

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No. 2016-13 recorded in in Official Records Book 2085, Page 1133, of the Public Records of Nassau County, Florida, was superseded by Ordinance No. 2020-38, therefore, it no longer effects the property described on Exhibit “A.”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

LIBERTY COVE NASSAU, LLC, a Florida limited liability company

Sharon A. Hudson
Print Name: Sharon A. Hudson
Address: 12443 San Jose Blvd #504
Jacksonville FL 32223

By: Gregory E Matovina
Print Name: Gregory E Matovina, President
Its: Manager of Matovina & Company

Katie Hemingway
Print Name: Katie Hemingway
Address: 12443 San Jose Blvd #504
Jacksonville, FL 32223

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of July 2024 by Gregory E Matovina, as Pres of Matovina & Company, Manager on behalf of Liberty Cove Nassau, LLC, a Florida limited liability company, who produced _____ as identification or who is personally known.

Sharon A. Hudson
Notary Public – State of Florida
Print Name: Sharon A Hudson
My Commission Number: HH 460421
My Commission Expires: 12/11/2027



SHARONA. HUDSON
Commission # HH 460421
Expires December 11, 2027

Signed, sealed and delivered
in the presence of:

**COOK FAMILY VANZANT, LLC, a
Florida limited liability company**

Gary Griffith
Print Name: Gary Griffith
Address: P.O. Box 87
Callahan, Fl. 32011

By: Bob P. Cook
Print Name: Robert P. Cook
Its: General Manager

Bob P. Cook, II.
Print Name: Robert P. Cook, II.
Address: P.O. Box 87
Callahan, Fl. 32011

STATE OF FLORIDA
COUNTY OF NASSAU

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

Robin G. Johnson
Notary Public – State of Florida
Print Name: Robin G. Johnson
My Commission Number: HH330157
My Commission Expires: 3-6-27



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

Signed, sealed and delivered
in the presence of:

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

Gary Griffith
Print Name: Gary Griffith
Address: P.O. Box 87
Callahan, Fl. 32011

By: [Signature]
Print Name: J M COLEMAN
Its: mgr

Kayla McElroy
Print Name: Kayla McElroy
Address: P.O. Box 87
Callahan, FL 32011

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of July 2024 by J.M. Coleman Sr., as manager on behalf of JMC NASSAU COUNTY PROPERTIES, LLC, a Florida limited liability company, who produced as identification or who is personally known.

[Signature]
Notary Public – State of Florida
Print Name: Robin G. Johnson
My Commission Number: HH330157
My Commission Expires: 3-6-27



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

Signed, sealed and delivered
in the presence of:

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

Kristyn Cruz
Print Name: Kristyn Cruz
Address: 76347 Veterans Way
Yulee, FL 32097

By: [Signature]
Print Name: John F. Martin
Its: Chairman

Melissa Lucey
Print Name: Melissa Lucey
Address: 76347 Veterans Way
Yulee, FL 32097

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of August 2024 by John F. Martin as Chairman 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 Colón
Notary Public – State of Florida
Print Name: Aleina Colón
My Commission Number: _____
My Commission Expires: _____



ALEINA COLON
Commission # HH 400776
Expires May 21, 2027

EXHIBIT "A"

CT

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

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 REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST; THENCE SOUTH 00°41'02" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 8, A DISTANCE OF 144.62 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH 00°41'02" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 429.76 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100-FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED), SAID POINT BEING IN A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 595.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°29'11", AN ARC DISTANCE OF 150.44 FEET AND BEING SUBTENDED BY A CHORD BEARING AND CHORD DISTANCE OF SOUTH 55°54'20" EAST, 150.04 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 63°08'56" EAST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1652.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1025.00 FEET; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°35'59", AN ARC DISTANCE OF 100.18 FEET AND BEING SUBTENDED BY A CHORD BEARING AND CHORD DISTANCE OF SOUTH 60°20'57" EAST, 100.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 57°32'57" EAST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 637.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 675.00 FEET; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°27'06", AN ARC DISTANCE OF 382.31 FEET AND BEING SUBTENDED BY A CHORD BEARING AND CHORD DISTANCE OF SOUTH 73°46'30" EAST, 377.22 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°59'57" EAST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 71.56 TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 781, PAGES 1478 THROUGH 1486; THENCE NORTH 00°44'16" WEST, ALONG THE WESTERLY LINE OF SAID LANDS AND DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WILLIAM BURGESS ROAD, A DISTANCE OF 412.04 FEET; THENCE NORTH 63°08'56" WEST, A DISTANCE OF 2977.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.25 ACRES, MORE OR LESS.

