



**AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
DECEMBER 8, 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 Approval of Minutes for the PAB Regular Meeting of November 10, 2021.

4. OLD BUSINESS

4.1 Vision 2045 Plan Presentation by WGI with Board and Public Discussion

(All draft documents will be uploaded to the Vision 2045 website by December 8, 2021.)

Official kick-off of the 4-week public comment period from December 8, 2021 - January 5, 2022

Comment online at www.fbfl.us/Vision2045 or by email to kgibson@fbfl.org

Individual meetings are also welcomed and can be scheduled with Kelly Gibson by email or phone 904-310-3480.

Community Meeting Zoom Link for Virtual Attendance: <https://us06web.zoom.us/j/82503344617>

Meeting ID: 825 0334 4617

One tap mobile

+16465588656,,82503344617# US (New York)

+13017158592,,82503344617# US (Washington DC)

5. NEW BUSINESS

5.1 PAB 2021-0009 - Final Plat: Crane Island - Phase 2E, Scott Borowski, Clary & Associates, Agent for The Range at Crane Island, LLC.

5.2 PAB 2021-0010 - Final Plat: Crane Island - Phase 2C, Scott Borowski, Clary & Associates, Agent for The Range at Crane Island, LLC.

5.3 CITY OF FERNANDINA BEACH, AGENT FOR IP HOLDINGS GROUP, LLC, NASSAU TRUST LLC, AND MACEDONIA AME CHURCH.

Expansion of Local Downtown Historic District Boundary to include:

BLOCK 2, LOTS 29-33 & BLOCK 46, LOTS 5 & PT OF LOT 6 IN OR 1892/1458 BEING PARCELS "1", "3" & "5" & BLOCK 49 PT OF LOTS 4 & 5 IN OR 1892/1458 BEING PARCELS "2" & "4".

Willing property owners have requested to be included in the City's locally adopted downtown historic district boundary. LDC Section 8.03.02 (M) requires that the Planning Advisory Board make recommendations for the consideration of the Historic District Expansion before proceeding to the City Commission for final decision making through an ordinance. After following all applicable review and notice criteria provided in LDC Section 8.03.02, the Historic District Council (reference HDC 2021-0033) completed its review and issued a recommendation of approval at its regular meeting on October 21, 2021. Staff continues to support the district's expansion.

5.4 LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB CASES 2021-12, 2021-13, 2021-14, 2021-15, 2021-16)

The following Land Development Code Text Amendments have been reviewed and discussed over the past several months in noticed public meetings by the Planning Advisory Board. The hearing to be conducted on this agenda is for final recommendations by the PAB before moving the items to the City Commission for decision making through several ordinances. The City Commission will consider items at two public hearings anticipated for January 18, 2022 and February 15, 2022. Draft and final minutes of all prior public meetings conducted in these cases may be obtained by contacting the Department of Planning and Conservation.

Prior meeting dates include: 9/8/21, 9/22/21, 10/13/21, 10/27/21, and 11/10/21.

5.4.1 CITY OF FERNANDINA BEACH, LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB 2021-12): MINOR AMENDMENTS TO ADDRESS ERRORS, OMISSIONS AND CORRECTIONS INCLUDING SECTION 1.03.05 CONSTRUCTION OR DEMOLITION OF STRUCTURES ON COMBINED LOTS TO ADDRESS PROCEDURAL REQUIREMENTS FOR SEEKING A VARIANCE; AND AMENDING SECTION 1.07.00 DEFINITION OF VARIANCE; AND SECTION 2.03.02 ADDING CEMETERIES AS PERMISSIBLE WITHIN REC ZONING DISTRICT, ADDING HEALTH CLUBS AND GYMS AS PERMISSIBLE IN C-1 ZONING DISTRICT, ADDING MUSIC, DANCING, PHOTOGRAPHY, OR ART STUDIOS AS PERMISSIBLE IN C-1 ZONING DISTRICT; AND SECTION 4.05.12 TO INCLUDE REFERENCE FOR PORT BUFFER REQUIREMENTS CONSISTENT WITH THE COMPREHENSIVE PLAN; AND SECTION 5.01.03 CLARIFYING ACCESSORY STRUCTURE SETBACKS TO INCLUDE FRONT YARD SETBACK MEASUREMENT; AND SECTION 5.01.05 TO CLARIFY THE MEASUREMENT OF FENCES AND WALLS; AND SECTION 5.01.06 ALLOWING FOR VINYL DUMPSTER ENCLOSURES AND ADDING AN EXEMPTION FOR INDUSTRIAL USES ON I-2 ZONED PROPERTIES; AND SECTION 6.02.04 CLARIFYING SUPPLEMENTAL STANDARDS FOR MOTORIZED VEHICLE SALES WITHIN THE MU-8 ZONING DISTRICT; AND SECTION 8.01.02(D) TO REFERENCE PREVIOUSLY CORRECTED PARKING STANDARDS WITHIN THE COMMUNITY REDEVELOPMENT AREA (CRA); and SECTION 7.01.04(a) FOOTNOTE 2 TO REFERENCE TO CRA PARKING STANDARDS; AND AMENDING SECTION 11.02.01 TO PROVIDE ADDITIONAL NOTICE REQUIREMENTS FOR CERTAIN APPLICATIONS; AND AMENDING 11.02.03 EXPANDING MAILED NOTICE REQUIREMENTS TO 500 FEET; AND AMENDING 11.07.01 CLARIFYING APPEALS OF ADMINISTRATIVE DECISIONS

5.4.2 CITY OF FERNANDINA BEACH, LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB 2021-13): CITY COMMISSION DIRECTED TREE ORDINANCE UPDATES INCLUDING AMENDING SECTION 4.05.03 LANDSCAPE REQUIREMENTS, SECTION 4.05.04 MINIMUM REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT, SECTION 4.05.10 STANDARDS FOR RETENTION AND DETENTION PONDS, ADDING SECTION 10.03.01 (c) ADMINISTRATIVE WAIVERS FOR TREE PROTECTION, 11.05.03 INSTALLATION AND MAINTENANCE GUARANTEES FOR LANDSCAPING

5.4.3 CITY OF FERNANDINA BEACH, LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB 2021-14): FLORIDA STATUTE DIRECTED MOBILE FOOD DISPENSING "FOOD TRUCKS" ADDING DEFINITIONS IN LDC SECTION 1.00.07, ADDING MOBILE FOOD TRUCK PARK AS A USE SUBJECT TO SUPPLEMENTAL STANDARDS IN LDC SECTION 2.03.02 AND PROVIDING

SUPPLEMENTAL STANDARDS IN LDC SECTION 6.02.15.

5.4.4 **CITY OF FERNANDINA BEACH, LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB 2021-15):** ENCROACHMENTS TO ADD DEFINITIONS IN LDC SECTION 1.07.00 FOR DECKS, BALCONIES, AND PORCHES AND AMENDING SECTION 4.02.03 (a) ADDING A PORCH ENCROACHMENT ALLOWANCE AND CLARIFYING DECK SETBACKS

5.4.5 **CITY OF FERNANDINA BEACH, LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB 2021-16):** OLD TOWN DESIGN STANDARDS IN SECTIONS 8.01.01.02 (c)(3) AND (J) TO CLARIFY SPECIFIC ALLOWANCES FOR THE DEVELOPMENT OF CONNECTING ELEMENTS BETWEEN SIDE YARD AND FRONTAGE CORRIDORS

6. BOARD BUSINESS

6.1 Elect Vice-Chair

7. STAFF REPORT

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT PAB REGULAR MEETING IS SCHEDULED FOR JANUARY 12, 2022

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.



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

- 1. CALL TO ORDER 5:00**
- 2. ROLL CALL / DETERMINATION OF QUORUM**

MEMBERS PRESENT:

Genece Minshew (Chair)	Mark Bennett
Victoria Robas	Peter Stevenson
Barbara Gingher	John Boylan
Brandy Carvalho	

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 October 13, 2021.

ACTION TAKEN: A motion was made by Member Stevenson seconded by Member Robas to approve the minutes as presented.

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

- 5. BOARD BUSINESS**

5.1 LDC Amendments - Review and Discussion of Draft Amendments (No Final Decision Making)

Mr. Platt recapped the series of proposed LDC text amendments discussed by the Board over the last 4 regular meetings and workshops.

Members all received a document providing the current code language, striking through what would be deleted, and highlighting the proposed changes.

Member Robas pointed out 5.01.10(G) and that typically facilities such as the Port require that razor wire on fences face outward and this should be clarified to ensure consistent changes.

Members discussed the number of accessory structures and accessory dwelling units that are

permissible in residential zoning districts as well as the history of the maximum building footprint allowable.

Ms. Bach provided the Board with a brief background of why there are proposed language amendments to Chapters 1 & 11 with regards to the Board of Adjustment and also stated that the new language will specify that a supermajority vote is required for the granting of a variance.

A 5-minute recess was taken at 6:12 PM.

The meeting resumed at 6:18 PM.

Mr. Platt presented the City Tree Committee's list of proposed LDC text amendments to enhance tree preservation and protection.

Members agreed to wait until the adoption of a full LDC revision to discuss changes to 4.02.01(J).

Ms. Gibson stated that the proposed addition of the new section 4.05.16 would address and re-establish the City's Tree Fund. The former language as established in 2001, was never readopted within the 2006 code update.

Members agreed to amending section 4.05.03(E) Landscape Maintenance Requirements, which would increase the minimum tree health guarantee from 1 year to 3 years.

Section 11.05.03 proposed the following language: *"The City shall require an assessment provided by a certified arborist at the end of the warranty period before remitting funds or releasing the obligation documents."*

Chair Minshew inquired about implementation and enforcement methods for extending the tree health guarantee.

Members discussed the current tree mitigation requirements and the extent to which palm trees would be permissible in lieu of shade trees.

Section 4.05.04 – For Single-family and Two-family Residential Development, the proposed language suggested was as follows: *"Relocation of existing healthy trees on the project site measuring at least 2.5" DBH and at least 8 feet tall may be relocated on the site and utilized as a credit to satisfy minimum landscape requirements."*

Section 4.05.04 – For Multi-family Residential Development, the proposed language was as follows: *"There shall be not less than two (2) shade native trees for each 1,500 square feet, or fraction thereof, of development site. Relocation of existing healthy trees on the project site measuring at least 2.5" DBH and at least 8 feet tall may be relocated on the site and utilized as a credit to satisfy minimum landscape requirements."*

Members all agreed to the increase in minimum native shade tree plantings.

Section 4.05.10 – The proposed language was proposed in a new added section C. *"At a minimum, one water-tolerant native tree per 50 linear feet of pond frontage is required. Trees may be grouped to create clusters to meet minimum requirements. A five (5) foot natural mulch barrier is required around each tree or cluster of trees."*

Members all agreed that the mulch barrier should be replaced with a "natural barrier".

Section 10.03.00 – The proposed recommendation is to add a section C in order to allow for deviation from standard setback requirements, when such a deviation would preserve a protected tree. This would

DRAFT

remove the need for a variance making homeowners more likely to pursue this less expensive and less time-consuming process. It would also promote environmentally friendly designs.

Mr. Platt provided the Board with proposed language to define Mobile Food Vending “Food Truck” Park, permissible zoning districts, and supplemental standards.

Chair Minshew proposed that a food truck park should specify “2 or more” instead of the proposed “3 or more” food trucks.

Mr. Platt reviewed a document that was provided to the Board regarding permissible encroachments within the LDC and proposed changes.

Member Robas suggested that the permissible encroachment be changed to 10 FT from the rear property line versus the current 5 FT.

Members agreed that no encroachments should be within 10 FT of the rear property line.

5.2 Vision 2045 Update and Board Discussion

Ms. Gibson provided Board members with the latest overview of WGI’s progress to date.

Board members agreed that they will provide feedback on this draft to staff by November 19, 2021

6. STAFF REPORT

7. PUBLIC COMMENT

No parties wished to speak.

8. ADJOURNMENT 7:56

Taylor Hartmann, Recording Secretary

Genece Minshew, Chair



STAFF REPORT
PAB 2021-0009 (Final Plat)
Planning Advisory Board Hearing
December 8, 2021

APPLICATION FOR FINAL PLAT - CRANE ISLAND PHASE 2E

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 2E				
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:	8.60 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	CI – Phase 2A	2020	R-1 (PUD)	LDR
	South	Wetlands		R-1	LDR
	East	Wetlands		CON	CON
	West	CI – Phase 2B		R-1 (PUD)	LDR

*** 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 2E which consists of 10 single family dwelling unit lots and 1 conservation tract totaling 8.60 acres of land off Crane Island Drive. 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 10 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 2021-0009 to the City Commission requesting that a Final Plat for the Crane Island Phase 2E be (**approved or denied**) and that PAB case 2021-0009, 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 2021-0009 (Final Plat)
Planning Advisory Board Hearing
December 8, 2021

EXHIBIT A – MAP



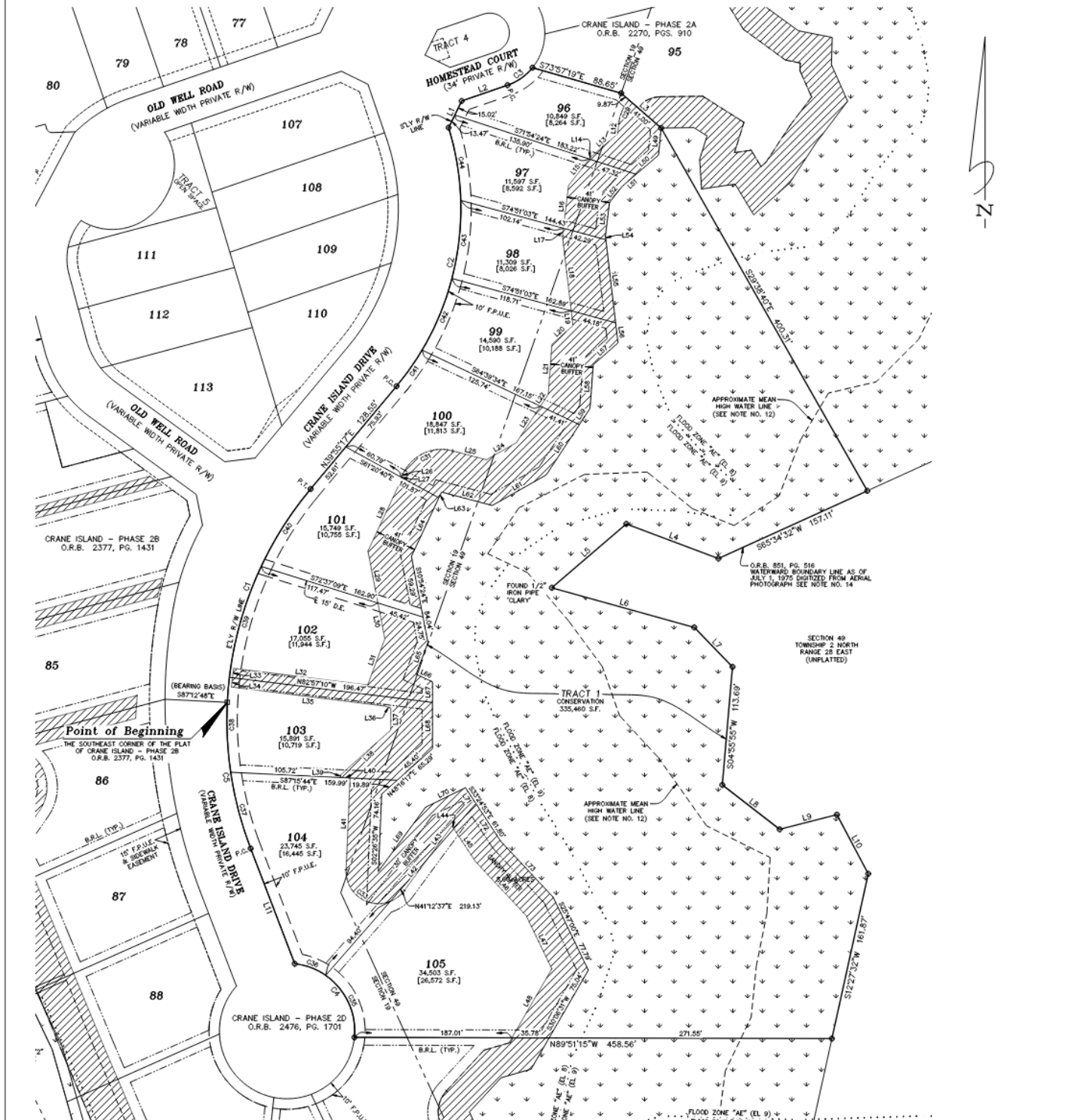


STAFF REPORT
PAB 2021-0009 (Final Plat)
Planning Advisory Board Hearing
December 8, 2021

EXHIBIT B – FINAL PLAT REQUEST

Crane Island – Phase 2E

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



Crane Island — Phase 2E

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

OFFICIAL RECORDS BOOK PAGE

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

CAPTION

A PORTION OF SECTION 19, "CRANEY ISLAND," AND A PORTION OF SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST, 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, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY; THENCE NORTHERLY AND NORTHEASTERLY, ALONG THE EASTERLY RIGHT OF WAY LINE OF CRANE ISLAND DRIVE, A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 345.00 FEET, AN ARC DISTANCE OF 223.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°21'15" EAST, 219.71 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2, NORTH 39°55'17" EAST, 128.55 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 3, NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 265.00 FEET, AN ARC DISTANCE OF 263.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°24'38" EAST, 252.98 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF HOMESTEAD COURT A 34-FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE NORTHEASTERLY AND EASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE COURSES AND DISTANCES: COURSE NO. 1, NORTH 26°05'59" EAST, 28.49 FEET; COURSE NO. 2, NORTH 71°01'32" EAST, 46.60 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 3, NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 53.00 FEET, AN ARC DISTANCE OF 29.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 55°01'03" EAST, 29.23 FEET, TO A SOUTHERLY LINE OF THE PLAT OF CRANE ISLAND — PHASE 2A, AS RECORDED IN OFFICIAL RECORDS BOOK 2270, PAGE 910, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE EASTERLY AND SOUTHEASTERLY, ALONG SAID SOUTHERLY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1, SOUTH 73°57'19" EAST, 88.65 FEET; COURSE NO. 2, SOUTH 48°59'01" EAST, 50.87 FEET; COURSE NO. 3, SOUTH 29°38'40" EAST, 400.31 FEET, TO THE WATERWARD BOUNDARY LINE (AS OF JULY 1, 1975) AS DIGITIZED AND SHOWN ON CLARY & ASSOCIATES, INC. MAP FILE NO. 12N-57, DATED MARCH 16, 1998; THENCE SOUTHWESTERLY, WESTERLY, EASTERLY AND SOUTHEASTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES: COURSE NO. 1, SOUTH 65°34'32" WEST, 157.11 FEET; COURSE NO. 2, NORTH 69°24'50" WEST, 94.43 FEET; COURSE NO. 3, SOUTH 49°26'23" WEST, 94.17 FEET; COURSE NO. 4, SOUTH 74°27'56" EAST, 141.93 FEET; COURSE NO. 5, SOUTH 44°09'52" EAST, 52.74 FEET; COURSE NO. 6, SOUTH 04°55'55" WEST, 113.69 FEET; COURSE NO. 7, SOUTH 52°17'39" EAST, 69.62 FEET; COURSE NO. 8, NORTH 75°39'06" EAST, 56.74 FEET; COURSE NO. 9, SOUTH 27°58'22" EAST, 64.20 FEET; COURSE NO. 10, SOUTH 12°27'32" WEST, 161.87 FEET; THENCE NORTH 89°51'15" WEST, 458.56 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY, AND THE AFORESAID EASTERLY RIGHT OF WAY LINE OF CRANE ISLAND DRIVE; THENCE NORTHWESTERLY AND NORTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE OF CRANE ISLAND DRIVE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1, NORTHWESTERLY, 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 NORTH 39°04'25" WEST, 90.95 FEET; COURSE NO. 2, NORTH 20°57'20" WEST, 118.40 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 3, NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, 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 NORTH 09°05'04" WEST, 141.94 FEET, TO THE POINT OF BEGINNING.

CONTAINING 8.60 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 SHALL HEREAFTER BE KNOWN AS CRANE ISLAND — PHASE 2E, 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.

TITLE TO TRACT 1 (CONSERVATION), IS HEREBY RETAINED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNERS RESERVE THE RIGHT TO CONVEY TITLE TO SAID TRACT 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, A NONEXCLUSIVE UTILITY EASEMENT OVER, UPON AND UNDER THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "PU 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.

THIS _____ DAY OF _____, A.D., 2021.

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

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

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 _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT HE/SHE HAS COMPLETED THE SURVEY OF LANDS AS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.091 (7) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (8).

SIGNED AND SEALED THIS _____ DAY OF _____, 2021.

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

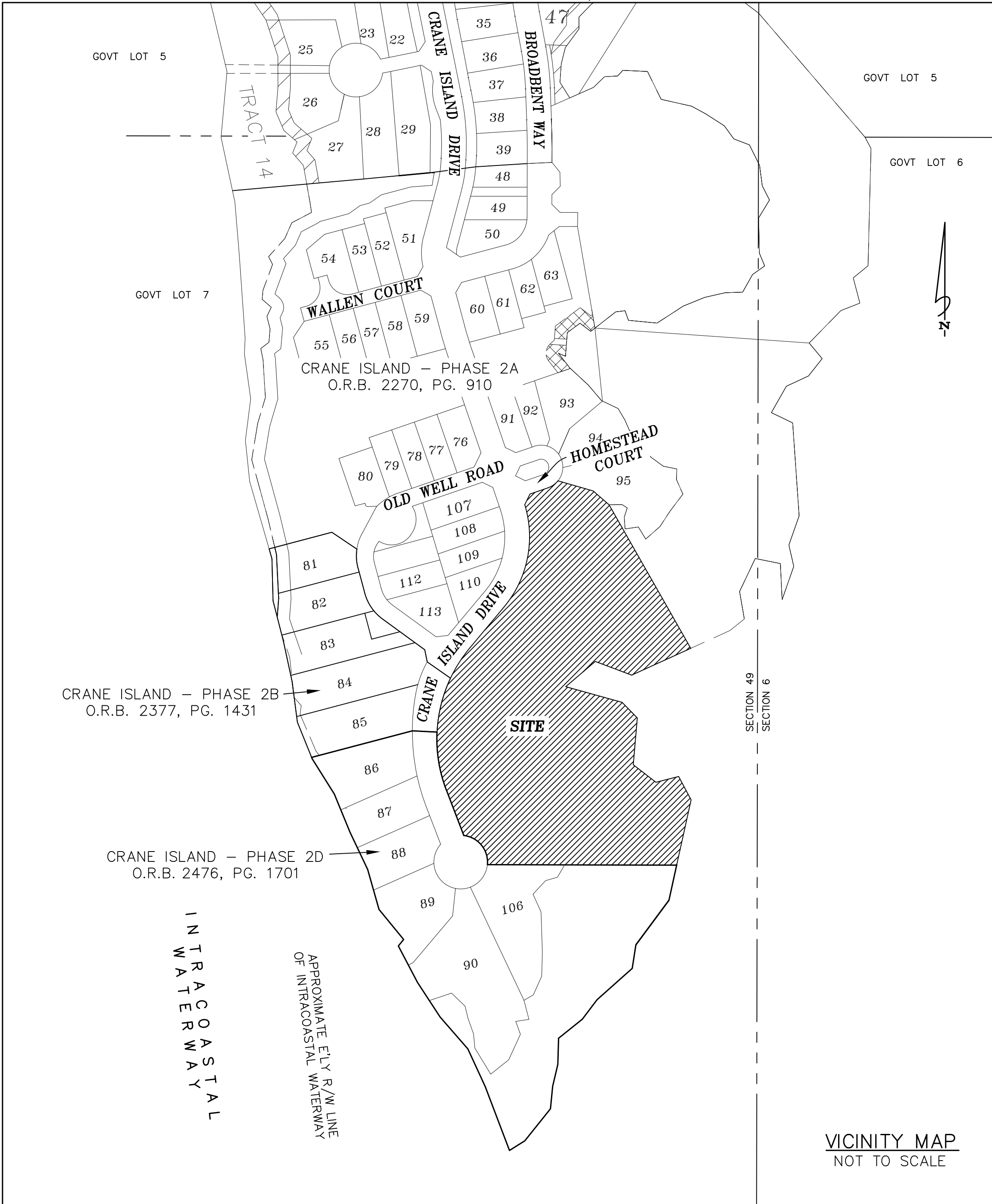
LEGEND

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
SURWMD = ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
D.E. = DRAINAGE EASEMENT
D.&A.E. = DRAINAGE AND ACCESS EASEMENT
B.R.L. = BUILDING RESTRICTION LINE
ID. = IDENTIFICATION
CI = TABULATED CURVE DATA
LI = 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



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: 10 LOTS IN PHASE 2E.
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "AE" (EL 8 AND EL 9) (AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED), AS SHOWN ON FLOOD INSURANCE RATE MAP 12089C0376G, COMMUNITY NO. 120172, 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.
- 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. 12N-57)

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: _____

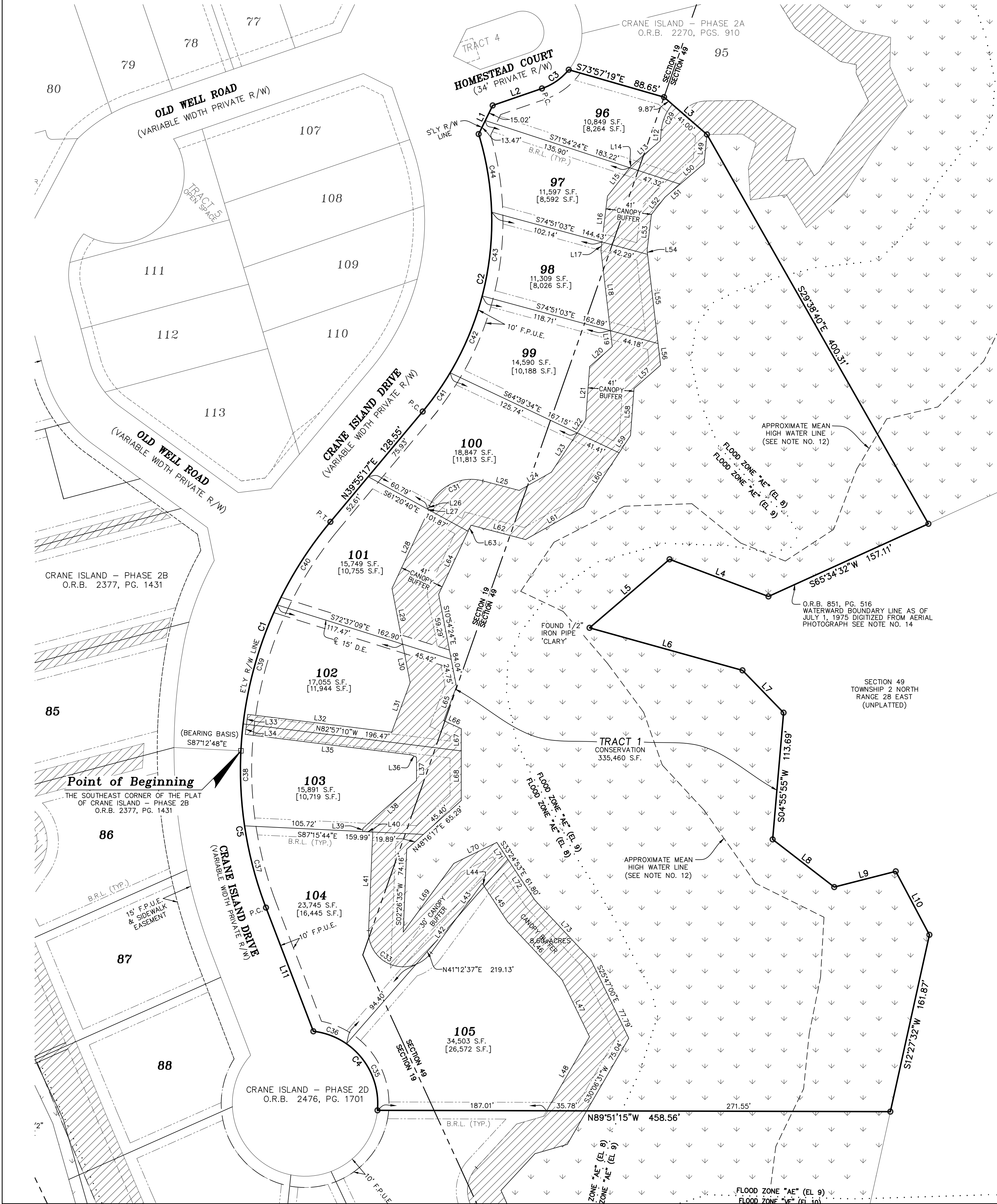
FLORIDA REGISTRATION NO. _____



Crane Island — Phase 2E

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 2 OF 2 SHEETS
SEE SHEET 1 FOR NOTES AND LEGEND

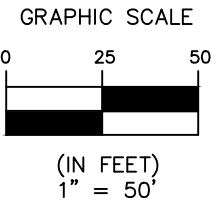


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N26°05'55"E	28.49'
L2	N71°01'32"E	46.60'
L3	S48°59'01"E	50.87'
L4	N69°24'50"W	94.43'
L5	S49°26'23"W	94.17'
L6	S74°27'56"E	141.93'
L7	S44°09'52"E	52.74'
L8	S52°17'39"E	69.62'
L9	N75°39'06"E	56.74'
L10	S27°58'22"E	64.20'
L11	N20°57'20"W	118.40'
L12	N05°42'31"E	9.70'
L13	N49°19'11"E	33.70'
L14	N38°10'34"E	2.77'
L15	N38°10'34"E	32.27'
L16	N06°55'43"E	41.30'
L17	N06°55'43"E	7.45'
L18	N06°43'43"W	72.32'
L19	N06°43'43"W	14.35'
L20	N48°35'06"E	26.95'
L21	N04°14'50"E	48.11'
L22	N33°23'12"E	13.66'
L23	N33°23'12"E	41.97'
L24	N60°30'13"E	33.12'
L25	S75°14'39"E	33.69'

LINE TABLE		
LINE	BEARING	DISTANCE
L26	N25°08'35"E	3.57'
L27	S61°20'40"E	1.00'
L28	N25°08'35"E	77.56'
L29	N10°54'24"W	50.78'
L30	N10°54'24"W	35.05'
L31	N20°27'27"E	47.18'
L32	N82°57'13"W	129.69'
L33	N07°02'50"E	9.00'
L34	N07°02'50"E	9.00'
L35	S82°57'13"E	149.72'
L36	N65°03'31"W	5.00'
L37	S00°02'08"W	20.80'
L38	S48°16'17"W	64.29'
L39	S02°26'35"W	2.77'
L40	S87°15'44"E	9.00'
L41	N02°26'35"E	88.25'
L42	N36°24'01"E	39.10'
L43	N36°24'01"E	37.93'
L44	S33°24'53"E	3.30'
L45	S33°24'53"E	37.83'
L46	S43°11'45"E	71.08'
L47	S25°47'00"E	56.59'
L48	S30°06'31"W	76.47'
L49	S05°42'31"W	26.11'
L50	S49°19'11"W	28.28'

LINE TABLE		
LINE	BEARING	DISTANCE
L51	S49°19'11"W	17.82'
L52	S38°10'34"W	19.57'
L53	S06°55'43"W	32.37'
L54	S06°43'43"E	3.61'
L55	S06°43'43"E	80.26'
L56	S06°43'43"E	19.37'
L57	S48°35'06"W	31.73'
L58	S04°14'50"W	42.06'
L59	S33°23'12"W	18.52'
L60	S33°23'12"W	57.72'
L61	S60°32'46"W	59.63'
L62	N75°14'39"W	50.35'
L63	S25°08'35"W	6.09'
L64	S25°08'35"W	62.09'
L65	S20°27'27"W	32.44'
L66	S65°03'31"E	17.27'
L67	S00°02'08"W	19.83'
L68	S00°02'08"W	44.40'
L69	N36°24'01"E	76.29'
L70	N63°59'48"E	42.75'
L71	S33°24'53"E	18.10'
L72	S33°24'53"E	43.70'
L73	S43°11'45"E	73.17'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	345.00'	223.60'	37°08'05"	N21°21'15"E	219.71'
C2	265.00'	263.73'	57°01'20"	N11°24'38"E	252.98'
C3	53.00'	29.62'	32°00'57"	N55°01'03"E	29.23'
C4	65.00'	100.73'	88°47'27"	N39°04'25"W	90.95'
C5	345.00'	142.96'	23°44'32"	N09°05'04"W	141.94'
C29	41.00'	25.27'	35°18'28"	S23°21'45"W	24.87'
C31	41.00'	56.97'	79°36'47"	S64°56'58"W	52.50'
C33	31.00'	61.79'	114°11'44"	S54°39'17"E	52.06'
C35	65.00'	68.76'	60°36'32"	N24°58'57"W	65.60'
C36	65.00'	31.97'	28°10'56"	N69°22'41"W	31.65'
C37	345.00'	75.68'	12°34'09"	S14°40'15"E	75.53'
C38	345.00'	91.35'	15°10'18"	S00°48'01"E	91.09'
C39	345.00'	111.15'	18°27'30"	S16°00'53"W	110.67'
C40	345.00'	88.38'	14°40'39"	S32°34'58"W	88.14'
C41	265.00'	42.52'	9°11'37"	N35°19'29"E	42.48'
C42	265.00'	74.65'	16°08'28"	N22°39'26"E	74.41'
C43	265.00'	75.61'	16°20'53"	N06°24'46"E	75.36'
C44	265.00'	70.95'	15°20'22"	N09°25'51"W	70.73'



Map Showing a Boundary Survey

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

DRAWN AT THE SOUTHEAST CORNER OF THE PLAT OF CRANE ISLAND - PHASE 2B, AS RECORDED IN OFFICIAL RECORDS BOOK 2377, PAGE 1431, INCCLUSIVE, OF PUBLIC RECORDS FOR THE COUNTY OF SAN DIEGO, CALIFORNIA, BEING EASTERLY RIGHT-OF-WAY LINE OF CRANE ISLAND TRAIL AND EASTERN BOUNDARY OF CRANE ISLAND, A VARIABLE WIDTH RIGHT-OF-WAY WAS NOW ESTABLISHED, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1; NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 345.00 FEET, AN ARC DISTANCE OF 223.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE NORTH 27°15'15" EAST, 219.71 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2; SOUTH 39°55'15" WEST, 88.65 FEET; COURSE NO. 3; SOUTHWESTERLY, WESTERLY, EASTERLY AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 265.00 FEET, AN ARC DISTANCE OF 263.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE NORTH 11°24'38" EAST, 252.88 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HOMESTEAD COURT A 34 FOOT RIGHT-OF-WAY AS NOW SHOWN ON THE PLAT OF CRANE ISLAND - PHASE 2A, AS RECORDED IN OFFICIAL RECORDS BOOK 2270, PAGE 910, INCCLUSIVE, OF SAID PUBLIC RECORDS; THENCE EASTERLY AND SOUTHEASTERLY, ALONG SAID SOUTHERLY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1; SOUTH 73°57'19" EAST, 88.65 FEET; COURSE NO. 2; SOUTH 48°59'01" EAST, 50.87 FEET; COURSE NO. 3; SOUTH 29°38'40" EAST, 400.31 FEET, TO THE WATERWARD BOUNDARY OF CRANE ISLAND TRAIL, A VARIABLE WIDTH RIGHT-OF-WAY AS NOW SHOWN ON THE PLAT OF CRANE ISLAND - PHASE 2A, AS RECORDED IN OFFICIAL RECORDS BOOK 2270, PAGE 910, INCCLUSIVE, OF SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY, WESTERLY, EASTERLY AND SOUTHEASTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES: COURSE NO. 1; SOUTH 65°34'32" WEST, 157.11 FEET; COURSE NO. 2; NORTH 69°24'50" WEST, 94.43 FEET; COURSE NO. 3; SOUTH 49°26'23" WEST, 94.17 FEET; COURSE NO. 4; SOUTH 74°27'58" WEST, 141.93 FEET; COURSE NO. 5; SOUTH 44°09'52" EAST, 52.74 FEET; COURSE NO. 6; SOUTH 04°55'S5" WEST, 113.69 FEET; COURSE NO. 7; SOUTH 83°10'01" WEST, 120.28 FEET; COURSE NO. 8; NORTH 28°33'10" EAST, 120.28 FEET; COURSE NO. 9; SOUTH 22°27'32" WEST, 161.87 FEET; THENCE NORHTH 89°51'15" WEST, 458.56 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY, AND THE AFORSAIED EASTERLY RIGHT-OF-WAY LINE OF CRANE ISLAND DRIVE; THENCE NORTHWESTERLY AND NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF CRANE ISLAND DRIVE, TO THE INTERSECTION OF SAID ROAD WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF CRANE ISLAND TRAIL, A VARIABLE WIDTH RIGHT-OF-WAY AS NOW SHOWN ON THE PLAT OF CRANE ISLAND - PHASE 2A, AS RECORDED IN OFFICIAL RECORDS BOOK 2270, PAGE 910, INCCLUSIVE, OF SAID PUBLIC RECORDS; THENCE 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 NORTH 39°04'25" WEST, 90.95 FEET; COURSE NO. 2; NORTH 20°57'20" WEST, 118.40 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTLY; COURSE NO. 3; NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 345.00 FEET, AN ARC DISTANCE OF 142.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE NORTH 09°05'04" WEST, 141.94 FEET, TO THE POINT OF BEGINNING.

CONTAINING 8.60 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF CRANE ISLAND PHASE 2B, AS SOUTH 87°22'48" EAST, AS SHOWN ON SAID PLAT, RECORD IN O.K.D. 2377, PAGE 1431, INCLUSIVE, OF THE PUBLIC RECORD 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.
2. 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)
3. TITLE TO THIS SUBMERGED LAND IS NOT TO BE CONSTRUED AS BEING CONVEYED BY CHAPTER 253.12 FLORIDA STATUTES.
4. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED IN 1831 & 1849 AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1834, JULY 5, 1849, & MARCH 21, 1864.
5. CROSS REFERENCE: CLARY & ASSOC.: FILE NO. R1-9D, R3-5B, T2N-35, T2N-57B.
6. MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE N R3-5B, DATED DECEMBER 1, 1987.
7. INTERIOR FENCES, WELLS, TRAIL ROADS, UNDERGROUND STRUCTURES, DITCHES, DRAINAGEWAYS OR JURISDICTIONAL AREAS, IF ANY WERE NOT LOCATED EXCEPT AS SHOWN HEREON.
8. INTERIOR IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.
9. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "AE" (EL 8 AND EL 9 (AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATION NOT DETERMINED). AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 12089C0376C, COMMUNITY NO. 20772, DATED AUGUST 20, 2006. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.

LINE TABLE		
L#	BEARING	DISTANCE
L1	N39°51'17"E	128.55'
L2	N26°05'55"E	28.49'
L3	N71°10'32"E	46.60'
L4	S73°3'19"E	88.65'
L5	S48°50'01"E	50.87'
L5	S48°50'01"E	50.87'
L6	S29°38'04"E	400.31'
L7	S65°34'32"W	157.11'
L8	N69°24'50"W	94.43'
L9	S49°26'23"W	94.17'
L10	S74°2'56"E	141.93'
L11	S44°09'52"E	52.74'
L12	S45°55'56"W	113.69'
L13	S52°1'39"E	69.62'
L14	N75°38'06"E	56.74'
L15	S27°58'22"E	64.20'
L16	S129°21'32"W	161.87'
L17	S82°57'13"W	458.56'
L18	N20°57'20"W	118.40'

LEGEND

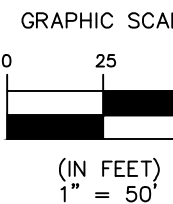
R/W = RIGHT OF WAY
P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
PG(S). = PAGE(S)
CH = CHORD DISTANCE
R = RADIUS
Δ = DELTA ANGLE
L = ARC LENGTH
C = CENTERLINE
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVATURE
NO. = NUMBER
S.JRWMD = ST. JOHNS RIVER WATER MANAGEMENT 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

○ = 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'	223.60'	37°08'05"	N21°21'15"E	219.7'
C2	265.00'	263.73'	57°01'20"	N11°24'38"E	25.2'
C3	53.00'	29.62'	32°00'57"	N55°01'03"E	29.2'
C4	65.00'	100.73'	88°47'27"	N39°04'25"W	90.95'
C5	345.00'	142.96'	23°34'32"	N09°05'04"W	141.9'



Print

Planning Advisory Board (PAB) - Submission #8228

Date Submitted: 10/20/2021

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 / > 10acres \$5,000)

☐

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

☐

LDC Text Amendment (\$1,500)

☐

Comp Plan Amendment (\$5,000)

☐

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?*

No

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

mm/dd/yyyy

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

10/26/2021

08:00 AM

PROPERTY INFORMATION

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

Site Address*

CRANE ISLAND DRIVE

City*

FERNANDINA BEACH

State*

FL

Zip*

32034

Parcel ID #(s)*

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

Lot*

NA

Block*

NA

Subdivision*

CRANE ISLAND

Zoning District*

R-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, JR.

Company (if applicable)

THE RANGE AT CRANE ISLAND LLC

Mailing Address*

4001 CENTURIAN WAY

City*

FERNANDINA BEACH

State*

FL

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

Borowski

Mailing Address

3830 Crown Point Road

City

Jacksonville

State

FL

Zip

32257

Telephone Number

904-260-2703

E-mail Address

Sborowski@claryassoc.com

PROJECT INFORMATION

Previous Planning/Zoning Approvals

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

Plat 10 additional lots and 1 tract, in the Crane Island PUD.

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*

10/20/2021

Upload Supporting Documentation*

Crane Island Phase 2E 10-20-21.pdf



Upload 2

1903-336 Special
Warranty Deed.pdf

Upload 3

Crane Island Phase 2E
Boundary.pdf

Upload 4

Choose File

No file selected

DEPARTMENT OF PLANNING & CONSERVATION

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

Prepared by and return to:

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

SPECIAL WARRANTY DEED

(Crane Island, Access Road and Marsh Parcels)

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

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

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

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

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

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

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

[Signature Pages Follow]

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

Signed, sealed and delivered
in the presence of:

Kaley Adams
[Print or type name] Kaley Adams

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



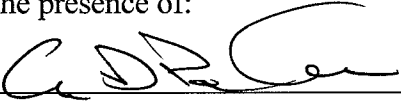
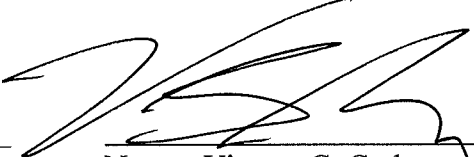
MOZETTA CLARISSA BOWMAN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF063209
Expires 10/15/2017

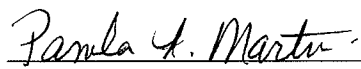
Name of Notary (Typed, Printed or Stamped)
Commission Number (if not legible on seal): _____
My Commission Expires (if not legible on seal): _____

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:

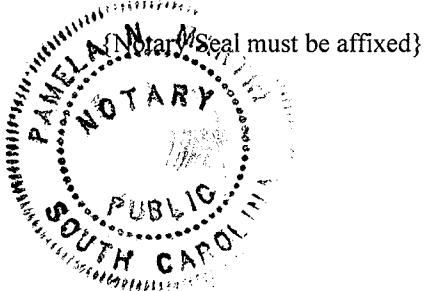
 
[Print or type name] CHAD BEDENFELDER Name: Vincent G. Graham

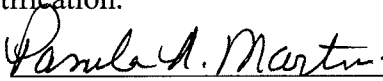

[Print or type name] Pamela N. Martin

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.

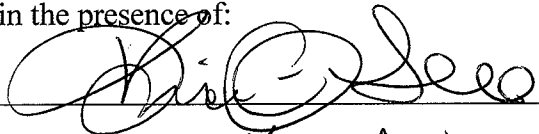



Signature of Notary
Pamela N. Martin
Name of Notary (Typed, Printed or Stamped)
Commission Number (if not legible on seal): N/A
My Commission Expires (if not legible on seal): 8/28/18

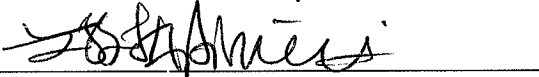
Signature Page to Special Warranty Deed

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

Signed, sealed and delivered
in the presence of:



[Print or type name] Kia A. Lee



[Print or type name] Aizire Aimaiti

CRANE ISLAND INVESTMENTS, LLC

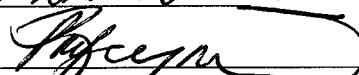
By: 
Lela Riis Usry Agnew, Authorized Member

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.

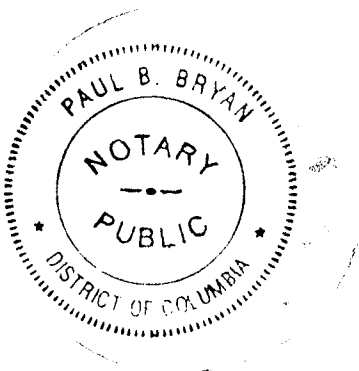
{Notary Seal must be affixed}


Signature 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

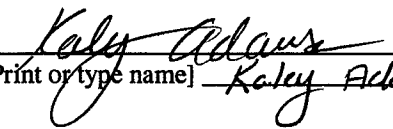
Name of Notary (Typed, Printed or Stamped)
Commission Number (if not legible on seal): _____
My Commission Expires (if not legible on seal): _____

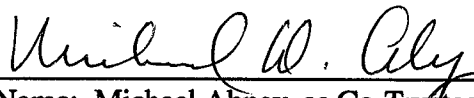
Signature Page to Special Warranty Deed

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

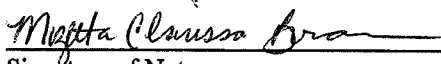

[Print or type name] Kaley Adams


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

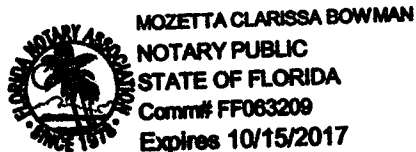
STATE OF Florida
COUNTY OF Duval

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

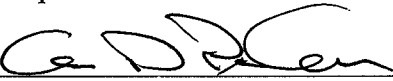
Name of Notary (Typed, Printed or Stamped)
Commission Number (if not legible on seal): _____
My Commission Expires (if not legible on seal): _____



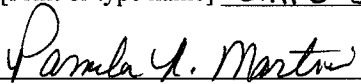
Signature Page to Special Warranty Deed

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

Signed, sealed and delivered
in the presence of:

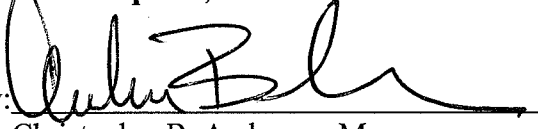


[Print or type name] CHAD BESENFELDER



[Print or type name] Pamela N. Martin

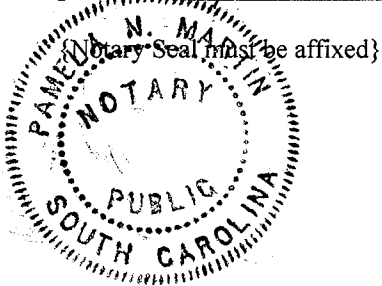
Piedmont Square, LLC

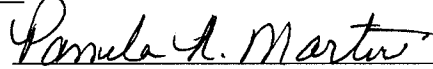
By: 
Christopher B. Anderson, Manager

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

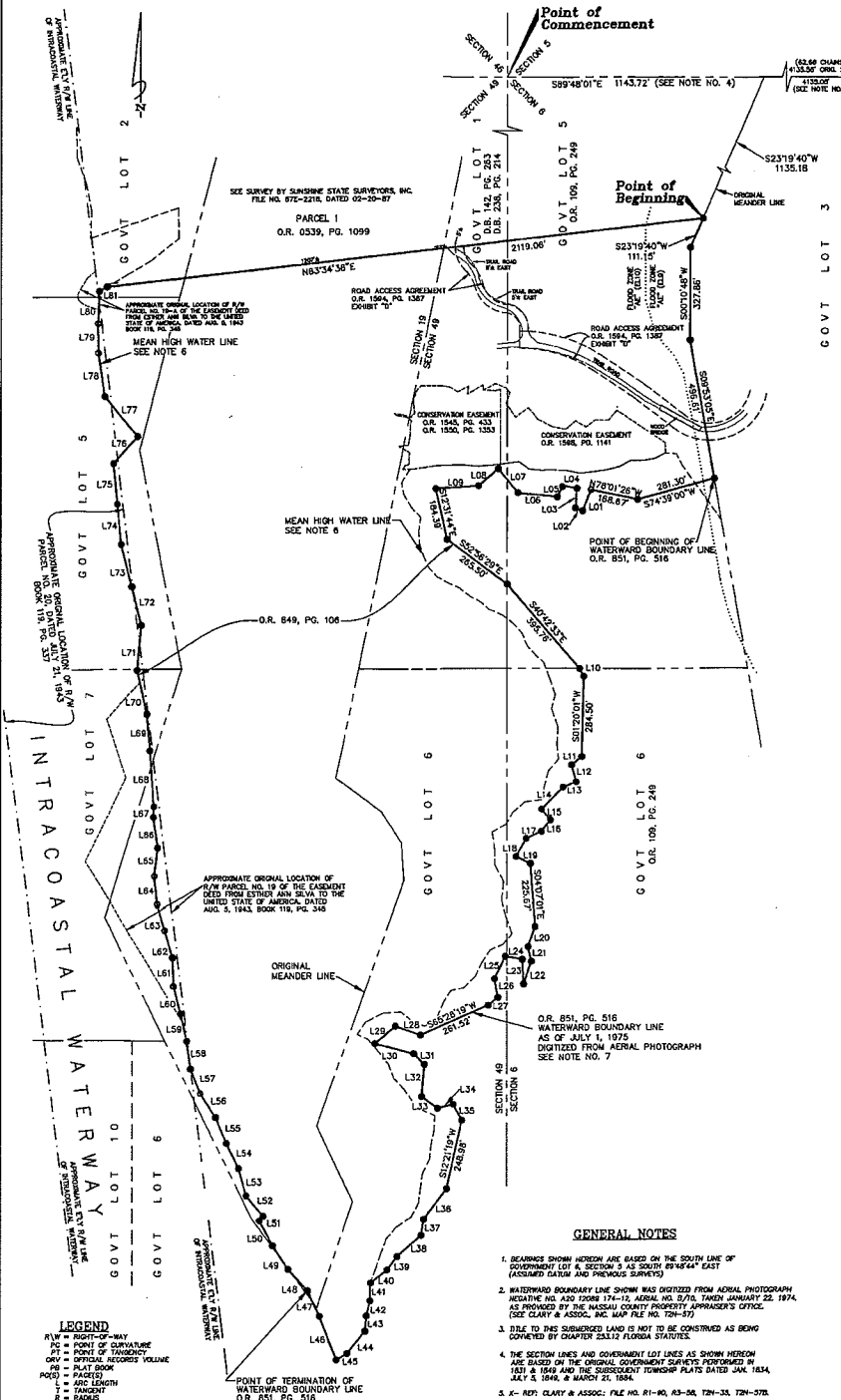
05°30'37" WEST, 143.95 FEET; COURSE NO. 28: NORTH 05°35'10" WEST
144.68 FEET; COURSE NO. 29: NORTH 41°54'22" EAST, 128.72 FEET;
COURSE NO. 30: NORTH 39°39'37" WEST, 184.51 FEET; COURSE NO. 31:
NORTH 08°26'08" WEST, 155.35 FEET; COURSE NO. 32: NORTH
00°22'39" WEST, 103.87 FEET; COURSE NO. 33: NORTH 02°17'02"
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.

FILE NO. T2N-147

Exhibit A

Map Showing
A Boundary Survey

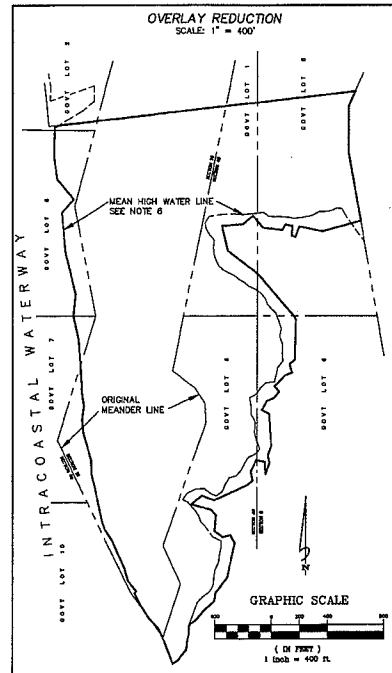


GENERAL NOTES

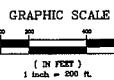
1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF GOVERNMENT LOT 6, SECTION 5, AS SOUTH 89°48'41" EAST (ASSUMED DATA AND PREVIOUS SURVEYS).
2. WATERWAY BOUNDARY LINE SHOWN WAS DERIVED FROM AERIAL PHOTOGRAPHY DATED NOV. 20, 1938, 17-15, AERIAL NO. 8710, TAKEN JANUARY 22, 1974, AS PROVIDED BY THE MASSACHUSETTS COUNTY PROPERTY APPRAISER'S OFFICE. (SEE CLARY & ASSOC., INC. MAP FILE NO. T2N-87).
3. TITLE TO THIS SUBMERGED LAND IS NOT TO BE CONSIDERED AS BEING CONVEYED BY CHAPTER 26A.22, FLORIDA STATUTES.
4. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED IN 1834 AND 1848 AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1834, JULY 5, 1848, & MARCH 21, 1884.
5. X - REF: CLARY & ASSOC.; FILE NO. R1-80, R3-58, T2N-33, T2N-37S.
6. INTERIOR IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.
7. INTERIOR FENCES, WELLS, ROAD, ROADS, UNDERGROUND STRUCTURES, OTHERS, GRADIENTS OF JURISDICTIONAL AREAS, IF ANY, NOT LOCATED EXCEPT AS SHOWN HEREON.
8. THIS SURVEY ONLY SHOWS AGREEMENTS/STRUCTURES IDENTIFIED ABOVE GRAD, BELOW GRAD APPROXIMATELY/STRUCTURES IF ANY NOT SHOWN OR LOCATED.
9. THE LANDS SHOWN HEREON ARE WITHIN ZONE "A" (T2N & E10N) AS SHOWN ON FLOOD INSURANCE RATE MAP 5776, COMMUNITY NO. 130710 AND LIMITED, DATED DECEMBER 17, 2014. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.

- LEGEND
- FW - POINT-OF-WAY
 - PC - POINT OF CURVATURE
 - PT - POINT OF TANGENCY
 - OV - OFFICIAL RECORDS VOLUME
 - FB - FLOOD BOUNDARY
 - PCD - POINT OF COMPOUND CURVE
 - Q - CONTINUOUS
 - MHW - MEAN HIGH WATER LINE
 - GOVT - GOVERNMENT
 - - POINT 1/2" BORN PIPE CLARY
 - - SET 1/2" BORN PIPE CLARY

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L01	N21°48'05"E	80.78	L26	S89°31'03"E	84.43	L55	N22°22'49"W	100.10
L02	S89°11'55"E	26.83	L27	N49°10'09"E	94.17	L56	N32°13'03"W	100.82
L03	N49°10'09"E	26.83	L28	S74°34'02"E	141.93	L57	N22°13'03"W	92.72
L04	S74°34'02"E	141.93	L29	S44°18'05"E	52.74	L58	N07°35'42"W	100.32
L05	S44°18'05"E	52.74	L30	S21°22'22"E	100.00	L59	N07°35'42"W	100.32
L06	S21°22'22"E	100.00	L31	S52°23'53"E	89.62	L60	N14°22'34"W	100.08
L07	S52°23'53"E	89.62	L32	N75°32'52"E	56.74	L61	N01°34'37"W	101.73
L08	N75°32'52"E	56.74	L33	N28°18'25"E	62.20	L62	N51°09'13"W	100.18
L09	N28°18'25"E	62.20	L34	N36°22'20"E	134.83	L63	S16°23'39"E	94.80
L10	N36°22'20"E	134.83	L35	S08°46'24"E	57.85	L64	N05°55'55"W	100.32
L11	S08°46'24"E	57.85	L36	N01°10'24"E	114.05	L65	N04°10'05"W	101.12
L12	S01°10'24"E	114.05	L37	N38°54'27"E	58.38	L66	N08°05'08"W	110.87
L13	N38°54'27"E	58.38	L38	N51°03'37"E	73.70	L67	N02°37'48"E	97.88
L14	N51°03'37"E	73.70	L39	N01°10'24"E	114.05	L68	N04°10'05"W	101.12
L15	N01°10'24"E	114.05	L40	S03°18'09"E	54.31	L69	N04°53'01"W	131.15
L16	S03°18'09"E	54.31	L41	S05°24'54"E	54.67	L70	N12°09'13"W	100.18
L17	S05°24'54"E	54.67	L42	S08°46'24"E	57.85	L71	N09°01'54"E	100.00
L18	S08°46'24"E	57.85	L43	N07°40'18"E	43.99	L72	N13°25'31"W	141.70
L19	N07°40'18"E	43.99	L44	S20°33'01"E	105.07	L73	S14°18'10"E	144.82
L20	S20°33'01"E	105.07	L45	S24°47'38"E	100.27	L74	S05°30'37"W	143.93
L21	S24°47'38"E	100.27	L46	N41°09'58"E	102.29	L75	N02°35'10"W	144.88
L22	N41°09'58"E	102.29	L47	N33°18'15"E	100.26	L76	S41°54'22"E	128.72
L23	N33°18'15"E	100.26	L48	N27°48'17"E	100.02	L77	N30°59'37"W	184.51
L24	N27°48'17"E	100.02	L49	S39°13'07"E	20.24	L78	N08°26'08"W	153.35
L25	S39°13'07"E	20.24	L50	N19°24'47"E	24.05	L79	N02°12'38"W	103.82
L26	N19°24'47"E	24.05	L51	N15°58'27"E	100.85	L80	N02°12'38"W	103.82
L27	N15°58'27"E	100.85	L52	N10°10'35"E	44.72	L81	N59°55'35"E	30.84



PARCEL 1
SHEET 2 OF 4



CAD FILE: 2013-386-4.DWG
CURRENT SURVEY DATE: 02-13-14
CHECKED BY: JSM
DATE: 01-16-14

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
1000 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
TEL: 954.575.1234
FAX: 954.575.1235
WWW.CLARYANDASSOCIATES.COM

Exhibit A

Parcel 2:

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

COMMENCE AT THE NORTHEAST CORNER OF SECTION 6; THENCE NORTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID SECTION 6, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 89°41'48" WEST, 2353.12 FEET, TO THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE NORTH 89°41'48" WEST, 1161.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 53.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°40'09" WEST, 53.33 FEET; THENCE SOUTH 87°37'42" WEST, 160.30 FEET; THENCE SOUTH 79°19'19" WEST, 24.40 FEET; THENCE SOUTH 50°37'01" EAST, 17.23 FEET; THENCE NORTH 87°37'42" EAST, 104.39 FEET, TO THE ARC OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 151.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 55°55'34" WEST, 149.94 FEET; THENCE NORTH 09°42'36" WEST, 87.84 FEET; THENCE SOUTH 79°19'19" WEST, 20.00 FEET; THENCE SOUTH 09°42'36" EAST, 104.14 FEET, TO THE ARC OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 170.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23°26'24" WEST, 169.00 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 08°36'12" WEST, 204.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 320.00 FEET, AN ARC DISTANCE OF 152.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°16'01" WEST, 151.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 35°55'50" WEST, 53.35 FEET; THENCE NORTH 54°04'10" WEST, 20.00 FEET; THENCE SOUTH 35°55'50" WEST, 80.00 FEET; THENCE SOUTH 54°04'10" EAST, 20.00 FEET; THENCE SOUTH 35°55'50" WEST, 449.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 23.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°49'14" WEST, 23.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 45°42'38" WEST, 87.98 FEET; THENCE NORTH 56°53'41" WEST, 117.11 FEET; THENCE SOUTH 33°06'19" WEST, 20.00 FEET; THENCE SOUTH 56°53'41" EAST, 112.79 FEET, TO THE ARC OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 237.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°28'31" WEST, 223.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 87.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°35'48" EAST, 86.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 11°22'10" WEST, 155.95 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 144.00 FEET, AN ARC DISTANCE OF 215.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°15'27" WEST, 196.00 FEET, TO AN INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 6, AS SURVEYED BY WASHINGTON AND WILLIS, DATED 1831; THENCE SOUTH 09°46'52" EAST, ALONG LAST SAID LINE, 61.88 FEET, TO THE ARC OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF

Exhibit A

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

CONTAINING 4.88 ACRES, MORE OR LESS.

Exhibit A

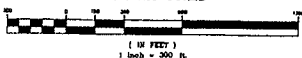
MARSH PARCEL 1

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.



