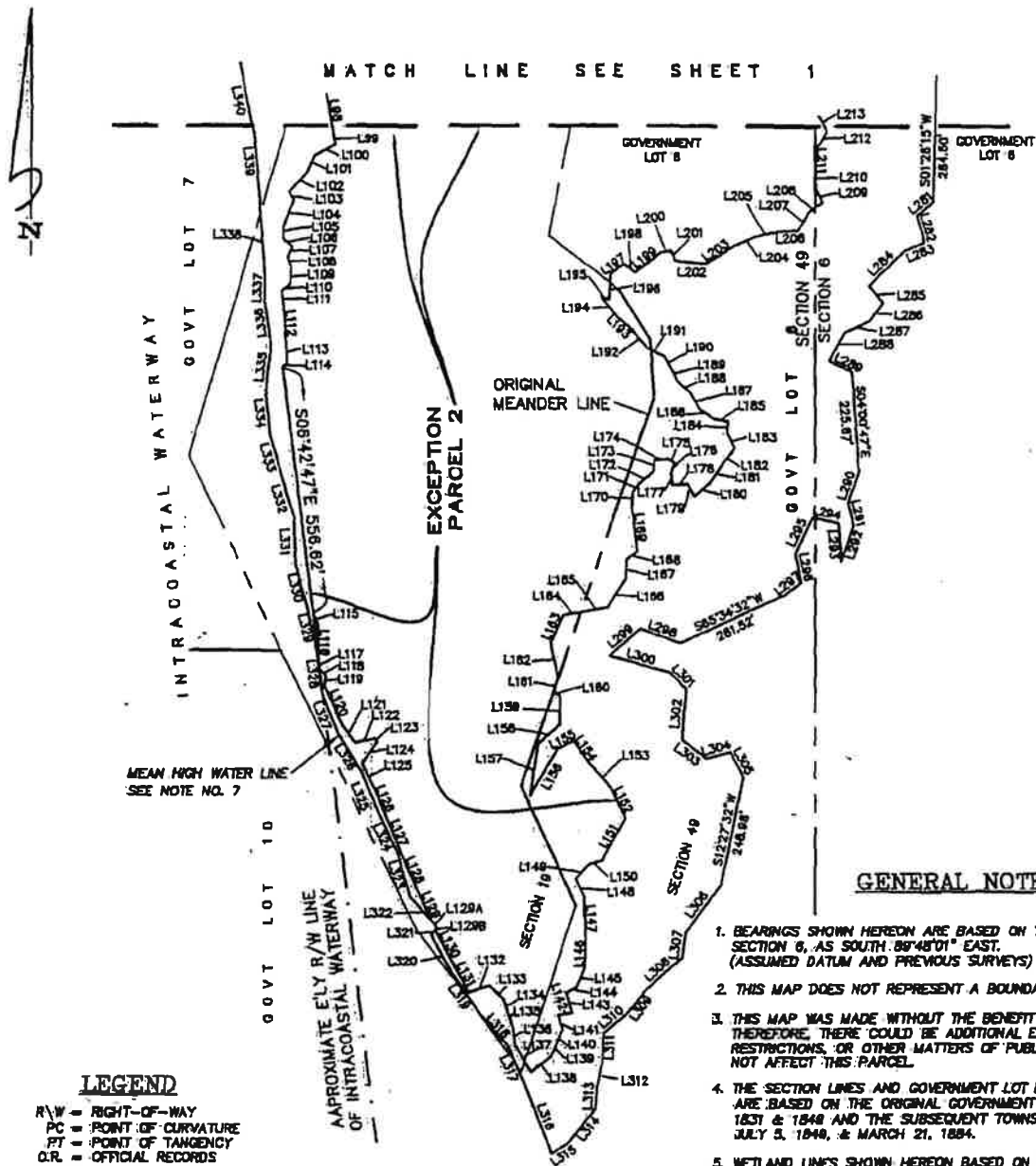
SCALE N/A

CHECKED BY: JES

B. L. Pittman

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

MAP SHOWING



GENERAL NOTES

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

LEGEND

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

SHEET 2 OF 12

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

DRAFTER: JLS
 JOB NO. 2006-394

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

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

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



DATE MARCH 2006

SCALE N/A

CHECKED BY: JBS

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

MAP SHOWING

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

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

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

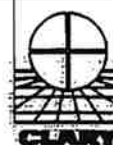
SHEET 3 OF 12

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

DRAFTER: JLS
JOB NO. 2006-394

LESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PARSIPpany, 81 G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 322.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

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



DATE: MARCH 2006
SCALE: N/A
CHECKED BY: *[Signature]*

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

MAP SHOWING

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

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

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

SHEET 4 OF 12

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

DRAFTER: JLS
JOB No. 2006-394

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

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS

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



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: JLS

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

MAP SHOWING

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

SHEET 5 OF 12

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DRAWN BY: JS
JOB NO. 2006-394

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS

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



DATE: MARCH 2006
SCALE: N/A
CHECKED BY: [Signature]
B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

OVERALL PARCEL

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

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

SHEET 6 OF 12

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

DRAFTER: JLS
JOB No. 2006-394

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Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

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

(904) 260-2703 LB NO. 3731



DATE MARCH 2006

SCALE N/A

CHECKED BY: *JLS*

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

MAP SHOWING

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

SHEET 7 OF 12

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

DRAFTER: JLS
JOB No. 2006-394

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.

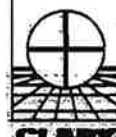
PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD, SUITE "A"

JACKSONVILLE, FLORIDA 32257

(904) 266-2703

LB NO. 3731



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: *[Signature]*

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

MAP SHOWING

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

CONTAINING 113.69 ACRES, MORE OR LESS.

LESS AND EXCEPT:

EXCEPTION PARCEL 1

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

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

SHEET 8 OF 12

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

DRAFTER: JLS
JOB No. 2006-394

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

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

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



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: JLS

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

MAP SHOWING

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

ABOVE EXCEPTION CONTAINING 8.30 ACRES MORE OR LESS.

FURTHER LESS AND EXCEPT:

EXCEPTION PARCEL 2

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

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

SHEET 9 OF 12

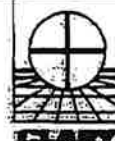
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DRAFTER: JLS
JOB No. 2006-394

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61G17-4, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS

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



DATE MARCH 2006

SCALE N/A

CHECKED BY JLS

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

MAP SHOWING

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

SHEET 10 OF 12

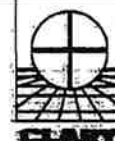
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DRAFTER: JLS
JOB No. 2006-394

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, (AFTER 61G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.0027, FLORIDA STATUTES) AND DOES NOT NEARLY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS

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



DATE MARCH 2006

SCALE N/A

CHECKED BY: *JLS*

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

MAP SHOWING

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

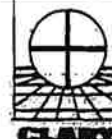
SHEET 11 OF 12

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

DRAFTER: JLS
JOB No. 2006-394

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR KEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 81G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

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



LB NO. 3731

DATE MARCH 2006

SCALE N/A

CHECKED BY: JLS

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

MAP SHOWING

THENCE SOUTH 84°30'37" EAST, 69.60 FEET; THENCE NORTH 57°02'24" EAST, 75.38 FEET; THENCE NORTH 67°48'15" EAST, 55.99 FEET; THENCE NORTH 77°05'19" EAST, 31.05 FEET; THENCE NORTH 88°08'18" EAST, 42.66 FEET; THENCE NORTH 29°13'20" EAST, 48.70 FEET; THENCE NORTH 54°39'43" EAST, 36.16 FEET; THENCE NORTH 22°26'27" WEST, 33.46 FEET; THENCE NORTH 01°21'49" WEST, 42.85 FEET; THENCE NORTH 01°01'57" WEST, 42.78 FEET; THENCE NORTH 31°15'19" EAST, 50.58 FEET; THENCE NORTH 26°51'13" WEST, 38.62 FEET; THENCE NORTH 07°27'03" WEST, 49.83 FEET; THENCE NORTH 26°20'03" WEST, 55.55 FEET; THENCE NORTH 69°00'26" WEST, 40.52 FEET; THENCE NORTH 35°58'03" WEST, 39.21 FEET; THENCE NORTH 57°15'59" WEST, 53.43 FEET; THENCE NORTH 61°24'28" WEST, 38.73 FEET; THENCE NORTH 77°15'09" WEST, 76.00 FEET; THENCE NORTH 26°08'20" WEST, 75.11 FEET; THENCE NORTH 87°15'53" WEST, 59.96 FEET; THENCE SOUTH 41°57'59" WEST, 18.44 FEET; THENCE SOUTH 86°44'42" WEST, 32.02 FEET; THENCE SOUTH 45°56'41" WEST, 37.28 FEET; THENCE SOUTH 66°10'34" WEST, 62.80 FEET; THENCE NORTH 32°04'44" WEST, 44.68 FEET; THENCE NORTH 04°00'41" EAST, 44.68 FEET; THENCE NORTH 14°01'24" EAST, 40.56 FEET; THENCE NORTH 36°09'27" EAST, 56.17 FEET; THENCE NORTH 00°14'29" WEST, 28.71 FEET; THENCE NORTH 44°06'34" EAST, 42.14 FEET; THENCE NORTH 50°53'28" EAST, 49.13 FEET; THENCE NORTH 11°11'00" EAST, 59.33 FEET; THENCE NORTH 10°04'34" EAST, 57.97 FEET; THENCE NORTH 17°17'25" EAST, 60.56 FEET; THENCE NORTH 14°10'06" WEST, 14.73 FEET; THENCE NORTH 25°32'41" WEST, 89.67 FEET; THENCE NORTH 05°52'58" WEST, 64.29 FEET; THENCE NORTH 26°13'54" EAST, 42.83 FEET; THENCE NORTH 77°13'35" EAST, 13.37 FEET; THENCE NORTH 02°48'04" EAST, 43.64 FEET; THENCE NORTH 60°51'46" WEST, 42.10 FEET; THENCE NORTH 81°06'25" EAST, 33.89 FEET; THENCE NORTH 09°26'28" EAST, 33.86 FEET; THENCE NORTH 01°23'11" EAST, 31.02 FEET; THENCE NORTH 12°25'06" EAST, 22.98 FEET; THENCE NORTH 53°09'42" WEST, 18.57 FEET; THENCE NORTH 79°12'01" WEST, 36.96 FEET; THENCE NORTH 56°05'25" WEST, 13.58 FEET; THENCE SOUTH 79°34'56" EAST, 39.82 FEET; THENCE SOUTH 72°56'52" EAST, 21.63 FEET; THENCE NORTH 42°29'04" EAST, 19.28 FEET; THENCE NORTH 05°15'21" WEST, 45.31 FEET; THENCE NORTH 18°15'22" EAST, 37.61 FEET; THENCE NORTH 42°38'41" EAST, 35.70 FEET; THENCE NORTH 37°57'57" WEST, 25.86 FEET; THENCE NORTH 50°45'53" EAST, 26.47 FEET; THENCE NORTH 06°31'46" EAST, 28.93 FEET; THENCE NORTH 18°14'24" EAST, 53.33 FEET; THENCE NORTH 00°08'58" EAST, 53.61 FEET; THENCE NORTH 20°40'12" WEST, 30.25 FEET; THENCE NORTH 10°30'39" WEST, 49.59 FEET; THENCE NORTH 07°10'53" EAST, 47.19 FEET; THENCE NORTH 24°36'46" EAST, 43.76 FEET; THENCE NORTH 07°52'53" EAST, 25.45 FEET; THENCE NORTH 11°22'13" WEST, 58.16 FEET; THENCE NORTH 12°39'35" WEST, 32.48 FEET; THENCE NORTH 52°18'40" EAST, 34.80 FEET; THENCE NORTH 00°27'16" WEST, 3.26 FEET, TO THE POINT OF BEGINNING.

ABOVE EXCEPTION CONTAINING 63.28 ACRES MORE OR LESS.

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

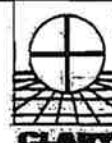
SHEET 12 OF 12

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

DRAFTER: JLS
JOB No. 2006-394

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR KEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 86G01-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

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



LB NO. 3731

DATE MARCH 2006

SCALE N/A

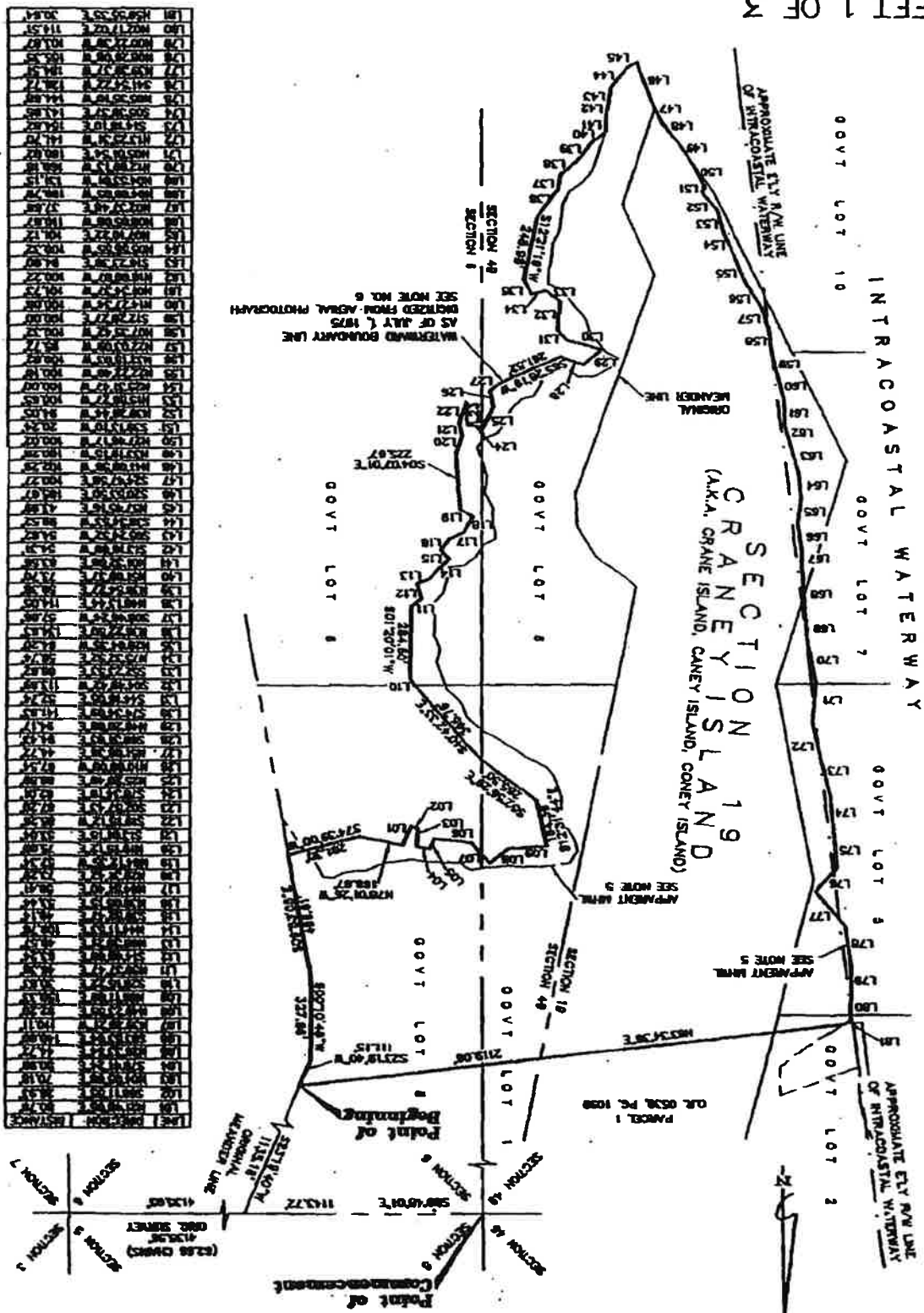
CHECKED BY: JRS

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

Legal Description and Property Survey of 113 Acres

[illegible]

SHEET 1 OF 3



MAP SHOWING

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

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

SHEET 2 OF 3

DRAFTER: JRS

JOB No. 2005-1071

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3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 280-2703 LB NO. 3731



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

DATE JUNE 14, 2005

SCALE N/A

CHECKED BY: *[Signature]*

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

MAP SHOWING

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

CONTAINING 113.69 ACRES, MORE OR LESS

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6 TOWNSHIP 2 NORTH, RANGE 28 EAST, AS S 89°48'01" E (ASSUMED).
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.
4. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED IN 1831 & 1840 AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1834, JULY 3, 1849, & MARCH 21, 1884.
5. MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. RJ-58, DATED DECEMBER 1, 1967.
6. WATERWARD BOUNDARY LINE SHOWN WAS DIGITIZED FROM AERIAL PHOTOGRAPH NEGATIVE NO. A20 12089 174-12, AERIAL NO. B/10, TAKEN JANUARY 22, 1974, AS PROVIDED BY THE NASSAU COUNTY PROPERTY APPRAISER'S OFFICE. (SEE CLARY & ASSOC., INC. MAP FILE NO. T2N-57)
7. X- REF: CLARY & ASSOC.; FILE NO. T2N-57B, T2N-69 SURVEY BY SUNSHINE STATE SURVEYORS, INC.; FILE NO. 87E-2218.

SHEET 3 OF 3

DRAFTER: JRS

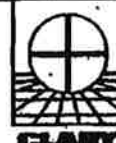
JOB No. 2005-1071

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DATE JUNE 14, 2005

SCALE N/A

CHECKED BY: JRS

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

LEGEND

- R** RESIDENTIAL
- RB** NEIGHBORHOOD BOAT BASIN
- RA** RECREATIONAL AMENITY
- OS** OPEN SPACE
- P** PRESERVATION
- AR** ACCESS ROAD
- AS** ACCESS TO F.I.A.D. SITE
- ND** NEIGHBORHOOD DOCK & BOAT BASIN LOCATION
- FD** FINAL DEVELOPMENT PLAN

TITLE

1. MAPS AND LEGAL DESCRIPTIONS ARE SUBJECT TO THE CITY OF SAN FRANCISCO'S DEVELOPMENT CODE.
2. DEVELOPMENT CONDITIONS ARE SUBJECT TO THE CITY OF SAN FRANCISCO'S DEVELOPMENT CODE.
3. THIS MAP IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
4. THE CITY OF SAN FRANCISCO IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft

CRANE ISLAND

TO BE ESTABLISHED AT FINAL DEVELOPMENT PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	10/30/06	REVISED OCT. 30, 2006

APPROXIMATE LOCATION OF TOWNHOUSE DEVELOPMENT

**EXHIBIT C CRANE ISLAND
PUD DEVELOPMENT CONDITIONS**

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

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

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

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

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

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

2. Specific Conditions:

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

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

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

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

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

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

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

- 1) No more than 169 single-family and/or townhouse residential units. No more than 50 of the units may be townhouses and all townhouses shall be clustered around the boat basin as approximately shown on the Preliminary Development Plan, Exhibit B of this Ordinance. Any units not approved as part of the Final Development Plan approval process are not eligible to be used on this or any other development within Nassau County.
- 2) Docking facilities to accommodate pleasure boats in a private, upland boat basin to accommodate no more than 90 wet slips, connected to the Intracoastal Waterway by a lock system. The boat basin will be developed in compliance with all SJRWMD, US

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

- 3) Recreational amenities that will be developed as private recreational facilities may include a club, pool, tennis courts, cabana, small docks, walking trails and sidewalks, docks for fishing, viewing and other passive activities as described in Paragraph e.2)b) below, and similar private recreational uses.
- 4) Preservation and open space areas including stormwater facilities and buffers as defined herein.
- 5) An open space or park area of no less than 5.75 acres which will be accessible to the general public. Facilities to be provided in the park will include: a dock on the Intracoastal Waterway for fishing, viewing and other passive activities as described in Paragraph e.2)b) below; a vehicle parking area; walking trails; a retention pond to serve the park and portions of the residential development; a small pier on the pond that may be used for model boat activities; fencing along boundaries; water and sewer services; and signage as defined herein.

