Inst: 202445025635 Date: 09/10/2024 Time: 3:07PM Page 1 of 11 B: 2736 P: 1918, Doc Type: UNK John A. Crawford, Clerk of Court, Nassau County, By: RG, Deputy Clerk

Prepared By and Record and Return to: J. Howard Sheffield, Esq. Sheffield & Boatright, P.A. 6101 Gazebo Park Place N., Suite 101 Jacksonville, Florida 32257

ACKNOWLEDGMENT

THIS ACKNOWLEDGMENT, made this 10th day of 500, 2024, between LIBERTY COVE NASSAU, LLC, a Florida limited liability company, and COOK FAMILY VANZANT, LLC, a Florida limited liability company, and JMC NASSAU COUNTY PROPERTIES, LLC, a Florida limited liability company (collectively hereinafter referred to as the "Owners"), and BOARD OF COUNTY COMMISSIONERS, NASSAU COUNTY, FLORIDA, a political subdivision of the State of Florida (hereinafter referred to as the "Board of County Commissioners").

WITNESSETH:

WHEREAS, the Board of County Commissioners adopted an Ordinance No. 2016-13 on November 14, 2016, as recorded in Official Records Book 2085, Page 1133, of the Public Records of Nassau County, Florida, which changed the zoning classification of the property described on Exhibit "A" attached hereto and thereby made a part hereof; and

WHEREAS, the Board of County Commissioners adopted ordinance No. 2020-38 on November 9, 2020 to rezone the property described on Exhibit "A" changing it from the zoning classification established in Ordinance No. 2016-13.

NOW, THEREFORE, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, and the Owners and the Board of County Commissioners agree as follows:

1. The zoning for the property sets forth on Exhibit "A" is presently as established by Ordinance No. 2020-38 and may be changed from time to time and will be reflected on the Official Zoning Map for Nassau County, Florida.

2. Ordinance No. 2016-13 recorded in in Official Records Book 2085, Page 1133, of the Public Records of Nassau County, Florida, was superseded by Ordinance No. 2020-38, therefore, it no longer effects the property described on Exhibit "A."

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the Owners and the Board of County Commissioners have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

Print Name: Shanon Address: / 244 3 IMM Print Name: Katie Address: 12443 San to set HOUH Jacksonville. 22222

LIBERTY COVE NASSAU, LLC, a Florida limited liability company

By: Print Name: tourna, Poesdent of Matourn Its:

STATE OF FLORIDA COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of \Box physical presence or \Box online notarization, this 10th day of <u>2024</u> by <u>Srepute Materia</u>, as <u>the of Materia Company</u>, <u>Manuer</u> on behalf of Liberty Cove Nassau, LLC, a Florida limited Hability company, who produced _______ as identification or who is personally known.

Notary Public – State of Florida Print Name: $S_{hacon} A + 4050N$ My Commission Number: H + 460421My Commission Expires: 12/1/2027

SHARON A. HUDSON Commission # HH 460421 Expires December 11, 2027

2

Signed, sealed and delivered in the presence of:

Print Name: Gavi Gri Address: P.O. Bex 87 Callahan, Fl. 32011

-P. Cook, H. Print Name: Robe D. Box 8 Address: A. lea 22011

COOK FAMILY VANZANT, LLC, a Florida limited liability company

By: JN P. Corh Print Name: Robert P. Cook Its: General Manuger

STATE OF FLORIDA COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of \square physical presence or \square online notarization, this <u>10</u> day of <u>July</u> 2024 by <u>Robert</u> <u>P. Cook</u>, as <u>Manager</u> on behalf of Cook Family Vanzant, LLC, a Florida limited liability company, who produced ______ as identification or who is personally known.

Notary Public - State of Florida

Print Name: Robin G. JohnsonMy Commission Number: HH330/57My Commission Expires: 3-6-27

ROBIN G. JOHNSON Commission # HH 330157 Expires March 6, 2027 Signed, sealed and delivered in the presence of:

Print Nam Address: P.O. Blox Callahan, Fl. 32011

KauloMcElroy Print Name: Address: P.D. Box 8 Callahan, FL 3201

JMC NASSAU COUNTY PROPERTIES, LLC, a Florida limited liability company

By: Print Name m orgunan Its:

STATE OF FLORIDA COUNTY OF NASSAU

My Commission Expires:

The foregoing instrument was acknowledged before me by means of \bigotimes physical presence or \Box online notarization, this $10^{4/7}$ day of July 2024 by J.M. Coleman Sr., as Manager of ЛМС NASSAU COUNTY on behalf liability produced Florida limited company, who PROPERTIES, LLC, а as identification or who is personally known

h IN Notary Public - State of Florida Print Name: Robin Cy. Johnson My Commission Number: LIH 3:

ROBIN G. JOHNSON
Commission # HH 330157
Expires March 6, 2027

Signed, sealed and delivered in the presence of:

Print Name: Kristun ruz. Address: 76347 Veterans Way

Yulee, FL 32097

Print Name: Meliesa Lu Address: 76347 Veterans Way Yulee, FL 32097

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

By Print Name: John F. Martin

Its: Chairman

STATE OF FLORIDA COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of \square physical presence or \square online notarization, this <u>21st</u> day of <u>August</u> 2024 by <u>John F. Martin</u> as <u>Chairman</u> on behalf of The Board of County Commissioners, Nassau County, Florida, a political subdivision of the State of Florida, who produced _______as identification or who is personally known.

