

Prepared by:
Tom Brumfield
Environmental Resource Solutions
3550 St. Johns Bluff Road South
Jacksonville, Florida 32224

Return original or certified recorded document to:
St. Johns River Water Management District
4049 Reid Street
Palatka, FL 32177

Deed of Conservation Easement for Local Governments

THIS DEED OF CONSERVATION EASEMENT ("Conservation Easement") is given this 23rd day of September, 2024, by Board of County Commissioners of Nassau County, Florida, a political subdivision of the State of Florida, ("Grantor") whose mailing address is 96135 Nassau Place, Suite 1, Yulee, Florida 32097 to **St. Johns River Water Management District** ("Grantee"). As used herein, the term "Grantor" shall include any and all heirs, successors, or assigns of the Grantor, and all subsequent owners of the "Conservation Easement Area" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, the Grantor is the fee simple owner of certain lands situated in Nassau County, Florida, and more specifically depicted on the location map in Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, Permit No. 132224-2 ("Permit") and any modifications thereto issued by the Grantee authorizes certain activities which could affect wetlands or other surface waters in or of the State of Florida; and

WHEREAS, the Grantor, in consideration of the consent granted by the Permit or other good and valuable consideration provided to Grantor, is agreeable to granting and securing to the Grantee a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes (F.S.), over the area of the Property described on Exhibit "B" ("Conservation Easement Area"); and

WHEREAS, Grantor grants this Conservation Easement as a condition of the Permit, solely to off-set or prevent adverse impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, Grantor desires to preserve the Conservation Easement Area in perpetuity in its natural condition, or, in accordance with the Permit, in an enhanced, restored, or created condition; and

NOW, THEREFORE, in consideration of the issuance of the Permit to construct and operate the permitted activity, and as an inducement to Grantee in issuing the Permit, together with other good and valuable consideration provided to the Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual Conservation Easement for and in favor of the Grantee upon the area of the Property described on Exhibit "B" which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.



The scope, nature, and character of this Conservation Easement shall be as follows:

1. **Recitals.** The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.

2. **Purpose.** It is the purpose of this Conservation Easement to retain land or water areas in their existing, natural, vegetative, hydrologic, scenic, open, or wooded condition and to retain such areas as suitable habitat for fish, plants, or wildlife in accordance with Section 704.06, F.S. Those wetland and upland areas included in this Conservation Easement which are to be preserved, enhanced, restored, or created pursuant to the Permit (or any modification thereto) and any Management Plan attached hereto as Exhibit "C" ("Management Plan") which has been approved in writing by the Grantee, shall be retained and maintained in the preserved, enhanced, restored, or created condition required by the Permit (or any modification thereto).

To carry out this purpose, the following rights are conveyed to Grantee by this Conservation Easement:

a. To enter upon the Conservation Easement Area at reasonable times with any necessary equipment or vehicles to inspect, determine compliance with the covenants and prohibitions contained in this Conservation Easement, and to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Conservation Easement Area by Grantor at the time of such entry; and

b. To proceed at law or in equity to enforce the provision of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and to require the restoration of such areas or features of the Conservation Easement Area that may be damaged by any activity or use that is inconsistent with this Conservation Easement.

3. **Prohibited Uses.** Except for activities that are permitted or required by the Permit (or any modification thereto) (which may include restoration, creation, enhancement, maintenance, monitoring activities, or surface water management improvements) or other activities described herein or in the Management Plan (if any), any activity on or use of the Conservation Easement Area inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities are expressly prohibited in or on the Conservation Easement Area:

a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removing, destroying or trimming trees, shrubs, or other vegetation, except:
i. The removal of dead trees and shrubs or leaning trees that could cause damage to property is authorized;

ii. The destruction and removal of noxious, nuisance or exotic invasive plant species as listed on the most recent Florida Exotic Pest Plant Council's List of Invasive Species is authorized;

iii. Activities authorized by the Permit or described in the Management Plan or otherwise approved in writing by the Grantee are authorized; and

iv. Activities conducted in accordance with a wildfire mitigation plan developed with the Florida Forest Service that has been approved in writing by the Grantee are authorized. No later than thirty (30) days before commencing any activities to implement the approved wildfire mitigation plan, Grantor shall notify the Grantee in writing of its intent to commence such activities. All such activities may only be completed during the time period for which the Grantee approved the plan;

d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

e. Surface use except for purposes that permit the land or water area to remain in its natural, restored, enhanced, or created condition;

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking, clearing, and fencing;

g. Acts or uses detrimental to such aforementioned retention of land or water areas; and

h. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance.

4. **Grantor's Reserved Rights.** Grantor reserves all rights as owner of the Conservation Easement Area, including the right to engage or to permit or invite others to engage in all uses of the Conservation Easement Area that are not prohibited herein and which are not inconsistent with the Permit (or any modification thereto), Management Plan, or the intent and purposes of this Conservation Easement.

5. **No Dedication.** No right of access by the general public to any portion of the Conservation Easement Area is conveyed by this Conservation Easement.

6. **Grantee's Liability.** Grantee's liability is limited as provided in Sections 704.06(10) and 768.28, F.S. Additionally, Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of the Conservation Easement Area.

7. **Enforcement.** Enforcement of the terms, provisions, and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.

8. **Assignment.** Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws.

9. **Severability.** If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

10. **Terms and Restrictions.** Grantor shall insert the terms and restrictions of this Conservation Easement in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Conservation Easement.

11. **Written Notice.** All notices, consents, approvals, or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

12. **Modifications.** This Conservation Easement may be amended, altered, released, or revoked only by written agreement between the parties hereto or their heirs, assigns, or successors-in-interest, which shall be filed in the public records in Nassau County, Florida.

13. **Recordation.** Grantor shall record this Conservation Easement in timely fashion in the Official Records of Nassau County, Florida, and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions, and purposes imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Conservation Easement Area.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Conservation Easement Area in fee simple; that the Conservation Easement is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement; all mortgages and liens on the Conservation Easement Area, if any, have been subordinated to this Conservation Easement; that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby warrants and defends record title to the Conservation Easement Area hereby conveyed against the lawful claims of all persons whomsoever, to the extent permitted by law.

IN WITNESS WHEREOF, Board of County Commissioners of Nassau County, Florida, a political subdivision of the State of Florida ("Grantor") has hereunto set its authorized hand this 23rd day of September, 2024.

Signed and sealed in the Presence of:

Heather Nazworth (Sign)
Heather Nazworth (Print)
76347 Veterans Way, Yulee, FL 32097 (Address)

(Address)

Melissa Lucey (Sign)
Melissa Lucey (Print)
76347 Veterans Way, Yulee, FL 32097 (Address)

(Address)

Board of County Commissioners of Nassau County, Florida, a political subdivision of the State of Florida

By: John F. Martin
Chairman
96135 Nassau Place
Yulee, Florida 32097

ATTEST AS TO CHAIRMAN'S SIGNATURE:

John A. Crawford
Its. Ex-Officio Clerk

Approved as to form by the Nassau County Attorney

Denise C. May
DENISE C. MAY

**STATE OF FLORIDA
COUNTY OF NASSAU**

THE FOREGOING INSTRUMENT was acknowledged before me by means of physical presence or online notarization, this 23rd day of September, 2024, by John F. Martin, as Chairman of the Board of County Commissioners of Nassau County, Florida, a political subdivision of the State of Florida, on behalf of the County, and who is personally known to me or has produced _____ as identification.

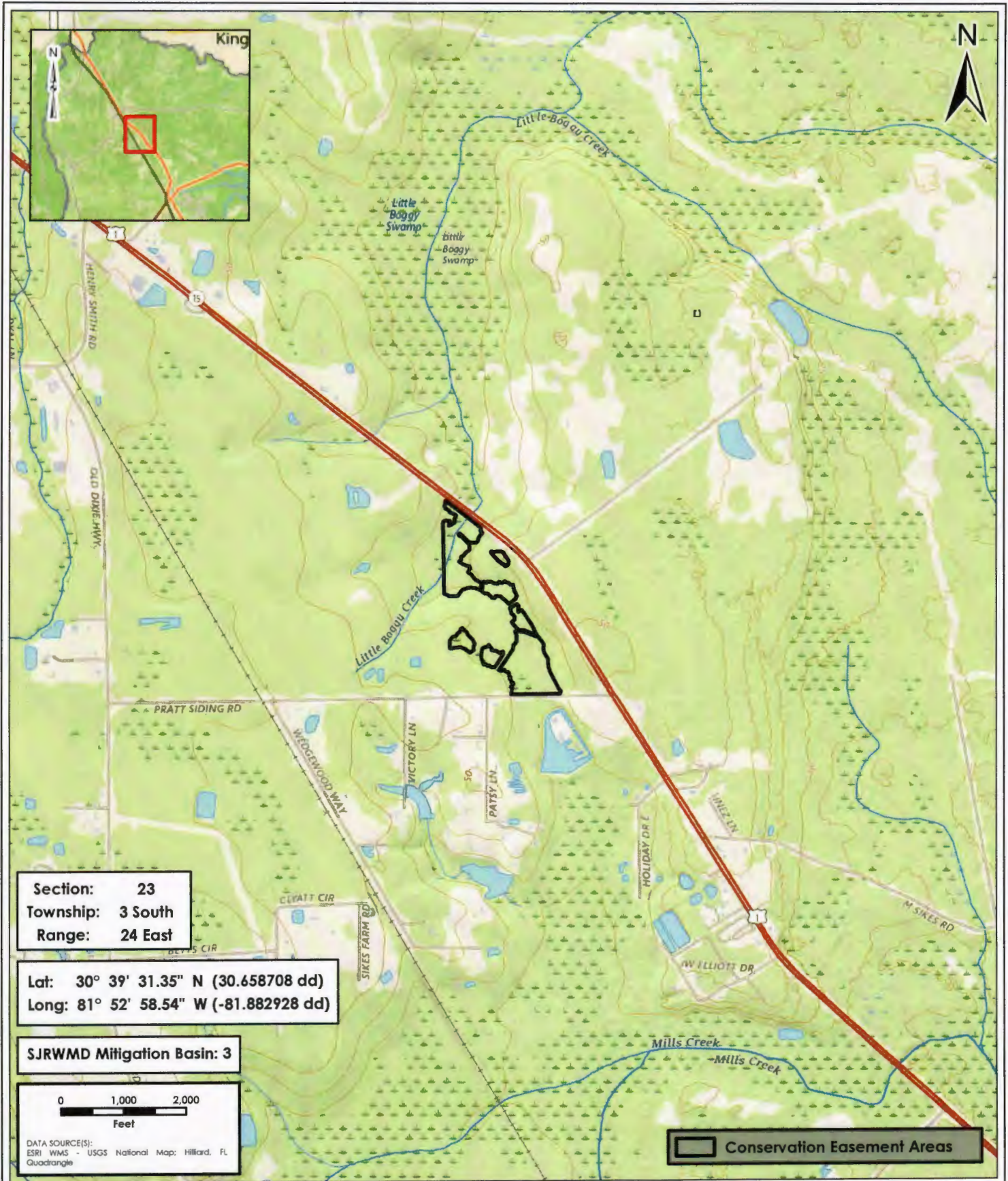


HEATHER NAZWORTH
Notary Public, State of Florida
My Comm. Expires December 28, 2025
Commission No. HH 212240