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

- 1) A temporary sales office for the sale of residential units will be permitted on the Project Site until 90% of the residential structures are sold. However, the temporary sales office maybe removed prior to the sales of 90% of the residential structures. The Developer shall indicate the location of said office with a note on the first Final Development Plan submitted to the County. The temporary sales office may be in a portable manufactured structure as allowed by State Statue for the use or in a building constructed for residential use and will be converted to residential use following the termination of the sales office. The sales office may also utilize a club building or portion of such structure and maybe relocated on the Project Site as may be desired from time to time during the course of Project sales.
- 2) Temporary construction trailers as needed to support the construction process. The Developer shall indicate with a note on any Final Development Plan submitted to the County for approval of the location of said units. The temporary construction trailers shall be removed within thirty (30) days of completion of the improvements for which they were intended, provided that the right to utilize such temporary facilities shall continue until build-out of the Project.
- 3) These temporary facilities may utilize temporary pump-out sewage storage tanks as approved by the Nassau County Health Department and temporary overhead electrical service. All such facilities will be removed upon removal of the temporary facilities.

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

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

Association.

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

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

- a) Building Size: No more than eight (8) attached single-family residential units may be included in a single building.
- b) Maximum building height: Maximum building heights shall be as follows:
 - i) Townhouses – Forty (40) feet or three habitable stories, whichever is less.
 - ii) Single-family – Thirty-five (35) feet or three habitable stories, whichever is less.
 - iii) If parking or non-habitable storage space is provided at ground level, such space shall not count as a story.
 - iv) Building height is measured from grade to the mid-point between the eave and the ridge line of the roof. Cupolas and similar decorative or mechanical appurtenances may extend above the ridge line of the roof by no more than five (5) feet. Chimneys may exceed the height limit as required by the Building Code.
- c) Roof color: All roofing materials shall have dark, non-reflective earth tone colors.
- d) Building Lot and Coverage:
 - i) Townhouse Lot: Shall have a minimum land area of 1,600 square feet, a minimum width of 25 feet at the front lot line and a maximum building coverage of 70%. All townhouse lots will be clustered around the boat basin as illustrated on the Preliminary Development Plan.
 - ii) Single-family lot: Shall have a minimum land area of 4,500 square feet, a minimum width of 45 feet at the front lot line (35 feet if on a cul-de-sac or curve), and a maximum building coverage of 60%.
 - iii) Lots shall be net of wetlands, submerged areas, upland buffers and roadways.
- e) Building Setbacks: To be as determined in the Final Development Plan(s). All buildings shall be designed and sited to maximize the preservation of trees and all site plans shall be approved pursuant to the Code
- f) Impervious area shall not exceed 75%, exclusive of any pond areas.

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

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

- a) An upland boat basin that shall accommodate no more than ninety (90) pleasure boats, contain fresh water and be separated for the tidal influence of salt water in adjoining Nassau Sound by a lock system located in the access channel which shall be used for boat ingress and egress. Two lock fenders shall be provided at the entrance into the basin and shall be constructed to the minimum length and other design requirements of the SJRWMD and the U.S. Army Corps of Engineers permits. The boat basin shall be sited to minimize the removal of mature canopy vegetation. Live-aboards and sale of fuel will not be permitted.
- b) The development of no more than four (4) fishing and observation piers along the shoreline for the use of project property owners and guests for fishing, viewing and other passive activities, but not including the docking of motorized water craft of any size. Three piers shall be permitted on the ICW shoreline. One of these ICW piers shall be located in the 5.75 public access park located at the northern end of the Project and its length shall be as determined by the County. One pier may be constructed south of the entry to the boat basin and one north of the entry to the boat basin. These two piers may extend to provide two feet of water under the pier head at mean low tide, but shall not exceed 170 feet in length. One pier may be constructed on the marsh side of the island and shall not exceed 170 feet in length. . All of the piers shall be designed to the minimum criteria of the permitting agencies, shall be handicapped accessible, shall have T-heads of no more than twenty (20) feet in length, and shall be constructed with consistent design elements (materials, forms, colors, fixtures, etc) and reflective of the design themes established in the Neighborhood Design Guide.
- c) Permitting: Construction of the boat basin and piers shall be subject to appropriate permits granted by Nassau County, the SJRWMD and/or the U.S. Army Corps of Engineers (USCoE). The docks will be designed and built to incorporate common design features in order to provide an image consistent with the design intent of the Island. The docks shall be located at sites that minimize impacts upon wetlands and submerged grasses.
- d) The covenants and restrictions on all residential lots that abut the shoreline shall prohibit the permitting and construction of private residential boat docks and ramps. This prohibition shall be included in the SJRWMD and USCoE permits.

3) Open Space, Preservation and Buffer Areas:

- a) **Open Space:** Open space areas shall be provided throughout the Neighborhood and as defined on the Final Development Plan.
 - b) **Preservation Areas:** The wetland and open water areas surrounding much of the fringe of the upland portions of Crane Island and encompassing approximately 130 acres shall be protected by a conservation easement that shall be granted to an appropriate entity. The area of the conservation easement shall be defined to encompass jurisdictional wetland area surrounding the upland portions of the Island as approved by SJRWMD and the upland buffers that are provided in accordance with SJRWMD and County rules, and subject to the accommodation of permitted wetland impacts for supporting the proposed development as approved by the County, SJRWMD, USCoE and other permitting agencies. The conservation easement shall have the meaning as prescribed by Section 704.06 Florida Statutes. shall be provided to the County upon approval of the Final Development Plan.
 - c) **Buffers:** Buffers or setbacks shall be provided adjacent to all wetland preservation areas in accordance with the applicable rules of the St. Johns River Water Management District. A multi-purpose, non-vehicular trail with a surface of pervious materials shall be permitted within the wetland buffer as permitted by SJRWMD. Such buffers shall be mapped on the Final Development Plan and shall be included in the preservation easement on the wetlands. Crossings of the buffer for the boat basin, utilities and drainage facilities will be identified and approved as part of the permitting process.
 - d) **Canopy Buffers:** In any location where the wetland buffer is less than 30 feet wide, an additional "canopy buffer" to be located immediately landward of the wetland buffer shall be provided so that the total buffer (wetland plus canopy) shall be a minimum of 30-feet in width. The healthy, native hardwood trees within this canopy buffer will be preserved. A multi-purpose, non-vehicular trail with a surface of pervious materials shall be permitted within the canopy buffer. Trees may be removed in the buffer for the boat basin access channel, walkways to the community docks, and construction of essential utility and stormwater discharge lines, with such lines only being permitted to cross the buffer at no less than a 70-degree angle. This buffer will be preserved by appropriate restrictive covenants. This buffer will not be included in the area covered by the wetland preservation easement.
- 4) **Streets:** The streets within the Project shall be private and developed according to the following standards:

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

5) Signage:

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

- a) An entry feature and related project identification signage at a Primary Entrance that is within the Property. The Primary Entrance identification sign(s) shall not exceed one hundred and fifty (150) square feet on each face, exclusive of any portion of a decorative wall(s) to which the sign might be affixed.
- b) No more than three "off-site" directional signs located within the right-of-way of the access street between the southern end of Bailey Road and the Property. Each "off-site" directional sign shall not exceed twenty (20) square feet.
- c) A sign which identifies the park which is accessible to the general public and provides rules governing operations and access. This park sign shall not exceed twenty (20) square feet.
- d) General information and regulatory signs: Such signs shall be permitted throughout the Project and each shall not exceed two (2) square feet.
- e) All Project signs may either be designed as ground-mounted signs or integrated into or mounted on landscape features such as walls and fences. All lighting of signs may be sign mounted or ground mounted light units projecting onto the sign. The sign(s) at the Primary Entrance may be single faced or double faced and the Primary Entrance signage may include two (2) separate signs, one on each side of the entrance. All signage features shall have a maximum height of 13-feet above existing grade. The design of the permanent signage shall be submitted with the first Final Development Plan.

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

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

- c) Temporary construction signage shall be allowed along Bailey Road, the access road and project streets in order to improve the circulation of construction vehicles and minimize traffic impacts. Such signage shall be maintained in a clear and legible condition throughout the time needed to support the construction process, and shall be removed upon completion of construction or when no longer required.
 - d) Traffic and street name signage may include aesthetic framing, posts and other appurtenances; however, any applicable County and FDOT standards for sign face, elevations, etc. will be maintained by the Developer and/or applicable Owners' Association as appropriate to these conditions. Street and informational signs are not required to meet standard color schemes for public street signs. All regulatory signs shall be standard color and size.
- 6) Tree Protection and Landscaping:
- a) Tree Protection: All due effort shall be made to protect and maintain all healthy trees on the site. The following standards will apply:
 - i) Professional Arborist Evaluation: Prior to any development activity, the health of all trees on the site will be evaluated by a professional, certified arborist to determine health of all native trees as defined by the County's tree ordinance. The removal of any existing live oak, magnolia or other native hardwood trees that are determined to be unhealthy and in need of removal shall be identified in the landscape plan, and removal the removal of such trees shall not require mitigation.
 - ii) Buffers: Trees may only be removed from buffer areas as needed to accommodate utilities, drainage structures, and the access channel to the boat basin. Unhealthy trees will be retained in the buffers unless their condition is determined to present a safety problem.
 - iii) Streets and Roads: All streets and roads, as defined in the table at e.4) above, shall be designed and constructed at a minimum elevation above existing grade with minimum fill. The pavement of Large Streets shall be impervious with the asphalt pavement and sub-base being designed to

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

- iv) Building Foundations: All habitable buildings shall be constructed on stem-wall, pier or pile foundations. Non-habitable buildings, such as garages and storage buildings, may be constructed at grade.
- v) Building Siting: All buildings are to be designed and sited within their respective lots so as to maximize the protection of native trees. The removal of trees within building lots shall be governed by the Design Review Board as provided in the Neighborhood Design Code.
- vi) Excavated Materials: Suitable materials that are excavated from the boat basin and retention ponds may be used for the grading of streets and roads, for the grading of driveways, and for fill within stem-wall foundations of structures. All excavated material that is not so utilized on site shall be removed from the site.
- vii) Nothing contained herein shall alter the applicability of the provisions of Article 37 of the Zoning Code, as may be amended from time to time.

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

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

- 7) Site Construction Standards: Except as specifically provided herein, all development in the Project shall be in accordance with the County's subdivision and land development standards, applicable State standards and the standards of applicable utility providers, in effect as of the date of this Resolution. Prior to the issuance of any building permit, other than foundation-only permits, for a residential building or recreational facilities, water mains and fire hydrants shall be installed and operational and the sub-base of adequate streets to provide access to construction sites shall be stabilized.
- 8) Parking: Parking shall be provided at the rate of two spaces per residential unit. If garages are provided within the residential structures, such spaces shall count for at least one-half of this requirement, with the remaining space being provided either on the lot or adjacent street.
- 9) Utilities: All sewer, water, electrical, telephone and cable distribution lines, and collection lines will be constructed underground where possible, unless stated otherwise or as required by the respective franchise companies. Above ground utility elements such as transformers and switching boxes will be screened and/or landscaped. All utilities shall be provided in accordance with the rules and regulations established by the appropriate governmental agency. Ownership, maintenance and operation of the water, sewer, electrical, telephone and other service utilities will be the responsibility of the respective franchise companies serving the area. Temporary overhead power and telephone lines as well as construction "drop" poles at each structure may be used during construction until such time as underground service is available.
- 10) Pedestrian Walkways:
 - a) A system of walkways a minimum of five (5) feet in width shall be installed to provide a pedestrian circulation system throughout the Project. Such walkways may meander to avoid existing trees and to add variety to the landscape design.
 - b) Access Street Walkway: The Developer shall construct a walkway at least five (5) feet in width along the Access Street from the southern end of Bailey Road to

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

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

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

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

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

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

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

The bill states in part that

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

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

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

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

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

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

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

7. Maintain or reduce hurricane evacuation times.

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

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

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

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

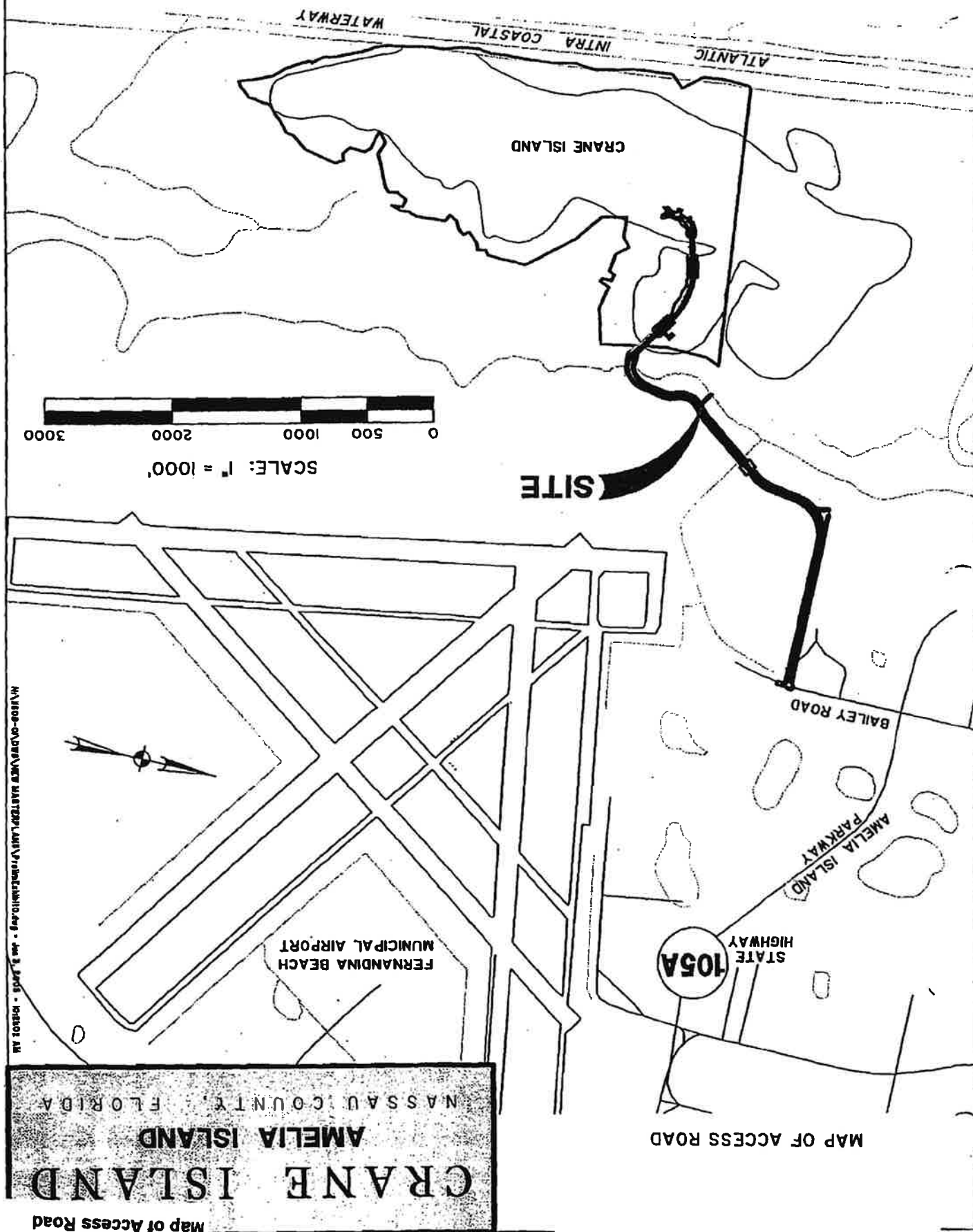
It is also important to note that Crane Island is not the subject of a comprehensive plan amendment which triggers the analysis provided by HB 1359. However Opinion 2 rendered by County Attorney Michael Mullin stated that Policy 5.05.06A required an offsetting amendment since he opined that there was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

Policy 5.05.06A states:

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

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

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



CRANE ISLAND

AMELIA ISLAND

NASSAU COUNTY, FLORIDA

MAP OF ACCESS ROAD

YBOR ALVAREZ
SPORTS COMPLEX

FERNANDINA BEACH
MUNICIPAL AIRPORT

FERNANDINA BEACH
MUNICIPAL AIRPORT

OCEAN BREEZE FARMS

MARSHES OF
AMELIA ISLAND

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

CRANE ISLAND

ATLANTIC INTRACOASTAL WATERWAY

SCALE: 1" = 600'

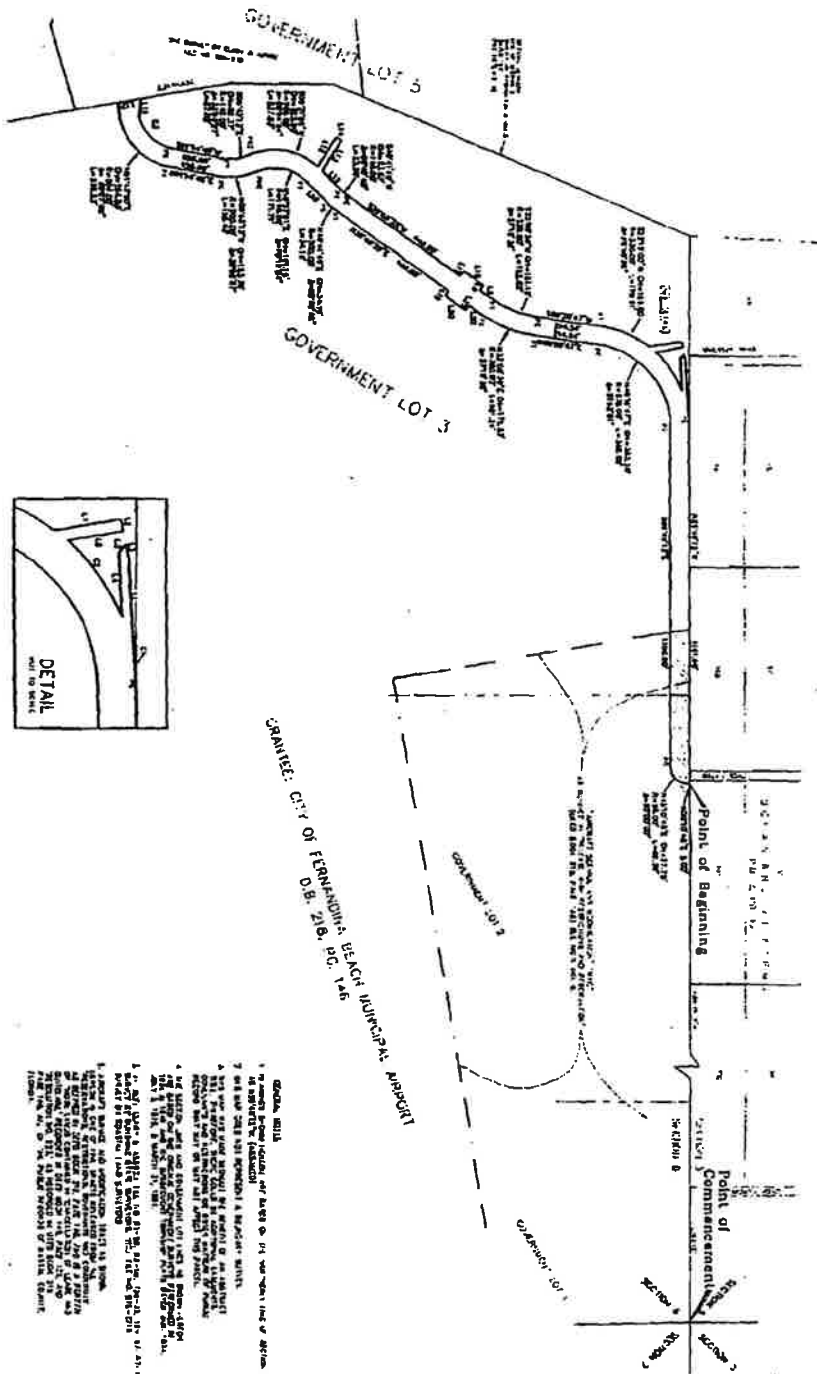
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Map - Loring

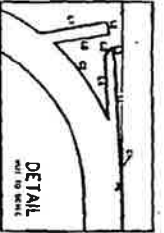
Map of Loring, California, showing the location of the Loring Community Center, the Loring School, and the Loring Church. The map also shows the Loring River and the Loring Road.

