

R 35.50

GRANT OF EASEMENT

THIS GRANT OF EASEMENT is made effective this 14th day of May, 2010, by **HARTS ROAD, LLC**, a Florida limited liability company ("Grantor") and **BOARD OF COUNTY COMMISSIONERS, NASSAU COUNTY, FLORIDA**, a political subdivision of the State of Florida, ("Grantee").

This Grant of Easement shall be binding upon, and inure to the benefit of the parties hereto, and their respective successors in interests and/or assigns.

RECITALS:

A. HARTS ROAD, LLC is the owner of the land described in Exhibit "A", attached hereto and made a part here of by this reference ("the Easement Lands");

B. The Easement Lands are adjacent to William Burgess Boulevard, a public right of way.

C. HARTS ROAD, LLC, desires to grant a perpetual, exclusive easement over the lands described in Exhibit "A" (the "Easement Lands") to the BOARD OF COUNTY COMMISSIONERS, NASSAU COUNTY, FLORIDA, for the benefit of the right of way known as William Burgess Boulevard, and for purposes of drainage and any use consistent therewith.

NOW THEREFORE, for and in consideration of the mutual covenants and conditions contained herein, the parties hereby agree as follows:

1. Recitals. The recitals contained hereinabove are true and correct and are incorporated herein by this reference and made a part hereof.

2. Creation of Easement. HARTS ROAD, LLC, as owner of the lands described in Exhibit "A", hereby grants a perpetual exclusive easement for the purpose of drainage to the BOARD OF COUNTY COMMISSIONERS, NASSAU COUNTY, FLORIDA, over and across the lands described in Exhibit "A" for the benefit of the right of way known as William Burgess Boulevard, a public right of way, for the purposes of drainage and for any use consistent therewith.

3. Exclusive Easement. The easement granted herein is exclusive for the BOARD OF COUNTY COMMISSIONERS, NASSAU COUNTY, FLORIDA, for its use and benefit. The Grantor reserves the right to use the easement for any purpose not inconsistent with the Grantee's use of this easement.

4. Indemnification. As a condition of the granting of this easement, Grantee agrees to indemnify and hold harmless the Grantor from any liability, claims, damages and expenses, including reasonable attorneys' fees and costs, that Grantor might or may incur in connection with the use by Grantee, its successors and/or assigns, of the easement granted herein.

5. Termination. This easement is perpetual, and may be terminated only by the written agreement of the parties, or their respective successors or assigns.

IN WITNESS WHEREOF, the parties to this Easement Agreement have caused this instrument to be executed by its authorized officers, managers or partners, effective on the date first written above.

HARTS ROAD, LLC, a Florida limited Liability company

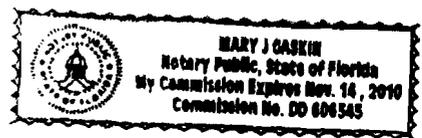
By: D.F. Miller Investments, Inc.,
a Florida corporation, Manager

By: David F. Miller, Jr.
David F. Miller, Jr., President

STATE OF FLORIDA

COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 14 day of May, 2010, by David F. Miller, Jr., the President of D. F. Miller Investments, Inc., a Florida corporation, Manager of HARTS ROAD, LLC., who is personally known to me, or who have produced _____ as identification.



Mary J. Gaskin
Notary Public MARY J. GASKIN
My Commission Expires: NOV 14, 2010

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION
15 FOOT DRAINAGE EASEMENT
PREPARED FOR NASSAU COUNTY
FEBRUARY 23, 2010

A STRIP OF LAND 15 FEET IN WIDTH, BEING A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT RIGHT-OF-WAY) DESCRIBED IN OFFICIAL RECORDS BOOK 1049, PAGES 1753 THROUGH 1755, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD (AN 80 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE COURSES: (COURSE NO. 1) NORTH 89°11'09" EAST A DISTANCE OF 329.40 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1250.00 FEET; (COURSE NO. 2) EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°33'04", AN ARC DISTANCE OF 339.27 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 83°02'19" EAST A DISTANCE OF 338.23 FEET; (COURSE NO. 3) SOUTH 75°15'47" EAST A DISTANCE OF 228.57 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1450.00 FEET; (COURSE NO. 4) EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°47'34", AN ARC DISTANCE OF 222.52 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 79°39'34" EAST A DISTANCE OF 222.30 FEET; (COURSE NO. 5) SOUTH 84°03'21" EAST A DISTANCE OF 432.35 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD (A 200 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE; THENCE NORTH 03°55'38" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD, A DISTANCE OF 15.00 FEET; THENCE WESTERLY ALONG A LINE 15 FEET NORTHERLY OF AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WILLIAM BURGESS ROAD THE FOLLOWING FIVE COURSES: (COURSE NO. 1) NORTH 84°03'21" WEST A DISTANCE OF 432.35 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1435.00 FEET; (COURSE NO. 2) WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°47'34", AN ARC DISTANCE OF 220.22 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 79°39'34" WEST A DISTANCE OF 220.00 FEET; (COURSE NO. 3) NORTH 75°15'47" WEST A DISTANCE OF 228.57 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1265.00 FEET; (COURSE NO. 4) WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°33'04", AN ARC DISTANCE OF 343.34 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 83°02'19" WEST A DISTANCE OF 342.29 FEET; (COURSE NO. 5) SOUTH 89°11'09" WEST A DISTANCE OF 313.28 FEET; THENCE NORTH 03°18'29" EAST A DISTANCE OF 28.96 FEET; THENCE SOUTH 89°11'09" WEST A DISTANCE OF 15.04 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD (AN 80 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE; THENCE SOUTH 03°18'29" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.5449 ACRES MORE OR LESS.