LINE TABLE		
LINE	LOCN	BEARING
L1	164.67	N77°55'E
L2	86.78	S21°54'W
L3	55.53	N68°22'E
L4	72.18	N68°22'E
L5	55.53	N77°55'E
L6	47.73	S26°40'W
L7	150.00	N48°43'E
L8	20.20	N23°62'E
L9	150.00	S49°00'W
L10	150.00	S49°00'W
L11	184.29	S15°23'W
L12	24.83	S25°09'W
L13	294.50	S25°09'W
L14	46.38	S25°44'W
L15	62.64	S14°41'W
L16	49.77	S24°18'W
L17	109.10	S24°18'W
L18	49.77	S24°18'W
L19	53.44	S26°17'W
L20	59.41	S27°32'W
L21	72.49	S27°32'W
L22	57.04	S44°56'W
L23	79.80	S19°21'E
L24	53.04	S19°21'E
L25	87.25	S19°21'E
L26	87.25	N66°51'W
L27	56.83	N66°51'W

MARSH PARCELS 1 & 2
SHEET 4 OF 4

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LS # 3734
3630 CEDAR POINT ROAD
PO BOX 111, TOMBALL, TX 77454-0111
(713) 790-7763
WWW.CLARYASSOC.COM

Exhibit A

MARSH PARCEL 2

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

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 89°41'48"EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 23°25'53" WEST, 1246.33 FEET; COURSE NO. 2: SOUTH 00°17'01" WEST, 327.86 FEET; COURSE NO. 3: SOUTH 09°46'52" EAST, 496.61 FEET TO THE WATERWARD BOUNDARY LINE (AS OF JULY 1, 1975), AS DIGITIZED AND SHOWN ON CLARY & ASSOCIATES, INC. MAP FILE NO. T2N-57, DATED MARCH 16, 1998 AND THE POINT OF BEGINNING; THENCE SOUTHWESTERLY, NORTHWESTERLY, SOUTHEASTERLY, NORTHEASTERLY ALONG SAID WATERWARD BOUNDARY LINE, RUN THE FOLLOWING THIRTY-ONE (31) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 74°45'13" WEST, 281.30 FEET; COURSE NO. 2: NORTH 77°55'13" WEST, 168.67 FEET; COURSE NO. 3: SOUTH 21°54'18" WEST, 80.78 FEET; COURSE NO. 4: NORTH 68°05'42" WEST, 26.93 FEET; COURSE NO. 5: NORTH 04°11'22" EAST, 70.18 FEET; COURSE NO. 6: NORTH 78°35'11" WEST, 50.99 FEET; COURSE NO. 7: SOUTH 26°40'08" WEST, 44.72 FEET; COURSE NO. 8: NORTH 83°46'51" WEST, 140.80 FEET; COURSE NO. 9: NORTH 39°22'07" WEST, 110.11 FEET; COURSE NO. 10: SOUTH 49°30'09" WEST, 92.20 FEET; COURSE NO. 11: SOUTH 86°17'23" WEST, 150.33 FEET; COURSE NO. 12: SOUTH 12°25'30" EAST, 184.39 FEET; COURSE NO. 13: SOUTH 52°50'16" EAST, 265.50 FEET; COURSE NO. 14: SOUTH 40°36'19" EAST, 395.76 FEET; COURSE NO. 15: SOUTH 28°09'09" EAST, 30.83 FEET; COURSE NO. 16: SOUTH 01°26'15" WEST, 284.50 FEET; COURSE NO. 17: SOUTH 50°44'00" WEST, 46.38 FEET; COURSE NO. 18: SOUTH 14°41'47" EAST, 63.24 FEET; COURSE NO. 19: SOUTH 68°36'34" WEST, 49.57 FEET; COURSE NO. 20: SOUTH 44°18'07" WEST, 109.78 FEET; COURSE NO. 21: SOUTH 39°46'33" EAST, 49.14 FEET; COURSE NO. 22: SOUTH 38°11'28" WEST, 53.44 FEET; COURSE NO. 23: SOUTH 64°57'53" WEST, 59.41 FEET; COURSE NO. 24: SOUTH 29°37'55" WEST, 73.29 FEET; COURSE NO. 25: SOUTH 64°06'22" EAST, 57.34 FEET; COURSE NO. 26: SOUTH 04°00'47" EAST, 225.67 FEET; COURSE NO. 27: SOUTH 19°21'25" WEST, 75.00 FEET; COURSE NO. 28: SOUTH 12°55'02" EAST, 53.04 FEET; COURSE NO. 29: SOUTH 19°21'25" WEST, 85.26 FEET; COURSE NO. 30: NORTH 02°51'29" WEST, 87.20 FEET; COURSE NO. 31: NORTH 78°28'06" WEST, 55.93 FEET TO THE WEST LINE OF GOVERNMENT LOT 6, SAID SECTION 6; THENCE SOUTH 00°06'13" WEST, ALONG LAST SAID LINE, 1617.35 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 6, SECTION 6; THENCE

Exhibit A

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

CONTAINING 63 ACRES, MORE OR LESS

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

[illegible]

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:

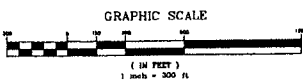
[illegible]

LINE TABLE		
LINE	LENGTH	BEARING
L1	164.47	N77°55'17"E
L2	98.78	N47°34'12"E
L3	26.52	N72°00'00"E
L4	70.16	N44°11'02"E
L5	59.49	N78°33'13"E
L6	41.73	N62°00'00"E
L7	143.80	N87°44'25"E
L8	101.11	N22°42'01"E
L9	25.33	N72°00'00"E
L10	152.21	N60°17'22"E
L11	104.29	N18°29'36"E
L12	38.81	N72°00'00"E
L13	281.50	N77°45'15"E
L14	48.38	S76°40'00"E
L15	52.44	S72°00'00"E
L16	47.57	S66°36'12"E
L17	199.78	S44°10'07"E
L18	59.61	S72°00'00"E
L19	53.44	S58°18'28"E
L20	35.41	S64°33'12"E
L21	71.67	S14°00'00"E
L22	57.34	S14°00'00"E
L23	75.80	S14°00'00"E
L24	51.94	S14°00'00"E
L25	87.26	S19°17'23"E
L26	61.26	S72°00'00"E
L27	59.32	N77°55'17"E

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. ADJUSTMENT, (GEO BEARINGS) AS SOUTH 89°14'1" EAST.
2. THE SECTION 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 1834 & 1849 AND THE 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. (FILE NO. 125-187)
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, 12M-458,

MARSH PARCELS 1 & 2
SHEET 4 OF 4



Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3734
3630 CROSS POINT ROAD
JACKSONVILLE, FLORIDA 32217
(904) 240-1763

Exhibit A

Revised PUD Parcel Legal

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

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

Exhibit A

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

Exhibit A

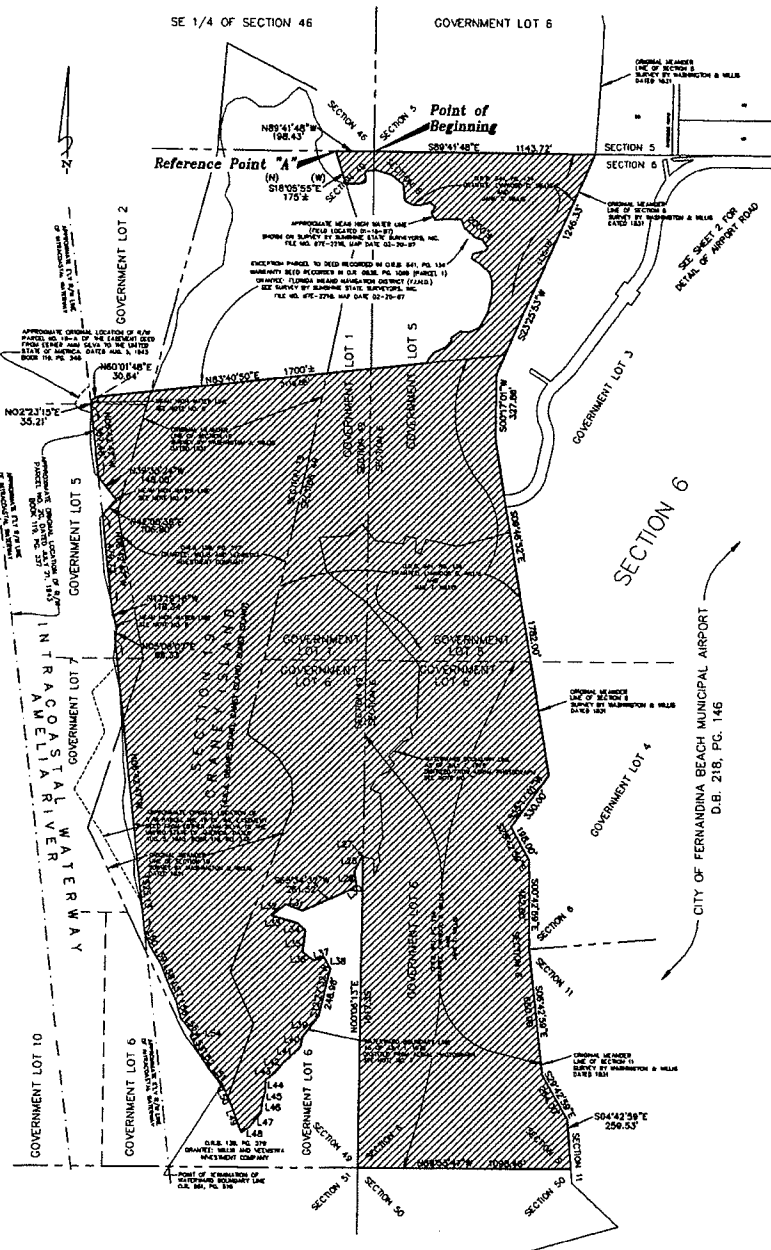
FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. R3-5B); THENCE NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 02°23'15" EAST, 35.21 FEET; COURSE NO. 2: NORTH 60°01'48" EAST, 30.64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

CONTAINING 189.27 ACRES, MORE OR LESS

FILE NO. T2N-147

Map Showing

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



A PORTION OF SECTION 19, "CRANEY ISLAND," AND A PORTION OF SECTIONS 8 AND 10, ALL IN TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 89°41'48" WEST, ALONG THE NORTH LINE OF SAID SECTION 49, A DISTANCE OF 198.43 FEET, TO THE EASTERN BOUNDARY OF SAID SECTION 19, "CRANEY ISLAND," AND A POINT HEREINAFTER REFERRED TO AS BEARING POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING, THENCE SOUTH 89°41'48" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 8, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 8, AS SURVEYED BY WASHINGTON AND WELLS, DATED 1831; THENCE SOUTHWESTERLY AND SOUTHEASTERLY, ALONG SAID ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 8, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1, SOUTH 23°25'53" WEST, 1248.33 FEET; COURSE NO. 2, SOUTH 07°01'01" WEST, 327.86 FEET; COURSE NO. 3, SOUTH 09°48'52" EAST, 1782.00 FEET; COURSE NO. 4, SOUTH 30°17'01" WEST, 330.00 FEET; COURSE NO. 5, SOUTH 28°42'50" EAST, 198.00 FEET; COURSE NO. 6, SOUTH 00°42'51" EAST, 452.00 FEET, TO THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 11, AS SURVEYED BY WASHINGTON AND WELLS, DATED 1831; THENCE SOUTHEASTERLY, ALONG SAID ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 11, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1, SOUTH 06°42'59" EAST, 680.00 FEET; COURSE NO. 2, SOUTH 28°42'59" EAST, 254.00 FEET; COURSE NO. 3, SOUTH 04°42'59" EAST, 255.53 FEET, TO THE SOUTH LINE OF GOVERNMENT LOT 8, SAID SECTION 6; THENCE NORTH 89°53'47" WEST, ALONG SAID LINE, 1088.46, TO THE WEST LINE OF SAID GOVERNMENT LOT 6; THENCE NORTH 00°00'13" EAST, ALONG LAST SAID LINE, 1617.35 FEET TO THE WATERWARD BOUNDARY LINE (AS OF JULY 1, 1975), AS DETERMINED AND SHOWN ON CLARY & ASSOCIATES, INC. MAP FILE NO. T2N-27, DATED MARCH 18, 1980; THENCE NORTHWESTERLY, NORTHWESTERLY, SOUTHEASTERLY, NORTHEASTERLY ALONG SAID WATERWARD BOUNDARY LINE, RUN THE FOLLOWING TWENTY-ONE (21) COURSES AND DISTANCES: COURSE NO. 1, NORTH 78°28'06" WEST, 6.08 FEET; COURSE NO. 2, SOUTH 25°27'02" WEST, 88.58 FEET; COURSE NO. 3, SOUTH 09°53'47" EAST, 67.54 FEET; COURSE NO. 4, SOUTH 51°12'50" WEST, 44.72 FEET; COURSE NO. 5, SOUTH 65°43'37" WEST, 261.52 FEET; COURSE NO. 6, NORTH 89°24'50" WEST, 94.43 FEET; COURSE NO. 7, SOUTH 49°28'23" WEST, 54.17 FEET; COURSE NO. 8, SOUTH 74°27'36" EAST, 141.83 FEET; COURSE NO. 9, SOUTH 44°09'52" EAST, 52.74 FEET; COURSE NO. 10, SOUTH 04°53'50" WEST, 113.89 FEET; COURSE NO. 11, SOUTH 52°17'39" EAST, 89.62 FEET; COURSE NO. 12, NORTH 75°38'05" WEST, 66.74 FEET; COURSE NO. 13, SOUTH 27°58'22" EAST, 64.20 FEET; COURSE NO. 14, SOUTH 12°27'42" WEST, 248.98 FEET; COURSE NO. 15, SOUTH 36°29'03" WEST, 134.63 FEET; COURSE NO. 16, SOUTH 08°23'37" WEST, 57.48 FEET; COURSE NO. 17, NORTH 13°13'02" WEST, 114.05 FEET; COURSE NO. 18, SOUTH 37°00'40" WEST, 59.38 FEET; COURSE NO. 19, SOUTH 51°15'31" WEST, 73.70 FEET; COURSE NO. 20, SOUTH 07°30'17" WEST, 63.34 FEET; COURSE NO. 21, SOUTH 13°27'22" WEST, 54.17 FEET; COURSE NO. 22, SOUTH 05°31'05" WEST, 54.82 FEET; COURSE NO. 23, SOUTH 38°14'01" WEST, 99.52 FEET; COURSE NO. 24, SOUTH 57°31'29" WEST, 43.99 FEET; COURSE NO. 25, NORTH 20°47'45" WEST, 155.67 FEET; COURSE NO. 26, NORTH 24°41'45" 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 SAID OFFICIAL RECORDS 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 OFFICIAL RECORDS 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. 130A, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
3	O.B. 130A, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
4	O.B. 130A, PG. 1141	CONSERVATION EASEMENT	SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST
5	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
6	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
7	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
8	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
9	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
10	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
11	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
12	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
13	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
14	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
15	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
16	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
17	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
18	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
19	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
20	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
21	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
22	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
23	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
24	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
25	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
26	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
27	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
28	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
29	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
30	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
31	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
32	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
33	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
34	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
35	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
36	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
37	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
38	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
39	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
40	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
41	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
42	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
43	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
44	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
45	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
46	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
47	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
48	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
49	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
50	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
51	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
52	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
53	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
54	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
55	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
56	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
57	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
58	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
59	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
60	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
61	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
62	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
63	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
64	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
65	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
66	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
67	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
68	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
69	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
70	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
71	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
72	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
73	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
74	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
75	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
76	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
77	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
78	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
79	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
80	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
81	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
82	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
83	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
84	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
85	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
86	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
87	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
88	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
89	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
90	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
91	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
92	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
93	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
94	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
95	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
96	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
97	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
98	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
99	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	
100	O.B. 140, PG. 884	TRAIL, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SITE	

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
123	6.00	S 89° 41' 48" W	144	6.250	S 89° 41' 48" W
124	6.00	S 89° 41' 48" W	145	6.250	S 89° 41' 48" W
125	6.750	S 89° 41' 48" W	146	6.440	S 89° 41' 48" W
126	6.750	S 89° 41' 48" W	147	6.440	S 89° 41' 48" W
127	6.115	S 91° 52' 00" W	148	6.750	S 89° 41' 48" W
128	6.115	S 91° 52' 00" W	149	6.750	S 89° 41' 48" W
129	6.417	S 89° 41' 48" W	149	6.417	S 89° 41' 48" W
130	1.000	S 89° 41' 48" W	150	6.417	S 89° 41' 48" W
131	5.774	S 89° 41' 48" W	151	100.20	N 89° 41' 48" E
132	5.774	S 89° 41' 48" W	152	100.20	N 89° 41' 48" E
133	6.000	S 89° 41' 48" W	153	100.20	N 89° 41' 48" E
134	6.000	S 89° 41' 48" W	154	6.250	S 89° 41' 48" W
135	6.750	S 89° 41' 48" W	155	6.250	S 89° 41' 48" W
136	6.750	S 89° 41' 48" W	156	6.250	S 89° 41' 48" W
137	6.750	S 89° 41' 48" W	157	6.250	S 89° 41' 48" W
138	6.750	S 89° 41' 48" W	158	6.250	S 89° 41' 48" W
139	6.750	S 89° 41' 48" W	159	6.250	S 89° 41' 48" W
140	6.750	S 89° 41' 48" W	160	6.250	S 89° 41' 48" W
141	10.000	S 89° 41' 48" W	161	10.000	S 89° 41' 48" W
142	5.774	S 89° 41' 48" W	162	5.774	S 89° 41' 48" W
143	5.774	S 89° 41' 48" W	163	5.774	S 89° 41' 48" W

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 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:

FILE 200643466 OR BOOK 01460 PGS 0855-0823 RECORDED 11/20/2006 15:32:36 NASSAU COUNTY, JOHN A. CRAWFORD, CLERK

Rec 574.SL

Return to
Dyke Realty

SECTION 1. FINDINGS

That this rezoning is:

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

SECTION 2. PROPERTY REZONED

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

SECTION 3. APPROVAL SUBJECT TO CONDITIONS

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

SECTION 4. MITIGATION PLAN

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

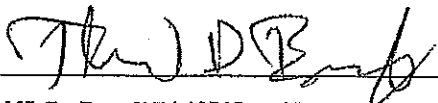
SECTION 5. EXHIBITS

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

SECTION 6. EFFECTIVE DATE

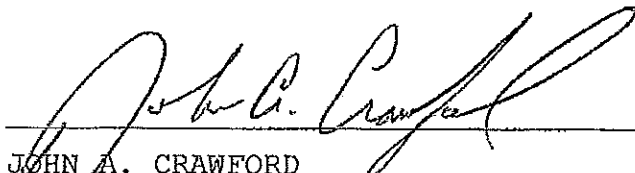
This Ordinance shall take effect upon its being filed in the Office of the Secretary of State.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

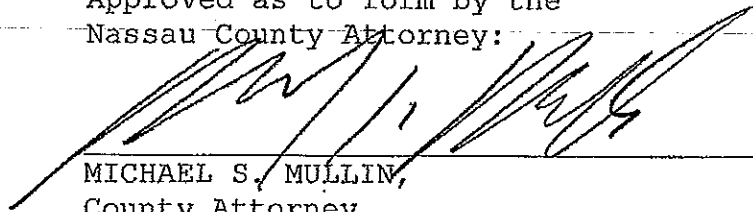

THOMAS D. BRANAN, JR.

Its: Chairman

ATTEST:


JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:


MICHAEL S. MULLIN,
County Attorney

MAP SHOWING

A PORTION OF SECTION 19, "CRANEY ISLAND," AND A PORTION OF SECTIONS 9 AND 45, ALL IN TOWNSHIP 2 NORTH, RANGE 30 EAST, NASSAU COUNTY, FLORIDA.

FOR CIVIL:

EXHIBIT A.

Legal Description and Property Survey of 207.44 Acres

SE 1/4 OF SECTION 45

COVE

Point of Beginning

SECTION 9

SECTION 19

SECTION 45

SECTION 10

SECTION 11

SECTION 12

SECTION 13

SECTION 14

SECTION 15

SECTION 16

SECTION 17

SECTION 18

SECTION 19

SECTION 20

SECTION 21

SECTION 22

SECTION 23

SECTION 24

SECTION 25

SECTION 26

SECTION 27

SECTION 28

SECTION 29

SECTION 30

SECTION 31

SECTION 32

SECTION 33

SECTION 34

SECTION 35

SECTION 36

SECTION 37

SECTION 38

SECTION 39

SECTION 40

SECTION 41

SECTION 42

SECTION 43

SECTION 44

SECTION 45

SECTION 46

SECTION 47

SECTION 48

SECTION 49

SECTION 50

SECTION 51

SECTION 52

SECTION 53

SECTION 54

SECTION 55

SECTION 56

SECTION 57

SECTION 58

SECTION 59

SECTION 60

SECTION 61

SECTION 62

SECTION 63

SECTION 64

SECTION 65

SECTION 66

SECTION 67

SECTION 68

SECTION 69

SECTION 70

SECTION 71

SECTION 72

SECTION 73

SECTION 74

SECTION 75

SECTION 76

SECTION 77

SECTION 78

SECTION 79

SECTION 80

SECTION 81

SECTION 82

SECTION 83

SECTION 84

SECTION 85

SECTION 86

SECTION 87

SECTION 88

SECTION 89

SECTION 90

SECTION 91

SECTION 92

SECTION 93

SECTION 94

SECTION 95

SECTION 96

SECTION 97

SECTION 98

SECTION 99

SECTION 100

SECTION 101

SECTION 102

SECTION 103

SECTION 104

SECTION 105

SECTION 106

SECTION 107

SECTION 108

SECTION 109

SECTION 110

SECTION 111

SECTION 112

SECTION 113

SECTION 114

SECTION 115

SECTION 116

SECTION 117

SECTION 118

SECTION 119

SECTION 120

SECTION 121

SECTION 122

SECTION 123

SECTION 124

SECTION 125

SECTION 126

SECTION 127

SECTION 128

SECTION 129

SECTION 130

SECTION 131

SECTION 132

SECTION 133

SECTION 134

SECTION 135

SECTION 136

SECTION 137

SECTION 138

SECTION 139

SECTION 140

SECTION 141

SECTION 142

SECTION 143

SECTION 144

SECTION 145

SECTION 146

SECTION 147

SECTION 148

SECTION 149

SECTION 150

SECTION 151

SECTION 152

SECTION 153

SECTION 154

SECTION 155

SECTION 156

SECTION 157

SECTION 158

SECTION 159

SECTION 160

SECTION 161

SECTION 162

SECTION 163

SECTION 164

SECTION 165

SECTION 166

SECTION 167

SECTION 168

SECTION 169

SECTION 170

SECTION 171

SECTION 172

SECTION 173

SECTION 174

SECTION 175

SECTION 176

SECTION 177

SECTION 178

SECTION 179

SECTION 180

SECTION 181

SECTION 182

SECTION 183

SECTION 184

SECTION 185

SECTION 186

SECTION 187

SECTION 188

SECTION 189

SECTION 190

SECTION 191

SECTION 192

SECTION 193

SECTION 194

SECTION 195

SECTION 196

SECTION 197

SECTION 198

SECTION 199

SECTION 200

SECTION 201

SECTION 202

SECTION 203

SECTION 204

SECTION 205

SECTION 206

SECTION 207

SECTION 208

SECTION 209

SECTION 210

SECTION 211

SECTION 212

SECTION 213

SECTION 214

SECTION 215

SECTION 216

SECTION 217

SECTION 218

SECTION 219

SECTION 220

SECTION 221

SECTION 222

SECTION 223

SECTION 224

SECTION 225

SECTION 226

SECTION 227

SECTION 228

SECTION 229

SECTION 230

SECTION 231

SECTION 232

SECTION 233

SECTION 234

SECTION 235

SECTION 236

SECTION 237

SECTION 238

SECTION 239

SECTION 240

SECTION 241

SECTION 242

SECTION 243

SECTION 244

SECTION 245

SECTION 246

SECTION 247

SECTION 248

SECTION 249

SECTION 250

SECTION 251

SECTION 252

SECTION 253

SECTION 254

SECTION 255

SECTION 256

SECTION 257

SECTION 258

SECTION 259

SECTION 260

SECTION 261

SECTION 262

SECTION 263

SECTION 264

SECTION 265

SECTION 266

SECTION 267

SECTION 268

SECTION 269

SECTION 270

SECTION 271

SECTION 272

SECTION 273

SECTION 274

SECTION 275

SECTION 276

SECTION 277

SECTION 278

SECTION 279

SECTION 280

SECTION 281

MAP SHOWING

A PORTION OF SECTION 18, "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 18, "CRANEY ISLAND," AND A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 88°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°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 06°49'12" EAST, 660.00 FEET; COURSE NO. 2: SOUTH 29°49'12" EAST, 250.53 FEET, TO THE SOUTH LINE OF GOVERNMENT LOT 6, SAID SECTION 6; THENCE SOUTH 00°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 06°49'00" WEST, ALONG LAST SAID LINE, 2749.62 FEET, TO THE MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. T2N-35); THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 05°01'54" EAST, 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 05°49'00" WEST, ALONG LAST SAID LINE, 479.72 FEET TO SAID MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. T2N-35); THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 41°54'22" EAST, 106.80 FEET; COURSE NO. 2: NORTH 39°39'37" WEST, 148.00 FEET, TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 06°49'00" WEST, ALONG LAST SAID LINE, 367.48 FEET, TO SAID MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. T2N-35); THENCE NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 02°17'02" EAST, 35.21 FEET; COURSE NO. 2: NORTH 59°55'35" EAST, 30.64 FEET, TO THE WESTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 0539, PAGE 1099, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 83°34'36" EAST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 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 B7E-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 B7E-2218, MAP DATE FEBRUARY 20, 1987, A DISTANCE OF 2000 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFORESAID EASTERLY BOUNDARY OF SECTION 18, "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 SHEET:

DRAFTER: JRS

JOB No. 2004-1224

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.

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 61D17-5, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

DATE JULY 13, 2004

SCALE 1" = 500'

CHECKED BY *[Signature]*

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

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

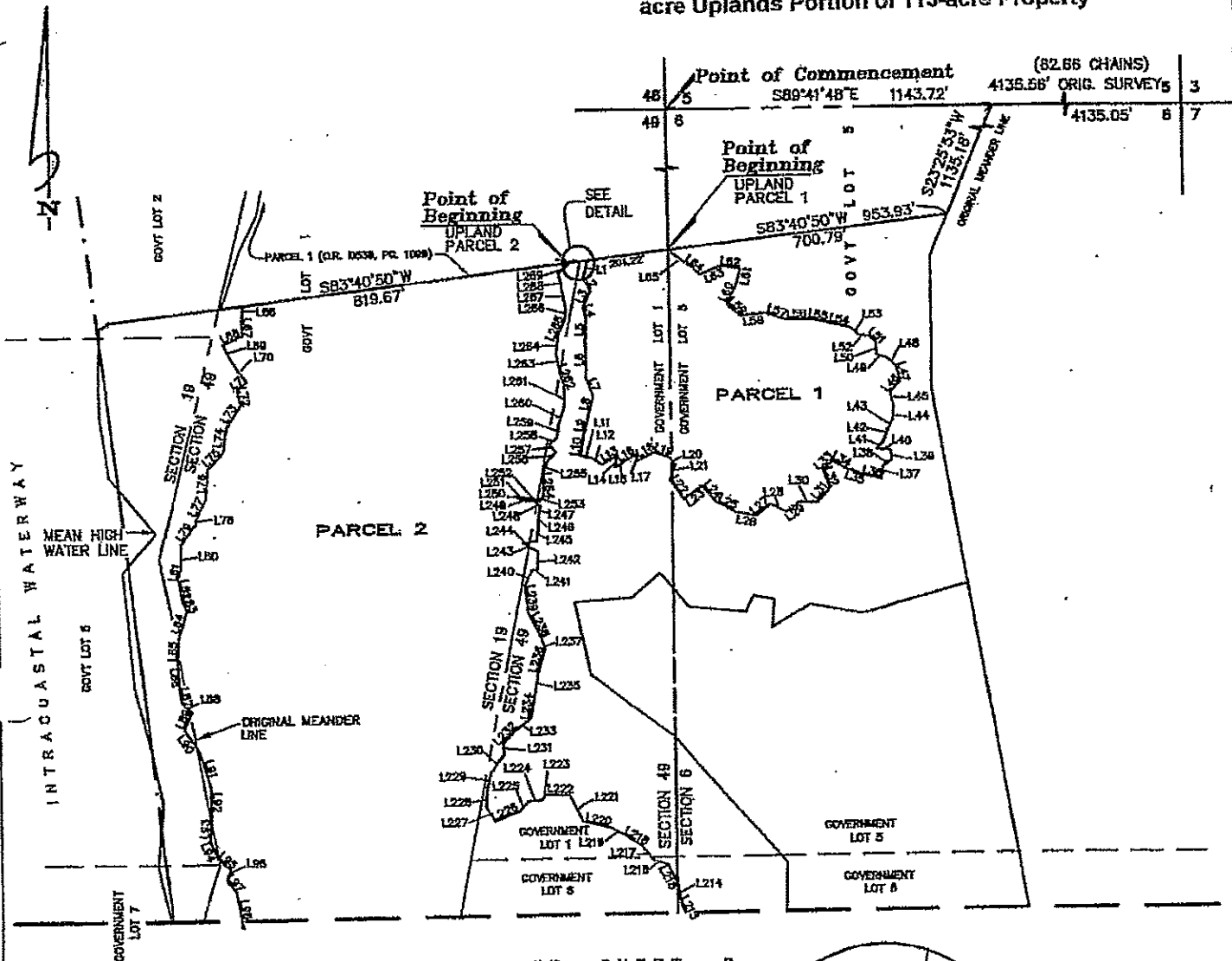


LEGEND

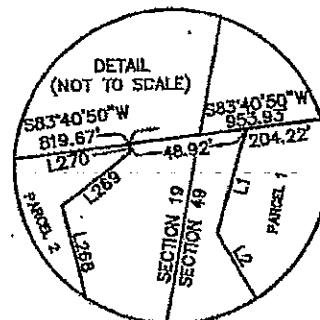
NEW RIGHT-OF-WAY
POINT OF CURVATURE
POINT OF TANGENCY
OFFICIAL RECORDS
LINE
PLAT BOOK
PAGE(S)
ARE LENGTH
TANGENT
RADIAL
CHORD
DELTA

MAP SHOWING

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



MATCH LINE SEE SHEET 2



SHEET 1 OF 9

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

DRAFTER: JLS
JOB No. 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,
CHARTER 61617, & FLORIDA ADMINISTRATIVE CODE PURSUANT
SECTION 472.022, FLORIDA STATUTES, AND DOES NOT
NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

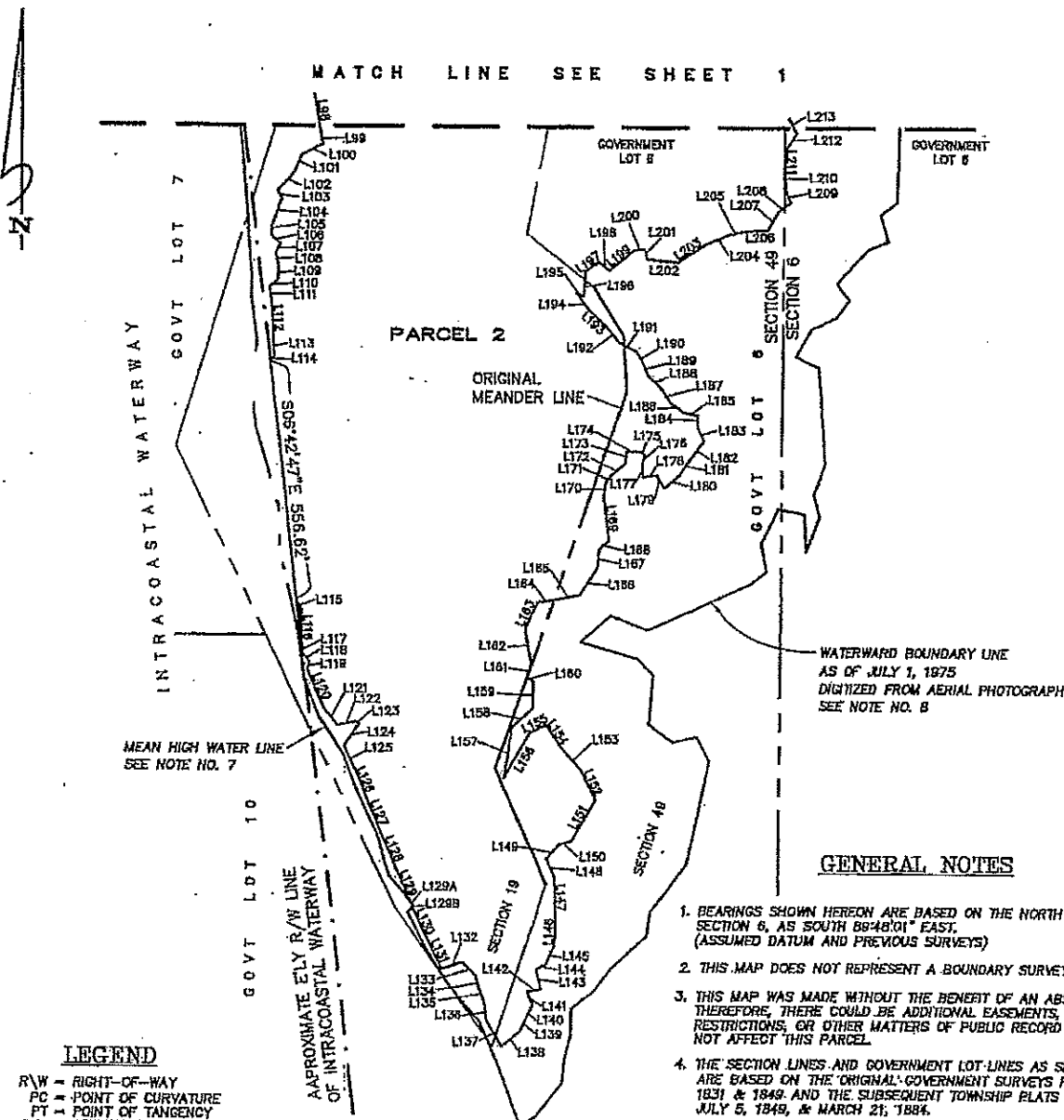
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703 LB NO. 3731



DATE: MARCH 2006
SCALE: N/A
CHECKED BY: W.S.

R. T. PITTMAN P.L.S. CERT NO. AR27

MAP SHOWING



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
 RCC = POINT OF COMPOUND CURVE
 CL = CENTERLINE
 MHW = MEAN-HIGH WATER LINE
 GOVT = GOVERNMENT

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 & 1849, AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1834, JULY 5, 1849, & 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. R1-80, R3-5B, T2N-35, T2N-57&57B SURVEY BY SUNSHINE STATE SURVEYORS, INC.: FILE NO. 87E-221B.
7. MEAN-HIGH-WATER LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. R3-5B, DATED DECEMBER-3, 1987.
8. WATERWARD BOUNDARY LINE SHOWN WAS DIGITIZED FROM AERIAL PHOTOGRAPH NEGATIVE NO. A20 12089-174-12, AERIAL NO. B/18, TAKEN JANUARY 22, 1974, AS PROVIDED BY THE NASSAU COUNTY PROPERTY APPRAISER'S OFFICE. (SEE CLARY & ASSOC., INC. MAP FILE NO. T2N-57)

SHEET 2 OF 9

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 18G17-6, 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
 3850 CROWN POINT ROAD, SUITE 100
 JACKSONVILLE, FLORIDA 32257
 (904) 260-2703



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

LINE TABLE		
LINE	LENGTH	BEARING
L56	51.11	S88°00'31"W
L57	56.09	N70°12'28"W
L58	60.06	S83°36'37"W
L59	42.23	N44°46'36"W
L60	55.12	N24°21'39"E
L61	37.96	N13°31'32"E
L62	48.79	N80°53'00"W
L63	53.12	S67°02'56"W
L64	50.17	N51°42'00"W
L65	52.60	N54°14'14"W
L66	32.17	S06°12'26"W
L67	43.20	S00°45'14"E
L68	54.91	S66°37'45"W
L69	40.09	S26°47'01"E
L70	70.54	S34°28'50"E
L71	29.88	S52°43'47"W
L72	40.56	S12°55'52"E
L73	68.33	S34°50'09"W
L74	62.01	S08°08'27"W
L75	56.88	S43°06'29"W
L76	70.57	S03°57'04"W
L77	62.08	S27°42'55"W
L78	10.29	S01°54'42"W
L79	65.56	S35°38'03"W
L80	55.57	S02°24'09"W
L81	29.08	S13°21'41"W
L82	55.93	S10°29'18"E
L83	27.52	S28°09'20"E
L84	73.83	S18°32'11"W
L85	62.12	S03°32'52"W
L86	72.81	S04°20'27"E
L87	26.54	S11°08'22"E
L88	34.76	S47°11'08"E
L89	47.69	S24°56'05"W
L90	68.56	S34°09'22"E
L91	93.20	S18°01'29"E
L92	73.45	S00°03'09"E
L93	60.56	S04°37'31"W
L94	48.84	S23°02'28"E
L95	42.47	S48°56'00"E
L96	28.89	S21°51'26"W
L97	40.05	S40°48'31"E
L98	91.45	S10°05'51"E
L99	23.93	S08°51'12"E
L100	54.23	S62°16'58"W
L101	41.94	S23°47'57"W
L102	58.55	S41°57'38"W
L103	21.18	S27°01'24"E
L104	67.06	S20°20'26"W
L105	21.85	S04°45'57"W
L106	29.16	S48°57'05"E
L107	24.78	S24°59'34"W
L108	31.20	S19°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°52'23"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, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, 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: *[Signature]*

[Signature]
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	N80°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°15'53"W
L168	31.73	N48°33'06"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°10'34"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°15'37"E	L229	40.56	N14°01'24"E
L175	14.81	S57°38'59"E	L230	56.17	N36°09'27"E
L176	29.72	S17°17'06"W	L231	28.71	N00°14'29"W
L177	29.37	S03°48'17"E	L232	42.14	N44°06'34"E
L178	32.56	N81°43'44"E	L233	49.13	N50°53'28"E
L179	34.32	S31°11'33"E	L234	59.33	N11°11'00"E
L180	46.15	N48°39'39"E	L235	57.97	N10°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	14.73	N14°10'06"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	33.25	N78°42'40"W	L240	42.89	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°51'46"W
L189	27.04	N23°21'44"W	L244	33.89	N81°06'23"E
L190	32.09	N30°39'50"W	L245	33.86	N09°26'28"E
L191	44.54	N64°23'43"W	L246	31.02	N01°23'11"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	N56°05'25"W
L196	57.51	N04°19'50"E	L251	39.82	S79°34'56"E
L197	38.44	N33°32'35"E	L252	21.63	S72°56'52"E
L198	32.67	S52°42'52"E	L253	19.28	N42°29'04"E
L199	76.75	N52°02'41"E	L254	45.31	N05°15'21"W
L200	22.61	N82°56'46"E	L255	37.61	N18°15'22"E
L201	24.72	S19°49'35"E	L256	35.70	N42°38'41"E
L202	69.60	S84°30'37"E	L257	25.86	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	59.61	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	N22°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	49.89	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°00'06"W			
L217	39.21	N35°58'03"W			
L218	53.49	N57°15'59"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, AFTER 81G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, 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 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

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.

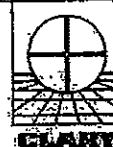
DRAFTER: JLS
JOB No. 2006-393

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 81G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 492.022, 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 18 NO. 3731



DATE MARCH 2006

SCALE N/A

CHECKED BY: J25

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

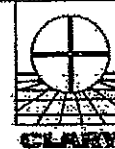
UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

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

(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

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, PARTER 61017-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 471.022, 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 FAX NO. 3731



DATE MARCH 2006

SCALE N/A

CHECKED BY: JS

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,

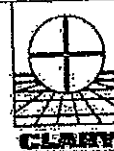
SHEET 8 OF 9

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 SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61G12-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 422.022, 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) 260-2793 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

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.

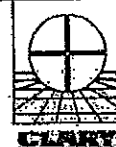
SHEET 9 OF 9

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

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3850 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703 LB. NO. 3731

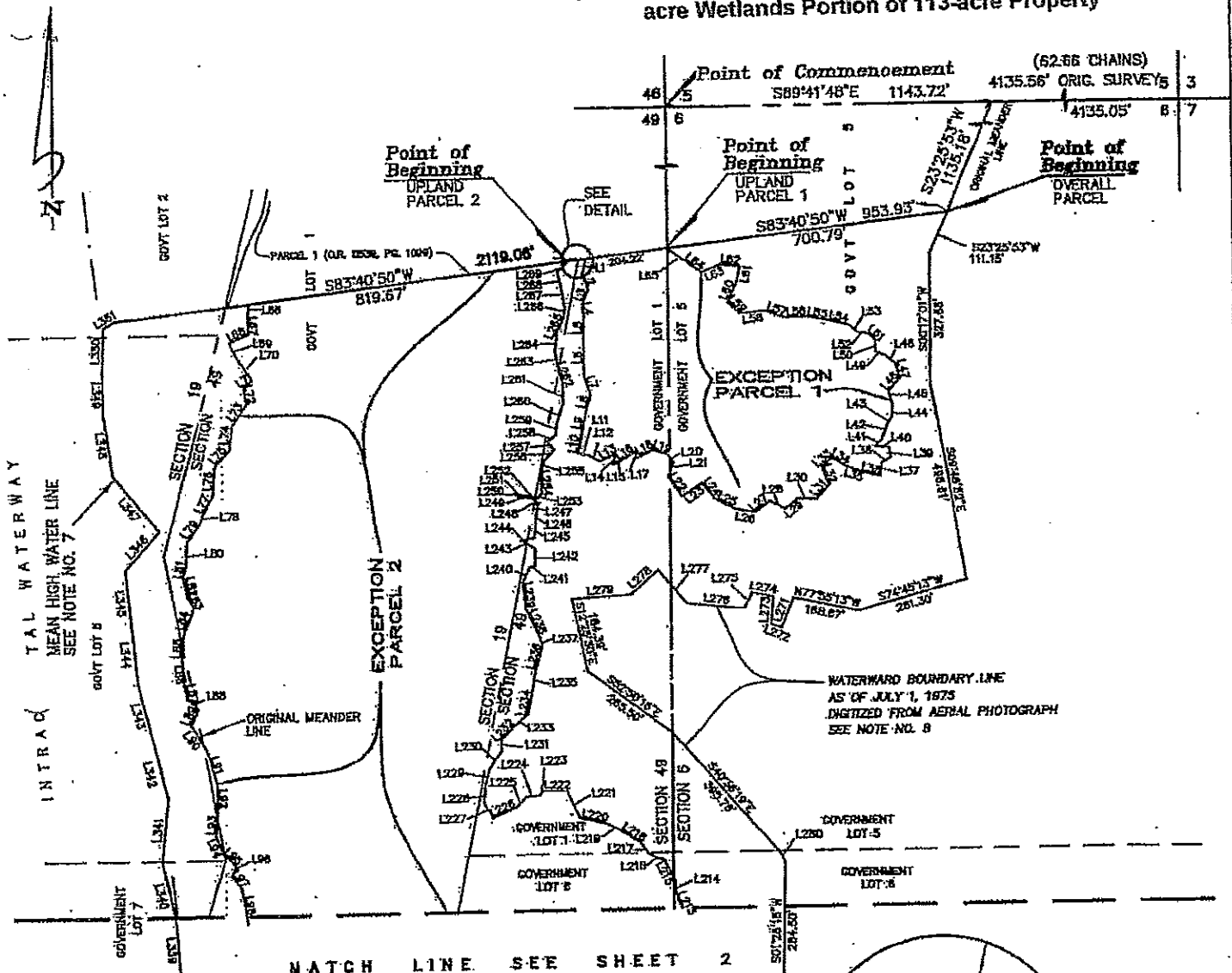


DATE: MARCH 2008
SCALE: N/A
CHECKED BY: JES

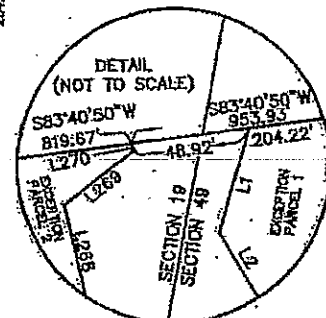
B. L. Pittman
B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

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



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



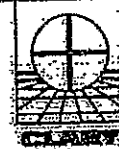
SHEET 1 OF 12

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

DRAFTER: JLS
JOB NO: 2005-394

LESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR
PLAN MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH
BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS,
Pursuant to the FLORIDA ADMINISTRATIVE CODE, PURSUANT
TO SECTION 42.102, FLORIDA STATUTES AND DOES NOT
NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

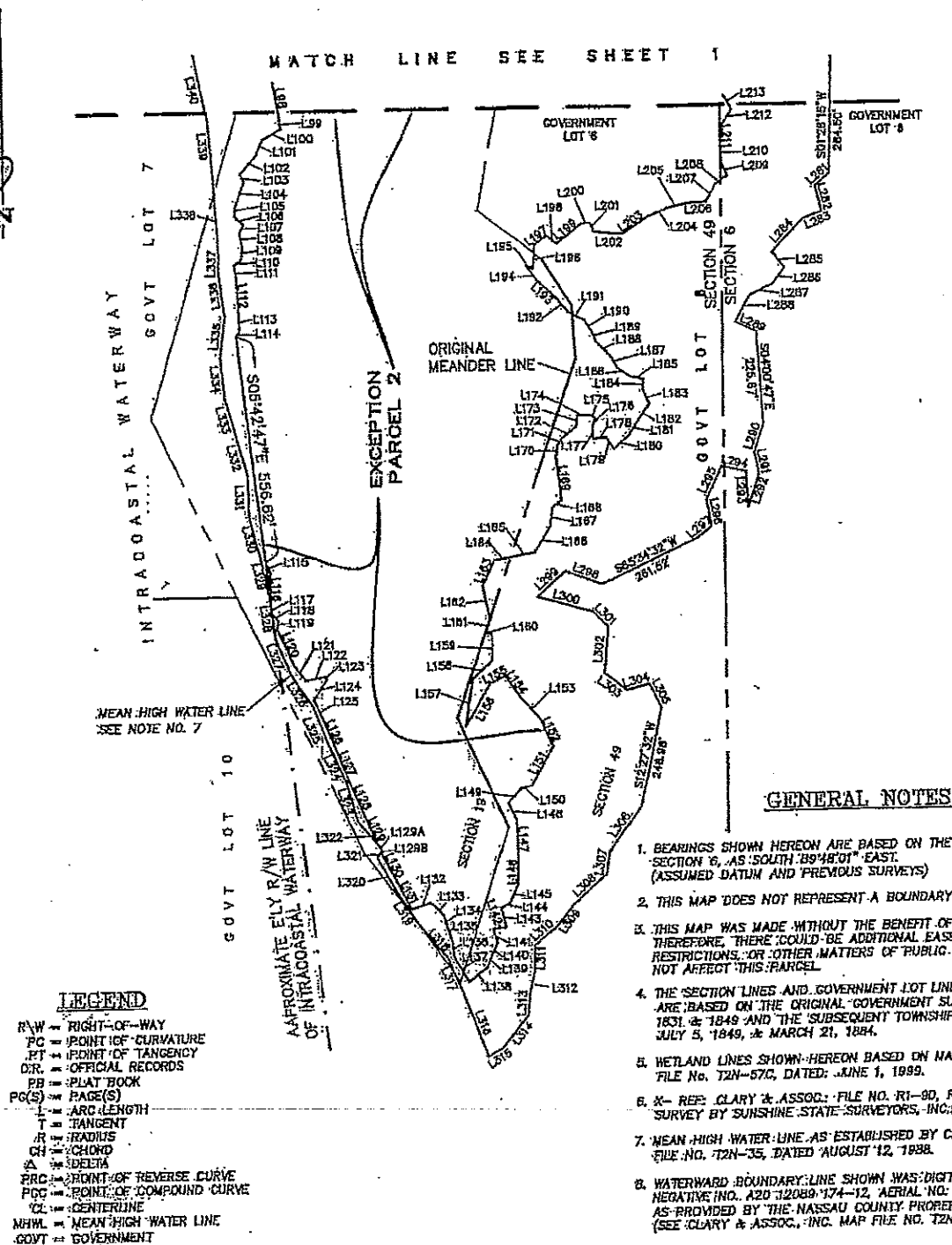
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
5838 CROWN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703 FAX NO: 3751



DATE: MARCH 2006
SCALE: N/A
CHECKED BY: W2

[Signature]
D. J. Titman

MAP SHOWING



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

55 OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR
 56 MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH
 57 BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS MEMBERS,
 58 HARTFORD 17, 5 FLORIDA ADMINISTRATIVE CODE, PURSUANT
 59 SECTION 177.02, FLORIDA STATUTES, AND DOES NOT
 60 NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
5630 CROWN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 566-2703 7-15 NO. 5731



DATE MARCH 2006
SCALE N/A
CHECKED BY 105

B. L. PITTMAN, PLS. CERT. NO. 4827

MAP SHOWING

LINE TABLE		
LINE	LENGTH	BEARING
L1	44.14	S17°13'24"W
L2	37.77	S80°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	S18°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	59.19	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	49.00	S50°43'47"E
L29	40.26	N52°43'36"E
L30	46.12	S88°12'09"E
L31	47.01	N41°55'57"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	48.49	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°37'07"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	63.56	S35°38'03"W
L80	55.57	S02°24'09"W
L81	29.08	S19°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	32.92	N81°17'35"E
L143	47.79	N13°57'54"W
L144	25.79	N59°56'59"E
L145	49.94	N23°56'51"E
L146	59.13	N01°25'58"E
L147	96.48	N01°52'28"W
L148	47.07	N24°22'15"W
L149	44.74	N42°45'18"E
L150	30.01	N73°55'52"E
L151	109.70	N30°06'31"E
L152	77.79	N25°47'00"W
L153	73.17	N43°11'45"W
L154	61.80	N33°24'53"W
L155	42.75	S63°59'48"W
L156	120.09	S30°12'26"W
L157	117.90	N08°55'59"E
L158	65.29	N48°16'17"E
L159	64.23	N00°02'08"E
L160	17.27	N65°03'31"W
L161	32.44	N20°27'27"E
L162	84.04	N10°54'24"W
L163	68.17	N25°08'35"E

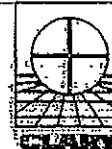
SHEET 3 OF 12

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

DRAFTER: JLS
JOB NO. 2006-394

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PARSIPpany, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 272.02, 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) 260-2703 FAX NO. 3751



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	N93°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°11'06"W
L177	28.37	S03°48'17"E
L178	32.56	N81°43'44"E
L179	34.32	S31°11'33"E
L180	46.15	N48°39'39"E
L181	45.69	N33°17'33"E
L182	50.45	N37°09'30"E
L183	38.40	N23°52'30"W
L184	26.01	N01°40'20"E
L185	33.25	N78°42'40"W
L186	37.47	N53°54'03"W
L187	39.73	N32°02'07"W
L188	44.35	N44°32'44"W
L189	27.04	N23°21'44"W
L190	32.09	N30°39'50"W
L191	44.54	N64°23'43"W
L192	48.95	N40°28'53"W
L193	61.93	N47°04'56"W
L194	44.82	N37°49'02"W
L195	18.71	S66°43'38"E
L196	57.51	N04°19'50"E
L197	38.44	N53°32'35"E
L198	32.67	S52°42'52"E
L199	76.75	N52°02'41"E
L200	22.61	N82°56'46"E
L201	24.72	S19°49'35"E
L202	69.60	S84°30'37"E
L203	75.38	N57°02'24"E
L204	55.99	N67°48'15"E
L205	51.05	N77°05'19"E
L206	42.66	N88°08'18"E
L207	48.70	N29°13'20"E
L208	36.16	N54°39'43"E
L209	33.46	N22°26'27"W
L210	42.85	N01°21'49"W
L211	42.78	N01°01'57"W
L212	50.58	N31°15'19"E
L213	38.62	N26°51'13"W
L214	49.83	N07°27'03"W
L215	55.55	N26°20'03"W
L216	40.52	N69°00'26"W
L217	39.21	N35°58'03"W
L218	53.43	N57°15'59"W

LINE TABLE		
LINE	LENGTH	BEARING
L219	38.73	N61°24'28"W
L220	76.00	N77°15'09"W
L221	75.11	N26°08'20"W
L222	59.96	N87°15'53"W
L223	18.44	S41°57'59"W
L224	32.02	S86°44'42"W
L225	37.28	S45°56'41"W
L226	62.80	S66°10'34"W
L227	44.68	N32°04'44"W
L228	44.68	N04°00'41"E
L229	40.56	N14°01'24"E
L230	56.17	N36°09'27"E
L231	28.71	N00°14'29"W
L232	42.14	N44°06'34"E
L233	49.13	N50°53'28"E
L234	59.33	N11°11'00"E
L235	57.97	N10°04'34"E
L236	60.56	N17°17'25"E
L237	14.73	N14°10'06"W
L238	89.67	N25°32'41"W
L239	64.29	N05°52'58"W
L240	42.83	N26°13'54"E
L241	13.37	N77°13'35"E
L242	43.64	N02°48'04"E
L243	42.10	N60°51'46"W
L244	33.89	N81°06'25"E
L245	33.86	N09°26'28"E
L246	31.02	N01°23'11"E
L247	22.98	N12°25'06"E
L248	18.57	N53°09'42"W
L249	36.96	N79°12'01"W
L250	18.58	N56°05'25"W
L251	39.82	S79°34'56"E
L252	21.63	S72°56'52"E
L253	19.28	N42°29'04"E
L254	45.31	N05°15'21"W
L255	37.61	N18°15'22"E
L256	35.70	N42°38'41"E
L257	25.86	N37°57'57"W
L258	26.47	N50°45'53"E
L259	28.93	N06°31'46"E
L260	59.33	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°57'59"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	134.69	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, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No. 2006-394

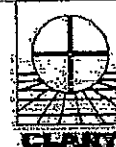
"SSE OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR
EY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH
THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS.
HARTER 672002 FLORIDA ADMINISTRATIVE CODE APPLICABLE
SECTION 672002 FLORIDA STATUTES AND CODES NOT
NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

DATE MARCH 2006

SCALE N/A

CHECKED BY *Y.S.*

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 768-2763 FAX NO. 9731



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

MAP SHOWING

LINE TABLE		
LINE	LENGTH	BEARING
L329	100.00	N12°14'13"W
L330	100.08	N14°21'21"W
L331	101.73	N01°28'24"W
L332	100.22	N15°53'54"W
L333	94.90	N15°17'26"W
L334	100.32	N05°49'42"W
L335	101.12	N07°16'35"E
L336	110.67	N07°58'55"W
L337	37.66	N02°44'01"E
L338	199.79	N08°59'52"W
L339	191.15	N04°46'48"W
L340	160.18	N12°03'00"W
L341	160.02	N05°08'07"E
L342	141.70	N18°19'18"W
L343	154.82	N14°11'57"W
L344	143.95	N05°24'24"W
L345	144.68	N05°28'57"W
L346	128.72	N42°00'35"E
L347	184.51	N39°33'24"W
L348	155.35	N08°19'55"W
L349	103.87	N00°16'26"W
L350	114.51	N02°23'15"E
L351	30.64	N60°01'48"E

SHEET 5 OF 12

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

DRAFTER: JLS
JOB No. 2008-394

IF OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR
MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH
FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS
PRACTICE BY FLORIDA ADMINISTRATIVE CODE, PURSUANT
HIGH 472.02, 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) 280-2703 FAX NO. 3731



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: JLS

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

MAP SHOWING

OVERALL PARCEL

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

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

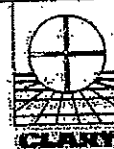
SHEET 6 OF 12

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

DRAFTER: JLS
JOB No. 2006-394

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, HARTER 6817Z-B, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 402.027, 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. 5731



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

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

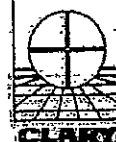
SHEET 7 OF 12

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 18-5, 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

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 726-2703



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: JLS

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

MAP SHOWING

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

CONTAINING 113.69 ACRES, MORE OR LESS.

LESS AND EXCEPT:

EXCEPTION PARCEL 1

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

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

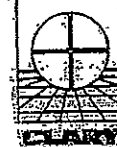
SHEET 8 OF 12

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

DRAFTER: JLS
JOB No. 2006-394

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, AFTER ADOPTING THE 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) 250-2705 FAX NO. 3731



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: JLS

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 BEGINNING.

ABOVE EXCEPTION CONTAINING 8.30 ACRES MORE OR LESS.

FURTHER LESS AND EXCEPT:

EXCEPTION PARCEL 2

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

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

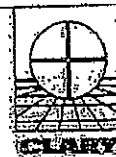
SHEET 9 OF 12

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

DRAFTER: JLS
JOB No. 2006-394

UNLESS OTHERWISE SHOWN AND STATED, HEREON, THIS MAP OR PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, P.L.S. 2006-394, 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
B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

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

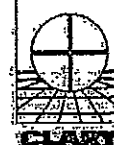
SHEET 10 OF 12

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

DRAFTER: JLS
JOB No. 2006-394

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR MEASUREMENTS MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61C17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 22007, 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) 266-2765 (FB NO. 3731)



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: JPS

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

MAP SHOWING

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

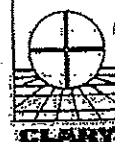
SHEET 11 OF 12

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: JES
JOB No. 2008-394

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER EIGHT-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 220.07, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3550 CROWN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257
FB NO. 3731



DATE: MARCH 2008

SCALE: N/A

CHECKED BY: JES

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

MAP SHOWING

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

ABOVE EXCEPTION CONTAINING 63.28 ACRES MORE OR LESS.

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

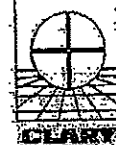
SHEET 12 OF 12

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. 2005-394

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 472, F.S., FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.02(2), FLORIDA STATUTES, AND DOES NOT ATTEMPT TO MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

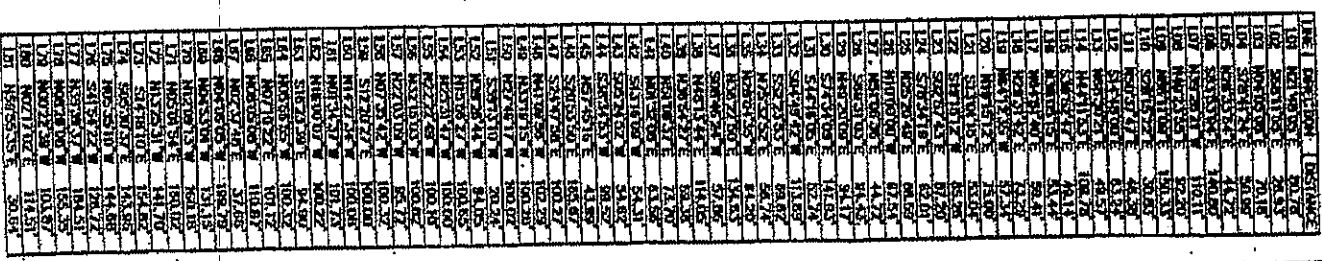
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257
L.S. NO. 3731



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

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

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



JOHN H. ZIMOS-1071

THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.



2017-2018 (40%)

LEADER

A/W - WEST OF WAY
PC - POINT OF CANTONMENT
PT - POINT OF INTEREST
DMS - SPECIAL MEASURES
VALVE
PM - PLAY ROOM
PCD - PLAYERS
CX - CONTINUAL
LNL - MEAN HIGH WATER LINE
CON - COUNTERSINK

1. **WATER LINE**
 2. **WATER LINE**
 3. **WATER LINE**
 4. **WATER LINE**
 5. **WATER LINE**
 6. **WATER LINE**
 7. **WATER LINE**
 8. **WATER LINE**
 9. **WATER LINE**
 10. **WATER LINE**
 11. **WATER LINE**
 12. **WATER LINE**
 13. **WATER LINE**
 14. **WATER LINE**
 15. **WATER LINE**
 16. **WATER LINE**
 17. **WATER LINE**
 18. **WATER LINE**
 19. **WATER LINE**
 20. **WATER LINE**
 21. **WATER LINE**
 22. **WATER LINE**
 23. **WATER LINE**
 24. **WATER LINE**
 25. **WATER LINE**
 26. **WATER LINE**
 27. **WATER LINE**
 28. **WATER LINE**
 29. **WATER LINE**
 30. **WATER LINE**
 31. **WATER LINE**
 32. **WATER LINE**
 33. **WATER LINE**
 34. **WATER LINE**
 35. **WATER LINE**
 36. **WATER LINE**
 37. **WATER LINE**
 38. **WATER LINE**
 39. **WATER LINE**
 40. **WATER LINE**
 41. **WATER LINE**
 42. **WATER LINE**
 43. **WATER LINE**
 44. **WATER LINE**
 45. **WATER LINE**
 46. **WATER LINE**
 47. **WATER LINE**
 48. **WATER LINE**
 49. **WATER LINE**
 50. **WATER LINE**
 51. **WATER LINE**
 52. **WATER LINE**
 53. **WATER LINE**
 54. **WATER LINE**
 55. **WATER LINE**
 56. **WATER LINE**
 57. **WATER LINE**
 58. **WATER LINE**
 59. **WATER LINE**
 60. **WATER LINE**
 61. **WATER LINE**
 62. **WATER LINE**
 63. **WATER LINE**
 64. **WATER LINE**
 65. **WATER LINE**
 66. **WATER LINE**
 67. **WATER LINE**
 68. **WATER LINE**
 69. **WATER LINE**
 70. **WATER LINE**
 71. **WATER LINE**
 72. **WATER LINE**
 73. **WATER LINE**
 74. **WATER LINE**
 75. **WATER LINE**
 76. **WATER LINE**
 77. **WATER LINE**
 78. **WATER LINE**
 79. **WATER LINE**
 80. **WATER LINE**
 81. **WATER LINE**
 82. **WATER LINE**
 83. **WATER LINE**
 84. **WATER LINE**
 85. **WATER LINE**
 86. **WATER LINE**
 87. **WATER LINE**
 88. **WATER LINE**
 89. **WATER LINE**
 90. **WATER LINE**
 91. **WATER LINE**
 92. **WATER LINE**
 93. **WATER LINE**
 94. **WATER LINE**
 95. **WATER LINE**
 96. **WATER LINE**
 97. **WATER LINE**
 98. **WATER LINE**
 99. **WATER LINE**
 100. **WATER LINE**

DATE JUNE 14, 2005
SCALE 1" = 500'

MAP SHOWING

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

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

SHEET 2 OF 3

DRAFTER: JRS

JOB No. 2005-1071

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

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER 61017-A, 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
O/RV = OFFICIAL RECORDS
VOLUME
PB = PLAT BOOK
PC(S) = PAGE(S)
CL = CENTERLINE
MHL = MEAN HIGH WATER LINE
COWI = CONVEYMENT

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 5, 1849, & MARCH 21, 1884.
5. MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC, MAP FILE NO. R3-58, DATED DECEMBER 1, 1987.
6. WATERWARD BOUNDARY LINE SHOWN WAS DIGITIZED FROM AERIAL PHOTOGRAPH NEGATIVE NO. A20 12089 174-12, AERIAL NO. B/10, TAKEN JANUARY 22, 1974, AS PROVIDED BY THE NASSAU COUNTY PROPERTY APPRAISER'S OFFICE. (SEE CLARY & ASSOC., INC. MAP FILE NO. T2N-57)
7. X- REF: CLARY & ASSOC.: FILE NO. T2N-57B, T2N-69 SURVEY BY SUNSHINE STATE SURVEYORS, INC.: FILE NO. 87E-221B.

SHEET 3 OF 3

DRAFTER: JRS

JOB No. 2005-1071

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

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61B17-6, 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



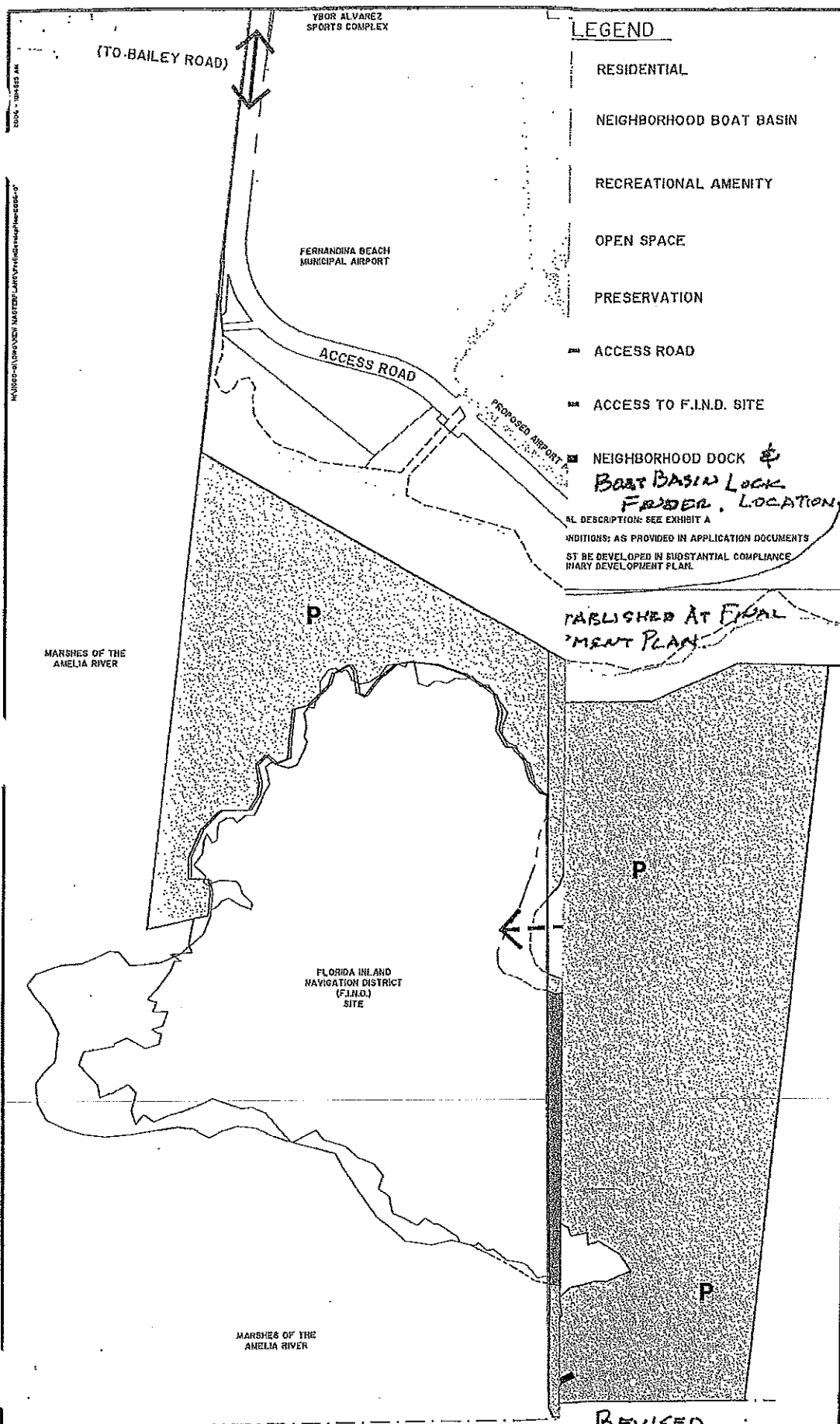
LEGEND
R/W = RIGHT-OF-WAY
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
ORV = OFFICIAL RECORDS
VOLUME
PB = PLAT BOOK
PS(S) = PAGE(S)
CL = CENTERLINE
MHWL = MEAN HIGH WATER LINE
GOVT = GOVERNMENT

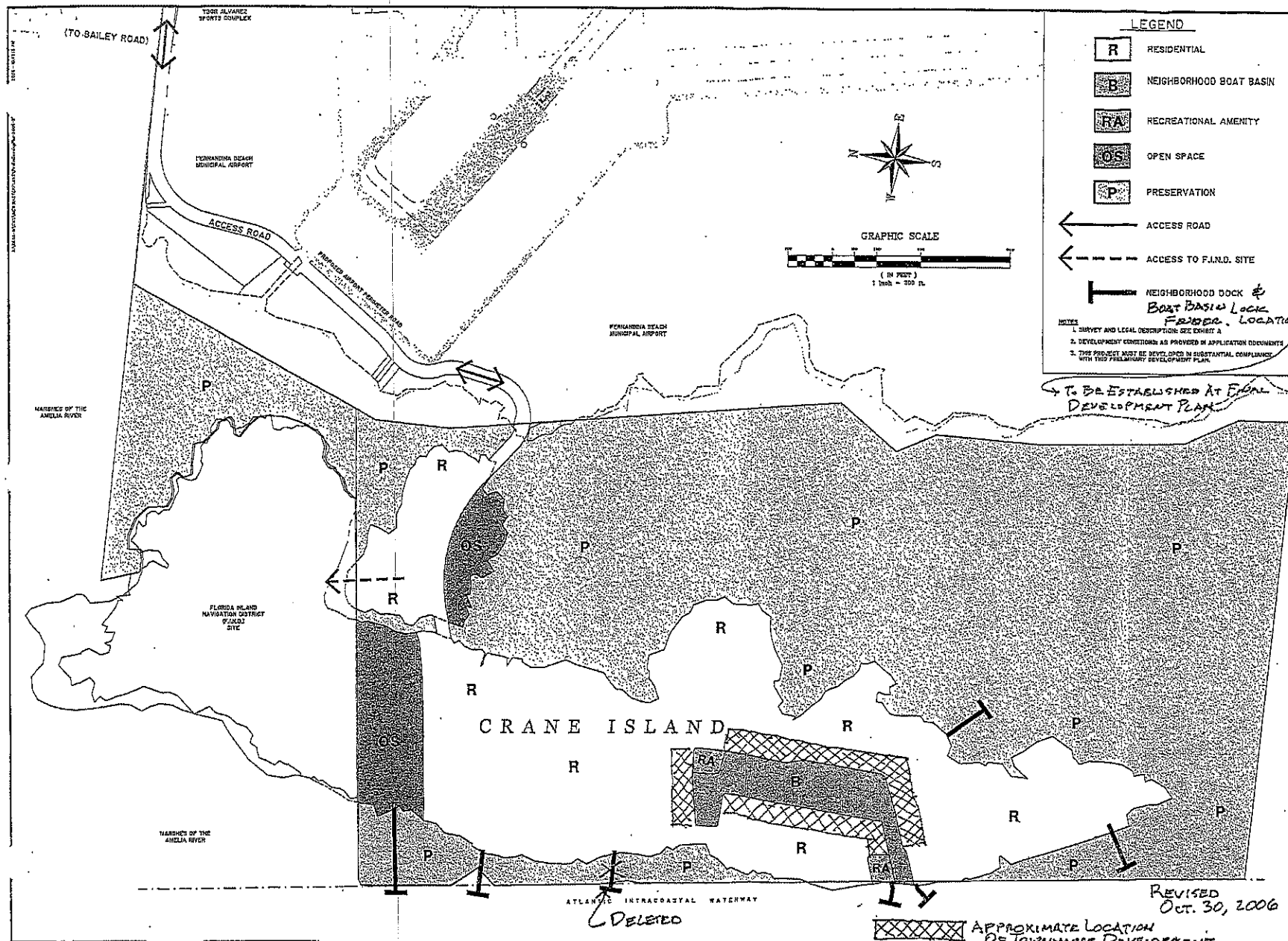
DATE: JUNE 14, 2005

SCALE: N/A

CHECKED BY: JRS

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





CRANE ISLAND
HARRIS COUNTY, FLORIDA

**FOUNDERS:
The Owners
of
Crane Island**

805 CHERRY STREET
MT. PLEASANT, SOUTH CAROLINA, 29464
PH: (843)-884-3050
FAX: (843)-884-4499

**CIVIL ENGINEERS:
THOMAS & HUTTON
ENGINEERING CO.**

939 HOUSTON NORTHWIND BLVD.
MT. PLEASANT, SC 29465
PHONE: (843) 849-0200
COMMERCIAL SALES - WILSON ROAD, SC
FLORIDA CERTIFICATE OF AUTHORIZATION # 3264

**TOWN PLANNERS:
DOVER, KOHL & PARTNERS
town planning**

1571 JENNETT DRIVE
CORAL GABLES, FL 33134
PH: (305)-866-0444
FAX: (305)-866-0360

**ENVIRONMENTAL CONSULTANT:
ENVIRONMENTAL SERVICES, INC.**

875 PERIMETER PARK BLVD.
SUITE 100
JACKSONVILLE, FLORIDA
PH: (904)-444-0900
FAX: (904)-444-9555

**PLANNING CONSULTANT:
Howard M. Landers Consulting, LLC**

205 SETTLEYS LANE
CHARLOTTE, N.C. 28202
PH/FAK: (704)-276-4278
CELL: (704)-907-6048
HML@hmlc.com

**TRAFFIC ENGINEER:
HNS ENGINEERING ASSOCIATES, INC.**

4500 BOWEN ROAD, SUITE 200
JACKSONVILLE, FL 32218
PH: (904)-456-4539
FAX: (904)-456-6825

**ENGINEER:
OLLETTE & ASSOCIATES, INC.**

20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PH: (904)-251-0550
FAX: (904)-251-9905

NO.	WITH PRIVATE DESK OPTION	CLY	12/26/05
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

**EXHIBIT B:
PUD Preliminary
Development
Plan**

PDP-1

**EXHIBIT C CRANE ISLAND
PUD DEVELOPMENT CONDITIONS**

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

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

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

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

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

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

2. Specific Conditions:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Association.

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

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

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

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

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

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

3) Open Space, Preservation and Buffer Areas:

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

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

5) Signage:

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

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

- c) Temporary construction signage shall be allowed along Bailey Road, the access road and project streets in order to improve the circulation of construction vehicles and minimize traffic impacts. Such signage shall be maintained in a clear and legible condition throughout the time needed to support the construction process, and shall be removed upon completion of construction or when no longer required.
- d) Traffic and street name signage may include aesthetic framing, posts and other appurtenances; however, any applicable County and FDOT standards for sign face, elevations, etc. will be maintained by the Developer and/or applicable Owners' Association as appropriate to these conditions. Street and informational signs are not required to meet standard color schemes for public street signs. All regulatory signs shall be standard color and size.