The map shows the Loring River flowing from the north to the south. The Loring Road runs along the river. The Loring Community Center is located on the east side of the river, and the Loring School is located on the west side. The Loring Church is located on the east side of the river, near the Loring Road. The map also shows the Loring River crossing the Loring Road.



Lot	Area	Owner
1	1.00	John Doe
2	1.00	John Doe
3	1.00	John Doe
4	1.00	John Doe
5	1.00	John Doe
6	1.00	John Doe
7	1.00	John Doe
8	1.00	John Doe
9	1.00	John Doe
10	1.00	John Doe

Lot	Area	Owner
11	1.00	John Doe
12	1.00	John Doe
13	1.00	John Doe
14	1.00	John Doe
15	1.00	John Doe
16	1.00	John Doe
17	1.00	John Doe
18	1.00	John Doe
19	1.00	John Doe
20	1.00	John Doe



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 Email: info@clary.com

4 PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 8, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 6; THENCE NORTHEASTERLY, ALONG THE NORTHERLY LINE OF SAID SECTION 6, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 89°49'12" WEST, 2353.12 FEET, TO THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE NORTH 89°49'12" WEST, 1161.80 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 53.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°32'44" WEST, 53.33 FEET; THENCE SOUTH 87°30'17" WEST, 160.30 FEET; THENCE SOUTH 79°15'55" WEST, 24.40 FEET; THENCE SOUTH 50°44'26" EAST, 17.23 FEET; THENCE NORTH 87°30'17" EAST, 104.39 FEET TO THE ARC OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 151.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 55°48'0" WEST, 149.94 FEET; THENCE NORTH 09°50'01" WEST, 87.84 FEET; THENCE SOUTH 79°15'55" WEST, 20.00 FEET; THENCE SOUTH 09°50'01" EAST, 104.14 FEET, TO THE ARC OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 170.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23°19'00" WEST, 168.00 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 08°28'47" WEST, 214.54 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 320.00 FEET, AN ARC DISTANCE OF 152.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°08'36" WEST, 151.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 35°48'25" WEST, 50.78 FEET; THENCE NORTH 54°13'35" WEST, 20.00 FEET; THENCE SOUTH 35°48'25" WEST, 80.00 FEET; THENCE SOUTH 54°13'35" EAST, 20.00 FEET; THENCE SOUTH 35°48'25" WEST, 449.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, 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°14'18" WEST, 23.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 45°35'13" WEST, 87.96 FEET; THENCE NORTH 57°01'05" WEST, 117.31 FEET; THENCE SOUTH 32°58'55" WEST, 20.00 FEET; THENCE SOUTH 57°01'05" EAST, 112.79 FEET, TO THE ARC OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 237.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°21'05" WEST, 223.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 87.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°43'13" EAST, 86.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 11°14'46" WEST, 155.95 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 144.00 FEET, AN ARC DISTANCE OF 159.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 42°54'42" WEST, 151.19 FEET; THENCE NORTH 83°35'50" WEST, 58.88 FEET, TO AN INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 5, AS SURVEYED BY WASHINGTON AND WALLS, DATE 1831; THENCE SOUTH 09°49'12" EAST, ALONG LAST SAID LINE, 72.67 FEET, TO THE ARC OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 204.00 FEET, AN ARC DISTANCE OF 268.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51°43'20" EAST, 264.85 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 11°14'46" EAST, 155.95 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 125.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°43'13" WEST, 123.38 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 171.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°27'01" EAST, 161.15 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 45°35'13" EAST, 100.77 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, 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°14'49" EAST, 34.10 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 35°48'25" EAST, 449.05 FEET; THENCE SOUTH 54°13'35" EAST, 20.00 FEET; THENCE NORTH 35°48'25" EAST, 80.00 FEET; THENCE NORTH 54°13'35" WEST, 20.00 FEET; THENCE NORTH 35°48'25" EAST, 50.78 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 380.00 FEET, AN ARC DISTANCE OF 181.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°08'36" EAST, 179.53 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 08°28'47" EAST, 214.54 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 385.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°19'47" EAST, 363.20 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°49'12" EAST, 1106.60 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 55.00 FEET, AN ARC DISTANCE OF 86.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°10'48" EAST, 77.78 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°10'48" EAST, 5.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 4.90 ACRES, MORE OR LESS.

FOR CIVITAS, LLC

AMC002: 6-02-04 TO SHOW AIRCRAFT SERVICE AND MODIFICATION BRACT (R.O. 2004-779)
AMC002: 1-25-04 TO REVISE LIMITS OF PARCEL (R.O. 2004-294)

[illegible]

DATED MARCH 12 2002
SCALE 1" = 200'

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS

3838 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32217
(904) 268-2703

Bob L. Pittman

FILE No. T24-52



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

José Deliz, P.E.
Director

Exhibit D-2:

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

MEMORANDUM

EXHIBIT-C-4- D-2
Development Dual Entrance Standards,
January, 12, 2005 Memorandum

Date: January 12, 2005
To: Jose Deliz, Director
From: Bob Rowland
Subject: Development dual entrance standards
S _____

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

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

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

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

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

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

YULEE
(904) 491-3609

TOLL FREE
1-800-264-2065

FAX
(904) 491-3611

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

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

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



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

José R. Deliz, P.E.
Director

Exhibit E:
Decision Granting Final Certificate
of Concurrency with Conditions

October 4, 2005

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

Subject: Crane Island

DECISION GRANTING
FINAL CERTIFICATE OF CONCURRENCY WITH CONDITIONS

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

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

CERTIFICATE OF CONCURRENCY

Crane Island

October 4, 2005

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

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

Dated this 4th day of October, 2005.



José R. Deliz, P.E.

Engineering Services Director

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

CERTIFICATE OF CONCURRENCY
Crane Island
October 4, 2005

FINDINGS OF FACT

Background

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

Phasing Schedule

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

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

Transportation

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

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

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

Potable Water/Sanitary Sewer

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

CERTIFICATE OF CONCURRENCY

Crane Island

October 4, 2005

Parkland and Open Space

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

Solid Waste

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

Drainage

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

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

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

The bill states in part that

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

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

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

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

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

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

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

7. Maintain or reduce hurricane evacuation times.

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

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

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

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

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

Policy 5.05.06A states:

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

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

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

EXHIBIT-R-2 G
Draft Avigation Easement

March 31, 2006

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

Re: Crane Island – Draft Avigation Easement

Dear Richard,

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

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

Sincerely yours,

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

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

GRANT OF AVIGATION EASEMENT

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

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

And

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

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

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

SEE ATTACHED EXHIBIT "A"

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CRANE ISLAND - DRAFT AVIGATION EASEMENT
HML 032206

GRANTOR

LYNWOOD G. WILLIS

JANE T. WILLIS

STATE OF _____
COUNTY OF _____

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

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

GRANTOR

ROBERT H. STILL, JR.

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

STATE OF _____
COUNTY OF _____

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

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

CRANE ISLAND – DRAFT AVIGATION EASEMENT
HML 032206

GRANTOR

VINCENT G. GRAHAM

STATE OF _____
COUNTY OF _____

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

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

GRANTOR

PIEDMONT SQUARE, LLC,
A VIRGINIA LIMITED
LIABILITY CORPORATION

By: _____
Print name: _____

STATE OF _____
COUNTY OF _____

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

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

GRANTOR

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

By: _____
Print name: _____

STATE OF _____
COUNTY OF _____

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

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

CRANE ISLAND – DRAFT AVIGATION EASEMENT
HML 032206

GRANTEE

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

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

Attest: _____

Title: _____

Approved as to Form:

Debra Braga, City Attorney

Signed, sealed and delivered
in the presence of:

+++++

H&H
 Architects, Engineers, Planners
 and Environmental Experts
 4401 Leaning Tower
 Jacksonville, Florida 32216
 904-750-0000 FAX 904-750-0001
 Telex 904-750-0001
 Cable: H&H/FLA



**FERMINADINA BEACH
 MUNICIPAL
 AIRPORT**

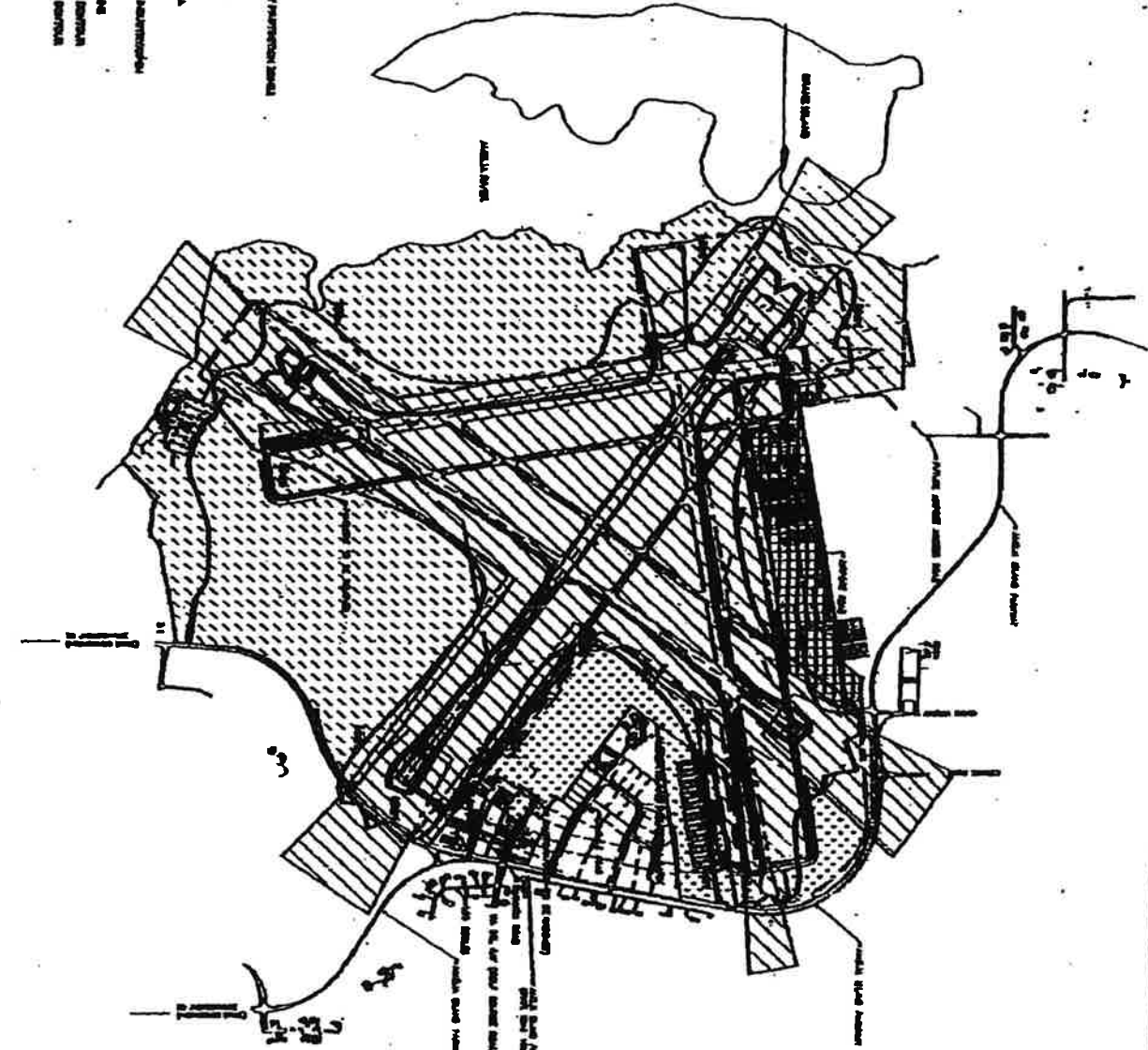
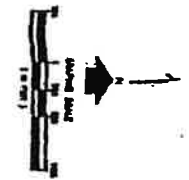
**AIRPORT
 LAYOUT PLAN
 SET**

REVISIONS

NO.	DESCRIPTION	DATE
1	AS SHOWN	1/1/78
2	REVISED TO ADD	1/1/78
3	REVISED TO ADD	1/1/78
4	REVISED TO ADD	1/1/78
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100	REVISED TO ADD	1/1/78

**ON-AIRPORT
 LAND USE AND
 GROUND ACCESS
 PLAN**

**DRAFT
 FINAL**



- LEGEND**
- AIRPORT AND AIRPORT PROPERTY BOUNDARY
 - PAVED TAXIWAYS, RUNWAYS
 - UNPAVED TAXIWAYS, RUNWAYS
 - PAVED PARKING AREAS
 - UNPAVED PARKING AREAS
 - AIRPORT SECURITY FENCE
 - 100' BUFFER ZONE AROUND AIRPORT
 - 100' BUFFER ZONE AROUND AIRPORT

Print

Planning Advisory Board (PAB) - Submission #7026

Date Submitted: 3/24/2021

Planning Advisory Board (PAB) Application

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

Fees

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.

☐

Zoning Map Amendment (≤ 10 acres \$2,500 / > 10 acres \$5,000)

☐

Land Use Map Amendment (≤ 10 acres \$2,500 / > 10 acres \$5,000)

☐

LDC Text Amendment (\$1,500)

☐

Comp Plan Amendment (\$1,700)

☐

Subdivision Plat " Preliminary (≤ 20 units \$3,000 / > 20 units \$5,000)

☐

Subdivision Plat " Final (\$1,500)

☐

Vacation of R.O.W. (\$3,500)

☐

Small Cell Outside R.O.W. (per application) (\$500)

☐

Voluntary Annexation (\$2,000)

☐

Development of Regional Impact: Amend Development Order (\$1,500)

☐

New Telecommunications Structure (\$2,000)

☐

Revision to each PAB Application - 1/2 cost of original application fee (To offset additional display ad fee)

PAB_2021 Meeting Calendar



IMPORTANT NOTES

Pre-Application Meeting

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

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

☐

LDC Text Amendment “ see LDC Section 11.01.08.

☐

Preliminary Subdivision Plat “ see LDC Section 11.01.05.

☒

Final Subdivision Plat “ LDC Section 11.01.05.

☐

Zoning Map Changes “ See LDC Section 11.01.07.

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements

☒

A complete application filed at least forty-five (45) days before the date of the Planning Advisory Board’s public hearing;

☒

Proof of Ownership (copy of deed or tax statement);

☒

A current survey of the property (no older than two years);

☐

If applying as an agent, Owner’s Authorization for Agent Representation form needs to be signed/ notarized and included in application;

☐

A detailed letter of intent stating the following:

☐

o The consistency of the proposed amendment(s) or action(s) with the City’s Comprehensive Plan.

☐

o A justification for the proposed amendment(s) or action(s).

Have you met with a planner for a pre-application meeting?*

Yes

What was the date of your pre-application meeting?*

3/24/2021

If you have yet to have a pre-application meeting, please choose a date and time to schedule your meeting now. Every Tuesday is reserved for pre-application appointments.*

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*

Florida

Zip*

32034

Parcel ID #(s)*

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

Lot*

0

Block*

0

Subdivision*

Crane Island

Zoning District*

GC/C-2 w/PUD

Future Land Use Designation*

Low Density Residential

REVIEW TYPE*

☐ Zoning Map Amendment ≤ 10 acres

☐ Zoning Map Amendment > 10 acres

☐ LDC Text Amendment

☐ Comp Plan Amendment

☐ Subdivision Plat “ Preliminary ≤ 20 units

☐ Subdivision Plat “ Preliminary > 20 units

☒ Subdivision Plat “ Final

☐ Vacation of R.O.W.

☐ Voluntary Annexation

☐ Revision to PAB Application

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*

4001 CENTURION WAY

City*

FERNANDINA BEACH

State*

Florida

Zip*

32034

Telephone Number*

904-219-2754

Email Address*

healancm@gmail.com

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

Scott

Last Name

scott borowski

Mailing Address

3830 Crown Point Rd

City

Jacksonville

State

FL

Zip

32257

Telephone Number

9047040527

E-mail Address

SBorowski@claryassoc.com

PROJECT INFORMATION

Previous Planning/Zoning Approvals

3029 CAPTIVA BLUFF CIRCLE

Summary of Request (more detailed information to be provided in required letter of intent)*

Platting 6 lots and 1 Tract.

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*

Scott

Applicant Last Name*

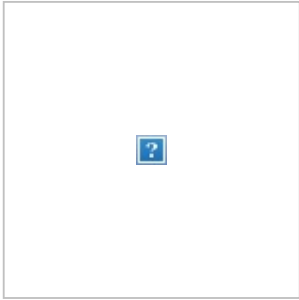
Borowski

Today's Date*

3/24/2021

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
 No file selected

DEPARTMENT OF PLANNING & CONSERVATION

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

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT: Goal 5P - Ocean Highway & Port Authority, Port of Fernandina Facilities Element
Final draft from the Port Subcommittee.

ITEM TYPE: Comprehensive Plan Amendment

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Jacob Platt, Senior Planner 5/5/2021

Kelly N. Gibson, AICP, Planning Director

Tammi E. Bach, City Attorney

Submitted By: _____ Date: May 05, 2021

Jacob Platt, Senior Planner

Black Text = Required per FS 163.3178 (2)(K) A component which includes the comprehensive master plan prepared by each deepwater port listed in s. [311.09\(1\)](#), which addresses existing port facilities and any proposed expansions, and which adequately addresses the applicable requirements of paragraphs (a)-(k) for areas within the port and proposed expansion areas. Such component shall be submitted to the appropriate local government at least 6 months prior to the due date of the local plan and shall be integrated with, and shall meet all criteria specified in, the coastal management element. “The appropriate local government” means the municipality having the responsibility for the area in which the deepwater port lies, except that where no municipality has responsibility, where a municipality and a county each have responsibility, or where two or more municipalities each have responsibility for the area in which the deepwater port lies, “the appropriate local government” means the county which has responsibility for the area in which the deepwater port lies. Failure by a deepwater port which is not part of a local government to submit its component to the appropriate local government shall not result in a local government being subject to sanctions pursuant to s. [163.3184](#). However, a deepwater port which is not part of a local government shall be subject to sanctions pursuant to s. [163.3184](#).

Blue Text = Local Interest

Green Text = Requested by the OHPA for the Port of Fernandina?