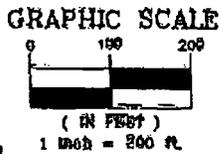
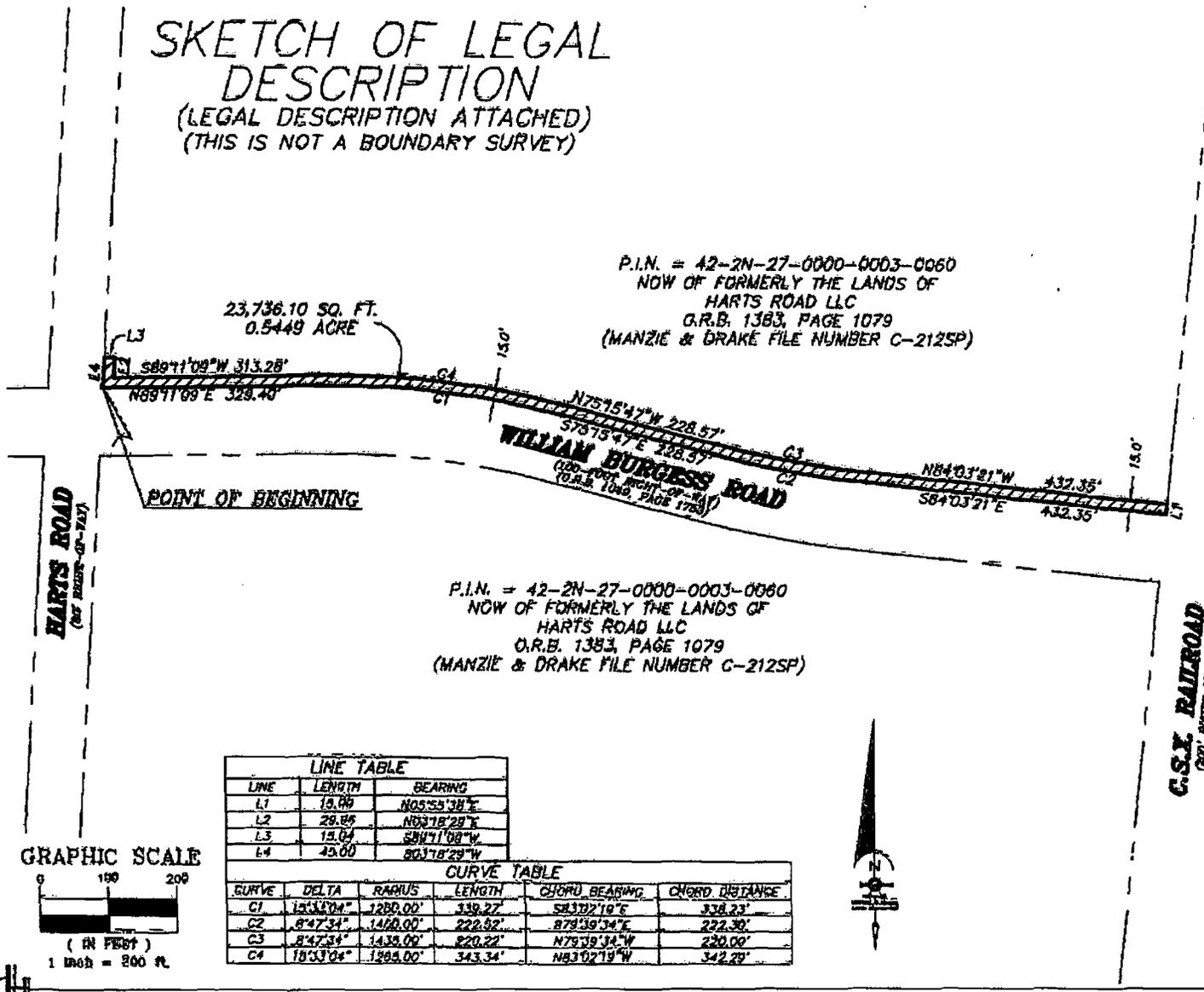

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 16609

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SHEET 1 OF 2



SKETCH OF LEGAL DESCRIPTION
(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)



LINE TABLE		
LINE	LENGTH	BEARING
L1	15.86	N05°55'38"E
L2	28.86	N03°18'28"E
L3	15.04	S89°11'09"W
L4	43.00	S03°18'29"W

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	125.1704°	1280.00'	339.27'	S83°02'19"E	338.23'
C2	8°47'34"	1480.00'	222.52'	S79°39'34"E	222.30'
C3	8°47'34"	1439.00'	220.22'	N79°39'34"W	220.00'
C4	18°33'04"	1285.00'	343.34'	N83°02'19"W	342.29'



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SHEET 2 OF 2

05/16/10
R.S.R.

QUIT-CLAIM DEED

MADE THIS 14th day of May , 2010,

between: **HARTS ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY,**

whose address is: 1610 South 8th Street
Fernandina Beach, Florida 32034

Grantor,

and **BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, a political subdivision of the State of Florida**

whose address is: 96135 Nassau Place, Suite 1, Yulee, Florida 32097.
~~Fernandina Beach, Florida 32034~~

Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in the County of Nassau, State of Florida, to wit:

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

SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE. PARCEL NUMBER:

This conveyance is made without consideration to a political subdivision of the State of Florida, and only minimum State of Florida documentary Stamps are affixed.

SUBJECT TO COVENANTS AND RESTRICTIONS of record, if any, AND to taxes accruing subsequent to December 31, 2009.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and Grantee's successors and assigns forever.

INSTR # 201015858, Book 1683, Page 386
Pages 6
Doc Type D, Recorded 06/16/2010 at 03:03 PM,
John A Crawford, Nassau County Clerk of Circuit Court
Deed Doc: \$0.70 Rec. Fee \$52.50
#2

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

Mary A. Morrissey
Witness: MARY A. MORRISSEY

Shanna D. McKeckle
Witness: Shanna D. McKeckle

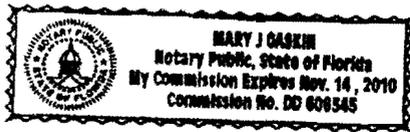
HARTS ROAD, LLC, a Florida limited liability company

By: D. F. MILLER INVESTMENTS, INC., a Florida Corporation, its Manager

By: David F. Miller, Jr.
David F. Miller, Jr., President

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 14 day of May, 2010, by David F. Miller, Jr., President of D. F. Miller Investments, Inc., a Florida corporation, the Manager of HARTS ROAD, LLC, a Florida limited liability company, who is personally known to me or who produced _____ as identification.



Mary J. Gaskin
Name: MARY J. GASKIN
Notary Public, State of Florida
My Commission Expires: Nov 14, 2010

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION
POND / DRAINAGE TRACT
PREPARED FOR NASSAU COUNTY
FEBRUARY 23, 2010

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT RIGHT-OF-WAY) DESCRIBED IN OFFICIAL RECORDS BOOK 1049, PAGES 175J THROUGH 175S, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD (AN 80 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE; THENCE NORTH $89^{\circ}1'09''$ EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WILLIAM BURGESS ROAD, A DISTANCE OF 164.54 FEET; THENCE SOUTH $00^{\circ}48'51''$ EAST A DISTANCE OF 122.74 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $80^{\circ}22'14''$, AN ARC DISTANCE OF 35.07 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $40^{\circ}59'58''$ EAST A DISTANCE OF 32.26 FEET; THENCE SOUTH $81^{\circ}11'05''$ EAST A DISTANCE OF 367.94 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 119.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $44^{\circ}16'55''$, AN ARC DISTANCE OF 91.97 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $59^{\circ}02'38''$ EAST A DISTANCE OF 89.70 FEET; THENCE SOUTH $36^{\circ}54'10''$ EAST A DISTANCE OF 33.57 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 54.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $53^{\circ}20'33''$, AN ARC DISTANCE OF 50.27 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $10^{\circ}13'54''$ EAST A DISTANCE OF 48.48 FEET; THENCE SOUTH $16^{\circ}26'22''$ WEST A DISTANCE OF 8.64 FEET; THENCE SOUTH $27^{\circ}32'03''$ WEST A DISTANCE OF 3.94 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 54.00 FEET; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $82^{\circ}14'43''$, AN ARC DISTANCE OF 77.51 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $68^{\circ}39'25''$ WEST A DISTANCE OF 71.03 FEET; THENCE NORTH $70^{\circ}13'14''$ WEST A DISTANCE OF 45.52 FEET; THENCE NORTH $72^{\circ}11'03''$ WEST A DISTANCE OF 34.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 16.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $42^{\circ}43'34''$, AN ARC DISTANCE OF 11.93 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $86^{\circ}27'10''$ WEST A DISTANCE OF 11.66 FEET; THENCE SOUTH $65^{\circ}05'23''$ WEST A DISTANCE OF 7.73 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 119.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A