6) Tree Protection and Landscaping:

- a) Tree Protection: All due effort shall be made to protect and maintain all healthy trees on the site. The following standards will apply:
 - i) Professional Arborist Evaluation: Prior to any development activity, the health of all trees on the site will be evaluated by a professional, certified arborist to determine health of all native trees as defined by the County's tree ordinance. The removal of any existing live oak, magnolia or other native hardwood trees that are determined to be unhealthy and in need of removal shall be identified in the landscape plan, and removal the removal of such trees shall not require mitigation.
 - ii) Buffers: Trees may only be removed from buffer areas as needed to accommodate utilities, drainage structures, and the access channel to the boat basin. Unhealthy trees will be retained in the buffers unless their condition is determined to present a safety problem.
 - iii) Streets and Roads: All streets and roads, as defined in the table at e.4) above, shall be designed and constructed at a minimum elevation above existing grade with minimum fill. The pavement of Large Streets shall be impervious with the asphalt pavement and sub-base being designed to

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

- iv) Building Foundations: All habitable buildings shall be constructed on stem-wall, pier or pile foundations. Non-habitable buildings, such as garages and storage buildings, may be constructed at grade.
 - v) Building Siting: All buildings are to be designed and sited within their respective lots so as to maximize the protection of native trees. The removal of trees within building lots shall be governed by the Design Review Board as provided in the Neighborhood Design Code.
 - vi) Excavated Materials: Suitable materials that are excavated from the boat basin and retention ponds may be used for the grading of streets and roads, for the grading of driveways, and for fill within stem-wall foundations of structures. All excavated material that is not so utilized on site shall be removed from the site.
 - vii) Nothing contained herein shall alter the applicability of the provisions of Article 37 of the Zoning Code, as may be amended from time to time.
- b) Landscaping: All landscaping within the Project shall be in accordance with the standards established in the Neighborhood Design Code. Plant materials contained in the Code shall be consistent with those provided in the County's landscape code. A landscape plan for each phase of development shall be submitted with the first Final Development Plan. The removal of any existing live oak, magnolia or other native hardwood trees that are determined to be unhealthy and in need of removal shall be identified in the landscape plan and such removal approved by the County in accordance with the definitions of the County landscape code. The large maturing trees provided in the landscape plans for the project and the access road (subject to approval by the City of Fernandina Beach) shall be counted as part of the mitigation requirements that may otherwise be required for trees that have to be removed for development on the site. All trees that are planted to mitigate tree removal shall be planted in a location that will support

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

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

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

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

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

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

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

+++++

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

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

The bill states in part that

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

1. The adopted level of service for out of county hurricane evacuation is maintained for a category 5 storm event as measured on the Saffir-Simpson scale;
2. A 12-hour evacuation time to shelter is maintained for a category storm event as measured on the Saffir-Simpson scale and shelter space reasonably expected to accommodate the residents of the development contemplated by a proposed comprehensive plan amendment is available; or
3. Appropriate mitigation is provided that will satisfy the provisions of subparagraph 1. or subparagraph 2. Appropriate mitigation shall include, without limitation, payment of money, contribution of land, and construction of hurricane shelters and transportation facilities. Required mitigation shall not exceed the amount required for a developer to accommodate impacts reasonably attributable to development. A local government and a developer shall enter into a binding agreement to memorialize the mitigation plan.

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

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

6. Direct population concentrations away from known or predicted coastal high hazard areas.
7. Maintain or reduce hurricane evacuation times.

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

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

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

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

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

Policy 5.05.06A states:

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

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

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

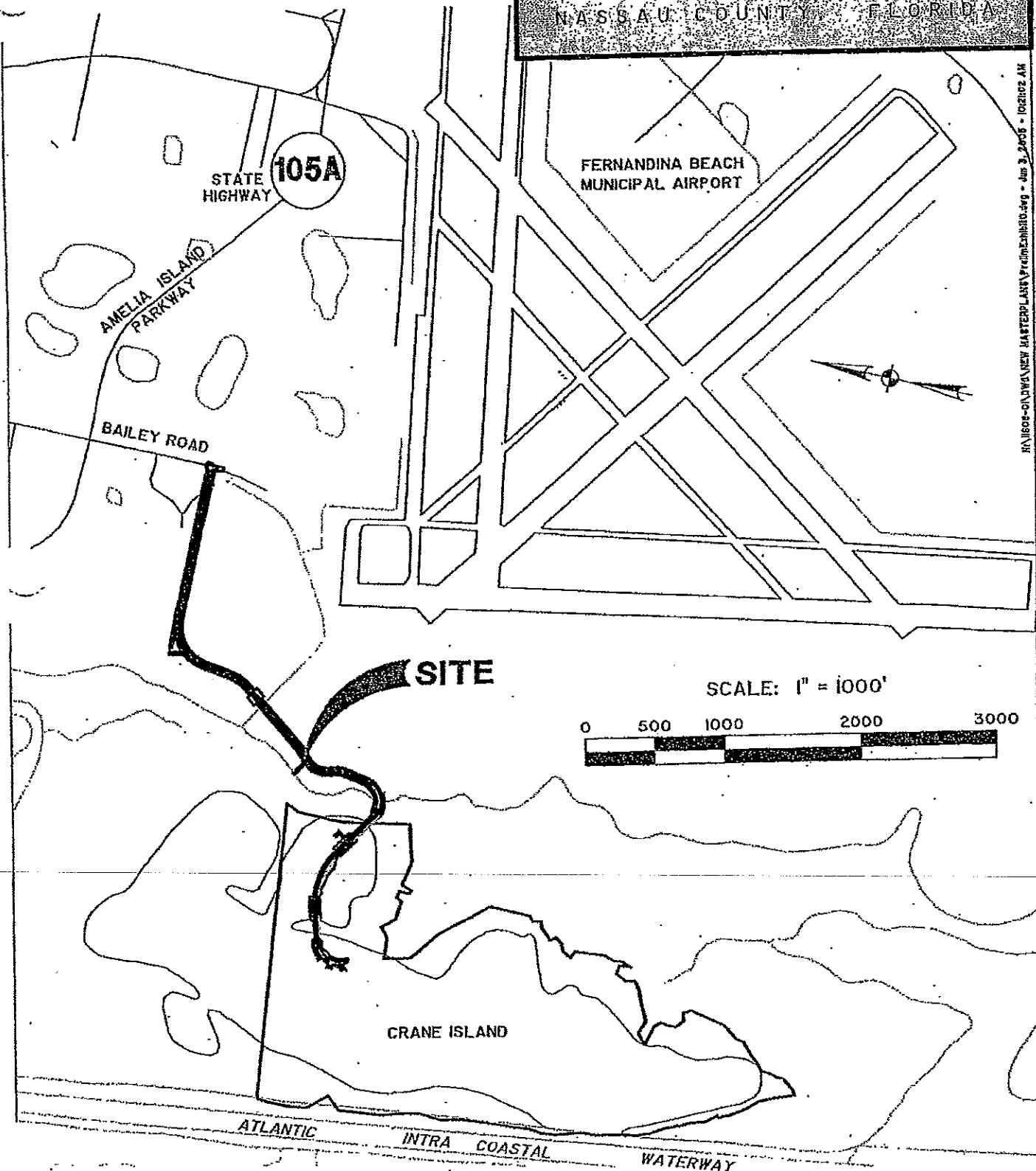
Exhibit D-1:
Map of Access Road

CRANE ISLAND

AMELIA ISLAND

NASSAU COUNTY, FLORIDA

MAP OF ACCESS ROAD



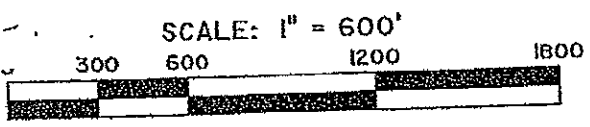
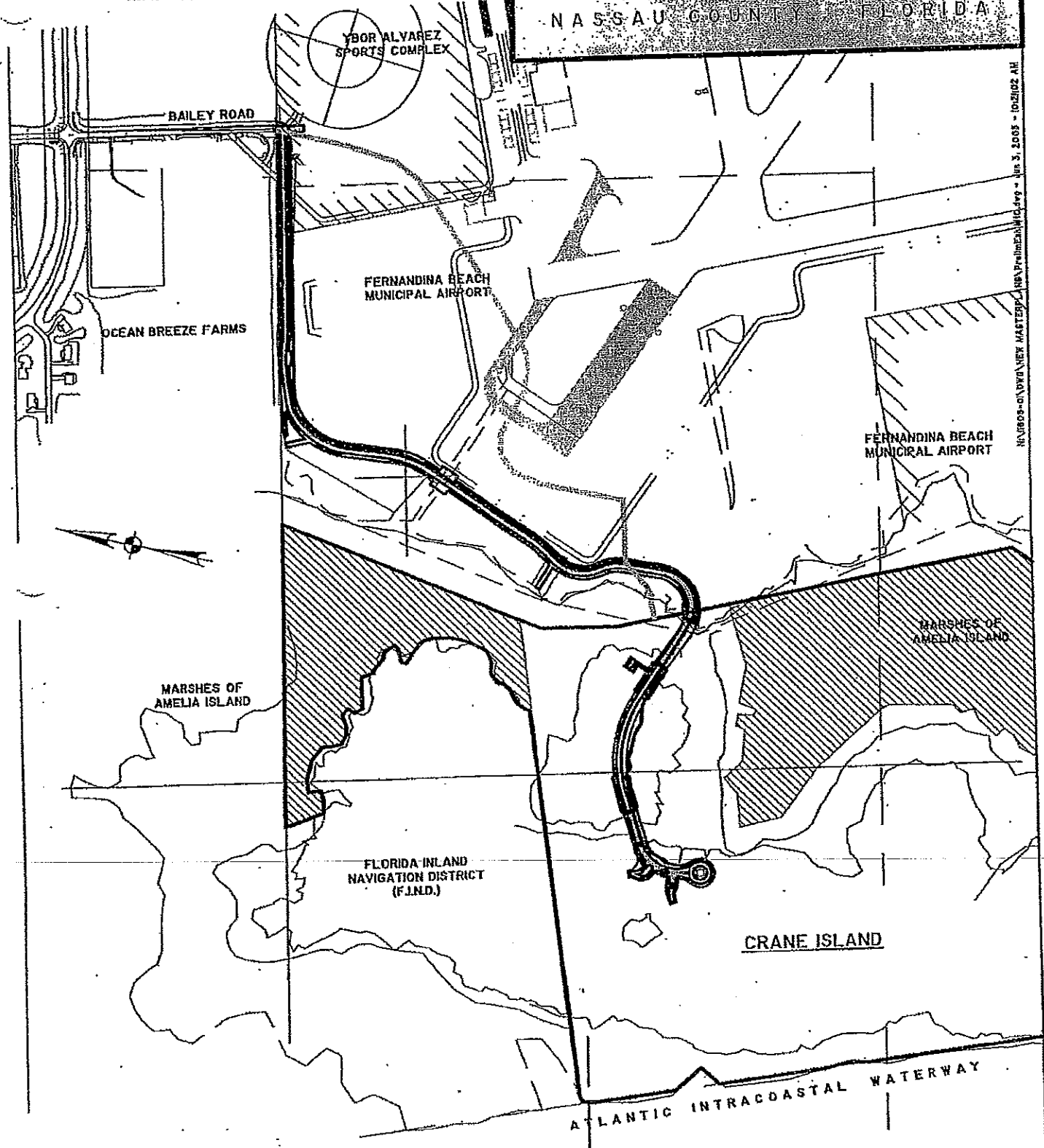
RA1608-01.DWG NEW MASTER PLAN 1/26/00 10:20 AM

CRANE ISLAND

AMELIA ISLAND

NASSAU COUNTY, FLORIDA

MAP OF ACCESS ROAD



NO. 0003-01000 NEW MASTERS - PRELIMINARY - JUN. 3, 2003 - 102102 AH

Map Showing

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

COMMENCE AT THE NORTHEAST CORNER OF SECTION 6; THENCE NORTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID SECTION 6, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 89°49'12" WEST, 2353.12 FEET, TO THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE NORTH 89°49'12" WEST, 1161.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 53.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°32'44" WEST, 53.33 FEET; THENCE SOUTH 87°30'17" WEST, 160.30 FEET; THENCE SOUTH 78°11'55" WEST, 24.40 FEET; THENCE SOUTH 50°44'26" EAST, 17.23 FEET; THENCE NORTH 87°30'17" EAST, 104.39 FEET, TO THE ARC OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 151.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 55°48'10" WEST, 149.94 FEET; THENCE NORTH 08°50'01" WEST, 87.84 FEET; THENCE SOUTH 78°11'55" WEST, 20.00 FEET; THENCE SOUTH 09°50'01" EAST, 104.14 FEET, TO THE ARC OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 170.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23°18'00" WEST, 169.00 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 08°28'47" WEST, 214.54 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 320.00 FEET, AN ARC DISTANCE OF 152.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°08'36" WEST, 151.18 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 35°48'25" WEST, 50.78 FEET; THENCE NORTH 54°11'35" WEST, 20.00 FEET; THENCE SOUTH 35°48'25" WEST, 80.00 FEET; THENCE SOUTH 54°11'35" EAST, 20.00 FEET; THENCE SOUTH 35°48'25" WEST, 449.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 23.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°41'49" WEST, 23.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 45°35'13" WEST, 87.98 FEET; THENCE NORTH 57°01'05" WEST, 117.11 FEET; THENCE SOUTH 32°58'55" WEST, 20.00 FEET; THENCE SOUTH 57°01'05" EAST, 112.73 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°21'08" 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 SAID CURVE; THENCE SOUTH 11°14'46" WEST, 155.95 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 144.00 FEET, AN ARC DISTANCE OF 159.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 42°54'42" WEST, 151.18 FEET; THENCE NORTH 85°35'50" WEST, 58.88 FEET, TO AN INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 5, AS SURVEYED BY WASHINGTON AND WILLIS, DATED 1831; THENCE SOUTH 09°49'12" EAST, ALONG SAID LINE, 72.67 FEET, TO THE ARC OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 204.00 FEET, AN ARC DISTANCE OF 208.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51°43'20" EAST, 284.85 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 122.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°43'13" WEST, 123.38 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 171.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°27'01" EAST, 161.15 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 45°35'13" EAST, 100.77 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 34.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°41'49" EAST, 34.16 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 35°48'25" EAST, 449.05 FEET; THENCE SOUTH 54°11'35" EAST, 20.00 FEET; THENCE NORTH 35°48'25" EAST, 80.00 FEET; THENCE NORTH 54°11'35" WEST, 20.00 FEET; THENCE NORTH 35°48'25" EAST, 50.78 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 380.00 FEET, AN ARC DISTANCE OF 181.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°08'36" EAST, 179.53 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 08°28'47" EAST, 214.54 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 385.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°10'47" EAST, 363.20 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°49'12" EAST, 1105.60 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 88.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°10'48" EAST, 77.78 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°10'48" EAST, 5.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 4.90 ACRES, MORE OR LESS.

FOR: CIVITAS, L.L.C.

AMENDED: 0-02-04 TO SHOW AIRCRAFT SERVICE AND MODIFICATION TRACT (M.O. 2004-779)
AMENDED: 3-25-04 TO REVISE LIMITS OF PARCEL (M.O. 2004-291)



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

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
M.O. 3733
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703

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

FILE No. T2N-82



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 Greenhorne & O Mara, Inc, a consulting engineering firm. And have the following comments.

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

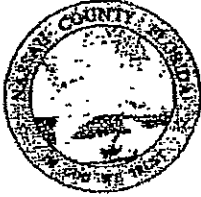
TOLL FREE
1-800-264-2065

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

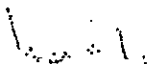
Crane Island

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.

Howard M. Landers Consulting, LLC

Urban Planning Consultant

328 Settlers Lane, Charlotte, NC 28202

Phone and Fax: 704.370.8278

Cell: 704.907.9061

hml328@bellsouth.net

EXHIBIT R-2- C
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,

CRANE ISLAND - DRAFT AVIGATION EASEMENT
HML 032206

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, 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: _____

CRANE ISLAND - DRAFT AVIGATION EASEMENT
HML 032206

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:

+++++

HPS-H
Architectural, Engineering, Planning
and Environmental Services
Riverside, Smith and Villa, Co.
and Embassy Hall
Jonestown, Guyana 92300
tel: 011-202-3888 fax: 00503-334841
tel: 00503-334840
E-mail: hps-h@hps-h.com
Web: <http://www.hps-h.com>



HOYLE, VIRGINIA
MUNICIPAL
AIRPORT

**AIRPORT
LAYOUT PLAN
SET**

CONFIDENTIAL

[illegible]

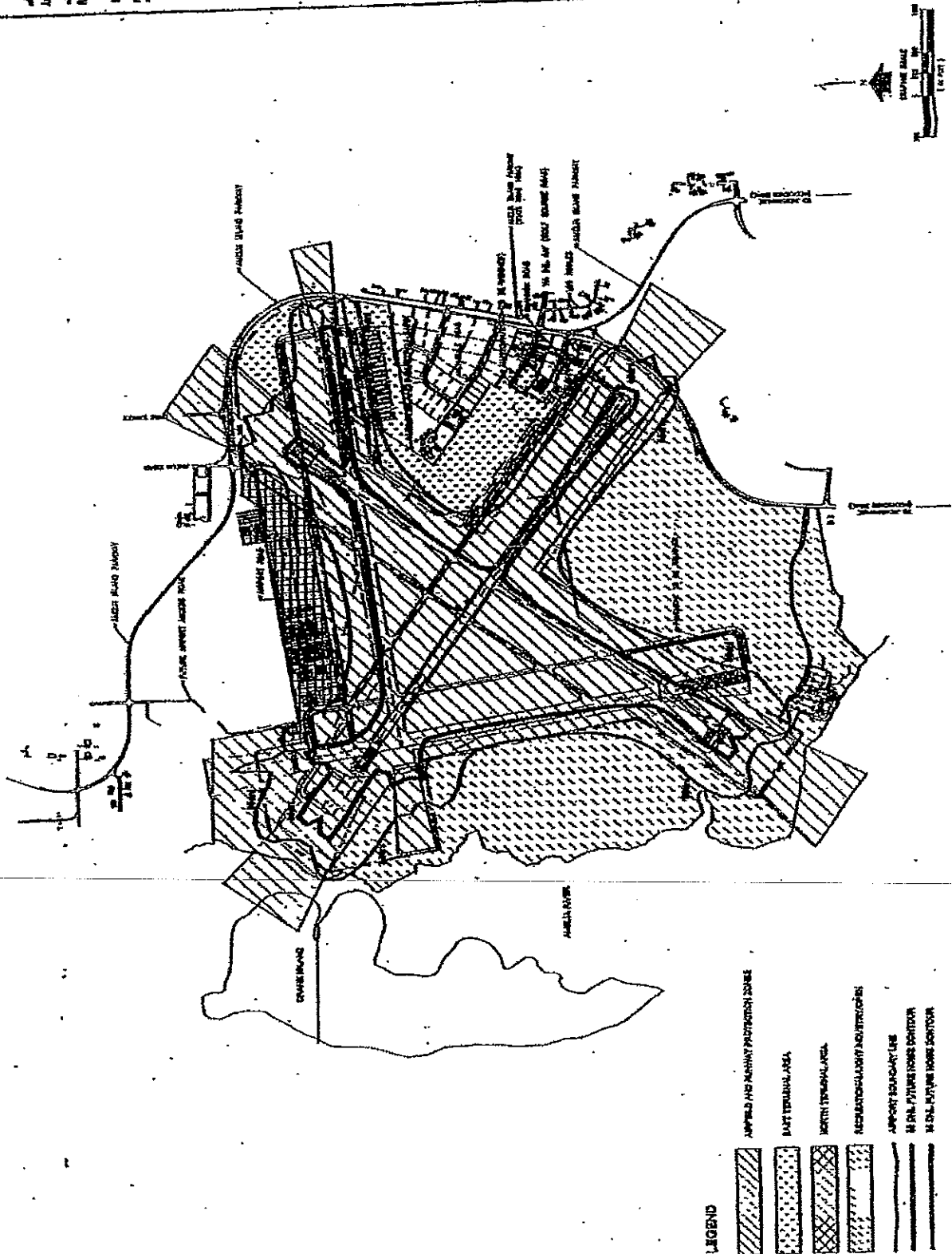
Full Look

ON-AIRPORT
LAND USE AND
GROUND ACCESS
PLAN

TRUSSARDI

24

**THE
JEWEL
CRIST**



MEMORANDUM OF UNDERSTANDING – CRANE ISLAND DEVELOPMENT

**BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FL
AND
CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FL**

AS AMENDED March 27, 2006

This Memorandum of Understanding is made between the Board of County Commissioners of Nassau County, Florida (hereinafter referred to as "County"), and the City Commission of the City of Fernandina Beach, Florida (hereinafter referred to as "City"). There is a very long history associated with the development permitting of Crane Island. That history involves both Nassau County and the City of Fernandina Beach. Activities with the County have consistently involved land use, while activities with the City have consistently involved access, utility services and relationship to the City Airport. The MOU is an agreement which the Owners of Crane Island have suggested as a vehicle through which the City and County can clearly define their respective roles. It defines the sequence of actions that each will follow in considering their respective Statutory responsibilities. ~~The Owners have filed applications for an Amendment for a PUD Ordinance with the County, and will file an application for a PUD Final Development Plan at the appropriate time had previously filed applications for Crane Island with the County and will amend those applications.~~ A Memorandum of Understanding ("MOU") was executed on October 26, 2005, and, as a result, the Owners had previously filed applications for Crane Island with the County, and they have indicated their desire to amend those applications, and amend the MOU. Upon receiving final development approvals as defined in the Stipulation for Dismissal between the City and Owners, the Owners will file an Application for Annexation and for vertical and other construction permits with the City at the appropriate time. The sequence of events defined in the MOU essentially restates the sequencing of land use approvals as provided by Florida Statutes.

NOTE: Numerals preceding the WHEREAS clauses are provided as a guide for review and comment only and are intended to be removed prior to finalization of this MOU. The designations following the numerals are as follows: GL = General; NC = specific to Nassau County; FB = specific to the City of Fernandina Beach.

1 GL WHEREAS, 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 (hereinafter referred to collectively as "Owners") own property in Nassau County, Florida which is more particularly described in Exhibit A attached hereto (hereinafter referred to as "Crane Island"); and

2 GL WHEREAS, the Owners desire to develop Crane Island with no more than 169 residential units, no more than 90 private slips in a locked upland boat basin, a public park of at least 5.75 acres, and other supporting open space and recreational facilities such as tennis courts, pools and fishing/observation docks as generally depicted on the Preliminary Development Plan, attached as Exhibit B, and as further described in Exhibit C ("Proposed Development"); and

3 NC WHEREAS, Crane Island was designated as Conservation/Wetlands, at a density of one residential unit per five acres, on the Nassau County Future Land Use Map (FLUM) in 1991, as a requirement of the Florida Department of Community Affairs ("DCA") in order for the Department to approve the County's Comprehensive Plan map (Minutes from a Special Meeting of the Nassau County Board of County Commissioners, June 29, 1993, Exhibit D); and

4 NC **WHEREAS**, the designation of Conservation/Wetlands that has been in existence since 1992 would prohibit the Proposed Development; and

5 GL **WHEREAS**, the Owners of Crane Island believe that a mapping error was made in the designation of Crane Island as Conservation/Wetlands on the Nassau County Future Land Use Map (FLUM) in 1991, although the Owners have never administratively challenged that error; and

6 GL **WHEREAS**, prior to approximately 2002, the Florida Department of Community Affairs had taken the position that the designation of Crane Island as Conservation/Wetlands was not an error and objected to requests by the Owners for a change in the designation; and

7 NC **WHEREAS**, Crane Island has been designated as RS-1 on the Nassau County Zoning Map since 1985 and, which designation would permit the Proposed Development, Exhibit E; and

8 NC **WHEREAS**, Policy 6.02.03C of the Nassau County Comprehensive Plan links the definition of Conservation/Wetlands to the SJRWMD land use and cover inventory; and,

9 NC **WHEREAS**, the 1995 SJRWMD Land Use and Land Cover inventory map, Exhibit T, classifies Crane Island as containing both upland and wetland areas; and,

10 GL **WHEREAS**, the Owners obtained an opinion from the St. Johns River Water Management District ("District") determining that Crane Island was uplands, Letter Dated December 9, 1997, Exhibit G; and

11 NC **WHEREAS**, DCA agreed that a consideration of a change in the FLUM designation was appropriate so long as it was accompanied by a Text Amendment to the policies of the Comprehensive Plan related to development in the Coastal High Hazard Area ("CHHA"), Letters Dated April 28 and May 15, 2003, Exhibit H; and

12 NC **WHEREAS**, the owners agreed to execute a Development Agreement with the County that would, among other items, provide for a public park and other public benefits; and

13 NC **WHEREAS**, in the interim, the case of Alachua County vs. Florida, Case No. 834 Southern Second 370, was issued that prevented the enforcement of the Development Agreement when there was annexation; and

14 NC **WHEREAS**, in consideration of the Alachua County case, the Owners prepared, for transmittal to DCA, an amendment to the FLUM maps and a text amendment, and said amendments contained conditional language; and

15 NC **WHEREAS**, on June 23, 2003, the County transmitted to DCA for their review an Amendment to the FLUM designating Crane Island as Low Density Residential with a maximum of 227 residential units; as well as an accompanying Text Amendment related to increased development in the Coastal High Hazard Area, Exhibit I; and

16 NC **WHEREAS**, DCA indicated that the transmitted Ordinance was not acceptable as the language was conditional; and

17 GL **WHEREAS**, since the 2003 application, the Owners of Crane Island have reduced the requested density from 227 homes to 169 homes, a reduction of nearly 26%; and

18 FB **WHEREAS**, the City has indicated by letter of May 19, 2005, that it has the capacity to provide water and sewer service to Crane Island that will support the proposed level of development, Letter from John Mandrick, PE, dated May 19, 2005, Exhibit J; and

19 FB **WHEREAS**, the Owners filed suit against the City (Willis, et. al. v. City of Fernandina Beach, Case No. 200-14-CA) seeking to obtain clear access to Crane Island across properties within the Fernandina Beach Airport and to clarify other matters related to access to Crane Island; and

20 FB **WHEREAS**, the City and the Owners responded to the Consent Order Abating Action ("Order") in Case No. 200-14-CA of the Circuit Court, Fourth Judicial Circuit, and the City and the Owners agreed to enter into an agreement providing an easement for access (and related improvements) to Crane Island, abandoning an existing road right-of-way across airport property, applying to FAA and FDOT for modification of the Airport Layout Plan to accommodate the access road and related improvements, the granting of an Avigation Easement over the lands of Crane Island, limiting development on Crane Island to residential, boat basin, a neighborhood center and other supportive uses, and entering into an agreement to implement the conditions of the Order, Exhibit K; and

21 FB **WHEREAS**, the City and Owners have executed a "Stipulation for Dismissal" and "Agreement Between the City of Fernandina Beach and the Owners of Land Commonly Known as 'Crane Island'", as signed by the City on September 15, 2005, as required by the above cited Stipulation and Agreement, Exhibit L; and

22 FB **WHEREAS**, in the "Stipulation for Dismissal" and "Agreement Between the City of Fernandina Beach and the Owners of Land Commonly Known as 'Crane Island'" ("Crane Agreement"), the Owners agreed to annex the property into the City, have continued pursuit of various actions to support the annexation, and will file the City's standard Application for Annexation "upon obtaining all required final approvals" as defined in the "Stipulation for Dismissal"; and

23 GL **WHEREAS**, the Board of County Commissioners and the City Commission met as the Amelia Island Joint Local Planning Agency (hereinafter referred to as "JLPA") on June 5, 2005, in response to a request from the Owners and Amelia Island Company (hereinafter referred to as "AIC") in an attempt to resolve outstanding issues, and provide a means for the Proposed Development to proceed; and

24 GL **WHEREAS**, the JLPA was created to consider issues of joint interest to the two jurisdictions; and

25 GL **WHEREAS**, the JLPA, acting individually as the Nassau County Board of County Commissioners and the Fernandina Beach City Commission, voted to direct their respective attorneys to prepare individual MOUs for consideration at a subsequent JLPA or regular City and County Board meetings; and

26 GL **WHEREAS**, the Owners of Crane Island have completed environmental studies (including "Environmental Assessment: Access Roadway to Crane Island at the Fernandina Beach Municipal Airport, Florida", October 20, 2004), Exhibit M, and Environmental and Cultural Resource Assessment, June 2005, Exhibit N, that have determined that the island neither supports any threatened nor endangered species nor contains any significant historical or archaeological sites; and

27 NC **WHEREAS**, the Owners of Crane Island have completed a traffic analysis (Crane Island Land Development Traffic Assessment, June 6, 2005), that shows adequate capacity on the local street network to support the Proposed Development on Crane Island, Exhibit O, and the County issued a Decision Granting Final Certificate of Concurrence with Conditions on October 4, 2005, Exhibit P; and

28 NC **WHEREAS**, the Owners filed an Application to Amend the designation on the County's FLUM Crane Island to Low Density Residential, on June 27, 2005, which precedes the August 5,

2005, deadline for the County's next amendment cycle; however, the owners' and developer's representatives have since determined that a FLUM amendment is not required based upon Policy 1.09.03 in the Comprehensive Plan. Policy 1.09.03 has been in the Comprehensive Plan since its adoption in 1993, and the Board of County Commissioners, on February 8, 1998, indicated that Policy 1.09.03 was applicable to Crane Island and by vote indicated that a public hearing was not necessary to invoke Policy 1.09.03. The owners' and developer's representatives, since 1998, have not pursued development based on 1.09.03 but have filed two (2) land use and text amendments for Crane Island that were not approved by DCA; and

29 NC WHEREAS, the Owners filed an Application with the County to amend the Zoning classification for Crane Island from RS-1 and Conservation to a PUD classification which permits no more than 169 residential homes, no more than 90 slips in a non-commercial upland boat basin with a lock system and other supporting recreational amenities, and which codifies additional Conditions of Development, on June 27, 2005; and

29.1 NC WHEREAS, the County Attorney opined that Objective 1.09.03 was applicable to Crane Island; and

30 GL WHEREAS, upon the if there is approval of the requested FLUM and a PUD and NOPC Amendments, the Owners will file an Application with the County for the approval of a PUD Final Development Plan and Plat; and,

31 NC WHEREAS, upon approval of the PUD Final Development Plan and Plat, the Owners will grant a non exclusive public access easement in perpetuity to the County over certain lands located on the Property which the Owners and County agree will be available for public use; and,

32 NC WHEREAS, upon approval of the PUD Final Development Plan and Plat, 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 density of units and boat slips 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 density of development on the property; and,

33 GL WHEREAS, the Crane Island properties consist of two ownership parcels that are recorded in the Public Records of Nassau County, one containing 113+ acres (and encompassing the upland portions of Crane Island) which is the appropriate parcel for the County FLUM designation, and the second consisting of 94+ acres (and encompassing primarily wetlands), with the two together totaling 207+ acres which is the appropriate parcel for the County PUD zoning and for annexation into the City; and

34 GL WHEREAS, upon approval of the PUD Final Development Plan by the County, an Environmental Resource Permit (ERP) by SJRWMD, a Nationwide Dredge and Fill Permit by the U.S. Army Corps of Engineers, and other development permits, the Owners will grant to Nassau County (or other entity as approved by Nassau County) a conservation easement covering the jurisdictional wetland and upland buffers, as defined by the ERP and subject to approved construction areas; and,

35 GL WHEREAS, AIC has joined with the Owners of Crane Island to undertake the sales, marketing and development of Crane Island; and

36 GL WHEREAS, the purchasers of residential properties on Crane Island will be able to join the Amelia Island Plantation Club, thereby reducing potential impacts on public recreational facilities; and.

37 GL **WHEREAS**, both Crane Island and PLM West are located in the Coastal High Hazard Area and are both subject to policies related to the CHHA in the Nassau County Comprehensive Plan; and

38 NC **WHEREAS**, AIC filed a Notice of Proposed Change (NOPC) to the PLM West DRI Development Order (DO) (which has a build-out date of December 31, 2012) on June 27, 2005, to reduce the vested residential units in that DO by 130 in order, in AIC's opinion, to offset the impact of development in the Coastal High Hazard Area associated with the Proposed Crane Island Development; and

39 GL **WHEREAS**, ~~as a result of the offset of development in the Coastal High Hazard Area by the any~~ reduction of units in the PLM West Development Order will not reduce or relieve the payment of any normal development fees, impact fees, application fees or other fees typically associated with the development of Crane Island in the County and/or the City; and

40 GL **WHEREAS**, the Owners are allowed by right under the current FLUM designation to develop 41 residential units on Crane Island; and

41 GL **WHEREAS**, the FAA and FDOT have approved a modification of the Airport Layout Plan for the access road to Crane Island and issued a Finding of No Significant Impact (FONSI), dated January 4, 2005, related to the potential environmental impacts of said access road, Exhibit Q; and

42 GL **WHEREAS**, the Florida Department of State, Division of Historical Resources, issued a Cultural Resource Assessment Review Request on April 15, 1999, indicating that the Proposed Development would "have no effect on historic properties", Exhibit R; and

43 FB **WHEREAS**, the alignment and design of the Access Road have been defined and agreed upon by the City and Owners; Exhibit S; and

44 FB **WHEREAS**, in the above cited Stipulation for Dismissal and Agreement, the Owners have agreed with the City on the principles associated with the right to use the access road, and the Owners and City have reached a separate agreement on such use; and

45 GL **WHEREAS**, the Owners of Crane Island have committed to the following, which they believe will provide numerous benefits to the public, including but not limited to the following:

1. Preservation of approximately 135 acres of marsh and other wetlands through the granting of a conservation easement;
2. Provision of a park and/or open space, including a dock (except for the two docks associated with the locking system that will serve the boat basin, the "docks" to be constructed on Crane Island are to be used for viewing, fishing and other non-boating activities only), on Crane Island that is accessible to the public and encompassing approximately 5.75 acres (this facility will be dedicated to either the County or City if so desired);
3. Provision of public access to Crane Island and the abutting waters, including roads, parks, docks and other public facilities, but excluding access to the private recreational amenity facilities, the boat basin, private properties and other private areas, subject to the management of all such facilities by the Property Owners' Association which will own such facilities (said public access as noted in item 31 above will be defined in the PUD process and documented through recorded easements);
4. Provision of no more than seven neighborhood docks on the Intracoastal Waterway and marshes, and the prohibition through deed covenants and restrictions of individual, private docks on the Intracoastal Waterway and marshes;
5. An Avigation Easement granted to the City with deed covenants and restrictions that will protect the City's airport from airspace interference, provide noise insulation in all

- appropriate residential units, and protect the airport from future claims of noise intrusion by residents of Crane Island;
6. Increased ad Valorem tax and other revenues to the City and County, as well as the Nassau County School Board and other taxing entities;
 7. Impact fees and other fees and charges associated with development approvals;
 8. Improvement of the intersection of Bailey Road and Amelia Island Parkway to provide appropriate turning lanes;
 9. Protection of the water quality surrounding Crane Island through the utilization of an upland locked private boat basin (The lock provides access to the Intracoastal Waterway) within which fueling and "live-aboards" will be prohibited, and only normal on-board minor servicing will be permitted;
 10. Siting of facilities to preserve existing tree cover in development areas and all vegetation in preservation areas, and landscaping that will utilize native and naturalized species; and

46 GL **WHEREAS**, at the August 15 JLPA meeting, at which there was no public comment taken and no vote was taken, the Board of County Commissioners requested that the City Commission express the level of development that they were willing to support on Crane Island, and at least three of the City Commissioners stated that that no more than 169 residential units is an acceptable level of development for Crane Island, if amendments are approved at public hearings; and

47 NC **WHEREAS**, the Board of County Commissioners of Nassau County has considered the request and developed contents of this Memorandum of Understanding; and

48 FB **WHEREAS**, the City Commission of the City of Fernandina Beach has considered the request and developed contents of this Memorandum of Understanding; and

49 NC **WHEREAS**, the Owners have developed contents of this Memorandum of Understanding; and

50 GL **WHEREAS**, the Exhibits referenced in this document will be compiled and one set provided to the City Attorney and County Attorney on or before July 13, 2005, and have been updated as appropriate; and

51 GL **WHEREAS**, the intent of this Memorandum is consistent with the intent and purposes of the JLPA, and is consistent with the comprehensive plans of the County and the City; and

52 GL **WHEREAS**, nothing in this Agreement relieves the Owners from obtaining any and all local, state and federal permits that are applicable to the planned development nor relieves the Owners from adhering to any applicable local, state and federal codes; and

53 GL **WHEREAS**, nothing in this Agreement indicates approval by the County of the FLUM and PUD any amendments for filed to address Crane Island, or the NOPC and or any related approvals regarding PLM West; and

54 NC-FB **WHEREAS**, the City and the County agree to enter into a Memorandum of Understanding which sets forth conditions under which the Proposed Development could proceed.

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. THE COUNTY agrees to process:

1. Any amended Application(s) to ~~Amend the Zoning Ordinance of Nassau County~~, filed by the Owners, to incorporate the Overlay of Planned Unit Development (PUD) subject to specific development conditions, including the development of no more than 169 residential

~~dwelling units, no more than 90 slips in an locked upland private boat basin, and associated recreational amenities;~~

2. A Notice of Proposed Change (NOPC) to the PLM West DRI Development Order, filed by Amella Island Company, reducing the vested development in the DO by 130 residential dwelling units and specifically committing that this reduction is to be used solely for the offset of development in the Coastal High Hazard Area. Neither staff nor the County has rendered an opinion as to whether the NOPC addresses Objective 5.05.06(A).
3. ~~Any PUD Final Development Plan and Plat to be filed following approval of the PUD Zoning Amendment applications filed prior to annexation.~~
4. As may be needed, an Inter-Local Agreement with the City to enable the County to continue inspection of construction implementing the Final Development Plan after annexation into the City.
5. Any amendments, including Land Use Map amendments, recommended by staff.

2. THE CITY agrees to process:

1. An Application for Annexation of Crane Island into the City of Fernandina Beach and an accompanying Annexation Agreement, to be filed by the Owners' that will include the following elements:
 - a. All conditions associated with Annexation;
 - b. All conditions contained in the Stipulation for Dismissal and Crane Agreement as implementation of the Consent Order Abating Action.
2. Appropriate amendments to the City's Future Land Use Map and Zoning Map to provide classifications that accommodate the density provided by the County FLUM and PUD, and the conditions provided in the Final Development Plan and Plat for the property approved by Nassau County.
3. As may be needed, an Inter-Local Agreement with the County to enable the County to continue inspection of construction implementing the Final Development Plan after annexation into the City.

~~3. THE COUNTY AND THE CITY agree to coordinate the provision of public notice, review, hearings and action on the above Applications in the following order:~~

~~First, by the County: The NOPC for PLM West;~~

~~Second, by the County: The PUD Zoning Amendment for Crane Island;~~

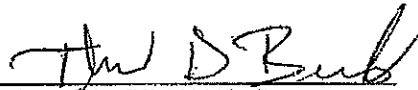
~~Third, by the County: A PUD Final Development Plan and Plat;~~

~~Fourth, by the City: An Annexation Ordinance; and~~

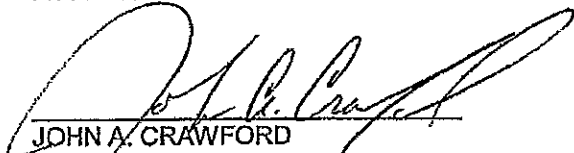
~~Fifth, by the City: Amendments to the City's FLUM and Zoning Map that accommodate the density provided by the County FLUM and PUD.~~

IN WITNESS WHEREOF the City and the County have caused this instrument to be executed by their respective proper parties duly authorized to execute the same on the day and year set forth below.

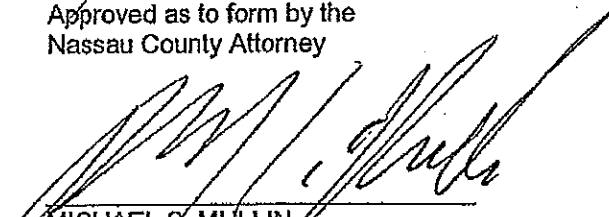
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


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

And

City Commission of the City of Fernandina Beach

By Ken Walker
It's Mayor: Date 4/11/06

Attest: Debra A. Braga
Title: Deputy City Clerk

Approved as to Form:

Debra A. Braga
Debra Braga, City Attorney

The Owners of Crane Island hereby acknowledge the above Memorandum of Understanding and accept it, and,

IN WITNESS WHEREOF, accept this document as set forth herein for the purposes as set forth in the Preamble hereto by signature on the day and year set forth below.

Signed, sealed and delivered
in the presence of:

Karl E. Lawhon
Print name: KARL E. LAWHON

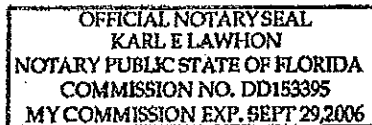
Cornelia G. Lawhon
Print name: CORNELIA G. LAWHON

Lynwood G. Willis
LYNWOOD G. WILLIS

Jane T. Willis
JANE T. WILLIS

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 26th day of April, 2006, by LYNWOOD G. WILLIS and JANE T. WILLIS, who are personally known to me or have produced PERSONALLY KNOWN as identification.



Karl E. Lawhon
Print name: KARL E. LAWHON

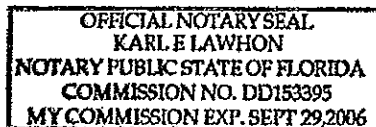
Cornelia G. Lawhon
Print name: CORNELIA G. LAWHON

Karl E. Lawhon
Print Name: KARL E. LAWHON
Notary Public, State of Florida
Commission Number: DD153395
My Commission expires: Sept. 29, 2006

Robert H. Still, Jr.
ROBERT H. STILL, JR.
Michael D. Abney
MICHAEL D. ABNEY
AS CO-TRUSTEES OF THE LYNWOOD G.
WILLIS AND JANE T. WILLIS TRUST
U/D/O DECEMBER 31, 1992

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 27th day of April, 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 PERSONALLY KNOWN as identification.



Franklin D. Tyler
Print name: Franklin D. Tyler

Pam Martin
Print name: Pam Martin

Karl E. Lawhon
Print Name: KARL E. LAWHON
Notary Public, State of Florida
Commission Number: DD153395
My Commission expires: Sept. 29, 2006

Vincent G. Graham
VINCENT G. GRAHAM

STATE OF SC
COUNTY OF Beckley

The foregoing instrument was acknowledged before me this 19th day of April, 2006, by VINCENT G. GRAHAM, who is personally known to me or has produced _____ as identification.

Pamela D. Martin
Print Name: Pamela D. Martin
Notary Public, State of SC
Commission Number: N/A
My Commission expires: Sept. 17, 2008

PIEDMONT SQUARE, LLC,
A VIRGINIA LIMITED
LIABILITY CORPORATION

By: Charles B. L.

[Signature]
Print name: Charles B. L.

Pam Martin
Print name: Pam Martin

STATE OF SC
COUNTY OF Berkeley

The foregoing instrument was acknowledged before me this 19th day of April, 2006, by Christopher B. Anderson 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.

Pamela D. Martin
Print Name: Pamela D. Martin
Notary Public, State of SC
My Commission expires: Sept. 17, 2008

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

By: David P. Agnew

[Signature]
Print name: David P. Agnew

Pam Martin
Print name: Pam Martin

STATE OF SC
COUNTY OF Berkeley

The foregoing instrument was acknowledged before me this 19th day of April, 2006, by David P. Agnew 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.

Pamela N. Martin
Print Name: Pamela N. Martin
Notary Public, State of South Carolina
My Commission expires: Sept. 17, 2008

Amelia Island Company hereby acknowledges the above Memorandum of Understanding and accepts it, and,

IN WITNESS WHEREOF, accept this document as set forth herein for the purposes as set forth in the Preamble hereto by signature on the day and year set forth below.

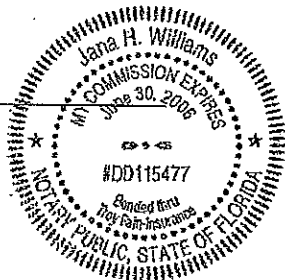
Signed, sealed and delivered
in the presence of:

Jana H. Williams
Print name: Jana H. Williams

JACK B. HEALAN, JR.
PRESIDENT

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 1st day of May, 2006, by JACK B. HEALAN, JR., who are personally known to me or have produced _____ as identification.



Jana H. Williams
Print Name: _____
Notary Public, State of Florida

Commission Number: DD115477
My Commission expires: 6/30/06

List of Exhibits:

- A Legal Description
- B Preliminary Development Plan
- C Project Description
- D Minutes from a Special Meeting of the Nassau County Board of County Commissioners, June 29, 1993

- E Nassau County Zoning Map, circa 1985
- F No Exhibit F
- G St. Johns River Water Management District ("District") Letter Dated December 9, 1997
- H Department of Community Affairs Letters Dated April 28 and May 15, 2003
- I Minutes of BOCC Meeting, June 23, 2003
- J Letter from John Mandrick, PE, dated May 19, 2005
- K Consent Order Abating Action in Case No. 200-14-CA
- L Agreement between the City of Fernandina Beach and the Owners of Land Commonly Known as "Crane Island", Draft 050504
- M "Environmental Assessment: Access Roadway to Crane Island at the Fernandina Beach Municipal Airport, Florida", October 20, 2004 (Exhibits not included)
- N Environmental and Cultural Resource Assessment, June 2005
- O Crane Island Land Development Traffic Assessment, June 6, 2005
- P Application for Concurrency Determination with the County, June 8, 2005 (Exhibits not included)
- Q Finding of No Significant Impact (FONSI), dated January 4, 2005
- R Florida Department of State, Division of Historical Resources, issued a Cultural Resource Assessment Review Request, dated April 15, 1999
- S Maps of Access Road
- T 1995 SJRWMD Land Use and Land Cover Inventory Map



STAFF REPORT
PAB 2021-0010 (Final Plat)
Planning Advisory Board Hearing
December 8, 2021

APPLICATION FOR FINAL PLAT - CRANE ISLAND PHASE 2C

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 2C				
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:	12.02 Acres Parcel ID #: 19-2N-28-0000-0001-0000 (EXHIBIT A- MAP)				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	CI – Phase 1	2020	R-1 (PUD)	LDR
	South	Wetlands		CON	CON
	East	Wetlands		CON	CON
	West	CI – Phase 2A		R-1 (PUD)	LDR

*** 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 2C which consists of 12 single family dwelling unit lots and 2 open space/conservation tracts totaling 12.02 acres of land off Marsh Court. 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 12 residential lots, and two tracts of open space/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 2021-0010 to the City Commission requesting that a Final Plat for the Crane Island Phase 2C be (**approved or denied**) and that PAB case 2021-0010, 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

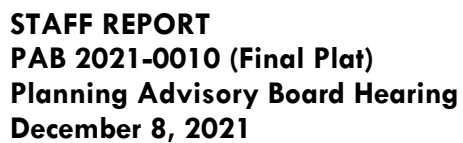
EXHIBIT B – FINAL PLAT DETAIL



STAFF REPORT
PAB 2021-0010 (Final Plat)
Planning Advisory Board Hearing
December 8, 2021

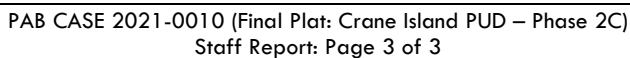
EXHIBIT A – MAP





Crane Island — Phase 2C

A PORTION OF SECTION 6 AND A PORTION OF SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST, CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA



Crane Island — Phase 2C

A PORTION OF SECTION 6 AND A PORTION OF SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST, CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA

OFFICIAL RECORDS BOOK PAGE

SHEET 1 OF 2 SHEETS
12 LOTS AND 2 TRACTS, IN THIS PHASE

CAPTION

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

BEGIN AT THE SOUTHEASTERLY TERMINUS OF BROADBENT WAY, A SIXTY (60) FOOT RIGHT OF WAY AS NOW ESTABLISHED, AS SHOWN ON THE PLAT OF CRANE ISLAND — PHASE 1, AS RECORDED IN PLAT BOOK 8, PAGES 308 THROUGH 311, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY; THENCE NORTHERLY AND NORTHEASTERLY, ALONG THE EASTERLY LINE OF SAID PLAT OF CRANE ISLAND — PHASE 1, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: ALONG AND AROUND THE ARC OF THE ARC OF A CURVE LEADING NORTHERLY, CONCAVE WESTERLY, HAVING A RADIUS OF 2297.36 FEET, AN ARC DISTANCE OF 105.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°44'56" WEST, 105.24 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: NORTH 02°03'41" WEST, 31.00 FEET; COURSE NO. 3: NORTH 66°10'34" EAST, 73.80 FEET; COURSE NO. 4: NORTH 32°13'50" EAST, 420.73 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 SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 52°50'16" EAST, 265.50 FEET; COURSE NO. 2: SOUTH 40°36'19" EAST, 395.76 FEET; COURSE NO. 3: SOUTH 28°09'09" EAST, 30.83 FEET; COURSE NO. 4: SOUTH 01°26'15" WEST, 284.50 FEET; COURSE NO. 5: SOUTH 50°44'00" WEST, 46.38 FEET; COURSE NO. 6: SOUTH 14°41'47" EAST, 63.24 FEET; COURSE NO. 7: SOUTH 68°36'34" WEST, 49.57 FEET; COURSE NO. 8: SOUTH 44°18'07" WEST, 109.78 FEET; THENCE NORTH 96°01'23" WEST, DEPARTING LAST SAID LINE, 520.46 FEET, TO THE EASTERLY LINE OF THE PLAT OF CRANE ISLAND — PHASE 2A, AS RECORDED IN OFFICIAL RECORDS BOOK 2270, PAGE 910—912, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE NORTHERLY, WESTERLY, NORTHWESTERLY AND NORTHEASTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: COURSE NO. 1: NORTH 09°44'18" WEST, 249.73 FEET; COURSE NO. 2: NORTH 01°11'39" EAST, 34.00 FEET, TO THE ARC OF A CURVE LEADING WESTERLY, THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 343.32 FEET, AN ARC DISTANCE OF 7.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°24'26" WEST, 7.10 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 90°00'00" WEST, 35.70 FEET; COURSE NO. 4: NORTH 44°55'29" WEST, 28.35 FEET; COURSE NO. 5: NORTH 00°09'01" EAST, 23.24 FEET; COURSE NO. 6: NORTH 45°04'31" EAST, 28.42 FEET; COURSE NO. 7: NORTH 01°00'34" WEST, 34.01 FEET; COURSE NO. 8: NORTH 38°47'53" WEST, 30.82 FEET, TO THE POINT OF BEGINNING

CONTAINING 12.02 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 AND CRANE ISLAND MODEL HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, (COLLECTIVELY THE "OWNERS") ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS CRANE ISLAND — PHASE 2B, 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.

RIGHTS OF WAY (MARSH COURT), TITLE TO TRACT 1 (OPEN SPACE) AND TRACT 2 (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 GRANTEEES, 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, THIS ____ DAY OF _____, A.D., 2021.

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

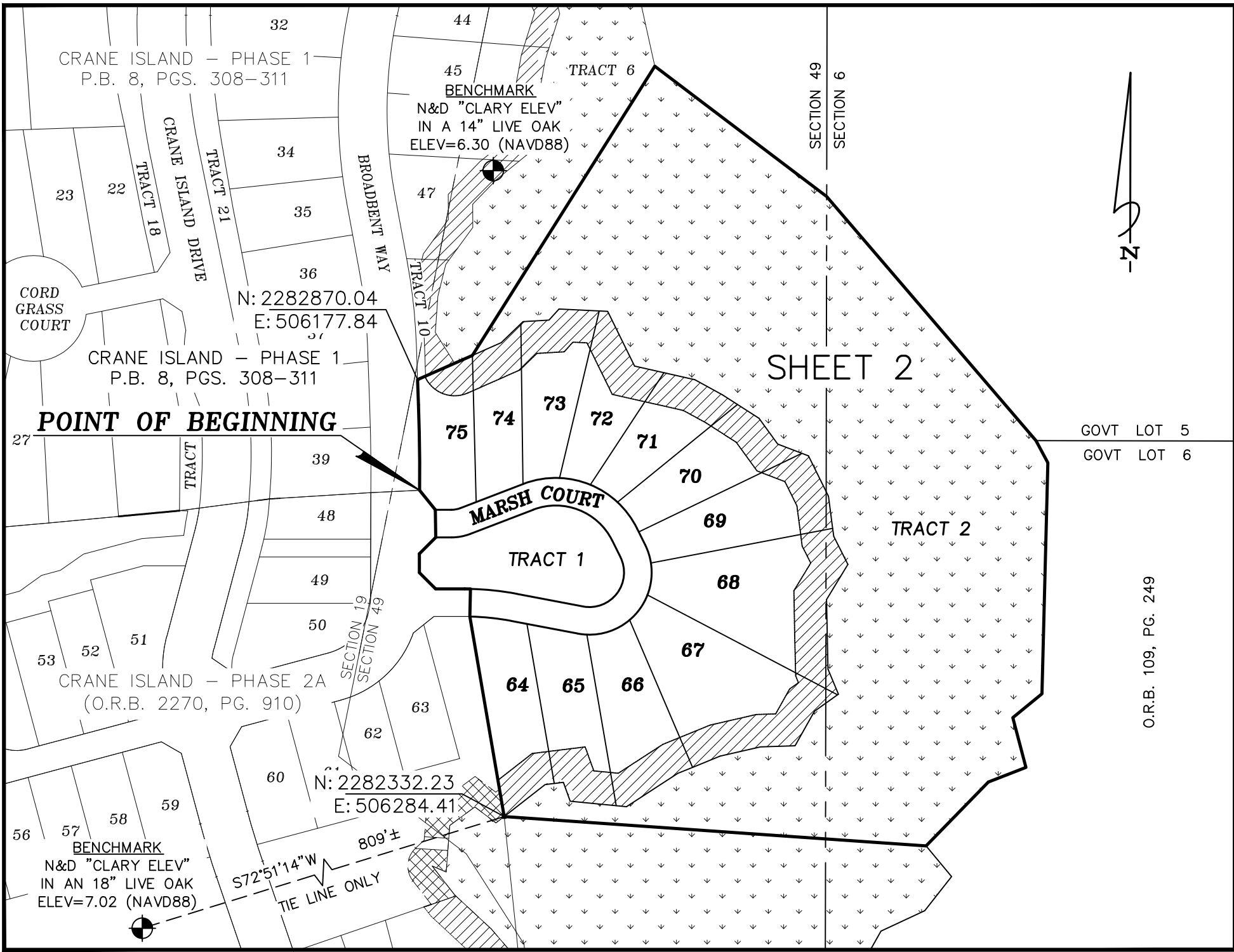
WITNESS: _____
BY: _____ PRINT: JACK B. HEALAN JR.
TITLE: EXECUTIVE VICE PRESIDENT
WITNESS: _____
PRINT: _____

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

STATE OF FLORIDA
COUNTY OF NASSAU

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 _____



SHEET INDEX MAP NOT TO SCALE

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 NORTHEASTERLY LINE AS SHOWN ON THE PLAT OF CRANE ISLAND PHASE-2A, RECORDED IN OFFICIAL RECORDS BOOK 2270, PAGE 910, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, AS SOUTH 09°44'18" EAST, AND ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, N.A.D. 1983, 1990 N.G.S. ADJUSTMENT, GRID BEARINGS).
- REFERENCE BENCHMARK: BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88) AND ARE REFERENCED TO NGS ELEVATION DISK (DESIGNATION L 144) SET IN THE NORTHWEST CORNER OF A CATCH BASIN, ELEV=13.51' (NAVD 88).
- 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 COUNTY ZONING ORDINANCE AND CURRENTLY ARE AS FOLLOWS:

BUILDING RESTRICTION LINE (B.R.L.):

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%.

- THE LOTS SHOWN HEREON MAY NOT BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE NASSAU COUNTY GOVERNMENT.
- 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: 12 LOTS, 2 TRACTS, IN PHASE 2B.
- TOTAL ACREAGE: 12.02 ACRES ±
- OWNERS: THE RANGE AT CRANE ISLAND, LLC AND CRANE ISLAND MODEL HOMES, LLC.
- PARCEL IDENTIFICATION NUMBER: A PORTION OF 19-2N-28-0000-0001-0000
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "AE" (ARE SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON FLOOD INSURANCE RATE MAP 12089C03766, COMMUNITY NO. 120170, DATED AUGUST 2, 2017 HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- COORDINATES SHOWN HEREON ARE PER NASSAU COUNTY REQUIREMENTS ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.
- "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.
- 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).

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT HE/SHE HAS COMPLETED THE SURVEY OF LANDS, AS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.091 (7) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (8).

SIGNED AND SEALED THIS ____ DAY OF _____, 2021.

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

- 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
 - N.T. = POINT OF NON TANGENCY
 - SRJWMD = ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
 - D.E. = DRAINAGE EASEMENT
 - D.&A.E. = DRAINAGE AND ACCESS EASEMENT
 - B.R.L. = BUILDING RESTRICTION LINE
 - C1 = TABULATED CURVE DATA
 - L1 = TABULATED LINE DATA
 - F.P.U.E. = FLORIDA PUBLIC UTILITIES EASEMENT
 - U.E. = UTILITY EASEMENT
 - ELEV = ELEVATION
 - T.L.O. = TIE LINE ONLY
 - ATB = APPROXIMATE TOP OF BANK
 - S.F. = SQUARE FEET
 - GOVT = GOVERNMENT
 - (TYP.) = TYPICAL
 - = BUILDING RESTRICTION LINE (B.R.L.)
 - = FOUND 4"x4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731
 - = FOUND 5/8" IRON ROD WITH CAP "P.R.M. LB 3731"
 - ⊙ = PERMANENT CONTROL POINT STAMPED P.C.P. LB 3731
 - ▣ = 4"x4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731
 - = SET 5/8" IRON ROD WITH CAP "P.R.M. LB 3731"
 - ⊕ = BENCH MARK

- ⬢ DENOTES JURISDICTIONAL WETLANDS
- ▨ DENOTES CANOPY BUFFER
- ▩ DENOTES NATURAL PRESERVED AREA

[7,740 S.F.] DENOTES LOT AREA EXCLUDING SRJWMD D.E., NATURAL PRESERVED AREA AND CANOPY BUFFER

MAYOR CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND IS HEREBY ACCEPTED AND APPROVED BY CITY COMMISSION OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA. PRUSUANT 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 RECORDING 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-28-0000-0001-0000

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. _____

REVIEWS

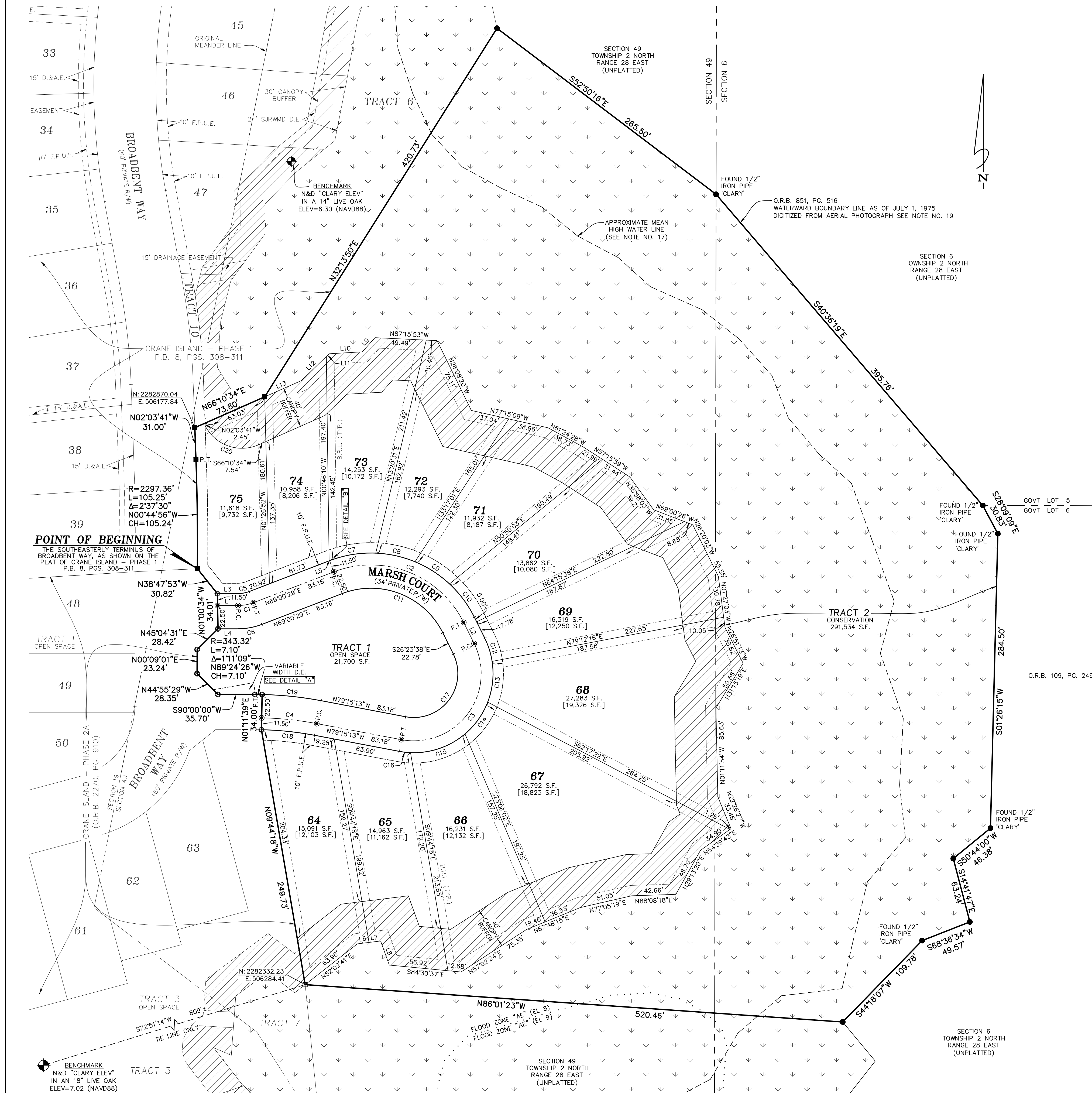
OFFICE: _____
FIELD: _____

CHECKED BY: _____
CLOSURES/DATA: _____
COVER SHEET: _____
PRMS: _____

COORDINATES SHOWN HEREON ARE PER NASSAU COUNTY REQUIREMENTS ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.