GOAL 5P | OCEAN HIGHWAY & PORT AUTHORITY, PORT OF FERNANDINA FACILITIES ELEMENT (REQUIRED)

THE PORT MUST MAINTAIN, PLAN, AND DEVELOP THE PORT OF FERNANDINA BEACH, IN ACCORDANCE WITH MARKET FORECASTS AND THE COMMUNITY’S COMMERCIAL AND INDUSTRIAL RESOURCES, TO CREATE JOBS AND STIMULATE LOCAL AND REGIONAL ECONOMIC DEVELOPMENT WHILE MAINTAINING AND ENHANCING THE UNIQUE CHARACTER OF THE CITY OF FERNANDINA BEACH, PROVIDING FOR THE HEALTH, SAFETY AND ECONOMIC WELFARE OF THE COMMUNITY, PROTECTING THE LOCAL MARINE ENVIRONMENT, AND THE SURROUNDING HISTORIC RESIDENTIAL NEIGHBORHOOD.

OBJECTIVE 5P.01. PORT OF FERNANDINA DEVELOPMENT (REQUIRED)

Within the City of Fernandina Beach, The Port must pursue phased planning and development, consistent with the goals of the City of Fernandina Beach Comprehensive Plan and the mandates of Florida Statutes.

Policy 5P.01.01. (REQUIRED)

The Port must prepare a Port Master Plan Map – a land use and inventory map of existing coastal uses including all existing infrastructure including fuel storage tanks, storm water management, zoning, wetland and other vegetative communities, undeveloped areas, areas subject to coastal flooding, public evacuation routes, historic preservation areas and conservation areas.

Policy 5P.01.02. (REQUIRED)

Within the City of Fernandina Beach, The Port will not expand port operations beyond industrially waterfront zoned or industrially zoned land (as depicted on the Future Land Use Map as amended from time to time). The Port will not expand any ancillary operations including parking lots into the historic district or any other residentially or mixed-use zoned land (as depicted on the Future Land Use Map as amended from time to time), with the exception of 501 North 3rd Street and the adjacent parking lot east of the property.

Policy 5P.01.03. (REQUIRED)

Prior to any new proposed development or redevelopment, within the City of Fernandina Beach, The Port will conduct an analysis of the environmental, socioeconomic, and fiscal impact on the City of Fernandina Beach. The analysis will delineate the required infrastructure to support this development or redevelopment and the plans and principles to be used to control development and redevelopment to eliminate or mitigate the adverse impacts on coastal wetlands; living marine resources; wildlife habitat; historical and archaeological sites; other fragile coastal resources and the adjacent historic district.

Prior to any future development or redevelopment to the Port, within the City of Fernandina Beach, all plans or proposals for development or redevelopment must be reviewed by the City of Fernandina Beach for meeting all applicable Comprehensive Plan policies, Land Development Code regulations, and/or City Ordinance requirements.

Policy 5P.01.04. (REQUIRED)

The Port must coordinate with the U.S. Army Corps of Engineers and the City of Fernandina Beach, regional, state, and federal regulatory agencies for maintenance dredging of the Amelia Island River, as needed to accommodate waterborne commerce operations.

Objective 5P.02. ECONOMIC DIVERSIFICATION (REQUIRED)

The Port may explore opportunities to develop synergies between its waterborne commerce operations and other economic resources in the area.

Policy 5p.02.01. (REQUIRED)

The Port may explore complementary upland developmental opportunities, but not within the boundaries of the Fernandina Beach Historic District.

Policy 5p.02.02. - (REQUIRED)

To take better advantage of its proximity to the Intracoastal Waterway, The Port may support initiatives to improve Intracoastal connections. The Port may cooperate with entities seeking to improve conditions along the Intracoastal Waterway.

Objective 5P.03. GOVERNMENTAL AND AGENCY COORDINATION (REQUIRED)

The City of Fernandina Beach and the Port must work together to ensure that port maintenance and development or redevelopment activities are compatible with and support the programs and policies contained in the City's Comprehensive Plan. The City of Fernandina Beach and the Port must coordinate its development efforts with local, state, and federal permitting agencies and other private entities to ensure that its development and operations are carried out in accordance with the public interest and regulatory requirements.

Policy 5p.03.01. (REQUIRED)

The Port must coordinate its planning and development efforts with the City of Fernandina Beach to ensure that the Port's planned projects and land uses comply with the City's Comprehensive Plan, including the Conservation and Coastal Management Element and Land Development Code.

Policy 5.03.02. (REQUIRED)

The Port must continue to coordinate with the Fernandina Beach Historic District Council to ensure preservation and restoration of significant historical sites that fall within the jurisdiction of the Port facility. Where Port property is adjacent to the Historic District, a 30-foot landscaped buffer must be maintained.

Policy 5.03.03. (REQUIRED)

The Port and the City must coordinate to ensure the provision of adequate infrastructure and utilities for Port operations.

Policy 5p.03.04. (REQUIRED)

The Port must obtain public input prior to implementing any Port development program.

Policy 5.03.05. (REQUIRED)

The Port must comply with the federal, state, and local requirements governing its in-water and upland development program.

Policy 5p.03.06. (REQUIRED)

The Port should support the economic development initiatives of the City of Fernandina Beach and Nassau County by pursuing activities that expand the local economy and create job opportunities.

Policy 5.03.07. (REQUIRED)

The Port must develop a strategic plan with a 10-year horizon which must at a minimum include the elements listed in FS 311.14 – Seaport Planning and which adequately addresses the applicable requirements of FS 163.3178. To the extent feasible, the port master plan must be consistent with the City Comprehensive Plan.

The Port must submit the Master Plan to the City for consistency review with City of Fernandina Beach Comprehensive Plan. Any inconsistencies that cannot be resolved with The Port must be noted in the Port Master Plan and will not be adopted in the Comprehensive Plan by reference.

Policy 5.03.08 (REQUIRED) NEW

The Port and the City of Fernandina Beach must work together to create a long term inter-local agreement between the two entities that will establish guiding principles and specific goals and objectives to ensure a positive, productive, and economically driven long term relationship. This inter-local agreement must include those items of critical interest and concern to both parties as well as the items identified in Objectives 5P4 – 5P7 of the current Comprehensive Port Sub-element. The inter-local agreement must be reviewed and updated every 5 years at a minimum. Either party may ask for the agreement to be opened for amendment.

Objective 5P.04. MULTI-MODAL TRANSPORTATION (NOT REQUIRED)

The City will work with the Port to facilitate improvements which will support the safe, efficient, sustainable, and economical, transportation of goods and services to and from the Port.

Policy 5p.04.01. (NOT REQUIRED)

The Port may cooperate with entities seeking to improve conditions along the Intracoastal Waterway.

Policy 5p.04.02. (NOT REQUIRED)

The Port may collaborate with local, regional, and state agencies to develop the intermodal connections needed for the efficient movement of goods to and from its facilities.

Policy 5p.04.03. (NOT REQUIRED)

The Port must schedule arriving truck traffic to eliminate the queuing of trucks outside the gates, and direct drivers to utilize designated truck routes.

Policy 5p.04.04. (NOT REQUIRED)

The Port must collaborate with Genesee & Wyoming and CSX, or their successors, to obtain the best possible service and interchanges. The Port may continue its use of the on-site rail line and must seek opportunities for more efficient use of the rail line.

Policy 5p.04.05. (NOT REQUIRED)

The Port must collaborate with railways, FDOT, and the City to improve the warning devices at the Dade and Front Street rail grade crossing to increase safety.

Policy 5p.04.06. (NOT REQUIRED)

The City of Fernandina Beach and the Port must collaborate with the North Florida Transportation Planning Organization, the Florida Department of Transportation, the local community, and other entities to gain funding for any needed improvements to roads over which Port truck traffic must travel.

Policy 5p.04.07. (NOT REQUIRED)

The City of Fernandina Beach airport management may collaborate with the Port to develop the intermodal connections needed for the efficient movement of goods to and from its facilities.

Objective 5P.05. NATURAL RESOURCE PRESERVATION AND PROTECTION (NOT REQUIRED)

The Port must conserve and protect natural resources including forests, wetlands, fish, marine life, and wildlife, and must cooperate with federal, state, regional, and local agencies in developing sound environmental policies for Port development and operations.

Policy 5p.05.01. (NOT REQUIRED)

The Port must limit specific and cumulative impacts on water quality to maintain the integrity of the Amelia River and maintain the applicable water quality standards. In doing so, the Port must maintain the drainage system on its property to meet National Pollution Discharge Elimination System (NPDES), Florida Department of Environmental Protection, and St. Johns River Water Management District water quality standards and must coordinate its efforts with federal, state, regional, county and city governmental agencies.

Policy 5P.05.02. (NOT REQUIRED)

The Port may not place or build structures including pier or pier extensions in wetlands, wetland transition areas, or conservation area and will not conduct activities which degrade any wetlands and/or wildlife habitat.

Policy 5p.05.03. (NOT REQUIRED)

The Port must continue to coordinate with state and federal agencies, the Cumberland Sound Pilots Association, and other interested organizations to protect Manatee and Right Whale communities surrounding the Amelia River Basin.

Policy 5P.05.04. (NOT REQUIRED)

The Port must use best management practices during construction, operation, and maintenance at the Port facility. All new development or redevelopment at the Port of Fernandina, within the City of Fernandina Beach, must comply with applicable Federal, State, and local regulations.

Policy 5P.05.05. (NOT REQUIRED)

The Port must coordinate and implement strategies with industry and the City of Fernandina Beach to meet the air quality standards established by the EPA and FDEP.

Policy 5P.05.06. (NOT REQUIRED)

The Port, the City of Fernandina Beach, and the electrical utility provider, should collaborate concerning the benefits and costs of installing and requiring ship to shore power at the Port of Fernandina.

Objective 5P.06. PROTECTION FROM NATURAL DISASTERS & MANMADE HAZARDS (NOT REQUIRED)

The Port must implement measures to reduce exposure which may harm human life and property from natural disasters and manmade hazards by implementing sound safety and security programs.

Policy 5P.06.01. (NOT REQUIRED)

The Port must prepare a Facility Security Plan to meet the requirements of Title 33 Code of Federal Regulations Part 105, and keep its plan up to date, ensuring that it is consistent with City, County, and Federal emergency plans.

Policy 5p.06.02. (NOT REQUIRED)

To provide a safe operating environment, The Port must implement required Federal, State and Local safety and health measures and ensure that operations are conducted in accordance with those measures. The Port must prepare and implement the Facility Security Plan mandated and approved under State and Federal guidelines.

Policy 5p.06.03. (NOT REQUIRED)

All new development or redevelopment at the Port, must comply with the Florida Building Code and the City's locally adopted floodplain ordinance.

Policy 5P.06.04. (NOT REQUIRED)

The Port must implement post-disaster redevelopment procedures to reduce or eliminate exposure to human life and property to natural disasters and manmade hazards. These procedures must include the structural modification or removal of facilities that have experienced repeated storm damage.

Policy 5P.06.05. (NOT REQUIRED)

The Port in cooperation with all federal authorities must prohibit the handling of unauthorized hazardous materials and must be prepared to contain hazardous material spills that could occur at the Port facility site.

Policy 5P.06.06. (NOT REQUIRED)

At the Port, all emergency contingency materials and equipment necessary to mitigate petroleum spills in the water must be stored onsite. This must be verified by the Fernandina Beach Fire Chief or his designee annually.

Policy 5P.06.07. (NOT REQUIRED)

A waterfront facility, which is a facility of particular hazard as defined in 33CFR 126.3, will not be allowed in Waterfront Industrial or I-W zoned areas.

Policy 5P.06.08. (NOT REQUIRED)

The Port must prepare an evacuation contingency and warning plan to evacuate the adjacent area in the event of a toxic spill, toxic gas release, Port fire, or other manmade disaster and keep its plan up to date, ensuring that is consistent with city and county emergency plans. This plan must be filed annually with the City.

Policy 5p.06.09. (NOT REQUIRED)

The Port of Fernandina will not accept, transfer, load or store coal, coal ash, or Liquefied Natural Gas (LNG).

Objective 5p.07. ST. MARY'S RIVER ENTRANCE CHANNEL AND AMELIA RIVER ACCESS

(Requested by the OHPA?)

The Port may pursue maintenance dredging activities from the St. Mary's River Entrance Channel to the Amelia River leading to the Port to provide the water depths needed to serve ships and barges that call at the Port. Maintenance dredging activities and the management of spoil material must be pursued in a manner consistent with the State Comprehensive Plan's goals and policies addressing stewardship of water resources, coastal and marine resources, and natural systems.

Policy 5P.07.01. (Not Required)

The Port may undertake maintenance dredging, as required to ensure safe navigational conditions for the ships and barges calling at its facilities.

Policy 5p.07.02. (Not Required)

Prior to any maintenance dredging The Port in agreement with the Corps of Engineers and other federal, state, or local agencies must identify an environmentally acceptable spoil site for the disposal of the dredged material the channel dredging projects generate.

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT: Report from Member Robas

<https://www.fbfl.us/785/20843/Beach-Accesses-Accessibility>

ITEM TYPE: Final Subdivision Plat

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Jacob Platt, Senior Planner 5/5/2021

Kelly N. Gibson, AICP, Planning Director

Tammi E. Bach, City Attorney

Submitted By: _____ Date: May 05, 2021

Jacob Platt, Senior Planner

Final Report of Construction and Maintenance Recommendations at City Beach Accesses

Prepared by the Beach Access Committee (BAC) of
Fernandina Beach

a Special Committee Formed by
City Manager Dale Martin

April 20, 2021

BAC Committee Members:

Bryn Byron, Emily Carmain, Mac Morriss, Robert Prager,
Mark Tomes, Tom Yankus, Charles George, COFB,
Lorelei Jacobs, COFB, Joe Pitcherale, COFB,
Victoria Robas, Chair

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Beach Access Committee Summary of Recommendations

In 2019, an engineering report indicated that several beach walkovers were structurally deficient and recommended immediate removal in the interest of public safety. Upon closer review of the twelve most deficient walkovers, six were removed in 2019 due to the extent of damage and required repair. Those six walkovers were those serving Beach Accesses 4N, 6N, 27, 35S, 38, and 40.

1. It is the recommendation of the Beach Access Committee that the walkovers at these Beach Accesses be re-built (check those so recommended).

4N	M	6N	S	27	L	35S	M	38	L	40	S
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2. What, if any, additional beach accesses should have new walkovers constructed (specifically identify by Beach Access number):

16	M	6	M
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3. Utilizing the recommendations above, what is the recommended sequence to construct the walkovers (please list from left to right on the first row before proceeding to a second row)?

6N	40	16	6	4N	35S	27	38
S	S	M	M	M	M	L	L

The design of proposed walkovers will be developed, with cost estimates of construction subsequently determined. Construction costs for walkovers will be incorporated into the City's Five-Year Capital Improvement Plan.

"S" connotes the BAC's recommendation that the walkover be constructed in the "short-term" which is defined as within 1-2 years.

"M" connotes the BAC's recommendation that the walkover be constructed in the "medium-term" which is defined as within 3-4 years.

"L" connotes the BAC's long-term recommendation that the walkover be re-evaluated after four years for possible re-construction based on future usage, demand, and resiliency considerations.

Beach Access Committee – Synopsis of Report

The Beach Access Committee (BAC) was asked to study the City’s beach accesses and develop recommendations to City of Fernandina Beach’s Board of Commissioners on the following:

1. Of the six walkovers removed in 2019, which ones are recommended to be re-built.
2. Identify any additional new walkovers that should be constructed.
3. Recommend the sequence to construct the walkovers.

The BAC developed 22 Guiding Principles or criteria to evaluate each beach access. Each Guiding Principle was rated on a scale of importance by the Committee members and assigned a weighted value. A second metric was developed using the number of residences within proximity to each access, as determined from “911” information, divided by the overall length of the access, measured from its starting point landward to the foredune.

From this analysis, and other processes, the BAC recommends replacing the six walkovers removed in 2019 and construction of two new walkovers that are currently walkthroughs. The Committee further recommends that no existing walkovers be removed at this time. The BAC recommends the following timeline and sequence for walkover construction:

Short-term	(1-2 years)	Construction of accesses 6N and 40
Medium-term	(3-4 years)	Construction of accesses 6, 16, 4N and 35S
Long-term	(after 4 years)	Construction of accesses 27 and 38

It is understood the sequencing of any walkovers will be based on budget availability and future conditions dictated by hurricanes and storms.



Project Development

This report, *Construction and Maintenance Recommendations at City Beach Accesses*, is the product of six months' work from November 2020 through April 2021 by a selected group of Fernandina Beach residents. Each member of the Beach Access Committee (BAC) volunteered for the assignment and was selected based on a long-standing interest in beach access. City Manager Dale L. Martin tasked the Beach Access Committee (BAC) making recommendations to City of Fernandina Beach management and Commission in three areas:

1. Of the six walkovers removed in 2019, which ones are recommended to be re-built.
2. Identify any additional new walkovers that should be constructed.
3. Recommend the sequence to construct the walkovers.

While the BAC's charge was straightforward, there were no criteria on which to base the needed analysis. Development of quantifiable criteria became an early BAC priority. Additionally, a second priority quickly was identified. As a special working committee established by the City Manager, the Beach Access Committee did not fall under Florida's Sunshine Laws. However, at their earliest meetings, both the City Manager and BAC committee members expressed a commitment to operate under Florida's "Sunshine Laws" as much as practical for a fast-moving working committee that met weekly. Given this priority, BAC meeting notices were posted months in advance, meeting minutes were published, the public was invited to speak without time constraint at the beginning of every meeting, and public comments received via e-mail were provided to all BAC committee members.

Moving forward, the BAC understood that their recommendations would need to acknowledge Nassau County's past and future explosive population growth. As documented in the 2020 Nassau County, Florida Growth Trends Report produced by the Nassau County Planning Department:

“While 2020 has been anything but typical, the fact remains that Nassau stands at the precipice of change. A change that will descend upon the community with or without blessing. According to the latest population estimates from the U.S. Census Bureau, Nassau grew by 3.25% last year (2018-2019). For perspective, out of 3,141 counties in the United States, Nassau ranked as the 40th fastest-growing county by percent growth for counties in the U.S. with a population over 10,000. This growth rate places Nassau in the top 1.5% of all counties in the Country.”

Fernandina Beach is blessed to already have an abundance of public accesses to its beaches. Our large volume of beach accesses clearly demonstrate that City Commissions of the late 20th century valued preserving public access to City beaches even as new commercial and residential development along the oceanfront surged. Beach Accesses were chosen to ensure that each platted residential development going back as far as the 1930s and 1940s had a minimum of one beach access each.

Today, Fernandina Beach's residents and visitors continue to value easy access to the beach. However, beach access is not just being able to drag umbrellas and coolers through the dunes for a day at the beach. One of the key functions of the dune system is to absorb the wave energy and storm surge to buy enough time during a storm's onslaught, time needed for the storm to pass before damage is done to houses, businesses and City infrastructure.

As the first line of defense during a storm, the resilience of a strong dune system is the taxpayer's return on investment. A recent Florida Senate analysis found that "Florida's 35 coastal counties



contain 76 percent of its population and 79 percent of its total economy as of 2012. One study found that 20.5 percent of properties in Florida were at substantial risk of flooding in 2020 and 24.3 percent will be at such risk by 2050." Providing beach walkovers that are accessible to the public and that protect the dune system should be the overriding priority in any beach access study and was integral to recommendations of this report.

