

After recording return to:

Inst: 202545003339 Date: 02/05/2025 Time: 11:35AM  
Page 1 of 28 B: 2766 P: 73, Doc Type: AGR  
Mitch L. Keiter, Clerk of Court, Nassau County,  
By: BM, Deputy Clerk

Nassau County School District  
Office of the Superintendent  
1201 Atlantic Avenue  
Fernandina Beach, FL 32034

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

**Application Number: 2024SCR0023**  
**Project Name: Cook Yulee**

**PUBLIC SCHOOL CONCURRENCY  
PROPORTIONATE SHARE MITIGATION AGREEMENT**

**THIS PUBLIC SCHOOL CONCURRENCY PROPORTIONATE SHARE MITIGATION AGREEMENT** (“Agreement”), is entered into by and between THE SCHOOL DISTRICT OF NASSAU COUNTY, a body corporate and political subdivision of the State of Florida, hereinafter referred to as “School District;” NASSAU COUNTY, Florida, a political subdivision of the State of Florida, hereinafter referred to as “County” and WRC Cook Yulee LLC, a limited liability company of the State of Florida, whose address is 1878 Avondale Circle, Jacksonville, Florida 32205, hereinafter referred to as “Applicant”, together referred to as the “Parties.”

**RECITALS:**

**WHEREAS**, in order to implement a system of school concurrency as provided in the Public School Facilities Element of the Nassau County 2030 Comprehensive Plan (the “Public School Facilities Element”), the School District, Nassau County, and the municipalities within Nassau County have entered into that certain “Amended Interlocal Agreement For Public School Facility Planning,” dated as of August 2008 (the “Interlocal Agreement”); and

**WHEREAS**, the County and the School District have adopted and implemented a public school concurrency management system to assure the future availability of public school facilities to serve new development consistent with level of service standards (“Level of Service” and “Level of Service Standards”) required in the current Interlocal Agreement and the Public School Facilities Element; and

**WHEREAS**, pursuant to Section 10 of the Interlocal Agreement, Section 08.05 of the Public School Facilities Element, and Section 163.3180, Florida Statutes, an Applicant submitting a development permit application for residential development requiring a rezoning, subdivision plat approval, site plan approval, or the functional equivalent that will generate additional students in a concurrency service area, as established in the Public School Facilities Element, in which there is insufficient capacity to accommodate the anticipated additional students must enter into a proportionate share mitigation agreement and provide proportionate share mitigation to ensure that

the minimum level of service standards are maintained as specified in the Interlocal Agreement, the Public School Facilities Element, and Florida Statutes; and

**WHEREAS**, applicants must submit a development permit application to the County along with a School Impact Analysis that identifies the proposed location of the residential development, the number of dwelling units that will be created, a phasing schedule (if applicable), and age restrictions for occupancy (if any) as well as all other information required pursuant to the Interlocal Agreement and Public School Facilities Element; and

**WHEREAS**, Applicant is the fee simple owner of that certain tract of land (Parcel Number(s) 42-2N-27-0000-0003-0000, consisting of 54.13 ± acres and located in the Yulee South Concurrency Service Area specified in the Public School Facilities Element, which property is more particularly described on Exhibit “A,” attached hereto and incorporated herein by reference (the “Property”), which such Property location is further illustrated by a map attached hereto as Exhibit “B,” and incorporated herein by reference; and

**WHEREAS**, the Applicant has submitted a development permit application and School Impact Analysis to County in connection with a proposal to obtain a rezoning approval in order to develop 35 single family dwelling units on the Property (the “Development Permit Application”), which such Development Permit Application and School Impact Analysis have been forwarded to the School District; and

**WHEREAS**, the School District has reviewed and evaluated the Applicant’s Development Permit Application and School Impact Analysis as required by the Interlocal Agreement; and

**WHEREAS**, the School District has determined that at the time of this Agreement, based on the current adopted Level of Service Standards; adequate middle and high school capacity is available within the applicable Concurrency Service Area and any contiguous Concurrency Service Areas to accommodate the middle and high school students the Development Permit Application is anticipated to generate for the proposed dwelling units; and

**WHEREAS**, the School District has determined that based on the current adopted Level of Service Standards, there is insufficient elementary school capacity within the applicable Concurrency Service Area and any contiguous Concurrency Service Areas, including any anticipated new school capacity that will be available in the first three (3) years of the current School District Educational Facilities Plan, to accommodate the anticipated number of elementary school students that the Development Permit Application will generate and that available school capacity will not be in place or under actual construction within three (3) years after the approval of the Development Permit Application; and

**WHEREAS**, approving the Development Permit Application without requiring Proportionate Share Mitigation for the impacts of the proposed new dwelling units will result in a failure of the adopted Level of Service Standards; and

**WHEREAS**, the Applicant has agreed to enter into this Agreement with the School District and County to provide Proportionate Share Mitigation proportionate to the demand for Public

School Facilities to be created by the Development Permit Application, as more particularly set forth herein; and

**WHEREAS**, the Parties agree that public school concurrency shall be satisfied by the Applicant's execution and full performance of this legally binding Agreement to provide mitigation proportionate to the demand for public school facilities to be created by the residential dwelling units proposed in the Development Permit Application ("Proportionate Share Mitigation").

**NOW, THEREFORE**, in consideration of the foregoing, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto, intending to be legally bound, agree as follows:

**SECTION 1. INCORPORATION OF RECITALS.** The foregoing recitals are true and correct and are hereby incorporated into this Agreement by this reference as if fully set forth herein.