Heather Nazworth
Print Name: Heather Nazworth
Notary Public, State of Florida
My Commission Expires: 12/28/25
Commission No.: HH212240

EXHIBIT A

[LOCATION MAP]



Section: 23
 Township: 3 South
 Range: 24 East

Lat: 30° 39' 31.35" N (30.658708 dd)
 Long: 81° 52' 58.54" W (-81.882928 dd)

SJRWMD Mitigation Basin: 3

0 1,000 2,000
 Feet

DATA SOURCE(S):
 ESRI WMS - USGS National Map: Hillard, FL
 Quadrangle

Conservation Easement Areas



**SES Environmental
 Resource Solutions LLC**

3550 St. Johns Bluff Rd S • Jacksonville, FL 32224
 (904) 565-2820 • www.ses-grp.com

Conservation Easement USGS Topo

Nassau County Regional Park
 Nassau County, Florida

SES Project No:	1G001.8124.0002.50	
ERS Project No:	22016	Date: Aug 2023
Drawn By:	DF	EXHIBIT NUMBER
Reviewed By:	MS	1
Approved By:	TB	

EXHIBIT B

[LEGAL DESCRIPTION AND SKETCH OF CONSERVATION AREA]

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION
WESTSIDE REGIONAL PARK
CONSERVATION EASEMENT "A"
JANUARY 16, 2024 (REVISED MARCH 20, 2024)

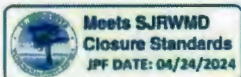
A PARCEL OF LAND SITUATE IN SECTION 23, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1543, PAGE 908, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 23, THENCE NORTH $00^{\circ}53'06''$ WEST, ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 10.68 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF PRATT SIDING ROAD (A 60 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE AND THE SOUTHWESTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1543, PAGE 908; THENCE NORTH $89^{\circ}20'44''$ EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PRATT SIDING ROAD AND ALONG THE SOUTHERLY PERIMETER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1543, PAGE 908, A DISTANCE OF 1,051.59 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH $89^{\circ}20'44''$ EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PRATT SIDING ROAD, A DISTANCE OF 771.52 FEET; THENCE NORTH $19^{\circ}19'06''$ EAST A DISTANCE OF 31.41 FEET; THENCE NORTH $19^{\circ}19'04''$ EAST A DISTANCE OF 15.39 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 86.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $30^{\circ}37'09''$, AN ARC DISTANCE OF 45.96 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH $43^{\circ}18'14''$ WEST A DISTANCE OF 45.41 FEET; THENCE NORTH $27^{\circ}59'40''$ WEST A DISTANCE OF 298.15 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 86.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $29^{\circ}44'46''$, AN ARC DISTANCE OF 44.65 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH $13^{\circ}07'17''$ WEST A DISTANCE OF 44.15 FEET; THENCE NORTH $29^{\circ}27'49''$ WEST A DISTANCE OF 34.67 FEET; THENCE NORTH $04^{\circ}02'35''$ WEST A DISTANCE OF 13.90 FEET; THENCE NORTH $04^{\circ}02'38''$ WEST A DISTANCE OF 14.95 FEET; THENCE NORTH $03^{\circ}45'58''$ WEST A DISTANCE OF 116.57 FEET; THENCE NORTH $32^{\circ}23'13''$ WEST A DISTANCE OF 89.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 145.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $39^{\circ}12'53''$, AN ARC DISTANCE OF 99.24 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH $12^{\circ}46'46''$ WEST A DISTANCE OF 97.32 FEET; THENCE NORTH $06^{\circ}49'40''$ EAST A DISTANCE OF 49.58 FEET; THENCE NORTH $32^{\circ}23'13''$ WEST A DISTANCE OF 62.60 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 262.75 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $13^{\circ}35'29''$, AN ARC DISTANCE OF 62.33 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH $39^{\circ}10'57''$ WEST A DISTANCE OF 62.18 FEET; THENCE NORTH $41^{\circ}30'39''$ WEST A DISTANCE OF 32.24 FEET; THENCE SOUTH $82^{\circ}29'22''$ WEST A DISTANCE OF 19.38

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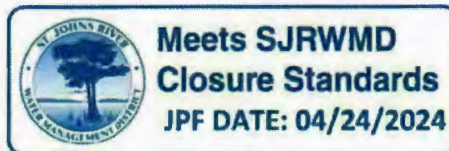


FEET; THENCE NORTH 67°30'37" WEST A DISTANCE OF 231.26 FEET; THENCE SOUTH 89°55'42" WEST A DISTANCE OF 130.60 FEET; THENCE SOUTH 20°08'40" EAST A DISTANCE OF 61.92 FEET; THENCE SOUTH 00°13'08" WEST A DISTANCE OF 75.44 FEET; THENCE SOUTH 02°34'30" EAST A DISTANCE OF 32.28 FEET; THENCE SOUTH 32°54'57" WEST A DISTANCE OF 39.97 FEET; THENCE SOUTH 55°26'16" WEST A DISTANCE OF 32.07 FEET; THENCE SOUTH 06°33'12" WEST A DISTANCE OF 61.10 FEET; THENCE SOUTH 34°16'44" WEST A DISTANCE OF 404.58 FEET; THENCE SOUTH 62°10'35" EAST A DISTANCE OF 34.27 FEET; THENCE NORTH 71°50'01" EAST A DISTANCE OF 26.80 FEET; THENCE NORTH 72°23'26" EAST A DISTANCE OF 32.37 FEET; THENCE SOUTH 28°47'21" EAST A DISTANCE OF 22.60 FEET; THENCE SOUTH 56°20'46" EAST A DISTANCE OF 28.50 FEET; THENCE NORTH 89°22'47" EAST A DISTANCE OF 25.46 FEET; THENCE SOUTH 37°37'47" EAST A DISTANCE OF 25.25 FEET; THENCE SOUTH 03°22'29" EAST A DISTANCE OF 45.99 FEET; THENCE SOUTH 53°41'57" EAST A DISTANCE OF 29.47 FEET; THENCE SOUTH 37°05'39" WEST A DISTANCE OF 30.70 FEET; THENCE SOUTH 59°11'12" EAST A DISTANCE OF 30.00 FEET; THENCE SOUTH 10°35'07" EAST A DISTANCE OF 42.23 FEET; THENCE SOUTH 83°20'51" EAST A DISTANCE OF 26.04 FEET; THENCE SOUTH 03°31'16" EAST A DISTANCE OF 21.13 FEET; THENCE SOUTH 40°47'50" WEST A DISTANCE OF 60.67 FEET; THENCE SOUTH 50°47'32" EAST A DISTANCE OF 30.07 FEET; THENCE SOUTH 10°22'09" WEST A DISTANCE OF 18.51 FEET; THENCE SOUTH 10°22'09" WEST A DISTANCE OF 42.99 FEET; THENCE SOUTH 01°25'35" WEST A DISTANCE OF 37.83 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION OF THAT CERTAIN AT&T UNDERGROUND COAXIAL EASEMENT RECORDED IN DEED BOOK 160, PAGE 333 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA THAT LIES WITHIN THE ABOVE DESCRIBED CONSERVATION EASEMENT "A"



MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 17084



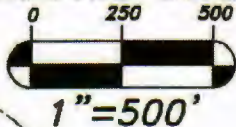
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MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

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

GRAPHIC SCALE



LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N89°20'44"E	771.52'	L12	N41°30'39"W	32.24'	L27	S56°20'46"E	28.50'
L2	N19°19'06"E	31.41'	L13	S82°29'22"W	19.38'	L28	N89°22'47"E	25.46'
L3	N19°19'04"E	15.38'	L14	N67°30'37"W	231.26'	L29	S37°37'47"E	25.25'
L4	N27°59'40"W	288.15'	L15	S89°55'42"W	130.80'	L30	S32°22'29"E	45.99'
L5	N29°27'49"W	34.67'	L16	S20°08'40"E	61.82'	L31	S53°41'57"E	28.47'
L6	N4°02'35"W	13.80'	L17	S0°13'08"W	75.44'	L32	S37°05'39"W	30.70'
L7	N4°02'38"W	14.85'	L18	S2°34'30"E	32.28'	L33	S59°11'12"E	30.00'
L8	N3°45'58"W	116.57'	L19	S32°54'57"W	38.97'	L34	S10°35'07"E	42.23'
L9	N32°23'13"W	88.00'	L20	S55°26'16"W	32.07'	L35	S83°20'51"E	28.04'
L10	N6°49'40"E	48.58'	L21	S6°33'12"W	61.10'	L36	S3°31'16"E	21.13'
L11	N32°23'13"W	62.80'	L22	S34°16'44"W	404.58'	L37	S40°47'50"W	60.87'
			L23	S62°10'35"E	34.27'	L38	S50°47'32"E	30.07'
			L24	N71°50'01"E	26.80'	L39	S10°22'09"W	18.51'
			L25	N72°23'26"E	32.37'	L40	S10°22'09"W	42.98'
			L26	S28°47'21"E	22.60'	L41	S1°25'35"W	37.83'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	45.98'	86.00'	30°37'09"	N43°18'14"W	45.41'
C2	44.65'	86.00'	29°44'46"	N13°07'17"W	44.15'
C3	88.24'	145.00'	39°12'53"	N12°46'48"W	87.32'
C4	62.33'	262.75'	13°35'29"	N39°10'57"W	62.18'