Beach access is also about how present and future residents and visitors must continuously be brought into the commitment to sustainably access the beach by using established walkovers and well-marked walkthroughs. Residents must receive ongoing education that stresses that East Coast beach towns which do not have healthy dune systems will continue to see the huge financial cost and environmental

destruction of storm flooding. Homes and businesses adjacent to the beach will always depend on healthy dune systems for their continued viability. Therefore, educational signage and remediation efforts to prevent and repair pedestrian access which wears down the dunes must be an integral and constant part of Fernandina Beach's beach access construction and maintenance activities.

Creation of an Accurate Beach Access inventory

There is no simple answer to the question of why a beach walkover should be constructed at a particular access. Interestingly, it took considerable effort by the BAC to identify the proper

quantity and locations of the City’s beach walkovers and walkthroughs. Through site visits, review of GIS imagery, and the County Property Appraiser website, the BAC has created a reliable inventory of the City’s 57 accesses, of which:

- 33 have walkovers (elevated walkways that extend all the way across the dunes or part of the way);
- 20 are walkthroughs (sandy paths through the dunes);
- 2 are roads allowing vehicle and pedestrian access (Dolphin Street and Sadler Road); and
- 2 are undeveloped access points that could be developed in the future (15N Lowenstein and 9.5N.)

Additionally, the BAC verified that the Kimberly Beach Access should be retired from the Beach Access Inventory, as it legally stopped being a City right-of-way decades ago.

Guiding Principles – Development & Purpose Used in Beach Access Analysis

During the Beach Access Committee’s early meetings, it became clear that members of the BAC have a diverse and often technical body of knowledge about City beaches and beach accesses. The Beach Access Committee quickly agreed, however, that they were united in wanting to make recommendations that would emphasize how good design, construction and maintenance of beach walkovers and sustainable beach walkthroughs are integrally connected to the City’s overall environmental resiliency.

To answer the question of where, and when, to recommend future beach walkovers, the BAC decided to develop tools that could help quantify and compare various values, priorities, and physical characteristics of the City’s beach accesses and walkovers. One of the integral decisions made by the newly-formed Beach Access Committee was to develop a set of Guiding Principles to use as the BAC’s criteria when discussing and making decisions about beach accesses. By December 2020, BAC discussions resulted in the identification of 22 core Guiding Principles.

An online survey of the 22 Guiding Principles was created, with BAC members individually rating each Principle along a five-point scale ranging from “Not at All Important” to “Extremely Important.”

Creating a Weighting Response Score: The survey results were compiled and analyzed. For each Guiding Principle, the percentage for each of the ratings was reported. To establish the importance of each Guiding Principle, the rating from 1 to 5 was multiplied by the percentage expressed as a value from 1 to 10, 10% is 1, 20% is 2, etc. where 100% is 10. The rating multiplied by the percentage was then summed for each Guiding Principle. The results are presented in the table below. As an example, to determine the rating of the Guiding Principle in the first row (“Dune protection is a consideration”), 0% voted for Rating 1, 0% voted for Rating 2, 0% voted for Rating 3, 0% voted for Rating 4, and 100% voted for Rating 5. So, as a result, the Weighted

Response Score for “Dune protection is a consideration” is $0 \times 1 + 0 \times 2 + 0 \times 3 + 0 \times 4 + 10 \times 5 = 50$.

Using this methodology, the BAC was able to identify which of their Guiding Principles were collectively most important to the BAC’s efforts. Below, please see the BAC’s 22 Guiding Principles in order of their weighted importance.

GUIDING PRINCIPLES IN ORDER OF IMPORTANCE

Guiding Principle	Not at all Important	Slightly Important	Moderately Important	Very Important	Extremely Important	Weighted Response
Rating	1	2	3	4	5	Rating multiplied by %
Dune protection is a consideration.					10	50
Delineated walkthroughs are preferred to non-delineated.				4	6	46
Short walkovers, in particular, should extend to the waterside of the foredune to help limit the development of gaps in the dunes.				6	4	44
Use building materials approved by regulatory agencies that are durable and long-lasting where cost-effective.			1	5	4	43
Use environmentally-safe building materials.		1		5	4	42
Install ramps (not necessarily ADA-compliant) at all existing walkovers, where possible.			2	4	4	42
Walkthroughs should be angled over the beach foredune to deter storm surge			3	3	4	41
All walkovers should be marked with educational signage that discourages pedestrian traffic through dunes.		1	1	4	4	41
Walkovers should extend all the way to the waterside of the foredune.		1	2	3	4	40
Keep all current beach accesses.			4	3	3	39
Stabilize existing walkovers <u>with highest usage</u> as first step.		1	2	4	3	39
Stabilize <u>all</u> existing walkovers (where needed) before commencing with new walkover construction.	1		2	4	3	38
Walkthroughs created next to walkovers should be blocked with boulders to help restrict pedestrian traffic through dunes.		3	1	2	4	37

Increase access for people with disabilities, especially at accesses with ocean-side parking.			4	5	1	37
In certain circumstances, walkthroughs are preferable to walkovers.	1	2	1	3	3	35
If approved by FDEP, filling of gaps in frontal and foredunes with a front-end loader during flooding-related states of emergency (as the City has done for years) should be considered as an alternative to extending walkovers to the waterside of the foredune.	1	2	1	4	2	34
Non-continuous, i.e., segmented, walkovers are acceptable.	1	2	2	3	2	33
Walkovers should start close to street parking.	1	2	4	1	2	31
All beach accesses should have walkovers.	5		1	2	2	26
Low-use walkovers in poor condition should be eliminated to allow for improved maintenance of remaining walkovers.	4	2	3		1	22
Provide a new elevated platform at less-used access for people with disabilities.	1	3	2	1	1	22
More beach walkovers beyond the current 30 are needed.	4	3	2	1		20

The BAC's use of adopted Guiding Principles to score each access became the backbone of the study. After the Guiding Principles were unanimously agreed upon, they were used to evaluate each beach access over the course of many meetings.

The Guiding Principles proved to be quite robust and kept the BAC focused on those values the Committee identified as most important. Producing a weighted score helped prioritize the Guiding Principles, and the result reflected the BAC's consensus that dune protection through good walkover design is the key to protecting the dune system. Additionally, the results of the Guiding Principles survey helped shape the development of the Beach Access Evaluation Form and the scoring criteria used to rank each beach access.

Development and Use of Beach Access Evaluation Forms

After viewing maps, photos, diagrams, and statistics about the 57 beach accesses, the BAC members made in-person tours of all beach accesses to get first-hand knowledge of the unique conditions of each access. The Committee walked all the walkthroughs and walkovers, and learned which are most user-friendly, the conditions of each, the length and other characteristics. Notes from interviews with residents, Property Appraiser reporting, and other observations and pictures were noted to bring back to the meetings for discussion.



To keep all the vital information easily accessible, the BAC developed a Beach Access Evaluation Form. Completing an Evaluation Form for every access allowed the BAC to record details specific to each access and to perform consistent and objective evaluation of accesses. A copy of each Beach Access Evaluation Form is found in the Appendix of this report. During this analysis, BAC members provided additional analytical tools such as GIS imagery and height profiles of the City’s existing dune system which could help develop design and construction cost. Additionally, a study of wave action along the beach was produced which provided a recommended exit angle for walking paths through the dunes as a 40 to 42-degree angle to protect growing foredunes.

Additional characteristics captured on the Beach Access Evaluation Form included the access location, the location of ramps or steps, the availability of regular parking and ADA parking, the quality of dune growth, maintenance issues, access usage, neighborhood characteristics, and other indications of the importance and usage of each beach access. The Beach Access Evaluation Form also was populated with the BAC’s recommendations for each access to capture useful background data and reference material for possible use by City staff in the future.

City of Fernandina Beach Beach Access Evaluation Form (Template)

SECTION 1: Beach Access Data and Recommendations		
1	Date Form Completed:	
2	Beach Access Number and Location:	
3	Beach Access Type: Walkover or Walkthrough	
4	Previous Construction/Repair/Walkover Removal Data:	
5	# of Non-ADA/ADA Parking Spaces:	

6	Round, Metal Pipe Grab Rail Present:	
7	Ramp(s) Present, if so, Streetside, Beachside or both:	
8	Short-Term Recommendations: <i>Recommended for implementation between 1-2 years.</i>	
9	Medium-Term Recommendations: <i>Recommended for implementation between 3-4 years.</i>	
10	Long-Term Recommendations: <i>Recommended for implementation after 4 years (or possibly sooner) if warranted by future conditions.</i>	
11	Other beach access comments/observations including comments/observations provided by City Engineer and City P&R personnel.	

Using the Guiding Principles as Selection Factors and the Handling of Tiebreakers

The basic decision-making tool used to rank the importance of beach accesses is a general application of the Choosing by Advantages Methodology. Each of the Guiding Principles is an attribute or characteristic of an access. The results of the survey were used to calculate a weighted rating or value for each principle.

A matrix was developed of accesses versus Guiding Principle to numerically sequence the importance of each access in relationship to the Guiding Principles. The value of each Guiding Principle that applied to an access was summed to create a numerical score. The data in the Evaluation Form were the basis for determining the application of a Guiding Principle. The accesses were then sorted by their score from high to low, most important to least, based on totals of a Guiding Principles' value applied to an access (See Table below.)

As shown on the table below, several of the accesses had identical Guiding Principles scores. For example, beach access 30, 4N and 6N all had the Guiding Principles score of 575. In cases where there were multiple accesses with the same Guiding Principles score, a second metric was developed based on the number of "911" residences that would logically use a particular beach access and compared that number to the straight-line length of each beach access. This ratio reflects the number of households per foot of beach access length. This metric can be used as one of many tools to analyze current and future residential growth near a beach access and identify when the cost to construct a walkover can be justified.

It is difficult to quantify the number of addresses accessing the Sadler Roundabout and Simmons Road since these are major access roads from west to east. The number of addresses per access foot for these two accesses were increased to match their importance.

ORDER OF IMPORTANCE BASED ON GUIDING PRINCIPLES AND NUMBER OF RESIDENCES PER ACCESS LENGTH AS
TIE-BREAKER

Order of Importance by Guiding Principles then Addresses/Foot	Access Number	Right of Way Name	Guided Principles Weighted Score	911 Addresses per foot of length across dunes
1	16-N	Ferriera	702	
2	9	Jasmine	619	
3	16	Cleveland	610	
4	6	New York	599	
5	12-N	North Beach	597	0.02
6	1-N	Main Beach North	597	0.00
7	10-N	7th St.	580	
8		Main Beach Central	579	
9	30	Simmons	575	0.65
10	6N	3rd St.	575	0.63
11	4N	1st St.	575	0.27
12	2	Amelia	567	
13	18	Roosevelt	566	
14	22	C Street	557	
15	33	Oklawaha	555	
16	9N	6th St.	538	0.63
17	8N	5th St.	538	0.61
18	7N	4th St.	538	0.55
19	5-N	2nd St.	536	
20	8	Maryland	533	
21	40	Bill Melton	531	
22	25	Mizell	529	
23	29	S. Casino	514	0.11
24	31	Hutchins	514	0.08
25	39	Ozello	514	0.04
26	37	Alachua	514	0.04
27	35	Manatee	514	0.03
28		Main Beach South	507	
29	35S	Suwannee	498	0.04
30	38	Osceola	498	0.01
31	27	Allan	496	
32	34	Mantanzas	492	0.08

33	36	Kissimmee	492	0.02
34	28	N. Casino	490	
35	23	D Street	487	
36	13	Jefferson	480	0.11
37	10	Wisconsin	480	0.04
38	5	Alabama	468	1.09
39	24	Askins	468	0.62
40	11N	8th St.	468	0.12
41	20	Seaside Park	425	0.62
42	3N	Dolphin Vehicle Access	425	0.40
43		Main Beach Atlantic	420	
44	20A	Sadler Roundabout	383	0.78
45	21	John Robas	383	0.77
46	15	Madison	383	0.18
47	14		383	0.13
48	11	Colorado	383	0.12
49	19		383	0.10
50	10S	Kentucky	383	0.10
51	15N	Lowenstein	383	0.09
52	11.5N	Ocean Street	383	0.09
53	1	Nassau	383	0.07
54	17		383	0.06
55	14N	Cooper	383	0.04
56	21S	B Street	383	0.03
57	9.5N		383	0.00

Eight Recommendations for Walkovers with Photographs

This report reflects the outcomes of the BAC's six-month efforts from November 2020 through April 2021. While the recommendations may not have been perfect from any member's individual perspective, there was unanimous consensus on the final eight recommendations contained in this report. This could not have been achieved without the BAC's commitment and respect shown for the responsibility they were entrusted with. The BAC submits these recommendations with the sincere hope they are useful to the current and future Fernandina Beach City Commissions, management, and planners.

The BAC recommends eight beach accesses for replacement with walkovers in the short (1-2 years), medium (2-4 years), or long-term (walkovers which should be re-evaluated after four years for possible re-construction based on future usage, demand, and resiliency

considerations.) The following pages represent the BAC's recommended order of walkover construction.

Access #6N – 3rd Street and Ocean Avenue

View from Street



View from Beach



- This walkover was removed in 2019 and is currently a walkthrough.
- City has received notice of 50% grant funding for design & construction to occur in 2021.
- Dune system is short and struggling to grow. A stone revetment makes accessing the beach difficult.
- Walkover design must have ramps street & beachside. BAC recommends walkover construction within short-term (1-2 years). Guiding Principle score is 575 indicating this access met a high number of the Guiding Principle criteria.
- Install posts and ropes at beachside foredune at 40-degree angle.
- Continue to utilize sand fencing to grow foredunes.

Access #40 – Bill Melton Road and S. Fletcher Avenue

View from Street



View from Beach



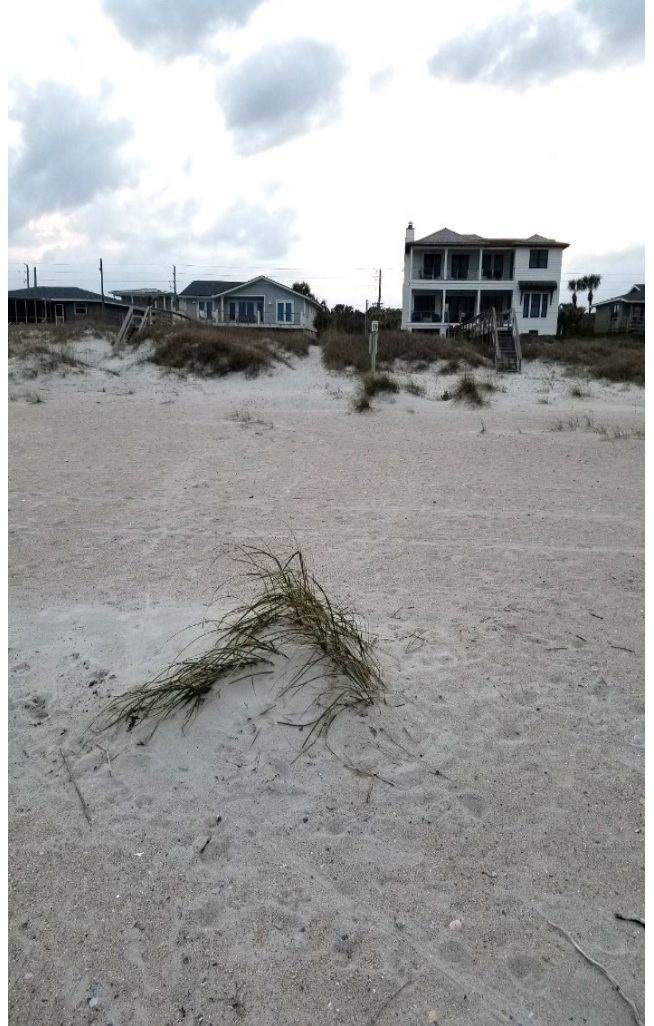
- This walkover was removed in 2019 and is currently a walkthrough.
- This is the first beach access north of Nassau County's Peter's Point.
- Heavily used when Peter's Point beach access is full.
- High neighborhood use and paved parking.
- BAC recommends incorporating a design feature of wider decks to accommodate high foot traffic during peak visitor season.
- Due to location and high use, BAC recommends reconstruction of this access as short-term (1-2 years). Guiding Principle score was 531 indicating this access met a high number of the Guiding Principle criteria justifying the need for a walkover.
- The design of this new walkover should utilize ramps on street and beachside, installing post and rope guidelines at 40-degree angle through foredune and using sand fencing to continue to grow the foredune.

Access # 16 – Cleveland and S. Fletcher Avenue

View from Street



View from Beach



- Access 16 is currently a walkthrough. Significant nearby neighborhood development over the last 10 years caused BAC to recommend this walkthrough be improved to a walkover.
- Ample parking across the street on Cleveland and First Avenue help create demand for a walkover at this location.
- A walkover will protect the existing and developing dune structure and due to its high use, BAC recommends a construction timeline of medium-term (3-4 years). Guiding Principle score was 610 indicating this access met a high number of the Guiding Principle criteria for justifying the need for a walkover. This access ranked #3 of all the beach accesses surveyed in order of importance by Guiding Principles.
- Ramps on street and beach side are recommended with post and rope guidelines at 40 degrees through the foredune. Sand fencing will further support the developing foredune.

Access # 6 – New York Street and S. Fletcher Avenue

View from Street



View from Beach



- Access 6 is currently a walkthrough. Due to residential development in the last 10 – 15 years, there is high neighborhood and visitor foot traffic making this an access the BAC recommends for a walkover.
- Local efforts to improve the poor dune system are evident which further supports the need for a walkover. Access 6 had a Guiding Principle score of 599 indicating this access met a high number of the Guiding Principle criteria for justifying the need for a walkover. This access also ranked #4 of all the beach accesses surveyed in order of importance by Guiding Principles.
- To support dune growth and heavy foot traffic, BAC recommends a timeline for construction of a new walkover as medium-term (3-4 years). In addition to the walkover with ramps on both streetside and beachside, post and rope guides set at a 40-degree angle through the foredune is recommended. Sand fencing further supports the development of the foredune.

Access # 4N – 1st Street and Ocean Avenue

View from Street



View from Beach



- Access 4N was removed in 2019 and is currently a highly used walkthrough by residents and visitors alike. Significant existing and new residential homes use 4N as well as visitors parking at Main Beach and Dolphin Street.
- The existing dune system at this access is very short and in poor condition. Replacing this walkover will further protect and support the emerging foredunes. Access 4N had a Guiding Principle score of 575 indicating this access met a high number of the Guiding Principle criteria for justifying the need for a walkover. This access also ranked #11 of all the beach accesses surveyed in order of importance by Guiding Principles.
- Due to its location and use, BAC recommends the timeline for construction of a walkover as medium-term (3-4 years).
- In addition to the walkover, BAC recommends ramps on street and beachside and installing post and rope guidelines at a 40-degree angle through the emerging foredunes. Sand fencing will continue to support efforts to grow these dunes.

Access # 35 S – Suwannee and S. Fletcher

View from Street



View from Beach



- This walkover was removed in 2019 and is currently a walkthrough.
- There is not an ADA Accessible walkover in the southern beach access inventory. Based on its usage, available paved parking, and location, BAC recommends 35S be rebuilt as ADA accessible and that a significant percentage of the 9 available parking spaces be ADA parking.
- Access 35 S had a Guiding Principle score of 498 indicating this access met a high number of the Guiding Principle criteria for justifying the need for a walkover. This access also ranked #29 of all the beach accesses surveyed in order of importance by Guiding Principles. The recommended timeline for construction would be medium-term (3-4 years).
- BAC recommends that a beach viewing platform be incorporated into this walkover design. The City's most heavily-used beach accesses have some degree of disabled-access capability. However, Access #35S is not one of the City's heaviest-use beach accesses. A viewing platform here will offer a quieter beach experience option to mobility-impaired people that many people, physically-challenged or not, prefer.
- There is a healthy dune system at this access and has diverse elevations. BAC recommends ramps at both street and beachside with post and rope guidelines angled at a 40-degree angle at beachside. Sand fencing will continue to support foredune development.