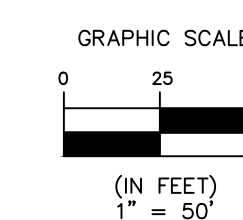
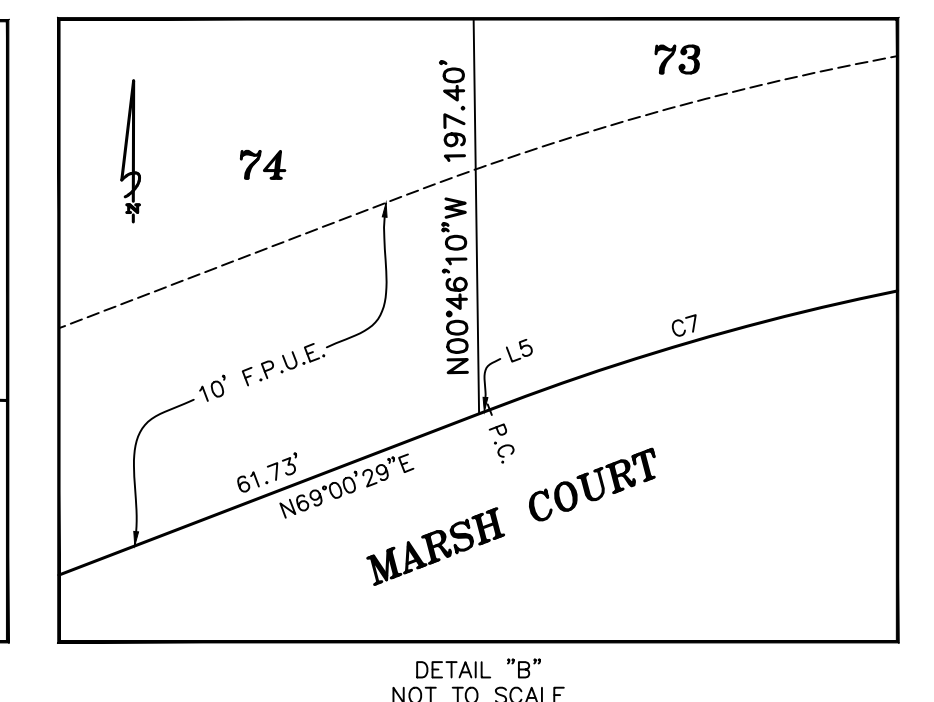
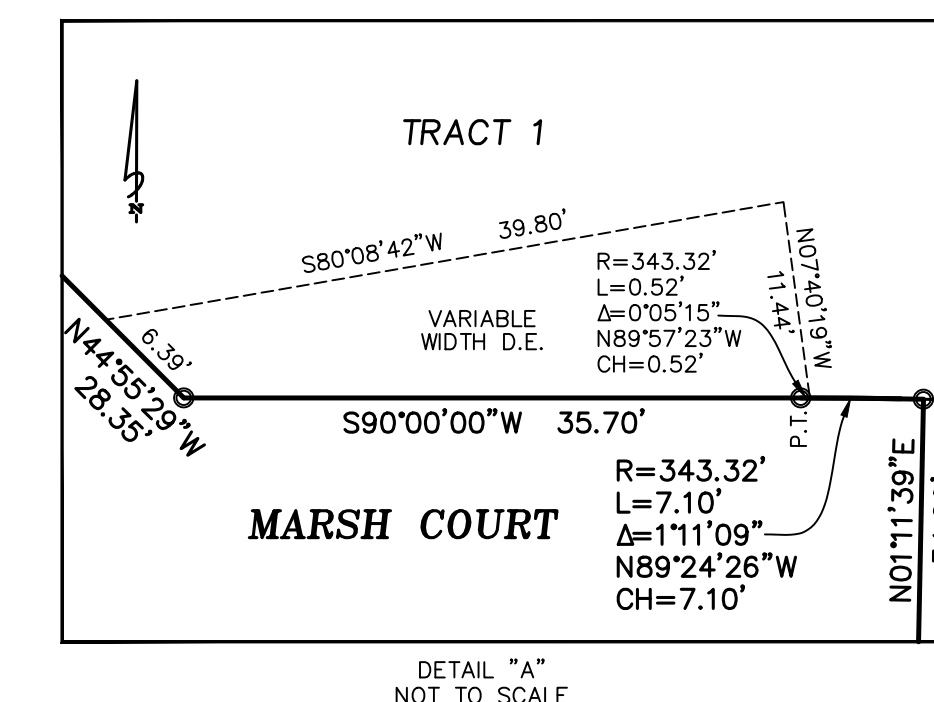


Crane Island — Phase 2C
A PORTION OF SECTION 6 AND A PORTION OF SECTION 49, TOWNSHIP 2 NORTH, RANGE 28 EAST, CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N90°00'00\"E	19.79'
L2	S26°23'38\"E	22.78'
L3	N90°00'00\"E	19.99'
L4	N90°00'00\"E	19.39'
L5	N69°00'29\"E	0.50'
L6	N82°56'46\"E	11.35'
L7	N82°56'46\"E	11.27'
L8	S19°49'35\"E	24.72'
L9	S41°57'59\"W	18.44'
L10	S86°44'42\"W	32.02'
L11	S45°56'41\"W	3.81'
L12	S45°56'41\"W	33.48'
L13	S66°10'34\"W	38.80'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	41.50'	15.20'	20°59'31\"	N79°30'14\"E	15.12'
C2	100.00'	147.65'	84°35'54\"	S68°41'34\"E	134.60'
C3	65.00'	144.24'	127°08'25\"	S37°10'35\"W	116.41'
C4	320.82'	53.54'	9°33'42\"	N84°02'04\"W	53.48'
C5	30.00'	10.99'	20°59'31\"	N79°30'14\"E	10.93'
C6	64.00'	23.45'	20°59'31\"	N79°30'14\"E	23.32'
C7	111.50'	45.47'	23°21'56\"	N80°41'27\"E	45.16'
C8	111.50'	39.00'	20°02'30\"	S77°36'21\"E	38.80'
C9	111.50'	39.85'	20°28'39\"	S57°20'46\"E	39.64'
C10	111.50'	40.31'	20°42'49\"	S36°45'02\"E	40.09'
C11	77.50'	114.43'	84°35'54\"	S68°41'34\"E	104.32'
C12	76.50'	23.48'	17°35'11\"	S17°36'02\"E	23.39'
C13	76.50'	40.10'	30°01'55\"	S06°12'31\"W	39.64'
C14	76.50'	38.13'	28°33'38\"	S35°30'18\"W	37.74'
C15	76.50'	56.94'	42°38'41\"	S71°06'28\"W	55.63'
C16	76.50'	11.10'	8°18'59\"	N83°24'42\"W	11.09'
C17	42.50'	94.31'	127°08'25\"	S37°10'35\"W	76.12'
C18	309.32'	51.62'	9°33'42\"	N84°02'04\"W	51.56'
C19	343.32'	57.29'	9°33'39\"	N84°02'02\"W	57.22'
C20	40.00'	60.55'	86°43'58\"	N70°27'27\"W	54.93'



Map Showing a Boundary Survey

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

BEGIN AT THE SOUTHEASTERLY TERMINUS OF BROADBENT WAY, A SIXTY (60) FOOT RIGHT OF WAY AS NOW ESTABLISHED, AS SHOWN ON THE PLAT OF CRANE ISLAND - PHASE 1, AS RECORDED IN PLAT BOOK 8, PAGES 308 THROUGH 311, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, THENCE NORTHERLY AND NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID PLAT OF CRANE ISLAND - PHASE 1, RUN THE FOLLOWING FOUR (4), COURSES AND DISTANCES: COURSE NO. 1: ALONG AND AROUND THE ARC OF THE ARC OF A CURVE LEADING NORTHERLY, CONCAVE WESTERLY, HAVING A RADIUS OF 2297.36 FEET, AN ARC DISTANCE OF 105.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°44'56" WEST, 105.24 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: NORTH 02°03'41" WEST, 31.00 FEET; COURSE NO. 3: NORTH 66°10'34" EAST, 73.80 FEET; COURSE NO. 4: NORTH 32°13'50" EAST, 420.73 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 SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 52°50'16" EAST, 265.50 FEET; COURSE NO. 2: SOUTH 40°36'19" EAST, 395.76 FEET; COURSE NO. 3: SOUTH 28°09'09" EAST, 30.83 FEET; COURSE NO. 4: SOUTH 01°26'15" WEST, 284.50 FEET; COURSE NO. 5: SOUTH 50°44'00" WEST, 46.38 FEET; COURSE NO. 6: SOUTH 44°14'47" EAST, 63.24 FEET; COURSE NO. 7: SOUTH 68°36'34" WEST, 49.57 FEET; COURSE NO. 8: SOUTH 44°18'07" WEST, 109.78 FEET; THENCE NORTH 86°01'23" WEST, DEPARTING LAST SAID LINE, 520.46 FEET, TO THE EASTERLY LINE OF THE PLAT OF CRANE ISLAND - PHASE 2A, AS RECORDED IN OFFICIAL RECORDS BOOK 2270, PAGE 910-912, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE NORTHERLY, WESTERLY, NORTHWESTERLY AND NORTHEASTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: COURSE NO. 1: NORTH 09°44'18" WEST, 249.73 FEET; COURSE NO. 2: NORTH 01°11'39" EAST, 34.00 FEET, TO THE ARC OF A CURVE LEADING WESTERLY, THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 343.32 FEET, AN ARC DISTANCE OF 7.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°24'26" WEST, 7.10 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 90°00'00" WEST, 35.70 FEET; COURSE NO. 4: NORTH 44°55'29" WEST, 28.35 FEET; COURSE NO. 5: NORTH 00°09'01" EAST, 23.24 FEET; COURSE NO. 6: NORTH 45°04'31" EAST, 28.42 FEET; COURSE NO. 7: NORTH 01°00'34" WEST, 34.01 FEET; COURSE NO. 8: NORTH 38°47'53" WEST, 30.82 FEET, TO THE POINT OF BEGINNING, CONTAINING 12.02 ACRES, MORE OR LESS.

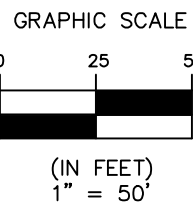
GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF CRANE ISLAND 2B, AS SOUTH 87°12'48" EAST, AS SHOWN ON SAID PLAT, AS RECORDED IN O.R.B. 2377, PAGE 143, 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.
- WATERWARD BOUNDARY LINE SHOWN WAS DIGITIZED FROM AERIAL PHOTOGRAPH NEGATIVE NO. A20 12089 174-12, AERIAL NO. B/10, TAKEN JANUARY 22, 1974, AS PROVIDED BY THE NASSAU COUNTY PROPERTY APPRAISER'S OFFICE. (SEE CLARY & ASSOC., INC. MAP FILE NO. T2N-57)
- TITLE TO THIS SUBMERGED LAND IS NOT TO BE CONSTRUED AS BEING CONVEYED BY CHAPTER 253.12 FLORIDA STATUTES.
- THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED IN 1831 & 1849 AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1834, JULY 5, 1849, & MARCH 21, 1884.
- CROSS REFERENCE: CLARY & ASSOC.: FILE NO. R1-9D, R3-5B, T2N-35, T2N-57B.
- MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. R3-5B, DATED DECEMBER 1, 1987.
- INTERIOR FENCES, WELLS, TRAIL ROADS, UNDERGROUND STRUCTURES, DITCHES, DRAINAGE WAYS OR JURISDICTIONAL AREAS, IF ANY WERE NOT LOCATED EXCEPT AS SHOWN HEREON.
- INTERIOR IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "AE" (EL 8 AND EL 9) (AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED), AS SHOWN ON FLOOD INSURANCE RATE MAP 12089C0376G, COMMUNITY NO. 120172, DATED AUGUST 2, 2017 HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.

LEGEND

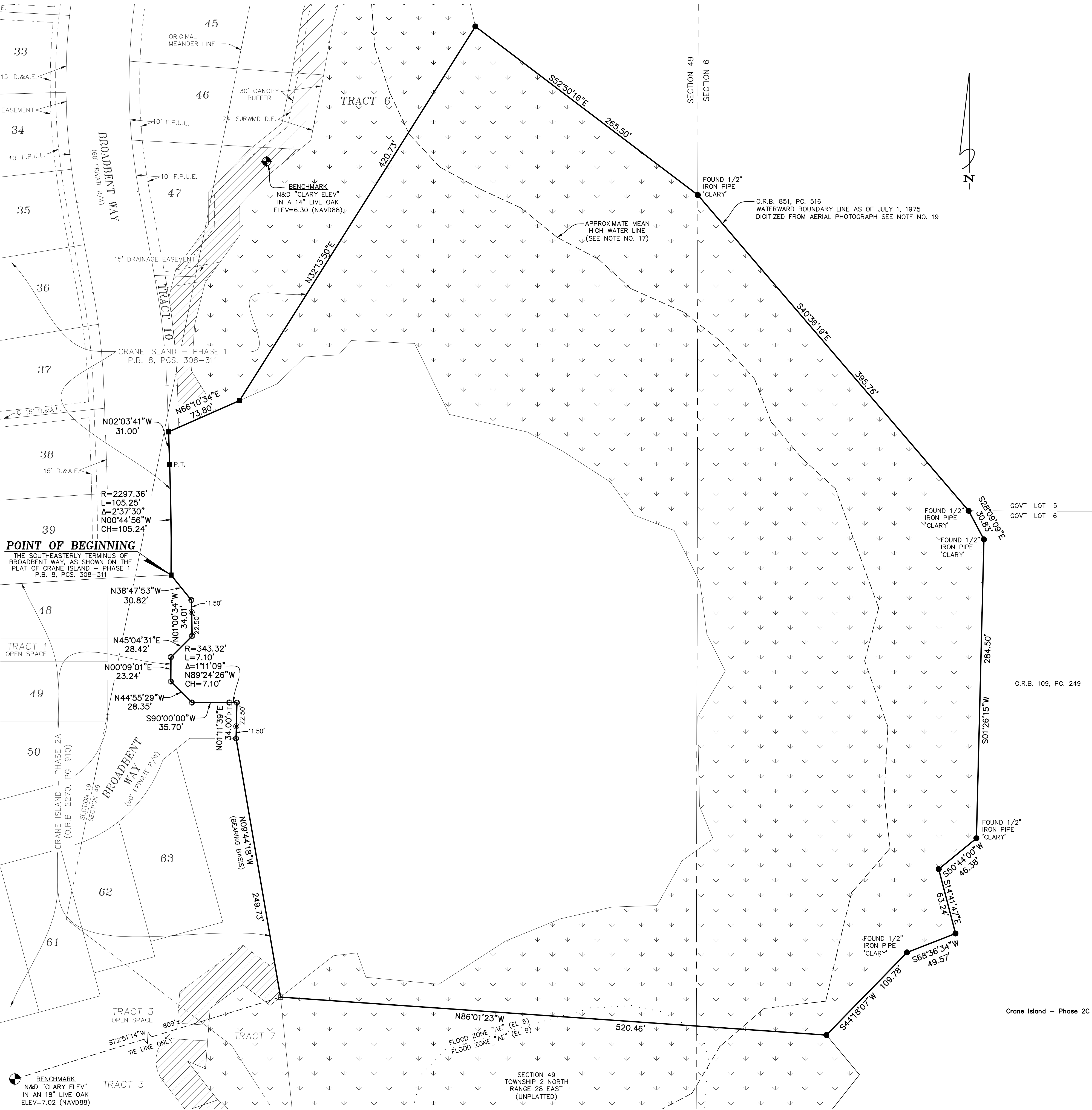
- R/W = RIGHT OF WAY
P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
PG(S) = PAGE(S)
CH = CHORD DISTANCE
R = RADIUS
Δ = DELTA ANGLE
L = ARC LENGTH
C = CENTERLINE
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVATURE
NO. = NUMBER
SURWMD = ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
D.E. = DRAINAGE EASEMENT
D.&A.E. = DRAINAGE AND ACCESS EASEMENT
B.R.L. = BUILDING RESTRICTION LINE
ID. = IDENTIFICATION
C1 = TABULATED CURVE DATA
L1 = TABULATED LINE DATA
F.P.U.E. = FLORIDA PUBLIC UTILITIES EASEMENT
● = 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



CRANE ISLAND - PHASE 2C

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 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, 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 BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).			
THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.			
 Clary & Associates PROFESSIONAL SURVEYORS & MAPPERS LB NO. 3731 3830 CROWN POINT ROAD JACKSONVILLE, FLORIDA 32257 (904) 280-2703 WWW.CLARYASSOC.COM			
MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788			FILE NO. T2N-266



Print

Planning Advisory Board (PAB) - Submission #8229

Date Submitted: 10/20/2021

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 / > 10acres \$5,000)

☐

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

☐

LDC Text Amendment (\$1,500)

☐

Comp Plan Amendment (\$5,000)

☐

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?*

No

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

mm/dd/yyyy

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

10/26/2021

08:00 AM

PROPERTY INFORMATION

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

Site Address*

CRANE ISLAND DRIVE

City*

FERNANDINA BEACH

State*

FL

Zip*

32034

Parcel ID #(s)*

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

Lot*

NA

Block*

NA

Subdivision*

CRANE ISLAND

Zoning District*

R-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, JR.

Company (if applicable)

THE RANGE AT CRANE ISLAND LLC

Mailing Address*

4001 CENTURIAN WAY

City*

FERNANDINA BEACH

State*

FL

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

Borowski

Mailing Address

3830 Crown Point Road

City

Jacksonville

State

FL

Zip

32257

Telephone Number

904-260-2703

E-mail Address

Sborowski@claryassoc.com

PROJECT INFORMATION

Previous Planning/Zoning Approvals

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

Plat 12 additional lots and 2 tracts, in the Crane Island PUD.

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*

10/20/2021

Upload Supporting Documentation*

Crane Island Phase 2C 8-16-21.pdf



Upload 2

Crane Island Phase 2C
Boundary.pdf

Upload 3

1903-336 Special
Warranty Deed.pdf

Upload 4

Choose File

No file selected

DEPARTMENT OF PLANNING & CONSERVATION

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

Prepared by and return to:

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

SPECIAL WARRANTY DEED

(Crane Island, Access Road and Marsh Parcels)

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

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

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

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

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

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

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

[Signature Pages Follow]

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

Signed, sealed and delivered
in the presence of:

Kaley Adamsen
[Print or type name] Kaley Adamsen

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

Lynwood G. Willis
Name: Lynwood G. Willis

STATE OF FL
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 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

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



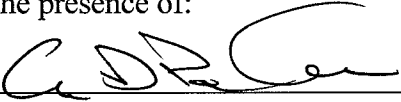
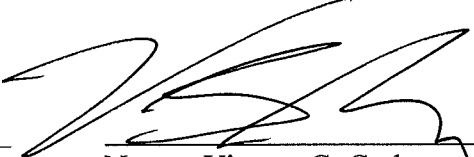
MOZETTA CLARISSA BOWMAN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF063209
Expires 10/15/2017

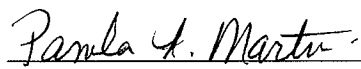
Name of Notary (Typed, Printed or Stamped)
Commission Number (if not legible on seal): _____
My Commission Expires (if not legible on seal): _____

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:

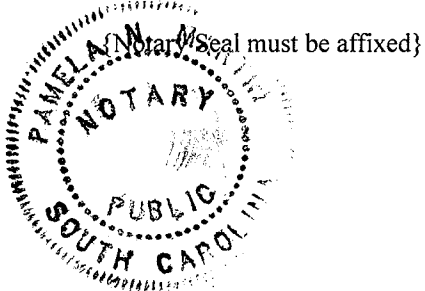
 
[Print or type name] CHAD BEDENFELDER Name: Vincent G. Graham

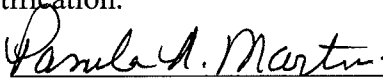

[Print or type name] Pamela N. Martin

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 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.

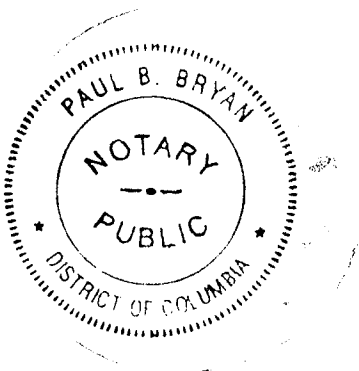
{Notary Seal must be affixed}

[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

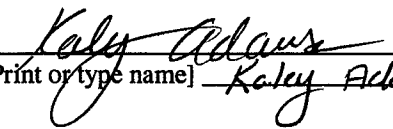
Name of Notary (Typed, Printed or Stamped)
Commission Number (if not legible on seal): _____
My Commission Expires (if not legible on seal): _____

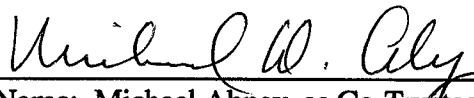
Signature Page to Special Warranty Deed

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

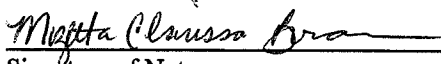

[Print or type name] Kaley Adams


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

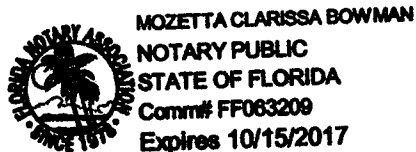
STATE OF Florida
COUNTY OF Duval

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

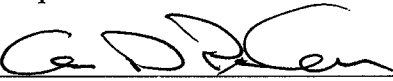
Name of Notary (Typed, Printed or Stamped)
Commission Number (if not legible on seal): _____
My Commission Expires (if not legible on seal): _____



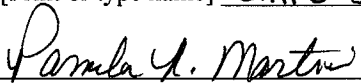
Signature Page to Special Warranty Deed

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

Signed, sealed and delivered
in the presence of:

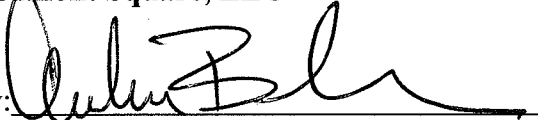


[Print or type name] CHAD BESENFELDER



[Print or type name] Pamela N. Martin

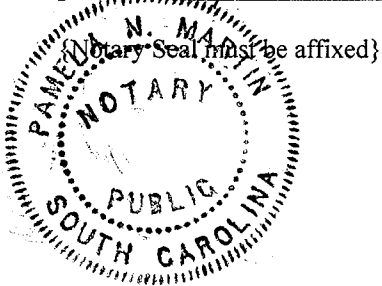
Piedmont Square, LLC

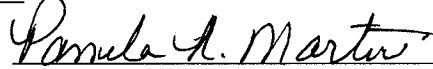
By: 
Christopher B. Anderson, Manager

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.

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

[illegible]

Exhibit A

MARSH PARCEL 2

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

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 89°41'48"EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 23°25'53" WEST, 1246.33 FEET; COURSE NO. 2: SOUTH 00°17'01" WEST, 327.86 FEET; COURSE NO. 3: SOUTH 09°46'52" EAST, 496.61 FEET TO THE WATERWARD BOUNDARY LINE (AS OF JULY 1, 1975), AS DIGITIZED AND SHOWN ON CLARY & ASSOCIATES, INC. MAP FILE NO. T2N-57, DATED MARCH 16, 1998 AND THE POINT OF BEGINNING; THENCE SOUTHWESTERLY, NORTHWESTERLY, SOUTHEASTERLY, NORTHEASTERLY ALONG SAID WATERWARD BOUNDARY LINE, RUN THE FOLLOWING THIRTY-ONE (31) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 74°45'13" WEST, 281.30 FEET; COURSE NO. 2: NORTH 77°55'13" WEST, 168.67 FEET; COURSE NO. 3: SOUTH 21°54'18" WEST, 80.78 FEET; COURSE NO. 4: NORTH 68°05'42" WEST, 26.93 FEET; COURSE NO. 5: NORTH 04°11'22" EAST, 70.18 FEET; COURSE NO. 6: NORTH 78°35'11" WEST, 50.99 FEET; COURSE NO. 7: SOUTH 26°40'08" WEST, 44.72 FEET; COURSE NO. 8: NORTH 83°46'51" WEST, 140.80 FEET; COURSE NO. 9: NORTH 39°22'07" WEST, 110.11 FEET; COURSE NO. 10: SOUTH 49°30'09" WEST, 92.20 FEET; COURSE NO. 11: SOUTH 86°17'23" WEST, 150.33 FEET; COURSE NO. 12: SOUTH 12°25'30" EAST, 184.39 FEET; COURSE NO. 13: SOUTH 52°50'16" EAST, 265.50 FEET; COURSE NO. 14: SOUTH 40°36'19" EAST, 395.76 FEET; COURSE NO. 15: SOUTH 28°09'09" EAST, 30.83 FEET; COURSE NO. 16: SOUTH 01°26'15" WEST, 284.50 FEET; COURSE NO. 17: SOUTH 50°44'00" WEST, 46.38 FEET; COURSE NO. 18: SOUTH 14°41'47" EAST, 63.24 FEET; COURSE NO. 19: SOUTH 68°36'34" WEST, 49.57 FEET; COURSE NO. 20: SOUTH 44°18'07" WEST, 109.78 FEET; COURSE NO. 21: SOUTH 39°46'33" EAST, 49.14 FEET; COURSE NO. 22: SOUTH 38°11'28" WEST, 53.44 FEET; COURSE NO. 23: SOUTH 64°57'53" WEST, 59.41 FEET; COURSE NO. 24: SOUTH 29°37'55" WEST, 73.29 FEET; COURSE NO. 25: SOUTH 64°06'22" EAST, 57.34 FEET; COURSE NO. 26: SOUTH 04°00'47" EAST, 225.67 FEET; COURSE NO. 27: SOUTH 19°21'25" WEST, 75.00 FEET; COURSE NO. 28: SOUTH 12°55'02" EAST, 53.04 FEET; COURSE NO. 29: SOUTH 19°21'25" WEST, 85.26 FEET; COURSE NO. 30: NORTH 02°51'29" WEST, 87.20 FEET; COURSE NO. 31: NORTH 78°28'06" WEST, 55.93 FEET TO THE WEST LINE OF GOVERNMENT LOT 6, SAID SECTION 6; THENCE SOUTH 00°06'13" WEST, ALONG LAST SAID LINE, 1617.35 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 6, SECTION 6; THENCE

Exhibit A

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

CONTAINING 63 ACRES, MORE OR LESS

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

[illegible]

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:

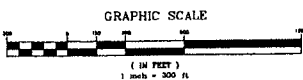
[illegible]

LINE TABLE		
LINE	LENGTH	BEARING
L1	164.47	N77°55'17"E
L2	98.78	N47°34'17"E
L3	26.52	N72°00'00"E
L4	70.16	N44°11'02"E
L5	59.49	N78°33'13"E
L6	41.73	N62°00'00"E
L7	143.80	N87°44'25"E
L8	101.11	N22°45'01"E
L9	25.33	N72°00'00"E
L10	152.21	N60°17'23"E
L11	104.29	N18°29'36"E
L12	38.81	N72°00'00"E
L13	281.50	N77°45'15"E
L14	48.38	S76°40'00"E
L15	52.44	S72°00'00"E
L16	47.57	S66°36'12"E
L17	199.78	S44°10'07"E
L18	59.61	S72°00'00"E
L19	53.44	S58°18'28"E
L20	35.41	S64°33'13"E
L21	71.67	S14°00'00"E
L22	57.34	S14°00'00"E
L23	75.80	S14°00'00"E
L24	51.94	S14°00'00"E
L25	87.26	S19°17'23"E
L26	61.26	S72°00'00"E
L27	59.32	N77°55'17"E

GENERAL NOTES

- WATERMANN LAND SHOW**
1. BEARINGS BASED ON THE NORTH LINE OF CLARY AND TOWNSHIP 2 NORTH, RANGE 25 EAST, STATE PLANE COORDINATE SYSTEM, FLORIDA EASE ZONE, NAD, 1983, 1990 U.S.G.S. ADJUSTMENT, (GEO BEARINGS) AS SOUTH 89°14'1" EAST.
2. THE SECTION LINES DO NOT REPRESENT A BOUNDARY SURVEY.
3. GOVERNMENT LOT 10 DOES NOT AFFECT PARCEL 1.
4. GOVERNMENT LOT 1, SECTION 4 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 AND 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. (GEO FILE NO. 125) 1971.
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, 12M-4

MARSH PARCELS 1 & 2
SHEET 4 OF 4



Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3734
3630 CROSS POINT ROAD
JACKSONVILLE, FLORIDA 32217
(904) 240-1763

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

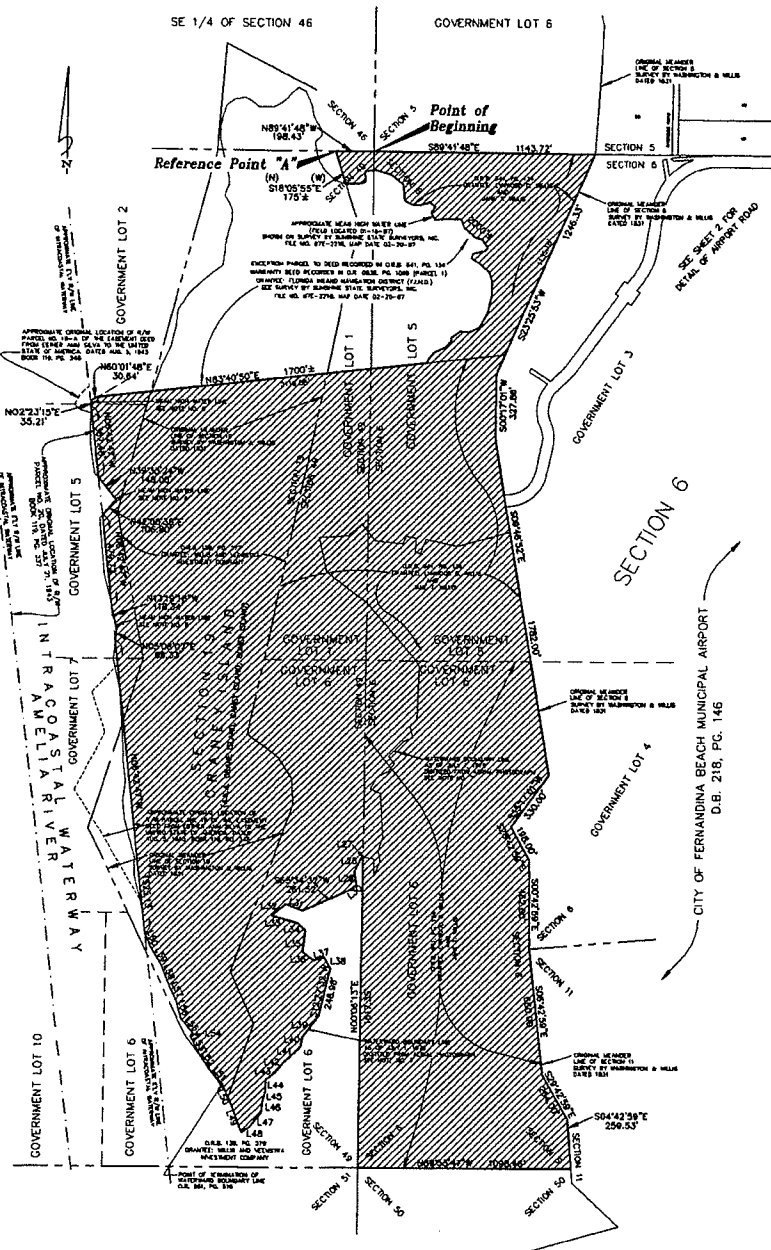
FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. R3-5B); THENCE NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 02°23'15" EAST, 35.21 FEET; COURSE NO. 2: NORTH 60°01'48" EAST, 30.64 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 SAID LINE, 1617.35 FEET TO THE WATERWARD BOUNDARY LINE (AS OF JULY 1, 1975), AS DETERMINED AND SHOWN ON CLARY & ASSOCIATES, INC. MAP FILE NO. T2N-27, DATED MARCH 18, 1980; THENCE SOUTHWESTERLY, NORTHWESTERLY, SOUTHEASTERLY, NORTHEASTERLY ALONG SAID WATERWARD BOUNDARY LINE, RUN THE FOLLOWING TWENTY-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°38'05" WEST, 66.74 FEET; COURSE NO. 13, SOUTH 27°58'22" EAST, 64.20 FEET; COURSE NO. 14, SOUTH 12°27'42" WEST, 248.98 FEET; COURSE NO. 15, SOUTH 36°29'03" WEST, 134.63 FEET; COURSE NO. 16, SOUTH 08°23'37" WEST, 57.48 FEET; COURSE NO. 17, NORTH 13°13'02" WEST, 114.05 FEET; COURSE NO. 18, SOUTH 37°00'40" WEST, 59.38 FEET; COURSE NO. 19, SOUTH 51°15'31" WEST, 73.70 FEET; COURSE NO. 20, SOUTH 07°30'17" WEST, 63.34 FEET; COURSE NO. 21, SOUTH 13°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, 43.99 FEET; COURSE NO. 25, NORTH 20°47'45" WEST, 155.67 FEET; COURSE NO. 26, NORTH 24°41'45" 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 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 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 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 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 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 SAID OFFICIAL RECORDS 0538, PAGE 1099, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 82°40'50" EAST, ALONG SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 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 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
1.43	6.09	S89°28'00" W	1.44	4.350	S81°28'10" W
1.44	1.00	S89°28'00" W	1.45	1.00	S81°28'10" W
1.45	5.754	S89°30'00" W	1.46	5.843	S81°28'10" W
1.46	47.42	S89°30'00" W	1.47	1.00	S81°28'10" W
1.47	84.13	S89°32'00" W	1.48	13.93	S81°28'10" W
1.48	56.83	S89°32'00" W	1.49	1.00	S81°28'10" W
1.49	118.93	S74°22'00" W	1.50	108.67	S81°28'10" W
1.50	1.00	S74°22'00" W	1.51	126.29	S81°28'10" W
1.51	139.19	S74°22'00" W	1.52	1.00	S81°28'10" W
1.52	6.661	S53°01'00" W	1.53	100.08	S81°28'10" W
1.53	1.00	S53°01'00" W	1.54	1.00	S81°28'10" W
1.54	36.420	S71°38'00" W	1.55	14.00	S89°25'00" W
1.55	12.93	S71°38'00" W	1.56	1.00	S89°25'00" W
1.56	4.766	S89°52'00" W	1.57	108.00	S89°52'00" W
1.57	1.00	S89°52'00" W	1.58	1.00	S89°52'00" W
1.58	35.98	S73°08'00" W	1.59	103.83	S89°52'00" W
1.59	53.78	S73°08'00" W	1.60	93.41	S89°52'00" W
1.60	1.00	S73°08'00" W			

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 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 574.SL

Return to
Dyke Realty

SECTION 1. FINDINGS

That this rezoning is:

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

SECTION 2. PROPERTY REZONED

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

SECTION 3. APPROVAL SUBJECT TO CONDITIONS

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

SECTION 4. MITIGATION PLAN

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

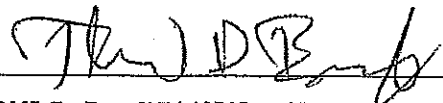
SECTION 5. EXHIBITS

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

SECTION 6. EFFECTIVE DATE

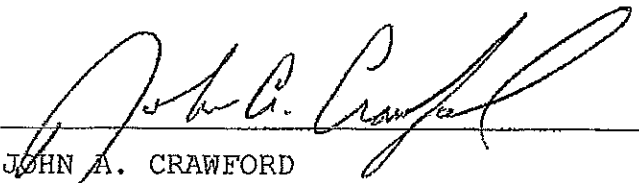
This Ordinance shall take effect upon its being filed in the Office of the Secretary of State.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

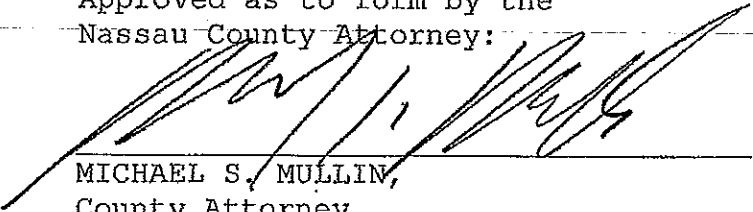

THOMAS D. BRANAN, JR.

Its: Chairman

ATTEST:


JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:


MICHAEL S. MULLIN,
County Attorney

MAP SHOWING

A PORTION OF SECTION 19, "CRANEY ISLAND," AND A PORTION OF SECTIONS 9 AND 45, ALL IN TOWNSHIP 2 NORTH, RANGE 30 EAST, NASSAU COUNTY, FLORIDA.

FOR CIVIL:

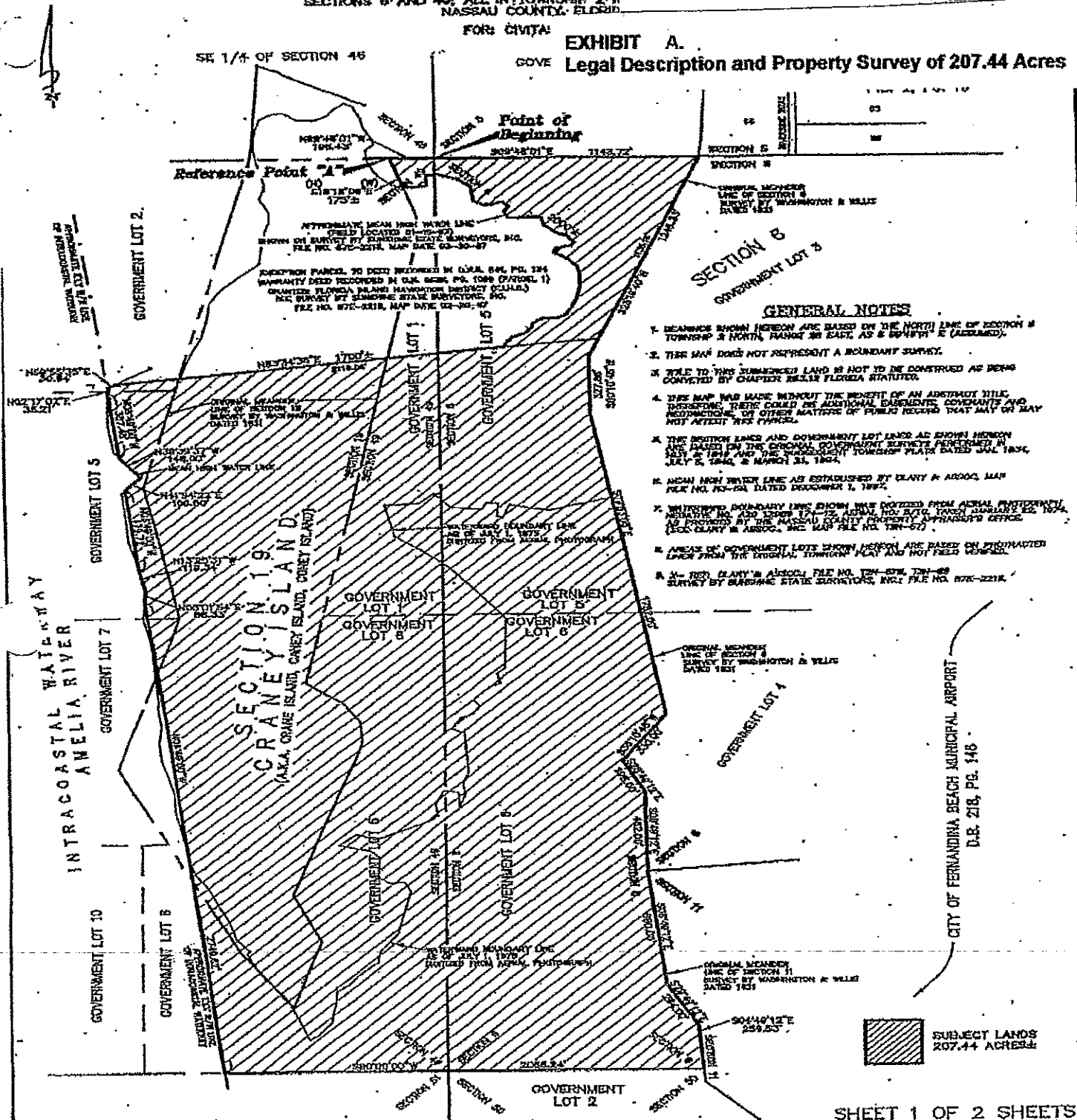
EXHIBIT A.

Legal Description and Property Survey of 207.44 Acres

SE 1/4 OF SECTION 45

COVE

Legal Description and Property Survey of 207.44 Acres



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 9 TOWNSHIP 2 NORTH, RANGE 30 EAST, AS SHOWN ON THE (ASSUMED).
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. TITLE TO THIS SUBDIVISION LAND IS NOT TO BE CONSIDERED AS BEING CONVEYED BY CHAPTER 382.12 FLORIDA STATUTES.
4. THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ADEQUATE TITLE. THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS MAP.
5. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE ORIGINAL GOVERNMENT SURVEY PERFORMED IN 1894, 1904, 1914, AND THE SUBSEQUENT TOWNSHIP PLATS DATED JUL 1934, JULY 2, 1944, & MARCH 21, 1954.
6. MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOCIATES, MAP FILE NO. 103-124 DATED DECEMBER 1, 1992.
7. UNDEVELOPED BOUNDARY LINES SHOWN WERE DERIVED FROM AERIAL PHOTOGRAPHY, NEGATIVE NO. 120, TAKEN 12-1-62, AERIAL PHOTO, TAKEN JANUARY 22, 1954, AND THE NASSAU COUNTY PROPERTY APPRAISER'S OFFICE. (SEE CLARY & ASSOCIATES, MAP FILE NO. 103-124).
8. AREAS OF GOVERNMENT LOTS SHOWN HEREON ARE BASED ON PROTRACTED LINES FROM THE ORIGINAL TOWNSHIP PLAT AND NOT FIELD MEASUREMENTS.
9. A-100, CLARY & ASSOCIATES, FILE NO. 103-124, 1992, SURVEY BY NASSAU STATE SURVEYORS, FILE NO. 103-124.

CITY OF FERNANDINA BEACH MUNICIPAL AIRPORT
D.B. 218, PG. 146

SHEET 1 OF 2 SHEETS

DRAFTER: JRS

JOB No. 2034-694

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

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 1801-2, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

DATE JULY 13, 2004
SCALE 1" = 500'
CHECKED BY: *[Signature]*

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 GROWN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32267
(904) 284-2703 LB NO. 3731

GREGORY M. CLARY, P.L.S., CERT. NO. 8377



LEGEND

- RAW - NORTH-ON-WAY
- PO - POINT OF BEGINNING
- OFF - OFFICIAL RECORDS
- VOLUME - VOLUME
- PLAT - PLAT
- RO - RECORD
- PAR - PARCELS
- AND LENGTH - AND LENGTH
- TANGENT - TANGENT
- BEARING - BEARING
- DELTA - DELTA

MAP SHOWING

A PORTION OF SECTION 18, "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 18, "CRANEY ISLAND," AND A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 88°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°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 06°49'12" EAST, 660.00 FEET; COURSE NO. 2: SOUTH 29°49'12" EAST, 250.53 FEET, TO THE SOUTH LINE OF GOVERNMENT LOT 6, SAID SECTION 6; THENCE SOUTH 00°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 06°49'00" WEST, ALONG LAST SAID LINE, 2749.82 FEET, TO THE MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. T2N-35); THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 05°01'54" EAST, 68.33 FEET; COURSE NO. 2: NORTH 13°25'31" WEST, 118.34 FEET, TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 05°49'00" WEST, ALONG LAST SAID LINE, 478.72 FEET TO SAID MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART 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 B7E-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 B7E-2218, MAP DATE FEBRUARY 20, 1987, A DISTANCE OF 2000 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFORESAID EASTERLY BOUNDARY OF SECTION 18, "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 SHEET:

DRAFTER: JRS

JOB No. 2004-1224

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.

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 61D17-5, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

DATE JULY 13, 2004

SCALE 1" = 500'

CHECKED BY *[Signature]*

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

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

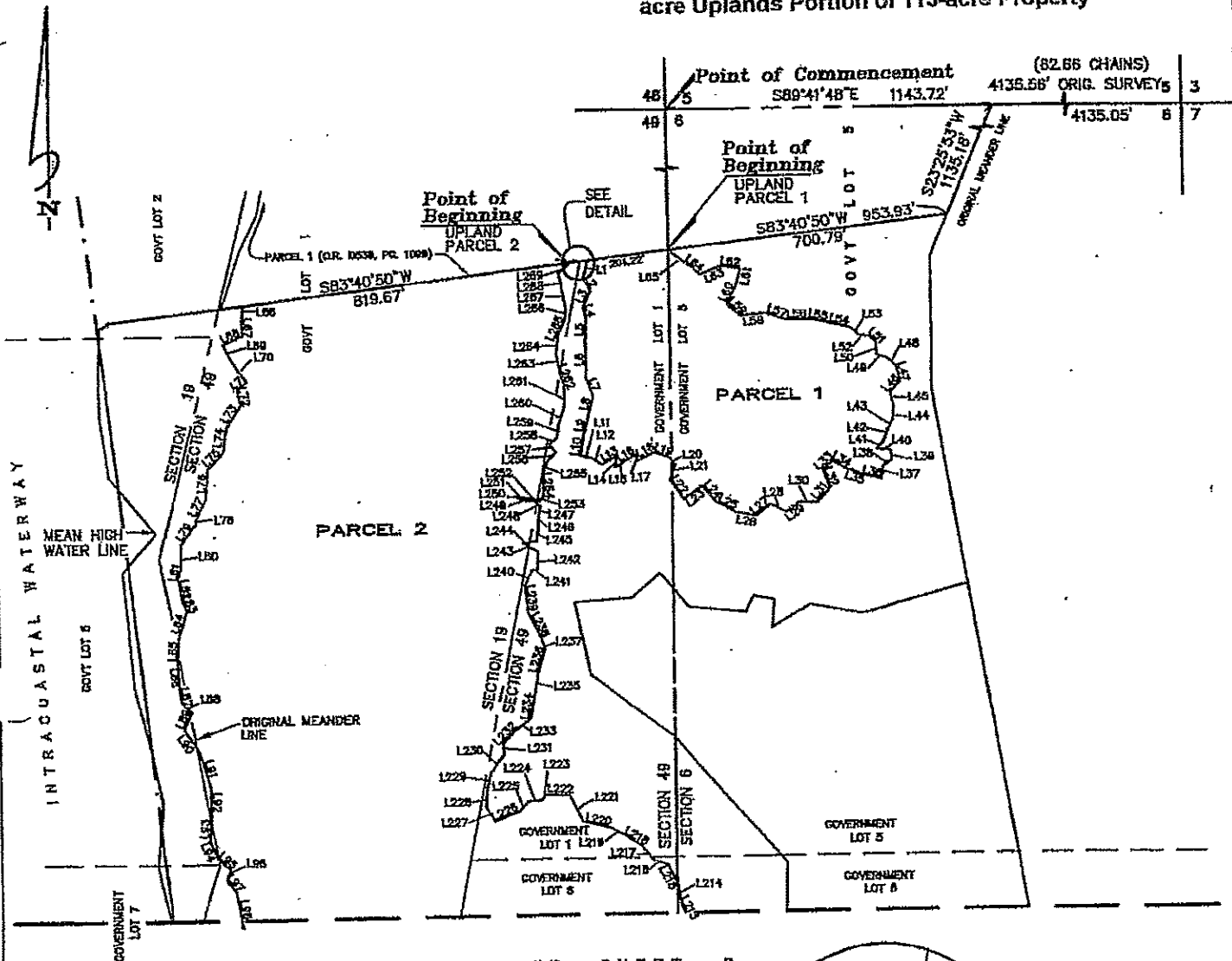


LEGEND

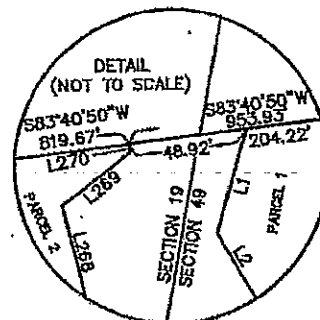
NEW RIGHT-OF-WAY
POINT OF CURVATURE
POINT OF TANGENCY
OFFICIAL RECORDS
LINE
PLAT BOOK
PAGE(S)
ARE LENGTH
TANGENT
RADIAL
CHORD
DELTA

MAP SHOWING

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



MATCH LINE SEE SHEET 2



SHEET 1 OF 9

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

DRAFTER: JLS
JOB No. 2005-393

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR
SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH
IN THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS,
CHARTER 61617, & FLORIDA ADMINISTRATIVE CODE PURSUANT
SECTION 472.022, FLORIDA STATUTES, AND DOES NOT
NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

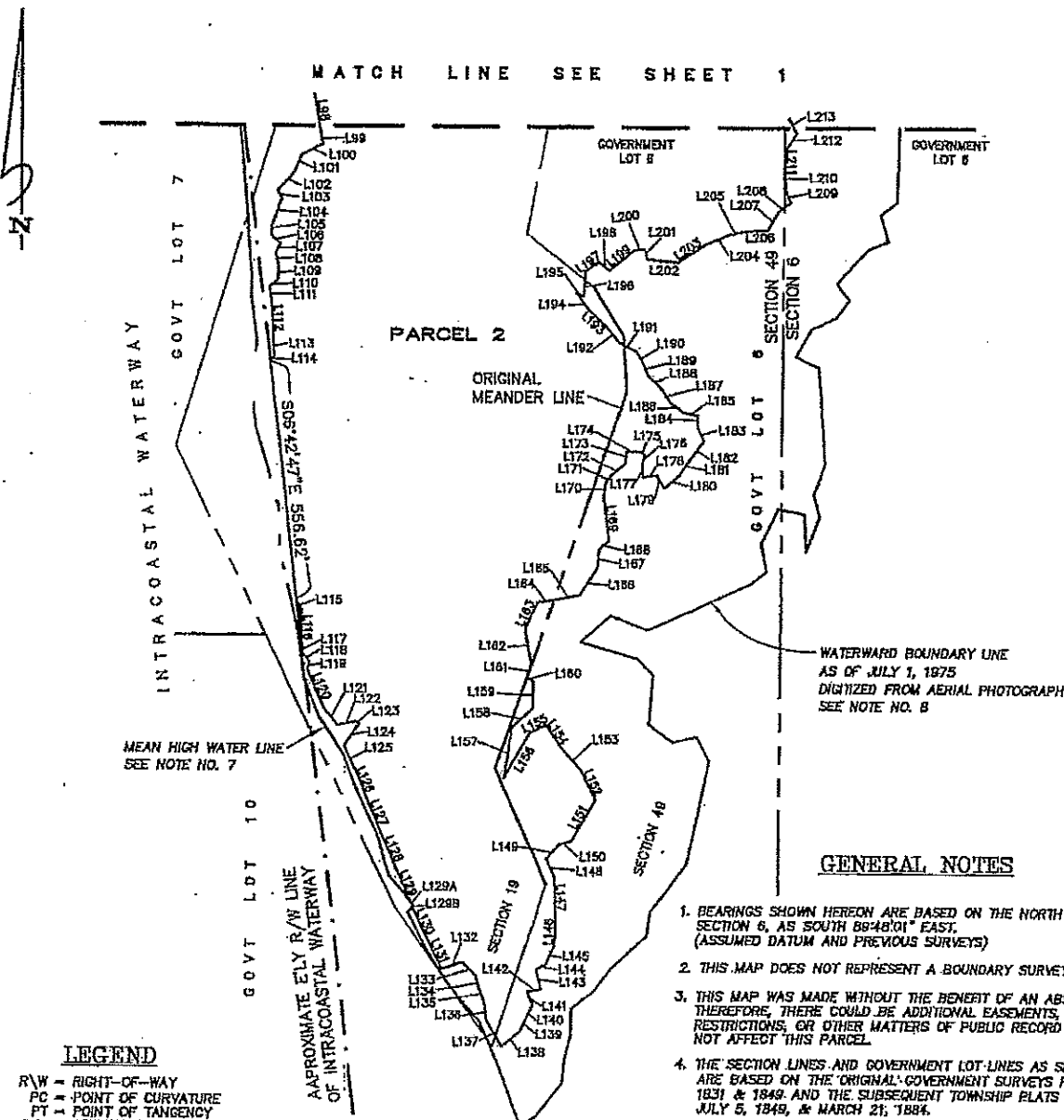
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703 LB No. 3731



DATE: MARCH 2006
SCALE: N/A
CHECKED BY: W.S.

R. T. PITTMAN P.L.S. CERT NO. AR27

MAP SHOWING



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
 RCC = POINT OF COMPOUND CURVE
 CL = CENTERLINE
 MHW = MEAN-HIGH WATER LINE
 GOVT = GOVERNMENT

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 & 1849, AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1834, JULY 5, 1849, & 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. R1-80, R3-5B, T2N-35, T2N-57&57B SURVEY BY SUNSHINE STATE SURVEYORS, INC.: FILE NO. 87E-221B.
7. MEAN-HIGH-WATER LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. R3-5B, DATED DECEMBER-3, 1987.
8. WATERWARD BOUNDARY LINE SHOWN WAS DIGITIZED FROM AERIAL PHOTOGRAPH NEGATIVE NO. A20 12089-174-12, AERIAL NO. B/18, TAKEN JANUARY 22, 1974, AS PROVIDED BY THE NASSAU COUNTY PROPERTY APPRAISER'S OFFICE. (SEE CLARY & ASSOC., INC. MAP FILE NO. T2N-57)

SHEET 2 OF 9

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 18G17-6, 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
 3850 CROWN POINT ROAD, SUITE 100A
 JACKSONVILLE, FLORIDA 32257
 (904) 260-2703



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

LINE TABLE		
LINE	LENGTH	BEARING
L56	51.11	S88°00'31"W
L57	56.09	N70°12'28"W
L58	60.06	S83°36'37"W
L59	42.23	N44°46'36"W
L60	55.12	N24°21'39"E
L61	37.96	N13°31'32"E
L62	48.79	N80°53'00"W
L63	53.12	S67°02'56"W
L64	50.17	N51°42'00"W
L65	52.60	N54°14'14"W
L66	32.17	S06°12'26"W
L67	43.20	S00°45'14"E
L68	54.91	S66°37'45"W
L69	40.09	S26°47'01"E
L70	70.54	S34°28'50"E
L71	29.88	S52°43'47"W
L72	40.56	S12°55'52"E
L73	68.33	S34°50'09"W
L74	62.01	S08°08'27"W
L75	56.88	S43°06'29"W
L76	70.57	S03°57'04"W
L77	62.08	S27°42'55"W
L78	10.29	S01°54'42"W
L79	65.56	S35°38'03"W
L80	55.57	S02°24'09"W
L81	29.08	S13°21'41"W
L82	55.93	S10°29'18"E
L83	27.52	S28°09'20"E
L84	73.83	S18°32'11"W
L85	62.12	S03°32'52"W
L86	72.81	S04°20'27"E
L87	26.54	S11°08'22"E
L88	34.76	S47°11'08"E
L89	47.69	S24°56'05"W
L90	68.56	S34°09'22"E
L91	93.20	S18°01'29"E
L92	73.45	S00°03'09"E
L93	60.56	S04°37'31"W
L94	48.84	S23°02'28"E
L95	42.47	S48°56'00"E
L96	28.89	S21°51'26"W
L97	40.05	S40°48'31"E
L98	91.45	S10°05'51"E
L99	23.93	S08°51'12"E
L100	54.23	S62°16'58"W
L101	41.94	S23°47'57"W
L102	58.55	S41°57'38"W
L103	21.18	S27°01'24"E
L104	67.06	S20°20'26"W
L105	21.85	S04°45'57"W
L106	29.16	S48°57'05"E
L107	24.78	S24°59'34"W
L108	31.20	S19°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°52'23"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,
CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT
TO CHAPTER 472.027, 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: [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°33'06"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	29.72	S17°17'06"W
L177	29.37	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	N59°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	N33°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	39.62	N26°51'13"W
L214	49.89	N07°27'03"W
L215	55.55	N26°20'03"W
L216	40.52	N69°00'06"W
L217	39.21	N35°58'03"W
L218	53.49	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	42.89	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°06'23"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	18.58	N56°05'25"W
L251	39.82	S79°34'56"E
L252	21.63	S72°56'52"E
L253	19.28	N42°29'04"E
L254	45.31	N05°15'21"W
L255	37.61	N18°15'22"E
L256	35.70	N42°38'41"E
L257	25.86	N37°57'57"W
L258	26.47	N50°45'53"E
L259	28.93	N06°31'46"E
L260	53.33	N18°14'24"E
L261	59.61	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, AFTER 81G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, 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 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

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.

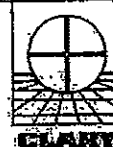
DRAFTER: JLS
JOB No. 2006-393

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 81G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 492.022, 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 18 NO. 3731



DATE MARCH 2006

SCALE N/A

CHECKED BY: J25

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

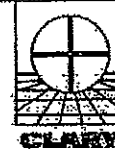
UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

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

(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

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, PARTER 61017-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 471.022, 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 FAX NO. 3731



DATE MARCH 2006

SCALE N/A

CHECKED BY: JS

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,

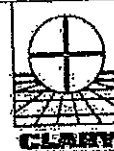
SHEET 8 OF 9

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 SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61G12-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 422.022, 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) 260-2793 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

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.

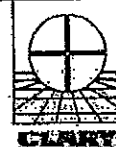
SHEET 9 OF 9

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

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3850 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703 LB. NO. 3731

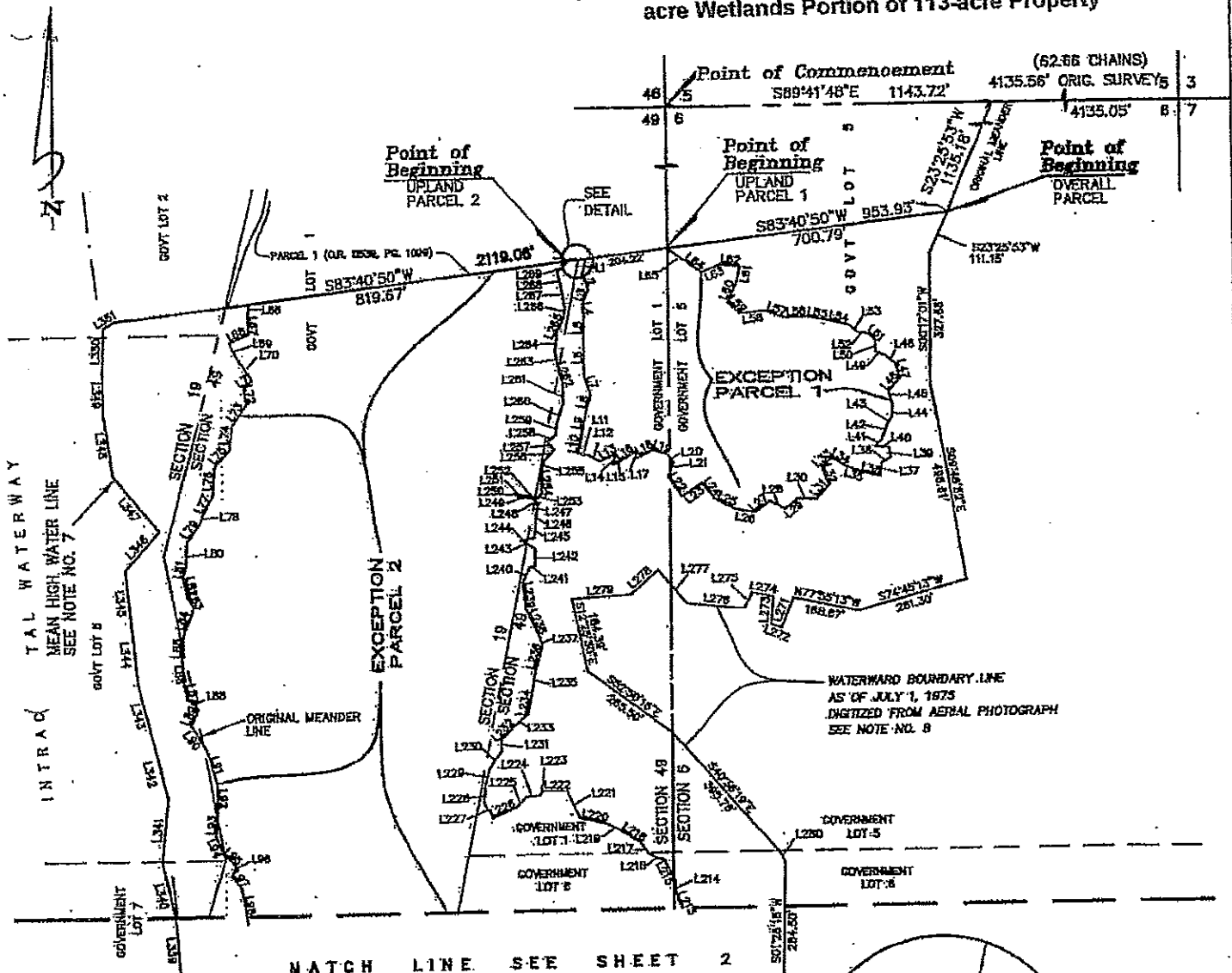


DATE: MARCH 2006
SCALE: N/A
CHECKED BY: JES

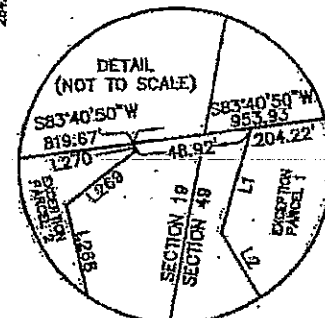
B. L. Pittman
B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

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



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



SHEET 1 OF 12

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

DRAFTER: JLS
JOB NO: 2005-394

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

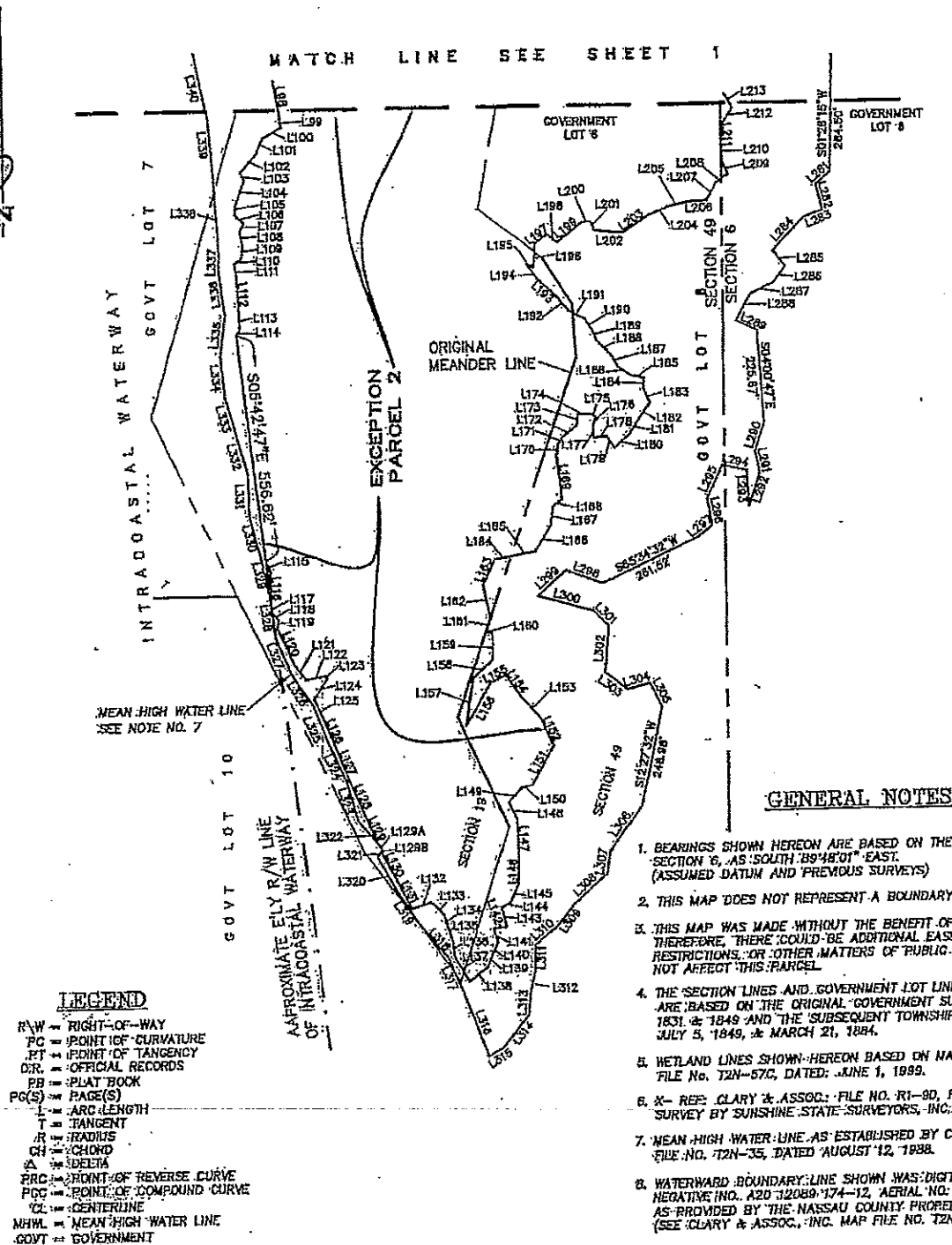
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3838 CROWN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 260-2703 FAX NO: 3751



DATE: MARCH 2006
SCALE: N/A
CHECKED BY: W2

[Signature]
D. J. Fittman

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, 1849, & 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. R1-80, R3-88, T2N-35, T2N-57&57B SURVEY BY SUNSHINE STATE SURVEYORS, INC.: FILE NO. 87E-221B.
7. MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC, MAP FILE NO. T2N-35, DATED AUGUST 12, 1998.
8. WATERWARD BOUNDARY LINE SHOWN WAS DIGITIZED FROM AERIAL PHOTOGRAPH NEGATIVE INC. A20 J2068 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)

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

55 OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR
56 MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH
57 BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS' MEMBERS,
58 HARTFORD 17, 65 FLORIDA ADMINISTRATIVE CODE, PURSUANT
59 SECTION 177.02, FLORIDA STATUTES, AND DOES NOT
60 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 9-1B NO. 3731



DATE MARCH 2006
SCALE N/A
CHECKED BY IDS

B. L. PITTMAN PLS CERT NO. 4827

MAP SHOWING

LINE TABLE		
LINE	LENGTH	BEARING
L1	44.14	S17°13'24"W
L2	37.77	S80°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	S18°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	59.19	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	49.00	S50°43'47"E
L29	40.26	N52°43'36"E
L30	46.12	S88°12'09"E
L31	47.01	N41°55'57"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	48.49	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°37'07"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	63.56	S35°38'03"W
L80	55.57	S02°24'09"W
L81	29.08	S19°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	32.92	N81°17'35"E
L143	47.79	N13°57'54"W
L144	25.79	N59°56'59"E
L145	49.94	N23°56'51"E
L146	59.13	N01°25'58"E
L147	96.48	N01°52'28"W
L148	47.07	N24°22'15"W
L149	44.74	N42°45'18"E
L150	30.01	N73°55'52"E
L151	109.70	N30°06'31"E
L152	77.79	N25°47'00"W
L153	73.17	N43°11'45"W
L154	61.80	N33°24'53"W
L155	42.75	S63°59'48"W
L156	120.09	S30°12'26"W
L157	117.90	N08°55'59"E
L158	65.29	N48°16'17"E
L159	64.23	N00°02'08"E
L160	17.27	N65°03'31"W
L161	32.44	N20°27'27"E
L162	84.04	N10°54'24"W
L163	68.17	N25°08'35"E

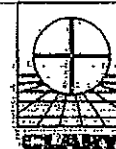
SHEET 3 OF 12

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

DRAFTER: JLS
JOB NO. 2006-394

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PARSIPpany, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 272.02, 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) 260-2703 FAX NO. 3751



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	N93°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°11'06"W
L177	28.37	S03°48'17"E
L178	32.56	N81°43'44"E
L179	34.32	S31°11'33"E
L180	46.15	N48°39'39"E
L181	45.69	N33°17'33"E
L182	50.45	N37°09'30"E
L183	38.40	N23°52'30"W
L184	26.01	N01°40'20"E
L185	33.25	N78°42'40"W
L186	37.47	N53°54'03"W
L187	39.73	N32°02'07"W
L188	44.35	N44°32'44"W
L189	27.04	N23°21'44"W
L190	32.09	N30°39'50"W
L191	44.54	N64°23'43"W
L192	48.95	N40°28'53"W
L193	61.93	N47°04'56"W
L194	44.82	N37°49'02"W
L195	18.71	S66°43'38"E
L196	57.51	N04°19'50"E
L197	38.44	N53°32'35"E
L198	32.67	S52°42'52"E
L199	76.75	N52°02'41"E
L200	22.61	N82°56'46"E
L201	24.72	S19°49'35"E
L202	69.60	S84°30'37"E
L203	75.38	N57°02'24"E
L204	55.99	N67°48'15"E
L205	51.05	N77°05'19"E
L206	42.66	N88°08'18"E
L207	48.70	N29°13'20"E
L208	36.16	N54°39'43"E
L209	33.46	N22°26'27"W
L210	42.85	N01°21'49"W
L211	42.78	N01°01'57"W
L212	50.58	N31°15'19"E
L213	38.62	N26°51'13"W
L214	49.83	N07°27'03"W
L215	55.55	N26°20'03"W
L216	40.52	N69°00'26"W
L217	39.21	N35°58'03"W
L218	53.43	N57°15'59"W

LINE TABLE		
LINE	LENGTH	BEARING
L219	38.73	N61°24'28"W
L220	76.00	N77°15'09"W
L221	75.11	N26°08'20"W
L222	59.96	N87°15'53"W
L223	18.44	S41°57'59"W
L224	32.02	S86°44'42"W
L225	37.28	S45°56'41"W
L226	62.80	S66°10'34"W
L227	44.68	N32°04'44"W
L228	44.68	N04°00'41"E
L229	40.56	N14°01'24"E
L230	56.17	N36°09'27"E
L231	28.71	N00°14'29"W
L232	42.14	N44°06'34"E
L233	49.13	N50°53'28"E
L234	59.33	N11°11'00"E
L235	57.97	N10°04'34"E
L236	60.56	N17°17'25"E
L237	14.73	N14°10'06"W
L238	89.67	N25°32'41"W
L239	64.29	N05°52'58"W
L240	42.83	N26°13'54"E
L241	13.37	N77°13'35"E
L242	43.64	N02°48'04"E
L243	42.10	N60°51'46"W
L244	33.89	N81°06'25"E
L245	33.86	N09°26'28"E
L246	31.02	N01°23'11"E
L247	22.98	N12°25'06"E
L248	18.57	N53°09'42"W
L249	36.96	N79°12'01"W
L250	18.58	N56°05'25"W
L251	39.82	S79°34'56"E
L252	21.63	S72°56'52"E
L253	19.28	N42°29'04"E
L254	45.31	N05°15'21"W
L255	37.61	N18°15'22"E
L256	35.70	N42°38'41"E
L257	25.86	N37°57'57"W
L258	26.47	N50°45'53"E
L259	28.93	N06°31'46"E
L260	59.33	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°57'59"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	134.69	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, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS
JOB No. 2006-394

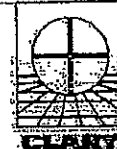
"AS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR
EY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH
THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS.
HARTER 672002, FLORIDA ADMINISTRATIVE CODE, PURSUANT
SECTION 472002, FLORIDA STATUTES AND DOES NOT
NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

DATE MARCH 2006

SCALE N/A

CHECKED BY *Y.S.*

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 768-2763 FAX NO. 9731



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

MAP SHOWING

LINE TABLE		
LINE	LENGTH	BEARING
L329	100.00	N12°14'13"W
L330	100.08	N14°21'21"W
L331	101.73	N01°28'24"W
L332	100.22	N15°53'54"W
L333	94.90	N16°17'26"W
L334	100.32	N05°49'42"W
L335	101.12	N07°16'35"E
L336	110.67	N07°58'55"W
L337	37.66	N02°44'01"E
L338	199.79	N08°59'52"W
L339	191.15	N04°46'48"W
L340	160.18	N12°03'00"W
L341	160.02	N05°08'07"E
L342	141.70	N18°19'18"W
L343	154.82	N14°11'57"W
L344	143.95	N05°24'24"W
L345	144.68	N05°28'57"W
L346	128.72	N42°00'35"E
L347	184.51	N39°33'24"W
L348	155.35	N08°19'55"W
L349	103.87	N00°16'26"W
L350	114.51	N02°23'15"E
L351	30.64	N60°01'48"E

SHEET 5 OF 12

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

DRAFTER: JLS
JOB No. 2008-394

IF OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR
MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH
FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS
PRACTICE BY FLORIDA ADMINISTRATIVE CODE, PURSUANT
HIGH 472.02, 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) 280-2703 FAX NO. 3731



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: *[Signature]*

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

MAP SHOWING

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;

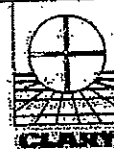
SHEET 6 OF 12

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. 2006-394

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR VIEW MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, HARTER 6817, B. FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 422.027, 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. 5731



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

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

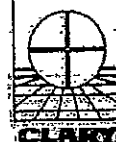
SHEET 7 OF 12

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, HARBOR 51CH-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 172.027, 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) 726-2703 FAX NO. 3731



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: JLS

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

MAP SHOWING

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

CONTAINING 113.69 ACRES, MORE OR LESS.