P.I.N. = 23-3N-24-0000-0001-0010
NOW OR FORMERLY THE LANDS OF THE
NASSAU COUNTY BOARD OF COUNTY
COMMISSIONERS (O.R.B. 1543, PAGE 908)
MANZIE & DRAKE FILE NO. C-350

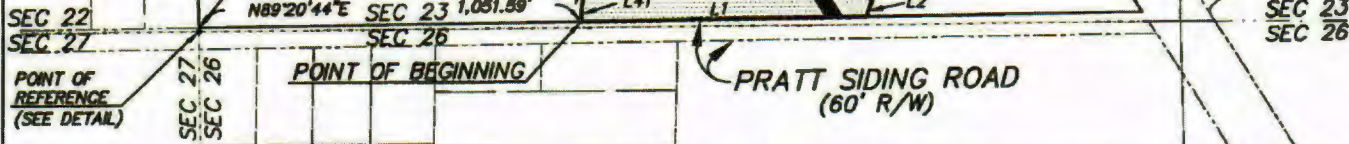
AT&T UNDERGROUND
COAXIAL EASEMENT
RECORDED IN DEED
BOOK 160, PAGE 333

(***) EXCEPTION
EXCEPTING FROM CONSERVATION
EASEMENT "A" ANY PORTION OF
AT&T UNDERGROUND COAXIAL
EASEMENT RECORDED IN DEED
BOOK 160, PAGE 333 THAT LIES
WITHIN DESCRIBED LANDS.
(EASEMENT WIDTH UNDETERMINED)



SW COR OF O.R.B.
1543 PAGE 908
(SEE DETAIL)

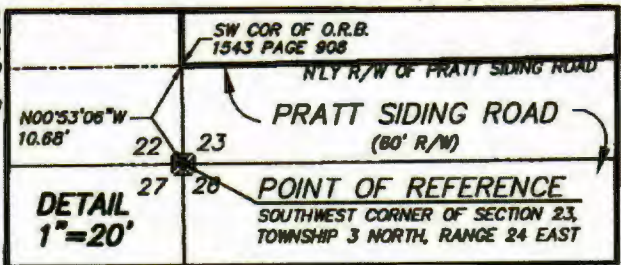
AT&T UNDERGROUND
COAXIAL EASEMENT
RECORDED IN DEED
BOOK 160, PAGE 333



LEGEND
SEC = SECTION
S.F. = SQUARE FEET
☐ = SECTION CORNER
O.R.B. = OFFICIAL RECORDS BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER

- 1 - P.I.N. = 22-3N-24-2320-0008-0010
- 2 - P.I.N. = 22-3N-24-2320-0007-0010
- 3 - P.I.N. = 22-3N-24-2320-0006-0010
- 4 - P.I.N. = 22-3N-24-2320-0005-0020
- 5 - P.I.N. = 22-3N-24-2320-0001-0000
- 6 - P.I.N. = 22-3N-24-0000-0002-0000

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OFFICE (904)491-5700 WWW.MANZIEANDDRAKE.COM



MANZIE & DRAKE LAND SURVEYING



Meets SJRWMD
Closure Standards
JPF DATE: 02/26/2024

LEGAL DESCRIPTION WESTSIDE REGIONAL PARK CONSERVATION EASEMENT "B" JANUARY 16, 2024

A PARCEL OF LAND SITUATE IN SECTION 23, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1543, PAGE 908, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 23, THENCE NORTH $00^{\circ}53'06''$ WEST, ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 10.68 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF PRATT SIDING ROAD (A 60 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE AND THE SOUTHWESTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1543, PAGE 908; THENCE NORTH $00^{\circ}53'06''$ WEST, ALONG THE WEST LINE OF SAID SECTION 23 AND ALONG THE WESTERLY PERIMETER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1543, PAGE 908, A DISTANCE OF 616.21 FEET; THENCE NORTH $89^{\circ}06'54''$ EAST A DISTANCE OF 572.51 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH $11^{\circ}03'09''$ EAST, A DISTANCE OF 103.91 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $75^{\circ}10'51''$, AN ARC DISTANCE OF 52.49 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH $50^{\circ}17'01''$ EAST A DISTANCE OF 48.80 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 92.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $50^{\circ}54'42''$, AN ARC DISTANCE OF 81.75 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH $62^{\circ}25'06''$ EAST A DISTANCE OF 79.09 FEET; THENCE SOUTH $34^{\circ}22'13''$ EAST, A DISTANCE OF 5.33 FEET; THENCE SOUTH $34^{\circ}22'13''$ EAST, A DISTANCE OF 30.70 FEET; THENCE SOUTH $39^{\circ}59'27''$ EAST, A DISTANCE OF 32.86 FEET; THENCE SOUTH $06^{\circ}14'07''$ EAST, A DISTANCE OF 30.56 FEET; THENCE SOUTH $84^{\circ}56'21''$ EAST, A DISTANCE OF 38.46 FEET; THENCE SOUTH $87^{\circ}03'54''$ EAST, A DISTANCE OF 33.46 FEET; THENCE SOUTH $55^{\circ}00'14''$ EAST, A DISTANCE OF 68.92 FEET; THENCE NORTH $64^{\circ}30'46''$ EAST, A DISTANCE OF 52.63 FEET; THENCE SOUTH $05^{\circ}18'48''$ EAST, A DISTANCE OF 46.14 FEET; THENCE SOUTH $33^{\circ}01'18''$ WEST, A DISTANCE OF 191.11 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 318.99 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $08^{\circ}40'34''$, AN ARC DISTANCE OF 48.30 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $37^{\circ}21'33''$ WEST A DISTANCE OF 48.26 FEET; THENCE SOUTH $87^{\circ}56'47''$ WEST, A DISTANCE OF 37.58 FEET; THENCE NORTH $81^{\circ}25'37''$ WEST, A DISTANCE OF 21.00 FEET; THENCE NORTH $41^{\circ}33'20''$ WEST, A DISTANCE OF 35.35 FEET; THENCE NORTH $85^{\circ}20'41''$ WEST, A DISTANCE OF 23.68 FEET; THENCE SOUTH $46^{\circ}27'51''$ WEST, A DISTANCE OF 18.12 FEET; THENCE NORTH $43^{\circ}05'38''$ WEST, A DISTANCE OF 32.74 FEET; THENCE NORTH $52^{\circ}27'22''$ WEST, A DISTANCE OF 20.18 FEET; THENCE SOUTH $55^{\circ}11'28''$ WEST, A

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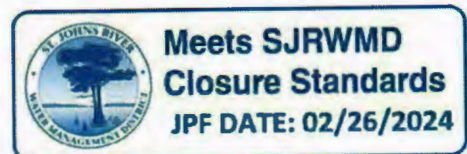
MANZIE & DRAKE LAND SURVEYING



DISTANCE OF 24.07 FEET; THENCE NORTH 19°46'44" WEST, A DISTANCE OF 75.23 FEET; THENCE NORTH 16°13'34" WEST, A DISTANCE OF 29.86 FEET; THENCE NORTH 11°14'07" WEST, A DISTANCE OF 43.26 FEET TO THE POINT OF BEGINNING.

A handwritten signature in blue ink, appearing to read "Michael A. Manzie".

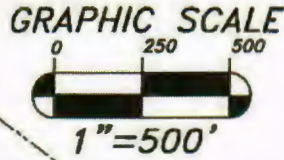
MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 17084 *1/18/24*