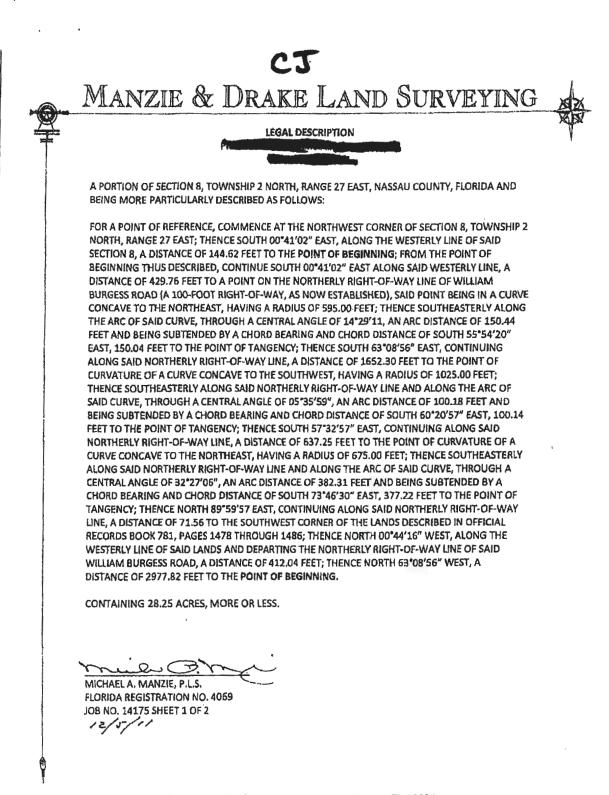
Aleina Colon Notary Public - State of Florida Print Name: Aleina Colon My Commission Number: My Commission Expires:

TTOFFLORIO

ALEINA COLON Commission # HH 400776 Expires May 21, 2027

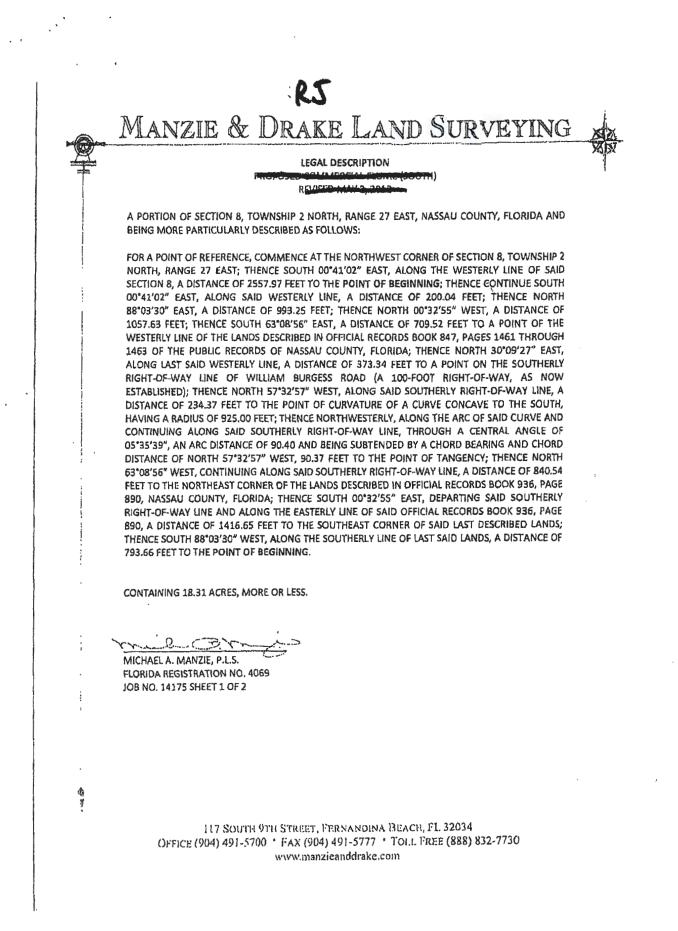
EXHIBIT "A"

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RJ MANZIE & DRAKE LAND SURVEYING LEGAL DESCRIPTION De. A PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, BEGIN AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST; THENCE SOUTH 00°41'02" EAST, ALONG THE WESTERLY SECTION LINE OF SAID SECTION 8, A DISTANCE OF 144.62 FEET; THENCE SOUTH 63°08'56 EAST, DEPARTING SAID SECTION LINE, A DISTANCE OF 2977.82 FEET TO A POINT ON THE WESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 781, PAGES 1478 THROUGH 1486 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 00°44'16" WEST, ALONG LAST SAID WESTERLY LINE, A DISTANCE OF 1518.46 FEET TO THE NORTHWEST CORNER OF LAST SAID LANDS AND BEING ON THE NORTHERLY LINE OF AFOREMENTIONED SECTION 8; THENCE SOUTH 09°22'34" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 2639.00 FEET TO THE POINT OF BEGINNING. CONTAINING 50.38 ACRES, MORE OR LESS. Ð. 0 MICHAEL A. MANZIE, P.L.S. FLORIDA REGISTRATION NO. 4069 JOB NO. 14175 SHEET 1 OF 2 12/5/11 117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034 OFFICE (904) 491-5700 • FAX (904) 491-5777 • TOLL FREE: (888) 832-7730 www.manzicanddrake.com