LESS AND EXCEPT:

EXCEPTION PARCEL 1

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

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

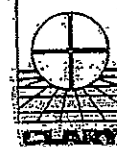
SHEET 8 OF 12

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

DRAFTER: JLS
JOB No. 2006-394

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, AFTER ADOPTING THE 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) 250-2705 FAX NO. 3731



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: JLS

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 BEGINNING.

ABOVE EXCEPTION CONTAINING 8.30 ACRES MORE OR LESS.

FURTHER LESS AND EXCEPT:

EXCEPTION PARCEL 2

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

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

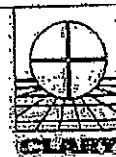
SHEET 9 OF 12

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

DRAFTER: JLS
JOB No. 2006-394

UNLESS OTHERWISE SHOWN AND STATED, HEREON, THIS MAP OR PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PARS 1-6 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO THE 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
B. L. PITTMAN, P.L.S. CERT. NO. 4827

MAP SHOWING

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

SHEET 10 OF 12

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

DRAFTER: JLS
JOB No. 2006-594

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR MEASUREMENTS MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61C17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 22007, FLORIDA STATUTES AND DOES NOT NEARLY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
5850 CROWN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 266-2765 (FB NO. 3731)



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: JRS

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

MAP SHOWING

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;

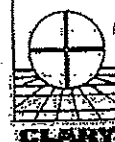
SHEET 11 OF 12

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: JES
JOB No. 2008-394

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER EIGHT-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 220.07, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3550 CROWN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257
FB NO. 3731



DATE: MARCH 2008

SCALE: N/A

CHECKED BY: JES

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

MAP SHOWING

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

ABOVE EXCEPTION CONTAINING 63.28 ACRES MORE OR LESS.

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

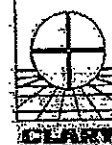
SHEET 12 OF 12

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. 2005-394

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 472, F.S., FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.02(2), FLORIDA STATUTES, AND DOES NOT ATTEMPT TO MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

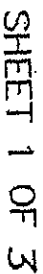
Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257
F.L.S. NO. 3731



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

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

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



JOHN H. ZIMOS-1071

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS

BR NO. 3731

1504-2000 (40%)

NOTE 14.

1" = 500'

LEADER:
 ALL - POINT OF WAY
 PE - POINT OF CHAIRMAN
 PT - POINT OF INTEREST
 ONE - SPECIAL RECORDS
 VOLUME
 PE - PLAY BOOK
 BOSS - MESSY
 CL - CATHEDRAL
 NAME - MEAN FIRST WATER LINE
 ONE - COMMENT

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, 50.90 FEET; COURSE NO. 7: SOUTH 26°33'54" WEST, 44.72 FEET; COURSE NO. 8: NORTH 83°53'04" WEST, 140.80 FEET; COURSE NO. 9: NORTH 39°28'21" WEST, 110.11 FEET; COURSE NO. 10: SOUTH 49°23'55" WEST, 92.20 FEET; COURSE NO. 11: SOUTH 86°11'09" WEST, 150.33 FEET; COURSE NO. 12: SOUTH 12°31'44" EAST, 184.39 FEET; COURSE NO. 13: SOUTH 52°56'29" EAST, 265.50 FEET; COURSE NO. 14: SOUTH 40°42'33" EAST, 395.76 FEET; COURSE NO. 15: SOUTH 28°15'22" EAST, 30.83 FEET; COURSE NO. 16: SOUTH 01°20'01" WEST, 284.50 FEET; COURSE NO. 17: SOUTH 50°37'47" WEST, 46.38 FEET; COURSE NO. 18: SOUTH 14°48'00" EAST, 63.24 FEET; COURSE NO. 19: SOUTH 68°30'21" WEST, 49.57 FEET; COURSE NO. 20: SOUTH 44°11'53" WEST, 109.78 FEET; COURSE NO. 21: SOUTH 39°52'47" EAST, 49.14 FEET; COURSE NO. 22: SOUTH 38°05'15" WEST, 53.44 FEET; COURSE NO. 23: SOUTH 64°51'40" WEST, 59.41 FEET; COURSE NO. 24: SOUTH 29°31'42" WEST, 73.29 FEET; COURSE NO. 25: SOUTH 64°12'35" EAST, 57.34 FEET; COURSE NO. 26: SOUTH 04°07'01" EAST, 225.67 FEET; COURSE NO. 27: SOUTH 19°15'12" WEST, 75.00 FEET; COURSE NO. 28: SOUTH 13°01'15" EAST, 53.04 FEET; COURSE NO. 29: SOUTH 19°15'12" WEST, 85.26 FEET; COURSE NO. 30: NORTH 02°57'43" WEST, 87.20 FEET; COURSE NO. 31: NORTH 78°34'19" WEST, 62.01 FEET; COURSE NO. 32: SOUTH 25°20'49" WEST, 88.59 FEET; COURSE NO. 33: SOUTH 10°00'00" EAST, 67.54 FEET; COURSE NO. 34: SOUTH 51°06'36" WEST, 44.72 FEET; COURSE NO. 35: SOUTH 65°28'19" WEST, 261.52 FEET; COURSE NO. 36: NORTH 69°31'03" WEST, 94.43 FEET; COURSE NO. 37: SOUTH 49°20'09" WEST, 94.17 FEET; COURSE NO. 38: SOUTH 74°34'09" EAST, 141.93 FEET; COURSE NO. 39: SOUTH 44°16'05" EAST, 52.74 FEET; COURSE NO. 40: SOUTH 04°49'42" WEST, 113.69 FEET; COURSE NO. 41: SOUTH 52°23'53" EAST, 69.62 FEET; COURSE NO. 42: NORTH 75°32'52" EAST, 56.74 FEET; COURSE NO. 43: SOUTH 28°04'35" EAST, 64.20 FEET; COURSE NO. 44: SOUTH 12°21'19" WEST, 248.98 FEET; COURSE NO. 45: SOUTH 36°22'50" WEST, 134.63 FEET; COURSE NO. 46: SOUTH 08°46'24" WEST, 57.66 FEET; COURSE NO. 47: SOUTH 48°13'44" WEST, 114.05 FEET; COURSE NO. 48: SOUTH 36°54'27" WEST, 59.38 FEET; COURSE NO. 49: SOUTH 51°09'37" WEST, 73.70 FEET; COURSE NO. 50: SOUTH 01°32'06" WEST, 63.56 FEET; COURSE NO. 51: SOUTH 13°16'09" WEST, 54.31 FEET; COURSE NO. 52: SOUTH 05°24'52" WEST, 54.62 FEET; COURSE NO. 53: SOUTH 38°34'53" WEST, 99.52 FEET; COURSE NO. 54: SOUTH 57°45'16" WEST, 43.99 FEET; COURSE NO. 55: NORTH 20°53'50" WEST, 165.67 FEET; COURSE NO. 56: NORTH 24°47'58" WEST, 100.27 FEET TO THE MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. T2N-35); THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THIRTY-FOUR (34) COURSES AND DISTANCES: COURSE NO. 1: NORTH 41°09'56" WEST, 102.29 FEET; COURSE NO. 2: NORTH 33°19'15" WEST, 100.28 FEET;

SHEET 2 OF 3

DRAFTER: JRS

JOB No. 2005-1071

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

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER 61017-A, 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
O/RV = OFFICIAL RECORDS
VOLUME
PB = PLAT BOOK
PC(S) = PAGE(S)
CL = CENTERLINE
MHL = MEAN HIGH WATER LINE
COWI = CONVEYMENT

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 5, 1849, & MARCH 21, 1884.
5. MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC, MAP FILE NO. R3-58, DATED DECEMBER 1, 1987.
6. WATERWARD BOUNDARY LINE SHOWN WAS DIGITIZED FROM AERIAL PHOTOGRAPH NEGATIVE NO. A20 12089 174-12, AERIAL NO. B/10, TAKEN JANUARY 22, 1974, AS PROVIDED BY THE NASSAU COUNTY PROPERTY APPRAISER'S OFFICE. (SEE CLARY & ASSOC., INC. MAP FILE NO. T2N-57)
7. X- REF: CLARY & ASSOC.: FILE NO. T2N-57B, T2N-69 SURVEY BY SUNSHINE STATE SURVEYORS, INC.: FILE NO. 87E-221B.

SHEET 3 OF 3

DRAFTER: JRS

JOB No. 2005-1071

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

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 61B17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

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



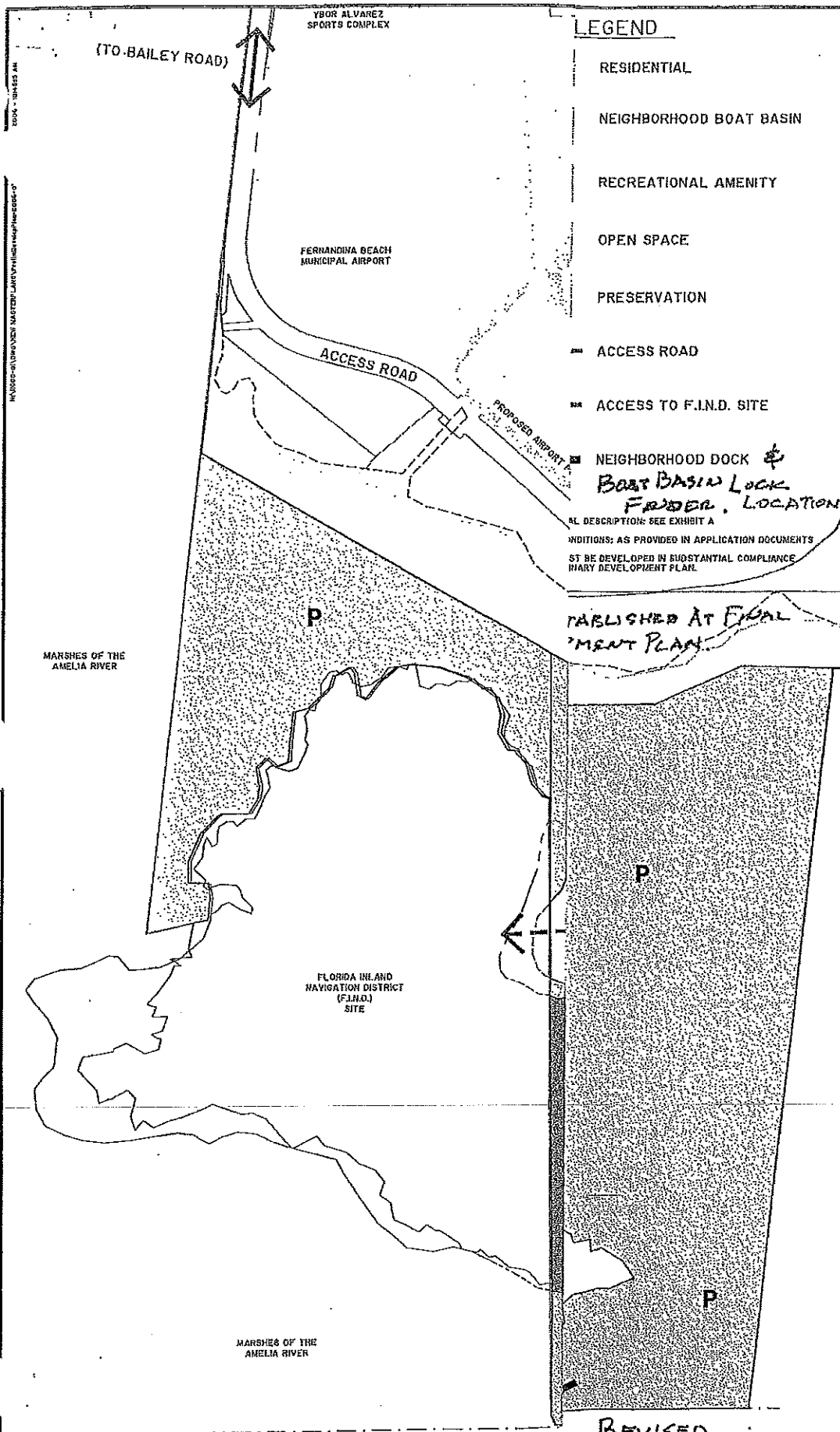
LEGEND
R/W = RIGHT-OF-WAY
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
ORV = OFFICIAL RECORDS
VOLUME
PB = PLAT BOOK
PS(S) = PAGE(S)
CL = CENTERLINE
MHWL = MEAN HIGH WATER LINE
GOVT = GOVERNMENT

DATE: JUNE 14, 2005

SCALE: N/A

CHECKED BY: JRS

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



LEGEND

- RESIDENTIAL
- NEIGHBORHOOD BOAT BASIN
- RECREATIONAL AMENITY
- OPEN SPACE
- PRESERVATION
- ACCESS ROAD
- ACCESS TO F.I.N.D. SITE
- NEIGHBORHOOD DOCK & BOAT BASIN LOCK

NEIGHBORHOOD DOCK & BOAT BASIN LOCK
FERRANDINA BEACH MUNICIPAL AIRPORT
 FLORIDA INLAND NAVIGATION DISTRICT (F.I.N.D.) SITE
 MARSHES OF THE AMELIA RIVER
 YBOR ALVAREZ SPORTS COMPLEX
 FERRANDINA BEACH MUNICIPAL AIRPORT
 ACCESS ROAD
 PROPOSED AIRPORT
 ESTABLISHED AT FINAL PLANNING PLAN
 REVISED OCT. 30, 2006
 PUD PRELIMINARY DEVELOPMENT PLAN

CRANE ISLAND

NASSAU COUNTY, FLORIDA

FOUNDERS:

The Owners of Crane Island

159 CIVITAS STREET
 MT. PLEASANT, SOUTH CAROLINA, 29464
 PH: (843)-884-3000
 FAX: (843)-884-4499

CIVIL ENGINEERS:

THOMAS & HUTTON ENGINEERING CO.

935 HOUSTON NORTH CUTT BLVD.
 MT. PLEASANT, SC 29465
 PHONE: (843) 849-0200
 SAVANNAH, GA - MYRTLE BEACH, SC



FLORIDA CERTIFICATE OF AUTHORIZATION # 3264

TOWN PLANNER:

DOVER, KOHL & PARTNERS
 town planning

1571 SUNSET DRIVE
 CORAL GABLES, FL, 33143
 PH: (305)-666-0446
 FAX: (305)-666-0360

ENVIRONMENTAL CONSULTANT:

ENVIRONMENTAL SERVICES, INC.

8711 PERIMETER PARK BLVD.
 SUITE 11
 JACKSONVILLE, FLORIDA
 PH: (904)-645-9900
 FAX: (904)-645-9954

PLANNING CONSULTANT:

Howard M. Landers Consulting, LLC

326 SETTLERS LANE
 CHARLOTTE, N.C. 28202
 PH/FAX: (704)-370-6276
 CELL: (704)-907-9061
 hml326@bellsouth.net

TRAFFIC ENGINEER:

KING ENGINEERING ASSOCIATES, INC.
 6500 BOWEN ROAD, SUITE 250
 JACKSONVILLE, FL, 32216
 PH: (904)-636-6755
 FAX: (904)-636-0533

ENGINEER:

GILLETTE & ASSOCIATES, INC.
 20 SOUTH 4TH STREET
 FERRANDINA BEACH, FL, 32034
 PH: (904)-261-8819
 FAX: (904)-261-9905

NO.	REVISIONS	BY	DATE
1	WITH PRIVATE DOCK OPTION	GLF	12/30/05

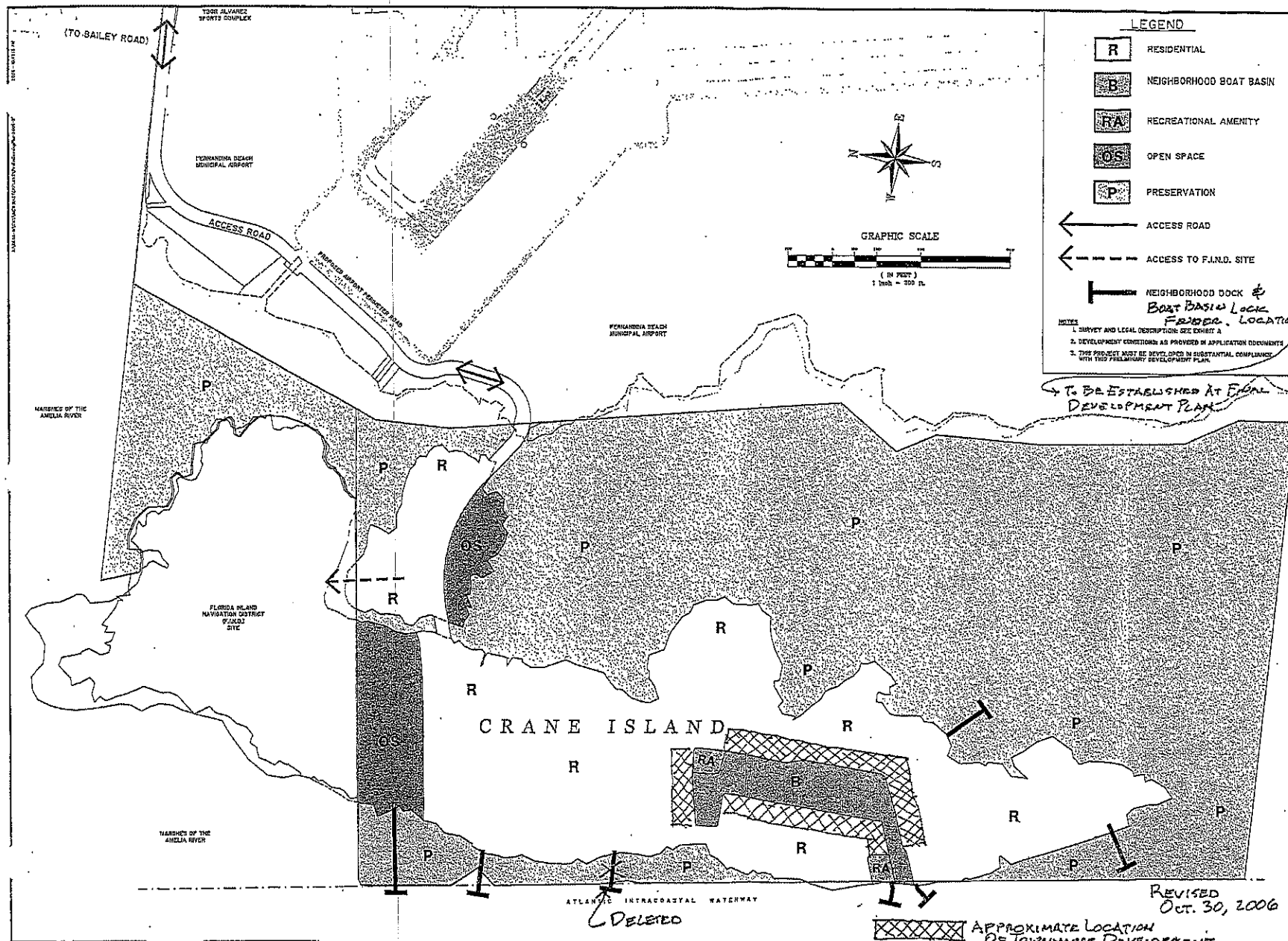
JOB NO: J-0508.01
 DRAWN: NV
 DESIGNED: DSF
 REVIEWED: DFT
 APPROVED: GLF
 SCALE: AS SHOWN
 JUNE 27, 2005
 REVISED
 JULY 4, 2006

EXHIBIT B:

PUD Preliminary Development Plan

PDP-1

EXHIBIT



CRANE ISLAND HARRIS COUNTY, FLORIDA

**FOUNDERS:
The Owners
of
Crane Island**

805 CANTER STREET
MT. PLEASANT, SOUTH CAROLINA, 29464
PH: (843)-884-3050
FAX: (843)-884-4499

**CIVIL ENGINEERS:
THOMAS & HUTTON
ENGINEERING CO.**

939 HOUSTON NORTHWIND BLVD.
MT. PLEASANT, SC 29465
PHONE: (843) 849-0200
COMMERCIAL SALES - WILSON ROAD, SC
FLORIDA CERTIFICATE OF AUTHORIZATION # 3264

**TOWN PLANNERS:
DOVER, KOHL & PARTNERS**
town planning

1571 JENNETT DRIVE
CORAL GABLES, FL 33134
PH: (305)-866-0444
FAX: (305)-866-0360

**ENVIRONMENTAL CONSULTANT:
ENVIRONMENTAL SERVICES, INC.**

875 PERIMETER PARK BLVD.
SUITE 100
JACKSONVILLE, FLORIDA
PH: (904)-444-0900
FAX: (904)-444-9555

**PLANNING CONSULTANT:
Howard M. Landers Consulting LLC**

205 SETTLEMAN LANE
CHARLOTTE, N.C. 28202
PH: (704)-276-4276
CELL: (704)-907-6048
HML@hmlc.com

**TRAFFIC ENGINEER:
HNS ENGINEERING ASSOCIATES, INC.**

4500 BOWEN ROAD, SUITE 200
JACKSONVILLE, FL 32218
PH: (904)-456-4539
FAX: (904)-456-6825

**ENGINEER:
OLLETTE & ASSOCIATES, INC.**

20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PH: (904)-251-0500
FAX: (904)-251-9905

NO.	WITH PRIVATE DESK OPTION	CLY	12/26/05
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

JUNE 27, 2005
REVISED
JULY 4, 2006

**EXHIBIT B:
PUD Preliminary
Development
Plan**

PDP-1

**EXHIBIT C CRANE ISLAND
PUD DEVELOPMENT CONDITIONS**

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

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

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

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

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

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

2. Specific Conditions:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Association.

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

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

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

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

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

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

3) Open Space, Preservation and Buffer Areas:

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

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

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

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

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

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

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

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

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

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

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

+++++

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

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

The bill states in part that

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

1. The adopted level of service for out of county hurricane evacuation is maintained for a category 5 storm event as measured on the Saffir-Simpson scale;
2. A 12-hour evacuation time to shelter is maintained for a category storm event as measured on the Saffir-Simpson scale and shelter space reasonably expected to accommodate the residents of the development contemplated by a proposed comprehensive plan amendment is available; or
3. Appropriate mitigation is provided that will satisfy the provisions of subparagraph 1. or subparagraph 2. Appropriate mitigation shall include, without limitation, payment of money, contribution of land, and construction of hurricane shelters and transportation facilities. Required mitigation shall not exceed the amount required for a developer to accommodate impacts reasonably attributable to development. A local government and a developer shall enter into a binding agreement to memorialize the mitigation plan.

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

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

6. Direct population concentrations away from known or predicted coastal high hazard areas.
7. Maintain or reduce hurricane evacuation times.

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

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

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

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

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

Policy 5.05.06A states:

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

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

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

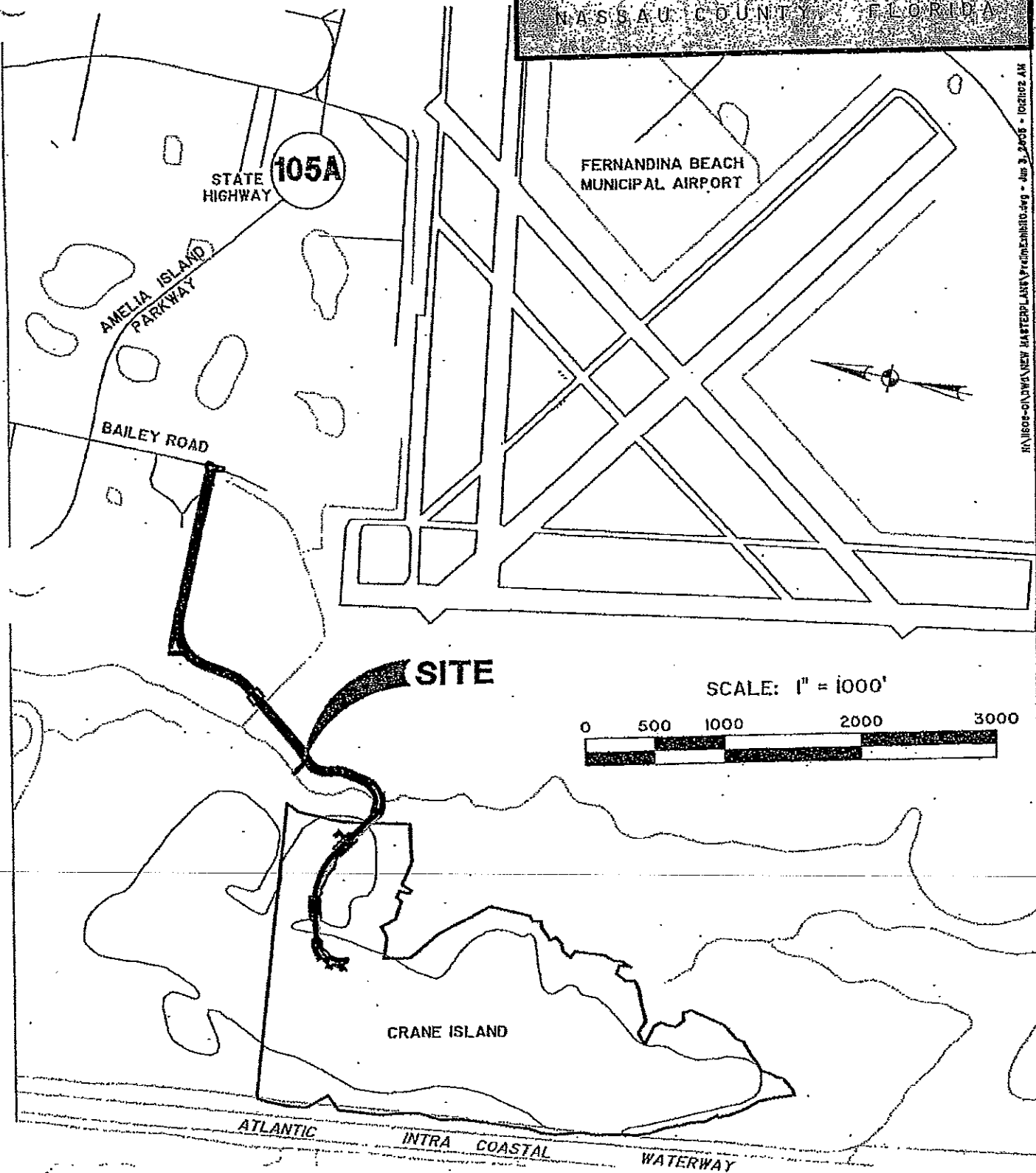
Exhibit D-1:
Map of Access Road

CRANE ISLAND

AMELIA ISLAND

NASSAU COUNTY, FLORIDA

MAP OF ACCESS ROAD



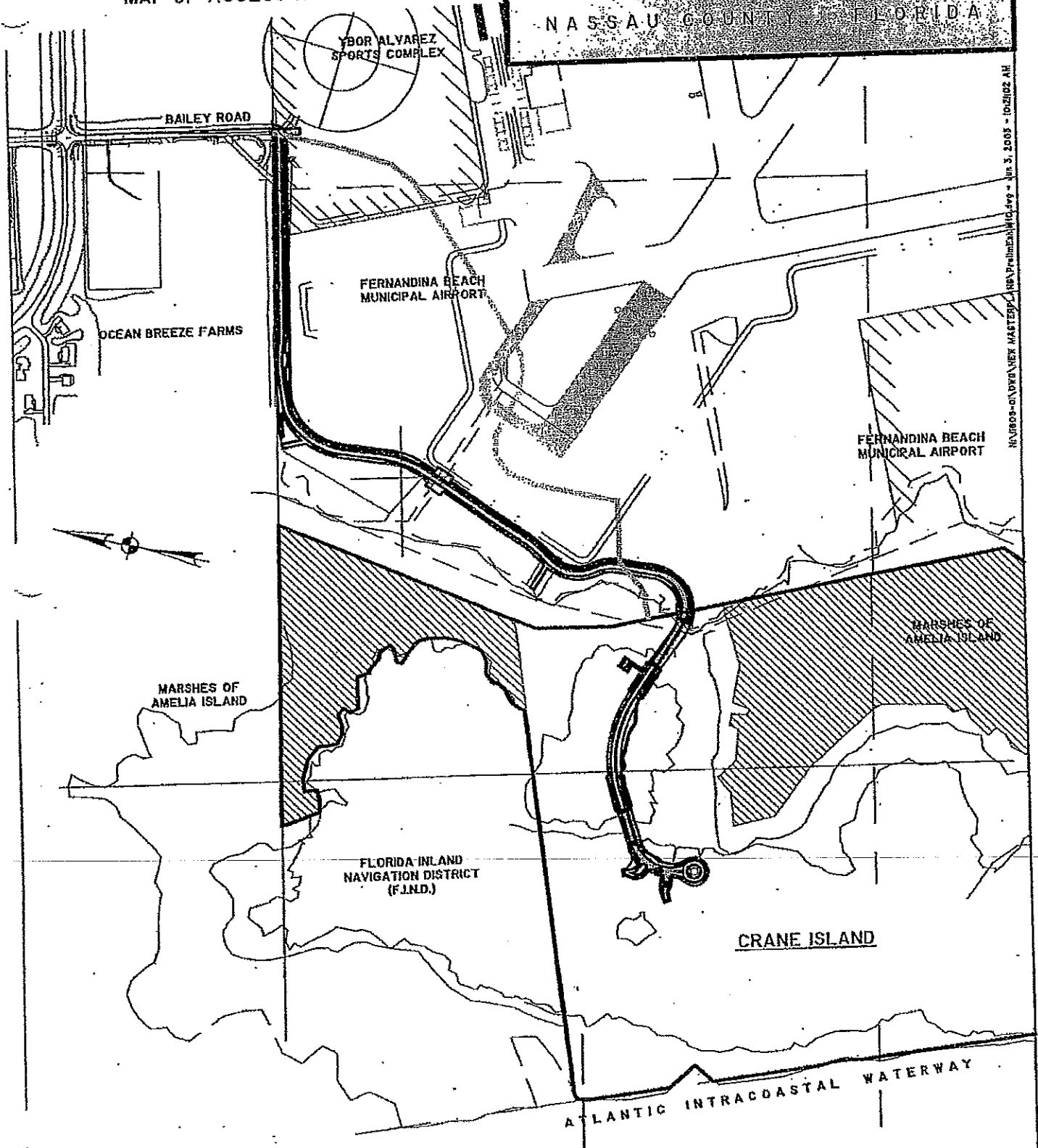
RA1608-01.DWG NEW MASTER PLAN 1/20/2008 - JES 3, 2008 - 10:21:02 AM

CRANE ISLAND

AMELIA ISLAND

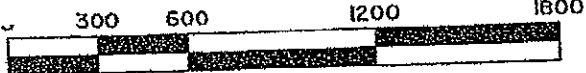
NASSAU COUNTY, FLORIDA

MAP OF ACCESS ROAD

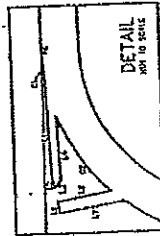


NO. 0003-01000 NEW MASTER PLAN PRELIMINARY MAP - JUN. 3, 2003 - 102102 AH

SCALE: 1" = 600'



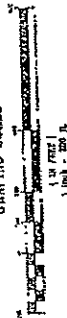
1. 1909 2. 1910 3. 1911 4. 1912 5. 1913 6. 1914 7. 1915 8. 1916 9. 1917 10. 1918 11. 1919 12. 1920 13. 1921 14. 1922 15. 1923 16. 1924 17. 1925 18. 1926 19. 1927 20. 1928 21. 1929 22. 1930 23. 1931 24. 1932 25. 1933 26. 1934 27. 1935 28. 1936 29. 1937 30. 1938 31. 1939 32. 1940 33. 1941 34. 1942 35. 1943 36. 1944 37. 1945 38. 1946 39. 1947 40. 1948 41. 1949 42. 1950 43. 1951 44. 1952 45. 1953 46. 1954 47. 1955 48. 1956 49. 1957 50. 1958 51. 1959 52. 1960 53. 1961 54. 1962 55. 1963 56. 1964 57. 1965 58. 1966 59. 1967 60. 1968 61. 1969 62. 1970 63. 1971 64. 1972 65. 1973 66. 1974 67. 1975 68. 1976 69. 1977 70. 1978 71. 1979 72. 1980 73. 1981 74. 1982 75. 1983 76. 1984 77. 1985 78. 1986 79. 1987 80. 1988 81. 1989 82. 1990 83. 1991 84. 1992 85. 1993 86. 1994 87. 1995 88. 1996 89. 1997 90. 1998 91. 1999 92. 2000 93. 2001 94. 2002 95. 2003 96. 2004 97. 2005 98. 2006 99. 2007 100. 2008 101. 2009 102. 2010 103. 2011 104. 2012 105. 2013 106. 2014 107. 2015 108. 2016 109. 2017 110. 2018 111. 2019 112. 2020 113. 2021 114. 2022 115. 2023 116. 2024 117. 2025 118. 2026 119. 2027 120. 2028 121. 2029 122. 2030 123. 2031 124. 2032 125. 2033 126. 2034 127. 2035 128. 2036 129. 2037 130. 2038 131. 2039 132. 2040 133. 2041 134. 2042 135. 2043 136. 2044 137. 2045 138. 2046 139. 2047 140. 2048 141. 2049 142. 2050 143. 2051 144. 2052 145. 2053 146. 2054 147. 2055 148. 2056 149. 2057 150. 2058 151. 2059 152. 2060 153. 2061 154. 2062 155. 2063 156. 2064 157. 2065 158. 2066 159. 2067 160. 2068 161. 2069 162. 2070 163. 2071 164. 2072 165. 2073 166. 2074 167. 2075 168. 2076 169. 2077 170. 2078 171. 2079 172. 2080 173. 2081 174. 2082 175. 2083 176. 2084 177. 2085 178. 2086 179. 2087 180. 2088 181. 2089 182. 2090 183. 2091 184. 2092 185. 2093 186. 2094 187. 2095 188. 2096 189. 2097 190. 2098 191. 2099 192. 2100 193. 2101 194. 2102 195. 2103 196. 2104 197. 2105 198. 2106 199. 2107 200. 2108 201. 2109 202. 2110 203. 2111 204. 2112 205. 2113 206. 2114 207. 2115 208. 2116 209. 2117 210. 2118 211. 2119 212. 2120 213. 2121 214. 2122 215. 2123 216. 2124 217. 2125 218. 2126 219. 2127 220. 2128 221. 2129 222. 2130 223. 2131 224. 2132 225. 2133 226. 2134 227. 2135 228. 2136 229. 2137 230. 2138 231. 2139 232. 2140 233. 2141 234. 2142 235. 2143 236. 2144 237. 2145 238. 2146 239. 2147 240. 2148 241. 2149 242. 2150 243. 2151 244. 2152 245. 2153 246. 2154 247. 2155 248. 2156 249. 2157 250. 2158 251. 2159 252. 2160 253. 2161 254. 2162 255. 2163 256. 2164 257. 2165 258. 2166 259. 2167 260. 2168 261. 2169 262. 2170 263. 2171 264. 2172 265. 2173 266. 2174 267. 2175 268. 2176 269. 2177 270. 2178 271. 2179 272. 2180 273. 2181 274. 2182 275. 2183 276. 2184 277. 2185 278. 2186 279. 2187 280. 2188 281. 2189 282. 2190 283. 2191 284. 2192 285. 2193 286. 2194 287. 2195 288. 2196 289. 2197 290. 2198 291. 2199 292. 2200 293. 2201 294. 2202 295. 2203 296. 2204 297. 2205 298. 2206 299. 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 24

[illegible]

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-01-2009 BY 60322 UCBAW

[illegible][illegible]

ATLAS JH18B?

[illegible]

$\langle \hat{a}^\dagger \rangle = \langle \hat{a} \rangle = 0$ and $\langle \hat{a}^\dagger \hat{a} \rangle = 0$

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS

[illegible]

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08-07-96 BY SP-1

THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATION
500 5TH AVENUE
NEW YORK 17, N.Y.

Signature of the President of the Board of Directors

DATE: 11-11-60
PAGE: 11

Map Showing

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

COMMENCE AT THE NORTHEAST CORNER OF SECTION 6; THENCE NORTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID SECTION 6, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 89°49'12" WEST, 2353.12 FEET, TO THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE NORTH 89°49'12" WEST, 1161.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 53.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°32'44" WEST, 53.33 FEET; THENCE SOUTH 87°30'17" WEST, 160.30 FEET; THENCE SOUTH 78°11'55" WEST, 24.40 FEET; THENCE SOUTH 50°44'26" EAST, 17.23 FEET; THENCE NORTH 87°30'17" EAST, 104.39 FEET, TO THE ARC OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 151.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 55°48'10" WEST, 149.94 FEET; THENCE NORTH 09°50'01" WEST, 87.84 FEET; THENCE SOUTH 78°11'55" WEST, 20.00 FEET; THENCE SOUTH 09°50'01" EAST, 104.14 FEET, TO THE ARC OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 170.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23°18'00" WEST, 169.00 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 08°28'47" WEST, 214.54 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 320.00 FEET, AN ARC DISTANCE OF 152.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°08'36" WEST, 151.18 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 35°48'25" WEST, 50.78 FEET; THENCE NORTH 54°11'35" WEST, 20.00 FEET; THENCE SOUTH 35°48'25" WEST, 80.00 FEET; THENCE SOUTH 54°11'35" EAST, 20.00 FEET; THENCE SOUTH 35°48'25" WEST, 449.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 23.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°41'49" WEST, 23.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 45°35'13" WEST, 87.98 FEET; THENCE NORTH 57°01'05" WEST, 117.11 FEET; THENCE SOUTH 32°58'55" WEST, 20.00 FEET; THENCE SOUTH 57°01'05" EAST, 112.73 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°21'08" 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 SAID CURVE; THENCE SOUTH 11°14'46" WEST, 155.95 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 144.00 FEET, AN ARC DISTANCE OF 159.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 42°54'42" WEST, 151.18 FEET; THENCE NORTH 85°35'50" WEST, 58.88 FEET, TO AN INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 5, AS SURVEYED BY WASHINGTON AND WILLS, DATED 1831; THENCE SOUTH 09°49'12" EAST, ALONG SAID LINE, 72.67 FEET, TO THE ARC OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 204.00 FEET, AN ARC DISTANCE OF 208.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51°43'20" EAST, 284.85 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 122.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°43'13" WEST, 123.38 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 171.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°27'01" EAST, 161.15 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 45°35'13" EAST, 100.77 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 34.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°41'49" EAST, 34.16 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 35°48'25" EAST, 449.05 FEET; THENCE SOUTH 54°11'35" EAST, 20.00 FEET; THENCE NORTH 35°48'25" EAST, 80.00 FEET; THENCE NORTH 54°11'35" WEST, 20.00 FEET; THENCE NORTH 35°48'25" EAST, 50.78 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 380.00 FEET, AN ARC DISTANCE OF 181.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°08'36" EAST, 179.53 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 08°28'47" EAST, 214.54 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 385.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°10'47" EAST, 363.20 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°49'12" EAST, 1105.60 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 88.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°10'48" EAST, 77.78 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°10'48" EAST, 5.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 4.90 ACRES, MORE OR LESS.

FOR: CIVITAS, L.L.C.

AMENDED: 0-02-04 TO SHOW AIRCRAFT SERVICE AND MODIFICATION TRACT (M.O. 2004-779)
AMENDED: 3-25-04 TO REVISE LIMITS OF PARCEL (M.O. 2004-291)



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

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
BOB L. FITZMAURICE, P.L.S. No. 4827

FILE No. T2N-82



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 Greenhorne & O Mara, Inc, a consulting engineering firm. And have the following comments.

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

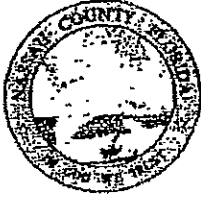
TOLL FREE
1-800-264-2065

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

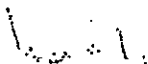
Crane Island

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.

Howard M. Landers Consulting, LLC

Urban Planning Consultant

328 Settlers Lane, Charlotte, NC 28202

Phone and Fax: 704.370.8278

Cell: 704.907.9061

hml328@bellsouth.net

EXHIBIT R-2- C
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,

CRANE ISLAND - DRAFT AVIGATION EASEMENT
HML 032206

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, 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: _____

CRANE ISLAND - DRAFT AVIGATION EASEMENT
HML 032206

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:

+++++

HPS-H
Architectural, Engineering, Planning
and Environmental Services
Riverside, Smith and Villa, Co.
and Embassy Hall
Jonestown, Guyana 92300
tel: 011-202-3888 fax: 0051-5-33-6671
hps-h@aol.com
P.O. Box 10000, Arlington, VA 22202-1000



LOCALITY
MUNICIPALITY
HOTEL, TRANSPORT

**AIRPORT
LAYOUT PLAN
SET**

COMMENTS

[illegible]

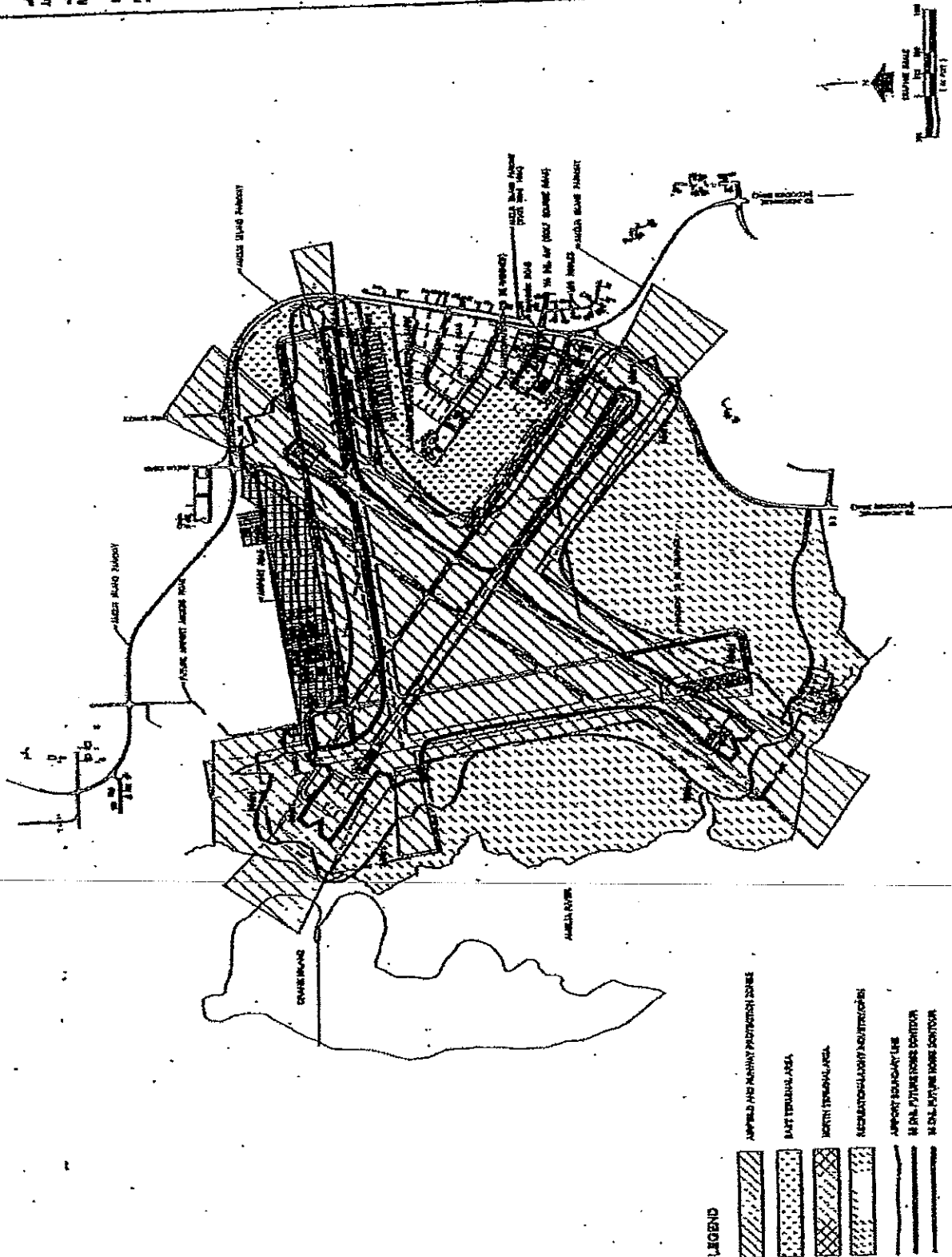
Full Look

ON-AIRPORT
LAND USE AND
GROUND ACCESS
PLAN

TRUSSARDI

24

**THE
JEWEL
CRIST**



MEMORANDUM OF UNDERSTANDING – CRANE ISLAND DEVELOPMENT

**BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FL
AND
CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FL**

AS AMENDED March 27, 2006

This Memorandum of Understanding is made between the Board of County Commissioners of Nassau County, Florida (hereinafter referred to as "County"), and the City Commission of the City of Fernandina Beach, Florida (hereinafter referred to as "City"). There is a very long history associated with the development permitting of Crane Island. That history involves both Nassau County and the City of Fernandina Beach. Activities with the County have consistently involved land use, while activities with the City have consistently involved access, utility services and relationship to the City Airport. The MOU is an agreement which the Owners of Crane Island have suggested as a vehicle through which the City and County can clearly define their respective roles. It defines the sequence of actions that each will follow in considering their respective Statutory responsibilities. ~~The Owners have filed applications for an Amendment for a PUD Ordinance with the County, and will file an application for a PUD Final Development Plan at the appropriate time had previously filed applications for Crane Island with the County and will amend those applications.~~ A Memorandum of Understanding ("MOU") was executed on October 26, 2005, and, as a result, the Owners had previously filed applications for Crane Island with the County, and they have indicated their desire to amend those applications, and amend the MOU. Upon receiving final development approvals as defined in the Stipulation for Dismissal between the City and Owners, the Owners will file an Application for Annexation and for vertical and other construction permits with the City at the appropriate time. The sequence of events defined in the MOU essentially restates the sequencing of land use approvals as provided by Florida Statutes.

NOTE: Numerals preceding the WHEREAS clauses are provided as a guide for review and comment only and are intended to be removed prior to finalization of this MOU. The designations following the numerals are as follows: GL = General; NC = specific to Nassau County; FB = specific to the City of Fernandina Beach.

1 GL WHEREAS, 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 (hereinafter referred to collectively as "Owners") own property in Nassau County, Florida which is more particularly described in Exhibit A attached hereto (hereinafter referred to as "Crane Island"); and

2 GL WHEREAS, the Owners desire to develop Crane Island with no more than 169 residential units, no more than 90 private slips in a locked upland boat basin, a public park of at least 5.75 acres, and other supporting open space and recreational facilities such as tennis courts, pools and fishing/observation docks as generally depicted on the Preliminary Development Plan, attached as Exhibit B, and as further described in Exhibit C ("Proposed Development"); and

3 NC WHEREAS, Crane Island was designated as Conservation/Wetlands, at a density of one residential unit per five acres, on the Nassau County Future Land Use Map (FLUM) in 1991, as a requirement of the Florida Department of Community Affairs ("DCA") in order for the Department to approve the County's Comprehensive Plan map (Minutes from a Special Meeting of the Nassau County Board of County Commissioners, June 29, 1993, Exhibit D); and

4 NC **WHEREAS**, the designation of Conservation/Wetlands that has been in existence since 1992 would prohibit the Proposed Development; and

5 GL **WHEREAS**, the Owners of Crane Island believe that a mapping error was made in the designation of Crane Island as Conservation/Wetlands on the Nassau County Future Land Use Map (FLUM) in 1991, although the Owners have never administratively challenged that error; and

6 GL **WHEREAS**, prior to approximately 2002, the Florida Department of Community Affairs had taken the position that the designation of Crane Island as Conservation/Wetlands was not an error and objected to requests by the Owners for a change in the designation; and

7 NC **WHEREAS**, Crane Island has been designated as RS-1 on the Nassau County Zoning Map since 1985 and, which designation would permit the Proposed Development, Exhibit E; and

8 NC **WHEREAS**, Policy 6.02.03C of the Nassau County Comprehensive Plan links the definition of Conservation/Wetlands to the SJRWMD land use and cover inventory; and,

9 NC **WHEREAS**, the 1995 SJRWMD Land Use and Land Cover inventory map, Exhibit T, classifies Crane Island as containing both upland and wetland areas; and,

10 GL **WHEREAS**, the Owners obtained an opinion from the St. Johns River Water Management District ("District") determining that Crane Island was uplands, Letter Dated December 9, 1997, Exhibit G; and

11 NC **WHEREAS**, DCA agreed that a consideration of a change in the FLUM designation was appropriate so long as it was accompanied by a Text Amendment to the policies of the Comprehensive Plan related to development in the Coastal High Hazard Area ("CHHA"), Letters Dated April 28 and May 15, 2003, Exhibit H; and

12 NC **WHEREAS**, the owners agreed to execute a Development Agreement with the County that would, among other items, provide for a public park and other public benefits; and

13 NC **WHEREAS**, in the interim, the case of Alachua County vs. Florida, Case No. 834 Southern Second 370, was issued that prevented the enforcement of the Development Agreement when there was annexation; and

14 NC **WHEREAS**, in consideration of the Alachua County case, the Owners prepared, for transmittal to DCA, an amendment to the FLUM maps and a text amendment, and said amendments contained conditional language; and

15 NC **WHEREAS**, on June 23, 2003, the County transmitted to DCA for their review an Amendment to the FLUM designating Crane Island as Low Density Residential with a maximum of 227 residential units; as well as an accompanying Text Amendment related to increased development in the Coastal High Hazard Area, Exhibit I; and

16 NC **WHEREAS**, DCA indicated that the transmitted Ordinance was not acceptable as the language was conditional; and

17 GL **WHEREAS**, since the 2003 application, the Owners of Crane Island have reduced the requested density from 227 homes to 169 homes, a reduction of nearly 26%; and

18 FB **WHEREAS**, the City has indicated by letter of May 19, 2005, that it has the capacity to provide water and sewer service to Crane Island that will support the proposed level of development, Letter from John Mandrick, PE, dated May 19, 2005, Exhibit J; and

19 FB **WHEREAS**, the Owners filed suit against the City (Willis, et. al. v. City of Fernandina Beach, Case No. 200-14-CA) seeking to obtain clear access to Crane Island across properties within the Fernandina Beach Airport and to clarify other matters related to access to Crane Island; and

20 FB **WHEREAS**, the City and the Owners responded to the Consent Order Abating Action ("Order") In Case No. 200-14-CA of the Circuit Court, Fourth Judicial Circuit, and the City and the Owners agreed to enter into an agreement providing an easement for access (and related improvements) to Crane Island, abandoning an existing road right-of-way across airport property, applying to FAA and FDOT for modification of the Airport Layout Plan to accommodate the access road and related improvements, the granting of an Avigation Easement over the lands of Crane Island, limiting development on Crane Island to residential, boat basin, a neighborhood center and other supportive uses, and entering into an agreement to implement the conditions of the Order, Exhibit K; and

21 FB **WHEREAS**, the City and Owners have executed a "Stipulation for Dismissal" and "Agreement Between the City of Fernandina Beach and the Owners of Land Commonly Known as 'Crane Island'", as signed by the City on September 15, 2005, as required by the above cited Stipulation and Agreement, Exhibit L; and

22 FB **WHEREAS**, in the "Stipulation for Dismissal" and "Agreement Between the City of Fernandina Beach and the Owners of Land Commonly Known as 'Crane Island'" ("Crane Agreement"), the Owners agreed to annex the property into the City, have continued pursuit of various actions to support the annexation, and will file the City's standard Application for Annexation "upon obtaining all required final approvals" as defined in the "Stipulation for Dismissal"; and

23 GL **WHEREAS**, the Board of County Commissioners and the City Commission met as the Amelia Island Joint Local Planning Agency (hereinafter referred to as "JLPA") on June 5, 2005, in response to a request from the Owners and Amelia Island Company (hereinafter referred to as "AIC") in an attempt to resolve outstanding issues, and provide a means for the Proposed Development to proceed; and

24 GL **WHEREAS**, the JLPA was created to consider issues of joint interest to the two jurisdictions; and

25 GL **WHEREAS**, the JLPA, acting individually as the Nassau County Board of County Commissioners and the Fernandina Beach City Commission, voted to direct their respective attorneys to prepare individual MOUs for consideration at a subsequent JLPA or regular City and County Board meetings; and

26 GL **WHEREAS**, the Owners of Crane Island have completed environmental studies (including "Environmental Assessment: Access Roadway to Crane Island at the Fernandina Beach Municipal Airport, Florida", October 20, 2004), Exhibit M, and Environmental and Cultural Resource Assessment, June 2005, Exhibit N, that have determined that the island neither supports any threatened nor endangered species nor contains any significant historical or archaeological sites; and

27 NC **WHEREAS**, the Owners of Crane Island have completed a traffic analysis (Crane Island Land Development Traffic Assessment, June 6, 2005), that shows adequate capacity on the local street network to support the Proposed Development on Crane Island, Exhibit O, and the County issued a Decision Granting Final Certificate of Concurrence with Conditions on October 4, 2005, Exhibit P; and

28 NC **WHEREAS**, the Owners filed an Application to Amend the designation on the County's FLUM Crane Island to Low Density Residential, on June 27, 2005, which precedes the August 5,

2005, deadline for the County's next amendment cycle; however, the owners' and developer's representatives have since determined that a FLUM amendment is not required based upon Policy 1.09.03 in the Comprehensive Plan. Policy 1.09.03 has been in the Comprehensive Plan since its adoption in 1993, and the Board of County Commissioners, on February 8, 1998, indicated that Policy 1.09.03 was applicable to Crane Island and by vote indicated that a public hearing was not necessary to invoke Policy 1.09.03. The owners' and developer's representatives, since 1998, have not pursued development based on 1.09.03 but have filed two (2) land use and text amendments for Crane Island that were not approved by DCA; and

29 NC WHEREAS, the Owners filed an Application with the County to amend the Zoning classification for Crane Island from RS-1 and Conservation to a PUD classification which permits no more than 169 residential homes, no more than 90 slips in a non-commercial upland boat basin with a lock system and other supporting recreational amenities, and which codifies additional Conditions of Development, on June 27, 2005; and

29.1 NC WHEREAS, the County Attorney opined that Objective 1.09.03 was applicable to Crane Island; and

30 GL WHEREAS, upon the if there is approval of the requested FLUM and a PUD and NOPC Amendments, the Owners will file an Application with the County for the approval of a PUD Final Development Plan and Plat; and,

31 NC WHEREAS, upon approval of the PUD Final Development Plan and Plat, the Owners will grant a non exclusive public access easement in perpetuity to the County over certain lands located on the Property which the Owners and County agree will be available for public use; and,

32 NC WHEREAS, upon approval of the PUD Final Development Plan and Plat, 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 density of units and boat slips 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 density of development on the property; and,

33 GL WHEREAS, the Crane Island properties consist of two ownership parcels that are recorded in the Public Records of Nassau County, one containing 113+ acres (and encompassing the upland portions of Crane Island) which is the appropriate parcel for the County FLUM designation, and the second consisting of 94+ acres (and encompassing primarily wetlands), with the two together totaling 207+ acres which is the appropriate parcel for the County PUD zoning and for annexation into the City; and

34 GL WHEREAS, upon approval of the PUD Final Development Plan by the County, an Environmental Resource Permit (ERP) by SJRWMD, a Nationwide Dredge and Fill Permit by the U.S. Army Corps of Engineers, and other development permits, the Owners will grant to Nassau County (or other entity as approved by Nassau County) a conservation easement covering the jurisdictional wetland and upland buffers, as defined by the ERP and subject to approved construction areas; and,

35 GL WHEREAS, AIC has joined with the Owners of Crane Island to undertake the sales, marketing and development of Crane Island; and

36 GL WHEREAS, the purchasers of residential properties on Crane Island will be able to join the Amelia Island Plantation Club, thereby reducing potential impacts on public recreational facilities; and.

37 GL **WHEREAS**, both Crane Island and PLM West are located in the Coastal High Hazard Area and are both subject to policies related to the CHHA in the Nassau County Comprehensive Plan; and

38 NC **WHEREAS**, AIC filed a Notice of Proposed Change (NOPC) to the PLM West DRI Development Order (DO) (which has a build-out date of December 31, 2012) on June 27, 2005, to reduce the vested residential units in that DO by 130 in order, in AIC's opinion, to offset the impact of development in the Coastal High Hazard Area associated with the Proposed Crane Island Development; and

39 GL **WHEREAS**, ~~as a result of the offset of development in the Coastal High Hazard Area by the any~~ reduction of units in the PLM West Development Order will not reduce or relieve the payment of any normal development fees, impact fees, application fees or other fees typically associated with the development of Crane Island in the County and/or the City; and

40 GL **WHEREAS**, the Owners are allowed by right under the current FLUM designation to develop 41 residential units on Crane Island; and

41 GL **WHEREAS**, the FAA and FDOT have approved a modification of the Airport Layout Plan for the access road to Crane Island and issued a Finding of No Significant Impact (FONSI), dated January 4, 2005, related to the potential environmental impacts of said access road, Exhibit Q; and

42 GL **WHEREAS**, the Florida Department of State, Division of Historical Resources, issued a Cultural Resource Assessment Review Request on April 15, 1999, indicating that the Proposed Development would "have no effect on historic properties", Exhibit R; and

43 FB **WHEREAS**, the alignment and design of the Access Road have been defined and agreed upon by the City and Owners; Exhibit S; and

44 FB **WHEREAS**, in the above cited Stipulation for Dismissal and Agreement, the Owners have agreed with the City on the principles associated with the right to use the access road, and the Owners and City have reached a separate agreement on such use; and

45 GL **WHEREAS**, the Owners of Crane Island have committed to the following, which they believe will provide numerous benefits to the public, including but not limited to the following:

1. Preservation of approximately 135 acres of marsh and other wetlands through the granting of a conservation easement;
2. Provision of a park and/or open space, including a dock (except for the two docks associated with the locking system that will serve the boat basin, the "docks" to be constructed on Crane Island are to be used for viewing, fishing and other non-boating activities only), on Crane Island that is accessible to the public and encompassing approximately 5.75 acres (this facility will be dedicated to either the County or City if so desired);
3. Provision of public access to Crane Island and the abutting waters, including roads, parks, docks and other public facilities, but excluding access to the private recreational amenity facilities, the boat basin, private properties and other private areas, subject to the management of all such facilities by the Property Owners' Association which will own such facilities (said public access as noted in item 31 above will be defined in the PUD process and documented through recorded easements);
4. Provision of no more than seven neighborhood docks on the Intracoastal Waterway and marshes, and the prohibition through deed covenants and restrictions of individual, private docks on the Intracoastal Waterway and marshes;
5. An Avigation Easement granted to the City with deed covenants and restrictions that will protect the City's airport from airspace interference, provide noise insulation in all

- appropriate residential units, and protect the airport from future claims of noise intrusion by residents of Crane Island;
6. Increased ad Valorem tax and other revenues to the City and County, as well as the Nassau County School Board and other taxing entities;
 7. Impact fees and other fees and charges associated with development approvals;
 8. Improvement of the intersection of Bailey Road and Amelia Island Parkway to provide appropriate turning lanes;
 9. Protection of the water quality surrounding Crane Island through the utilization of an upland locked private boat basin (The lock provides access to the Intracoastal Waterway) within which fueling and "live-aboards" will be prohibited, and only normal on-board minor servicing will be permitted;
 10. Siting of facilities to preserve existing tree cover in development areas and all vegetation in preservation areas, and landscaping that will utilize native and naturalized species; and

46 GL **WHEREAS**, at the August 15 JLPA meeting, at which there was no public comment taken and no vote was taken, the Board of County Commissioners requested that the City Commission express the level of development that they were willing to support on Crane Island, and at least three of the City Commissioners stated that that no more than 169 residential units is an acceptable level of development for Crane Island, if amendments are approved at public hearings; and

47 NC **WHEREAS**, the Board of County Commissioners of Nassau County has considered the request and developed contents of this Memorandum of Understanding; and

48 FB **WHEREAS**, the City Commission of the City of Fernandina Beach has considered the request and developed contents of this Memorandum of Understanding; and

49 NC **WHEREAS**, the Owners have developed contents of this Memorandum of Understanding; and

50 GL **WHEREAS**, the Exhibits referenced in this document will be compiled and one set provided to the City Attorney and County Attorney on or before July 13, 2005, and have been updated as appropriate; and

51 GL **WHEREAS**, the intent of this Memorandum is consistent with the intent and purposes of the JLPA, and is consistent with the comprehensive plans of the County and the City; and

52 GL **WHEREAS**, nothing in this Agreement relieves the Owners from obtaining any and all local, state and federal permits that are applicable to the planned development nor relieves the Owners from adhering to any applicable local, state and federal codes; and

53 GL **WHEREAS**, nothing in this Agreement indicates approval by the County of the FLUM and PUD any amendments for filed to address Crane Island, or the NOPC and or any related approvals regarding PLM West; and

54 NC-FB **WHEREAS**, the City and the County agree to enter into a Memorandum of Understanding which sets forth conditions under which the Proposed Development could proceed.

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. THE COUNTY agrees to process:

1. Any amended Application(s) to ~~Amend the Zoning Ordinance of Nassau County~~, filed by the Owners, to incorporate the ~~Overlay of Planned Unit Development (PUD)~~ subject to specific development conditions, including the ~~development of no more than 169 residential~~

~~dwelling units, no more than 90 slips in an locked upland private boat basin, and associated recreational amenities;~~

2. A Notice of Proposed Change (NOPC) to the PLM West DRI Development Order, filed by Amella Island Company, reducing the vested development in the DO by 130 residential dwelling units and specifically committing that this reduction is to be used solely for the offset of development in the Coastal High Hazard Area. Neither staff nor the County has rendered an opinion as to whether the NOPC addresses Objective 5.05.06(A).
3. ~~Any PUD Final Development Plan and Plat to be filed following approval of the PUD Zoning Amendment applications filed prior to annexation.~~
4. As may be needed, an Inter-Local Agreement with the City to enable the County to continue inspection of construction implementing the Final Development Plan after annexation into the City.
5. Any amendments, including Land Use Map amendments, recommended by staff.

2. THE CITY agrees to process:

1. An Application for Annexation of Crane Island into the City of Fernandina Beach and an accompanying Annexation Agreement, to be filed by the Owners' that will include the following elements:
 - a. All conditions associated with Annexation;
 - b. All conditions contained in the Stipulation for Dismissal and Crane Agreement as implementation of the Consent Order Abating Action.
2. Appropriate amendments to the City's Future Land Use Map and Zoning Map to provide classifications that accommodate the density provided by the County FLUM and PUD, and the conditions provided in the Final Development Plan and Plat for the property approved by Nassau County.
3. As may be needed, an Inter-Local Agreement with the County to enable the County to continue inspection of construction implementing the Final Development Plan after annexation into the City.

~~3. THE COUNTY AND THE CITY agree to coordinate the provision of public notice, review, hearings and action on the above Applications in the following order:~~

~~First, by the County: The NOPC for PLM West;~~

~~Second, by the County: The PUD Zoning Amendment for Crane Island;~~

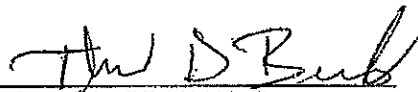
~~Third, by the County: A PUD Final Development Plan and Plat;~~

~~Fourth, by the City: An Annexation Ordinance; and~~

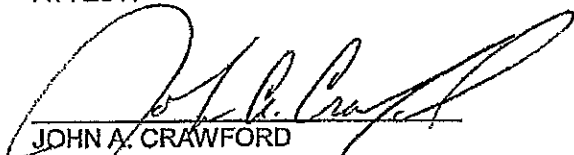
~~Fifth, by the City: Amendments to the City's FLUM and Zoning Map that accommodate the density provided by the County FLUM and PUD.~~

IN WITNESS WHEREOF the City and the County have caused this instrument to be executed by their respective proper parties duly authorized to execute the same on the day and year set forth below.

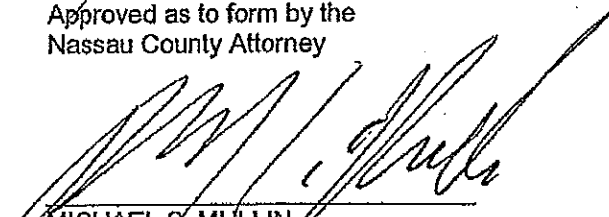
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


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

And

City Commission of the City of Fernandina Beach

By Ken Walker
It's Mayor: Date 4/11/06

Attest: Debra A. Braga
Title: Deputy City Clerk

Approved as to Form:

Debra A. Braga
Debra Braga, City Attorney

The Owners of Crane Island hereby acknowledge the above Memorandum of Understanding and accept it, and,

IN WITNESS WHEREOF, accept this document as set forth herein for the purposes as set forth in the Preamble hereto by signature on the day and year set forth below.

