

Olde Isle Surveying & Mapping Company

493 NORTH U.S. HIGHWAY 17 ~ SUITE 2 ~ YULEE, FLORIDA 32097

TELEPHONE (904) 225-0597 ~ FAX (904) 548-0456

E-mail: oldeisle@earthlink.net

Nassau County Coordinator Administration
220 Nassau Place
Yulee, FL 32097

ATTN: Dawn Stevenson

September 22, 2003

RE: Miner Road

Dear Mrs. Stevenson,

In response to your request, Olde Isle Surveying & Mapping Company, Inc. is pleased to submit this proposal to provide surveying services at the above referenced project.

Scope of Services

Item 1 Provide a Right-of-Way Control Survey for approximately 1000 feet of Miner Road depicting property corners along the right-of-way including six subdivisions and ten abutting parcels and topographic features indicating ownership and two Section Corners. This will be provided on a map at a scale of 1"=40 feet.

Our estimate for Item 1 is a lump sum fee of \$3000.00.

The tentative scheduling for services could began within five business days of receipt of this signed proposal with a completion date of 10 business days of receipt of signed proposal. Billing for services would be at the time of completion of the items as described above, with payment due within thirty days of the invoice date

To the maximum extent permitted by law, the Client agrees to limit the Professional Land Surveyor's liability for any and all of the Clients claims, losses, costs or damages of any nature whatsoever arising out of, resulting from or in any way related to the Project, to the total sum of \$5,000, or the Professional Land Surveyor's fee, whichever is greater. This limitation shall apply regardless of the cause of action or legal theory pled or asserted.

I appreciate the opportunity to provide you with this estimate and hope that it contains the information you requested. If you have any other questions feel free to contact me at this office.

Thank you,



Stephen W. Hoffman, P.S.M.
President, Olde Isle Surveying & Mapping Company

Accepted:



Name
Chairman, Nassau County Board
of County Commissioners

Title

Attest:

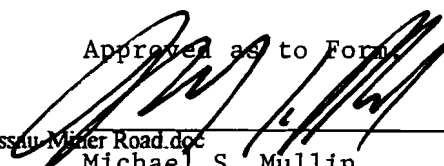


C:\Documents and Settings\Steve\My Documents\Nassau\Miner Road.doc
J.M. "Chip" Oxley, Jr.
Ex-Officio Clerk

10/8/03

Date

Approved as to Form



Michael S. Mullin
County Attorney



NASSAU COUNTY
BOARD OF COUNTY COMMISSIONERS
P. O. Box 1010
Fernandina Beach, Florida 32035-1010

Nick Deonas
Ansley Acree
Vickie Samus
Floyd L. Vanzant
Marianne Marshall

Dist. No. 1 Fernandina Beach
Dist. No. 2 Fernandina Beach
Dist. No. 3 Yulee
Dist. No. 4 Hilliard
Dist. No. 5 Callahan

October 13, 2003

J. M. "Chip" OXLEY, JR.
Ex-Officio Clerk

MICHAEL S. MULLIN
County Attorney

Stephen W. Hoffman, PSM
President, Olde Isle Surveying & Mapping Company
493 North US Highway 17, Suite 2
Yulee, Florida 32097

RE: Miner Road segment in front of Hickory Village

Dear Mr. Hoffman:

During the regular session of the Nassau County Board of County Commissioners held October 8, 2003 the Board approved your proposal as third party surveyor in order to assist in determining exactly where the roadway lies within the right of way in the amount of \$3,000.

If I can be of service to you, please let me know.

Sincerely,

A handwritten signature in cursive script, appearing to read "J.M. Oxley, Jr.", written in black ink.

J.M. "Chip" Oxley, Jr.
Ex-Officio Clerk

Enclosure

xc: Jose Deliz, Director of Engineering Services

(904) 321-5703, 879-1029, (800) 958-3496

An Affirmative Action / Equal Opportunity Employer

✓

Agenda Request For: October 8, 2003

Department: Capital Projects Administration

Background: Staff received information from Pittman, Hartenstein & Associates that there is a conflict between their surveyors and Hickory Villages surveyors (see attached email from José Deliz). Staff instructed the two companies to meet and bring back a resolution. No resolution was achieved, both surveying firms believe they are correct.