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SHEET 1 OF 4

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CENTRAL ANGLE OF 20°01'16", AN ARC DISTANCE OF 41.58 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 75°06'01" WEST A DISTANCE OF 41.37 FEET; THENCE SOUTH 85°06'39" WEST A DISTANCE OF 32.03 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 16.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°27'51", AN ARC DISTANCE OF 10.18 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 66°52'43" WEST A DISTANCE OF 10.01 FEET; THENCE SOUTH 48°38'48" WEST A DISTANCE OF 28.45 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 81.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°06'02", AN ARC DISTANCE OF 12.87 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 44°05'47" WEST A DISTANCE OF 12.85 FEET; THENCE SOUTH 39°32'45" WEST A DISTANCE OF 52.11 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 54.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°47'20", AN ARC DISTANCE OF 38.44 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 59°56'26" WEST A DISTANCE OF 37.64 FEET; THENCE SOUTH 09°06'20" WEST A DISTANCE OF 38.18 FEET; THENCE NORTH 77°04'28" WEST A DISTANCE OF 20.04 FEET; THENCE NORTH 09°06'20" EAST A DISTANCE OF 34.04 FEET; TO A POINT ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 54.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°32'52", AN ARC DISTANCE OF 10.88 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 72°20'07" WEST A DISTANCE OF 10.87 FEET; THENCE NORTH 66°33'41" WEST A DISTANCE OF 23.64 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 269.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°41'26", AN ARC DISTANCE OF 50.19 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 61°12'58" WEST A DISTANCE OF 50.12 FEET; THENCE NORTH 55°52'16" WEST A DISTANCE OF 65.58 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 54.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°21'47", AN ARC DISTANCE OF 44.64 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 32°11'22" WEST A DISTANCE OF 43.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 16.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 71°14'17", AN ARC DISTANCE OF 19.89 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 44°07'37" WEST A DISTANCE OF 18.64 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 119.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°53'51", AN ARC DISTANCE OF 134.79 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 47°17'50" WEST A DISTANCE OF 127.70 FEET; THENCE NORTH 14°50'55" WEST A DISTANCE OF 73.49 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 81.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°47'06", AN ARC DISTANCE OF 20.90

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SHEET 2 OF 4

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FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 22°14'24" WEST A DISTANCE OF 20.84 FEET; THENCE NORTH 86°41'31" WEST A DISTANCE OF 16.14 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD (AN 80 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE; THENCE NORTH 03°18'29" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 140.18 FEET TO THE POINT OF BEGINNING.

CONTAENING 3.2901 ACRES MORE OR LESS.

A handwritten signature in cursive script, appearing to read "Michael A. Manzie".

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 16509

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SHEET 3 OF 4



SKETCH OF LEGAL DESCRIPTION
(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)

POINT OF BEGINNING

WILLIAM BURGESS ROAD

(100-FOOT RIGHT-OF-WAY)
(O.R.B. 1046, PAGE 1798)

N89°21'09"E

140.68'

HARTS ROAD
(100-FOOT RIGHT-OF-WAY)

13.7'

140.68'

50.76'

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REVISIONS:

1. REVISED ON 12-30-2009 TO SHOW PROPOSED POND TOP OF BANK (WRD)
2. REVISED ON 01-04-2010 TO SHOW CHANGES TO EASEMENT (WRD)
3. REVISED ON 02-23-2010 TO SHOW CHANGES TO EASEMENT (WRD)

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	82°22'14"	29.00'	33.07'	S40°58'56"E	32.28'
C2	44°18'59"	178.00'	91.87'	S58°02'38"E	89.20'
C3	53°28'33"	54.00'	50.27'	S10°13'51"E	48.48'
C4	82°14'43"	54.00'	77.01'	S89°04'25"W	71.03'
C5	42°43'34"	18.00'	11.93'	S86°27'16"W	11.86'
C6	20°01'16"	119.00'	41.58'	S75°05'01"W	41.52'
C7	35°27'51"	18.00'	10.18'	S68°52'41"W	10.01'
C8	8°36'02"	81.00'	12.87'	S44°05'47"W	12.85'
C9	40°47'20"	54.00'	38.44'	S59°36'20"W	37.64'
C10	11°32'52"	54.00'	10.88'	N72°20'27"W	10.87'
C11	16°41'28"	288.00'	50.18'	N81°2'58"W	50.12'
C12	47°21'47"	54.00'	44.64'	N42°11'22"W	43.39'
C13	71°44'17"	18.00'	13.89'	N44°07'37"W	13.64'
C14	84°35'51"	119.00'	134.79'	N47°12'20"W	127.70'
C15	14°47'00"	81.00'	20.90'	N22°14'24"W	20.84'

LINE TABLE					
LINK	LENGTH	BEARING	LINK	LENGTH	BEARING
L1	122.74	S00°48'51"E	L10	28.48	S48°38'48"W
L2	367.84	S81°11'09"E	L11	52.11	S39°32'45"W
L3	33.57	S38°04'10"E	L12	38.18	S09°48'20"W
L4	8.84	S18°26'22"W	L13	20.04	N77°01'20"W
L5	3.94	S27°32'03"W	L14	34.64	N09°06'20"E
L6	45.52	N70°11'14"W	L15	23.84	N86°13'41"W
L7	34.19	N22°11'03"W	L16	68.88	N68°22'16"W
L8	7.73	S85°03'22"W	L17	73.48	N14°50'55"W
L9	32.03	S85°06'39"W	L18	19.14	N64°41'31"W

143,315.49 sq. ft.
3.2901 ACRES

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JOB NO. 10509
(SHEET 4 OF 4)

SHEET 4 OF 4

K 44.00

PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That BANK OF AMERICA, N.A., the owner and holder of the following mortgages and agreements:

Mortgage, Assignment of Rents, Security Agreement and Fixture Filing, executed by HARTS ROAD, LLC, to BANK OF AMERICA, N.A., dated September 30, 2009 and recorded October 2, 2009 in Official Records Book 1642, page 265, of the public records of Nassau County, Florida;

Mortgage Subordination Agreement between BANK OF AMERICA, N.A. and COMPASS BANK, dated September 3, 2009, and recorded October 2, 2009 in Official Records Book 1642, page 307, of the public records of Nassau County, Florida.

(collectively referred to as the "Mortgage"), upon certain real estate situate in Nassau County, Florida, in consideration of the sum of Ten and NO/100 (\$10.00) Dollars, the receipt of which is hereby acknowledged, does hereby forever release, exonerate and discharge from the lien, operation, force and effect of the above described Mortgage, the following described property situate in Nassau County, Florida, to wit:

SEE EXHIBIT "A" attached hereto and made a part hereof by this reference.