Signed, sealed and delivered
in the presence of:

Karl E. Lawhon
Print name: KARL E. LAWHON

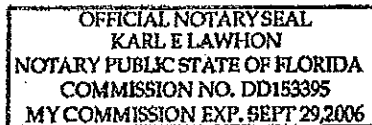
Cornelia G. Lawhon
Print name: CORNELIA G. LAWHON

Lynwood G. Willis
LYNWOOD G. WILLIS

Jane T. Willis
JANE T. WILLIS

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 26th day of April, 2006, by LYNWOOD G. WILLIS and JANE T. WILLIS, who are personally known to me or have produced PERSONALLY KNOWN as identification.



Karl E. Lawhon
Print name: KARL E. LAWHON

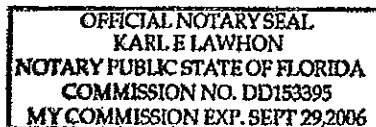
Cornelia G. Lawhon
Print name: CORNELIA G. LAWHON

Karl E. Lawhon
Print Name: KARL E. LAWHON
Notary Public, State of Florida
Commission Number: DD153395
My Commission expires: Sept. 29, 2006

Robert H. Still, Jr.
ROBERT H. STILL, JR.
Michael D. Abney
MICHAEL D. ABNEY
AS CO-TRUSTEES OF THE LYNWOOD G.
WILLIS AND JANE T. WILLIS TRUST
U/D/O DECEMBER 31, 1992

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 27th day of April, 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 PERSONALLY KNOWN as identification.



Franklin D. Tyler
Print name: Franklin D. Tyler

Pam Martin
Print name: Pam Martin

Karl E. Lawhon
Print Name: KARL E. LAWHON
Notary Public, State of Florida
Commission Number: DD153395
My Commission expires: Sept. 29, 2006

Vincent G. Graham
VINCENT G. GRAHAM

STATE OF SC
COUNTY OF Beckley

The foregoing instrument was acknowledged before me this 19th day of April, 2006, by VINCENT G. GRAHAM, who is personally known to me or has produced _____ as identification.

Pamela D. Martin
Print Name: Pamela D. Martin
Notary Public, State of SC
Commission Number: N/A
My Commission expires: Sept. 17, 2008

PIEDMONT SQUARE, LLC,
A VIRGINIA LIMITED
LIABILITY CORPORATION

By: Charles B. L.

[Signature]
Print name: Charles B. L.

Pam Martin
Print name: Pam Martin

STATE OF SC
COUNTY OF Berkeley

The foregoing instrument was acknowledged before me this 19th day of April, 2006, by Christopher B. Anderson 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.

Pamela D. Martin
Print Name: Pamela D. Martin
Notary Public, State of SC
My Commission expires: Sept. 17, 2008

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

By: David P. Agnew

[Signature]
Print name: David P. Agnew

Pam Martin
Print name: Pam Martin

STATE OF SC
COUNTY OF Berkeley

The foregoing instrument was acknowledged before me this 19th day of April, 2006, by David P. Agnew 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.

Pamela N. Martin
Print Name: Pamela N. Martin
Notary Public, State of South Carolina
My Commission expires: Sept. 17, 2008

Amelia Island Company hereby acknowledges the above Memorandum of Understanding and accepts it, and,

IN WITNESS WHEREOF, accept this document as set forth herein for the purposes as set forth in the Preamble hereto by signature on the day and year set forth below.

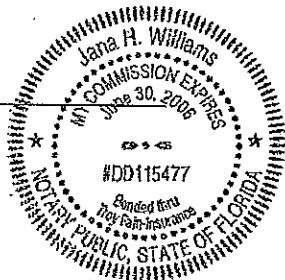
Signed, sealed and delivered
in the presence of:

Jana H. Williams
Print name: Jana H. Williams

JACK B. HEALAN, JR.
PRESIDENT

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 1st day of May, 2006, by JACK B. HEALAN, JR., who are personally known to me or have produced _____ as identification.



Jana H. Williams
Print Name: _____
Notary Public, State of Florida

Commission Number: DD115477
My Commission expires: 6/30/06

List of Exhibits:

- A Legal Description
- B Preliminary Development Plan
- C Project Description
- D Minutes from a Special Meeting of the Nassau County Board of County Commissioners, June 29, 1993

- E Nassau County Zoning Map, circa 1985
- F No Exhibit F
- G St. Johns River Water Management District ("District") Letter Dated December 9, 1997
- H Department of Community Affairs Letters Dated April 28 and May 15, 2003
- I Minutes of BOCC Meeting, June 23, 2003
- J Letter from John Mandrick, PE, dated May 19, 2005
- K Consent Order Abating Action in Case No. 200-14-CA
- L Agreement between the City of Fernandina Beach and the Owners of Land Commonly Known as "Crane Island", Draft 050504
- M "Environmental Assessment: Access Roadway to Crane Island at the Fernandina Beach Municipal Airport, Florida", October 20, 2004 (Exhibits not included)
- N Environmental and Cultural Resource Assessment, June 2005
- O Crane Island Land Development Traffic Assessment, June 6, 2005
- P Application for Concurrency Determination with the County, June 8, 2005 (Exhibits not included)
- Q Finding of No Significant Impact (FONSI), dated January 4, 2005
- R Florida Department of State, Division of Historical Resources, issued a Cultural Resource Assessment Review Request, dated April 15, 1999
- S Maps of Access Road
- T 1995 SJRWMD Land Use and Land Cover Inventory Map

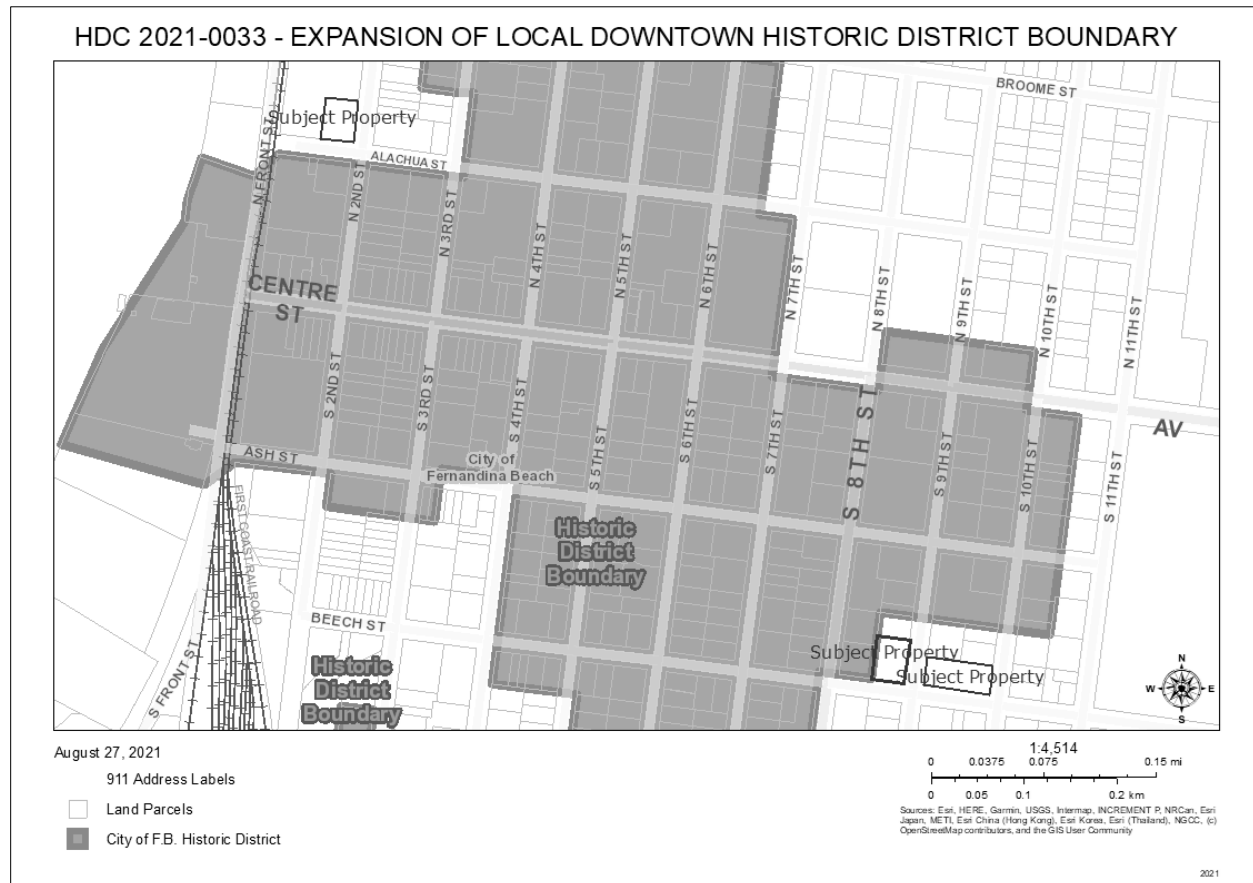


**NOTICE OF PUBLIC HEARING
HISTORIC DISTRICT COUNCIL WORKSHOP
CITY OF FERNANDINA BEACH**

NOTICE IS HEREBY GIVEN that the Historic District Council of the City of Fernandina Beach, Florida, will hold a workshop on **Thursday, September 16, 2021 at 4:00 PM** in the City Commission Chambers, 204 Ash Street, Fernandina Beach, Florida to consider:

CITY OF FERNANDINA BEACH, AGENT FOR IP HOLDINGS GROUP, LLC AND NASSAU TRUST LLC (HDC 2021-0033): EXPANSION OF LOCAL DOWNTOWN HISTORIC DISTRICT BOUNDARY TO INCLUDE:

BLOCK 2, LOTS 29-33 & BLOCK 46, LOTS 5 & PT OF LOT 6 IN OR 1892/1458 BEING PARCELS "1","3" & "5" & BLOCK 49 PT OF LOTS 4 & 5 IN OR 1892/1458 BEING PARCELS "2" & "4". (*Quasi-Judicial*)



Interested parties may appear at said hearing and be heard as to the advisability of any action, which may be considered. Any persons with disabilities requiring accommodations in order to participate in this program or activity should contact 310-3100, TTY 711, (TTY number for all City offices) or through the Florida Relay Service at 711 at least 24 hours in advance to request such accommodation.

Copies of the applications may be inspected in the office of the Department of Planning & Conservation, City Hall, 204 Ash Street, between the hours of 8:00 AM – 5:00 PM, Monday through Friday. To make an appointment with a planner, please call 904-310-3480.

Thank you so much.

Note to News Leader:

**** This ad cannot be included in the legal or the classified section of the newspaper. ****
Please run as a DISPLAY ad in the Wednesday, September 1, 2021 issue.



CITY OF FERNANDINA BEACH

Department of Planning & Conservation

August 16, 2021

NOTICE OF PUBLIC HEARING HISTORIC DISTRICT COUNCIL – WORKSHOP CITY OF FERNANDINA BEACH

NOTICE IS HEREBY GIVEN that the Historic District Council of the City of Fernandina Beach, Florida, will hold a workshop on **Thursday, September 16, 2021 at 4:00 PM** in the City Commission Chambers, 204 Ash Street, Fernandina Beach, Florida to consider:

CITY OF FERNANDINA BEACH, AGENT FOR IP HOLDINGS GROUP, LLC, NASSAU TRUST LLC, AND MACEDONIA AME CHURCH (HDC 2021-0033): EXPANSION OF LOCAL DOWNTOWN HISTORIC DISTRICT BOUNDARY TO INCLUDE:

BLOCK 2, LOTS 29-33 &

BLOCK 46, LOTS 5 & PT OF LOT 6 IN OR 1892/1458 BEING PARCELS "1", "3" & "5" &

BLOCK 49 PT OF LOTS 4 & 5 IN OR 1892/1458 BEING PARCELS "2" & "4" &

BLOCK 48 LOT 1 & N 40 FT OF LOT 2 (**See Maps Attached**)

- The addition of these properties to the Downtown Historic District will impose design review on certain permitted activities.
- The ordinance adding these properties to the Downtown Historic District will contain requirements which must be met in order to alter, renovate or demolish the building. These requirements are identified in Chapter 8 of the City of Fernandina Beach Land Development Code and the City of Fernandina Beach Downtown Historic District Design Guidelines.
- The ordinance adding these properties to the Downtown Historic District will contain designations of all properties as either contributing or non-contributing to the district.
- The owners of these properties will have the right to vote as to whether they wish to have this building included in the historic district.
- At the hearing, the proposed historic district design guidelines for reviewing certain permitted activities will be discussed and voted on by the Historic District Council.
- If these properties are included in the Historic District, owners shall be required to obtain a Certificate of Approval before certain work is done on the property.
- Per section 11.04.01 all testimony presented by the applicant, any affected party; any witness for a party, or the staff (other than legal advice given by the City attorney) shall be given under oath.



CITY OF FERNANDINA BEACH

Department of Planning & Conservation

- A copy of the application may be inspected in the office of the Department of Planning & Conservation, City Hall, 204 Ash Street, between the hours of 8:00AM – 5:00PM, Monday through Friday. The application will be considered in a quasi-judicial proceeding. Copies of the quasi-judicial procedures are available at the Office of the City Clerk and Department of Planning & Conservation and will be available at the meeting. For information on the application, please contact the Department of Planning & Conservation at 310-3480.
- Interested parties may appear at said hearing and be heard as to the advisability of any action, which may be considered. Any persons with disabilities requiring accommodations in order to participate in this program or activity should contact 310-3480, TTY 711 (TTY number for all City offices) or through the Florida Relay Service at 1-800-955-8771 at least 24 hours in advance to request such accommodation.
- If any person decides to appeal any decision made by the Board with respect to any matter considered at such hearing, s/he will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Respectfully,

City of Fernandina Beach Department of Planning & Conservation

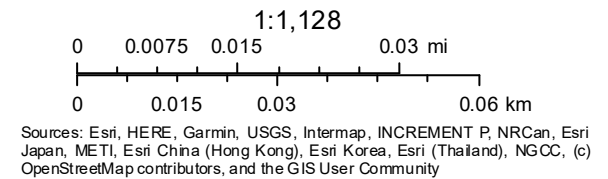
Meeting Schedule for Historic District Boundary Expansion			
Meeting Type	Date	Time	Location
HDC Workshop	Thursday September 16, 2021	4PM	Commission Chambers, City Hall (204 Ash St)
Historic District Council (HDC) Regular Meeting	Thursday October 21, 2021	5PM	Commission Chambers, City Hall (204 Ash St)
Planning Advisory Board (PAB) Regular Meeting	Wednesday December 8, 2021	5PM	Commission Chambers, City Hall (204 Ash St)
City Commission Regular Meeting	Tuesday December 28, 2021	6PM	Commission Chambers, City Hall (204 Ash St)

Block 2 Lots 29 thru 33



August 10, 2021

911 Address Labels

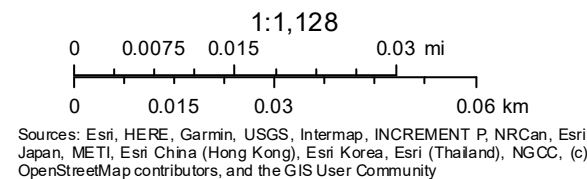


BLOCK 46, LOTS 5 & PT OF LOT 6 and BLOCK 49 PT OF LOTS 4 & 5



August 13, 2021

911 Address Labels

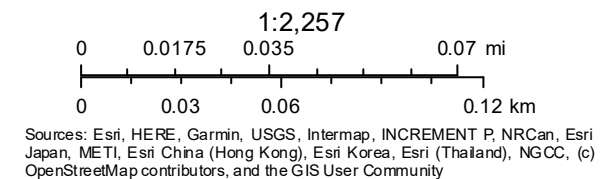


BLOCK 48 LOT 1 & N 40 FT OF LOT 2 CITY OF FDNA BEACH



August 31, 2021

911 Address Labels





Historic District Boundary Expansion Vote

Inclusion of (Block 2, Lots 29-33) into the Fernandina Beach Downtown Historic District

Owner of Record: IP Holdings Group, LLC

Owners Address: 101 N 2nd Street

Parcels: 00-00-31-1800-0002-0290

- The addition of this building as a contributing structure to the Downtown Historic District will impose design review on certain permitted activities.
- The ordinance adding this building to the Downtown Historic District will contain requirements which must be met in order to alter, renovate or demolish the building. These requirements are identified in Chapter 8 of the City of Fernandina Beach Land Development Code and the City of Fernandina Beach Downtown Historic District Design Guidelines.
- The owners of this property will have the right to vote as to whether they wish to have this building included in the historic district.
- At the hearing, the proposed historic district design guidelines for reviewing certain permitted activities will be discussed and voted on by the Historic District Council.
- If the building is included in the Historic District, owners shall be required to obtain a Certificate of Approval before certain work is done on the property.
- Per section 11.04.01 all testimony presented by the applicant, any affected party; any witness for a party, or the staff (other than legal advice given by the City attorney) shall be given under oath.
- A copy of the application may be inspected in the office of the Department of Planning & Conservation, City Hall, 204 Ash Street, between the hours of 8:00AM – 5:00PM, Monday through Friday. The application will be considered in a quasi-judicial proceeding. Copies of the quasi-judicial procedures are available at the Office of the City Clerk and Department of Planning & Conservation and will be available at the meeting. For information on the application, please contact the Department of Planning & Conservation at 310-3480.

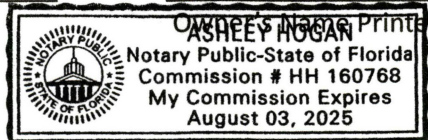
As owner of the subject property I vote to:

- ☒ **INCLUDE** this property in the Fernandina Beach Downtown Historic District, OR
☐ **NOT INCLUDE** this property in the Fernandina Beach Downtown Historic District

Owner's Name Signed

STATE OF FLORIDA
COUNTY OF NASSAU

} ss



James Schaffer

8-23-2021
Date

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 23 day of August 2021, by James Schaffer

Ashley Hogan
Notary Public

Ashley Hogan
Printed Name

August 3, 2025
My Commission Expires



Personally Known _____ OR Produced Identification _____ ID Produced: _____



Historic District Boundary Expansion Vote

INCLUSION OF BLOCK 48 LOT 1 & N 40 FT OF LOT 2 INTO THE FERNANDINA BEACH DOWNTOWN HISTORIC DISTRICT

Owner of Record: MACEDONIA A.M.E. Church

Owners Address: PO Box 6216 Fernandina Beach, FL 32035

Parcel: 00-00-31-1800-0048-0010

- The addition of these properties to the Downtown Historic District will impose design review on certain permitted activities.
- The ordinance adding these properties to the Downtown Historic District will contain requirements which must be met in order to alter, renovate or demolish these properties. These requirements are identified in Chapter 8 of the City of Fernandina Beach Land Development Code and the City of Fernandina Beach Downtown Historic District Design Guidelines.
- The owners of this property will have the right to vote as to whether they wish to have these properties included in the historic district.
- At the hearing, the proposed historic district design guidelines for reviewing certain permitted activities will be discussed and voted on by the Historic District Council.
- If these properties are included in the Historic District, owners shall be required to obtain a Certificate of Approval before certain work is done on the property.
- Per section 11.04.01 all testimony presented by the applicant, any affected party; any witness for a party, or the staff (other than legal advice given by the City attorney) shall be given under oath.
- A copy of the application may be inspected in the office of the Department of Planning & Conservation, City Hall, 204 Ash Street, between the hours of 8:00AM – 5:00PM, Monday through Friday. The application will be considered in a quasi-judicial proceeding. Copies of the quasi-judicial procedures are available at the Office of the City Clerk and Department of Planning & Conservation and will be available at the meeting. For information on the application, please contact the Department of Planning & Conservation at 310-3480.

As owner of the subject property(s) I vote to:

- ☒ **INCLUDE** this property in the Fernandina Beach Downtown Historic District, OR
☐ **NOT INCLUDE** this property in the Fernandina Beach Downtown Historic District

Anthony C. Daniel ANTHONY C. DANIEL Oct 4, 2021
 Owner's Name Signed Owner's Name Printed Date

STATE OF FLORIDA
 COUNTY OF NASSAU

} ss

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 4th day of October, 2021, by Anthony C. Daniel

Victoria Khali Victoria Khali 10/16/2021
 Notary Public Printed Name My Commission Expires

Personally Known ☒ OR Produced Identification ☒ ID Produced: Florida Driver License

Victoria Khali
 Notary Public
 State of Florida
 My Commission Expires 10/16/2021
 Commission No. GG 151895



Historic District Boundary Expansion Vote

INCLUSION OF (BLOCK 46, LOTS 5 & PT OF LOT 6 IN OR 1892/1458 BEING PARCELS "1", "3" & "5" AND BLOCK 49 PT OF LOTS 4 & 5 IN OR 1892/1458 BEING PARCELS "2" & "4") INTO THE FERNANDINA BEACH DOWNTOWN HISTORIC DISTRICT

Owner of Record: NASSAU TRUST LLC

Owners Address: 1993 LARGO RD JACKSONVILLE, FL 32207

Parcels: 00-00-31-1800-0046-0040 & 00-00-31-1800-0049-0041

- The addition of these properties to the Downtown Historic District will impose design review on certain permitted activities.
- The ordinance adding these properties to the Downtown Historic District will contain requirements which must be met in order to alter, renovate or demolish these properties. These requirements are identified in Chapter 8 of the City of Fernandina Beach Land Development Code and the City of Fernandina Beach Downtown Historic District Design Guidelines.
- The owners of this property will have the right to vote as to whether they wish to have these properties included in the historic district.
- At the hearing, the proposed historic district design guidelines for reviewing certain permitted activities will be discussed and voted on by the Historic District Council.
- If these properties are included in the Historic District, owners shall be required to obtain a Certificate of Approval before certain work is done on the property.
- Per section 11.04.01 all testimony presented by the applicant, any affected party; any witness for a party, or the staff (other than legal advice given by the City attorney) shall be given under oath.
- A copy of the application may be inspected in the office of the Department of Planning & Conservation, City Hall, 204 Ash Street, between the hours of 8:00AM – 5:00PM, Monday through Friday. The application will be considered in a quasi-judicial proceeding. Copies of the quasi-judicial procedures are available at the Office of the City Clerk and Department of Planning & Conservation and will be available at the meeting. For information on the application, please contact the Department of Planning & Conservation at 310-3480.

As owner of the subject property(s) I vote to:

- ☒ **INCLUDE** this property in the Fernandina Beach Downtown Historic District, OR
☐ **NOT INCLUDE** this property in the Fernandina Beach Downtown Historic District

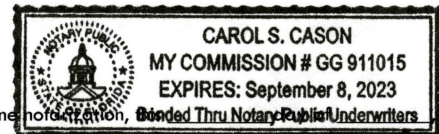
Owner's Name Signed

Owner's Name Printed

Date

STATE OF FLORIDA
COUNTY OF NASSAU

} ss



Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notary commission, Bonded Thru Notary Public Underwriters 2021, by _____

Carol S. Cason
Notary Public

Carol S. Cason
Printed Name

My Commission Expires

☒ Personally Known _____ OR Produced Identification _____ ID Produced: _____

204 Ash Street • Fernandina Beach, FL 32034 • (904) 310-3135 • TDD/TTY 711

www.fbfl.us

Equal Opportunity Employer

**SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)**

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. *B NA 244*

SITE NAME: C. H. Huot Bldg.
ADDRESS OF SITE: 101-07 N. 2nd St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 2 30, 31
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

TYPE OF OWNERSHIP: corporate

RECORDING DATE: / /

RECORDER: NAME & TITLE: Historic Property Associates, Inc.

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

x EXCELLENT
GOOD
FAIR
DETERIORATED

x ALTERED
UNALTERED
x ORIGINAL SITE
RESTORED: / /
MOVED: / /

ORIGINAL USE commercial
PRESENT USE commercial
DATES +1882
CULTURE/PHASE American
PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 5

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: masonry vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): stucco: textured

STRUCTURAL SYSTEM(S): masonry: brick

PORCHES:

ORIENTATION: E

FOUNDATION: continuous: brick

ROOF TYPE: flat, built-up parapet

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION:

WINDOW TYPE: DHS, 2/2, wood #
DHS, 6/6, wood # DHS, 1/1, wood
CHIMNEY:

ROOF SURFACING: built-up

ORNAMENT EXTERIOR: brick, stuccoed

NO. OF CHIMNEYS 0

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING
----------	-------------	--------------

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

101-107 N. 2nd St. is located within a subdivision known as the City of Fernandina. The subdivision was laid-out on a series of Spanish land grants acquired by Domingo Fernandez, a ship's captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed in 1882, C. H. 'Huot's 1882 building' is a two-story masonry vernacular commercial building. It is noteworthy for its rounded parapets, continuous molding on second-story windows and for its fleur-de-lis motif on the window keystones. It has been significantly altered by stuccoing. It was originally the second building which C. H. Huot, of France, erected for his sawmill and merchandise enterprises.

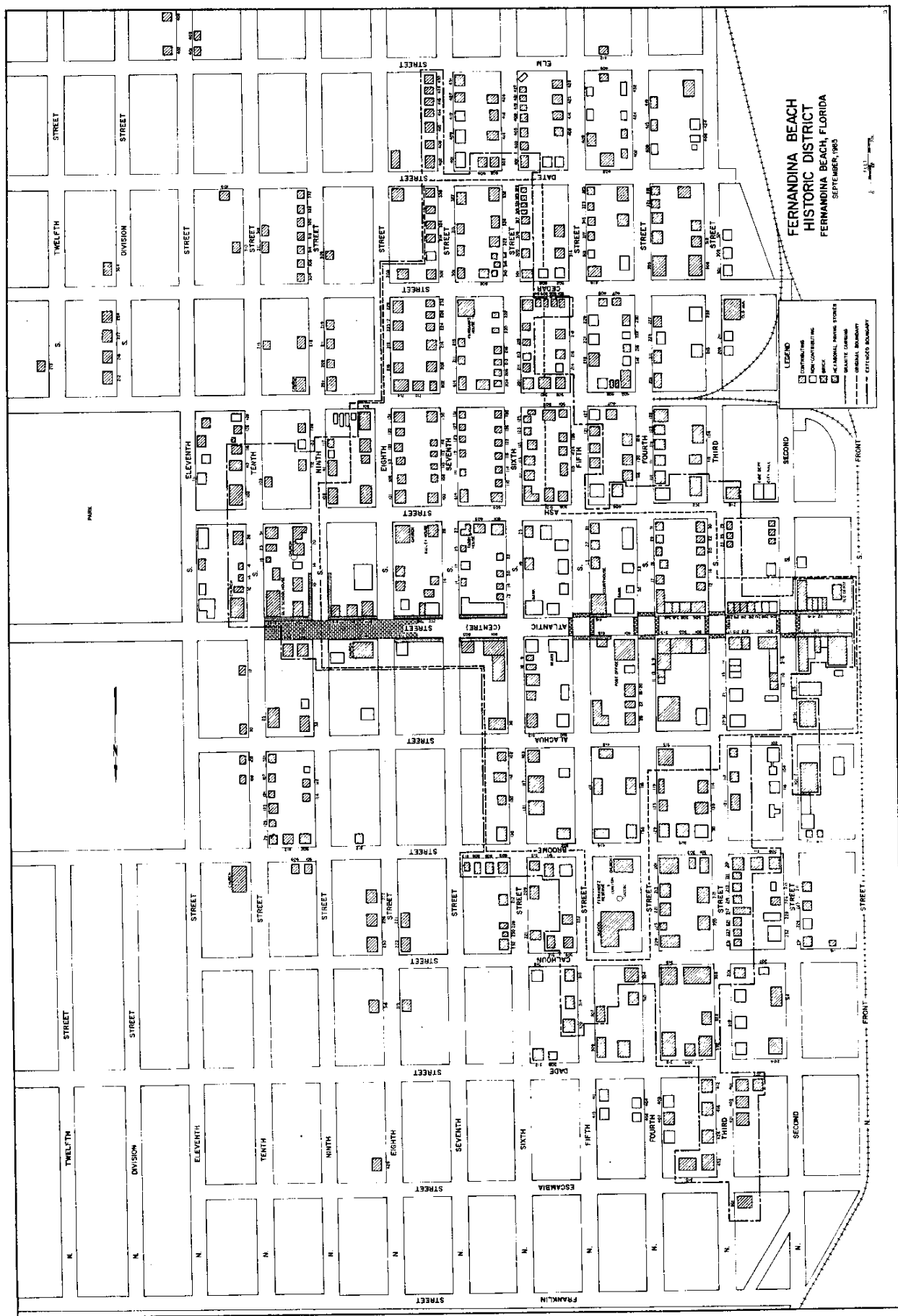


Figure 24



FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. *8 NA 521*

SITE NAME: AME Church
ADDRESS OF SITE: 202 S. 9th St.
INSTRUCTION FOR LOCATING:

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach
Subdivision Name Block No. Lot No.

COUNTY:

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

TYPE OF OWNERSHIP: institutional

RECORDING DATE: / /

RECORDER: NAME & TITLE: Historic Property Associates, Inc.

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

x EXCELLENT

x

ALTERED

ORIGINAL USE religious

GOOD

UNALTERED

PRESENT USE religious

FAIR

x

ORIGINAL SITE

DATES c.+ 1899

DETERIORATED

RESTORED: / /

CULTURE/PHASE American

MOVED: / /

PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

**SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)**

See Continuation Sheet

RECORD NUMBER 469

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): asbestos: shingles

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: W/1-story entrance, 1-bay, access W; gable roof;
not original porch

ORIENTATION: W

FOUNDATION: piers: brick

ROOF TYPE: gable #
bell-cast hip

SECONDARY ROOF STRUCTURE(S): cross gable #
tower: pavilion

CHIMNEY LOCATION:

WINDOW TYPE: DHS, 1/1, wood #
arched vents in groups of 3 # ocular

CHIMNEY:

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 0

NO. OF STORIES 1.5

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING
----------	-------------	--------------

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

202 S. 9th St., the A. M. E. Church, is located within a subdivision known as the City of Fernandina. The subdivision was laid-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed c. 1899, it is a one-and-a-half-story frame vernacular religious building. It is noteworthy for its flanking towers, pilasters, dentils, and cornice on windows. It has been altered by a frame shed addition to the south side.

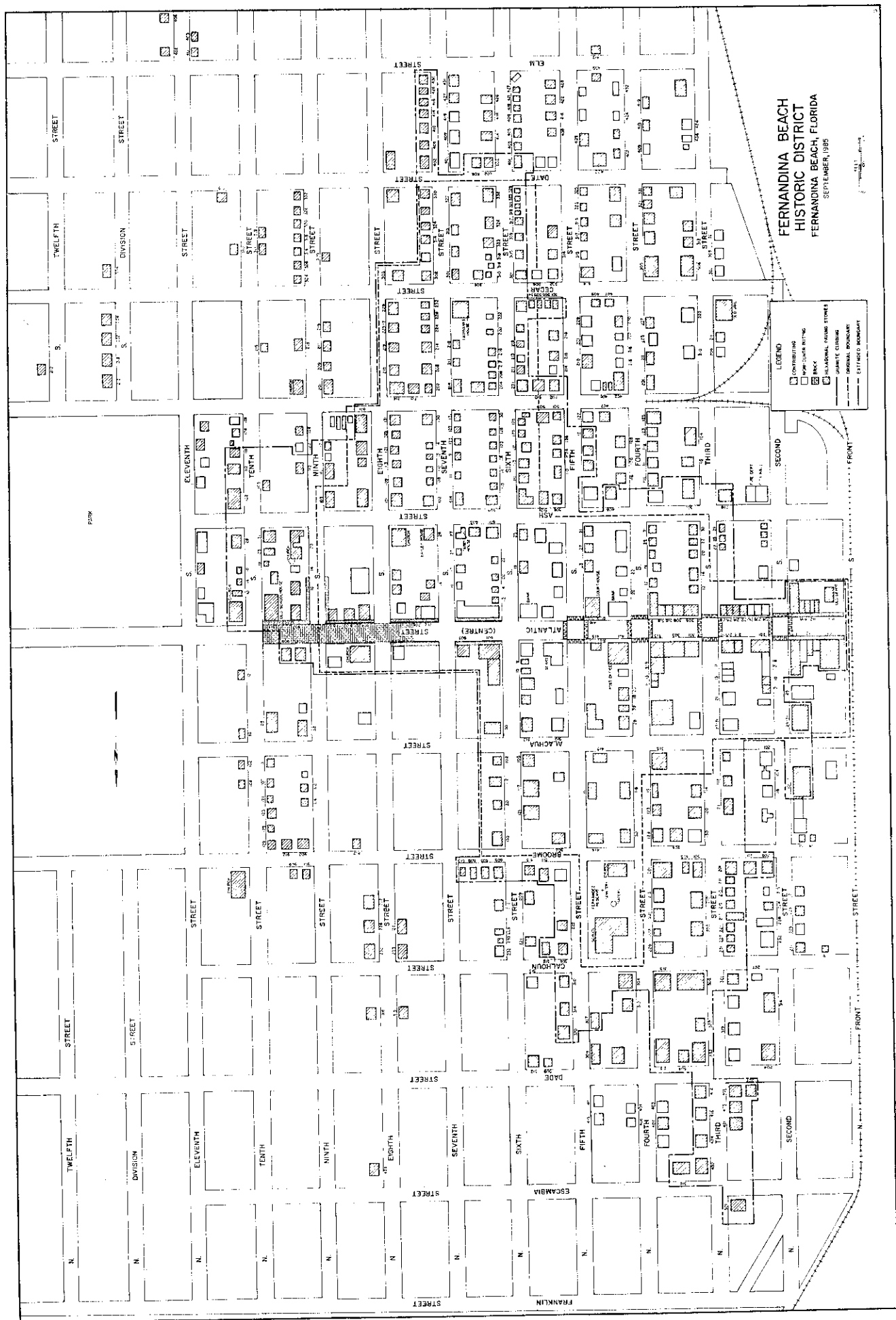


Figure 24



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00521

Recorder # 254

Field Date 3/20/2007

Form Date 3/30/2007

FormNo 200703

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) Macedonia A.M.E Church

Multiple Listing (DHR only) _____

Other Names _____

>> _____

Survey or Project Name _____

Survey# _____

National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
202	South	9th	Street	

Cross Streets (nearest/ between) _____

City / Town (within 3 miles) Fernandina Beach

In Current City Limits? YES

County Nassau

Tax Parcel #(s) _____

Subdivision Name _____

Block _____

Lot _____

Ownership _____

Name of Public Tract (e.g., park) _____

Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____

Publication Date _____

>> FERNANDINA BEACH; 2003

Township: _____

Range: _____

Section: _____

1/4 section: _____

>> 3N ; 28E ; 23; UNSP

Irregular Section Name: _____

Landgrant _____

UTM: Zone _____

Easting _____

Northing _____

Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Gothic Revival

Other Style _____

Exterior Plan Irregular

Other Exterior Plan _____

Number of Stories 1

Structural System(s) _____

>> _____

Wood frame

Other Structural System(s) _____

Foundation Type(s) _____

>> _____

Piers

Other Foundation Types _____

Foundation Material(s) _____

>> _____

Brick

Other Foundation Material(s) _____

Exterior Fabric(s) _____

>> _____

Drop siding

Other Exterior Fabric(s) _____

Roof Type(s) _____

>> _____

Gable

Other Roof Type(s) _____

Roof Material(s) _____

>> _____

Sheet metal: 3V crimp

Other Roof Material(s) _____

Roof Secondary Structure(s) (dormers etc) _____

>> _____

Shed extension

Other Roof Secondary Structure(s) _____

Number of Chimneys _____

Chimney Material _____

Other Chimney Material(s) _____

Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8NA00521

DESCRIPTION (continued)

Window Descriptions stained glass

Main Entrance Description (stylistic details)

Porches: #open 1 #closed _____ #incised _____ Location(s) westPorch Roof Type(s) gable

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial:

Residential: MOSTly this categoryInstitutional: SOME of this category

Undeveloped:

Ancillary Features (Number / type of outbuildings, major landscape features)

Archaeological Remains (describe): none

If archaeological remains are present, was an Archaeological Site Form completed?

Narrative Description (optional)

HISTORY

Construction year 1899

Architect (last name first):

Builder (last name first):

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
----------------	----------------	-------------------	------------------------

>>

Structure Use History

Use

Year Use Started

Year Use Ended

>>

Church; 1899;

Other Structure Uses

Ownership History (especially original owner, dates, profession, etc.)

RESEARCH METHODS

Research Methods

>> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible

Individually Eligible for National Register? YESPotential Contributor to NR District? YES

Area(s) of historical significance

>> Community planning & development

Other Historical Associations

Explanation of Evaluation (required) The property appears to be potentially eligible at the local level under Criteria A and C in the areas of significance of architecture, ethnic heritage, and religion.

HISTORICAL STRUCTURE FORM

8NA00521

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF Including Field Notes, Plans, other Important Documents

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, MylesRecorder Address / Phone 7035 Phillips HWY Ste. 5-129 Jacksonville, FL 904-448-4429Recorder Affiliation Bland & Associates, Inc Other Affiliation _____Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCATSupplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/18/2007

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

NA00521-200703

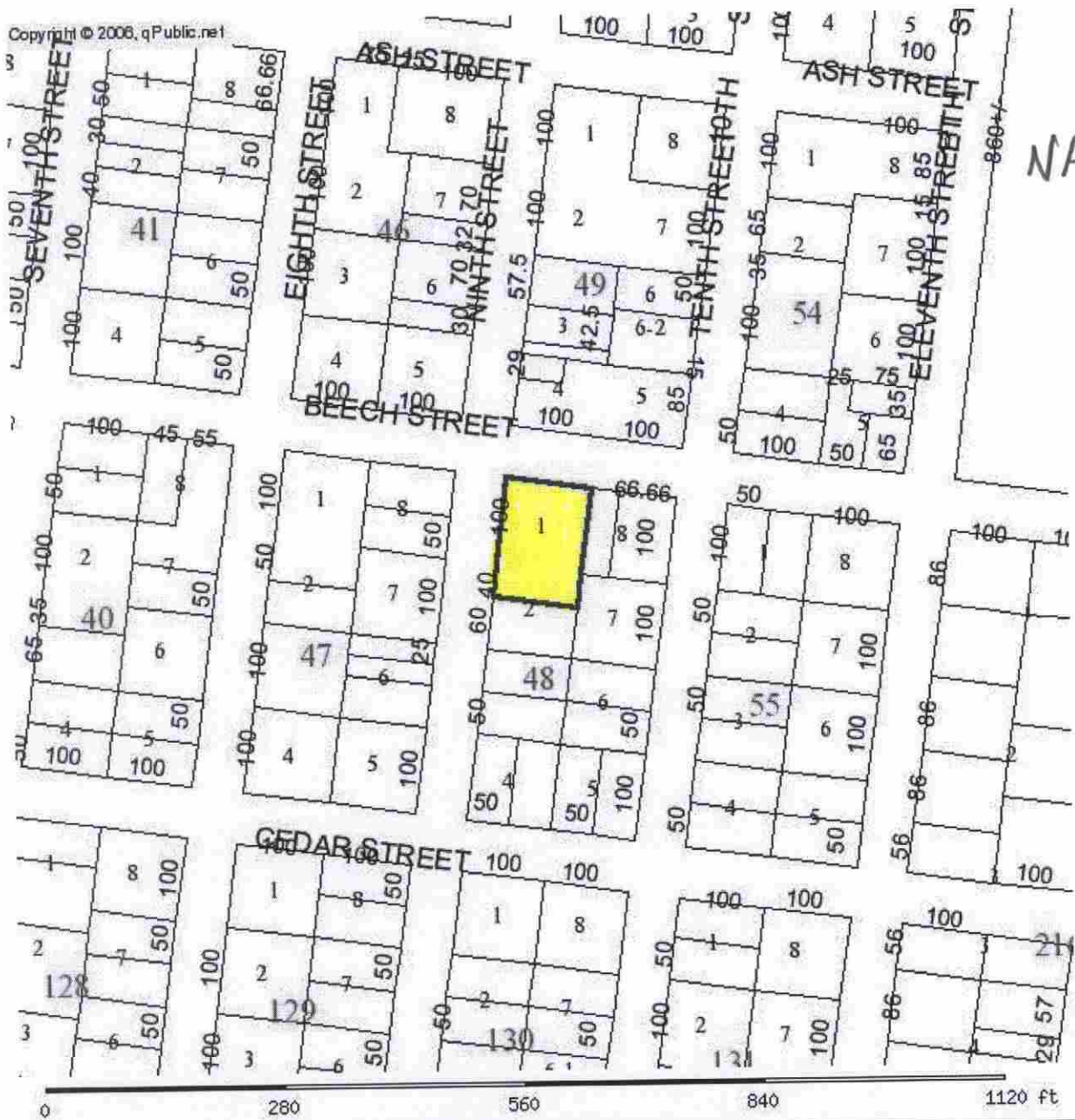
Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;23;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Drop siding
Wood shingles
- > **Roof types:**
Gable
- > **Roof materials:**
Sheet metal:3V crimp
- > **Roof secondary structures (dormers etc):**
Shed extension
Cone tower
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Church;1899;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**



NA521

254



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0048-0010
GIS CALCULATED ACREAGE	0.32
Property Use	CHURCHES
Land Use	CHURCH
OWNERSHIP INFORMATION	
Name	MACEDONIA A M E CHURCH
Mailing Address	P O BOX 6216 FERNANDINA BEACH, FL 320356216
Situs/Physical Address	202 SOUTH 9TH ST
2006 PROPOSED VALUES	
Land Value	91,000
Ag Land Value	0





FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. *8 NA 546*

SURVEY DATE: 09/30/85

SITE NAME: 14 S. 10th St.
ADDRESS OF SITE: 14 S. 10th St.
INSTRUCTION FOR LOCATING: N/A

LOCATION: City of Fernandina Beach 53 2
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Dove, Ona Lee

ADDRESS: 14 S. 10th St.

ADDRESS: Fernandina Beach, FL 32034

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

RECORDER: NAME & TITLE: Historic Property Associates, Inc.

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE: INTEGRITY OF SITE:
Check One Check one or more

EXCELLENT	x	ALTERED	ORIGINAL USE	pvt.residence
GOOD		UNALTERED	PRESENT USE	pvt.residence
x FAIR	x	ORIGINAL SITE	DATES	c.+ 1903
DETERIORATED		RESTORED: / /	CULTURE/PHASE	American
		MOVED: / /	PERIOD:	20th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

**SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)**

See Continuation Sheet

RECORD NUMBER 245

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: bungalow

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): wood: drop siding, with cornerboards

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: W/1-story end, 3-bay, access W, 2nd bay; shed roof;
truncated columns on concrete piers

ORIENTATION: W

FOUNDATION: piers: brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: N: offset: lateral slope

WINDOW TYPE: DHS, 6/6, wood

CHIMNEY: brick

ROOF SURFACING: metal, sheet: 5-Vcrimp

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 1

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING
----------	-------------	--------------

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

14 S. 10th St. is located within a subdivision known as the City of Fernandina. The subdivision was laid-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed c. 1903, it is a one-story frame Bungalow residential building. It is noteworthy for its truncated columns on concrete piers.

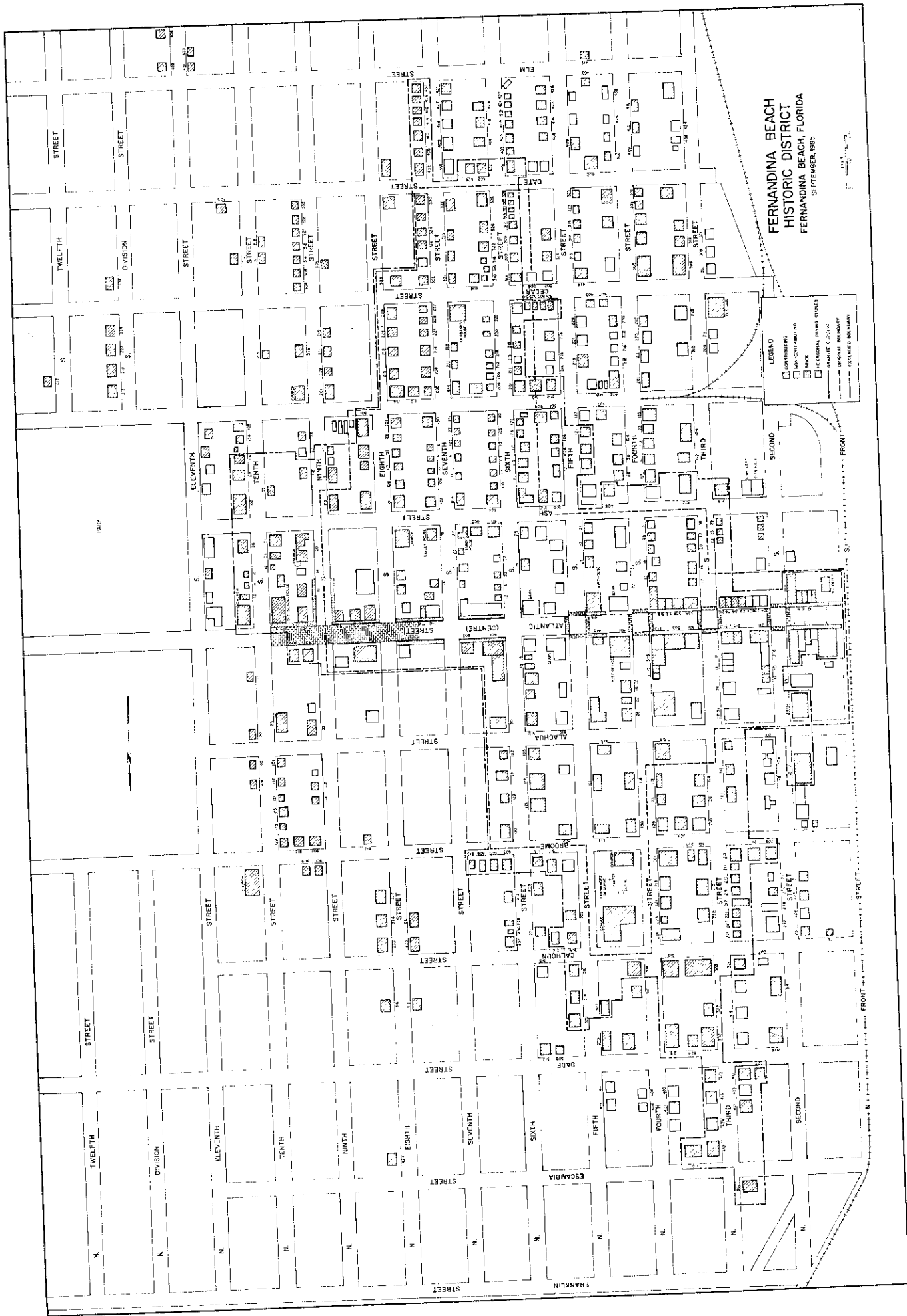


Figure 24



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00546
Recorder # 173
Field Date 3/20/2007
Form Date 3/30/2007
FormNo 200703
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 14 South 10th St Multiple Listing (DHR only)
Other Names >>
Survey or Project Name Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address
Street No. Direction Street Name Street Type Direction Suffix
14 South 10th Street

Cross Streets (nearest/ between)
City / Town (within 3 miles) Fernandina Beach In Current City Limits? YES
County Nassau Tax Parcel #(s)
Subdivision Name Block Lot
Ownership
Name of Public Tract (e.g., park)
Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name Publication Date >> FERNANDINA BEACH; 2003
Township: Range: Section: 1/4 section: >> 3N ; 28E ; 22 ; UNSP
Irregular Section Name:
Landgrant
UTM: Zone Easting Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Frame Vernacular Other Style
Exterior Plan Irregular Other Exterior Plan
Number of Stories 1
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Piers
Other Foundation Types
Foundation Material(s) >> Brick
Other Foundation Material(s)
Exterior Fabric(s) >> Drop siding
Other Exterior Fabric(s)
Roof Type(s) >> Gable
Other Roof Type(s)
Roof Material(s) >> Sheet metal: 3V crimp
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >>
Other Roof Secondary Structure(s)
Number of Chimneys
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8NA00546

DESCRIPTION (continued)

Window Descriptions metal sash

Main Entrance Description (stylistic details) _____

Porches: #open _____ #closed 1 #incised _____ Location(s) west

Porch Roof Types(s) hip

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Deteriorated

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

Ancillary Features (Number / type of outbuildings, major landscape features) _____

Archaeological Remains (describe): none

If archaeological remains are present, was an Archaeological Site Form completed? _____

Narrative Description (optional) _____

HISTORY

Construction year _____

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

>>

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Private residence;;

Other Structure Uses no date available w/prop appr

Ownership History (especially original owner, dates, profession, etc.) _____

RESEARCH METHODS

Research Methods _____ >> FL Master Site File-Cultural Resources

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? _____

Name of Local Register if Eligible _____

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance _____

>> Community planning & development

Other Historical Associations _____

Explanation of Evaluation (required) The resource contributes to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

HISTORICAL STRUCTURE FORM

8NA00546

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF including Field Notes, Plans, other Important Documents:

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, MylesRecorder Address / Phone 7035 Phillips HWY Ste. 5-129 Jacksonville, Fl 904-448-4429Recorder Affiliation Bland & Associates, Inc Other Affiliation _____Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCATSupplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/20/2007

SHPO's Evaluation of Resource

Date _____Form Comments: _____

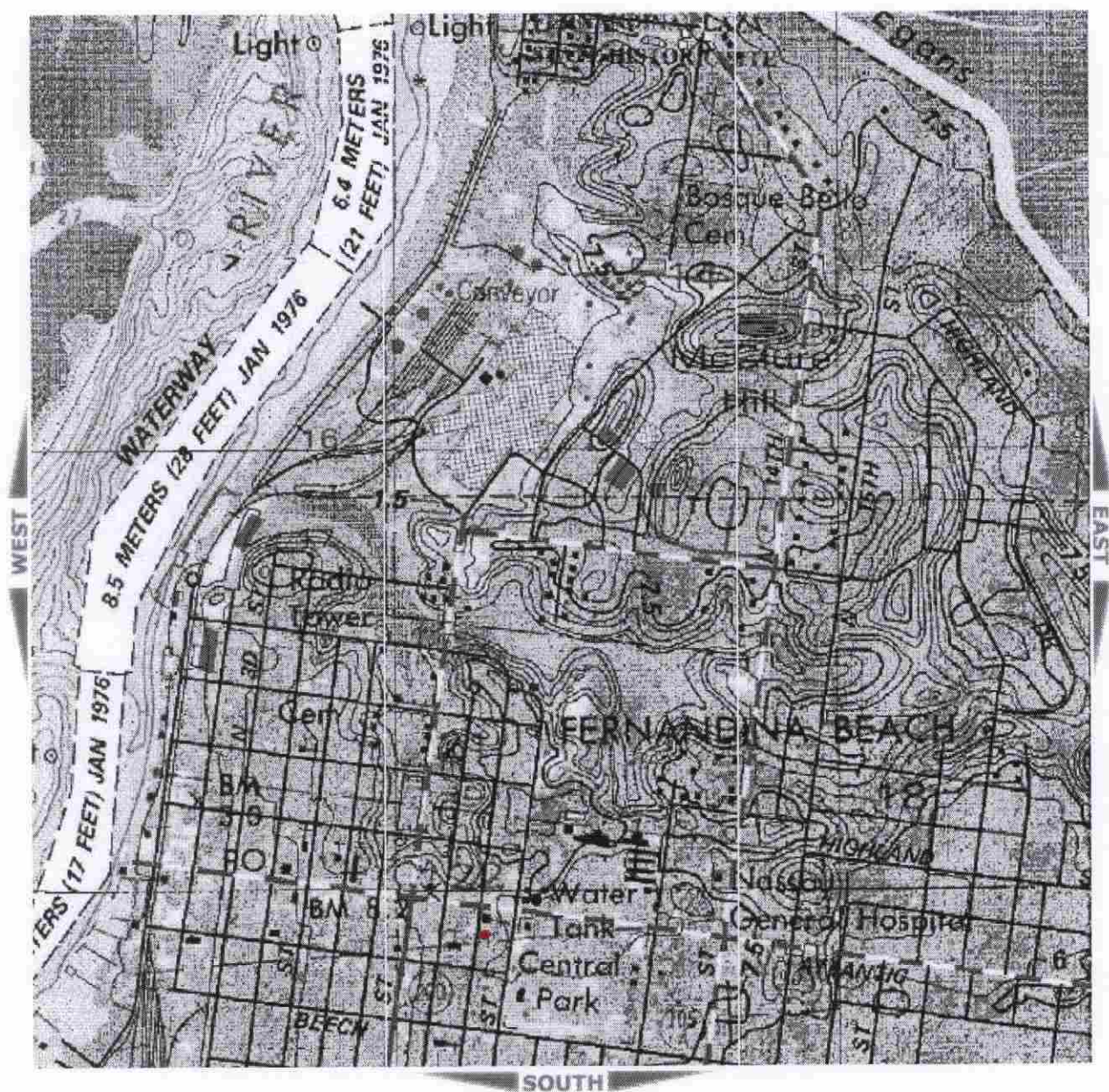
REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

NA00546-200703

Supplementary Printout

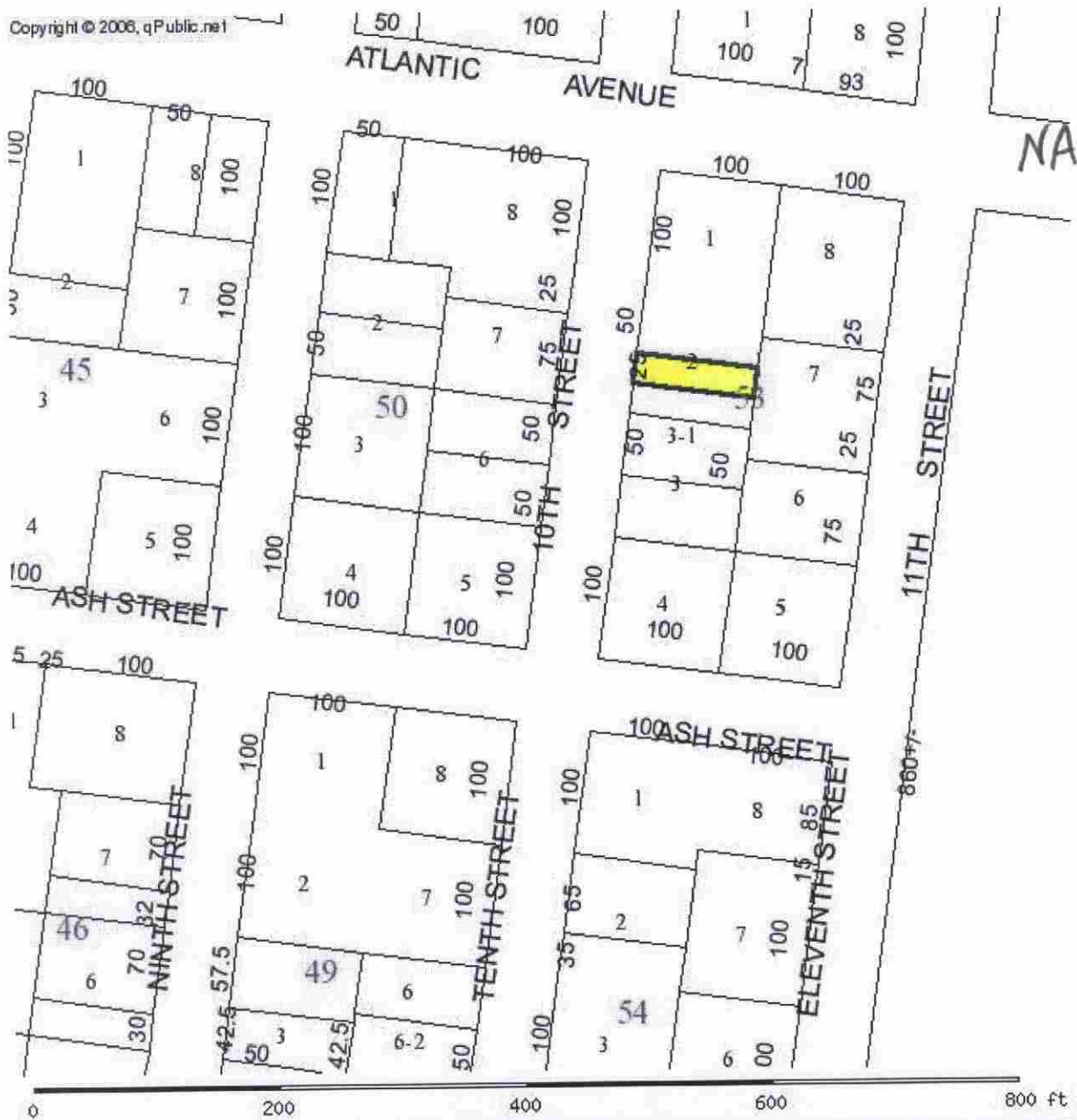
- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Drop siding
- > **Roof types:**
Gable
- > **Roof materials:**
Sheet metal:3V crimp
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**



NA546

173

Copyright © 2006, qPublic.net



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0053-0022
	0
Property Use	
Land Use	
OWNERSHIP INFORMATION	
Name	
Mailing Address	
Situs/Physical Address	
2006 PROPOSED VALUES	
Land Value	
Ag Land Value	
Building Value	

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00546**
 Field Date 2-15-2018
 Form Date 2-15-2018
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 14 S. 10th St. Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 14 Direction S Street Name 10th Street Type Street Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 22 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0053-0022 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1920 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Abandoned/Vacant From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Porch; windows
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear gable extension
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Downtown historic district

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Drop siding 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Sheet metal: 5V crimp 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) Modern replacement; some boarded

Distinguishing Architectural Features (exterior or interior ornaments) Bungalow form; exposed rafters

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____	SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
☐ Owner Objection	KEEPER - Determined eligible: ☐ yes ☐ no Date _____
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin</i> 15, p. 2)

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. Concrete Block
 Main Entrance (stylistic details) Boarded up

Porch Descriptions (types, locations, roof types, etc.) Entry/W, enclosed/screened, boarded up, shed

Condition (overall resource condition): ☐ excellent ☐ good ☒ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒ FMSF record search (sites/surveys) ☒ library research ☐ building permits ☒ Sanborn maps
☐ FL State Archives/photo collection ☐ city directory ☐ occupant/owner interview ☒ plat maps
☐ property appraiser / tax records ☒ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)
☒ cultural resource survey (CRAS) ☒ historic photos ☐ interior inspection ☒ HABS/HAER record search
☐ other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This is an update-the building has been deemed a contributing resource to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Community planning & development 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.

Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128
 (address / phone / fax / e-mail)

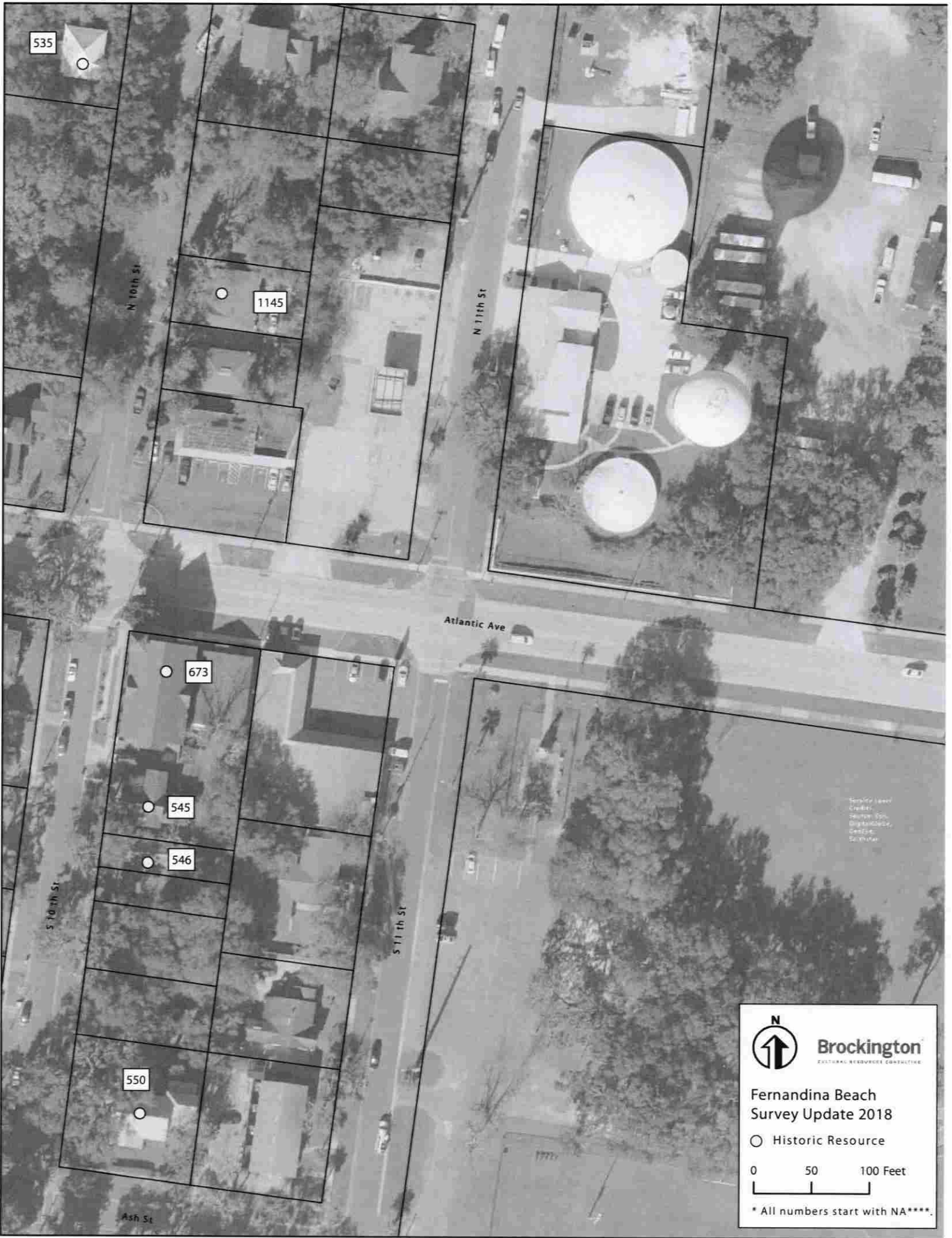
Required Attachments

● **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**

● **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)

● **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**

If submitting an image file, it must be included on disk or CD **AND** in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Graphic based on
Aerial Photo
Source: Esri,
DigitalGlobe,
GeoEye,
Satellite
Imagery



Brockington
CULTURAL RESOURCE CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource



* All numbers start with NA****.









HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 **NA00504**

Recorder # **273**

Field Date **3/20/2007**

Form Date **3/30/2007**

FormNo **200703**

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? **NO**

GENERAL INFORMATION

Site Name (address if none) **215 South 8th St**

Multiple Listing (DHR only)

Other Names

>>

Survey or Project Name

Survey#

National Register Category **Building(s)**

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
215	South	8th	Street	

Cross Streets (nearest/ between)

City / Town (within 3 miles) **Fernandina Beach**

In Current City Limits? **YES**

County **Nassau**

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

Name of Public Tract (e.g., park)

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> **FERNANDINA BEACH; 2003**

Township: Range: Section: 1/4 section:

>> **3N ; 28E ; 22; UNSP**

Irregular Section Name:

Landgrant

UTM: Zone Easting Northing

Plat or Other Map (map's name, location)

DESCRIPTION

Style **Stick**

Other Style

Exterior Plan **Rectangular**

Other Exterior Plan

Number of Stories **1**

Structural System(s)

>>

Wood frame

Other Structural System(s)

Foundation Type(s)

>>

Piers

Other Foundation Types

Foundation Material(s)

>>

Brick

Other Foundation Material(s)

Exterior Fabric(s)

>>

Drop siding

Other Exterior Fabric(s)

Roof Type(s)

>>

Gable

Other Roof Type(s)

Roof Material(s)

>>

Sheet metal: 3V crimp

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>>

Shed extension

Other Roof Secondary Structure(s)

Number of Chimneys **1**

Chimney Material **Brick**

Other Chimney Material(s)

Chimney Location(s) **South slope**

HISTORICAL STRUCTURE FORM

8NA00504

DESCRIPTION (continued)

Window Descriptions 6/6

Main Entrance Description (stylistic details)

Porches: #open 1 #closed _____ #incised _____ Location(s) east

Porch Roof Types(s) gable

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Deteriorated

Structure Surroundings

Commercial: SOME of this category Residential: SOME of this category

Institutional: _____ Undeveloped: _____

Ancillary Features (Number / type of outbuildings, major landscape features)

Archaeological Remains (describe): none

If archaeological remains are present, was an Archaeological Site Form completed? _____

Narrative Description (optional)

HISTORY

Construction year 1900

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

>>

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Private residence; 1900;

Other Structure Uses _____

Ownership History (especially original owner, dates, profession, etc.)

RESEARCH METHODS

Research Methods _____

>> FL Master Site File-Cultural Resources

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? _____

Name of Local Register if Eligible _____

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance _____

>> Community planning & development

Other Historical Associations _____

Explanation of Evaluation (required) The resource contributes to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

HISTORICAL STRUCTURE FORM

8NA00504

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF. Including Field Notes, Plans, other Important Documents.