MANZIE & DRAKE LAND SURVEYING


SKETCH OF LEGAL DESCRIPTION

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



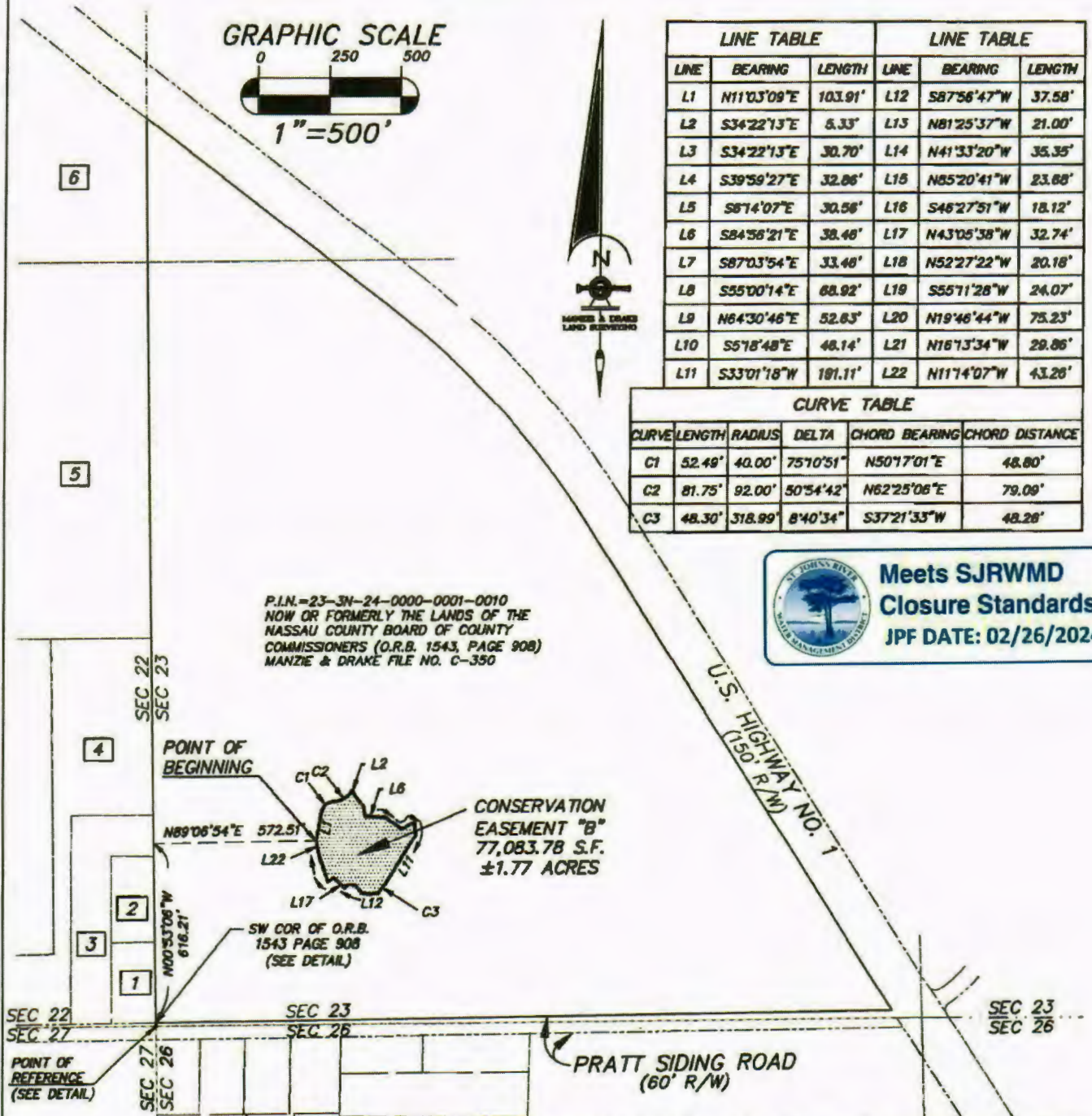
LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N11°03'09"E	103.91'	L12	S87°56'47"W	37.58'
L2	S34°22'13"E	5.33'	L13	N81°25'37"W	21.00'
L3	S34°22'13"E	30.70'	L14	N41°33'20"W	35.35'
L4	S39°59'27"E	32.86'	L15	N85°20'41"W	23.88'
L5	S8°14'07"E	30.58'	L16	S46°27'51"W	18.12'
L6	S84°56'21"E	38.48'	L17	N43°05'38"W	32.74'
L7	S87°03'54"E	33.48'	L18	N52°27'22"W	20.18'
L8	S55°00'14"E	88.92'	L19	S55°11'28"W	24.07'
L9	N64°30'46"E	52.83'	L20	N19°46'44"W	75.23'
L10	S5°18'48"E	48.14'	L21	N16°13'34"W	28.86'
L11	S33°01'18"W	191.11'	L22	N11°14'07"W	43.28'


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	52.49'	40.00'	75°10'51"	N50°17'01"E	48.80'
C2	81.75'	92.00'	50°54'42"	N62°25'06"E	79.09'
C3	48.30'	318.99'	8°40'34"	S37°21'33"W	48.28'



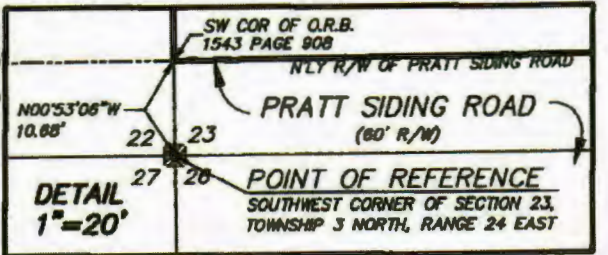
**Meets SJRWMD
Closure Standards**
JPF DATE: 02/26/2024

P.I.N. = 23-3N-24-0000-0001-0010
NOW OR FORMERLY THE LANDS OF THE
NASSAU COUNTY BOARD OF COUNTY
COMMISSIONERS (O.R.B. 1543, PAGE 908)
MANZIE & DRAKE FILE NO. C-350



- LEGEND**
 SEC = SECTION
 S.F. = SQUARE FEET
 = SECTION CORNER
 O.R.B. = OFFICIAL RECORDS BOOK
 P.I.N. = PARCEL IDENTIFICATION NUMBER
- 1 = P.I.N. = 22-3N-24-2320-0008-0010
 - 2 = P.I.N. = 22-3N-24-2320-0007-0010
 - 3 = P.I.N. = 22-3N-24-2320-0006-0010
 - 4 = P.I.N. = 22-3N-24-2320-0005-0020
 - 5 = P.I.N. = 22-3N-24-2320-0001-0000
 - 6 = P.I.N. = 22-3N-24-0000-0002-0000

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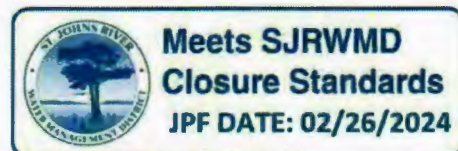


**LEGAL DESCRIPTION
WESTSIDE REGIONAL PARK
CONSERVATION EASEMENT "C"
JANUARY 16, 2024**

A PARCEL OF LAND SITUATE IN SECTION 23, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1543, PAGE 908, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 17084 *1/18/24*



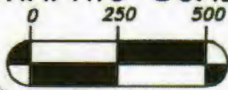
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SKETCH OF LEGAL DESCRIPTION

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

GRAPHIC SCALE



CURVE TABLE						LINE TABLE		
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	LINE	BEARING	LENGTH
C1	37.85'	87.00'	32°22'09"	S36°09'24"E	37.35'	L1	N0°53'06"W	87.89'
						L2	N0°53'06"W	31.08'
						L3	N36°30'50"E	78.75'
						L4	N76°12'26"E	53.56'
						L5	N36°23'15"E	47.91'
						L6	N46°00'37"E	46.69'
						L7	N17°24'52"E	39.02'
						L8	N63°58'18"E	33.57'
						L9	S52°20'29"E	52.89'
						L10	S28°36'55"E	21.74'
						L11	S28°36'55"E	28.02'
						L12	S42°03'48"E	25.53'
						L13	S42°03'49"E	27.14'
						L14	S42°03'49"E	67.14'
						L15	S23°12'50"E	8.82'
						L16	S23°12'48"E	11.82'
						L17	S23°12'50"E	42.44'
						L18	S23°25'01"W	25.15'
						L19	S23°24'59"W	19.38'
						L20	S1°42'14"E	57.66'
						L21	S55°46'50"W	68.44'
						L22	N53°48'05"W	5.85'
						L23	N53°48'05"W	45.82'
						L24	N54°23'06"W	44.21'
						L25	N65°13'38"W	74.68'
						L26	S86°40'15"W	83.48'
						L27	S77°03'42"W	58.21'
						L28	N87°20'08"W	34.48'



P.I.N. = 23-3N-24-0000-0001-0010
 NOW OR FORMERLY THE LANDS OF THE
 NASSAU COUNTY BOARD OF COUNTY
 COMMISSIONERS (O.R.B. 1543, PAGE 908)
 MANZIE & DRAKE FILE NO. C-350

CONSERVATION
 EASEMENT "C"
 87,639.66 S.F.
 ±2.01 ACRES

POINT OF BEGINNING

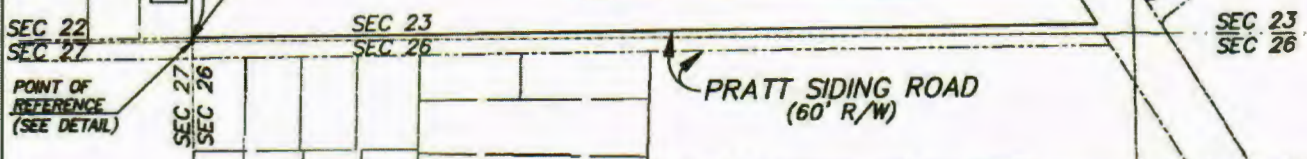
N89°06'54"E 81.00'

SW COR OF O.R.B.
 1543 PAGE 908
 (SEE DETAIL.)



U.S. HIGHWAY NO. 1
 (150' R/W)

PRATT SIDING ROAD
 (60' R/W)



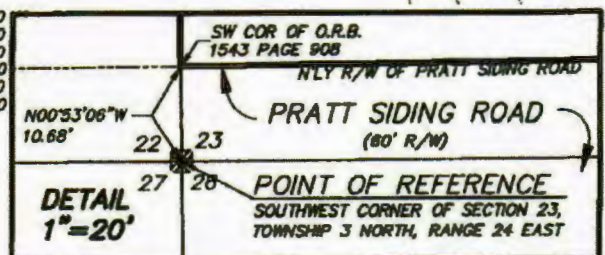
LEGEND

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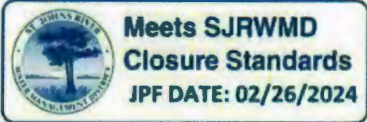
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MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION WESTSIDE REGIONAL PARK CONSERVATION EASEMENT "D" JANUARY 16, 2024

A PARCEL OF LAND SITUATE IN SECTION 23, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1543, PAGE 908, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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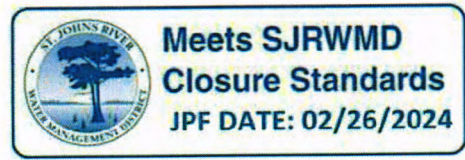


55°55'29" WEST, A DISTANCE OF 35.00 FEET; THENCE NORTH 10°13'29" WEST, A DISTANCE OF 49.22 FEET; THENCE NORTH 29°33'32" WEST, A DISTANCE OF 33.40 FEET TO THE POINT OF BEGINNING.

A handwritten signature in blue ink, appearing to read "Michael A. Manzie".