PROVIDED, HOWEVER, that nothing herein contained shall be held or construed to release any other property than that described in this partial release specifically described, from the lien, operation or force and effect of the Mortgage, as modified, nor any rights, remedies or privileges of the owner thereof.

IN WITNESS THEREOF the above named holder and owner of the described Mortgage has caused these presents to be executed on this, the 14 day of May, 2010.

BANK OF AMERICA, N.A.

Witness: [Signature]
Witness: [Signature]

BY: Heather Harper
Its Vice President

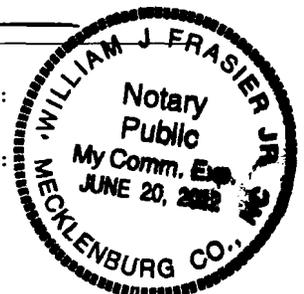
INSTR # 201015859, Book 1683, Page 392
Pages 5
Doc Type PR, Recorded 06/16/2010 at 03:03 PM,
John A Crawford, Nassau County Clerk of Circuit Court
Rec. Fee \$44.00
#3

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 14 day of May, 2010, by Heather L. Harper, the Vice President of BANK OF AMERICA, who is personally known to me or who has produced as identification, and who did take an oath.

Notary Public
Name of Notary Public:

MY COMMISSION EXPIRES:



MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION
POND / DRAINAGE TRACT
PREPARED FOR NASSAU COUNTY
FEBRUARY 23, 2010

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT RIGHT-OF-WAY) DESCRIBED IN OFFICIAL RECORDS BOOK 1049, PAGES 175J THROUGH 175S, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD (AN 80 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE; THENCE NORTH $89^{\circ}1'09''$ EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WILLIAM BURGESS ROAD, A DISTANCE OF 164.54 FEET; THENCE SOUTH $00^{\circ}48'51''$ EAST A DISTANCE OF 122.74 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $80^{\circ}22'14''$, AN ARC DISTANCE OF 35.07 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $40^{\circ}59'58''$ EAST A DISTANCE OF 32.26 FEET; THENCE SOUTH $81^{\circ}11'05''$ EAST A DISTANCE OF 367.94 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 119.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $44^{\circ}16'55''$, AN ARC DISTANCE OF 91.97 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $59^{\circ}02'38''$ EAST A DISTANCE OF 89.70 FEET; THENCE SOUTH $36^{\circ}54'10''$ EAST A DISTANCE OF 33.57 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 54.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $53^{\circ}20'33''$, AN ARC DISTANCE OF 50.27 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $10^{\circ}13'54''$ EAST A DISTANCE OF 48.48 FEET; THENCE SOUTH $16^{\circ}26'22''$ WEST A DISTANCE OF 8.64 FEET; THENCE SOUTH $27^{\circ}32'03''$ WEST A DISTANCE OF 3.94 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 54.00 FEET; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $82^{\circ}14'43''$, AN ARC DISTANCE OF 77.51 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $68^{\circ}39'25''$ WEST A DISTANCE OF 71.83 FEET; THENCE NORTH $70^{\circ}13'14''$ WEST A DISTANCE OF 45.52 FEET; THENCE NORTH $72^{\circ}11'03''$ WEST A DISTANCE OF 34.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 16.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $42^{\circ}43'34''$, AN ARC DISTANCE OF 11.93 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $86^{\circ}27'10''$ WEST A DISTANCE OF 11.66 FEET; THENCE SOUTH $65^{\circ}05'23''$ WEST A DISTANCE OF 7.73 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 119.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A

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SHEET 1 OF 4

MANZIE & DRAKE LAND SURVEYING



CENTRAL ANGLE OF $20^{\circ}01'16''$, AN ARC DISTANCE OF 41.58 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $75^{\circ}06'01''$ WEST A DISTANCE OF 41.37 FEET; THENCE SOUTH $85^{\circ}06'39''$ WEST A DISTANCE OF 32.03 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 16.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $36^{\circ}27'51''$, AN ARC DISTANCE OF 10.18 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $66^{\circ}52'43''$ WEST A DISTANCE OF 10.01 FEET; THENCE SOUTH $48^{\circ}38'48''$ WEST A DISTANCE OF 28.45 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 81.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $09^{\circ}06'02''$, AN ARC DISTANCE OF 12.87 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $44^{\circ}05'47''$ WEST A DISTANCE OF 12.85 FEET; THENCE SOUTH $39^{\circ}32'45''$ WEST A DISTANCE OF 52.11 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 54.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $40^{\circ}47'20''$, AN ARC DISTANCE OF 38.44 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $59^{\circ}56'26''$ WEST A DISTANCE OF 37.64 FEET; THENCE SOUTH $09^{\circ}06'20''$ WEST A DISTANCE OF 38.18 FEET; THENCE NORTH $77^{\circ}04'28''$ WEST A DISTANCE OF 20.04 FEET; THENCE NORTH $09^{\circ}06'20''$ EAST A DISTANCE OF 34.04 FEET; TO A POINT ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 54.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $11^{\circ}32'52''$, AN ARC DISTANCE OF 10.88 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH $72^{\circ}20'07''$ WEST A DISTANCE OF 10.87 FEET; THENCE NORTH $66^{\circ}33'41''$ WEST A DISTANCE OF 23.64 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 269.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $10^{\circ}41'26''$, AN ARC DISTANCE OF 50.19 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH $61^{\circ}13'58''$ WEST A DISTANCE OF 50.12 FEET; THENCE NORTH $55^{\circ}52'16''$ WEST A DISTANCE OF 65.58 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 54.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $47^{\circ}31'47''$, AN ARC DISTANCE OF 44.64 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH $32^{\circ}11'22''$ WEST A DISTANCE OF 43.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 16.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $71^{\circ}14'17''$, AN ARC DISTANCE OF 19.89 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH $44^{\circ}07'37''$ WEST A DISTANCE OF 18.64 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 119.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $64^{\circ}53'51''$, AN ARC DISTANCE OF 134.79 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH $47^{\circ}17'50''$ WEST A DISTANCE OF 127.70 FEET; THENCE NORTH $14^{\circ}50'55''$ WEST A DISTANCE OF 73.49 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 81.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $14^{\circ}47'06''$, AN ARC DISTANCE OF 20.90

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SHEET 2 OF 4

MANZIE & DRAKE LAND SURVEYING



FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 22°14'24" WEST A DISTANCE OF 20.84 FEET; THENCE NORTH 86°41'31" WEST A DISTANCE OF 16.14 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD (AN 80 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE; THENCE NORTH 03°18'29" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 140.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.2901 ACRES MORE OR LESS.

A handwritten signature in cursive script, appearing to read "Michael A. Manzie".