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

Recorder Address / Phone 7035 Phillips HWY Ste. 5-129 Jacksonville, FL 904-448-4429

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/28/2007

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

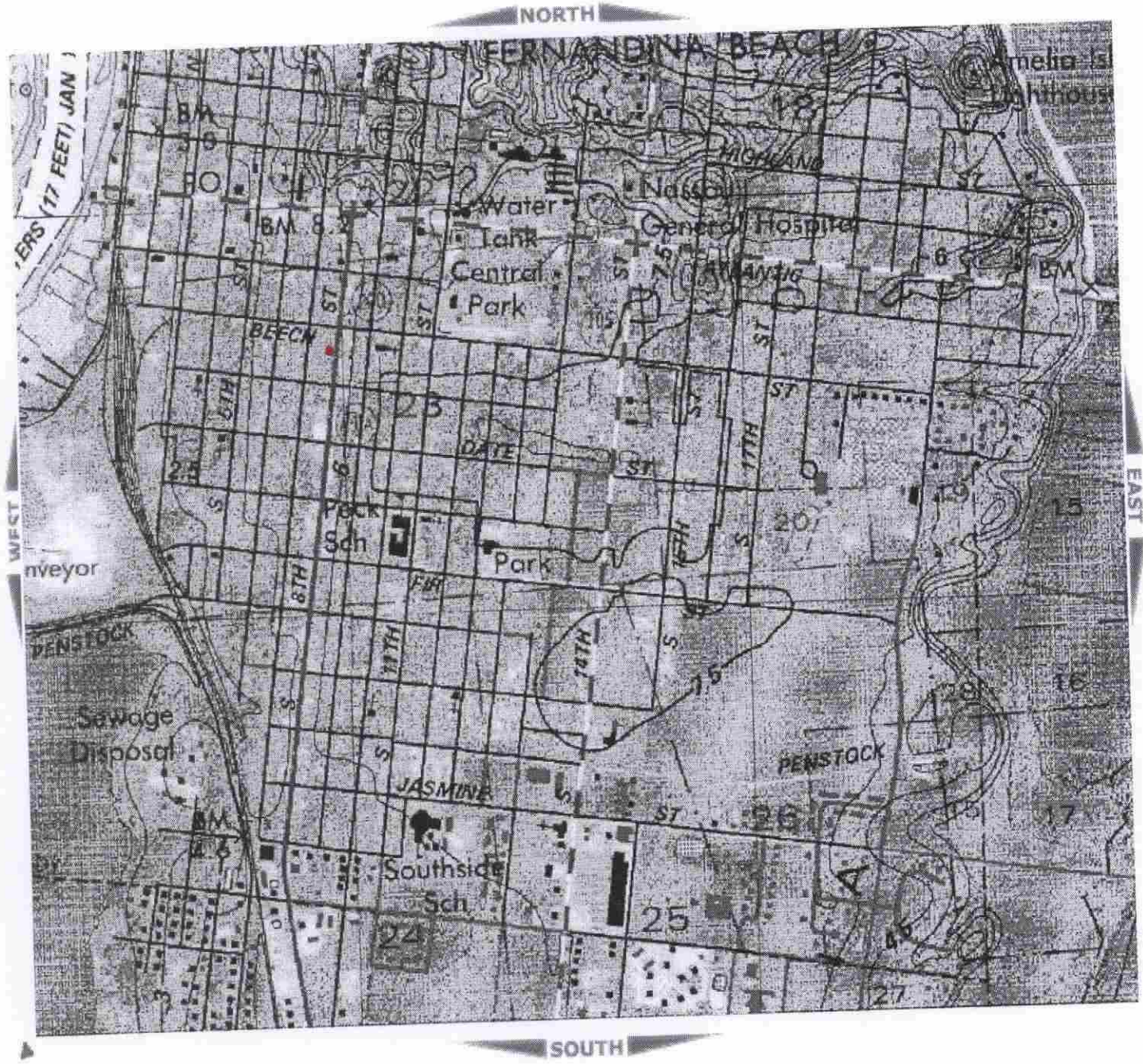
REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

NA00504-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Drop siding
- > **Roof types:**
Gable
- > **Roof materials:**
Sheet metal:3V crimp
- > **Roof secondary structures (dormers etc):**
Shed extension
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1900;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**

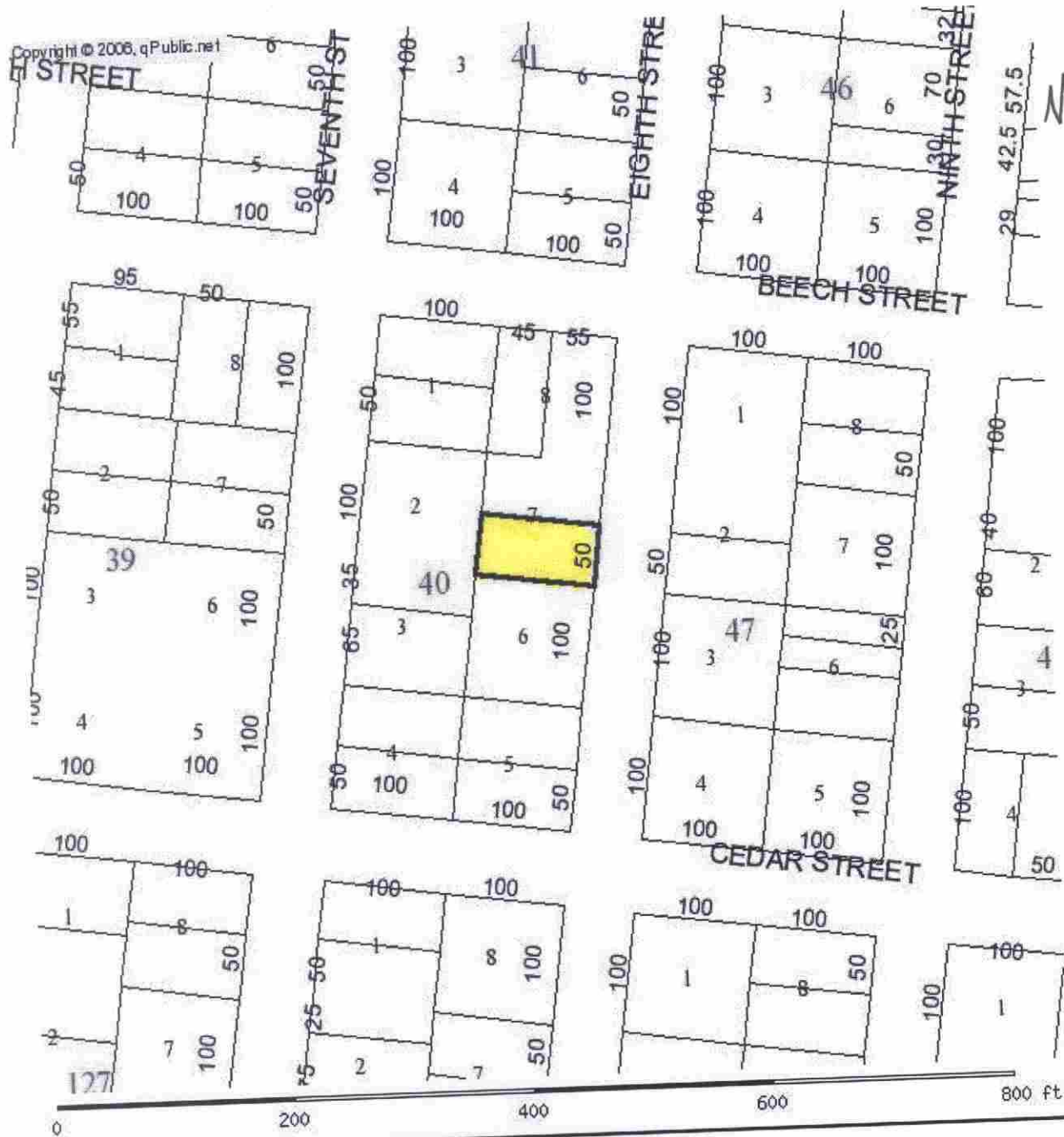


NA504

273

273

NA 504



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0040-0072
GIS CALCULATED ACREAGE	0.12
Property Use	SINGLE FAM
Land Use	COMMERCIAL
OWNERSHIP INFORMATION	
Name	VICTORIAN VENTURES INC
Mailing Address	DIANA METTS 116 BONNIEVIEW ROAD; FERNANDINA BEACH, FL 32034
Situs/Physical Address	217 SOUTH 8TH ST
2006 PROPOSED VALUES	
Land Value	75,000

SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 NA 504

SITE NAME: 215 S. 8th St.
ADDRESS OF SITE: 215 S. 8th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 40 8
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

RECORDER: NAME & TITLE: Historic Property Associates, Inc.

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

x EXCELLENT

x ALTERED

ORIGINAL USE pvt.residence

x GOOD

UNALTERED

PRESENT USE pvt.residence

FAIR

x ORIGINAL SITE

DATES c.+ 1926

DETERIORATED

RESTORED: / /

CULTURE/PHASE American

MOVED: / /

PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

x ZONING

x TRANSPORTATION

x DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 218

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): wood: weatherboard, with cornerboards

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: E/1-story end, 2-bay, access E, 1st bay; hip roof;
chamfered posts

ORIENTATION: E

FOUNDATION: piers: brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: S: offset: lateral slope

WINDOW TYPE: DHS, 6/6, wood

CHIMNEY: brick

ROOF SURFACING: metal, sheet: 5-Vcrimp

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 1

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING
----------	-------------	--------------

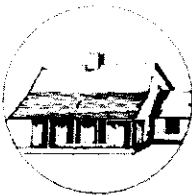
PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

215 S. 8th St. is located within a subdivision known as the City of Fernandina. The subdivision was laid-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed c. 1926, it is a one-story frame vernacular residential building.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA00504**
 Field Date 2-15-2018
 Form Date 2-15-2018
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) The Bearded Lady Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: 815 Beech Street
 Street Number Direction Street Name Street Type Suffix Direction
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 23 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0046-0040 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1900 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Commercial From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☒ yes ☐ no ☐ unknown Date: _____ Original address 215 S 8th St
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Porch; deck
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear gable extension
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☒ no ☐ unknown Describe _____

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Weatherboard 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Sheet metal: 5V crimp 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 6/6 dhs

Distinguishing Architectural Features (exterior or interior ornaments) Exposed rafters; folk form

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____	SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info	Date _____	Init. _____
☐ Owner Objection	KEEPER - Determined eligible: ☐ yes ☐ no	Date _____	
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin</i> 15, p. 2)		

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Half light

Porch Descriptions (types, locations, roof types, etc.) Entry/S, square wood supports & stick detail railing, open, hip

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource Moved to present location as part of a larger commercial complex connected via raised decking

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒ FMSF record search (sites/surveys) ☒ library research ☐ building permits ☒ Sanborn maps
☐ FL State Archives/photo collection ☐ city directory ☐ occupant/owner interview ☒ plat maps
☐ property appraiser / tax records ☒ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)
☒ cultural resource survey (CRAS) ☒ historic photos ☐ interior inspection ☒ HABS/HAER record search
☐ other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☐ yes ☒ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This is an update-the building was last deemed a contributing resource to the Fernandina Beach Historic District. The building has been moved out of the district to its current location, so is recommended non-contributing to the district.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. _____ 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.
 Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128
 (address / phone / fax / e-mail)

Required Attachments

● **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**

● **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)

● **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**

If submitting an image file, it must be included on disk or CD **AND** in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Brockington
CULTURAL RESOURCES CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****





SALON & SPA

815



FLORIDA MASTER
SITE FILE

FDAHRM 802==

**SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)**

Site No. 8Na110 1009==

Site Name The Bell House 830==

Other Name(s) for Site _____ 930==

Other Nos. for Site _____ 906==

Type of Site _____ 838==

County Na, Fl 808==

Instructions for locating site (or address) 801 Beech St, Fernandina Beach, Fl

_____ 813==

Owner of Site: Name Coker, Jack 902==

Address _____ 903==

Occupant, Tenant, or Manager:
Name _____ 904==

Address _____ 905==

Reporter (or local contact):
Name _____ 816==

Address _____ 817==

Recorder: Greer, Diane D. Historic Sites Specialist and
Name & Title William N. Thurston Chief Preservation Planner 818==

Address FDAHRM 819==

Survey Date 7207 820== Type Ownership Commercial 848==

Inventory Status _____ 914==

Previous Survey(s), Excavation(s) or Collection(s): (enter title of survey; date; whether federal, state,
county or local; location of survey report(s); and material collected).

_____ 839==

Photographic Record Numbers _____

860==

Location of Site (Specific):

Map Reference (incl. scale & date) USGS Ferdinandina Beach 7.5min 809==

1958 (PR 1970)

Township	Range	Section	¼ Sec.	¼ ¼ Sec.	¼ ¼ ¼ Sec.	
T 3N	R 28E	S 23				812==

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY							
LATITUDE				LONGITUDE			
Point	Degrees °	Minutes '	Seconds "	Degrees °	Minutes '	Seconds "	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	

OR

LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES							
Degrees °	Minutes '	Seconds "	Degrees °	Minutes '	Seconds "		
°	'	"	°	'	"		==

Global Reference Code 884==

Description of Site:

Type Classification building ==

Site Size (approx. acreage of property) 833==

Present Condition of Site:		
Check one ☐ Altered 863== ☐ Unaltered 863== ☐ Destroyed 863==	Check one ☐ Excellent 863== ☐ Good 863== ☐ Fair 863==	Check one if appropriate ☐ Deteriorated 863== ☐ Ruins 863== ☐ Unexposed 863== ☐ Moved 863== ☐ Original Site 863==

Present & Original Physical Appearance (use continuation sheet if necessary)

2-stories & of frame construction, has a central projecting bay on the main facade & an off-center entrance; porches on the S & W sides of the house are defined by intricately turned posts & balustrade influenced by the Chinese Chippendale

862==

HISTORIC SITE DATA SUPPLEMENT

Site Name _____

Present Use (check one or more as appropriate)

- | | | | |
|--|---|--|---|
| ☐ Agricultural 850== | ☐ Government 850== | ☐ Park 850== | ☐ Transportation 850== |
| ☒ Commercial 850== | ☐ Industrial 850== | ☐ Private Residence 850== | Other (Specify): |
| ☐ Educational 850== | ☐ Military 850== | ☐ Religious 850== | ☐ 850== |
| ☐ Entertainment 850== | ☐ Museum 850== | ☐ Scientific 850== | ☐ 850== |

Period (check one or more as appropriate)

- | | | | |
|--|---|--|--|
| ☐ Pre-Columbian 842== | ☐ 16th Century 842== | ☐ 18th Century 842== | ☒ 20th Century 842== |
| ☐ 15th Century 842== | ☐ 17th Century 842== | ☒ 19th Century 842== | |

Specific Dates: Beginning _____ 844== Ending _____ 846==

Areas of Significance (check one or more as appropriate)

- | | | | |
|--|--|---|---|
| ☐ Aboriginal
Prehistoric 910== | ☐ Education 910== | ☐ Political 910== | ☐ Urban Planning 910== |
| ☐ Aboriginal
Historic 910== | ☐ Engineering 910== | ☐ Religion/Phi
losophy 910== | Other (Specify): |
| ☐ Agriculture 910== | ☐ Industry 910== | ☐ Science 910== | ☐ 910== |
| ☒ Architecture 910== | ☐ Invention 910== | ☐ Sculpture 910== | ☐ 910== |
| ☐ Art 910== | ☐ Landscape
Architecture 910== | ☐ Social/Human-
itarian 910== | ☐ 910== |
| ☐ Commerce 910== | ☐ Literature 910== | ☐ Theater 910== | ☐ 910== |
| ☐ Communications 910== | ☐ Military 910== | ☐ Transportation 910== | |
| ☐ Conservation 910== | ☐ Music 910== | | |

Thematic Classification:

- | | | |
|---|---|--------------------------------|
| ☐ Aboriginal 912== | ☐ Military 912== | Other (Specify): |
| ☒ Architectural 912== | ☐ Political 912== | ☐ 912== |
| ☐ The Arts 912== | ☐ Society 912== | ☐ 912== |
| ☐ Exploration & Settlement 912== | ☐ Science & Technology 912== | ☐ 912== |

Statement of Significance (use continuation sheet if necessary)

built by Captain Bill Bell in 1889

Remarks & Recommendations:

835==

Major Bibliographic References:

920==

FLORIDA MASTER
SITE FILE

FDAHRM 802==

Site No. 8Na110 1009==
Site Name Bell House 830==

Other Name(s) for Site _____ 930==

Other Nos. for Site _____ 906==

Type of Site building 832==

Location of Site:

County Nassau 808==

Instructions for locating site (or address) _____

801 Beech St.
Fernandina Beach, Fla. 813==

Ownership:

Owner of Site: Name Mr. Jack Coker 902==

Address 801 Beech St. 903==

Occupant, Tenant or Manager:

Name "C" House, Gifts 904==

Address 801 Beech St. 905==

Form Prepared By:

Reporter (or local contact):

Name _____ 816==

Address _____ 817==

Recorder:

Name & Title Diane D. Greer 818==

Address _____ 819==

Date of Site Survey July, 1972 820==

Previous Survey(s), Excavation(s) or Collection(s) (Enter title of survey, date, whether Federal, State,
County or Local, Location of Survey Report(s) and Material's Collected).
none

839==

Photographic Record Numbers 72-N-07-80-82
72-N-07-88-90 and 72-N-07-72-79

860==

Location of Site (Specific):

Map Reference (incl. scale & date)

Fer. Bch. Quad. 1958 1:24000

812==

(USGS)

Township	Range	Section	1/4 Sec.	1/4 1/4 Sec.	1/4 1/4 1/4 Sec.
3N	28E	21			
812==					

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY						LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES							
CORNER	LATITUDE			LONGITUDE				LATITUDE			LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
	°	'	"	°	'	"		°	'	"	°	'	"
	°	'	"	°	'	"		N30	40	09	W81	27	29
	°	'	"	°	'	"							
	°	'	"	°	'	"							
	°	'	"	°	'	"							
	°	'	"	°	'	"							

812==

Global Reference Code

884==

Description of Site:

Site Size (approx. acreage of property)

less than an acre

833==

Present Condition of Site

Check one		Check one		Check one if appropriate	
☐ Excellent	863==	☐ Deteriorated	863==	☒ Altered	863==
☐ Good	863==	☐ Ruins	863==	☐ Unaltered	863==
☒ Fair	863==	☐ Unexposed	863==	☒ Original Site	863==

Present & Original Physical Appearance (use continuation sheet if necessary)

Two stories and of frame construction, this house would seem relatively non-descript were it not for the rather elaborate "Chinese Chippendale" pattern in the balustrade. This balustrade, in effect, dominates the entire main facade of the building. A large central bay projects from the main facade of the building (south) and is broken at both upper and lower level by four single light sash windows. All windows have exterior louvered shutters. The roof is a low pitch oriented east and west with a low cross gable creating a front pediment. Front porch posts are elaborately turned and even the lattice infill between piers is of the same ornate Chippendale pattern. The main entrance to the house is located on the extreme left of the main facade and consists of double panelled wood doors with transom and screen doors in front. An identical doorway is located immediately overhead at the second level. There is a later addition on the east rear of the house giving the building an overall L-shape. The building is in the process of being restored and is in fairly good condition.

HISTORIC SITE DATA SUPPLEMENT

Site No. _____
Site Name Bell House

Present Use (check one or more as appropriate)

- | | | | |
|--|---|---|---|
| ☐ Agricultural 838== | ☐ Government 838== | ☐ Park 838== | ☐ Transportation 838== |
| ☐ Commercial 838== | ☐ Industrial 838== | ☒ Private Residence 838== | Other (Specify): _____ |
| ☐ Educational 838== | ☐ Military 838== | ☐ Religious 838== | ☐ _____ 838== |
| ☐ Entertainment 838== | ☐ Museum 838== | ☐ Scientific 838== | ☐ _____ 838== |

Period (check one or more as appropriate)

- | | | | |
|--|---|--|---|
| ☐ Pre-Columbian 842== | ☐ 16th Century 842== | ☐ 18th Century 842== | ☐ 20th Century 842== |
| ☐ 15th Century 842== | ☐ 17th Century 842== | ☒ 19th Century 842== | |

Specific Dates: Beginning 1889 (May) 844== Ending 846==

Areas of Significance (check one or more as appropriate)

- | | | | |
|--|--|---|---|
| ☐ Aboriginal
Prehistoric 910== | ☐ Education 910== | ☐ Political 910== | ☐ Urban Planning 910== |
| ☐ Aboriginal
Historic 910== | ☐ Engineering 910== | ☐ Religion/Phi
losophy 910== | Other (Specify): _____ |
| ☐ Agriculture 910== | ☐ Industry 910== | ☐ Science 910== | ☐ _____ 910== |
| ☒ Architecture 910== | ☐ Invention 910== | ☐ Sculpture 910== | ☐ _____ 910== |
| ☐ Art 910== | ☐ Landscape
Architecture 910== | ☐ Social/Human-
itarian 910== | ☐ _____ 910== |
| ☐ Commerce 910== | ☐ Literature 910== | ☐ Theater 910== | |
| ☐ Communications 910== | ☐ Military 910== | ☐ Transportation 910== | |
| ☐ Conservation 910== | ☐ Music 910== | | |

Thematic Classification:

- | | | |
|---|---|--------------------------------------|
| ☐ Aboriginal 912== | ☐ Military 912== | Other (Specify): _____ |
| ☒ Architectural 912== | ☐ Political 912== | ☐ _____ 912== |
| ☐ The Arts 912== | ☐ Society 912== | ☐ _____ 912== |
| ☐ Exploration & Settlement 912== | ☐ Science & Technology 912== | ☐ _____ 912== |

Statement of Significance (use continuation sheet if necessary)

This house was build by Capt. Bill Bell, the same man who built the Lassere House several blocks to the west. This, however, was the house in which he chose to reside. The building is most unique in that the choice of exterior decoration is this elaborate "Chinese Chippendale" pattern which does not occur elsewhere in the city. The building is in hte process of being restored for use as a commercial structure.

Remarks & Recommendations:

835==

Major Bibliographic References:

Nassau County REcords, Nassau County Courthouse, Fernandina Beach, Florida. Office of the Clerk of the Circuit Court.

Personal Interview with Helen Litrico, local historian, conducted by Diane D. Greer. Fernandna Beach, Florida. July, 1972.

920==

N/A 110

o Submerged
File

- o Submerged Pile:

Light

Project Depth 29 Feet

Little

T. 1000

St Joseph

RIVER

Creech

Powell

43710

AMELIA

RIVER

WATERWAY

Fig 2

Old Fernandina

CLINCH FOLIO

STATE PARK

R 28 E
R 29 E

FERNANDA/BEACH

1. S L A N D

Stretton Island
Lighthouse

11

12

tidal

Flat

$W = 81^{\circ} 27' 29''$

$A/30^{\circ}40'09''$

After

10:40:30

Beck



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00110
Recorder # 294
Field Date 3/20/2007
Form Date 3/30/2007
FormNo 200703
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) Beach Street Grill Multiple Listing (DHR only)
Other Names >> Bell House
Survey or Project Name _____ Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address
Street No. Direction Street Name Street Type Direction Suffix
801 Beech Street

Cross Streets (nearest/ between) _____
City / Town (within 3 miles) Fernandina Beach In Current City Limits? YES
County Nassau Tax Parcel #(s) _____
Subdivision Name _____ Block _____ Lot _____
Ownership _____
Name of Public Tract (e.g., park) _____
Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____ Publication Date >> FERNANDINA BEACH; 2003
Township: _____ Range: _____ Section: _____ 1/4 section: >> 3N ; 28E ; 23; UNSP
Irregular Section Name: _____
Landgrant _____
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Frame Vernacular Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 2
Structural System(s) >> Wood frame
Other Structural System(s) _____
Foundation Type(s) >> Piers
Other Foundation Types _____
Foundation Material(s) >> Brick
Other Foundation Material(s) _____
Exterior Fabric(s) >> Drop siding
Other Exterior Fabric(s) _____
Roof Type(s) >> Hip
Other Roof Type(s) _____
Roof Material(s) >> Composition shingles
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) >> Cross gable
Other Roof Secondary Structure(s) _____
Number of Chimneys 1
Chimney Material Brick
Other Chimney Material(s) _____
Chimney Location(s) central ridge

HISTORICAL STRUCTURE FORM

8NA00110

DESCRIPTION (continued)

Window Descriptions 2/2, 1/1

Main Entrance Description (stylistic details) _____

Porches: #open 2 #closed _____ #incised _____ Location(s) west, southPorch Roof Types(s) hip

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: SOME of this categoryResidential: SOME of this category

Institutional: _____

Undeveloped: _____

Ancillary Features (Number / type of outbuildings, major landscape features) cottageArchaeological Remains (describe): none

If archaeological remains are present, was an Archaeological Site Form completed? _____

Narrative Description (optional) _____

HISTORY

Construction year 1889

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

Structure Use History

Use _____

Year Use Started _____

Year Use Ended _____

>>

Private residence; 1889;

Other Structure Uses _____

Ownership History (especially original owner, dates, profession, etc.) _____

RESEARCH METHODS

Research Methods _____

>>

FL Master Site File-Cultural Resources

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? _____

Name of Local Register if Eligible _____

Individually Eligible for National Register? NOPotential Contributor to NR District? YES

Area(s) of historical significance _____

>>

Community planning & development

Other Historical Associations _____

Explanation of Evaluation (required) The resource contributes to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

HISTORICAL STRUCTURE FORM

8NA00110

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF (including Field Notes, Plans, other Important Documents)

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, MylesRecorder Address / Phone 7035 Phillips HWY Ste. 5-129 Jacksonville, Fl 904-448-4429Recorder Affiliation Bland & Associates, Inc Other Affiliation _____Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type:

Electronic Form Used:

Form Type Code:

Form Quality Ranking:

Form Status Code:

Supplement Information Status:

Supplement File Status:

SHPO's Evaluation of Resource

Date

FMSF Staffer:

Computer Entry Date:

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

NA00110-

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;23;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Drop siding
- > **Roof types:**
Hip
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Cross gable
Gable extension
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1889;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**
Bell House



NA110

294

Copyright © 2006, qPublic.net



PARCEL INFORMATION TABLE

Selected Parcel	00-00-31-1800-0046-0040
GIS CALCULATED ACREAGE	0.23
Property Use	RESTAURANT
Land Use	RESTAURANT

OWNERSHIP INFORMATION

Name	RIDISON-SOUTH INC
Mailing Address	801 BEECH ST FERNANDINA BEACH, FL 32034
Situs/Physical Address	801 BEECH ST

2006 PROPOSED VALUES

Land Value	165,000
Ag Land Value	0

**SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)**

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. ¹¹⁰ 8 NA ~~602~~

SITE NAME: Bell House
ADDRESS OF SITE: 801 Beech St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 46 4
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Coker, Jack D., Jr., & Susan S.

ADDRESS: 2121 Florida Ave.

ADDRESS: Fernandina Beach, FL 32034

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

RECORDER: NAME & TITLE: Historic Property Associates, Inc.

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

x EXCELLENT

x

ALTERED

GOOD

UNALTERED

FAIR

x

ORIGINAL SITE

DETERIORATED

RESTORED: / /

MOVED: / /

ORIGINAL USE pvt.residence

PRESENT USE commercial

DATES + 1889

CULTURE/PHASE American

PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

x DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 277

ARCHITECT:

BUILDER: Bell Brothers

STYLE AND/OR PERIOD: East Lake

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): wood: drop siding, with cornerboards

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: S&W/2-story gallery, 5-bay, access S, 1st bay;
turned posts; "stick" baulstrade and frieze

ORIENTATION: S

FOUNDATION: piers: brick, lattice

ROOF TYPE: hip, low-pitch

SECONDARY ROOF STRUCTURE(S): cross gable

CHIMNEY LOCATION: W: offset: lateral slope

WINDOW TYPE:

DHS, 1/1, wood; bay, 2-story, octagonal
CHIMNEY: brick

ROOF SURFACING:

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING
----------	-------------	--------------

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

801 Beech St., the Bell House, and now C-House Gifts, is located within a subdivision known as the City of Fernandina. The subdivision was laid-out on a series of Spanish land grants acquired by Domingo Fernandez, a ship's captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed in 1889, it is a two-story Eastlake frame residential building. It is noteworthy for its bay windows, two-story ornamented veranda. It has been significantly altered by use as a commercial building. It was originally the residence of Captain Bill Bell. The house was passed down through the family until 1972 when sold to Mr. and Mrs. Jack Coker to become a gift shop. Additions were made on the rear and right side when it was converted into an apartment house during the depression.

Captain James Bell was a harbor pilot. Like most harbor pilots, James Bell and his twin brother, William, had sideline businesses. The Bells were master builders, purchasing real estate and building some of the city's finest homes for themselves and others. James Bell constructed the Captain's House at 212 Estrada Street in Old Town which was later purchased by Captain Robert Downes, another harbor pilot. At about the same time he built for W. A. Mahoney a residence at 303 S. 8th Street. In 1888 William Bell purchased a lot at the northeast corner of Beech and S. 8th Street and in 1889 completed his own home, now known as the C-House. In 1900 William purchased lots at the northwest corner of S. 8th and Beech Streets and constructed 131 S. 8th by 1903 and 125 S. 8th by 1904. In 1902 James purchased the lot at 121 N. 3rd St. and built a Queen Anne cottage as his home. In 1904 William Bell completed another fine residence at 130 S. 7th Street. Around 1907, William constructed the last of the Bell houses, a residence for his son, Howard, at 714 Beech Street. James Bell died in 1903, and his brother William in 1915. The twin brothers are buried in the Episcopal Cemetery, their graves symbolically marked by identical tombstones.

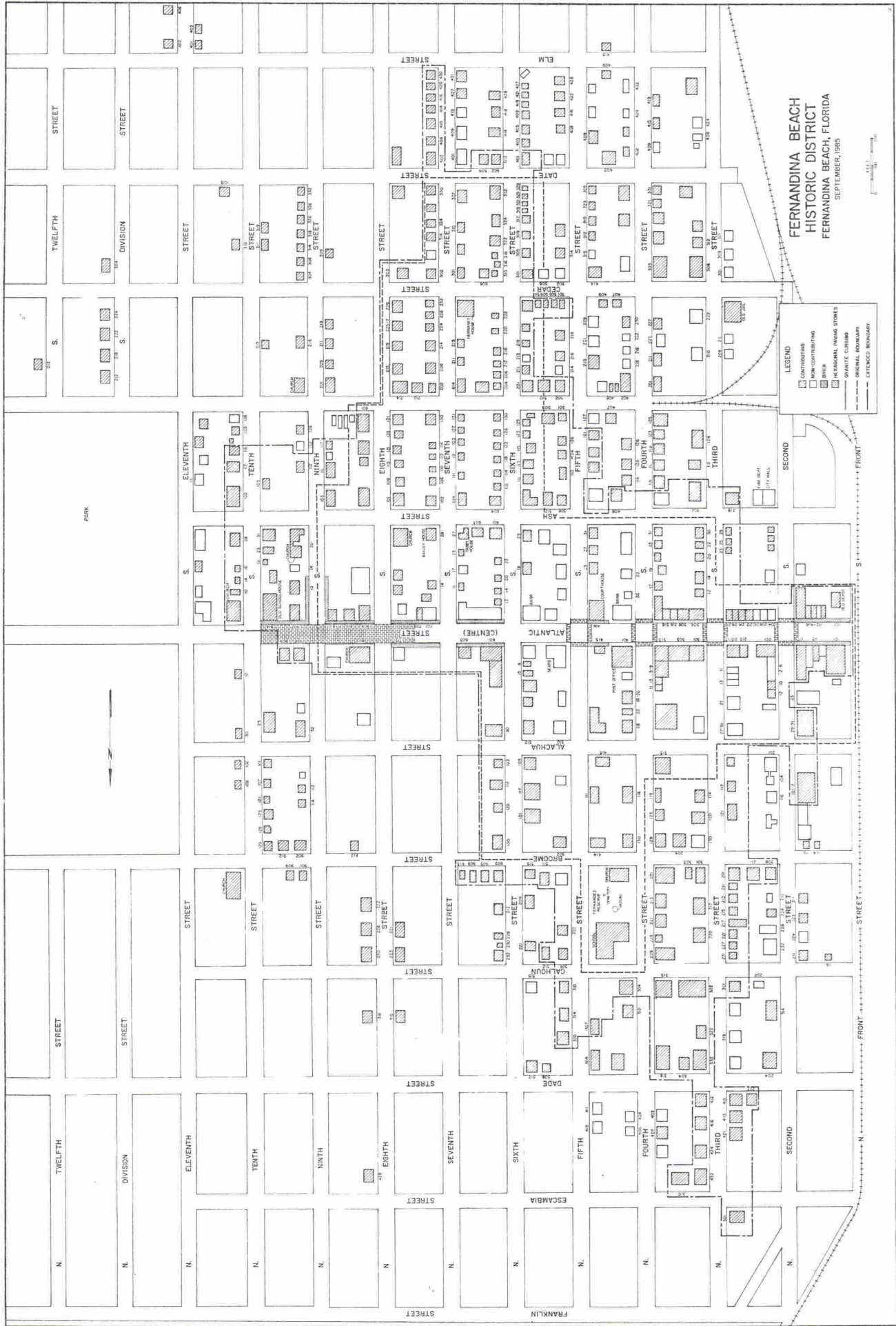
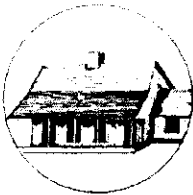


Figure 24

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # NA00110
 Field Date 2-15-2018
 Form Date 2-15-2018
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) The Bell House (801 Kitchen & Bar) Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: 801 Beech Street Type Street Suffix Direction _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 23 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0046-0040 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1889 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1889 To (year): _____
 Current Use Cafeteria/Restaurant/Diner From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Exterior stairs added
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature N multiple gable extensions
 Architect (last name first): _____ Builder (last name first): Bell, William
 Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Downtown historic district

DESCRIPTION

Style Other Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Drop siding 2. _____ 3. _____
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. Gable dormer 2. _____
 Windows (types, materials, etc.) 1/1 DHS, wood; bay, 2-story, octagonal; operable shutters

Distinguishing Architectural Features (exterior or interior ornaments) Eastlake style details; Chinese Chippendale railing; jig-sawn decoration; intricate turned posts

Auxiliary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Low form poured concrete landscaping walls around lot; several smaller historic vernacular building joined to the E as part of a shopping complex

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____	SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
☐ Owner Objection	KEEPER - Determined eligible: ☐ yes ☐ no Date _____
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin 15</i> , p. 2)

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____Structural System(s): 1. Balloon wood frame 2. _____ 3. _____Foundation Type(s): 1. Piers 2. _____Foundation Material(s): 1. Brick 2. _____Main Entrance (stylistic details) Double half-light doors with round arched lights; transomPorch Descriptions (types, locations, roof types, etc.) S & W/ entry, open, gallery, 2-story, incisedCondition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒ FMSF record search (sites/surveys)☒ library research☐ building permits☒ Sanborn maps☐ FL State Archives/photo collection☐ city directory☐ occupant/owner interview☒ plat maps☐ property appraiser / tax records☒ newspaper files☐ neighbor interview☐ Public Lands Survey (DEP)☒ cultural resource survey (CRAS)☒ historic photos☐ interior inspection☒ HABS/HAER record search☐ other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐ yes☒ no☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district?

☒ yes☐ no☐ insufficient informationExplanation of Evaluation (required, whether significant or not, use separate sheet if needed) This is an update-the building has been deemed a contributing resource to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Community planning & development 3. _____ 5. _____2. Architecture 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128

(address / phone / fax / e-mail)

Required Attachments

● USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

● LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

● PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).

Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Brockington
CULTURAL RESOURCE CONSULTING

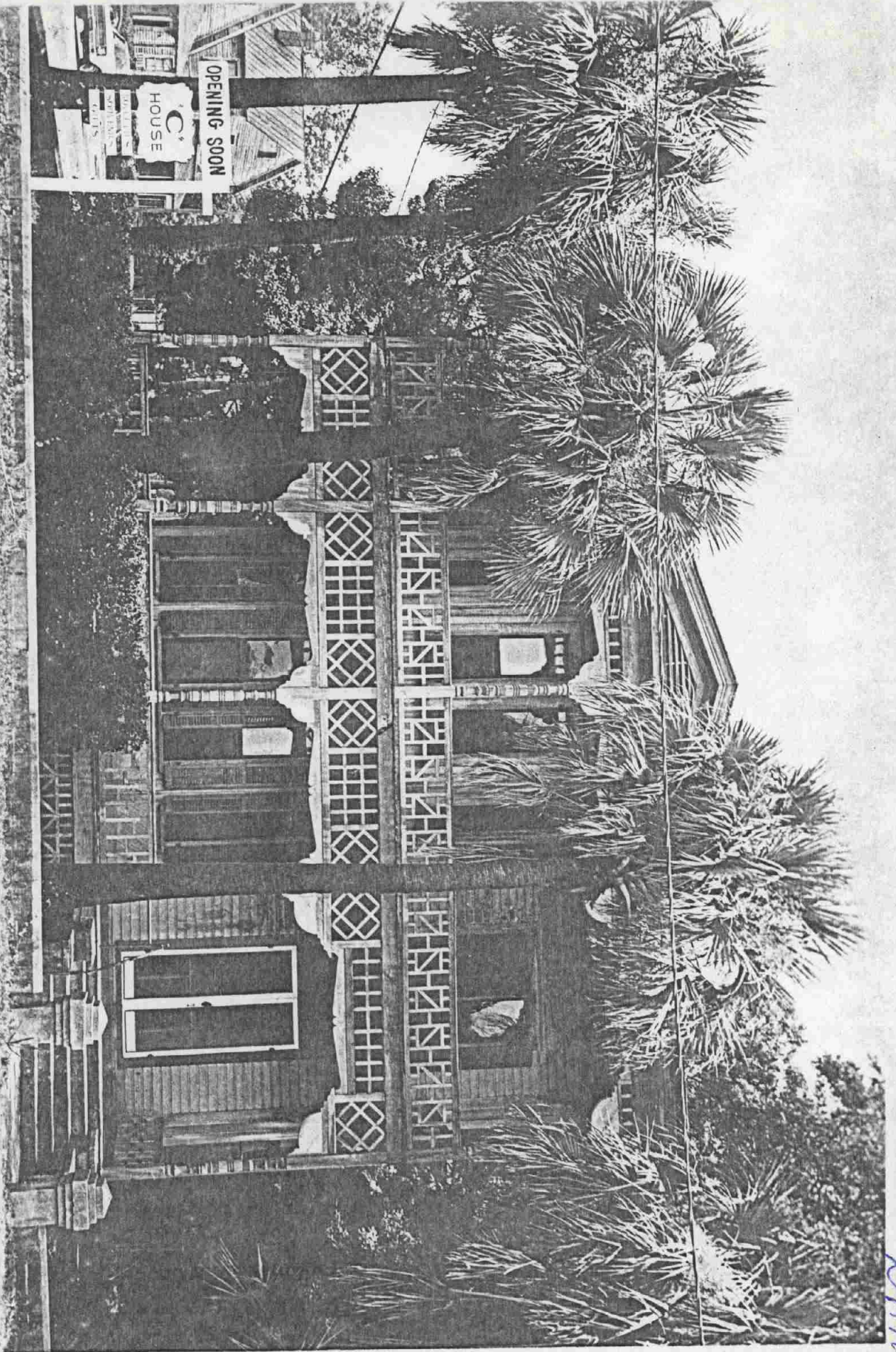
**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.





KA120

KODAK SAFETY FILM

KODAK TRI X PAN FILM



→ 15

→ 15A

→ 16

→ 16A

→ 17

→ 17A

→ 18

→ 18A

→ 19

AK TRI X PAN FILM

KODAK SAFETY FILM



→ 4A

→ 5

→ 5A



→ 6

→ 6A

→ 7



→ 7A

→ 8

KODAK TRI-X P&N FILM



8 → 12A → 19 → 10A → 20 → 20A



LEFT TURN
YIELD
ON GREEN

Beech St







801 Kitchen & Bar

99
PPES
REET
& BAR
JA
!



2021 Downtown Historic District Boundary Expansion

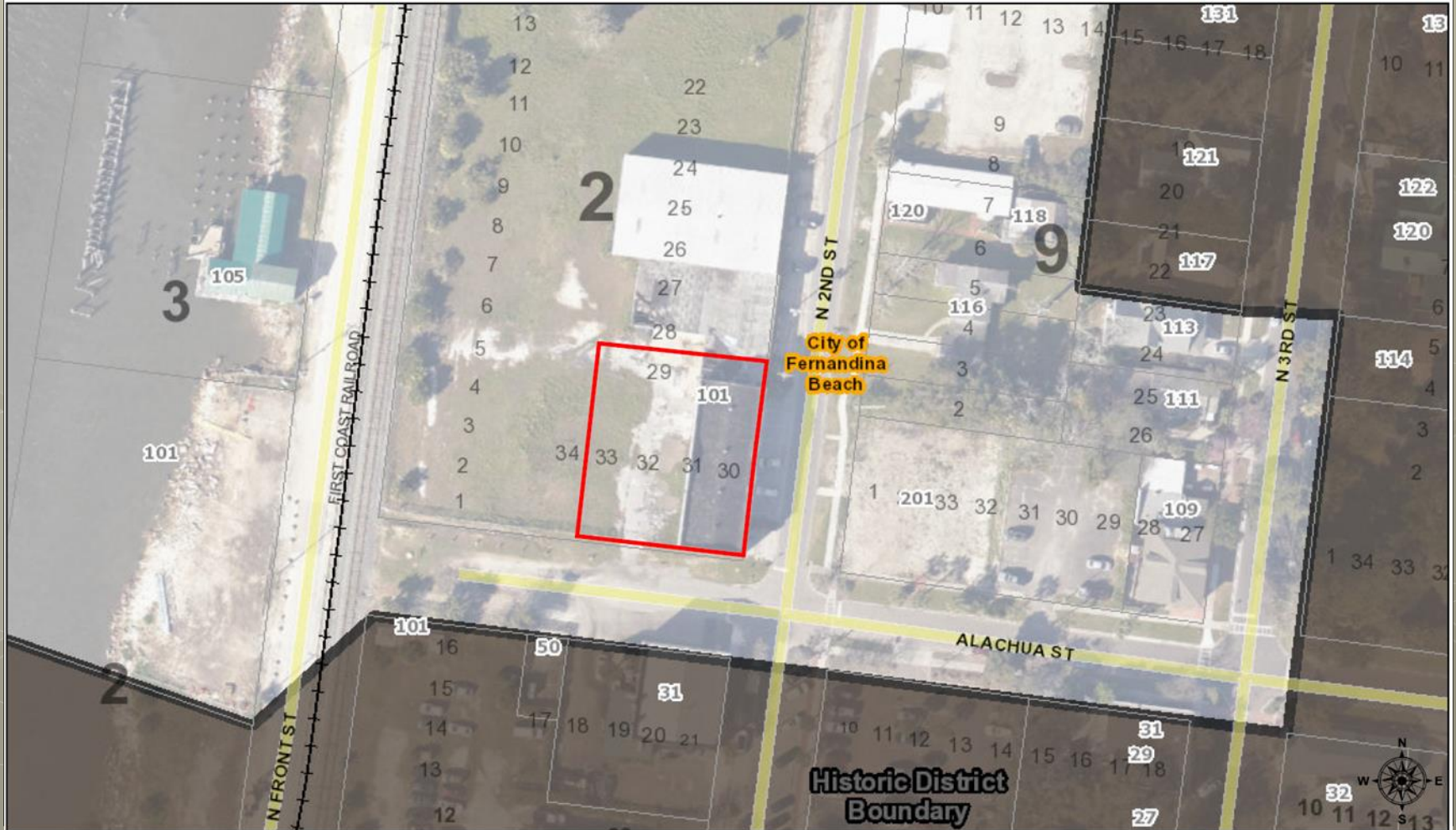
October 21, 2021
4:00 PM

City Hall Commission Chambers
204 Ash Street



BLOCK 2, LOTS 29-33

101 N. 2nd Street

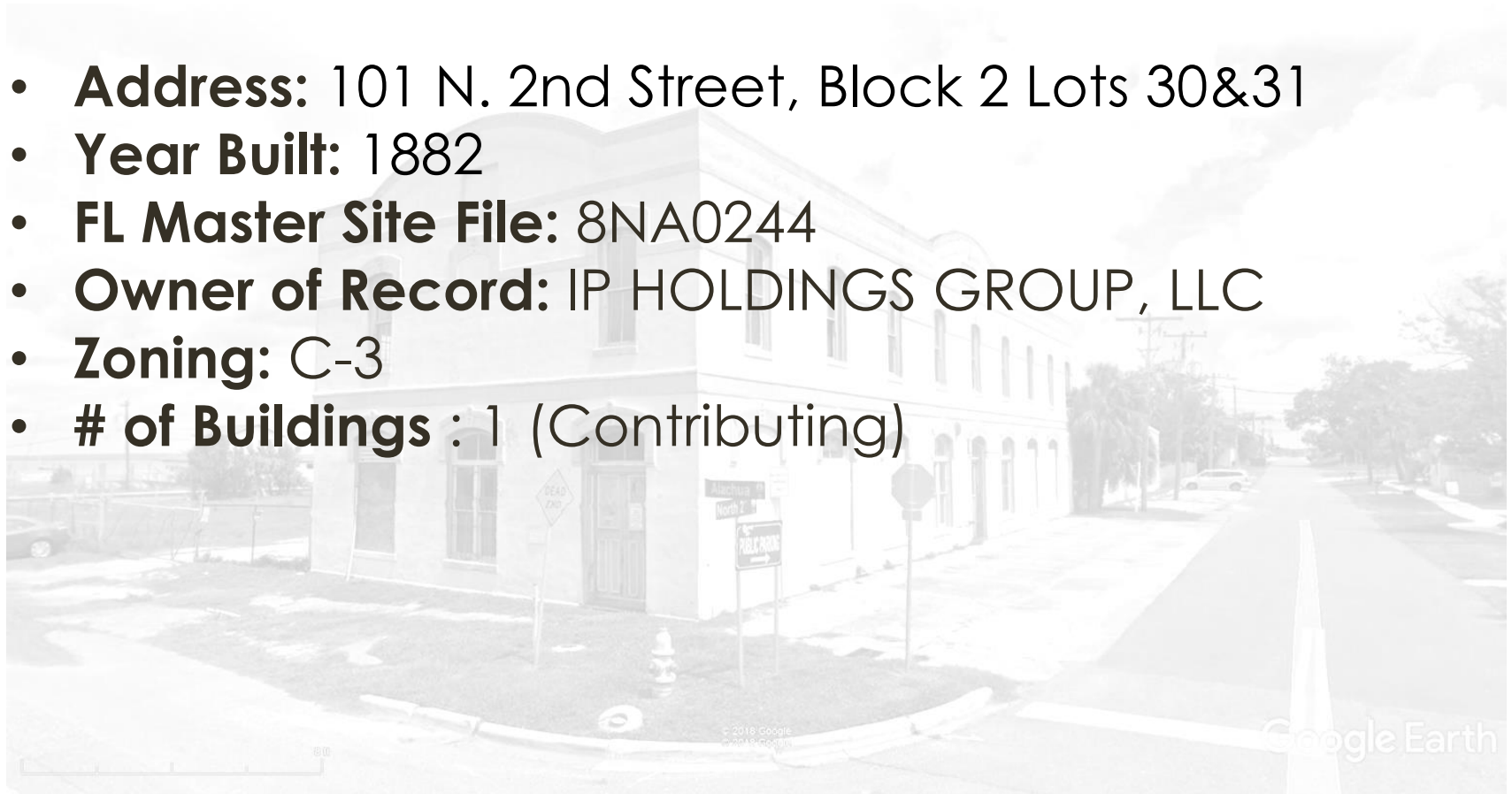


C.H. Huot 1882 Building



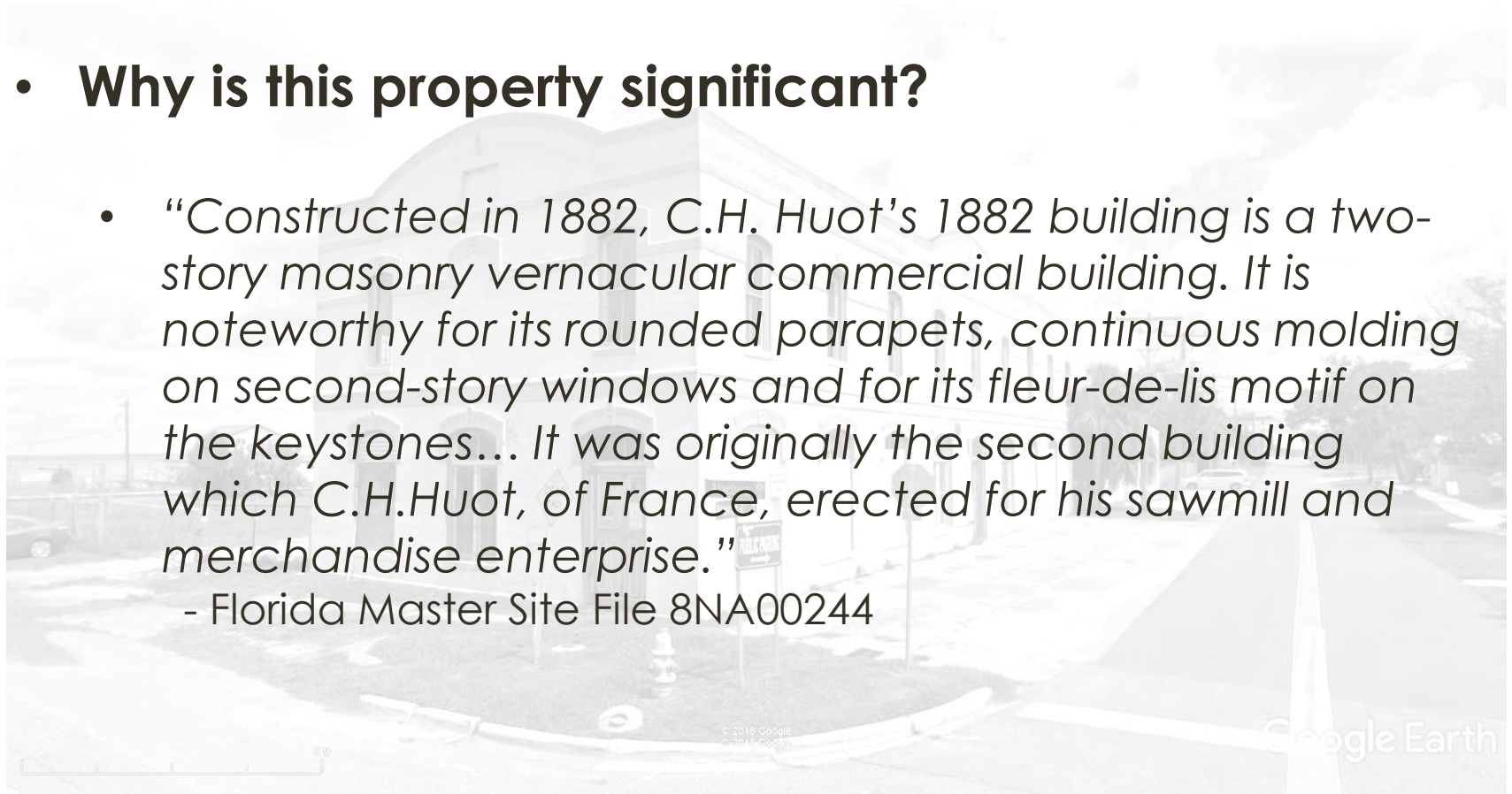
C.H. Huot 1882 Building

- **Address:** 101 N. 2nd Street, Block 2 Lots 30&31
- **Year Built:** 1882
- **FL Master Site File:** 8NA0244
- **Owner of Record:** IP HOLDINGS GROUP, LLC
- **Zoning:** C-3
- **# of Buildings :** 1 (Contributing)

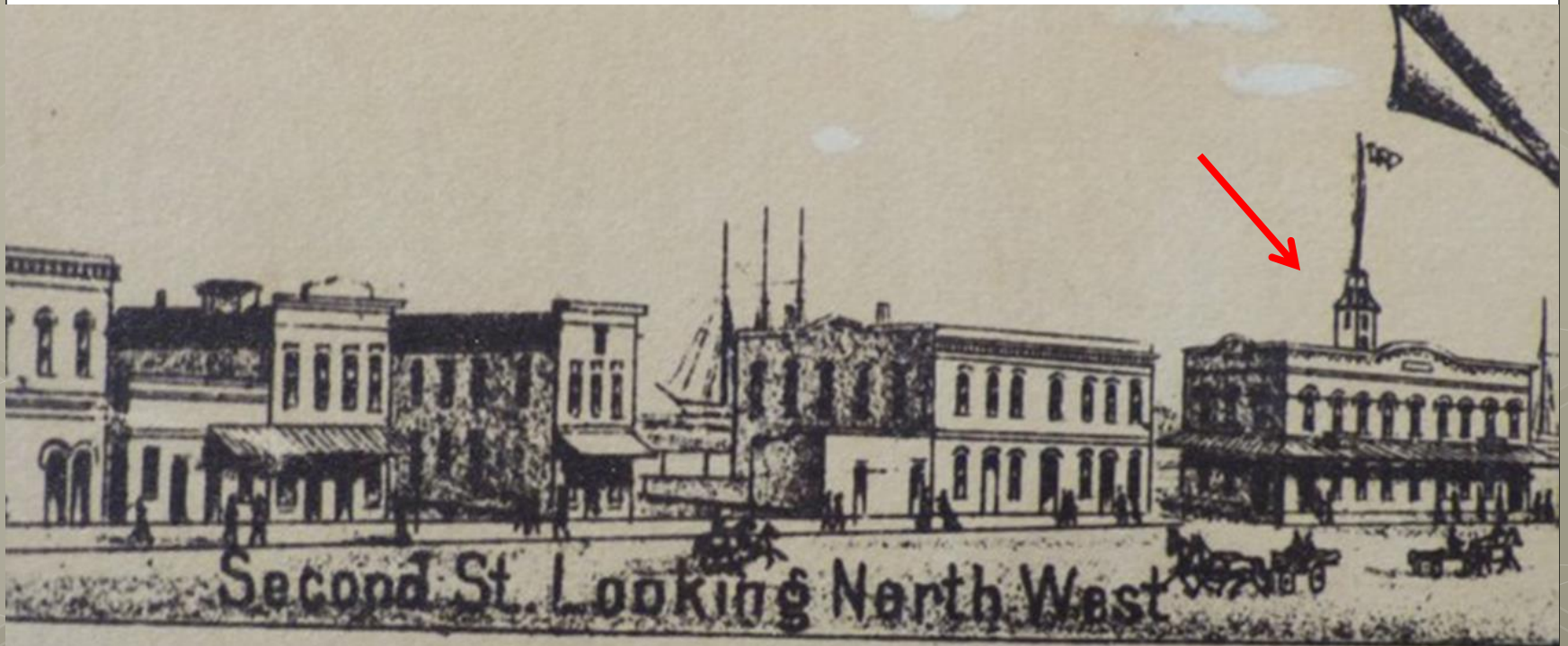


C.H. Huot 1882 Building

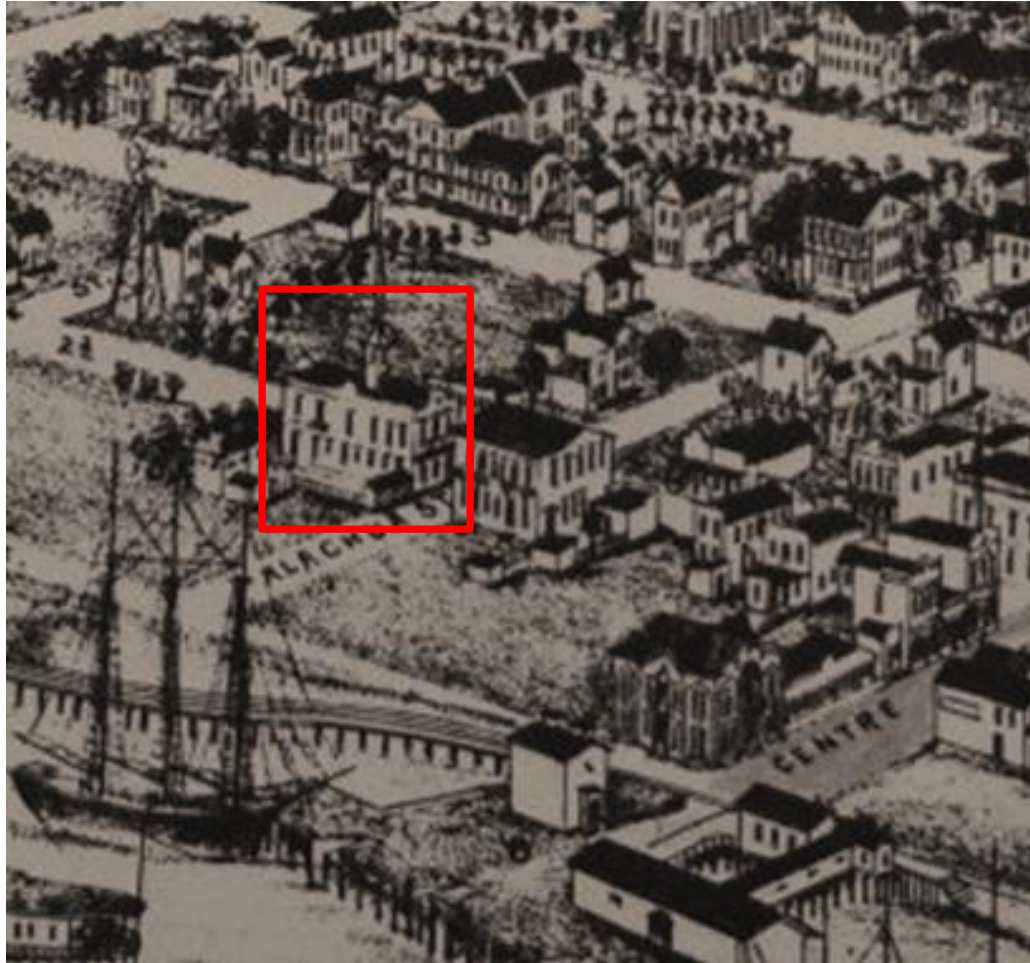
- **Why is this property significant?**
 - *“Constructed in 1882, C.H. Huot’s 1882 building is a two-story masonry vernacular commercial building. It is noteworthy for its rounded parapets, continuous molding on second-story windows and for its fleur-de-lis motif on the keystones... It was originally the second building which C.H.Huot, of France, erected for his sawmill and merchandise enterprise.”*
 - Florida Master Site File 8NA00244



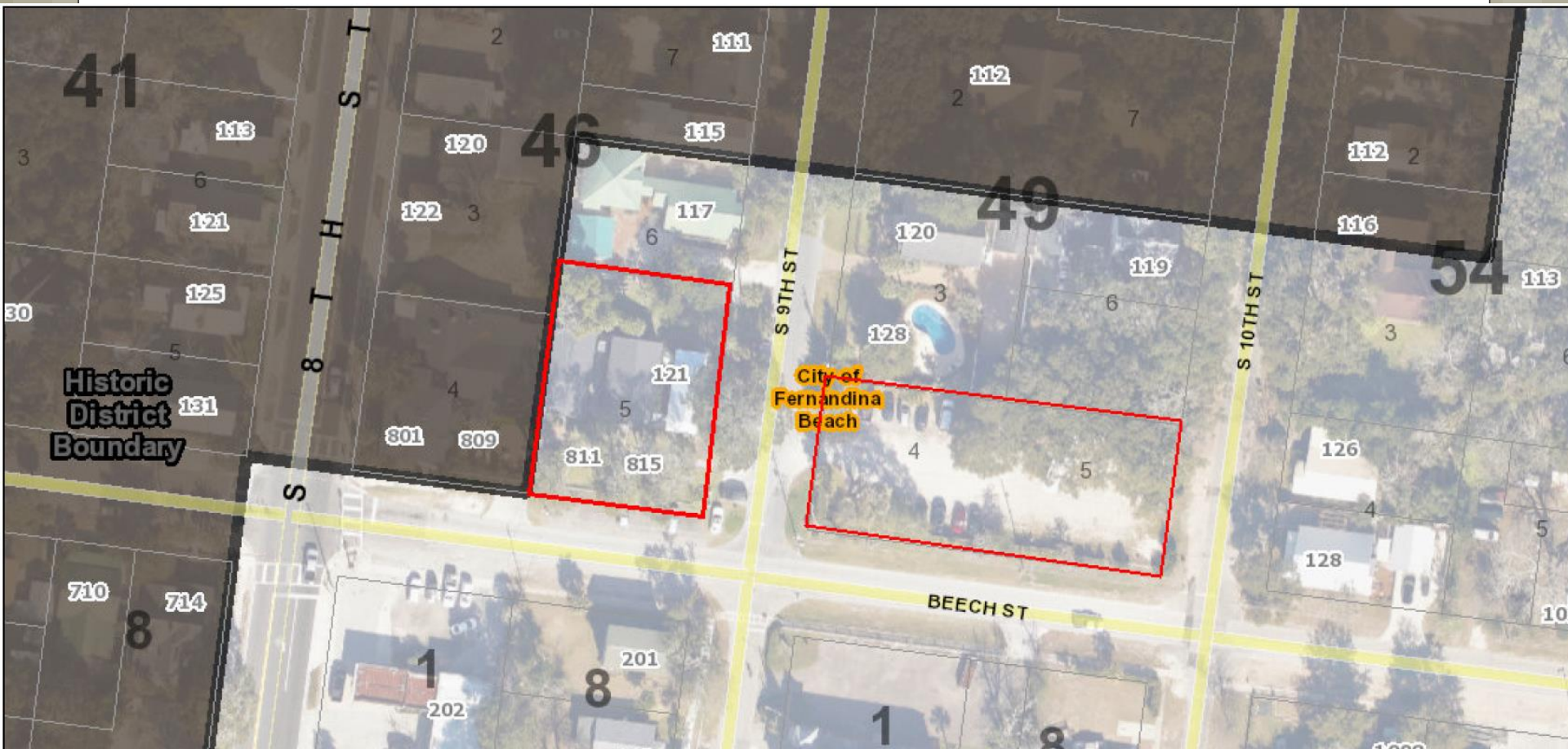
C.H. Huot 1882 Building



C.H. Huot 1882 Building



BLOCK 46, LOTS 5 & PT OF LOT 6 & BLOCK 49 PT OF LOTS 4 & 5



Shops on Beech

- **Address:** 811/815 Beech St & 121 S 9th St BLOCK 46, LOTS 5 & PT OF LOT 6 & BLOCK 49 PT OF LOTS 4 & 5
- **Year Built:** Various
- **FL Master Site File:** 8NA0110, 8NA00504 & 8NA00546
- **Owner of Record:** Nassau Trust LLC
- **Zoning:** MU-8
- **# of Buildings :** 3 (Contributing)
 - 121 S. 9th Street (relocated from 14 S. 10th St.
 - 815 Beech St. (relocated from 215 S. 8th St.
 - 811 Beech St.

Shops on Beech



Shops on Beech



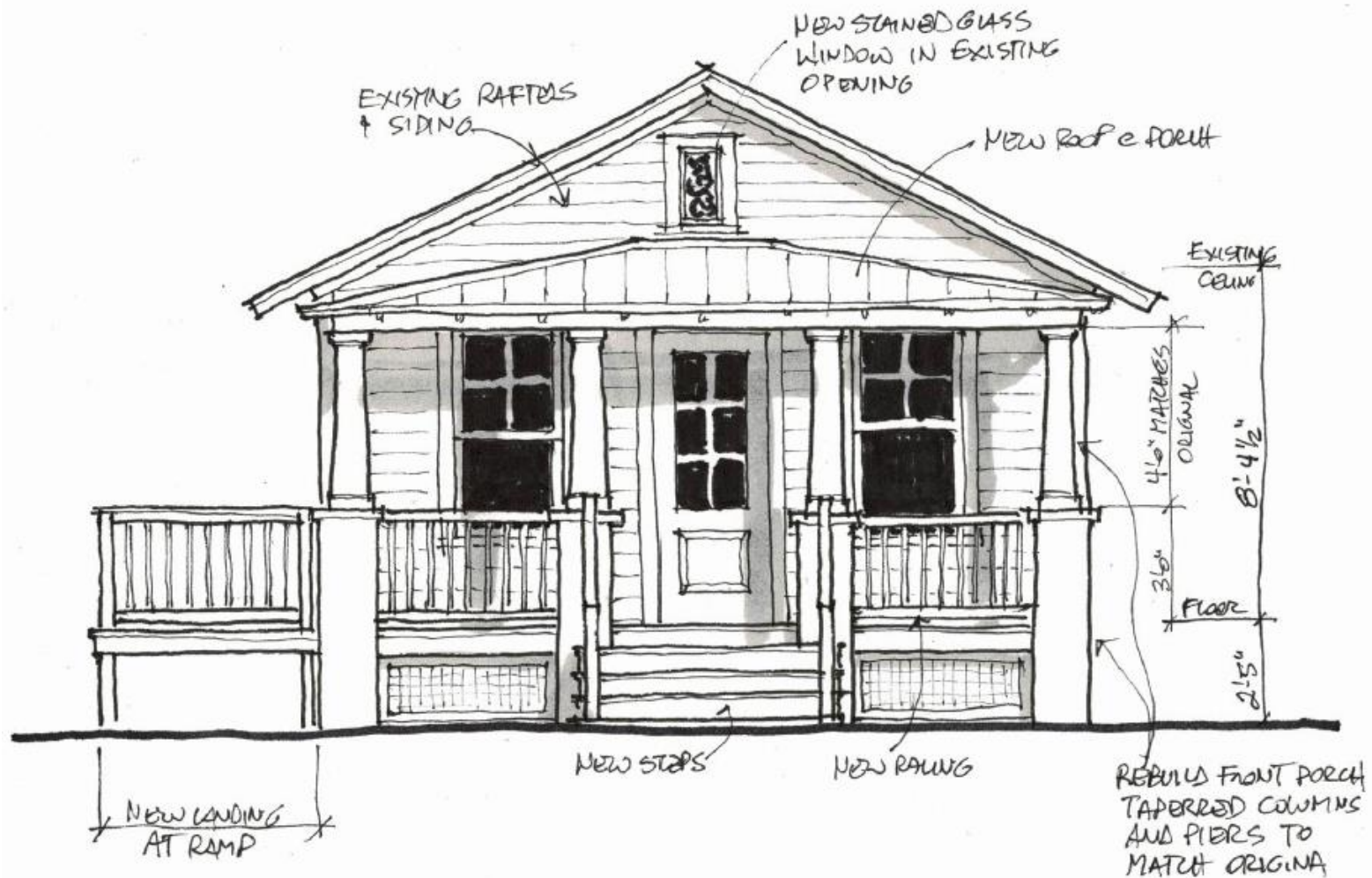
Shops on Beech



Shops on Beech



Shops on Beech



Shops on Beech



Shops on Beech



BLOCK 48 LOT 1 & N 40 FT OF LOT 2



Macedonia A.M.E. Church



Macedonia A.M.E. Church

- **Address:** 202 S. 9th Street
- **Year Built:** 1899
- **FL Master Site File:** 8NA00521
- **Owner of Record:** MACEDONIA AME CHURCH
- **Zoning:** MU-8
- **# of Buildings :** 1 (Contributing)
 - 202 S. 9th Street (built after original 1872 church, church was destroyed by fire in 1897)

Basis for Inclusion

- All structures in the proposed district expansion meet several of the criteria for designation as contributing structures to the National Register of Historic Places Fernandina Historic District, as outlined in Land Development Code section 8.03.02(I).