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 17084

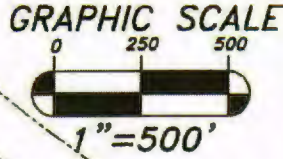
1/18/24



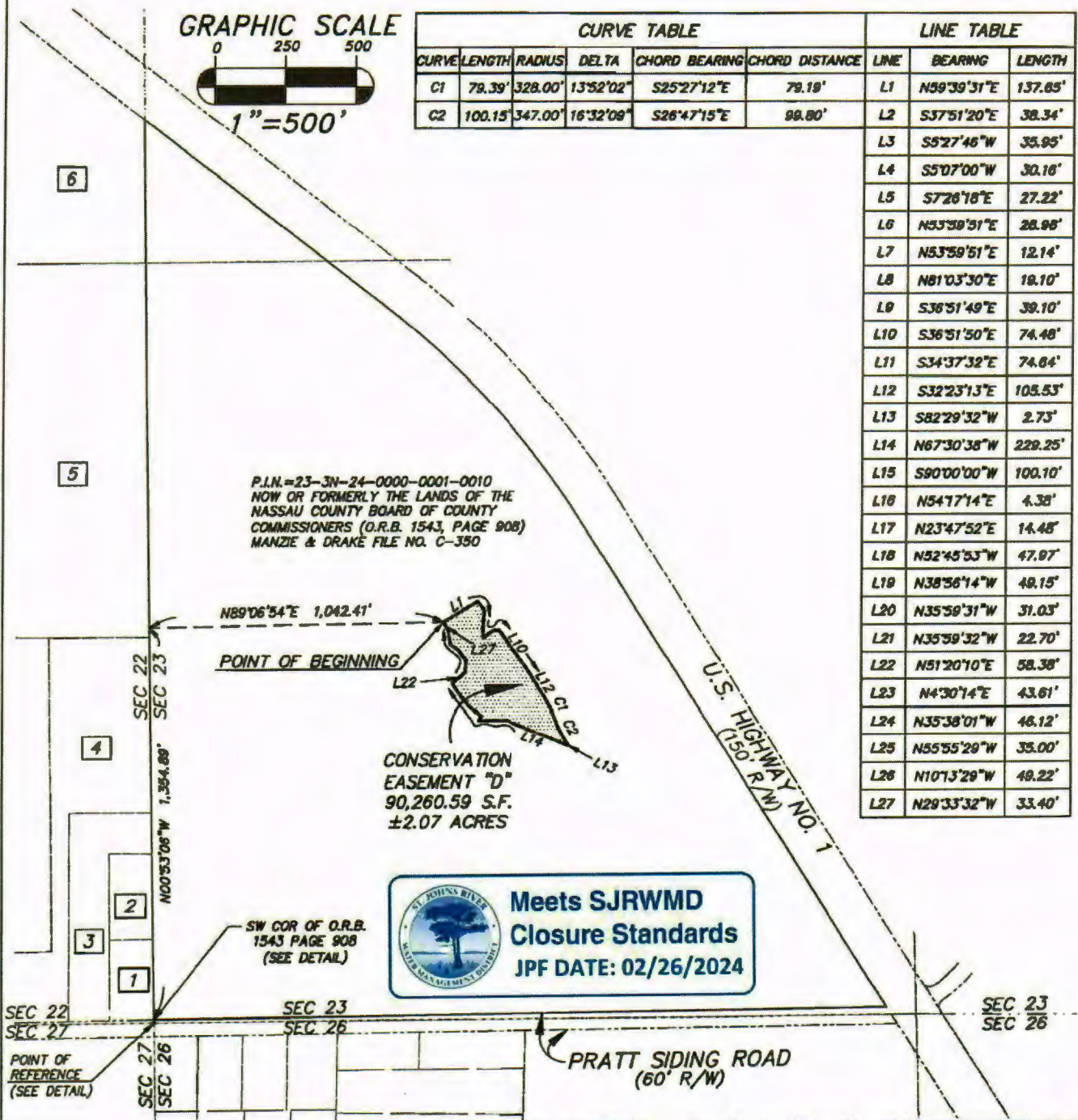
MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

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



CURVE TABLE						LINE TABLE		
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	LINE	BEARING	LENGTH
C1	78.39'	328.00'	13°52'02"	S25°27'12"E	78.18'	L1	N59°39'31"E	137.65'
C2	100.15'	347.00'	16°32'09"	S26°47'15"E	99.80'	L2	S57°51'20"E	38.34'
						L3	S5°27'46"W	35.95'
						L4	S5°07'00"W	30.16'
						L5	S7°26'18"E	27.22'
						L6	N53°39'31"E	26.98'
						L7	N53°39'31"E	12.14'
						L8	N81°03'30"E	18.10'
						L9	S36°51'49"E	39.10'
						L10	S36°51'50"E	74.48'
						L11	S34°37'32"E	74.84'
						L12	S32°23'13"E	105.53'
						L13	S82°29'32"W	2.73'
						L14	N67°30'38"W	229.25'
						L15	S90°00'00"W	100.10'
						L16	N54°17'14"E	4.38'
						L17	N23°47'52"E	14.48'
						L18	N52°45'53"W	47.97'
						L19	N38°56'14"W	49.15'
						L20	N35°59'31"W	31.03'
						L21	N35°59'32"W	22.70'
						L22	N51°20'10"E	58.38'
						L23	N4°30'14"E	43.61'
						L24	N35°38'01"W	46.12'
						L25	N55°55'29"W	35.00'
						L26	N107°3'29"W	49.22'
						L27	N29°33'32"W	33.40'



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 MANZIE & DRAKE FILE NO. C-350

N89°06'54"E 1,042.41'

POINT OF BEGINNING

CONSERVATION
 EASEMENT "D"
 90,260.59 S.F.
 ±2.07 ACRES

**Meets SJRWMD
 Closure Standards**
 JPF DATE: 02/26/2024

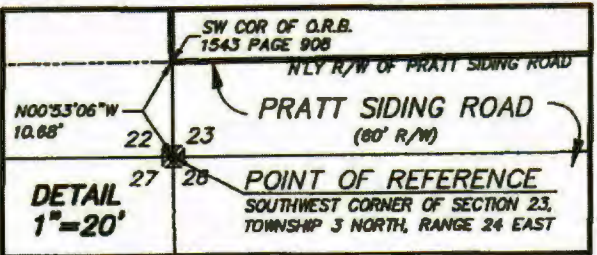
SW COR OF O.R.B.
 1543 PAGE 908
 (SEE DETAIL)

PRATT SIDING ROAD
 (60' R/W)

LEGEND
 SEC - SECTION
 S.F. - SQUARE FEET
 - SECTION CORNER
 O.R.B. - OFFICIAL RECORDS BOOK
 P.I.N. - PARCEL IDENTIFICATION NUMBER

- 1 = P.I.N. = 22-3N-24-2320-0008-0010
- 2 = P.I.N. = 22-3N-24-2320-0007-0010
- 3 = P.I.N. = 22-3N-24-2320-0006-0010
- 4 = P.I.N. = 22-3N-24-2320-0005-0020
- 5 = P.I.N. = 22-3N-24-2320-0001-0000
- 6 = P.I.N. = 22-3N-24-0000-0002-0000

JOB NO. 17084-CONSERVATION-D
 117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034
 OFFICE (904)491-5700 WWW.MANZIEANDDRAKE.COM



MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION
WESTSIDE REGIONAL PARK
CONSERVATION EASEMENT "E"
JANUARY 16, 2024 (REVISED MARCH 20, 2024)

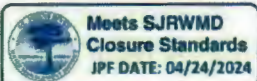
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FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 23, THENCE NORTH 00°53'06" WEST, ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 10.68 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF PRATT SIDING ROAD (A 60 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE AND THE SOUTHWESTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1543, PAGE 908; THENCE NORTH 00°53'06" WEST, ALONG THE WEST LINE OF SAID SECTION 23 AND ALONG THE WESTERLY PERIMETER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1543, PAGE 908, A DISTANCE OF 1,424.33 FEET; THENCE NORTH 89°06'54" EAST A DISTANCE OF 1,030.32 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 41°47'14" WEST, A DISTANCE OF 60.25 FEET; THENCE NORTH 51°47'32" WEST, A DISTANCE OF 72.08 FEET; THENCE NORTH 48°29'57" WEST, A DISTANCE OF 47.18 FEET; THENCE NORTH 85°46'23" WEST, A DISTANCE OF 82.00 FEET; THENCE SOUTH 19°16'22" WEST, A DISTANCE OF 33.83 FEET; THENCE NORTH 87°06'00" WEST, A DISTANCE OF 38.25 FEET; THENCE NORTH 47°30'05" WEST, A DISTANCE OF 101.88 FEET; THENCE NORTH 83°25'14" WEST, A DISTANCE OF 48.90 FEET; THENCE NORTH 54°44'33" WEST, A DISTANCE OF 36.34 FEET; THENCE NORTH 54°44'32" WEST, A DISTANCE OF 33.85 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 10.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°29'39", AN ARC DISTANCE OF 2.88 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 24°46'49" EAST A DISTANCE OF 2.87 FEET; THENCE NORTH 33°01'59" EAST, A DISTANCE OF 12.18 FEET; THENCE NORTH 33°01'59" EAST, A DISTANCE OF 27.66 FEET; THENCE NORTH 02°30'03" EAST, A DISTANCE OF 76.89 FEET; THENCE NORTH 02°30'05" EAST, A DISTANCE OF 16.58 FEET; THENCE NORTH 59°19'27" EAST, A DISTANCE OF 9.52 FEET; THENCE NORTH 40°50'18" EAST, A DISTANCE OF 10.59 FEET; THENCE SOUTH 69°54'20" EAST, A DISTANCE OF 47.12 FEET; THENCE NORTH 35°53'53" EAST, A DISTANCE OF 23.60 FEET; THENCE SOUTH 88°45'26" EAST, A DISTANCE OF 49.96 FEET; THENCE SOUTH 66°31'18" EAST, A DISTANCE OF 31.27 FEET; THENCE SOUTH 61°50'42" EAST, A DISTANCE OF 39.04 FEET; THENCE SOUTH 82°09'20" EAST, A DISTANCE OF 50.14 FEET; THENCE NORTH 34°06'58" EAST, A DISTANCE OF 40.06 FEET; THENCE SOUTH 71°29'48" EAST, A DISTANCE OF 52.50 FEET; THENCE NORTH 56°18'57" EAST, A DISTANCE OF 52.47 FEET; THENCE SOUTH 46°20'57" EAST, A DISTANCE OF 26.87 FEET; THENCE SOUTH 74°50'04" EAST, A DISTANCE OF 45.67 FEET; THENCE SOUTH 47°53'27" EAST, A DISTANCE OF 37.40 FEET; THENCE SOUTH 88°29'00" EAST, A DISTANCE OF 40.85