Access # 27 – Allan Street and S. Fletcher Avenue

View from Street



View from Beach



- This walkover was removed in 2019 and is currently a walkthrough.
- As a beach access with paved parking, Access 27 is well used when other accesses to the south are full.
- Dunes are healthy and growing with diverse elevations. Some remnants of the former walkover are present, and BAC recommends replacement of the walkover due to its location and use. Access 27 had a Guiding Principle score of 496 indicating this access met a high number of the Guiding Principle criteria for justifying the need for a walkover. This access also ranked #31 of all the beach accesses surveyed in order of importance by Guiding Principles. BAC recommends the timeline for construction as long-term (after 4 years - possibly sooner - if warranted by future conditions and funding availability).
- Design must include ramps at streetside and beachside with post and rope guidelines angled at 40-degrees at the foredune. Sand fencing will further support the growing dunes.

Access # 38 – Osceola and S. Fletcher Avenue

View from Street



View from Beach



- This walkover was removed in 2019 and remnants of the walkover remain. As the access just north of Beach Access 40 and Peter's Point, this access is heavily used by the surrounding residents and visitors. Paved parking is available.
- Dunes are healthy and growing with very diverse elevations, making access to the beach challenging.
- One of the primary reasons to rebuild this walkover is the example of severe erosion by beach goers taking carts through the foredune and creating holes at least 5-10 feet high.
- Access 38 had a Guiding Principle score of 498 indicating this access met a high number of the Guiding Principle criteria for justifying the need for a walkover. This access also ranked #30 of all the beach accesses surveyed in order of importance by Guiding Principles. It is located next to Beach Access 37 which was rebuilt in 2021. BAC recommends the timeline for construction as long-term (after 4 years – possibly sooner - if warranted by future conditions).
- This walkover should have ramps on both street and beachside with post and rope guidelines at 40-degree angle directing foot traffic around the developing foredunes. Sand fencing will continue to support foredune development.

Other Recommendations

Future Beach Access Evaluations

Current conditions of the City's beach walkovers and walkthroughs are documented in the Beach Access Evaluation Forms (See Appendix.) A future hurricane or storm could change the recommendations that the BAC has made as of the date of this report. However, the importance of studying these accesses and making a recommendation to the City for replacement of walkovers and adding new walkovers is critical to the ongoing work by the City, State, and Federal governments for the development and growth of local beaches and dune systems.

An additional factor which will require specific beach access management and analysis is that the Department of Environmental Protection (DEP) has recently begun statewide efforts involving sea level rise projections and mapping of coastal hazards. In 2020, the Legislature required that public entities commissioning or managing certain construction projects within the coastal building zone, using funds appropriated from the state, must conduct a sea level impact projection (SLIP) study prior to commencing construction. More simply stated, only coastal resiliency projects which meet high SLIP scores will be eligible for state and federal-passthrough funding in Florida.

Periodically, a new Beach Access Committee should be called to review and update the recommendations made in 2021. The principles and analysis used to develop these recommendations can be used effectively by City Engineering and Parks & Recreation staff to budget maintenance and capital projects. The project information compiled for each beach access should also be valuable to seek grant funding for future walkovers and improvements.

North Beach Accesses

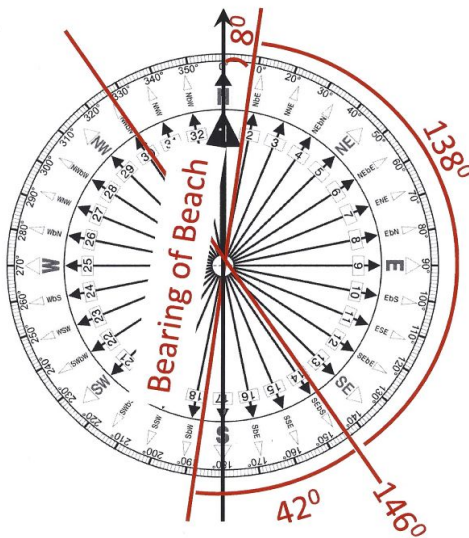
The BAC recognizes that the North Beach accesses, located from 16N through 4N, comprise unique and complex man-made and natural structures which require a holistic view to make realistic and substantive recommendations for improvement.

In 1964, Hurricane Dora devastated the area between Main Beach north to Fort Clinch. The Federal Government installed a rock rubble revetment to protect businesses and homes in this area. This rock revetment runs from North Beach Park to just north of Sadler Road and has required walkover design at the North Beach Accesses that is adaptive to the revetment. After years of U.S. Army Corps of Engineer (COE) projects supporting Fernandina's beach and dune renourishment projects, not only has the rock retaining revetment filled in with sand but a substantial and growing foredune system has developed beach-side of the revetment providing an additional barrier against storm flooding to nearby homes.

Unfortunately, the existing rock revetment is often 10 feet high from the street and the previously constructed walkovers have very steep steps. As beachgoers often bring carts, umbrellas, and coolers for a day at the beach, carrying them up and down very steep steps has caused many

From the street through the dune system, walking trails need to be marked with post and rope guidelines that directs foot traffic to the beach and protects the entire dune system from pedestrian-caused destruction. Walking trails through the foredunes should be angled approximately 40 – 42 degrees to the south and marked with posts and ropes to prevent new paths being created by pedestrians.

ANGLE OF TERMINAL ACCESS MEASURED FROM THE BEACH



The average bearing of beach is approximately 8°.

The bearing of terminal access should be 146° based on the wave rose.

The angle of the terminal access measures from the north is $146^{\circ} - 8^{\circ} = 138^{\circ}$ or measured from the south is $180^{\circ} - 138^{\circ} = 42^{\circ}$.

This analysis does not consider wave refraction in setting the angle. Actual angle may be less than 42°.

The BAC believes re-designing these improvements into the North Beach walkovers could allow for an enlarged and similar scope which could be packaged as one capital improvement project, allowing better competitive pricing. The City should then create a capital budget with a ten (10) year timeline to implement these recommendations.

What Successful Dune-Protection Looks Like: In 2011, the base of this sign at Beach Access 11N on 8th Ave and Ocean Ave was over four feet off the ground.



ADA-Accessible Walkover at Beach Access 35S

The BAC strongly feels the need for an ADA-accessible walkover be available in the south beach access inventory. The BAC recommends that Beach Access 35S be constructed as ADA-accessible. The BAC observed how busy and often congested beach accesses identified as ADA can be during peak season use. Configuring 35S as an ADA-accessible access will provide mobility-restricted people with a quieter beach access experience than found at the larger beach accesses.

Ongoing Beach Walkover Improvements and Maintenance

BAC recommends the formation of a Parks & Recreation work crew to perform beach access improvements and maintenance during winter or off-season.

Funding of Beach Access Walkovers

The Parks & Recreation Advisory Committee should work to develop a program to fund on-going Beach Access improvements through public/private partnerships and other funding opportunities that may become available.

Updating Beach Access Signage

There are three developed beach accesses which do not have any signage and BAC recommends signage installation at Beach Accesses 14N Cooper, 11.5N and 21.

Updating City List of Beach Accesses

The BAC recommends the Parks and Recreation Department update the City's official list of beach accesses to include two previously-unidentified beach accesses, 15N and 9.5N. Accesses that have not been previously identified as City Beach Accesses should receive the official City of Fernandina Beach Access sign and Beach Access numbers and be updated in the GIS mapping system.

The BAC studied and conclusively agreed that a beach access previously identified as 17N Kimberly was, in fact, no longer a COFB Right of Way. BAC has requested that 17N be removed from the official listing of City accesses. Documentation certifying that Kimberly is no longer a City right-of-way appears in the Appendix.

Appendix

Materials Referenced for analysis by BAC.

- A. City 57 Beach Access Evaluation Forms
- B. Ocean Ave Dune – Before and After
- C. 2019 Gillette City Beach Walkovers Evaluation
- D. BAC Presentation to City Commission on April 20, 2021
- E. City Engineer Select Walkover Engineering Evaluation Sheets
- F. Walkover Extensions Recommended by City Engineer
- G. City Engineer Preliminary Walkway Replacement Opinion of Probable Cost Per Typical 7 Ft Section
- H. Conceptual Plan Profile for Access 6N
- I. City Geographic Information Systems (GIS) Beach Access Lengths
- J. Beach Access Overhead Population Density Images
- K. Photos Beach Access 16N-Dolphin (1 of 4)
- L. Photos Beach Access Main – Seaside (2 of 4)
- M. Photos Beach Access 21-30 (3 of 4)
- N. Photos Beach Access 31-40 (4 of 4)
- O. Letter from City Engineer on Kimberly Access
- P. Methodology for Determining Sequence of Construction by Guiding Principles
- Q. Wave Action Angle for Post and Rope Guidelines
- R. Beach Access Dune Elevation Analysis
- S. Beach Access Terminology and Definitions
- T. BAC Meeting Minutes
- U. FDEP Walkover Guidelines
- V. FDEP Building Back the Sand Dunes
- W. FDEP Sand Fencing Guidelines
- X. US Army Corps of Engineers Dune Recommendations Report

The documents listed above and this report can be accessed in the City of Fernandina Beach's G:\misc\Shared Documents\Beach Access Committee folder. Alternatively, to receive electronic copies of any of these documents, please contact COFB Grants Administrator Lorelei Jacobs by e-mail at ljacobs@fbfl.org or by telephone at (904) 310-3104.

Beach Access Committee

Final Report of Construction and Maintenance
Recommendations at City Beach Accesses

April 20, 2021

Stated Goals of Beach Access Committee

- In November 2020, City Manager Dale Martin formed the Beach Access Committee to make the following recommendations:
 1. Recommend which of the six walkovers removed in 2019 should be rebuilt.
 2. Identify any additional new walkovers that should be constructed.
 3. Establish the order in which the recommended walkovers should be constructed.

Develop Consensus on Criteria to Evaluate Beach Accesses

- Each Beach Access Committee (BAC) member had diverse and often technical knowledge about City beaches and beach accesses.
- BAC members were united in wanting to make recommendations that emphasize how good design, construction and maintenance of beach walkovers and sustainable beach walkthroughs are integral to the City's overall environmental resiliency.
- The BAC developed evaluation tools that would quantify and allow comparison of various values, priorities and physical characteristics of the City's beach accesses.

Finalize Methods and Tools to Evaluate Beach Accesses

- A list of criteria to evaluate beach accesses was developed. The BAC ultimately agreed on 22 criteria they named Guiding Principles.
- The BAC developed a Beach Access Evaluation Form to record each members' observations and comments when personally inspecting each access.
- Observations included the current condition of a walkover or walkthrough, the ease or difficulty to use, location of ramps or steps, the length of the access, number of regular and ADA parking spaces, density of neighborhoods that would use a particular access, quality of dune growth and any other indications of the importance and usage for each access.

Develop Additional Analytical Metrics to Evaluate Beach Accesses

- Each Guiding Principle was summed to produce a numeric score. This became the Guiding Principle Score for each access. The higher the score, the more a particular beach access had of the Guiding Principles.
- Further, if any accesses had identical Guiding Principle scores, a metric was developed by dividing the number of 911 residents by the linear distance across the foredune resulting in a value of addresses per linear beach access foot.

Highlights of the *Final Report of Construction and Maintenance Recommendations at City Beach Accesses*

- No existing walkovers should be removed at this time.
- Eight walkovers were recommended for short, medium and long-term construction.
- Two accesses were previously unknown to be City property and should be added to City's beach access inventory and marked with City signs.
- The south end is recommended to receive an ADA accessible walkover.
- Over time, the City should transition to walkovers with ramps to deter pedestrian cut-throughs.
- Installation of post & rope guidelines and sand fencing is critical to support foredune growth and protect homes and City infrastructure.

BEACH ACCESS COMMITTEE SUMMARY (BAC)

In 2019, an engineering report indicated that several beach walkovers were structurally deficient and recommended immediate removal in the interest of public safety. Upon closer review of the twelve most deficient walkovers, six were removed in 2019 due to the extent of damage and required repair. Those six walkovers were those serving Beach Accesses 4N, 6N, 27, 35S, 38, and 40.

1. It is the recommendation of the BAC that the walkovers at these Beach Accesses be re-built (check those so recommended).

4N	M	6N	S	27	L	35S	M	38	L	40	S
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2. What, if any, additional beach accesses should have new walkovers constructed (specifically identify by Beach Access number):

16	M	6	M
----	---	---	---

Utilizing the recommendations above, what is the recommended sequence to construct the walkovers (please list from left to right on the first row before proceeding to a second row)?

6N	40	16	6	4N	35S	27	38
S	S	M	M	M	M	L	L

The design of proposed walkovers will be developed, with cost estimates of construction subsequently determined. Construction costs for walkovers will be incorporated into the City's Five-Year Capital Improvement Plan.

“**S**” connotes the recommendation that the walkover be constructed in the “short-term,” i.e. within 1-2 years.

“**M**” connotes the recommendation that the walkover be constructed in the “medium-term,” i.e. within 3-4 years.

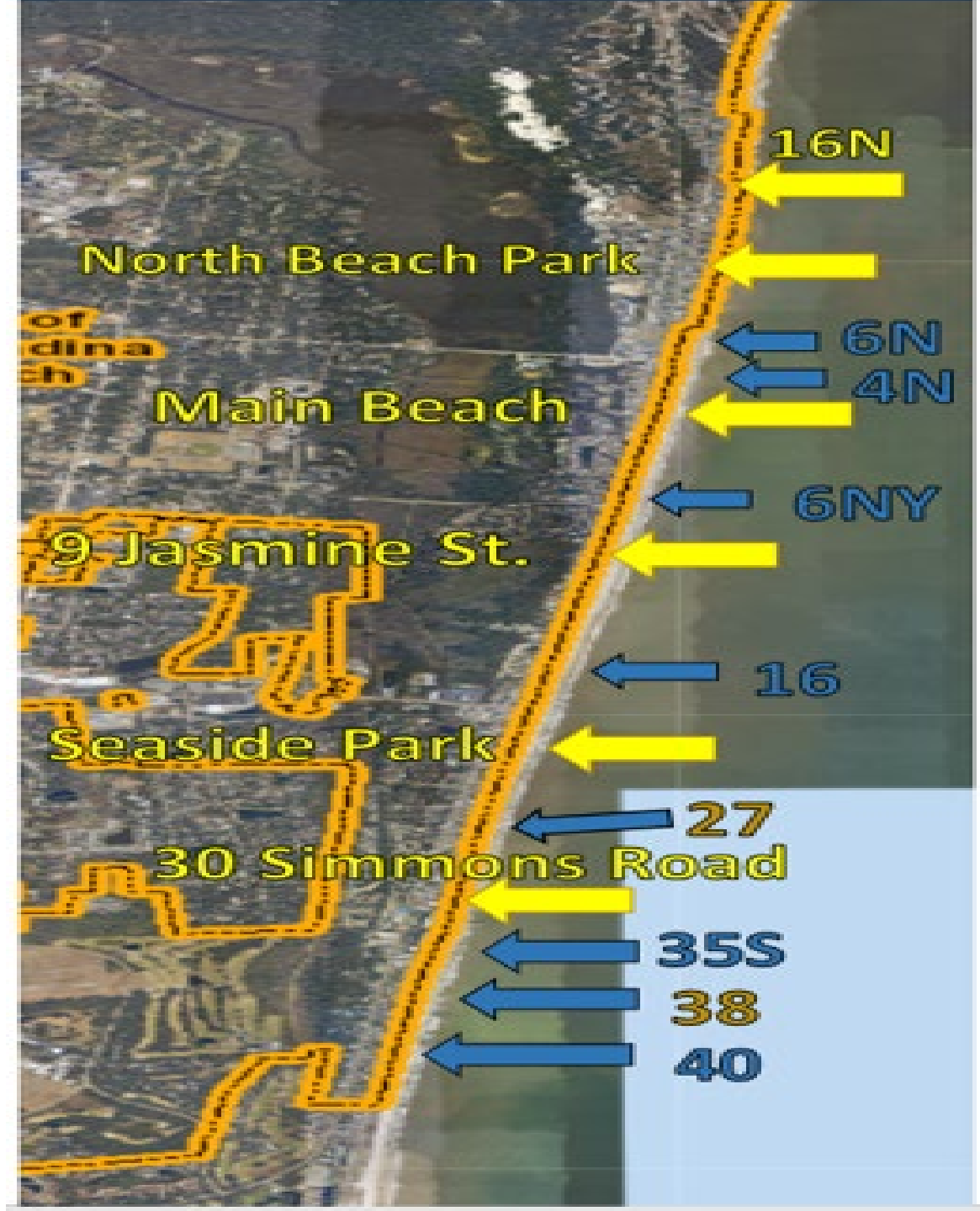
“**L**” connotes the long-term recommendation that the walkover be re-evaluated after four years for possible re-construction based on future usage, demand, and resiliency considerations.

Full expanse of the City's Beach Accesses, from the northern-most Beach Access 16N to the southern-most Beach Access 40. Additionally, heavily-used accesses are shown with yellow arrows.

The Blue arrows show the location of the eight beach access recommended for possible replacement with beach walkovers.

Beach accesses that appear with blue font 6N, 4N, 6NY, 16, 35S and 40 are recommended for replacement with beach walkovers in the one-to-four year timeframe.

Beach Accesses 27 and 38 with brown font, are the two beach accesses recommended for re-consideration for possible beach walkovers after 4 years.



PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT: WGI - Vision 2045, Comprehensive Plan and Land Development Code Amendments.

ITEM TYPE: LDC Text Amendment

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Jacob Platt, Senior Planner 5/5/2021

Kelly N. Gibson, AICP, Planning Director

Tammi E. Bach, City Attorney

Submitted By: _____ Date: May 05, 2021

Jacob Platt, Senior Planner

BACKGROUND

This project is intended to establish the City's 2045 Vision document, provide a full and exhaustive revision to the City's Land Development Code ("LDC") and develop specific revisions to the City's Comprehensive Plan (to include an up-to-date, user-friendly and streamlined document, complete set of goals, objectives, and policies, consistent with the approved Vision 2045 document).

The Planning and Conservation Department, working with the City Manager and City Attorney, have identified inconsistencies and sections where revisions, or more clarity is needed; as well as reorganization to improve the interpretation of these documents.

DRAFT SCOPE OF WORK: VISION 2045 | COMPREHENSIVE PLAN | LDC REVISION

This project consists of two phases with multiple tasks:

- **PHASE 1:** Vision 2045
- **PHASE 2:** LDR and Comprehensive Plan
 - Comprehensive Plan Edits (topic specific),
 - Land Development Code Revisions.

PHASE 1: VISION 2045 PLAN [\$98,270]

TASK 1: KICK-OFF & EXISTING CONDITIONS ANALYSIS (1 month) [\$24,480]

Task 1 will include the compilation and initial review of all relevant information, including previous studies. This Task will include a core team visit to Fernandina Beach to meet with key stakeholders and conduct an on-site analysis. During this Task, public engagement and outreach occurs that will build interest in the plan.

1.1 Project Kick-off Meeting

At the start of the project, the team will schedule a meeting with the City of Fernandina Beach to review visioning approach and base information needs, identify key stakeholders, strategize on the public design workshop, and develop a detailed schedule for the creation of the 2045 Fernandina Beach Vision. This meeting will be held virtually.