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 16509

MANZIE & DRAKE LAND SURVEYING

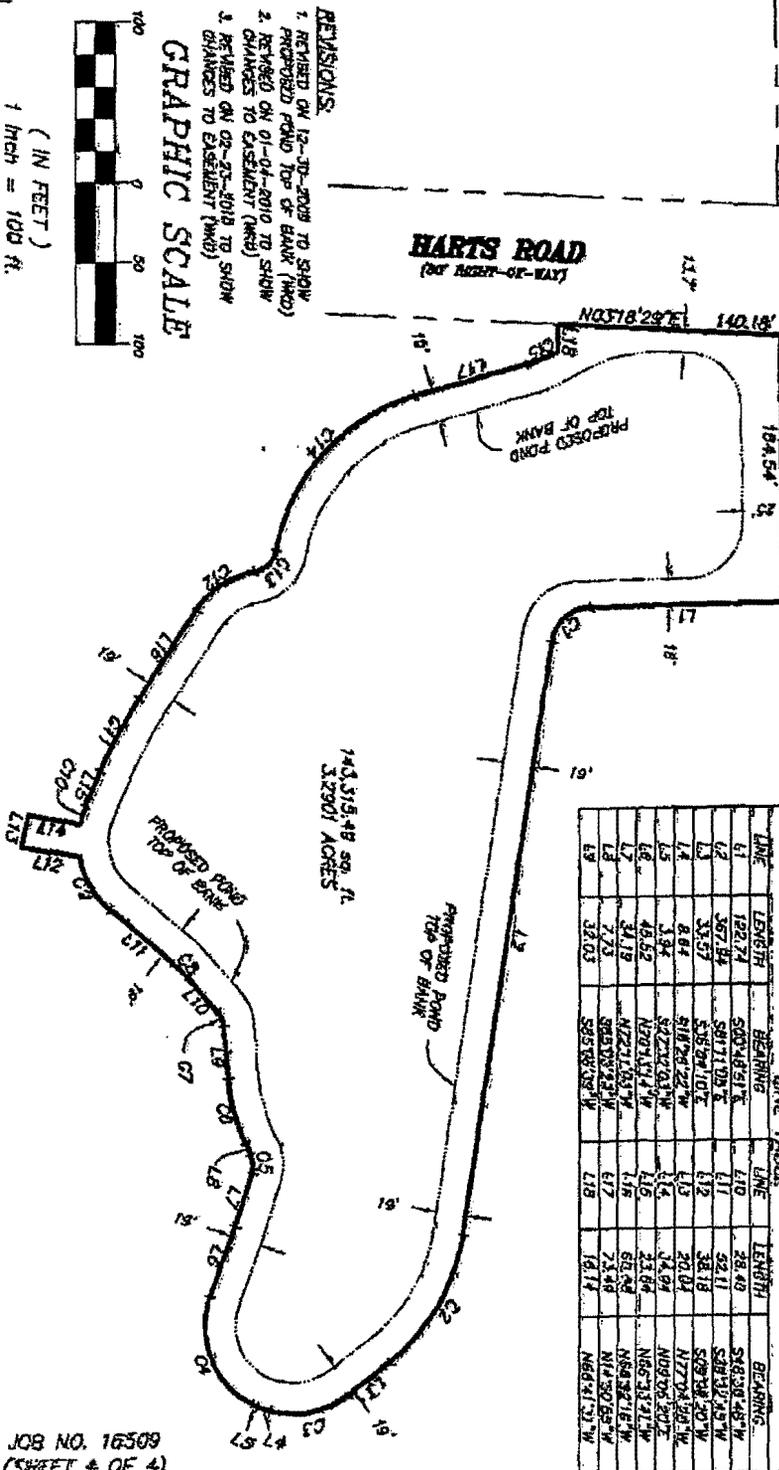


SKETCH OF LEGAL DESCRIPTION (LEGAL DESCRIPTION ATTACHED) (THIS IS NOT A BOUNDARY SURVEY)

POINT OF BEGINNING

WILLIAM BURGESS ROAD
(88-foot width - of 1419
feet 10in. year 1988)

HARTS ROAD
(60' ASSESS-OF-ROAD)



- REVISIONS:**
1. REVISED ON 12-31-2008 TO SHOW PROPOSED POND TOP OF BANK (MNO)
 2. REVISED ON 01-01-2010 TO SHOW CHANGES TO EASEMENT (MNO)
 3. REVISED ON 02-23-2012 TO SHOW CHANGES TO EASEMENT (MNO)

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	89.241°	24.00'	38.07'	S40.90.56"E	32.48'
C2	44.0159°	118.00'	81.87'	S59.02.28"E	88.20'
C3	83.0733°	54.00'	50.37'	S10.11.54"E	48.48'
C4	87.140°	54.00'	72.61'	S88.39.28"W	71.05'
C5	42.351°	18.00'	11.93'	S68.27.10"W	11.00'
C6	20.0116°	118.00'	41.88'	S78.08.01"W	41.37'
C7	89.2751°	18.00'	10.18'	S89.52.43"W	10.01'
C8	90.602°	81.00'	12.87'	S44.95.47"W	12.88'
C9	40.7720°	54.00'	38.42'	S59.39.28"W	37.84'
C10	11.9252°	84.00'	10.88'	A72.20.17"W	10.87'
C11	10.9128°	268.00'	50.18'	N01.7.58"W	50.12'
C12	4.73142°	54.00'	44.84'	N82.11.22"W	43.98'
C13	71.4117°	18.00'	18.88'	N4.07.37"W	18.84'
C14	87.35.51°	118.00'	134.28'	N47.7.20"W	127.20'
C15	1.27106°	81.00'	20.90'	N22.12.24"W	20.84'

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	192.74'	S00.48.51"E	L10	28.40'	S48.39.48"W
L2	367.84'	S81.11.08"E	L11	32.11'	S81.13.45"W
L3	33.57'	S38.58.10"E	L12	38.18'	S09.28.20"W
L4	8.84'	S10.26.22"W	L13	20.82'	N17.24.59"W
L5	1.34'	S12.12.04"W	L14	34.94'	N08.08.20"E
L6	48.82'	N07.13.14"W	L15	23.88'	N65.33.21"W
L7	31.19'	N22.11.53.7"W	L16	62.88'	N58.32.18"W
L8	2.73'	S85.03.43"W	L17	23.48'	N14.50.55"W
L9	32.03'	S85.03.28"W	L18	18.14'	N66.41.21"W

JOB NO. 16509
(SHEET 4 OF 4)

10-27-00

JOINDER

BANK OF AMERICA, N.A.

THE UNDERSIGNED, an authorized officer of BANK OF AMERICA, N.A., the owner and holder of a mortgage lien on the property described in Exhibit A (Easement Lands) does hereby join and consent to the foregoing Grant of Easement between HARTS ROAD, LLC, as Grantor and BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, as Grantee, to which this Joinder is attached, and to the terms thereof, and the same shall be binding upon Bank of America, N.A., and its successors in title.