Basis for Inclusion

- Have value as a significant reminder of the cultural, historical or architectural heritage of the City.
- Have value as a building recognized for the quality of its architecture and retains sufficient elements showing their architectural significance.
- Have distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
- Their character is a geographically definable area or neighborhood possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events, or united in culture, architectural style, or aesthetically by plan or physical development.
- They are suitable for preservation or restoration

Guidelines

As part of the Fernandina Beach Historic District, properties would be held to the regulations of the Downtown Historic District Guidelines which can be found on the City website

www.fbfl.us/historicdistricts

CITY OF FERNANDINA BEACH



DOWNTOWN HISTORIC DISTRICT DESIGN GUIDELINES

THOMASON AND ASSOCIATES
PRESERVATION PLANNERS
NASHVILLE, TENNESSEE
2013



COAs

- A Certificate of Approval (COA) is required before a permit is issued for work on a historic landmark or site, or any property in a historic district
- Improvements to properties are subject to either staff or HDC approval as set forth in Table 8.03.03(B), the **Certificate of Approval Matrix**

Certificate of Approval Matrix		CONTRIBUTING		NON-CONTRIBUTING	
ACTION		STAFF	HDC	STAFF	HDC
ACCESSORY DWELLINGS			X		X
ADDITIONS			X		X
1. Not visible from the street AND 20% or less of the existing building's square footage			X	X	
2. All other additions			X		X
AUTOMATED TELLER MACHINES (ATMs)			X		X
CANVAS AWNINGS		X		X	
CARPORTS (ADDITION OR ENCLOSURE)			X	X	
CHANGES TO BOARD-APPROVED PLANS			X		X
DECK, PATIOS, PERGOLAS			X		X
1. With a structure			X	X	
2. Without a structure			X	X	
3. Not visible from right-of-way (with or without structure)		X		X	
DEMOLITIONS			X		X
1. 10% or less of non-historic addition		X		X	
2. All other demolitions			X		X
DOORS + GARAGE DOORS			X		X
1. Same materials, style, or size		X		X	
2. Change in materials or style		X		X	
3. Change in openings on main façade			X		X
4. Change in openings on a secondary façade			X	X	
DRIVEWAYS + SIDEWALKS		X		X	
GARAGES (ATTACHED OR DETACHED)			X		X
EXTENSION OF CERTIFICATE OF APPROVAL		X		X	
EXTERIOR WALL FINISH			X		X
1. Removal of non-historic vinyl/aluminum/ asbestos siding (If original surface is salvagable or if replacement material matches structure's original exterior finish)		X		X	
2. All other finishes (including painting of originally unpainted surface)			X	X	
EXISTING DOCKS (WITH OR WITHOUT A STRUCTURE)		X		X	
FENCES + WALLS		X		X	
MECHANICAL SYSTEMS (WITH VISUAL IMPACT)		X		X	
PAINTING		X		X	
POOLS, POOL ENCLOSURES, IN-GROUND HOT TUBS			X		X
PORCHES			X	X	
1. Open an enclosed porch			X	X	
2. Enclose a porch on the main façade			X	X	X
3. Enclose a porch on a secondary façade			X	X	
PUBLIC (GOVERNMENT AGENCY) PROJECTS			X		X
RELOCATION			X		X
REPAIRS + MAINTENANCE (MATCH EXISTING)		X		X	
ROOF			X		X
1. Same material and shape		X		X	
2. Change in material		X		X	
3. Change in shape and/or height			X	X	X
SCREEN DOORS			X	X	
1. Primary Entrance		X		X	
2. Secondary Entrance		X		X	
SIGNAGE		X		X	
SHEDS (up to 150 square feet)			X	X	
1. Custom-designed		X		X	
2. Pre-fabricated			X	X	
SHUTTERS (including temporary storm shutters/awnings)		X		X	
SKYLIGHTS			X	X	
SOLAR COLLECTORS			X		X
STORM WINDOWS AND DOORS		X		X	X
VARIANCES			X		X
WIND GENERATORS			X		X
WINDOWS			X		X
1. Same materials, style, or size		X		X	
2. Change in materials or style		X		X	
3. Change in openings on main façade			X		X
4. Change in openings on a secondary façade		X		X	
		STAFF		BOARD	
NEW CONSTRUCTION					X
LANDSCAPING (NEW CONSTRUCTION ONLY)		X			
LIGHTING (NEW CONSTRUCTION ONLY)		X			
PARKING MATERIALS (NEW CONSTRUCTION ONLY)		X			

Adopted September 5, 2006. Updated July 2020 through LDC Table 8.03.03(B) Certificate of Approval Matrix

Ballot

- LDC 8.03.02(K) Each owner of real property in the proposed historic district had been sent ballots to vote on the proposed district and the ballots must be signed, witnessed and delivered to the Historic District Council within 21 days after the hearing.



Historic District Boundary Expansion Vote

INCLUSION OF BLOCK 48 LOT 1 & N 40 FT OF LOT 2 INTO THE FERNANDINA BEACH DOWNTOWN HISTORIC DISTRICT

Owner of Record: MACEDONIA A.M.E. Church

Owners Address: PO Box 6216 Fernandina Beach, FL 32035

Parcel: 00-00-31-1800-0048-0010

- The addition of these properties to the Downtown Historic District will impose design review on certain permitted activities.
- The ordinance adding these properties to the Downtown Historic District will contain requirements which must be met in order to alter, renovate or demolish these properties. These requirements are identified in Chapter 8 of the City of Fernandina Beach Land Development Code and the City of Fernandina Beach Downtown Historic District Design Guidelines.
- The owners of this property will have the right to vote as to whether they wish to have these properties included in the historic district.
- At the hearing, the proposed historic district design guidelines for reviewing certain permitted activities will be discussed and voted on by the Historic District Council.
- If these properties are included in the Historic District, owners shall be required to obtain a Certificate of Approval before certain work is done on the property.
- Per section 11.04.01 all testimony presented by the applicant, any affected party; any witness for a party, or the staff (other than legal advice given by the City attorney) shall be given under oath.
- A copy of the application may be inspected in the office of the Department of Planning & Conservation, City Hall, 204 Ash Street, between the hours of 8:00AM – 5:00PM, Monday through Friday. The application will be considered in a quasi-judicial proceeding. Copies of the quasi-judicial procedures are available at the Office of the City Clerk and Department of Planning & Conservation and will be available at the meeting. For information on the application, please contact the Department of Planning & Conservation at 310-3480.

As owner of the subject property(s) I vote to:

- ☐ **INCLUDE** this property in the Fernandina Beach Downtown Historic District, OR
☐ **NOT INCLUDE** this property in the Fernandina Beach Downtown Historic District

Owner's Name Signed _____

Owner's Name Printed _____

Date _____

STATE OF FLORIDA
COUNTY OF NASAU

} ss

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021, by _____

Notary Public _____

Printed Name _____

My Commission Expires _____

_____ Personally Known _____ OR Produced Identification _____ ID Produced: _____

204 Ash Street • Fernandina Beach, FL 32034 • (904) 310-3135 • TDD/TTY 711

www.fbi.us

Equal Opportunity Employer

Next Steps

- Ballots to be counted and vote taken by HDC on **October 21, 2021**.

Meeting Schedule for Historic District Boundary Expansion

Meeting Type	Date	Time	Location
HDC Workshop	Thursday September 16, 2021	4PM	Commission Chambers, City Hall (204 Ash St)
Historic District Council (HDC) Regular Meeting	Thursday October 21, 2021	5PM	Commission Chambers, City Hall (204 Ash St)
Planning Advisory Board (PAB) Regular Meeting	Wednesday December 8, 2021	5PM	Commission Chambers, City Hall (204 Ash St)
City Commission Regular Meeting	Tuesday December 28, 2021	6PM	Commission Chambers, City Hall (204 Ash St)

Thank You



Print

Planning Advisory Board (PAB) - Submission #8358

Date Submitted: 11/19/2021

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 / > 10acres \$5,000)

☐

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

☒

LDC Text Amendment (\$1,500)

☐

Comp Plan Amendment (\$5,000)

☐

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 2022



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?*

11/19/2021

If you have yet to have a pre-application meeting, please choose a date and time to schedule your meeting now. Every Tuesdays are 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*

204 Ash Street

City*

Fernandina Beach

State*

fl

Zip*

32034

Parcel ID #(s)*

0

Lot*

0

Block*

0

Subdivision*

0

Zoning District*

C-1

Future Land Use Designation*

8th St Mixed Use

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*

City of Fernandina Beach /

Last Name*

Dale Martin

Company (if applicable)

City of Fernandina Beach

Mailing Address*

204 Ash Street

City*

Fernandina Beach

State*

Florida

Zip*

32034

Telephone Number*

9043103100

Email Address*

dmartin@fbfl.city

OWNER'S AGENT

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

First Name

Last Name

Mailing Address

City

State

Zip

Telephone Number

E-mail Address

dmartin@fbfl.city

PROJECT INFORMATION

Previous Planning/Zoning Approvals

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

LDC Text Amendment - Minor Amendments

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*

Dale

Applicant Last Name*

Martin

Today's Date*

11/19/2021

Upload Supporting Documentation*

City of FB logo NEW Reflex.jpg



Upload 2

Choose File

No file selected

Upload 3

Choose File

No file selected

Upload 4

Choose File

No file selected

DEPARTMENT OF PLANNING & CONSERVATION

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

PROPOSED LAND DEVELOPMENT CODE AMENDMENTS

December 2021

Minor Changes Proposed by City Staff

Chapter 5 Fences and Walls

5.01.05 Fences and Walls

- A. The maximum height of fences and walls **shall must** be as set forth in Table 5.01.10(A), except where otherwise provided in this LDC.

Table 5.01.10(A). Maximum Height of Fences and Walls

Measurement: The height measurement of fences and walls is taken from 2" above the natural topography to the top of the fence panel, picket, or wall. Support posts or columns cannot exceed 6" above the top of the fence panel, picket or wall.

Zoning District	Location	Maximum Height
RE, R1-G R-1, RLM, R-2, R-3, OT-1, OT-2, MU-1	Front yard, measured from the required front yard setback line to the front property line	4 feet
RE, R1-G R-1, RLM, R-2, R-3, OT-1, OT-2, MU-1	Side yard, measured from the required front yard setback line to the required rear yard setback line	6 feet
	Rear yard, measured from the required rear yard setback line to the rear property line	6 feet
C-1, C-2, C-3, MU-8, PI-1 & W-1	All locations	8 feet
I-1, I-2, I-A, I-W, REC & CON	All locations	12 feet

- B. Where walls or fences are proposed to be located on a common property line, the written consent of adjacent property owners **shall must** be required.
- C. Property lines **shall must** be established by a survey prepared by a surveyor licensed in Florida not more than two (2) years prior to the date of the application for a permit to install or construct a fence.
- D. Horizontal and vertical support posts **shall must** be placed facing the inside of the fenced area, except where the fence is designed such that both sides are finished with alternating vertical fence support.
- E. Electrified fences are prohibited.
- F. The use of barbed wire, razor wire, or the like for fencing is permissible only in the I-1, I-A, and PI-1 zoning districts.
- G. Permissible barbed wire or razor wire **shall must** be six (6) feet or more above the ground level. **The barbed or razor wire shall must be turned, pointed, or directed inward toward the property enclosed by the fence.**

Staff Report: Purpose of change is to clarify fence height measurement and update the table to include MU-8 & I-2 zoning district.

Add Graphic

PROPOSED LAND DEVELOPMENT CODE AMENDMENTS

December 2021

Minor Changes Proposed by City Staff

5.01.06 Dumpsters

- A. Dumpsters ~~shall must~~ be screened with a solid masonry wall, vinyl, or wooden fence. ~~Dumpster enclosures within the historic districts must comply with LDC Section 8.01.01.01.~~ The fence ~~shall must~~ be a minimum of six (6) feet and a maximum of eight (8) feet in height. ~~I-2 zoned properties are exempt.~~
- B. Double-staggered shrubs shall be installed around the perimeter, except for the gate, of the wall or fence to form a continuous hedge. Plant materials shall meet the requirements set forth in Section 4.05.03.
- C. A gate ~~shall must~~ be provided for access.
- D. Where possible, dumpsters ~~shall must~~ be sited to not be visible from the public right-of-way.
- E. Dumpsters ~~shall must~~ be located on a paved surface of sufficient size to accommodate the dumpster.
- F. The dumpster location ~~shall must~~ be easily accessible for pick-up.
- G. Dumpsters ~~shall must~~ be located to the rear or side of the principal building. A location in the front of the principal building ~~shall must~~ may be permissible only where side and rear yard locations cannot provide adequate access for pick-up.
- H. Dumpsters ~~shall must~~ not be located within any required buffer area, required landscaped area, required parking lot landscaping, or stormwater management area.

Staff Report: Purpose of change is to allow for vinyl as a permissible material for dumpster enclosure. Adding an exemption for the mills.

PROPOSED LAND DEVELOPMENT CODE AMENDMENTS

December 2021

Minor Changes Proposed by City Staff

Chapter 5: Front Yard Setbacks for Accessory Structures

Section 5.01.03 All Accessory Structures

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

Staff Report: Establishes a written standard for front yard setback on accessory structures and consolidates subsections into a single statement.

PROPOSED LAND DEVELOPMENT CODE AMENDMENTS

December 2021

Minor Changes Proposed by City Staff

Chapter 2: Section 2.03.02 – Cemeteries in Recreation Zoning

Table 2.03.02. Table of Land Uses

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

Staff Report: Makes Cemeteries a permissible principal use within the REC zoning district to eliminate non-conforming use of Bosque Bello cemetery.

PROPOSED LAND DEVELOPMENT CODE AMENDMENTS

December 2021

Minor Changes Proposed by City Staff

Chapter 2: Section 2.03.02 – C-1 Allowable Uses (Adding Health Clubs/Gyms and Music, Art, Dancing Studios)

Table 2.03.02. Table of Land Uses

ZONING DISTRICTS																					
– Prohibited (Empty) – Permissible – Permissible Subject to Supplemental Standards	R-E	R1-G	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	MU-8	C-1	C-2	C-3	I-1	I-2	I-A	I-W	W-1	PI-1	CON	REC
Health Clubs and Gyms									P	<u>P</u>	P	P	P	P							
Music, Dancing, Photography, or Art Studios								P	P	P	<u>P</u>	P	P	P	P			P	P		

Staff Report: Staff has noticed witnessed trend of less intensive businesses involving music, art, photography, and dance studios along with health clubs and gyms that looking to occupy recently vacated commercial properties or historically underutilized spaces. Staff feels that these allowances are less intensive than some of the already permissible uses within the C-1 zoning district, such as beauty salons and barber shops, personal services, and trade services.

PROPOSED LAND DEVELOPMENT CODE AMENDMENTS
December 2021
Minor Changes Proposed by City Staff

CHAPTER 6: SUPPLEMENTAL STANDARDS: 8th Street fronting storage of vehicles

6.02.04 Auto Motorized Vehicle Sales, New or Used

- A. A motorized vehicle ~~Automobile~~ agency is a permissible use in the MU-8 zoning category as subject to the following supplemental standards.
1. Automobile Motorized vehicle agencies must be located within a totally enclosed building.
 2. Exterior lighting may be used only to illuminate a building and its grounds for safety purposes. Lighting is not to be used as a form of advertising. Lighting must be directed and shielded to avoid direct illumination of a lot zoned or used for residential purposes.
 3. Except fronting S. 8th Street, no car motorized vehicle shall will be displayed or stored outdoors.
 4. No Motorized vehicle automobile preparation, mechanical or automobile body or other support services are may be offered onsite and are permissible when located in a completely enclosed building.

Staff Report: Allows exterior display for Auto Sales fronting S. 8th Street within MU-8 zoning district and correct term to motorized vehicle.

PROPOSED LAND DEVELOPMENT CODE AMENDMENTS

December 2021

Minor Changes Proposed by City Staff

CHAPTER 4: BUFFERS (Port Policy 30-feet)

Table 4.05.12. (C). Buffer Requirements between Zoning Districts.

Zoning District of Proposed Development	ADJACENT ZONING DISTRICT																
	R-E	R1-G	R-1	R-2	R-3	OT-1	OT-2	MU-1	C-1	C-2	C-3	I-1'	IA	I-W'	W-1	PI-1	CON'
R-E	No Buffer Required																
R1-G	No Buffer Required																
R-1	No Buffer Required																
RLM	No Buffer Required																
R-2	No Buffer Required																
R-3	A	A	A	A	N	N	N	A	N	N	N	B	B	B	B	N	N
OT-1	N	N	N	N	N	N	N	A	N	N	N	B	B	B	B	N	N
OT-2	N	N	N	N	N	N	N	A	N	N	N	B	B	B	B	N	N
MU-1	B	B	B	B	A	A	N	N	N	A	A	B	B	C	C	A	N
C-1	C	C	C	C	B	B	B	A	N	N	N	B	B	B	B	N	N
C-2	C	C	C	C	B	B	B	B	N	N	N	B	B	B	B	N	N
C-3	C	C	C	C	B	B	B	B	N	N	N	A	A	A	A	N	N
I-1 Downtown	N	N	N	A	N	N	N	A	N	A	A	N	N	N	N	N	N
I-A Airport	D	D	D	D	D	D	D	D	D	D	D	D	N	D	D	D	N
I-1 Mills	D	D	D	D	D	D	D	D	D	D	D	N	N	N	N	N	N
I-W	D	D	D	D	D	D	D	D	D	C	C	N	N	N	N	C	N
W-1	See Specific Standards in Section 8.01.02																
PI-1	C	C	C	C	B	B	B	A	N	N	N	B	B	B	B	N	N
CON	No Buffer Required																
REC	No Buffer Required																

N = No buffer required

Footnote 1: Except in compliance with LDC Section 4.05.12 (E).

- D. Properties abutting the Amelia Island Parkway are required to maintain a 15-foot landscaped buffer. The area between preserved and planted trees can be supplemented with native or naturalized shrubs to provide screening adjacent to any parking areas.
- E. As subject to Comprehensive plan policy 5P.03.02, the Ocean Highway and Port Authority is required to maintain a 30-foot landscaped buffer between port property lines and the adjoining Downtown Historic District properties.
- F. E-Buffer plantings are required to create vertical layers of plant material in repeating patterns. The examples provided describe vertical layering of plants in the landscape through staggered heights, with low plants in the front interconnecting plant massing layers with taller plants in the back.

Staff Report: Serves to implement a long-standing Comprehensive Plan policy.

PROPOSED LAND DEVELOPMENT CODE AMENDMENTS

December 2021

Minor Changes Proposed by City Staff

Chapter 8 – CRA Parking Requirements (8.01.02 (D)(4)) – Reference additions for consistency of existing policies

8.01.02 (D)(4)

D. Properties located within the CRA abutting the Amelia River Waterfront are subject to the following standards:

1. All new construction that is a water dependent, water enhanced, or water related use is exempt from Section 3.01.03(J) and Section 3.03.03(B) 1.
2. Building height shall be measured from the Base Flood Elevation (BFE) to the top of the roof, rather than from the finished grade, as established in 4.02.03(C). The maximum height of all structures shall not exceed thirty (30) feet in height above the BFE. Permissible roof forms shall be in compliance with the adopted CRA Design Guidelines.
3. Properties that have obtained the Waterfront Mixed Use Future Land Use designation are eligible for land uses in addition to those permitted in the Waterfront Industrial zoning and are specified in Tables 2.03.02 and 2.03.03. Floor area ratio shall not exceed 0.75. The floor area ratio ~~shall will~~ be calculated based on the developable land area and shall include portions of the site which remain submerged. Residential units are permitted if the property has a FLUM category of WMU and the units are located above a non-residential use. Stand-alone residential units are prohibited.
4. Residential uses ~~are must provide two spaces per dwelling unit on-site~~ **subject to LDC Section 7.01.04 footnote 2,** and are not eligible for the fee in lieu of providing parking.

AND

7.01.04(A) Footnote2:

- ² **Consistent with LDC policy 8.01.02(D)(4),** Dwellings units within the CRA must provide two (2) spaces per dwelling unit on-site but are permitted the following exceptions: all units 1,000 sq. ft or under are only required to provide one (1) space per dwelling unit on-site and all units 1,001-1,250 sq. ft are only required to provide one and one-half (1.5) spaces per dwelling unit on-site. Non-residential uses shall provide for parking per LDC section 4.03.03.

Staff Report: Clarifies parking requirement for smaller dwelling units provided within the CRA as consistent with the rest of the City.

PROPOSED LAND DEVELOPMENT CODE AMENDMENTS

December 2021

Minor Changes Proposed by City Staff

Chapters 1 and 11 – Board of Adjustment Changes

1.03.05 Construction or Demolition of Structures on Combined Lots

- A. In order to maintain open space, visual corridors, neighborhood character, property values and visual attractiveness of residential areas, wherever there may exist a single-family detached residence residential unit or, a two-family duplex structure building or any auxiliary building or structure, including but not limited to, swimming pools, or any other improvement which was heretofore constructed on property containing one or more platted lots or portions thereof (excluding walls or fences), such lots shall thereafter constitute one building site and shall must be considered the “lot of record”, and no permit shall will be issued for the construction of more than one residential dwelling unit residence or two-family building on the site. All construction on the building site must comply with all existing zoning and density requirements.
- B. The demolition or removal of any residence or structure, whether voluntary or involuntary, shall does not have the effect of changing the establishment of the building site.
- C. ~~Any~~ A change from the foregoing provisions for the purpose of establishing building sites, or separation of building sites shall requires supermajority approval by the Board of Adjustment in accordance with the variance approval process contained in Section 10.02.00 in a quasi-judicial hearing at which all interested persons shall will be afforded an opportunity to be heard.

AND

1.07.00 ACRONYMS AND DEFINITIONS

Variance means a grant of relief authorized by the Board of Adjustment or Historic District Council, by an affirmative vote of four(4) members of the HDC or the Board of Adjustment, that relaxes specific provisions of this LDC relating to land use and that will not be contrary to the public interest, when such provisions, if enforced, would result in undue hardship.

AND

11.07.00 APPEALS OF ADMINISTRATIVE ACTIONS

11.07.01 Applicability

- G. A person adversely affected by any the administrative decisions listed below in subsection (B) may appeal such decision to the BOA. Statements, proposed findings, evaluations, and conclusions contained in a compliance report or other report issued by the City Manager for consideration by a board or commission, or the City Commission shall not be construed as an administrative decision and shall will not be subject to appeal.
- H. Only the following administrative decisions are subject to appeal as set forth herein:
 - 1. Tree permits;
 - 2. Temporary use permits;
 - 3. Lot line adjustments;
 - 4. Minor amendments to local development orders;
 - 5. Administrative waivers;
 - 6. Context Sensitive Setback Determination;
 - 7. Decisions of the Building Official;
 - 8. Decisions of the Fire Marshal;
 - 9. Determination regarding change of use; and
 - 10. Written interpretations regarding use or zoning district boundaries when such interpretations are not contained within a compliance report; and
 - 11. Determination of Sufficiency and Completeness as required by LDC Section 11.03.01 (B).

PROPOSED LAND DEVELOPMENT CODE AMENDMENTS

December 2021

Minor Changes Proposed by City Staff

STAFF REPORT: Following recent court rulings, the above LDC text amendments are required to provide clarification of the City's process for Board of Adjustment review.

CHAPTER 11: NOTICE REQUIREMENTS (Increased public awareness)

11.02.00 NOTICE REQUIREMENTS

11.02.01 Generally

A. Notices ~~shall~~ **will** comply with the requirements set forth in the *Florida Statutes* and City established policies, as may be amended from time to time.

B. Notice ~~shall~~ **will** be required for the following ~~board-reviewed~~ applications:

Table 11.02.01(B) Board Review Application Required Notice

Application Type	Reviewing Entity	Posted Sign	Posted Agenda	Mailed	Published
<u>Administrative Waiver for Tree Protection Setback Adjustment</u>	<u>City Manager</u>	x			
<u>Context Sensitive Setback Determination</u>	<u>City Manager</u>	x			
<u>Lot Line Adjustment/ Minor Subdivision</u>	<u>City Manager</u>	x			
Certificate of Appropriateness (COA)	Historic District Council	x	x	x	
Variances	Board of Adjustment or Historic District Council	x	x	x	
Appeals of Administrative Decisions	Board of Adjustment	x	x		
Comprehensive Plan Text Amendments	Planning Advisory Board		x		x
Land Development Code Text Amendments	Planning Advisory Board		x		x
Annexation	Planning Advisory Board	x	x	x	x
Future Land Use Map Amendment (FLUM) Small Scale (less than 10 acres) or Large Scale (greater than 10 acres)	Planning Advisory Board	x	x	x	x
Zoning Map Change or Planned Unit Development (PUD) Request	Planning Advisory Board	x	x	x	x
Preliminary or Final Plat	Planning Advisory Board	x	x	x	
Vacation of Right-of-Way (ROW)	Planning Advisory Board	x	x	x	x

PROPOSED LAND DEVELOPMENT CODE AMENDMENTS

December 2021

Minor Changes Proposed by City Staff

11.02.03. Mailed Notice Requirements

- A. Mailed notice of a required public hearing shall will be prepared by the City for board reviewed applications.
- B. All mailed notices shall will be sent at least 10 days in advance of a scheduled meeting date by regular mail to all owners of real property located within 300500 feet of the exterior lot lines of a property which is subject to the application.
- C. The mailed notice shall will contain the following information:
 - i. The name of the applicant;
 - ii. The location of property for which approval is sought;
 - iii. The nature of the approval sought by the applicant; and
 - iv. The date, time, and place of any and all applicable public hearing on the application.
- D. The names and addresses of such property owners shall will be determined by reference to the latest ad valorem tax records for Nassau County, Florida.

STAFF REPORT: Staff often hears from parties that are just outside of the 300- foot notice boundary and happen to drive by a noticed location but feel aggrieved that they have not received written notice. The proposed change is a direct response to this noticed trend and, in an effort, to provide greater notice. The 500- foot requested change exceeds typical standards found in Florida, but serves to support enhanced public transparency of processes impacting City residents.

LDC Code-based Amendments

Current Code Section	Current Code	Proposed Amendment	Benefit of Amendment
10.03.01	“A reduction in a dimensional standard, other than a setback...”	Allow for deviation from standard setback requirements, when such a deviation would preserve a protected tree	Removes the need for a Variance. Homeowners are more likely to pursue this less expensive and less time-consuming process. It will also promote environmentally friendly designs.
1.07.00 (B)	“Protected tree means any existing, healthy tree having a five (5) inch DBH, or greater and not identified on the most recent Florida Exotic Pest Plant Council Invasive Plant list (Category I or II) and any tree that was planted or preserved in compliance with an approved development order or to mitigate removal of a protected tree.”	Include any newly planted trees as part of the LDC’s minimum landscape requirements.	Reinforces section 4.05.03(E)(3)
4.05.10	“All wet detention ponds shall incorporate a combination of aquatic and non-aquatic native plants...”	Require a minimum of one (1) 2.5” DBH water-tolerant tree per 50 linear feet of pond frontage. Creating clusters of trees is permissible so long as the minimum requirements are met. A 5 FT barrier at 3” deep, created by mulch or other natural material, must be placed around each tree and/or cluster	Softens the landscape, allows for better absorption of stormwater, filter runoff, additional wildlife habitats,
4.05.14 (D) (4)	An applicant shall be permitted to pay a fee to the City Tree Replacement Fund for up to fifty (50) percent of the cumulative DBH of protected trees removed, less the credits accumulated	Maintain the \$500 Tree Removal Fee for the first 3 trees, but increase “Each Additional Tree” fee from \$100 to \$150	Revised fee is more in line with what it would currently cost the City to replace removed trees

	from preservation of trees on the site. The fee will be set by resolution of the City Commission and will be based on the average cost for the City to replace the tree with the same species, excluding invasive species, the fiscal year in which the permit is issued.		
Table 4.02.01(J)	Maximum impervious surface ratio for residential lots is currently 60%.	Reduce Impervious Surface Ratio to 45% for all residential development. Applies to zoning districts R-1, R-2, RLM, R-3, and MU-1 and MU-8 where exclusively residential is developed.	Encourages greater tree preservation, increases open space, minimizes impervious surfaces.
No current code section	N/A	Require permits for all concrete slabs and all pavers exceeding 50 square feet.	Provides a method for ensuring LDC compliant impervious surface ratios, oversight of lot coverage
4.05.05(A)&(B)	Single-family and Two-family Residential Development Single-family and two-family development shall include, at a minimum, one (1) shade tree for every 2,500 square feet of lot area or fraction thereof. Multi-family Residential Development 1. There shall be not less than one (1) shade tree for each 1,500 square feet, or fraction thereof, of development site.	Single-family and Two-family Residential Development Increase the minimum landscape requirement to 2 native trees per 2500 sq. ft. Multi-family Residential Development Increase the minimum landscape requirement to 2 native trees per 1500 sq. ft.	Greater diversification of native species, doubles the total number of trees required per lot.

No current code section	N/A	Existing healthy trees onsite that are 2.5 inches DBH or greater and at least 8 ft. tall that are relocated and that would otherwise be removed from the site because of development may be utilized as credit towards the assessed mitigation, if relocated onsite.	Preserving well established trees and existing mature canopy onsite.
No current code section	N/A	At the property owner's expense, they must analyze the condition of each tree, 3 years after the tree was preserved, relocated, or planted. Assessment may be provided in the form of an arborist evaluation or onsite inspection performed by the City. This analysis must be submitted to the city for inspection and approval within 30 days of being made. Should any tree die or be in a state of decline within 3 years of being preserved, planted, or relocated, the property owner must be required to replace the tree within 60 days of that determination. The three-year monitoring and approval period must begin anew whenever a tree is replaced. If that replacement tree is found not to be viable at the end of the second monitoring period, the property owner can pay the appropriate amount into the tree fund in lieu of planting a third replacement tree. If the property owner fails to replace the tree or to pay the appropriate amount into the tree fund within 60 days, the property owner will be in violation of this chapter. The City has the authority during the required 3-	An enforcement mechanism to ensure mitigation and landscape trees are compliant with the code. Upon approval this section would become a sub-section of 4.05.03(E)(3).

		year maintenance period to conduct on-site maintenance inspections subsequent to final inspection and notice of completion, and to require correction of all deficiencies and violations. Note: To create a stamp with this language on all landscape plan approvals at time of permitting.	
4.05.03(E)(3)	Replacement trees shall be maintained and warranted to survive for a period of one (1) year from installation. Trees which do not survive one (1) year must be replaced with new trees of the same size. Replacement trees shall comply with the same maintenance and replacement warranty as the original replacement tree(s) and the warranty period will restart at the date of planting.	Expand the minimum tree health guarantee timeframe from 1 to 3 years.	Encourages healthy tree maintenance, allows for longer tree establishment period
No current code section	N/A	Incorporate specific language relating to tree trust fund.	Provide clarification of fund usage within the LDC.

DRAFT LAND DEVELOPMENT CODE AMENDMENTS
FALL 2021
Incorporate City Tree Committee Recommendations

Chapter 1 Changes (Definitions)

Protected tree means any existing, healthy tree having a five (5) inch DBH, or greater and not identified on the most recent Florida Exotic Pest Plant Council Invasive Plant list (Category I or II) and any tree that was **planted or preserved in compliance with an approved development order or to mitigate removal of a protected tree.**

Tree Committee Recommendation: reinforce that newly installed trees are “protected.”

Staff: The existing language already protects newly installed trees. No change needed.

Chapter 4 – Impervious Surface Ratio

Table 4.02.01(J). Design Standards for Lots

Tree Committee Recommendation: Reduce Impervious Surface Ratio to 45% for all residential development. Applies to zoning districts R-1, R-2, RLM, R-3, and MU-1 and MU-8 where exclusively residential is developed. Encourages greater tree preservation, increases open space, minimizes impervious surfaces.

Staff: Defer action and leave as written for now with the recommendation to consider Comprehensive Plan Amendment and LDC Changes at the time of adoption of new code.

DRAFT LAND DEVELOPMENT CODE AMENDMENTS
FALL 2021
Incorporate City Tree Committee Recommendations

Chapter 4 – Re-establishing the City’s Tree Fund

Adding New Section 4.05.16

4.05.16 Tree Fund

In support of the City’s commitment to tree protection, the continued health of its mature canopy, and to grow the urban forest, the City Manager must establish within the operating budget of the City a special account that includes all funds derived from donations, Tree Removal penalties or fines, and all fees collected from the issuance of tree removal permits into the special fund. The special account may also include funds derived from violations of landscape requirements. Funds in the special account shall only be spent for the following activities:

- Heritage Tree nomination, inspection, and protection measures;
- Relocation of protected trees;
- Monitoring and special treatment (such as cabling or root injections) of protected trees within City Rights-of-way and public lands;
- Up to 1/3 of the salary of a City Employee serving as the Urban Forester/ City Arborist;
- The salary of a seasonal intern;
- Purchase of replacement trees and supplies including irrigation to support newly installed trees within the City;
- Education and outreach materials about trees;
- Equipment required to support new or replacement trees; and
- Staff and volunteer training activities.

The special fund will not be used to defer costs of routine maintenance activities (such as pruning or pesticide application) supporting City trees beyond two (2) years following their initial installation.

Former Language as established in 2001, never readopted in 2006 Code Update:

Sec. 110-221. Tree protection fund.

The city manager shall establish within the operating budget of the city a special account that shall include all funds derived from donations, penalties and fines established pursuant to this article. In addition, 50 percent of all fees collected from the issuance of permits and otherwise under this article shall be deposited into the fund. The special account may also include funds derived from violations of landscaping requirements in chapter 115, landscaping, of this Code. Funds in the special account shall be spent only for tree protection, tree preservation, purchase and replacement of trees in the city as approved by the city commission. In addition, the city commission may appropriate annually an amount not to exceed \$5,000.00 to be used to finance education about trees.

(Ord. No. 2001-18, §§ 1, 2, 12-4-01; Ord. No. 2003-31, § 2, 11-4-03; Ord. No. 2005-4, § 6, 5-3-05)

DRAFT LAND DEVELOPMENT CODE AMENDMENTS
FALL 2021
Incorporate City Tree Committee Recommendations

Chapter 4 Changes (Landscape and Tree Protection)

4.05.03(E) Landscape Maintenance Requirements

E. Maintenance requirements

1. All plantings shall be continually maintained in an attractive and healthy condition. Maintenance shall include, but not be limited to, watering, tilling, fertilizing and spraying, mowing, weeding, removal of litter and dead plant material, and necessary pruning and trimming.
2. Required plants that become diseased or die shall be replaced not later than three (3) months following the loss of the plant.
3. Replacement trees shall be maintained and warranted to survive for a period of ~~one (1)~~ **three (3)** years from installation. Trees which do not survive ~~one (1)~~ **three (3)** years must be replaced with new trees of the same size. Replacement trees shall comply with the same maintenance and replacement warranty as the original replacement tree(s) and the warranty period will restart at the date of planting.

11.05.03 Installation and Maintenance Guarantees for Landscaping, Irrigation, and Replacement Trees

A maintenance guarantee shall be provided to ensure that required landscaping, and irrigation system, or protected trees are perpetually maintained in accordance with the provisions of this LDC. For all development projects **receiving a Local Development Order**, the applicant shall provide legal documents, approved by the City, which insure such protection after building construction has occurred on the site. Such documents may include, but are not limited to, conservation easements, dedication of common open space, tree protection easements, deed restrictions, and homeowner association documents. **The City shall require an assessment provided by a certified arborist at the end of the warranty period before remitting funds or releasing the obligation documents.**

Tree Committee Recommendation: Encourages healthy tree maintenance, allows for longer tree establishment period. Provide for an enforcement mechanism to ensure mitigation and landscape trees are compliant with code at the end of their warranty period.
Staff: Incorporated changes to address committee recommendation, as presented.

DRAFT LAND DEVELOPMENT CODE AMENDMENTS
FALL 2021
Incorporate City Tree Committee Recommendations

4.05.04 MINIMUM REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT

It is the intent of this section to provide minimum landscaping requirements for residential development. Existing plant materials, other than invasive species, may be counted toward meeting the landscaping requirements set forth in this section.

A. Single-family Detached and Two-family Duplex Residential Development

Single-family and two-family development shall include, at a minimum, ~~one (1)~~ two (2) ~~shade~~ native trees for every 2,500 square feet of lot area or fraction thereof. At least ~~two (2)~~ four (4) ~~native~~ trees shall be located in the front, side or rear yard. Relocation of existing healthy trees on the project site measuring at least 2.5" DBH and at least 8 feet tall may be relocated on the site and utilized as a credit to satisfy minimum landscape requirements. Tree identification and placement shall be shown on a site plan but shall not be required to meet the requirements of 4.05.04(A) above.

B. Tri-plex and Multi-family Residential Development

Multi-family residential development sites shall meet the following standards, in addition to the requirements set forth in Section 4.05.04(A) above:

1. There shall be not less than ~~one (1)~~ two (2) ~~shade~~ native trees for each 1,500 square feet, or fraction thereof, of development site. Relocation of existing healthy trees on the project site measuring at least 2.5" DBH and at least 8 feet tall may be relocated on the site and utilized as a credit to satisfy minimum landscape requirements. There shall be a planting area not less than ten (10) feet in width between the building walls and parking areas. Landscape materials shall be provided as follows:
 - a. One (1) tree for every 200 square feet of planting area or fraction thereof;
 - b. At least fifty (50) percent of the trees shall be shade trees; and
 - c. A continuous hedge shall be placed along the building walls.
2. There shall be a planting area not less than ten (10) feet in width between an abutting right-of-way and parking areas. Landscape materials shall meet the following standards:
 - a. One (1) tree shall be provided for every 250 square feet of planting area or fraction thereof;
 - b. At least seventy-five (75) percent of the trees shall be shade trees;
 - c. A continuous hedge or a berm with native plantings, at least three (3) feet in height, shall be provided; and
 - d. The entire site, outside of the planting areas immediately surrounding the trees and shrubs, shall contain grass or ground cover.

Tree Committee Recommendation: Diversify native tree species and double the total number of trees required per lot. Allows for planting of a combination of shade and understory trees. Supports preservation of established trees and the existing maturing canopy on the same project site.

Staff: Incorporated changes to address committee recommendation, as presented.

DRAFT LAND DEVELOPMENT CODE AMENDMENTS
FALL 2021
Incorporate City Tree Committee Recommendations

4.05.10. RETENTION AND DETENTION PONDS

Stormwater retention/detention ponds shall be naturally shaped (without geometric straight sides) and shall meet the following minimum requirements:

- A. All wet detention ponds shall incorporate a combination of aquatic and non-aquatic native plants to completely surround the perimeter to filter runoff of fertilizers, herbicides, and pesticides.
- B. Wet detention ponds shall incorporate, at a minimum, a littoral zone or a littoral zone alternative Per Chapter 40C-42, Florida Administrative Code.
- C. At a minimum, one water-tolerant native tree per 50 linear feet of pond frontage is required. Trees may be grouped to create clusters to meet minimum requirements. A five (5) foot natural barrier is required around each tree or cluster of trees.

Tree Committee Recommendation: Softens the landscape surrounding stormwater ponds to allow for better absorption of stormwater, filter runoff, additional wildlife habitats.

Staff: Added subsection C to address committee recommendation, as presented.

**DRAFT LAND DEVELOPMENT CODE AMENDMENTS
FALL 2021**

Incorporate City Tree Committee Recommendations

10.03.00 ADMINISTRATIVE WAIVERS

10.03.01 Authority and Limitations

The City Manager is authorized to reduce specific site design and development standards of this LDC where the intent of the LDC can be achieved and equal performance obtained by granting a waiver. The authority to grant a waiver shall be limited to the following:

- A. A reduction in the parking requirement, provided the following standards are met:
 - 1. The reduction is necessary in order to implement tree protection standards of this LDC;
 - 2. The reduction is limited to either one (1) space or two (2) percent of the parking requirement, whichever is more; and
 - 3. The reduction does not limit the availability or location of required handicapped parking.
- B. A reduction in a dimensional standard, other than a setback as set forth in Section (A) above, provided that all of the following conditions are met:
 - 1. A property owner inadvertently fails to comply with the dimensional requirements and such failure is identified after the start of construction;
 - 2. The difference between the required dimensional standard set forth in this LDC and the actual measurement is not more than three (3) inches; and
 - 3. Failure to comply with the required dimensional standard shall not result in an adverse health, safety, or welfare impact.
- C. A reduction in the minimum front, side, or rear yard setbacks for a single residential lot for the exclusive purpose of protecting mature, healthy shade trees on a property provided the following standards are met:
 - 1. The reduction is necessary to protect a healthy native shade tree measuring at least 25 inches DBH; and
 - 2. The reduction does not result a structure placed less than five (5) feet from the front, side, or rear property lines; and
 - 3. The protected tree will not require pruning cuts any greater than 20% as recommended by ISA best management practices during construction or within 2 years following construction activities; and
 - 3. Where the applicant has provided a certified arborist statement attesting to the health of the tree and its worthiness for deviation from typical setback standards, a detailed protection schematic to secure and inspect the tree during construction activities, consideration of designation as heritage tree to extend protection requirements, and recommendations for post development inspections and treatments; and
 - 4. A recorded agreement between the property owner and the City which binds future owners to tree replacement requirements should the preserved tree fail in the future.

Tree Committee Recommendation: Allow for deviation from standard setback requirements, when such a deviation would preserve a protected tree. Removes the need for a Variance. Homeowners are more likely to pursue this less expensive and less time-consuming process. It will also promote environmentally friendly designs.

Staff: Added subsection C to address committee recommendation and to address previously identified concerns of the PAB.

Print

Planning Advisory Board (PAB) - Submission #8359

Date Submitted: 11/19/2021

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 / > 10acres \$5,000)

☐

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

☒

LDC Text Amendment (\$1,500)

☐

Comp Plan Amendment (\$5,000)

☐

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 2022



IMPORTANT NOTES

Pre-Application Meeting

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

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?*

11/19/2021

If you have yet to have a pre-application meeting, please choose a date and time to schedule your meeting now. Every Tuesdays are 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*

204 Ash Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

0

Lot*

0

Block*

0

Subdivision*

0

Zoning District*

C-1

Future Land Use Designation*

8th St Mixed Use

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*

Dale

Last Name*

Martin

Company (if applicable)

City of Fernandina Beach

Mailing Address*

204 Ash Street

City*

Fernandina Beach

State*

Florida

Zip*

32034

Telephone Number*

9043103100

Email Address*

dmartin@fbfl.city

OWNER'S AGENT

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

First Name

Last Name

Mailing Address

City

State

Zip

Telephone Number

E-mail Address

PROJECT INFORMATION

Previous Planning/Zoning Approvals

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

LDC Text Amendment - Tree Ordinance Updates

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*

Dale

Applicant Last Name*

Martin

Today's Date*

11/19/2021

Upload Supporting Documentation*

City of FB logo NEW Reflex.jpg



Upload 2

Choose File

No file selected

Upload 3

Choose File

No file selected

Upload 4

Choose File

No file selected

DEPARTMENT OF PLANNING & CONSERVATION

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

LDC Amendments for Mobile Food Dispensing Vehicle “Food Trucks”

CHAPTER 1: Definitions

Section 1.00.07

Mobile Food Dispensing Vehicles means any vehicle that is a public food service establishment and that is self-propelled or otherwise movable from place to place and includes self-contained utilities, including but not limited to, gas, water, electricity, or liquid waste disposal.

Mobile Food Dispensing Pad means an area designated within a food truck park that is designed for food truck use with provision for applicable utilities, including water, sewer, electricity, gas, grease interceptors, and solid waste.

Mobile Food Dispensing Park means a parcel(s) of land containing two or more food truck pads where food trucks serve as the principal use of the parcel(s). This definition does not include any parcel(s) where food trucks or vending carts serve as a secondary or accessory use.

CHAPTER 2

Table 2.03.02. Table of Land Uses

ZONING DISTRICTS																					
– Prohibited (Empty) P – Permissible S – Permissible Subject to Supplemental Standards	R-E	R1-G	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	MU-8	C-1	C-2	C-3	I-1	I-2	I-A	I-W	W-1	PI-1	CON	REC
PRINCIPAL LAND USES:																					
Mobile Food Dispensing “Food Truck” Park								S	S	S	S	S	S	S	S	S	S	S			

CHAPTER 6: Supplemental Standards

Section 6.02.15

Mobile Food Vending “Food Truck” Parks

- A. Mobile Food Vending “Food Truck” Parks are permissible, outside of the Downtown Historic District in zoning districts MU-1, MU-8, C-1, C-2, C-3, I-1, I-A, I-W, I-2, OT-2 and W-1 as subject to the following supplemental standards.
 1. Food trucks must be connected to the electric utility service and may only operate with a generator in the case of an emergency.

LDC Amendments for Mobile Food Dispensing Vehicle “Food Trucks”

2. Food trucks must be connected to City water and sewer service with the appropriately sized grease interceptor.
3. Restroom facilities must be provided on site or within 600 walking feet. Where shared restroom facilities are utilized, the City must be a party identified in the agreement requiring a signature from the City Manager, and the agreement must be in a form acceptable to the City Attorney recoded with the Nassau County Clerk of Courts.
4. Minimum off-street parking requirements are 2 spaces per food truck pad.
5. Accessory activity areas must clearly designate all areas that will be used as accessory activity areas. The operation of such areas must comply with all applicable regulations, such as noise regulations.

Print

Planning Advisory Board (PAB) - Submission #8360

Date Submitted: 11/19/2021

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 / > 10acres \$5,000)

☐

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

☒

LDC Text Amendment (\$1,500)

☐

Comp Plan Amendment (\$5,000)

☐

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 2022



IMPORTANT NOTES

Pre-Application Meeting

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

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?*

11/19/2021

If you have yet to have a pre-application meeting, please choose a date and time to schedule your meeting now. Every Tuesdays are 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*

204 Ash Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

0

Lot*

0

Block*

0

Subdivision*

0

Zoning District*

C-1

Future Land Use Designation*

8th St Mixed Use

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*

Dale

Last Name*

Martin

Company (if applicable)

City of Fernandina Beach

Mailing Address*

204 Ash Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Telephone Number*

9043103100

Email Address*

dmartin@fbfl.city

OWNER'S AGENT

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

First Name

Last Name

Mailing Address

City

State

Zip

Telephone Number

E-mail Address

PROJECT INFORMATION

Previous Planning/Zoning Approvals

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

LDC Text Amendment - Mobile Food Establishments "Food Trucks"

Certification*



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



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

Applicant First Name*

Applicant Last Name*

Dale

Martin

Today's Date*

11/19/2021

Upload Supporting Documentation*

City of FB logo NEW Reflex.jpg



Upload 2

Choose File

No file selected

Upload 3

Choose File

No file selected

Upload 4

Choose File

No file selected

DEPARTMENT OF PLANNING & CONSERVATION

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

1.07.00 Acronyms and Definitions

Deck – a structure, without a roof, either freestanding or directly connected to a primary or accessory structure. Generally, constructed of wood or a composite material.

Balcony – an exterior floor system projecting from a structure and supported by the structure, with no additional independent supports

Porch – a covered but unenclosed projection from the main wall of a building that may or may not use columns or post for structural purposes.

4.02.03 Standards for Buildings and Building Placement

A. Encroachment

1. A yard created by the setbacks set forth in this section shall not be considered a yard for any other building.
 2. Every part of a required yard shall be open and unobstructed from its lowest point to the sky, except as set forth in Section 4.02.03(A) (3), (4), (5) and (6) below.
 3. Front entry steps may encroach into a minimum front yard up to forty-two (42) inches.
 4. The following building features may project into a minimum yard up to twenty-four (24) inches: sills, belt courses, cornices, buttresses, ornamental features, chimneys, and eaves.
 5. The following building features may project into a minimum rear yard up to forty-two (42) inches: open or enclosed fire escapes, outside stairwell, and balconies.
 6. Porches may encroach up to ten (10) feet into the rear yard setback.
 - a. Porches must comply with the front and side yard setbacks.
 7. Decks with a finished floor of 12" or less from grade are permissible encroachments into the side and rear yards up to five (5) feet from the property line. For installation of a deck on varying topography, the floor level may be allowed to reach a maximum of 36" from grade.
 - a. Decks must comply with the front yard setback.
 6. ~~Wooden decks and porches with a finished floor level of 12" or less from natural grade or non-covered open-air balconies are permissible encroachments into required yard spaces, subject to the following:~~
 - a. ~~A five (5) foot minimum setback is required for all side and rear yards.~~
 - b. ~~For front yards, wooden decks and non-covered open-air balconies shall comply with the front yard setbacks specified for each zoning district.~~
 - c. ~~For installation of a wooden deck on varying topography, the floor level may be allowed to reach a maximum of 24" from natural grade to accommodate stairs and topographical impracticalities.~~
 7. Mechanical equipment may be located within the side or rear yard setback, but not closer than five (5) feet to side or rear yard lot lines and screened by landscaping or opaque fencing.
 8. Specific requirements for fences and signs are outlined in Sections 5.01 and 5.03.
- B. On double-frontage lots, the designated front yard shall be determined by the City.

Staff Report: Eliminates double standard for balconies and adds allowance for porch in the rear yard.

Print

Planning Advisory Board (PAB) - Submission #8395

Date Submitted: 12/1/2021

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 / > 10acres \$5,000)

☐

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

☒

LDC Text Amendment (\$1,500)

☐

Comp Plan Amendment (\$5,000)

☐

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 2022



IMPORTANT NOTES

Pre-Application Meeting

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

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?*

12/1/2021

If you have yet to have a pre-application meeting, please choose a date and time to schedule your meeting now. Every Tuesdays are 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*

204 Ash Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

00-00-31-1800-0270-0010

Lot*

29-34

Block*

270

Subdivision*

COFB

Zoning District*

C-3

Future Land Use Designation*

Central Business District

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*

City of

Last Name*

Fernandina Beach

Company (if applicable)

City of Fernandina Beach

Mailing Address*

204 Ash Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Telephone Number*

9043103480

Email Address*

planninginfo@fbfl.city

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

Kelly

Last Name

Gibson

Mailing Address

204 Ash Street

City

Fernandina Beach

State

Florida

Zip

32034

Telephone Number

9043103480

E-mail Address

kgibson@fbfl.org

PROJECT INFORMATION

Previous Planning/Zoning Approvals

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

CITY OF FERNANDINA BEACH, LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB 2021-15): ENCROACHMENTS TO ADD DEFINITIONS IN LDC SECTION 1.07.00 FOR DECKS, BALCONIES, AND PORCHES AND AMENDING SECTION 4.02.03 (a) ADDING A PORCH ENCROACHMENT ALLOWANCE AND CLARIFYING DECK SETBACKS

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*

Taylor

Applicant Last Name*

Hartmann

Today's Date*

12/1/2021

Upload Supporting Documentation*

11 12 21.jpg



Upload 2

Choose File

No file selected

Upload 3

Choose File

No file selected

Upload 4

Choose File

No file selected

DEPARTMENT OF PLANNING & CONSERVATION

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



City of Fernandina Beach

OFFICE OF THE CITY ATTORNEY

MEMORANDUM

TO: Historic District Council

CC: Sal Cumella, Historic Preservation Planner and
Planning and Conservation Department

FROM: Tammi E. Bach, City Attorney

DATE: September 10, 2021

RE: Lot Visibility Corridors (Side Yard Corridors)
Reconsideration of Old Town Cases

As you know, Board Member Spino has asked the staff to include two cases for reconsideration on the September 16, 2021 HDC agenda. Member Spino must make a motion to reconsider each case (Cases 2021-0018 and 2021-0025) on September 16, 2021, and I hope that his motion will be seconded and ultimately pass to allow the HDC to rehear these cases.

The decisions made by the HDC do not set precedent, as I have advised you many times. However, the subsections of the Land Development Code dealing with lot visibility corridors, specifically side yard corridors, are not clear and have been applied in an inconsistent manner.

Section 8.01.01.02(I) Lot Visibility Corridors

2. For side yard corridors there shall be a required minimum setback of five (5) feet separating lots on the north-south orientation. If two (2) or more adjacent properties are owned, then the corridor dimensions are cumulative. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the side yard corridor.

4. Every point of the required corridors shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of sills, belt courses, buttresses, ornamental features, chimneys, and eaves, provided that none of such projections shall project into a side yard any more than twenty-four (24) inches. Connecting elements such as balconies, porches, or bay windows may also be allowed as projections under these dimensional restrictions. Landscape elements are not covered under this restriction.

Inconsistent application of land development regulations to different cases may leave the HDC (City) open to constitutional challenges based upon fairness and equal protection principles. Decisions made by the HDC regarding encroachments into side yard corridors over the last several years are not consistent with regard to the extent of the encroachments permitted. Unlike architectural details which are difficult to compare between cases, an encroachment is an encroachment. Therefore, it is more likely that a

constitutional equal protection claim could be maintained for inconsistent application of the regulations dealing with encroachments into side yard corridors.

I believe the above-referenced cases should be reheard keeping in mind how the subsections of Section 8.01.01.02 of the Land Development Code (LDC) have been interpreted and applied in other cases with regard to the extent of encroachments into side yard corridors.

We must then review the regulations in Section 8.01.01.02 of the LDC and revise the language to clarify the intent of the HDC and City Commission with regard to side yard corridors. If the language of the LDC is amended, the HDC can apply the lot visibility regulations to new cases with confidence that they will be applied fairly.

OT VIEW CORRIDOR
LDC Text Amendments
December 2021

Summary: The Historic District Council has struggled to maintain consistency in its review and consideration of connecting elements that extend into required setbacks within the Old Town Historic District. This has resulted in confusion for applicants/owners, staff, and the board. In an effort to clarify intention, and to achieve consistency for future projects, staff presented three options for possible LDC text amendments to the board for discussion and direction at their Thursday, November 18, 2021 regular meeting. After board deliberation and a unanimous vote, the Historic District Council wishes to forward the following recommended amendments to chapter 8 of the Land Development Code to the Planning Advisory Board for consideration.

Background/ Old Town Plan: Sited on a bluff above the Amelia River, the original Old Town plan consisted of some 13 blocks arranged around a Plaza at the western edge of the settlement. Each block was made up of four to six peonias, a basic urban lot type established by the Law of the Indies, and as many as eight media peonias or half lots. The size of the peonia was based in part on its use as a residential lot that provided an area for agriculture. The Spanish used the vara (equivalent of 33-inches today) to establish the size of the peonia (46-feet, 6-inches x 93-feet) and media peonia (46-feet, 6-inches x 46-feet, 6-inches). By 1937, the original settlement had been expanded to some 20 full blocks and seven smaller blocks – all made up of peonias and media peonias. As dictated by the Law of the Indies, the Spanish plan provided for the orderly distribution of buildings based on type with civic and religious structures sited near the plaza. Most of the structures of the original settlement were primarily residential.

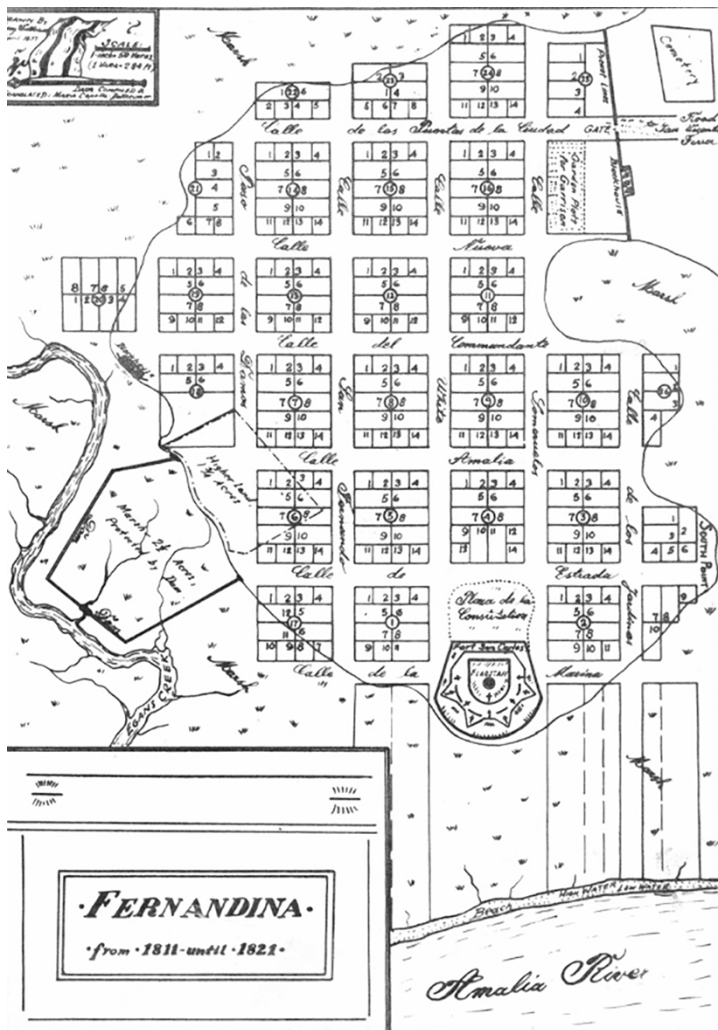
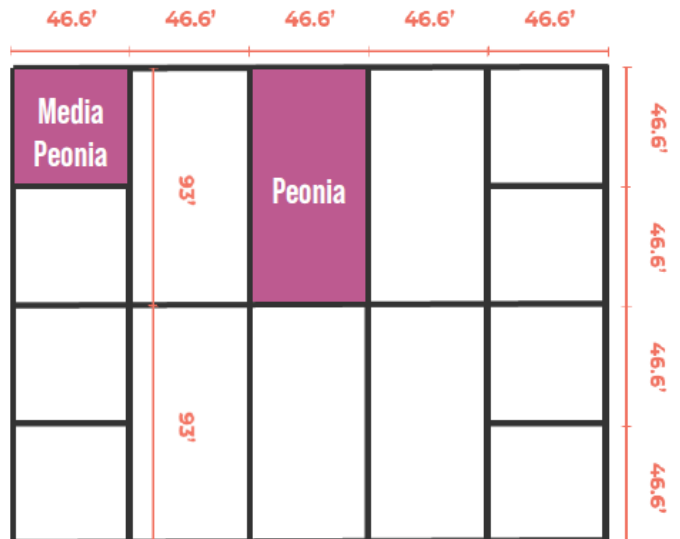


Figure 1 (left): Map of Old Town drawn by Franz Dollheimer in April 1937 based on data compiled and translated by Maria Copella Dollheimer.

Figure 2 (below): Typical block with peonia (original, full lots) and media peonia (original, half lots).



OT VIEW CORRIDOR
LDC Text Amendments
December 2021

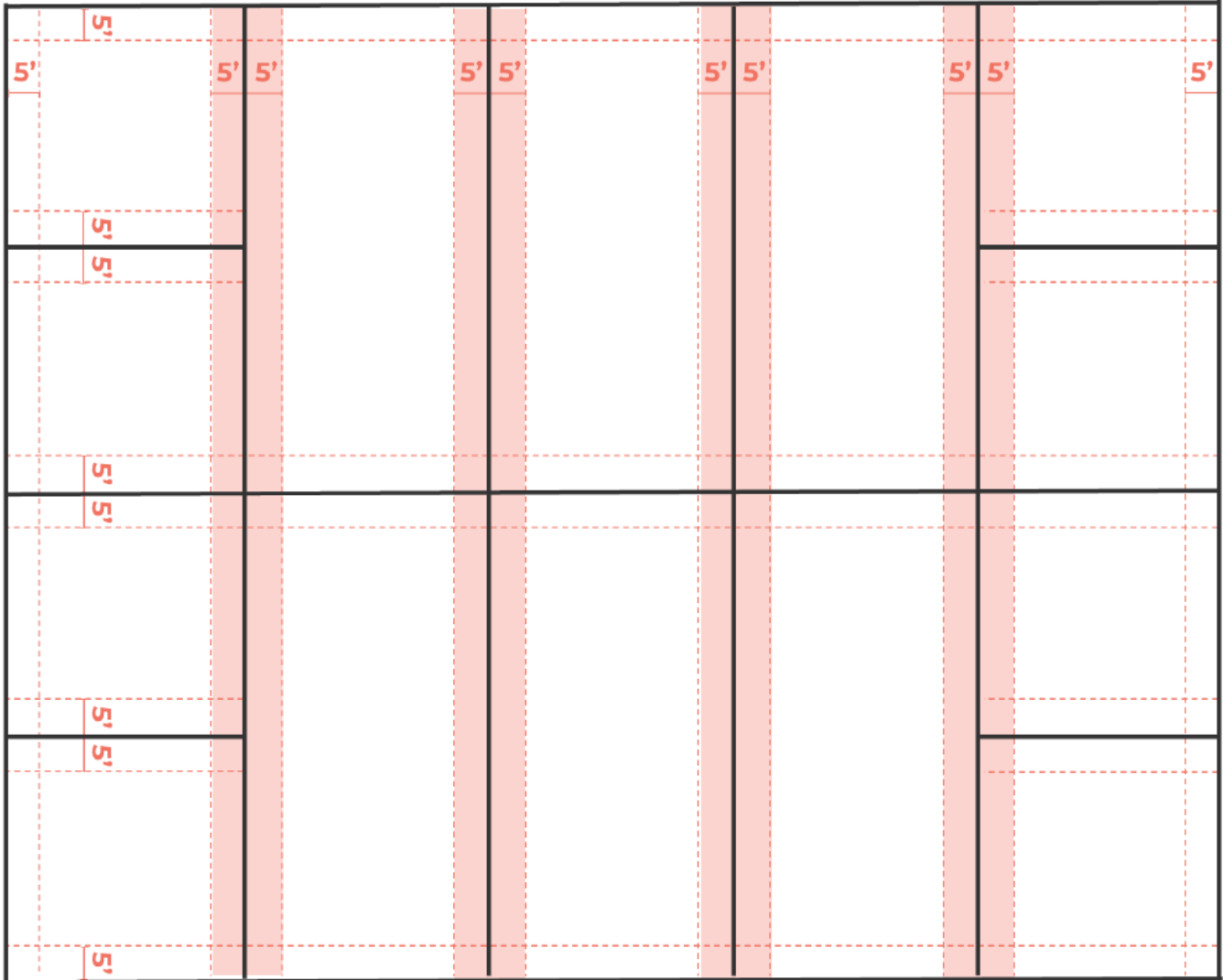


Figure 3 (above): Side-yard Corridors plan diagram for a typical block.

OT VIEW CORRIDOR
LDC Text Amendments
December 2021

Chapter 8 HISTORIC DISTRICTS AND THE AMELIA RIVER WATERFRONT COMMUNITY REDEVELOPMENT AREA

8.01.01.02 Specific Requirements within the OT-1 and OT-2 Zoning Districts

C. General requirements

1. Guidelines adopted by reference: The Old Town Preservation and Design Guidelines are hereby adopted by reference and incorporated herein.
2. Purpose In the Old Town Historic District, the major emphasis is on building placement according to the historic plan and appropriate scale and construction, rather than architectural styles. Building form is discussed in the context of building typology rather than architectural styles. Typological discussions concentrate on the architectural elements that make a building compatible with the context of Old Town. Variances to the guidelines may be granted based on architectural merit. These regulations do not supersede existing codes covering health and safety issues.

3. Building types

a....

b....

c. Connecting elements are those architectural components that link primary and outbuildings with each other or act as a transition to the landscape. Connecting elements are considered to be **enclosed open** spaces that are not **permanently conditioned climate controlled**. Connecting elements create openness and give human scale to the building elements and allow owners to take advantage of the climate. Connecting elements include, but are not restricted to, porches, pergolas, colonnades, loggias, breezeways, and carports. The design of connecting elements **shall must** be compatible with the typology and scale of the building elements; however, these elements can take on many inventive forms to achieve this result. Additions of connecting elements to registered historic structures **must comply with required yard corridor dimensions and** must be taken on with great care from both an architectural and technical point of view.

J. Lot visibility corridors

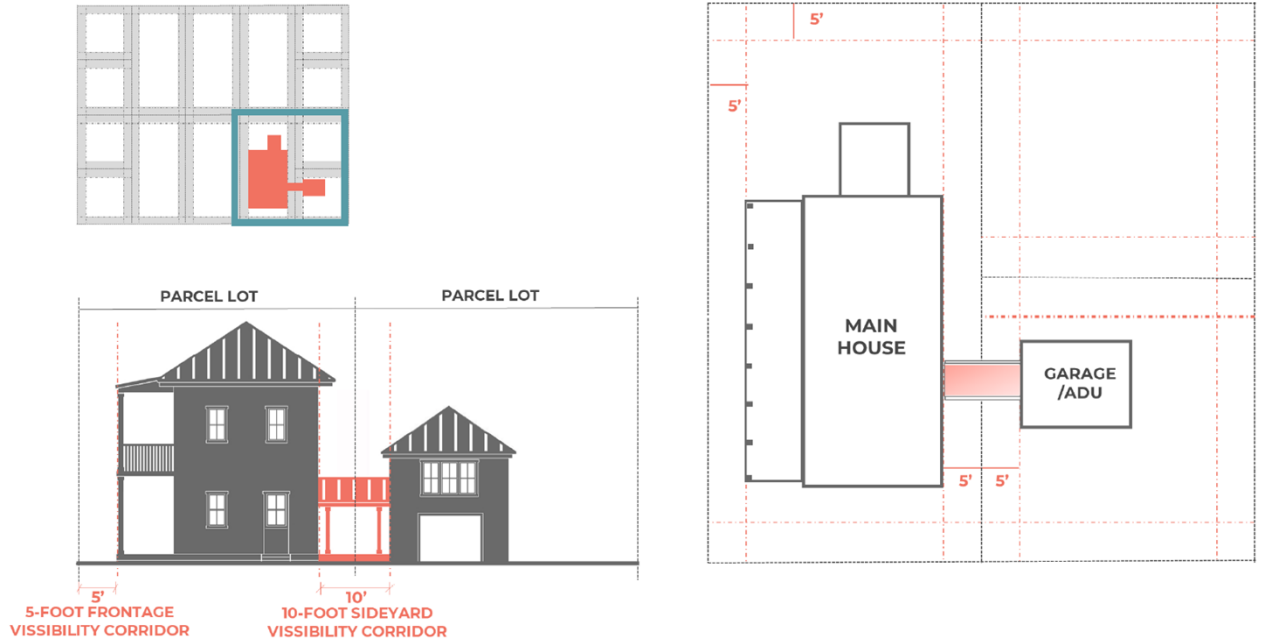
The term "visibility corridor" is used in place of "setbacks" to emphasize the spatial effect of building placement. Careful siting of properly scaled building elements on a lot ensures that the historic lot divisions remain visible regardless of the architectural style or number of buildings that exist within the City at any given time. The visibility corridors are subdivided into frontage corridors, side yard corridors and mid-lot corridors.

1...

2. For side yard corridors there **shall must** be a required minimum setback of five (5) feet separating lots on the north-south orientation. If two (2) or more adjacent properties are owned, then the corridor dimensions are cumulative. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the **10-foot dimensional requirement** of the side yard corridor, **and does not exceed 16 feet in height from the finished floor elevation (FFE) to the peak of the roof.**

EXAMPLE

OT VIEW CORRIDOR
LDC Text Amendments
December 2021



3...

4. Every point of the required corridors shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of sills, belt courses, buttresses, ornamental features, chimneys, and eaves, provided that none of such projections shall project into a side yard any more than twenty-four (24) inches. Connecting elements such as balconies, porches, or bay windows may also be allowed as projections under these dimensional restrictions. Landscape elements are not covered under this restriction.

5...

Print

Planning Advisory Board (PAB) - Submission #8396

Date Submitted: 12/1/2021

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 / > 10acres \$5,000)

☐

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

☒

LDC Text Amendment (\$1,500)

☐

Comp Plan Amendment (\$5,000)

☐

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 2022



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?*

12/1/2021

If you have yet to have a pre-application meeting, please choose a date and time to schedule your meeting now. Every Tuesdays are 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*

204 Ash Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

00-00-31-1800-0270-0010

Lot*

29-34

Block*

270

Subdivision*

COFB

Zoning District*

C-3

Future Land Use Designation*

Central Business District

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*

City of

Last Name*

Fernandina Beach

Company (if applicable)

City of Fernandina Beach

Mailing Address*

204 Ash Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Telephone Number*

9043103480

Email Address*

kgibson@fbfl.org

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

Kelly

Last Name

Gibson

Mailing Address

204 Ash Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9043103480

E-mail Address

planninginfo@fbfl.city

PROJECT INFORMATION

Previous Planning/Zoning Approvals

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

CITY OF FERNANDINA BEACH, LAND DEVELOPMENT CODE TEXT AMENDMENTS (PAB 2021-16): OLD TOWN DESIGN STANDARDS IN SECTIONS 8.01.01.02 (c)(3) AND (J) TO CLARIFY SPECIFIC ALLOWANCES FOR THE DEVELOPMENT OF CONNECTING ELEMENTS BETWEEN SIDE YARD AND FRONTAGE CORRIDORS

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*

Kelly

Applicant Last Name*

Gibson

Today's Date*

12/1/2021

Upload Supporting Documentation*

11 12 21.jpg



Upload 2

Choose File

No file selected

Upload 3

Choose File

No file selected

Upload 4

Choose File

No file selected

DEPARTMENT OF PLANNING & CONSERVATION

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