Staff then requested proposals from a third party surveyor in order to assist in determining exactly where the roadway lies within the right-of-way. The four proposals received are as follows:

Old Isle Surveying	\$3,000.00	Complete w/in 10 business days
Manzie & Drake	\$8,450.00	Complete w/in 14 to 21 days
DRMP	\$8,980.00	Complete w/in 30 days
R.E. Holland	\$12,000.00	Complete w/in 20 days

Financial/Economic Impact to Future Years Budgeting Process or Effect on Citizens: Would have an impact on future years budgeting.

Action requested and recommendation: After consulting with the Director of Engineering Services, staff recommends acceptance of Manzie & Drake Land Surveying proposal in the amount of \$8,450.00. Staff requests approval of the second apparent low proposal due to the fact that Old Isle currently has one outstanding project that is approximately 45 days past due.

Is this action consistent with the Nassau County Comprehensive Land Use Plan? N/A

Funding Source: To Be Determined by the Board

APPROVED

DATE 10/8/03
08

Reviewed by:

Legal

Finance

Committee *Henry Varyant*

Dawn Stevenson

From: José Deliz
Sent: Tuesday, September 23, 2003 10:50
To: Dawn Stevenson
Subject: Miner Road Survey

Dear Dawn,

As requested, the following is as detailed an explanation as I can provide regarding the need for a third survey on the Miner Road segment in front of Hickory Village.

Our design Engineer (PHA) has prepared improvement plans for Miner Road based on a survey done by his subcontractor (X). According to X, the existing crown of the road is offset from the center of the ROW by about 2' in this area. PHA also looked at the development plans for Hickory Village since they propose a turn lane and other improvements to Miner Road which could affect the design. During this review PHA discovered that the Hickory Village Survey (done by Y) showed the road not 2' offset, but rather centered on the ROW.

I contacted the design firm for Hickory Village (ETM) to advise them of this conflict and requested that they arrange a meeting between X and Y. I expected some resolution one way or the other as to who was right before any further work was done by the Hickory Village contractor. The outcome of this meeting, however, was inconclusive in that both surveyors maintain that their surveys are accurate (taking into account contract limitations, etc.) Apparently they used different methods, which in turn produce different ROW locations. I informed ETM that in my opinion there's a line in the mud somewhere that is the absolute location of the ROW. There should be no discrepancy, at least in theory, and if neither surveyor would admit an error, then I would get third party to make that determination. If the third party showed the road 2' off center, then the Hickory Village folks would have to not only pay for the additional survey, but also fix whatever construction has been completed on Miner.

Hope this helps.

R, José

9/23/2003

MANZIE & DRAKE LAND SURVEYING

Michael A. Manzie, P.L.S. • Vernon N. Drake, P.S.M. • Frank L. Bowen, P.S.M.



AUTHORIZATION FOR PROFESSIONAL SERVICES

DATE: September 24, 2003

PROJECT NAME: Miner Road, Nassau County Florida

CLIENT: Nassau County Engineering Services
Attn. Jose' R. Deliz. P.E.
213 Nassau Place
Yulee, FL 32097

Client hereby requests and authorizes Manzie & Drake Land Surveying to perform the following services:

SCOPE: See attached letter

COMPENSATION: Field Crew & Supervision \$6,950.00
Office Mapping & Supervision \$2,250.00
Total \$8,450.00

COMMENTS: We anticipate an approximate turn around time of 2-3 weeks. However, we can fast track if needed to 2 weeks.

PROTECT YOURSELF AND OR YOUR CLIENT AND INSIST ON PROFESSIONAL LIABILITY INSURANCE. THIS FIRM **DOES** CARRY PROFESSIONAL LIABILITY INSURANCE.

Services covered by this authorization shall be performed in accordance with provisions stated on back of this form.

Approved for Owner: _____ Accepted for: Manzie & Drake Land Surveying

By: _____ By: Michael A. Manzie
Michael A. Manzie, P.L.S.

(Please Sign and Print Name Above)

Chairman, Nassau County Board
Title: of County Commissioners Title: President

Date: _____ Date: September 25, 2003

Attest: _____ Approved as to Form:

J.M. "Chip" Oxley, Jr.
Ex-Officio Clerk

Michael S. Mullin
County Attorney

MANZIE & DRAKE LAND SURVEYING

Michael A. Manzie, P.L.S. • Vernon N. Drake, P.S.M. • Frank L. Bowen, P.S.M.