1.2 Public Outreach and Participation Program

Working with the City, WGI will create a Public Outreach and Participation Program to provide the framework for the integration of the public into the planning effort. Our team will work with the City to create a list of key individuals, local leaders, community organizations, and stakeholders to include throughout the planning process, and to determine a strategy for distribution of public awareness materials. The Public Outreach and Participation Program will include best practices, with methods and approaches applicable to all the City's public processes.

The City will be responsible for providing a list of stakeholder contacts and sending officials emails and invitations, including but not limited to local leaders, advocacy groups, HOA's,

nonprofits, local historians, developers, and business owners. The team will employ various techniques for information gathering. Focus groups, individual interviews, and meetings with community groups are methods that have proven valuable on similar projects and may be utilized. These outreach methods can be tailored to meet the evolving needs of the City and community, and can be planned virtually, at the City's discretion. The Public Design Workshops will be the centerpiece of the public outreach and participation strategy.

1.3 City of Fernandina Beach Communication Materials

WGI will create a logo and brand for the public process, as well as supply information and materials about the project to be posted by the City on the City website. The communication material will outline the public process, announce all relevant milestones and public meetings, provide project updates, and will include relevant background information and all project deliverables (PowerPoint presentations, draft plans, graphics, photos, memos, and reports).

1.4 Initial Review of Previous Plans & Existing Conditions

With assistance from the City, the WGI team will collect and analyze data from several resources to take an in-depth look at the City. WGI will lead the preliminary analysis and data gathering process. Socio-economic data to be examined includes population statistics, household income, educational attainment, homeownership rates, and employment patterns. Geographic Information Systems (GIS) will be used as a tool to perform this analysis. WGI will request a list of information to be provided by the City of Fernandina Beach, including, but not limited to:

- GIS shapefiles for edge of pavement, building footprints, parcels, streets, stormwater, parks, trails, sidewalks, public parking, public parcels, flood zones, existing zoning, future land use, etc.;
- Previous plans and studies (including relevant plans of neighboring cities); and
- Any relevant Nassau County plans and studies.

TASK 2: PUBLIC ENGAGEMENT & VISIONING (1 month) [\$23,330]

Due to the uncertain timeframes for COVID recovery and ability to congregate, this scope is somewhat fluid as it pertains to venues. We will follow CDC and state of Florida guidelines, and prepare plans that will work under several scenarios:

- An all-clear for in-person meetings with little to no restrictions
- A hybrid format of outdoor (distanced) and virtual engagement
- A 100% virtual format

The Vision Plan is centered around a public outreach event That WGI will lead to quickly engage the community. This intense, comprehensive method of public involvement will allow stakeholders to come together and form consensus over future growth and development in Fernandina Beach. The outreach event allows the team and public the opportunity to interact with differing perspectives

and allows issues to be quickly identified and resolved. These outreach methods can be tailored to meet the evolving needs of the City and community and can be planned both in person and/or virtually, at the City's discretion.

2.1 Outreach Prep & Logistics

The team will work to coordinate meeting logistics with the help of City Staff, and will prepare materials for the event, including sign-in sheets, PowerPoint presentations, exit surveys, and various other exhibits and interactive exercises.

2.1.2 Digital Activities

The city will host all virtual sessions on a platform of the city's choice. The team will advise on presentation design and use of online tools for session interactivity. If available, the team will work with Information Technology to record the presentation.

2.2 Kick-Off Presentation

WGI will conduct a kick-off presentation in Fernandina Beach. The team will work closely with the City to refine the goals and objectives of the Fernandina Beach Vision Plan. The team will also conduct a series of interviews with key stakeholders including elected officials, City personnel, civic leaders, developers, property owners, and neighborhood groups. WGI will help to produce promotional materials for the City to advertise the event ahead of time. This meeting will be held virtually.

2.3 Neighborhood Design Workshop (2 day)

The workshop will consist of an in-person trip, centered around gathering input and connecting with residents in Fernandina Beach. This travelling input session is proposed at the beginning of the project to engage members of the community, where they live and in places they congregate. One important aspect of enhanced visioning is topics related to trends, potential impacts, and possible trade-offs. With this framework, residents of Fernandina Beach will articulate not only "What do we want?" but also "What do we need?"

Each day local representatives, "tour guides" who are not City staff (ideally), take the team on a tour (in vehicles and on foot), to see the community through their eyes, and to hear their perspective on visioning topics. During the walking tours, the team will examine the existing urban form of Fernandina Beach's neighborhoods, analyzing the network of streets, blocks, and lots, building types, and building form. The analysis will include an examination of the existing land use, density, and urban design elements through the lenses of visioning themes.

As part of Task 2.2, a design workshop with a variety of interactive exercises is set up to engage the local community. The travelling workshop should involve local leaders (pastors, business owners, neighborhood association representatives, for example) and take place in a local park. The workshop can be co-located with an already planned government function/activity to increase turnout. Participants become "ambassadors" to the Vision Plan, they help get the word out about the charrette, they have the knowledge to participate

intelligently in the charrette, and they insure inclusive and meaningful participation from people who are new to local governance. The team will work with the community to identify their vision for Fernandina Beach at large, balancing long-term community values, impactful trends, and short-term physical goals such as locations for resilience projects, transportation networks, building types, community parks, and streetscapes. The goal of the session is to forge a community consensus and develop a long and short-range vision for the future of Fernandina Beach that will serve as the framework of the Fernandina Beach Comprehensive Plan.

2.4 Technical and Stakeholder Meetings

The WGI Team will work with the City to review the feasibility of the plan. The team will lead meetings with government agencies and local experts to gain technical feedback on important issues identified in previous presentations, interviews, and public input sessions. Additional meetings will be held with key stakeholders such as civic leaders, property owners, developers, and neighborhood groups.

2.6 Developing the Preliminary Vision for Fernandina Beach

The Vision component of the Fernandina Beach Comprehensive Plan serves as the foundation for the rest of the document. Our team will work with The City of Fernandina Beach, the County, and the broader community to establish a concise vision for the City.

2.7 Work-in-Progress Presentation

At the conclusion of the Public Design Workshop, the planning team will present the work generated to date at an evening "Work-in-Progress" Presentation. At this presentation, the team will present the ideas gathered from the community and demonstrate how these ideas help to shape a Preliminary Vision Plan for the City. The Work-in-Progress Presentation is an opportunity to solicit feedback on the work that has been produced. This presentation will be held virtually.

TASK 3: COMMUNITY ENGAGEMENT SUMMARY & EXISTING CONDITIONS MEMO (1 month) [\$8,280]

As part of Task 3, the team will prepare summaries and memorandums that outline the findings of the extensive document and plan review, as well provide a succinct summary of the community engagement results.

3.1 Community Engagement Summary

WGI will be responsible gathering input from the Task 1 and Task 2 and will prepare a community engagement summary report. This summary will help define the overall community vision for the future of Fernandina Beach and identify the key issues to be addressed in the draft Vision Plan and later in the Comprehensive Plan and LDC update.

3.2 Assessment of Previous Plans & Existing Conditions Memo

Following the public outreach efforts, the team will revise and enhance the initial review of previous plans and the initial existing conditions analysis and will prepare a summary memo for the City. The memo will catalogue the changes that have taken place in the City of Fernandina Beach since the previous Comprehensive Plan and LDC, and key trends to incorporate. The memo will describe existing land use patterns and growth management tools, and provide direction as to how these might be updated to reflect the city's desire to encourage sustainability and adaptation to sea level rise as it related to multiple community elements: land uses, transportation, infrastructure, housing, including affordable housing and infill development, conservation, recreation and open space, economic development, historic preservation, capital improvement, and intergovernmental coordination.

3.3 Vision Plan Annotated Outline

WGI will produce a detailed annotated outline of the Vision Plan document. This outline will include a selection of big ideas, as well as a list of illustrations, maps, and figures to be included. WGI will also include a description of key concepts and approaches to be highlighted throughout the document which serve to address the community's top priorities and key issues identified in the existing conditions analysis. These key concepts and strategies will later be detailed out as goals, objectives, and policies during Phase 2: Comprehensive Plan and Land Development Code Update.

TASK 4: DEVELOPMENT OF THE VISION PLAN (1 months) [\$29,390]

The team will build upon the work of the charrette to produce a compelling and highly visual document that presents the community's ideal future vision for Fernandina Beach.

4.1 Illustrative Plans and Renderings

(up to 4 "before and after" visualizations)

The team create Illustrative Plans and Renderings to be utilized throughout the Fernandina Beach 2045 Vision document. These graphics will clearly demonstrate and guide the development, redevelopment, resilience, and conservation principles established for Fernandina Beach.

4.2 Draft Vision Plan

WGI will take the big ideas that were established during the public process and further develop them to form a detailed vision of the future Fernandina Beach. Based on previous vision plans, the topics that will be most highlighted in the document are community character (i.e., land use and urban form), mobility and street design, historic preservation, and resilience/sustainability. The Illustrative Plan and Renderings will be integrated into the Comprehensive Plan and will help to make the Fernandina Beach Comprehensive Plan an easy-to-understand document. Making the Plan more accessible will increase its usability and help achieve the Vision established by the community.

4.3 Presentation of Draft Vision Plan

WGI will present the Draft Vision Plan to the community. This meeting will be held virtually.

This presentation will include an overview of community input to date as well as a detailed review of the Vision Plan document. This event will launch the public comments period for the Draft Plan.

TASK 5: FINAL VISION PLAN & PRESENTATION (1 month -) [\$12,790]

In Task 5 of the project, the team will work with the City of Fernandina Beach and the County to review, revise, and present the work products for the Fernandina Beach Vision Plan.

5.1 Draft Vision Plan Review

The City of Fernandina Beach, the public, and other stakeholder groups will have adequate time to review and submit comments. The City will provide a form-submission on the project website for people to submit their comments on the Draft Vision Plan. At the end of the comment period, the City of Fernandina Beach will provide the team with a set of consolidated and deconflicted comments from City Staff, leaders, and stakeholders, and will participate in a Virtual meeting to review these comments.

5.2 Revisions & Final Vision Plan Submittal

The team will make revisions based on the consolidated comments. The team will then submit a final version of the Fernandina Beach Vision Plan to the City of Fernandina Beach for final review and adoption.

5.3 PAB Presentation

The City will prepare and present the project to the City of Fernandina Beach's Planning Advisory Board.

5.4 City Commission Presentation

WGI will return to Fernandina Beach for a 1-day trip to present the final Fernandina Beach Vision Plan at public hearing. This presentation will include a summary of what has changed since the draft, as well as an explanation of how this Vision Plan will inform Phases 2 and 3 of the projects. Anticipated hearing date is October, 5, 2021.

LIST OF FINAL WORK PRODUCTS (AS DESCRIBED IN PHASE 1)

Task 1 Deliverables

1. Project Kick-off Meeting
2. Public Outreach and Participation Plan
3. City of Fernandina Beach Communication Materials
4. Kick-Off Presentation

Task 2 Deliverables

1. Workshop Materials

2. Public Design Workshop
 - a. On-site Design Workshop
 - b. Technical and Stakeholder Meetings

Task 3 Deliverables

1. Scanned Workshop Input/Results and PowerPoints (as presented)
2. Community Engagement Summary Report
3. Review of Previous Plans & Existing Conditions Memo
4. Vision Plan Annotated Outline

Task 4 Deliverables

1. Draft Vision Plan

Task 5 Deliverables

1. Vision Plan (one original unbound copy, fifteen (15) bound copies, and a digital copy)
2. PowerPoint Presentation to the Planning Advisory Board and City Commission

PHASE 2: COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE REVISIONS [\$300,082]

TASK 1: REVIEW OF EXISTING PLANNING DOCUMENTS, REGULATIONS AND INITIATIVES (1.5 months) [\$12,110]

1.1 Existing Plan Review

The team will complete an evaluation of the City's existing Comprehensive Plan and LDC, with specific attention paid to the translation of the Comprehensive Plan policies into implemented Land Development Code standards and requirements. The team will take into consideration regional needs and the official plans of other government units and agencies within the region, including the goals of the Federal, State, and City of Fernandina Beach.

1.2 Project Kickoff Meeting

At the outset of the project, the team will meet with City staff for a project orientation meeting to provide an understanding of City's goals, and the project schedule, timeline, specific issues, City policies, interagency interaction, opportunities and/or problems relating to growth and development within the City. This meeting can be tailored to meet the evolving needs of the City and community, and can be planned both in person or virtually, at the City's discretion.

1.3 Quality Assurance and Quality Control Plan

Provide an outline and/or method of how the documents will be assessed and reviewed for internal consistency, compliance with state mandated requirements, and consideration of innovative planning practices, redundancy removal and streamlining methods, addressing City goals towards sustainability, and implementation of user-friendly measures for staff and public.

TASK 2: PUBLIC PARTICIPATION (0.5 months) [\$29,452]

2.1 Public Involvement Program

The team will propose a public participation process, specifically tailored to Phase 2 of the project, that specifies how and when the public (including homeowners associations, businesses, the development community, and other interested parties) will be engaged throughout the Phase 2 process. The team will specify the methods they will use to achieve meaningful public participation. The team will also provide a public participation timeline that identifies key points at which the public will be involved, and how that involvement will occur, how and when materials will be available and presented to the public. These outreach methods can be tailored to meet the evolving needs of the City and community, and can be planned both in person or virtually, at the City's discretion.

After initial review and comments by the City staff, Planning Advisory Board, and City Commission, the team will propose an approach for soliciting broad-based input from the public. The team will be responsible for arranging and facilitating all public meetings, and the team will consider multiple means of obtaining input both during and outside of identified public meetings. The team will describe its approach for gathering broad-based input about amendments to the Comprehensive Plan and LDC.

The consultant's proposal will include the projected number of workshops that will be conducted to gather input and complete reviews and revisions of the draft document.

2.2 Communication Strategy

Provide a detailed strategy for daily/weekly/monthly communication with the City, the established Steering Committee, the Planning Advisory Board, and the City Commission. City staff, Planning Advisory Board, City Commission should be contacted in person for their input concerning the current requirements, administration procedures, deficiencies, suggested changes, and implementation techniques. The team will also inquire about the perceived strengths and weaknesses of the existing Comprehensive Plan as a guide to implement a new LDC and Zoning Map. The consultant will prepare a draft and final memorandum that summarizes the input gathered during this identification process, which will be submitted to the City Manager.

2.3 Project Website

The City will create and maintain the project website through the duration of the project with supporting information provided by WGI. At a minimum, the website should contain contact information, timeline for decision making, public input methods and engagement opportunities, links to resources utilized to inform process. A direct link to the website will be provided on the City's website. The website from Visioning Phase will be used and updated to reflect the work done for the Comprehensive Plan and Land Development Code.

TASK 3: COMPREHENSIVE PLAN, LDC & RELATED AUTHORIZATIONS REVIEW (2 months) [\$50,850]

3.1 Comprehensive Plan Review

The Comprehensive Plan revision will include an analysis of the changes that have taken place in the Fernandina Beach development environment since the last revision to the Comprehensive Plan and following the 2019 Evaluation and Appraisal Report (EAR). The Comprehensive Plan revision will analyze existing land use and patterns necessary to provide sufficient understanding on which to reflect future growth management practices including the City's desire to encourage sustainability, environmental qualities, and adaption to potential sea level rise, as it relates to land uses, transportation, infrastructure, housing, including affordable housing and infill development, conservation, recreation and open space, capital improvement, and intergovernmental coordination. This analysis will guide the preparation of a new future land use map and the revision of the LDC and Zoning Map, to ensure conformity to the Comprehensive Plan. The team will be responsible for reviewing and understanding the City's Comprehensive Plan, and any other City plans, and policies as identified by the City, and all relevant and applicable local, state, and federal laws.

3.2 Land Development Code (LDC) Review

The LDC will be analyzed and weighed against the provisions of the proposed Comprehensive Plan revisions; and the City will the update to the Zoning Map. The LDC review will address, all State requirement and the City's desire to encourage sustainability, environmental

qualities, and adaption to potential sea level rise.

The updated LDC is meant to supersede the present zoning ordinance and other local land development regulations that apply to the City. ***The City desires an innovative and highly illustrated hybrid LDC with form-based and transect elements that takes an adaptive approach to achieve an attractive, competitive, and sustainable suburban/urban transitioning environment.*** The form based elements will exclude the residential zoning districts and will focus on the commercial and infill development and main corridors in the City. As the City is quickly approaching 'build out', the new code should accomplish the following:

1. The preservation of neighborhood qualities in single family districts.
2. Encourage creative and efficient redevelopment of underutilized properties.
3. Establish a development review process with predictable outcomes that is streamlined and efficient for the development community and the public.
4. Address transportation constraints while capitalizing on existing infrastructure and incorporate forward-looking parking and complete street standards that recognize changes in market and generational trends. Defining design attributes and geometrics that balance the needs of motorist, pedestrians, bicyclist, and transit riders while promoting a vital public realm.
5. Overhaul and simplify existing sign regulations to create a City identity that balances aesthetics and State/Federal laws.
6. Simplify zoning districts and standards.
7. "Paints a picture" (through text and illustrations/graphics) site design and architectural standards for non-residential and multi-family/townhome/condo.
8. Encourage uses that establish a unique identity for Fernandina Beach residents and businesses.
9. Eliminate outdated, unclear, or contradictory language.
10. Examine parking, sidewalk, landscaping, pervious, and signage requirements within the LDC to determine if there are any shortcomings.
11. Update zoning to promote green infrastructure techniques, for example update parking requirements, update lighting standards, site plan review procedures incorporation the new tree protection ordinance, green building standards/ construction methods and the encouragement of using solar energy.
12. Review the intent of each existing district; revise each to reflect the Comprehensive Plan, and the promotion of sustainable development and eliminate unnecessary districts and propose new districts as warranted.
13. Include zoning requirements that will encourage pedestrian and bicycle friendly practices, complete streets, and the protection of historical, archeological, cultural resources and critical environmental areas, waters, and natural resources.
14. Include zoning regulations that encourages architectural diversity for contiguously developed residential properties.
15. Provide supplemental standard amendments that promotes and requires property maintenance to prevent blight and increase property values.

3.3 Data & Analysis

WGI will provide a package of the data and analysis utilized to inform the their recommendations for Comprehensive Plan Amendments and Land Development Code Revisions, including incorporation of public input methods.

TASK 4: ANNOTATED OUTLINE (1 MONTH) [\$22,165]

4.1 Comprehensive Plan Draft Annotated Outline

It is anticipated that most issues and items of concern will be identified after a thorough review of existing Comprehensive Plan/LDC. The team will incorporate appropriate tools and policies in rewriting selected portions of the Comprehensive Plan (the Port Element is specifically excluded) and LDC, so they function easily and are simply understood. It is the City's intent to obtain a user-friendly Comprehensive Plan and LDC that are comprehensive in nature.

The team will identify and discuss new concepts and approaches for potential inclusion in the draft Comprehensive Plan and LDC. The team will prepare an annotated outline that includes a chapter by chapter detailed description of the proposed Comprehensive Plan and LDC, and a commentary explaining the rationale for the recommended approach.

4.2 LDC Draft Annotated Outline

The annotated outline will include recommendations for potential revisions to the City's Zoning Map and Future Land Use Map. The team will present the annotated outline to City staff, and subsequently the Planning Advisory Board and City Commission. After obtaining general agreement on the contents of the initial draft of the annotated outline, the team will provide the City with a final annotated outlined based on the comments received.

4.3 Stakeholder Outreach

Stakeholder outreach will occur as defined in the public participation program and may include small group sessions, virtual meetings, and phones calls.

4.4 Planning Advisory Board Presentation

The City staff will present the annotated outline of the Comprehensive Plan, LDC and maps. The team will prepare the necessary presentation materials to support City staff.