[Signature]
Witness:

BANK OF AMERICA

[Signature]
Witness:

By: Heather L. Haper
Its Vice President

STATE OF FLORIDA)

COUNTY OF NASSAU)

The foregoing instrument was acknowledged before me this 14 day of May, 2010, by Heather L. Haper, the Vice President of BANK OF AMERICA, N.A., who is personally known to me or who produced _____ as identification.

[Signature]
Name:

Notary Public, State of ^{North Carolina} Florida

MY COMMISSION EXPIRES:



MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION
15 FOOT DRAINAGE EASEMENT
PREPARED FOR NASSAU COUNTY
FEBRUARY 23, 2010

A STRIP OF LAND 15 FEET IN WIDTH, BEING A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT RIGHT-OF-WAY) DESCRIBED IN OFFICIAL RECORDS BOOK 1049, PAGES 1753 THROUGH 1753, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD (AN 80 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE COURSES: (COURSE NO. 1) NORTH $89^{\circ}11'09''$ EAST A DISTANCE OF 329.40 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1250.00 FEET; (COURSE NO. 2) EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $15^{\circ}33'04''$, AN ARC DISTANCE OF 339.27 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $83^{\circ}02'19''$ EAST A DISTANCE OF 338.23 FEET; (COURSE NO. 3) SOUTH $75^{\circ}15'47''$ EAST A DISTANCE OF 228.57 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1450.00 FEET; (COURSE NO. 4) EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $08^{\circ}47'34''$, AN ARC DISTANCE OF 222.52 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $79^{\circ}39'34''$ EAST A DISTANCE OF 222.30 FEET; (COURSE NO. 5) SOUTH $84^{\circ}03'21''$ EAST A DISTANCE OF 432.35 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD (A 200 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE; THENCE NORTH $03^{\circ}55'38''$ EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD, A DISTANCE OF 15.00 FEET; THENCE WESTERLY ALONG A LINE 15 FEET NORTHERLY OF AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WILLIAM BURGESS ROAD THE FOLLOWING FIVE COURSES: (COURSE NO. 1) NORTH $84^{\circ}03'21''$ WEST A DISTANCE OF 432.35 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1435.00 FEET; (COURSE NO. 2) WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $08^{\circ}47'34''$, AN ARC DISTANCE OF 220.22 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH $79^{\circ}39'34''$ WEST A DISTANCE OF 220.00 FEET; (COURSE NO. 3) NORTH $75^{\circ}15'47''$ WEST A DISTANCE OF 228.57 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1265.00 FEET; (COURSE NO. 4) WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $15^{\circ}33'04''$, AN ARC DISTANCE OF 343.34 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH $83^{\circ}02'19''$ WEST A DISTANCE OF 342.29 FEET; (COURSE NO. 5) SOUTH $89^{\circ}11'09''$ WEST A DISTANCE OF 313.28 FEET; THENCE NORTH $03^{\circ}18'29''$ EAST A DISTANCE OF 28.96 FEET; THENCE SOUTH $89^{\circ}11'09''$ WEST A DISTANCE OF 15.04 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD (AN 80 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE; THENCE SOUTH $03^{\circ}18'29''$ WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.5449 ACRES MORE OR LESS.


MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 16509

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034
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SHEET 1 OF 2



SKETCH OF LEGAL
DESCRIPTION
(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)

P.I.N. = 42-2N-27-0000-0003-0060
NDW OF FORMERLY THE LANDS OF
HARTS ROAD LLC
G.R.B. 1383, PAGE 1079
(MANZIE & DRAKE FILE NUMBER C-2125P)

23,736.10 SQ. FT.
0.5449 ACRE



P.I.N. = 42-2N-27-0000-0003-0080
NDW OF FORMERLY THE LANDS OF
HARTS ROAD LLC
G.R.B. 1383, PAGE 1079
(MANZIE & DRAKE FILE NUMBER G-2125P)

HARTS ROAD
(NOT BEING SURVEYED)

C.S.X. RAILROAD
(NOT BEING SURVEYED)

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.80	N05°55'38"E
L2	25.00	N63°18'29"E
L3	15.04	S89°11'09"W
L4	45.00	S03°18'28"W

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	105°11'04"	1280.00'	339.27'	S83°02'19"E	339.23'
C2	8°47'34"	1400.00'	222.02'	S79°59'34"E	222.30'
C3	8°47'34"	1435.00'	220.22'	N79°39'34"W	230.00'
C4	105°11'04"	1368.00'	343.34'	N63°02'19"W	342.29'



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www.manzieanddrake.com
SHEET 2 OF 2

JCB NO. 16509

05-25

PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That **COMPASS BANK**, the owner and holder of the following mortgages and agreements:

Mortgage, Security Agreement and Financing Statement executed by HARTS ROAD, LLC, to COMPASS BANK dated January 20, 2006 and recorded January 23, 2006 in Official Records Book 1383, page 1081, of the public records of Nassau County, Florida;

Mortgage And Loan Document Modification Agreement between HARTS ROAD, LLC and COMPASS BANK dated December 9, 2006 and recorded December 15, 2006 in Official Records Book 1465, page 1777, of the public records of Nassau County, Florida;

Second Mortgage And Loan Document Modification Agreement between HARTS ROAD, LLC and COMPASS BANK dated February 1, 2008 and recorded February 20, 2008 in Official Records Book 1551, page 1388, of the public records of Nassau County, Florida.

Third Mortgage And Loan Document Modification Agreement between HARTS ROAD, LLC and COMPASS BANK dated August 1, 2008 and recorded August 19, 2008 in Official Records Book 1581, page 1690, of the public records of Nassau County, Florida.

Fourth Mortgage And Loan Document Modification Agreement between HARTS ROAD, LLC and COMPASS BANK dated March 1, 2009 and recorded March 24, 2009 in Official Records Book 1611, page 995, of the public records of Nassau County, Florida.

Mortgage Subordination Agreement between COMPASS BANK and BANK OF AMERICA, N.A. dated September 3, 2009, and recorded October 2, 2009 in Official Records Book 1642, page 307, of the public records of Nassau County, Florida.

(collectively referred to as the "Mortgage"), upon certain real estate situate in Nassau County, Florida, in consideration of the sum of Ten and NO/100 (\$10.00) Dollars, the receipt of which is hereby acknowledged, does hereby forever release, exonerate and discharge from the lien, operation, force and effect of the above described Mortgage, the following described property situate in Nassau County, Florida, to wit:

SEE EXHIBIT "A", attached hereto and made a part hereof by this reference.

PROVIDED, HOWEVER, that nothing herein contained shall be held or construed to release any other property than that described in this partial release specifically described, from the lien, operation or force and effect of the Mortgage, as modified, nor any rights, remedies or privileges of the owner thereof.

IN WITNESS THEREOF the above named holder and owner of the described Mortgage has caused these presents to be executed on this, the 21st day of May, 2010.

COMPASS BANK

BY: [Signature]
Its Vice Pres.

[Signature]
Witness:

[Signature]
Witness:

STATE OF FLORIDA

COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 21 day of May, 2010, by Jerry Landowski, the _____ President of COMPASS BANK, who is personally known to me or who has produced _____ as identification, and who did take an oath.