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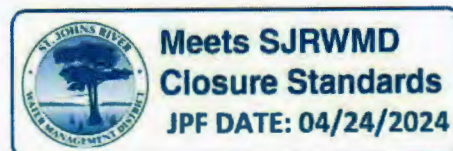


FEET; THENCE SOUTH 10°52'14" EAST, A DISTANCE OF 75.89 FEET; THENCE SOUTH 19°40'54" EAST, A DISTANCE OF 34.06 FEET; THENCE SOUTH 36°03'22" EAST, A DISTANCE OF 24.98 FEET; THENCE SOUTH 23°05'53" EAST, A DISTANCE OF 56.97 FEET; THENCE SOUTH 36°48'24" WEST, A DISTANCE OF 31.03 FEET; THENCE SOUTH 03°04'38" EAST, A DISTANCE OF 10.13 FEET; THENCE SOUTH 03°04'40" EAST, A DISTANCE OF 9.87 FEET; THENCE SOUTH 53°25'59" WEST, A DISTANCE OF 139.44 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION OF THAT CERTAIN AT&T UNDERGROUND COAXIAL EASEMENT RECORDED IN DEED BOOK 160, PAGE 333 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA THAT LIES WITHIN THE ABOVE DESCRIBED CONSERVATION EASEMENT "E"

A handwritten signature in black ink, appearing to read "Michael A. Manzie", written over a horizontal line.

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 17084



MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

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

CURVE TABLE						LINE TABLE			LINE TABLE		
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
C1	2.88'	10.00'	16°29'39"	N24°46'49"E	2.87'	L1	N41°47'14"W	60.25'	L19	S88°45'26"E	49.96'
						L2	N51°47'32"W	72.08'	L20	S66°31'18"E	31.27'
						L3	N48°29'57"W	47.18'	L21	S61°50'42"E	30.04'
						L4	N85°46'23"W	82.00'	L22	S82°09'20"E	50.14'
						L5	S19°16'22"W	33.83'	L23	N34°06'58"E	40.08'
						L6	N87°06'00"W	38.25'	L24	S71°29'48"E	52.50'
						L7	N47°30'05"W	101.88'	L25	N56°18'57"E	52.47'
						L8	N83°25'14"W	48.90'	L26	S46°20'57"E	26.87'
						L9	N54°44'33"W	38.34'	L27	S74°50'04"E	45.87'
						L10	N54°44'32"W	33.85'	L28	S47°53'27"E	37.40'
						L11	N33°01'59"E	12.18'	L29	S88°29'00"E	40.85'
						L12	N33°01'59"E	27.66'	L30	S10°52'14"E	75.89'
						L13	N2°30'03"E	78.89'	L31	S19°40'54"E	34.08'
						L14	N2°30'05"E	16.58'	L32	S36°03'22"E	24.98'
						L15	N59°19'27"E	9.52'	L33	S23°05'53"E	56.97'
						L16	N40°50'18"E	10.59'	L34	S36°48'24"W	31.03'
						L17	S89°54'20"E	47.12'	L35	S3°04'38"E	10.13'
						L18	N35°53'53"E	23.60'	L36	S3°04'40"E	9.87'
									L37	S53°25'59"W	138.44'

GRAPHIC SCALE



CONSERVATION EASEMENT "E"
123,713.21 S.F.
±2.84 ACRES
(DOES NOT EXCLUDE EXCEPTION)

AT&T UNDERGROUND COAXIAL EASEMENT RECORDED IN DEED BOOK 160, PAGE 333

N89°06'54"E 1,030.32'
POINT OF BEGINNING

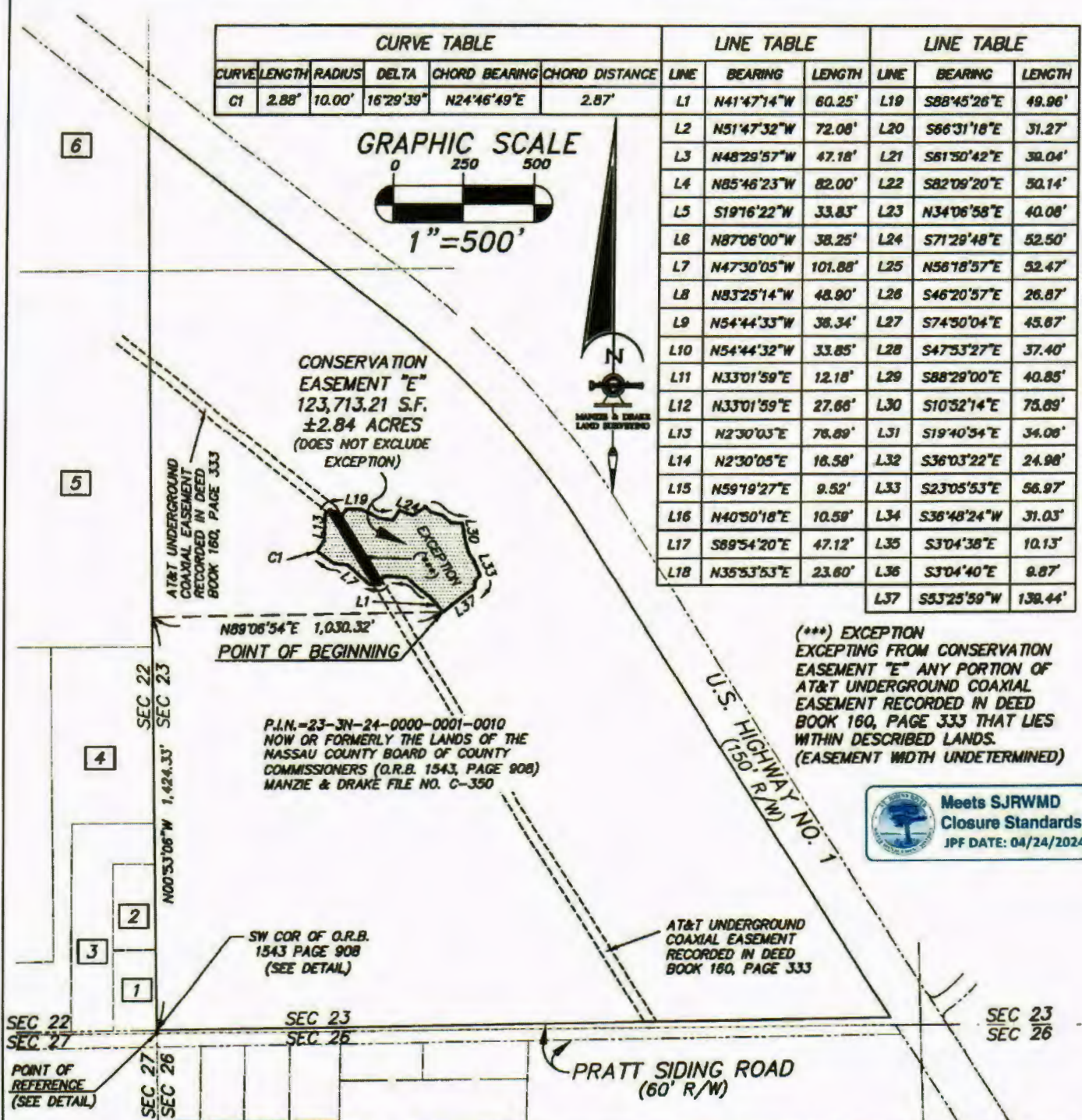
P.I.N. = 23-3N-24-0000-0001-0010
NOW OR FORMERLY THE LANDS OF THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS (O.R.B. 1543, PAGE 908)
MANZIE & DRAKE FILE NO. C-350

SW COR OF O.R.B. 1543 PAGE 908
(SEE DETAIL)

U.S. HIGHWAY NO. 1
(150' R/W)

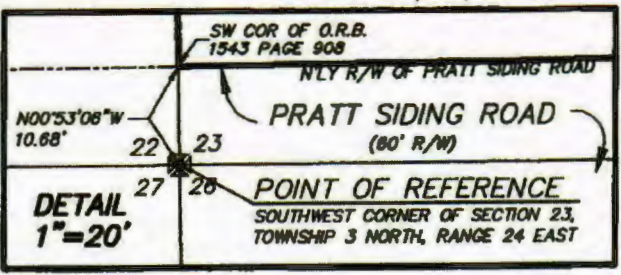
AT&T UNDERGROUND COAXIAL EASEMENT RECORDED IN DEED BOOK 160, PAGE 333

(***) EXCEPTION EXCEPTING FROM CONSERVATION EASEMENT "E" ANY PORTION OF AT&T UNDERGROUND COAXIAL EASEMENT RECORDED IN DEED BOOK 160, PAGE 333 THAT LIES WITHIN DESCRIBED LANDS. (EASEMENT WIDTH UNDETERMINED)



LEGEND
SEC = SECTION
S.F. = SQUARE FEET
SC = SECTION CORNER
O.R.B. = OFFICIAL RECORDS BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
JOB NO. 17084-CONSERVATION-E

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**LEGAL DESCRIPTION
WESTSIDE REGIONAL PARK
CONSERVATION EASEMENT "F"
JANUARY 16, 2024**

A PARCEL OF LAND SITUATE IN SECTION 23, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1543, PAGE 908, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 17084 1/18/24