K3 Manzie & Drake Land Surveying

A PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

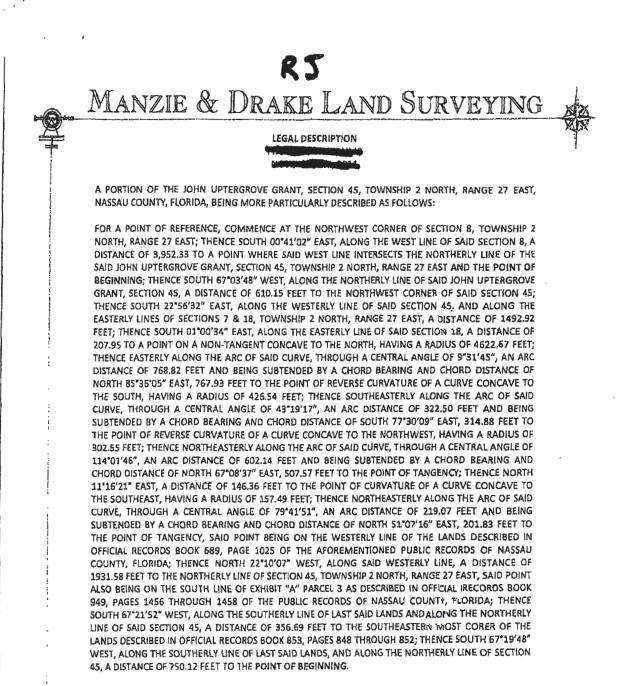
LEGAL DESCRIPTION

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 8. TOWNSHIP 2 NORTH, RANGE 27 EAST; THENCE SOUTH 00°41'02" EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2758.01 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE SOUTH 00°41'02" EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 1194.32 TO A POINT WHERE SAID WEST LINE INTERSECTS THE NORTHERLY LINE OF THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST; THENCE NORTH 67*19'48" EAST ALONG SAID NORTHERLY LINE OF SECTION 45 A DISTANCE OF 750.03 FEET TO THE SOUTHWEST CORNER OF EXHIBIT "A" PARCEL 3 AS DESCRIBED IN OFFICIAL RECORDS BOOK 949, PAGES 1456 THROUGH 1458 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF LAST SAID LANDS THE FOLLOWING EIGHT (8) COURSES; (1) THENCE NORTH 01*04'29" EAST, A DISTANCE OF 331.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 469.97 FEET; (2) THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47*52'50", AN ARC DISTANCE OF 392.74 FEET AND BEING SUBTENDED BY A CHORD BEARING AND CHORD DISTANCE OF NORTH 25°01'29" EAST, 381.41 FEET TO THE POINT OF TANGENCY: (3) THENCE NORTH 48°57'54" EAST, A DISTANCE OF 502.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 527.45 FEET; (4) THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°08'04", AN ARC DISTANCE OF 139.32 FEET AND BEING SUBTENDED BY A CHORD BEARING AND CHORD DISTANCE OF NORTH 41°27'02" EAST, 138.92 FEET TO THE POINT OF TANGENCY; (5) THENCE NORTH 33'53'00" EAST, A DISTANCE OF 220.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 429.87 FEET; (6) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°20'10", AN ARC DISTANCE OF 265.12 FEET AND BEING SUBTENDED BY A CHORD BEARING AND CHORD DISTANCE OF NORTH 16"15'16" EAST, 260.94 FEET TO THE POINT OF TANGENCY; (7) THENCE NORTH 01*24'49" WEST, A DISTANCE OF 116.83 FEET; (8) THENCE SOUTH 89*43'32" EAST, A DISTANCE OF 68.74 FEET TO THE SOUTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 847, PAGE 1461, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 30°09'27" EAST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 17.19 FEET; THENCE NORTH 63*08'56" WEST A DISTANCE OF 709.52 FEET; THENCE SOUTH 00*32'S5" EAST, A DISTANCE OF 1057.63 FEET; THENCE SOUTH 88°03'30" WEST, A DISTANCE OF 993.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.33 ACRES, MORE OR LESS.

MICHAEL A. MANZIE, P.L.S. FLORIDA REGISTRATION NO. 4069 JOB NO. 14175 SHEET 1 OF 2

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CONTAINING 78.11 ACRES, MORE OR LESS.

MICHAEL A. MANZIE, P.L.S. FLORIDA REGISTRATION NO. 4069 JOB NO. 14175 SHEET 1 OF 2 Street 2010

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