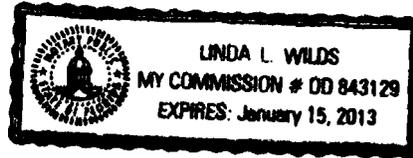
Linda L Wilds

Notary Public

Name of Notary Public:

MY COMMISSION EXPIRES:

This instrument prepared by:
MARSHALL E. WOOD, P.A.
303 Centre Street, Ste. 100
Fernandina Beach, FL 32034



MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION
POND / DRAINAGE TRACT
PREPARED FOR NASSAU COUNTY
FEBRUARY 23, 2010

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT RIGHT-OF-WAY) DESCRIBED IN OFFICIAL RECORDS BOOK 1049, PAGES 1753 THROUGH 1755, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD (AN 80 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE; THENCE NORTH $89^{\circ}11'09''$ EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WILLIAM BURGESS ROAD, A DISTANCE OF 164.54 FEET; THENCE SOUTH $00^{\circ}48'51''$ EAST A DISTANCE OF 122.74 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $80^{\circ}22'14''$, AN ARC DISTANCE OF 35.07 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $40^{\circ}59'58''$ EAST A DISTANCE OF 32.26 FEET; THENCE SOUTH $81^{\circ}11'05''$ EAST A DISTANCE OF 367.94 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 119.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $44^{\circ}16'55''$, AN ARC DISTANCE OF 91.97 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $59^{\circ}02'38''$ EAST A DISTANCE OF 89.70 FEET; THENCE SOUTH $36^{\circ}54'10''$ EAST A DISTANCE OF 33.57 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 54.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $53^{\circ}20'33''$, AN ARC DISTANCE OF 50.27 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $10^{\circ}13'54''$ EAST A DISTANCE OF 48.48 FEET; THENCE SOUTH $16^{\circ}26'22''$ WEST A DISTANCE OF 8.64 FEET; THENCE SOUTH $27^{\circ}32'03''$ WEST A DISTANCE OF 3.94 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 54.00 FEET; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $82^{\circ}14'43''$, AN ARC DISTANCE OF 77.51 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $68^{\circ}39'25''$ WEST A DISTANCE OF 71.03 FEET; THENCE NORTH $70^{\circ}13'14''$ WEST A DISTANCE OF 45.52 FEET; THENCE NORTH $72^{\circ}11'03''$ WEST A DISTANCE OF 34.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 16.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $42^{\circ}43'34''$, AN ARC DISTANCE OF 11.93 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $86^{\circ}27'10''$ WEST A DISTANCE OF 11.66 FEET; THENCE SOUTH $65^{\circ}05'23''$ WEST A DISTANCE OF 7.73 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 119.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A

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SHEET 1 OF 4

MANZIE & DRAKE LAND SURVEYING



CENTRAL ANGLE OF $20^{\circ}01'16''$, AN ARC DISTANCE OF 41.58 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $75^{\circ}06'01''$ WEST A DISTANCE OF 41.37 FEET; THENCE SOUTH $85^{\circ}06'39''$ WEST A DISTANCE OF 32.03 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 16.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $36^{\circ}27'51''$, AN ARC DISTANCE OF 10.18 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $66^{\circ}52'43''$ WEST A DISTANCE OF 10.01 FEET; THENCE SOUTH $48^{\circ}38'48''$ WEST A DISTANCE OF 28.45 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 81.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $09^{\circ}06'02''$, AN ARC DISTANCE OF 12.87 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $44^{\circ}05'47''$ WEST A DISTANCE OF 12.85 FEET; THENCE SOUTH $39^{\circ}32'45''$ WEST A DISTANCE OF 52.11 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 54.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $40^{\circ}47'20''$, AN ARC DISTANCE OF 38.44 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $59^{\circ}56'26''$ WEST A DISTANCE OF 37.64 FEET; THENCE SOUTH $09^{\circ}06'20''$ WEST A DISTANCE OF 38.18 FEET; THENCE NORTH $77^{\circ}04'28''$ WEST A DISTANCE OF 20.04 FEET; THENCE NORTH $09^{\circ}06'20''$ EAST A DISTANCE OF 34.04 FEET; TO A POINT ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 54.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $11^{\circ}32'52''$, AN ARC DISTANCE OF 10.88 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH $72^{\circ}20'07''$ WEST A DISTANCE OF 10.87 FEET; THENCE NORTH $66^{\circ}33'41''$ WEST A DISTANCE OF 23.64 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 269.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $10^{\circ}41'26''$, AN ARC DISTANCE OF 50.19 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH $61^{\circ}12'58''$ WEST A DISTANCE OF 50.12 FEET; THENCE NORTH $55^{\circ}52'16''$ WEST A DISTANCE OF 65.58 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 54.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $47^{\circ}21'47''$, AN ARC DISTANCE OF 44.64 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH $32^{\circ}11'22''$ WEST A DISTANCE OF 43.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 16.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $71^{\circ}14'17''$, AN ARC DISTANCE OF 19.89 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH $44^{\circ}07'37''$ WEST A DISTANCE OF 18.64 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 119.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $64^{\circ}53'51''$, AN ARC DISTANCE OF 134.79 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH $47^{\circ}17'50''$ WEST A DISTANCE OF 127.70 FEET; THENCE NORTH $14^{\circ}50'55''$ WEST A DISTANCE OF 73.49 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 81.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $14^{\circ}47'06''$, AN ARC DISTANCE OF 20.90

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SHEET 2 OF 4

MANZIE & DRAKE LAND SURVEYING



FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 22°14'24" WEST A DISTANCE OF 20.84 FEET; THENCE NORTH 86°41'31" WEST A DISTANCE OF 16.14 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD (AN 80 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE; THENCE NORTH 03°18'29" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 140.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.2901 ACRES MORE OR LESS.

A handwritten signature in cursive script, appearing to read "Michael A. Manzie".

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 16509



SKETCH OF LEGAL
DESCRIPTION
(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)

POINT OF BEGINNING

WILLIAM BURGESS ROAD

(100-FOOT RIGHT-OF-WAY)
(O.R.B. 1046, PAGE 1700)

N88°11'09"E

184.54'

HARTS ROAD
(20' RIGHT-OF-WAY)

11.7'

140.18'

N03°18'29"E

11.7'

18'

17'

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19'

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MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION
15 FOOT DRAINAGE EASEMENT
PREPARED FOR NASSAU COUNTY
FEBRUARY 23, 2010