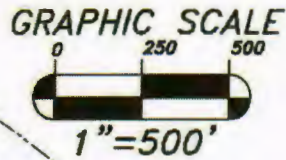


**Meets SJRWMD
Closure Standards**
JPF DATE: 02/26/2024

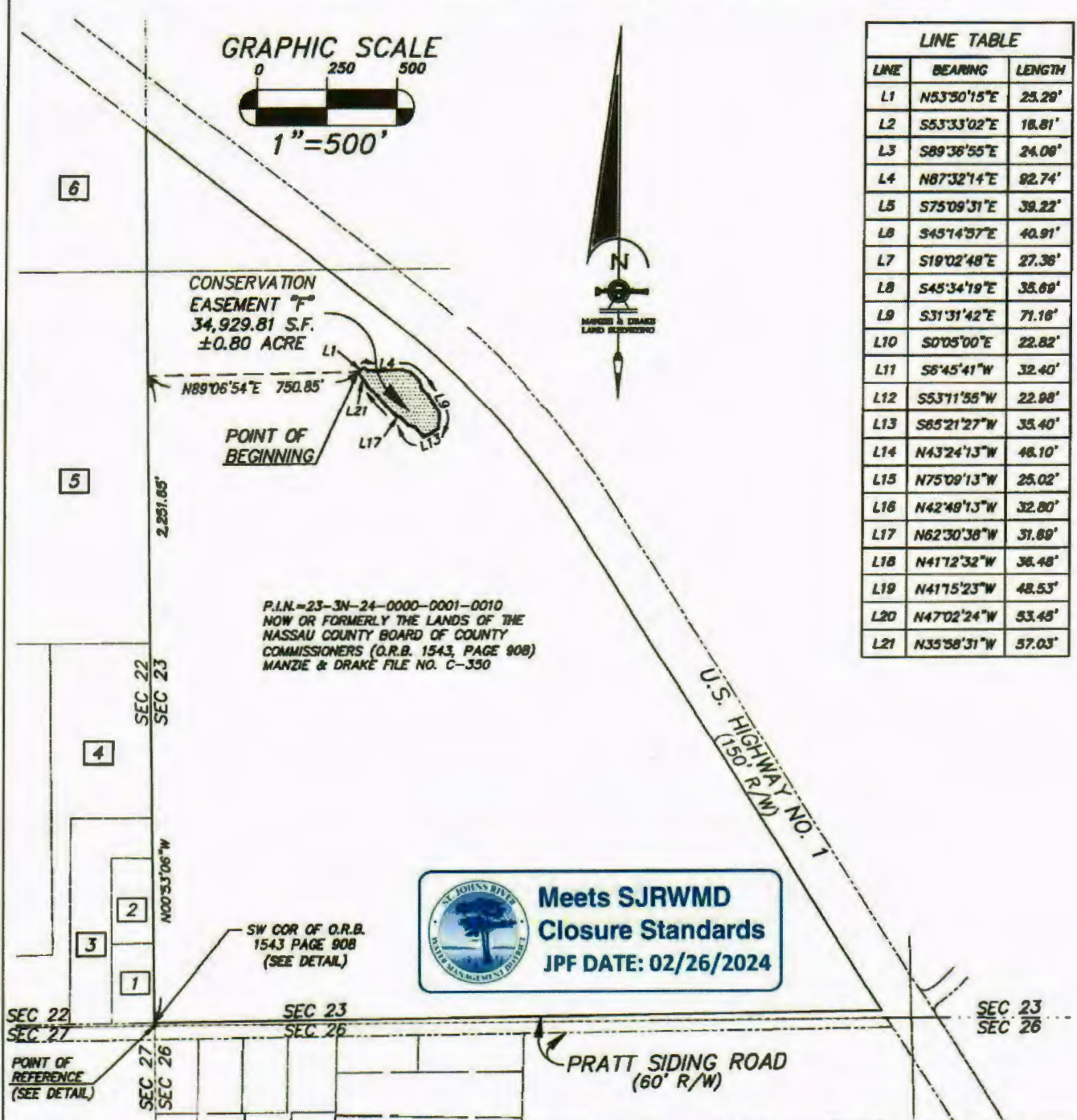
MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

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



LINE TABLE		
LINE	BEARING	LENGTH
L1	N53°50'15"E	25.29'
L2	S53°33'02"E	18.81'
L3	S89°36'55"E	24.08'
L4	N87°32'14"E	92.74'
L5	S75°09'31"E	38.22'
L6	S45°14'57"E	40.91'
L7	S19°02'48"E	27.38'
L8	S45°34'19"E	35.69'
L9	S31°31'42"E	71.16'
L10	S0°05'00"E	22.82'
L11	S6°45'41"W	32.40'
L12	S53°11'55"W	22.98'
L13	S85°21'27"W	35.40'
L14	N43°24'13"W	48.10'
L15	N75°09'13"W	25.02'
L16	N42°49'13"W	32.80'
L17	N62°30'38"W	51.89'
L18	N41°12'32"W	38.48'
L19	N41°15'23"W	48.53'
L20	N47°02'24"W	53.45'
L21	N35°58'31"W	57.03'

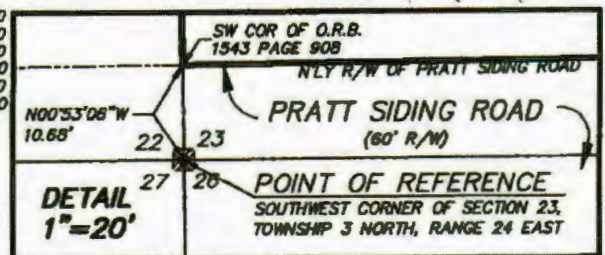


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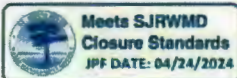
MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION
WESTSIDE REGIONAL PARK
CONSERVATION EASEMENT "G"
JANUARY 16, 2024 (REVISED MARCH 20, 2024)

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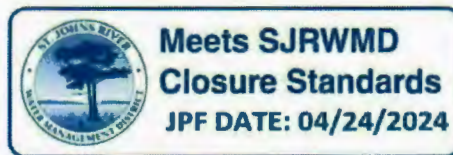


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FEET; THENCE NORTH 71°37'41" WEST, A DISTANCE OF 30.19 FEET; THENCE SOUTH 88°30'34" WEST, A DISTANCE OF 22.32 FEET; THENCE SOUTH 19°10'27" WEST, A DISTANCE OF 5.04 FEET; THENCE NORTH 45°09'48" WEST, A DISTANCE OF 164.26 FEET; THENCE NORTH 75°10'08" WEST, A DISTANCE OF 16.07 FEET; THENCE NORTH 45°10'10" WEST, A DISTANCE OF 4.31 FEET; THENCE NORTH 44°49'55" EAST, A DISTANCE OF 4.98 FEET; THENCE NORTH 45°10'09" WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 44°49'49" WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 45°10'08" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 44°49'48" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 45°16'05" EAST, A DISTANCE OF 9.67 FEET; THENCE SOUTH 75°10'11" EAST, A DISTANCE OF 16.05 FEET; THENCE SOUTH 45°10'02" EAST, A DISTANCE OF 175.73 FEET; THENCE SOUTH 05°07'35" EAST, A DISTANCE OF 56.84 FEET; THENCE SOUTH 02°16'30" WEST, A DISTANCE OF 31.89 FEET; THENCE SOUTH 54°05'15" WEST, A DISTANCE OF 52.58 FEET; THENCE SOUTH 45°34'52" WEST, A DISTANCE OF 32.57 FEET; THENCE SOUTH 38°55'14" WEST, A DISTANCE OF 42.17 FEET; THENCE SOUTH 59°04'08" WEST, A DISTANCE OF 47.72 FEET; THENCE SOUTH 02°36'00" EAST, A DISTANCE OF 44.67 FEET; THENCE SOUTH 51°35'05" WEST, A DISTANCE OF 45.02 FEET; THENCE SOUTH 52°01'56" EAST, A DISTANCE OF 38.40 FEET; THENCE SOUTH 60°52'55" EAST, A DISTANCE OF 41.13 FEET; THENCE SOUTH 66°17'08" EAST, A DISTANCE OF 44.88 FEET; THENCE SOUTH 73°01'16" EAST, A DISTANCE OF 7.14 FEET; THENCE SOUTH 73°01'13" EAST, A DISTANCE OF 16.49 FEET; THENCE SOUTH 78°52'19" EAST, A DISTANCE OF 32.85 FEET; THENCE SOUTH 25°34'26" EAST, A DISTANCE OF 35.78 FEET; THENCE SOUTH 30°04'54" WEST, A DISTANCE OF 13.20 FEET; THENCE SOUTH 30°04'53" WEST, A DISTANCE OF 59.08 FEET; THENCE SOUTH 58°26'47" EAST, A DISTANCE OF 27.65 FEET; THENCE SOUTH 55°42'56" EAST, A DISTANCE OF 46.60 FEET; THENCE SOUTH 31°18'20" EAST, A DISTANCE OF 35.46 FEET; THENCE SOUTH 42°07'12" EAST, A DISTANCE OF 55.36 FEET; THENCE SOUTH 58°54'59" EAST, A DISTANCE OF 44.96 FEET; THENCE SOUTH 56°56'50" EAST, A DISTANCE OF 39.83 FEET; THENCE SOUTH 48°56'25" EAST, A DISTANCE OF 30.59 FEET; THENCE SOUTH 47°21'27" EAST, A DISTANCE OF 3.55 FEET; THENCE SOUTH 02°30'02" WEST, A DISTANCE OF 70.87 FEET; THENCE SOUTH 33°02'00" WEST, A DISTANCE OF 36.78 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 263.62 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°03'06", AN ARC DISTANCE OF 211.89 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 81°46'12" WEST A DISTANCE OF 206.23 FEET; THENCE SOUTH 71°47'44" WEST, A DISTANCE OF 87.46 FEET; THENCE SOUTH 35°36'45" WEST, A DISTANCE OF 98.74 FEET; THENCE SOUTH 35°36'46" WEST, A DISTANCE OF 19.80 FEET; THENCE SOUTH 89°06'54" WEST, A DISTANCE OF 135.56 FEET; THENCE NORTH 44°54'44" WEST, A DISTANCE OF 25.29 FEET; THENCE NORTH 70°45'36" WEST, A DISTANCE OF 43.02 FEET; THENCE NORTH 73°40'32" WEST, A DISTANCE OF 22.52 FEET TO THE POINT OF BEGINNING.