September 24, 2003

Nassau County Engineering Services
Attn. Jose' R. Deliz. P.E.
213 Nassau Place
Yulee, FL 32097

RE: Miner Road Right-of-Way Conflict

Dear Mr. Deliz,

We have researched our records quite thoroughly and have found that the common Section Line between Sections 38 & 42, Township 2 North, Range 27 East, also known as the easterly Right-of-Way line of Miner Road per various deed descriptions, was run by our firm in 1979 for I.T.T. Rayonier prior to their sale of 1,490 acres of land in said Section 42 to William F. Sheffield. At that time monuments were found at approximate 1500 foot intervals along said Section Line running south from A-1-A for approximately 9000 feet. We have found and referenced these monuments many times since then.

In 1979 a trail road ran along said Section Line which was moved west to lie within the current 60 foot Right-of-Way which was intended to be a strip of land 60 feet west of and parallel to said Section Line.

We propose the following:

- A) Run out said Section Line and recover as many of the above referenced section line monuments as possible.
- B) Note relevant occupational features and monumentation along said Section Line.
- C) Locate existing Miner Road pavement (edge of pavements and centerline crown) approximately every 500 feet.
- D) Locate westerly Right-of-Way line, as laid out and in use, and show its relationship to said Section Line. This should determine the existing monumented Right-of-Way width.
- E) Show detail of improvements within monumented Right-of-Way adjacent to Hickory Village. (Approximately 1000 feet in length)



MANZIE & DRAKE LAND SURVEYING

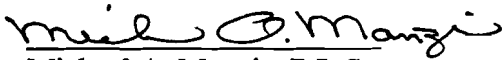


Michael A. Manzie, P.L.S. • Vernon N. Drake, P.S.M. • Frank L. Bowen, P.S.M.

- F) Due to the nature of the needed survey we do not recommend a full "Right-of-Way Map" for the length of Miner Road, this should (or may have been done) prior to the planning and design of any improvements. We propose to prepare a "Specific Purpose Survey" map of limited existing improvements relative to the issues presented to us and a full survey of the above referenced Section Line from the Southwest corner of said Section 38 Northerly to the Southerly Right-of-Way line of A-1-A.

Please advise if our scope is not sufficient enough for your needs.

Respectfully submitted,


Michael A. Manzie, P.L.S.

September 25, 2003

Dawn Stevenson
Nassau County
Coordinator Administration
220 Nassau Place
Yulee, Florida 32097

RE: Miner Road Right of Way

Pursuant to your request and on behalf of the firm, we are pleased to submit our proposal for our services on the above referenced project. We are confident that our survey product will be an asset to your design activities. Based on our telephone conversation, a review of our records and a personal walk over of the site, we are pleased to offer the following scope of work and fee proposal for your review and approval:

SCOPE OF WORK:

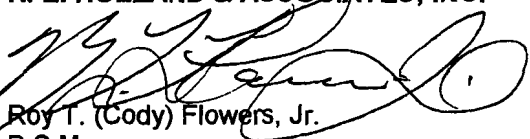
1.) Provide a right of way map based on deeds maps and other pertinent information provided by the county to the surveyor and the location of two section corners, property corners along Miner Road including subdivisions and abutting parcels and topographic features which indicate ownership to determine if the center of the asphalt is off center or in the center of the right of way.

We anticipate delivery of the final product within 20 days, weather and site conditions permitting. Final deliverables shall be six (6) signed and sealed blue-line prints, and an electronic drawing file, if requested. Additional sealed copies may be furnished at a nominal charge, if requested. We are ready to begin our services immediately upon receipt of Notification to Proceed. Our fees for the above services will be \$12,000.00. We will work up to this amount and if we determine there needs to be more work done to satisfy the dispute we will submit to the county for a change order before continuing any further.

Once again, we appreciate this opportunity to submit this proposal to you and we look forward to hearing from you in the near future. If you have any questions, please do not hesitate to call me personally.

Thank you!

R. E. HOLLAND & ASSOCIATES, INC.


Roy T. (Cody) Flowers, Jr.
P.S.M.