A STRIP OF LAND 15 FEET IN WIDTH, BEING A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT RIGHT-OF-WAY) DESCRIBED IN OFFICIAL RECORDS BOOK 1049, PAGES 1753 THROUGH 1753, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD (AN 80 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE COURSES: (COURSE NO. 1) NORTH 89°11'09" EAST A DISTANCE OF 329.40 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1250.00 FEET; (COURSE NO. 2) EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°33'04", AN ARC DISTANCE OF 339.17 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 83°02'19" EAST A DISTANCE OF 338.23 FEET; (COURSE NO. 3) SOUTH 75°15'47" EAST A DISTANCE OF 228.57 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1450.00 FEET; (COURSE NO. 4) EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°47'34", AN ARC DISTANCE OF 222.52 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 79°39'34" EAST A DISTANCE OF 222.30 FEET; (COURSE NO. 5) SOUTH 84°03'21" EAST A DISTANCE OF 432.35 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD (A 200 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE; THENCE NORTH 03°55'38" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD, A DISTANCE OF 15.00 FEET; THENCE WESTERLY ALONG A LINE 15 FEET NORTHERLY OF AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WILLIAM BURGESS ROAD THE FOLLOWING FIVE COURSES: (COURSE NO. 1) NORTH 84°03'21" WEST A DISTANCE OF 432.35 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1435.00 FEET; (COURSE NO. 2) WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°47'34", AN ARC DISTANCE OF 220.22 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 79°39'34" WEST A DISTANCE OF 220.00 FEET; (COURSE NO. 3) NORTH 75°15'47" WEST A DISTANCE OF 228.57 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1265.00 FEET; (COURSE NO. 4) WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°33'04", AN ARC DISTANCE OF 343.34 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 83°02'19" WEST A DISTANCE OF 342.29 FEET; (COURSE NO. 5) SOUTH 89°11'09" WEST A DISTANCE OF 313.28 FEET; THENCE NORTH 03°18'29" EAST A DISTANCE OF 25.96 FEET; THENCE SOUTH 89°11'09" WEST A DISTANCE OF 15.04 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD (AN 80 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE; THENCE SOUTH 03°18'29" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.5449 ACRES MORE OR LESS.


MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 16509

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034
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SHEET 1 OF 2

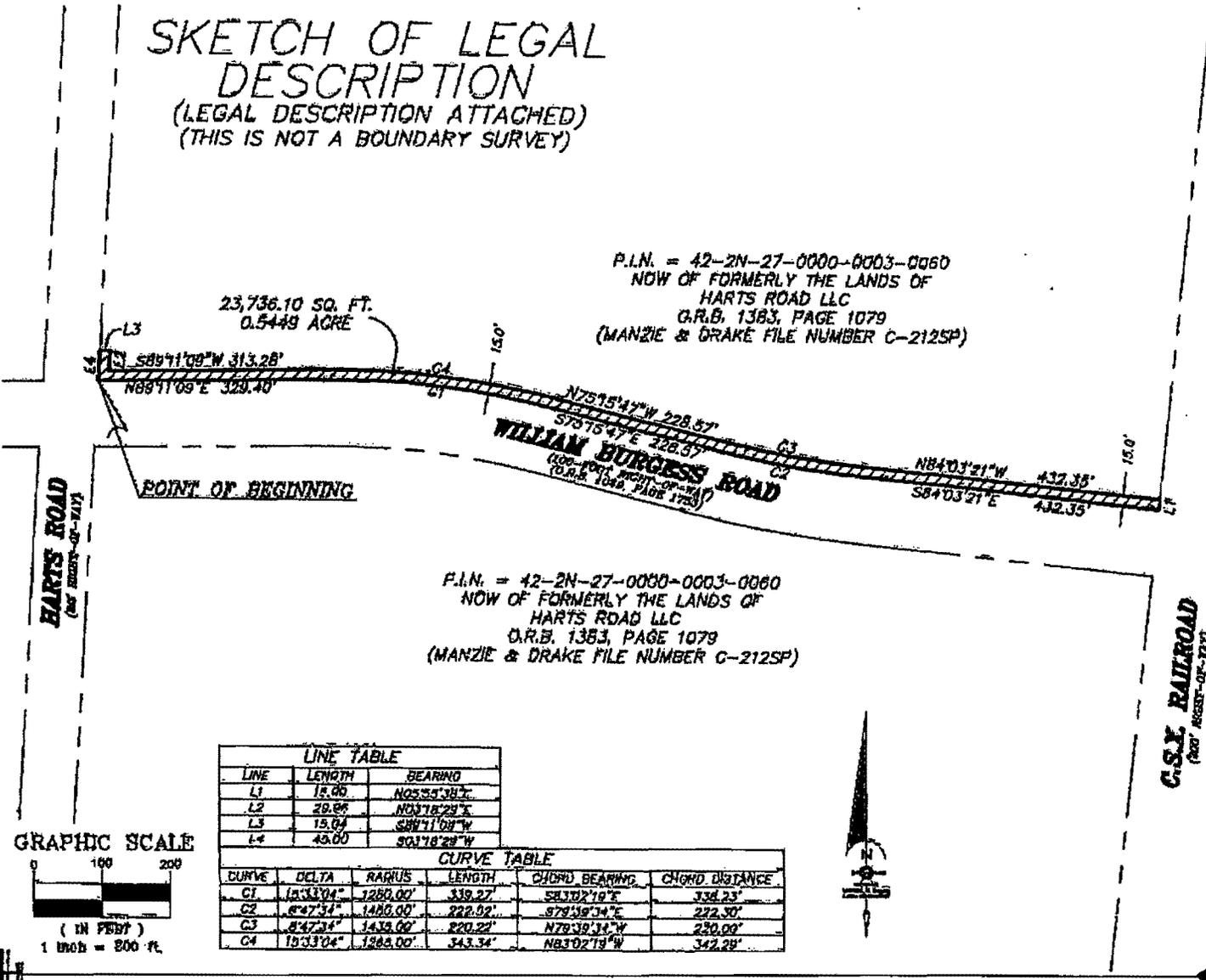
MANZIE & DRAKE LAND SURVEYING



SKETCH OF LEGAL DESCRIPTION
 (LEGAL DESCRIPTION ATTACHED)
 (THIS IS NOT A BOUNDARY SURVEY)

P.I.N. = 42-2N-27-0000-0003-0060
 NOW OF FORMERLY THE LANDS OF
 HARTS ROAD LLC
 O.R.B. 1383, PAGE 1079
 (MANZIE & DRAKE FILE NUMBER C-2125P)

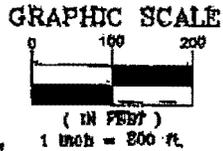
23,736.10 SQ. FT.
 0.5449 ACRE



P.I.N. = 42-2N-27-0000-0003-0060
 NOW OF FORMERLY THE LANDS OF
 HARTS ROAD LLC
 O.R.B. 1383, PAGE 1079
 (MANZIE & DRAKE FILE NUMBER C-2125P)

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00	N05°54'38"E
L2	29.00	N03°18'28"E
L3	15.00	S89°11'09"W
L4	45.00	S01°18'28"W

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	153°104"	1280.00'	338.27'	S83°02'19"E	338.25'
C2	8°47'34"	1480.00'	222.92'	S78°39'34"E	222.30'
C3	8°47'34"	1435.00'	220.22'	N78°39'34"W	220.00'
C4	153°104"	1285.00'	343.34'	N83°02'19"W	342.28'



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SHEET 2 OF 2

JOB NO. 18569