117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034
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EXCEPTING THEREFROM ANY PORTION OF THAT CERTAIN AT&T UNDERGROUND COAXIAL EASEMENT RECORDED IN DEED BOOK 160, PAGE 333 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA THAT LIES WITHIN THE ABOVE DESCRIBED CONSERVATION EASEMENT "G"

A handwritten signature in black ink, appearing to read "Michael A. Manzie".

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 17084



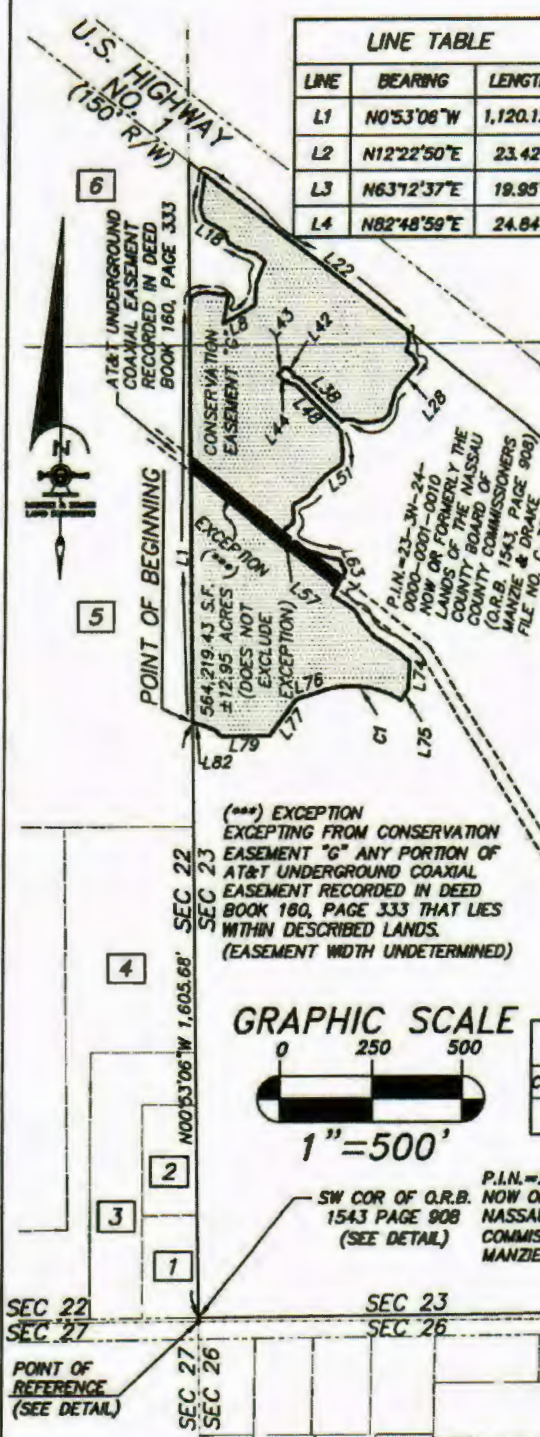
**Meets SJRWMD
Closure Standards**
JPF DATE: 04/24/2024

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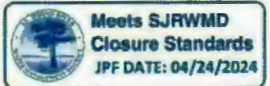
SKETCH OF LEGAL DESCRIPTION

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



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N0°53'08"W	1,120.12'	L5	S80°57'03"E	38.65'	L30	S14°55'20"W	36.46'	L56	S51°35'05"W	45.02'
L2	N12°22'50"E	23.42'	L6	N88°17'10"E	23.08'	L31	S15°01'21"W	27.52'	L57	S52°01'56"E	38.40'
L3	N63°12'37"E	19.95'	L7	S9°46'03"W	79.79'	L32	S49°26'13"W	25.08'	L58	S80°52'55"E	41.13'
L4	N82°48'59"E	24.84'	L8	N60°53'59"E	68.35'	L33	S78°48'41"W	24.05'	L59	S66°17'08"E	44.88'
L9	N58°09'27"E	33.85'	L34	S85°17'03"W	34.70'	L60	S73°01'16"E	7.14'			
L10	N0°22'30"W	26.76'	L35	N71°37'41"W	30.19'	L61	S73°01'13"E	16.49'			
L11	N3°46'17"E	29.12'	L36	S88°30'34"W	22.32'	L62	S78°52'19"E	32.85'			
L12	N21°36'16"E	44.87'	L37	S19°10'27"W	5.04'	L63	S25°34'26"E	35.78'			
L13	N25°18'25"E	18.02'	L38	N45°09'48"W	184.28'	L64	S30°04'54"W	13.20'			
L14	N52°39'32"W	38.82'	L39	N75°10'08"W	16.07'	L65	S30°04'53"W	58.08'			
L15	N78°03'40"W	41.58'	L40	N45°10'10"W	4.31'	L66	S58°26'47"E	27.65'			
L16	N60°18'52"W	38.42'	L41	N44°49'55"E	4.98'	L67	S55°42'56"E	46.80'			
L17	N15°46'59"W	28.38'	L42	N45°10'09"W	30.00'	L68	S31°18'20"E	35.46'			
L18	N61°25'21"W	68.21'	L43	S44°49'49"W	30.00'	L69	S42°07'12"E	55.36'			
L19	N17°09'19"W	38.30'	L44	S45°10'08"E	30.00'	L70	S58°54'59"E	44.96'			
L20	N8°45'20"E	43.75'	L45	N44°49'48"E	5.00'	L71	S56°56'50"E	39.83'			
L21	N70°7'35"E	44.92'	L46	S45°16'05"E	9.67'	L72	S48°56'25"E	30.59'			
L22	S52°58'19"E	703.11'	L47	S75°10'11"E	16.05'	L73	S47°21'27"E	3.55'			
L23	S9°00'10"E	28.02'	L48	S45°10'02"E	175.73'	L74	S2°30'02"W	70.87'			
L24	S14°39'34"W	27.90'	L49	S5°07'35"E	56.84'	L75	S33°02'00"W	38.78'			
L25	S58°50'48"E	22.37'	L50	S2°16'30"W	31.89'	L76	S71°47'44"W	87.46'			
L26	S28°41'52"E	27.59'	L51	S54°05'15"W	52.58'	L77	S35°36'45"W	98.74'			
L27	S46°29'21"W	23.94'	L52	S45°34'52"W	32.57'	L78	S35°36'46"W	19.80'			
L28	S40°49'46"W	44.77'	L53	S38°55'14"W	42.17'	L79	S89°06'54"W	135.56'			
L29	S37°34'29"W	24.42'	L54	S59°04'08"W	47.72'	L80	N44°54'44"W	25.29'			
L30	S14°55'20"W	36.46'	L55	S2°38'00"E	44.67'	L81	N70°45'36"W	43.02'			
L82	N73°40'32"W	22.52'									

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	211.89'	263.62'	46°03'06"	N81°48'12"W	208.23'



LEGEND
 SEC = SECTION
 S.F. = SQUARE FEET
 [Symbol] = SECTION CORNER
 O.R.B. = OFFICIAL RECORDS BOOK
 P.I.N. = PARCEL IDENTIFICATION NUMBER
 JOB NO. 17084-CONSERVATION-G

- [1] = P.I.N. = 22-3N-24-2320-0008-0010
- [2] = P.I.N. = 22-3N-24-2320-0007-0010
- [3] = P.I.N. = 22-3N-24-2320-0006-0010
- [4] = P.I.N. = 22-3N-24-2320-0005-0020
- [5] = P.I.N. = 22-3N-24-2320-0001-0000
- [6] = P.I.N. = 22-3N-24-0000-0002-0000

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DETAIL
 1"=20'

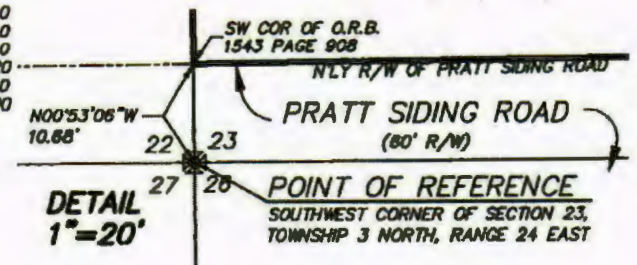


EXHIBIT C

[MANAGEMENT PLAN]

The total acreage of the preservation areas is approximately 34.485 acres. The parent tract occupies the lands adjacent to Little Boggy Creek in Section 23, Township 3 South, Range 24 East, Nassau County, Florida. The preservation areas, consisting of 36.02 acres± of wetlands, are being preserved as mitigation for the construction of Nassau County Regional Park.

The preservation areas consist of Wet Coniferous Plantations (FLUCFCS 441W) and Wetland Forested Mixed (FLUCFCS 630) communities. No exotic/nuisance vegetation has been noted within the in the preservation area as of the date of permit issuance.

Under this management plan, the grantor will manage the preservation area such that coverage of exotic/nuisance vegetation is 5% or less of the overall area at all times. To achieve this management target, the grantor will be responsible for the removal of exotic and nuisance vegetation as defined by the most recent Florida Exotic Pest Plant Council's Most Invasive Species List within the preservation area. Such removal will be conducted, as necessary, in perpetuity using appropriate control methods that include, but are not limited to, cutting, mowing, chemical treatment, hand removal, or any combination thereof. Any removal will be performed in a manner that minimizes damage to non-target sensitive vegetation.

The personnel implementing this work will be qualified to identify exotic and nuisance species. In addition, they will be qualified and capable of recognizing key protected species that occur in the local area in order to avoid damage to these species.