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
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www.manzieanddrake.com

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MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

~~PROPERTY OF~~
~~DEPARTMENT OF~~

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.

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

12/5/11

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LEGAL DESCRIPTION

~~PROPOSED COMMERCIAL PLANT (SOUTH)~~
~~REVISED 11/11/13, 2013~~

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 REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST; THENCE SOUTH 00°41'02" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 8, A DISTANCE OF 2557.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°41'02" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 200.04 FEET; THENCE NORTH 88°03'30" EAST, A DISTANCE OF 993.25 FEET; THENCE NORTH 00°32'55" WEST, A DISTANCE OF 1057.63 FEET; THENCE SOUTH 63°08'56" EAST, A DISTANCE OF 709.52 FEET TO A POINT OF THE WESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 847, PAGES 1461 THROUGH 1463 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 30°09'27" EAST, ALONG LAST SAID WESTERLY LINE, A DISTANCE OF 373.34 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100-FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE NORTH 57°32'57" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 234.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 925.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 05°35'39", AN ARC DISTANCE OF 90.40 AND BEING SUBTENDED BY A CHORD BEARING AND CHORD DISTANCE OF NORTH 57°32'57" WEST, 90.37 FEET TO THE POINT OF TANGENCY; THENCE NORTH 63°08'56" WEST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 840.54 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 890, NASSAU COUNTY, FLORIDA; THENCE SOUTH 00°32'55" EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE EASTERLY LINE OF SAID OFFICIAL RECORDS BOOK 936, PAGE 890, A DISTANCE OF 1416.65 FEET TO THE SOUTHEAST CORNER OF SAID LAST DESCRIBED LANDS; THENCE SOUTH 88°03'30" WEST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 793.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.31 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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MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

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 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°32'55" 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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LEGAL DESCRIPTION

A PORTION OF THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 3,952.33 TO A POINT WHERE SAID WEST LINE INTERSECTS THE NORTHERLY LINE OF THE SAID JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST AND THE POINT OF BEGINNING; THENCE SOUTH 67°03'48" WEST, ALONG THE NORTHERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, A DISTANCE OF 610.15 FEET TO THE NORTHWEST CORNER OF SAID SECTION 45; THENCE SOUTH 22°56'32" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 45, AND ALONG THE EASTERLY LINES OF SECTIONS 7 & 18, TOWNSHIP 2 NORTH, RANGE 27 EAST, A DISTANCE OF 1492.92 FEET; THENCE SOUTH 01°00'34" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 18, A DISTANCE OF 207.95 TO A POINT ON A NON-TANGENT CONCAVE TO THE NORTH, HAVING A RADIUS OF 4622.67 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°31'45", AN ARC DISTANCE OF 768.82 FEET AND BEING SUBTENDED BY A CHORD BEARING AND CHORD DISTANCE OF NORTH 85°35'05" EAST, 767.93 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 426.54 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°19'17", AN ARC DISTANCE OF 322.50 FEET AND BEING SUBTENDED BY A CHORD BEARING AND CHORD DISTANCE OF SOUTH 77°30'09" EAST, 314.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 302.55 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 114°01'46", AN ARC DISTANCE OF 602.14 FEET AND BEING SUBTENDED BY A CHORD BEARING AND CHORD DISTANCE OF NORTH 67°08'37" EAST, 507.57 FEET TO THE POINT OF TANGENCY; THENCE NORTH 11°16'21" EAST, A DISTANCE OF 146.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 157.49 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 79°41'51", AN ARC DISTANCE OF 219.07 FEET AND BEING SUBTENDED BY A CHORD BEARING AND CHORD DISTANCE OF NORTH 51°07'16" EAST, 201.83 FEET TO THE POINT OF TANGENCY, SAID POINT BEING ON THE WESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 689, PAGE 1025 OF THE AFOREMENTIONED PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 22°10'07" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 1931.58 FEET TO THE NORTHERLY LINE OF SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, SAID POINT ALSO BEING ON THE SOUTH LINE 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 SOUTH 67°21'52" WEST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS AND ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 356.69 FEET TO THE SOUTHEASTERN MOST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 853, PAGES 848 THROUGH 852; THENCE SOUTH 67°19'48" WEST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, AND ALONG THE NORTHERLY LINE OF SECTION 45, A DISTANCE OF 750.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 78.11 ACRES, MORE OR LESS.

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 14175 SHEET 1 OF 2 5-3-12

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