4.5 City Commission Presentation

The City staff will present the annotated outline of the Comprehensive Plan, LDC and maps to City Commission. The team will prepare the necessary presentation materials to support City staff.

4.6 Final Annotated Outline

WGI will submit a final annotated outline based on any feedback received form the PAB or City Commission.

TASK 5: DRAFT REGULATIONS (4 MONTHS) [\$164,045]

5.1 Draft Comprehensive Plan

The consultant will prepare draft revisions to specific areas of the Comprehensive Plan based on the final annotated outline. The draft will include strikethrough and underline updates to all affected elements, as well as any updated or new maps needed to further the City's vision. Any new goals, objectives, and policies which may be housed in one of the elements will be cross coordinated with the other eleven elements. Staff will provide comments on the draft.

5.2 Draft Land Development Code

WGI will bring the project team together to draft an updated Land Development Code. The updated code will include the visual aids as well as strikethrough and underline updates to all affected chapters. We will review each chapter to determine the implementation of the approved policies that coordinate with the current code layout but adds new content. All chapters will be considered individually and then cross coordinated comprehensively. We will list and explain proposed recommended additions in detail, provide graphics and highlight items that need further technical input. Staff will provide comments on the draft.

5.3 Staff Workshop (2 Day in Person)

WGI will meet with City staff and any other City consultants to obtain technical input as highlighted in the draft changes. This meeting may include members of the development review committee or a particular department, such as public works, for operations review.

5.4 Public Workshop (Virtual)

WGI will conduct a virtual workshop with the public to present the draft Comprehensive Plan and LDC documents. The team will prepare graphic presentations for the workshop to present the draft Comprehensive Plan and LDC recommendations with associated visual aids and maps. The presentations will include the process, key changes with explanations. Board and public comment will be welcome for the draft changes. Online meeting technology may also be incorporated. WGI will coordinate with staff and incorporate any final adjustments.

5.5 1ST Round Revisions

The Team will prepare a final strikethrough and underline and update all graphics, with the option for staff to administer one more set of comments. Afterward, WGI will submit the final package in PDF format and send all original source files.

5.6 Presentation of Draft Comprehensive Plan & LDC

WGI will present the draft Comprehensive Plan/LDC, to the PAB and subsequently to the City Commissioners for 1st reading. Attendance will be in-person at regularly scheduled public hearings.

5.7 2ND Round Revisions

WGI will make revisions based on comments received at PAB and City Commission.

TASK 6: FINAL REGULATIONS (4 MONTHS) [\$21,460]

6.1 Executive Summary

After City staff, Planning Advisory Board, City Commission, and public input in Task 5, the WGI will prepare an executive summary explaining the input received at the public hearing and incorporate into the final analysis of its public involvement plan. The executive summary will be distributed to the public prior to the public hearing. This material will be available at least one (1) month in advance of the public hearing.

6.2 Final Draft

Following the 2nd round of revisions, WGI will make any final revisions to the documents, graphics or maps to the Comprehensive Plan and LDC documents. The final drafts will be submitted to the City for public hearing adoption.

6.3 Planning Advisory Board

The team will present the final draft of the Comprehensive Plan, LDC and maps for presentation to the PAB. Attendance will be in person at scheduled public hearings of the Planning Advisory Board.

6.4 City Commission 1st Reading

WGI will present the final draft of the Comprehensive Plan, LDC and maps to City Commission. Attendance will be in-person at scheduled public hearing of the Commission. Following 1st reading the, documents will be available online for public comment.

6.5 Transmittal and Revisions to Final Draft

WGI will make revisions to address comments received from PAB or City Commission 1st reading. City Staff will transmit the Comprehensive Plan to appropriate State Agencies following 1st Reading. The City will make revisions to address comments from State Agencies following transmittal.

6.6 Adoption Hearing

City staff will make a presentation of Comprehensive Plan and LDC revisions for final decision-making process at 2nd Reading. City staff will prepare the ordinance documents for adoption.

LIST OF FINAL WORK PRODUCTS (AS DESCRIBED IN PHASE 2)

Task 1 Deliverables

1. Project Kick-off Meeting
2. QA/QC Plan

Task 2 Deliverable

3. Public Outreach and Participation Plan
4. Formation of the Steering Committee
3. City of Fernandina Beach Communication Materials
4. Communications Strategy

Task 3 Deliverables

1. Data and Analysis Memo

Task 4 Deliverables

1. Draft Annotated Outline
2. PowerPoint Presentation to the Planning Advisory Board and City Commission
3. Final Annotated Outline

Task 5 Deliverables

1. Draft Comprehensive Plan
2. Draft LDC
3. Staff & Public Workshops
4. PowerPoint Presentation to the Planning Advisory Board and City Commission

Task 6 Deliverables

1. Executive Summary
2. PowerPoint Presentation to the Planning Advisory Board
3. PowerPoint Presentation to City Commission for transmittal and adoption
4. Comprehensive Plan (one original unbound copy of final document, twenty (20) copies in three ring binder, and a digital copy on thumb drive or another acceptable digital format)
5. LDC (one original unbound copy of final document, twenty (20) copies in three ring binder, and a digital copy on thumb drive or another acceptable digital format)

Fernandina Beach Vision 2045

DRAFT OUTLINE

EXECUTIVE SUMMARY

- Introduction

CHAPTER 1: Public Engagement Process

- Project Timeline
- Kick-off presentation (results of polls or questions asked in presentation)
- Community Involvement Session & Design Studio
- Stakeholder Interviews
- Work-in-Progress Presentation
- Overview of Public Participation Program

CHAPTER 2: Existing Conditions & Key Issues

- History
- Past Plans
- Last Comp Plan and development under it
- City Demographics (CNHA County Profile Infographic?)
- Overview of the Maps
 - Existing Built Environment
 - Current Zoning
 - Current FLU
 - Cultural Amenities and Historic Structures
 - Recreation and Open Space
 - Environmental Constraints & Resources
 - Sea-Level rise analysis, Climate Change
- Housing Overview
 - Housing types (% based off of Census data)
 - Housing Age
 - Median rents and house costs
 - Projections in housing, population, housing trends
 - Concerns and Opportunities
- Commercial Overview
 - Types of commercial (office, town center, small shops, strip mall)
 - Employer statistics
 - Overview of different commercial areas and shopping corridors
 - Projections of commercial and trends (online shopping/working from home)
 - Concerns and Opportunities
- Transportation Overview
 - Regional Connectivity: Highways, mass transit, ridership levels, ferry, closest airports
 - Local Connectivity: How people get around town poll, parking situation, bike infrastructure/bike trails, school bus, how kids get to school. Maybe look at crosswalks and pedestrian vs car deaths?
 - Street Analysis: Road hierarchy, major thoroughfares, major road traffic counts
 - Transportation trends and smart mobility

Fernandina Beach Vision 2045

DRAFT OUTLINE

- Concerns and opportunities
- Effects of Covid-19 on development, traffic, working conditions, retail, use of public amenities?

CHAPTER 3: The Vision

- Vision Statement/Goals/Objectives
- Goal or Theme 1 – XX (Repeat following for each goal)
 - Summary of public input, “What We Heard” infographic
 - Key issues to address and proposed improvement policies

CHAPTER 4: Action Steps & Implementation Plan

- Overview of Goals and the Key actions to obtain those goals.
- Implementing Goals
 - Identify types of actions to take including;
 - Comp Plan Changes
 - Zoning/LDC changes
 - New City Program
 - Additional Planning Studies
 - Capital Improvements Project
 - For each type of cation above, insert table with

Planning Goal	Key Action	Measurement
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- Capital Improvements Plan
 - What is a CIP? Components, features, and steps in establishing a CIP
 - Fundamentals of a good CIP
 - Table same as above for CIPs
- Exploring different funding mechanisms
 - Overview of Community Redevelopment Agencies
 - List of different types of grants to look into for future projects
- Community Partners
 - Identify community partners in the area that the town should work with on implementing the plan
- Keeping the Community Involved
 - How to keep citizens involved in the planning process and execution of the plan

APPENDIX A: Project List

APPENDIX B: Summary of Public Comments

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: LDC Text Amendment

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Jacob Platt, Senior Planner

Kelly N. Gibson, AICP, Planning Director

Tammi E. Bach, City Attorney

Date: May 05, 2021

Submitted By: Jacob Platt, Senior Planner



Planning Activity Report for

October 2020

HISTORIC DISTRICT COUNCIL (HDC)

The HDC Board meets every 3rd Thursday of each month

LOCATION	CASE NUMBER	MEETING DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	BOARD FINDING	NEXT STEPS
Block 7, Lot 8 San Fernando St.	HDC 2021-0004	3/18/2021	Certificate of Approval (COA) to construct a 2-story guesthouse and detached shed using matching and/or complimentary materials to existing structure	w/d	w/d	
103 N. 6th St.	HDC 2021-0005	4/15/2021	Certificate of Approval (COA) to install a pool, pool fencing and landscaping	Approval	Approved	
231 N. Front Street	HDC 2021-0006	4/15/2021	Certificate of Approval (COA) to relocate structure and rehabilitate structure.	Denial	Conceptual Approval	
1015 Someruelus Street	HDC 2021-0007	4/15/2021	Certificate of Approval (COA) to construct 2-story single family residence w/ detached carport	Approval	Approved	
920 San Fernando Street	HDC 2021-0008	4/15/2021	Certificate of Approval (COA) to construct a single family dwelling and detached garage	Approval	Approved	
910 Someruelus Street	HDC 2020-0024	5/20/2021	COA for the demolition of a non-contributing structure	Pending Review	Pending meeting	
504 Beech St.	HDC 2021-0009	4/15/2021	Certificate of Approval (COA) to re-roof using DaVinci Select Shake roof tiles	Approval	Approved	
1021 Someruelus Street	HDCV 2021-0002	4/15/2021	Variance request from LDC Section 4.02.03(E) to reduce the side-yard setback to 30".	Denial	Denied	
19 S. 6th St.	HDC 2021-0010	5/20/2021	Certificate of Approval (COA) to install a backyard pool	Pending Review	Pending meeting	
1021 Someruelus Street	HDC 2020-0030	4/15/2021	Amendment to previously approved COA to modify porch width.	Approval	Approved	
1118 WHITE ST	HDC 2019-0042	5/20/2021	Amendment to previously approved COA to change from wood framed screen enclosure at the rear porch to white aluminum framing	Pending Review	Pending meeting	
414 Broome St.	HDC 2021-0011	6/17/2021	Certificate of Approval (COA) to enclose existing porch, add 88sf of porch, construct 178sf greenhouse	Pending Review	Pending meeting	
Block 11, Lots 11 & 12, Someruelus St.	HDC 2021-0012	6/17/2021	Certificate of Approval (COA) to construct a 2 story home of approximately 2000 sq. ft.	Pending Review	Pending meeting	
Block 11, Lot 8, Someruelus St.	HDC 2021-0013	6/17/2021	Certificate of Approval (COA) to construct a 2 story home of approximately 2000 sq. ft.	Pending Review	Pending meeting	



Planning Activity Report for

October 2020

HDC OLD BUSINESS

LOCATION	CASE NUMBER	MEETING DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	BOARD FINDING	NEXT STEPS
809 San Fernando St.	HDC 2020-0046	3/18/2021	COA to construct a 2-story single-family residence	Approval	Approved	
101 N. 2nd St.	HDC 2020-0051	3/18/2021	Amendment to a previously approved COA to expand scope to include demolition of concrete block warehouse addition	Approval	Approved	
231 N. Front	HDC 2020-0038	4/15/2021	COA to demolish a primary structure	Continuation	Continued to to 12/17/2020 to 2/18/21 to 4/15/21 to 5/20/2021	
302 Centre St	HDC 2020-0056	6/17/2021	FINAL Certificate of Approval (COA) approval to construct a 6100 s.f. restaurant	Pending Review	pending meeting	
302 Centre St	HDC 2020-0057	6/17/2021	FINAL Certificate of Approval (COA) to demolish a primary structure	Pending Review	pending meeting	



Planning Activity Report for October 2020

BOARD OF ADJUSTMENT (BOA)

The Board meets on the 3rd Wednesday of each month

LOCATION	CASE NUMBER	MEETING DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	BOARD FINDING	NEXT STEPS
1906 1st Ave.	BOA 2021-0002	3/17/2021	Variance from LDC Section 5.01.04 (A1 & A3) to have a structure that is larger than the 625 sf maximum and located in a place other than the rear yard	DENIAL	W/D	
801 Beech Street	BOA 2021-0003	3/17/2021	Variance from Section 7.01.04(B)2 to have all required parking spaces located offsite	VOID	VOID	
604 Gum Street	BOA 2021-0004	4/21/2021	Variance from Section 1.03.05© Construction and Demolition of Structures on Combined Lots	DENIAL	MOTION TO APPROVE FAILED	
Dan McCranie - 3474 1st Ave	BOA 2021-0001	4/21/2021	Variance from LDC Section 7.01.01.E (a) - Driveway Width & 4.02.05 - Resort Rental Parking location	DENIAL	APPROVED	
324 Elm St.	BOA 2021-0005	5/19/2021	Request for a variance from LDC Section 1.03.05 to combine lot #14 with lot #15-16	Pending Review	Pending meeting	
59 S. Fletcher Ave	BOA 2021-0006	6/16/2021	Variance request from LDC Section 1.07.00 Acronyms & definitions	Pending Review	Pending meeting	

PLANNING ADVISORY BOARD (PAB)

The Board meets on the 2nd Wednesday of each month

LOCATION	CASE NUMBER	MEETING DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	BOARD FINDING	NEXT STEPS
2134-2154 First Avenue Townhomes	PAB 2021-0001	3/10/2021	Wrapping up the 2019 effort to correct land use and zoning mismatches throughout the City.	Change General Commercial FLUM to Medium Density Residential, and change the zoning from C-1 to R-2	Pending meeting 3/10/21	City Commission in the form of two separate ordinances
Pheasant Lane Conservation tract	PAB 2021-0001	3/10/2021	5.35 acre tract that the City Purchased for conservation.	Change Low Densit Residential FLUM to Conservation, and change zoning from R-1 to CON	Pending meeting	City Commission in the form of two separate ordinances
Port Element Sub-committee	n/a	3/24/2021	Goal: Statute compliant sub-element of the Comprehensive Plan that both the City and the OHPA agree upon.	Revise existing Element and incorporate into the Conservation & Coastal Management Element per state statute	Follow up from 2/24 1st Meeting	Draft Language
Crane Island	PAB 2021-0002	5/12/2021	Final Subdivision Plat for 6 parcels and 1 Tract	Pending Review	Pending Meeting	

TECHNICAL REVIEW COMMITTEE (TRC)

Thursday of each month

The Committee meets on the 2nd and 4th

LOCATION	CASE NUMBER	MEETING DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	BOARD FINDING	NEXT STEPS
1412 S. Nectarine St.	SPR 2021-0004	3/11/2021	Site Plan Review to construct 4 medical offices with associated parking, pedestrian sidewalks, stormwater and utility infrastructure	Pending Review	Pending Meeting 3/11	



Planning Activity Report for

October 2020

Port Rd.	SPR 2021-0005	3/11/2021	proposed expansion to existing T-hangar buildings 6 and 7; includes a unisex restroom, asphalt taxilanes,, and retention ponds	Pending Review	Pending Meeting 3/11	
ADMINISTRATIVE REVIEW APPLICATIONS						
LOCATION	CASE NUMBER	APPLICATION DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	REVIEW FINDING	NEXT STEPS
1750 S. 14th St.	ADMIN2021-0003	2/9/2021	Lot Line Adjustment/Minor Subdivision - 00-00-31-127A-0002-0000	VOID	VOID	
731 S. 6th St.	ADMIN2021-0004	2/10/2021	Lot Line Adjustment/Minor Subdivision - 00-00-31-1800-0288-0040	Pending Review	Pending Review	
1944 First Avenue	ADMIN2021-0005	2/24/2021	Lot Line Adjustment/Minor Subdivision - 20-3N-29-0000-0031-0000	Approved	Approved	
1920 First Avenue	ADMIN2021-0006	2/24/2021	Lot Line Adjustment/Minor Subdivision - 20-3N-29-0000-0030-0000	Approved	Approved	
WATER SEWER ANNEXATION AGREEMENT						
LOCATION	CASE NUMBER	APPLICATION DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	REVIEW FINDING	NEXT STEPS
96042 SEA WINDS DR.	ADMIN 2021-0001	1/28/2021	W/S ANNEXATION (water only)	Pending Review	Pending CC meeting of 3/2/2021 - Approved RESO 2021-27	

HISTORIC DISTRICT COUNCIL (HDC)

The HDC Board meets every 3rd Thursday of each month

LOCATION

CASE NUMBER

MEETING DATE

SUMMARY OF REQUEST

214 S. 7th Street

HDC 2020-0019

8/20/2020

COA for renovation of an accessory structure

Lot 14 + 10 Block 9 Someruelus St

HDC 2020-0020

8/20/2020

COA to construct a new 2 story residence with a 2 story accessory structure

511 Ash Street

HDC 2020-0021

8/20/2020

COA to construct a 2 story residential dwelling + one accessory dwelling

214 S. 7th Street

HDCV 2020-0006

8/20/2020

Variance from LDC Section 5.01.03(H)(I) + 5.01.04 to construct roof covering over deck and 8Ft privacy fence in rear yard

511 Ash Street

HDC 2020-0022

8/20/2020

COA to demolish a non-contributing structure

HDC OLD BUSINESS

LOCATION

CASE NUMBER

MEETING DATE

SUMMARY OF REQUEST

228 N. 4th Street/505 Broome St	HDCV2020-0002	8/20/2020	Variance from LDC 5.01.10 Fences & Walls - to increase front yard fence height to 6FT
211 Beech Street	HDC 2020-0017	8/20/2020	Amendment to previously approved COA HDC 2017-03 for Side and Rear Elevations: Redesign and relocate exit corridor to rear of rooftop to accommodate elevator
1001 White Street	HDC 2020-0018	8/20/2020	Amendment to previous approved COA HDC 2020-0001 to revise and minimize improvements

BOARD OF ADJUSTMENT (BOA)

The

LOCATION	CASE NUMBER	MEETING DATE	SUMMARY OF REQUEST
Lewis Gardner / Rogers Towers - 218 N. 6th Street	BOA 2020-0009	8/19/2020	Variance from LDC 4.02.03(E) to reduce side yard setback for the construction of a Single-Family Residence
Matthew Miller - 416 Fir Street	BOA 2020-0005	8/19/2020	Variance from LDC 5.01.03 to construct accessory structure for boat storage
Jutta Goodbread - 837 Tarpon Avenue	BOA 2020-0004	8/19/2020	Variance from LDC 1.03.05(A) to separate lots 13 & 14 from each and from front parcel of lots 5 & 6

Beach - 861 Park View Place E	BOA 2020-00xx	9/16/2020	Variance from LDC 4.02.03(E) to reduce rear yard setback in order to build a sunroom

PLANNING ADVISORY BOARD (PAB)

The Board meets on the 2nd Wednesday of each month

LOCATION	CASE NUMBER	MEETING DATE	SUMMARY OF REQUEST

TECHNICAL REVIEW COMMITTEE (TRC)

LOCATION	CASE NUMBER	MEETING DATE	SUMMARY OF REQUEST
400 S. 8th Street	SPR 2020-0002	TBD	Site Review - Construction of 20 lot subdivisionvia 10 fee simple duplex - Cottages and Access
1015/1017/1019/1021 S. 8th Street	SPR 2020-0003	TBD	Site Review - Construction of 4 townhomes