Accepted By: _____

Printed Name: _____

Date: _____

file: Act3/documents/minerroad/doc

Professional Surveyors & Mappers

R.E. Holland & Associates of Nassau, Inc.

September 25, 2003

Dawn Stevenson
Nassau County
Coordinator Administration
220 Nassau Place
Yulee, Florida 32097

RE: Miner Road Right of Way

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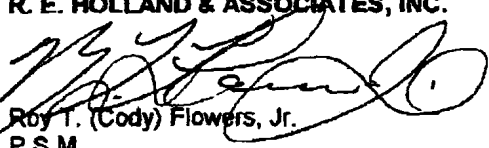
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Thank you!

R. E. HOLLAND & ASSOCIATES, INC.


Roy T. (Cody) Flowers, Jr.
P.S.M.

Accepted By: _____

Printed Name: _____

Date: _____

file: Act3/documents/minerroad/doc



September 12, 2003

DRMP-Job #2GNMKT-ORL

Mr. Jose R. Deliz, P.E.
Nassau County
213 Nassau Place
Yulee, FL 32097

**Subject: Right-of-Way Control Survey for 1000' of Miner Road abutting Hickory Village Plat
Sections 38 and 42, Township 2 North, Range 27 East
Nassau County, Florida**

Dear Mr. Deliz:

Dyer, Riddle, Mills and Precourt, Inc., (DRMP) is pleased to submit the following proposal for Surveying Services on the above subject Property.

RIGHT-OF-WAY CONTROL SURVEY

DRMP will provide a Control Survey for the above referenced property. The Control Survey will be prepared in accordance with the State of Florida Minimum Technical Standards, as set forth by the Board of Professional Surveyors and Mappers, Chapter 61G17-6, Florida Administrative Code, per Section 472.027, Florida Statutes. Tasks for this project shall include the location of two section corners, property corners along Miner Road including six subdivisions and ten abutting parcels and topographic features which indicate ownership. The information located in the field will be utilized and combined with research materials such as tax maps, records plats and deeds and incorporated into a Control Survey. The Control Survey will consist of one 1"=40' drawing depicting the section line, subdivision boundaries, property corners and the existing right of way line which will be derived from field and research information. The relationship between all information will be shown.

DRMP'S Total Boundary Survey Fee: \$8,980.00

PLEASE BE ADVISED THAT ANY ADDITIONAL WORK NOT OUTLINED IN THIS PROPOSAL SUCH AS CERTIFICATIONS OTHER THAN SHOWN ABOVE, TITLE REVIEW AND PLOTTING OF EASEMENTS, DIGGING OF BURIED UTILITIES, OR ANY REQUEST FOR ADDITIONS TO BE MADE TO THE SURVEY BY INTERESTED PARTIES (ATTORNEYS, TITLE COMPANIES, LENDERS, ETC.) SUCH AS WETLAND LOCATIONS, CERTIFICATIONS CERTIFIED PARTIES, FLOOD NOTES, ELEVATIONS, CONTOURS, OFF-SITE SURVEYS AND REIMBURSABLES SUCH AS REPRODUCTIONS OR OVERNIGHT MAILINGS, WILL BE BILLED AS AN EXTRA COST ON A TIME AND MATERIAL BASIS. SEE EXHIBIT "A" (HOURLY RATE SCHEDULE) FOR ANY OF THESE ADDITIONAL SERVICES THAT MAY BE REQUIRED.

Celebrating
25 years
in business



Mr. Jose Deliz
September 12, 2003
Page 2 of 2

Space has been provided for your acceptance of this proposal. Your signature will constitute a contract between us for the work, methods of compensations, etc., specified herein and will constitute our Notice to Proceed (NTP) with the project. Delivery date of the Control Survey will be 30 days from the date of receipt of the NTP. If you are in agreement, please sign and return one original proposal to our office.

We look forward to working with you on this project. Should you need any additional information concerning this proposal, please contact our office.

Very Truly Yours,

Dyer, Riddle, Mills & Precourt, Inc.

Glenn J. Lusink, P.S.M. Date
Area Manager



Accepted By: Nassau County

Jose Deliz Date

cc: AAS - DRMP

Attachments: Exhibit "A" Hourly Rate Schedule
Exhibit "B" Conditions of Agreement