**SECTION 2. DEFINITION OF MATERIAL TERMS.** Any capitalized terms used herein but not defined shall have the meaning attributed to such term in the Interlocal Agreement, as the context may require.

**SECTION 3. LEGALLY BINDING COMMITMENT.**

(A) This Agreement constitutes a legally binding commitment by the Applicant to mitigate for the impacts of the new residential dwelling units for which the Applicant is seeking approval pursuant to the Development Permit Application and satisfies the requirements of the Interlocal Agreement and Public School Facilities Element.

(B) The Parties agree that this Agreement satisfies the requirements of Section 163.3180(6)(h), Florida Statutes, as a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the residential development proposed in the Development Permit Application.

**SECTION 4. PROPORTIONATE SHARE MITIGATION.** The Applicant shall provide the following Proportionate Share Mitigation in order to meet the demand for school capacity created by the proposed residential development, and to provide for capacity for 5.268 elementary students, as follows, in accordance with Section 10.6 of the Interlocal Agreement and Section 09.03 of Public School Facilities Element:

(A) The payment of a total amount of ONE HUNDRED EIGHTY-THREE THOUSAND, EIGHT HUNDRED THIRTY-SIX DOLLARS AND NO/100 (\$183,836.00) for the Development Permit Application, which equates to FIVE THOUSAND TWO HUNDRED FIFTY-TWO DOLLARS AND 46/100 (\$5,252.46) per dwelling unit as an appropriate proportionate share payment to enable the School District to maintain the Level of Service Standard for school capacity in the affected Concurrency Service Area or Concurrency Service Areas.

(B) This proportionate share payment shall be made within eighteen (18) months of the Effective Date of this Agreement or at the time of approval by County of the final engineering

plans for the Project or any phase of the Project, whichever occurs first. This payment shall be a condition precedent to the approval by the County of the final engineering plans for the Project and made directly to the School District.

**SECTION 5. USE OF PROPORTIONATE SHARE MITIGATION.** The School District shall direct any and all Proportionate Share Mitigation, provided in Section 4 above, to a school capacity project identified in the financially feasible five (5) year district work plan of the School District Educational Facilities Plan which mitigates the impacts from the proposed residential development in the Development Permit Application. If such a school capacity project does not exist in the School District Educational Facilities Plan, the School District may, in its sole discretion, add a school capacity project to mitigate the impacts from the proposed residential development, as provided in Section 10.6 of the Interlocal Agreement.

**SECTION 6. CONCURRENCY RESERVATION.**

(A) Upon final execution of this Agreement by all Parties hereto, the School District shall issue a School Concurrency Reservation Letter documenting that capacity will be available for the proposed residential development in the Development Permit Application. The County shall be entitled to rely on the School Concurrency Reservation Letter in its review and issuance of a Certificate of Concurrency for the proposed development; provided that nothing herein shall require the County to issue a Certificate of Concurrency for the Development Permit Application if the Applicant has otherwise failed to satisfy the requirements of the County's land development regulations.

(B) The duration and effect of any Certificate of Concurrency relating to the development provided in the Development Permit Application shall be in accordance with the Interlocal Agreement and Public School Facilities Element; however, in no event shall this School Concurrency Reservation Letter, a Certificate of Concurrency, or any capacity reservation based on the same, continue to be effective if the Applicant fails to perform its obligations under this Agreement.

**SECTION 7. IMPACT FEE CREDIT.**

(A) Any Proportionate Share Mitigation paid pursuant to this Agreement shall be credited on a dollar-for-dollar basis at fair market value toward any Educational System Impact Fees due for the same residential development included in the Development Permit Application, as provided in Section 10.7 of the Interlocal Agreement or as provided in Section 163.31801, Florida Statutes, as it is in effect of the Effective Date of this Agreement.

(B) The School District shall notify the County of the amount of the above-described Proportionate Share Mitigation, which fair market value is ONE HUNDRED EIGHTY-THREE THOUSAND, EIGHT HUNDRED THIRTY-SIX DOLLARS AND NO/100 (\$183,836.00), and shall request Educational System Impact Fees credits in such amount on behalf of the Applicant upon receipt of the Proportionate Share Mitigation.

(C) An entity that later applies for a building permit for any of the dwelling units included in the Development Permit Application shall obtain an assignment of all or a portion of

the above-mentioned Educational System Impact Fee credits from the Applicant and submit such assignment to the School District and County at the time the Educational Impact Fee is due in order to drawdown from the Educational System Impact Fee credits provided herein, for so long as the Applicant has any remaining Educational System Impact Fee credits. The Parties agree that all the requirements, including those in the Nassau County Comprehensive Impact Fee Ordinance, for the Applicant to receive the Educational System Impact Fee credits set forth herein for the Development Permit Application have been satisfied.

(D) Nothing in this Agreement shall be deemed to require the County to continue to levy or collect Educational System Impact Fees or, if levied, to maintain them at any certain level.

**SECTION 8. NO GUARANTEE OF LAND USE.** Nothing in this Agreement shall require County to approve the Development Permit Application.

**SECTION 9. TERMINATION.** This Agreement shall terminate and Applicant shall forfeit any administrative application fees paid under the following circumstances, unless the County and the School District agree to an extension of the Certificate of Concurrence provided to the Applicant:

(A) The County does not approve the Development Permit Application within one hundred eighty (180) days of the Effective Date of this Agreement. In such event, all Proportionate Share Mitigation paid by the Applicant shall be refunded to the Applicant.

(B) The Certificate of Concurrence expires in accordance with Section 9.9 of the Interlocal Agreement. In such case, this Agreement shall be terminated and any encumbered capacity shall become unencumbered. The Applicant will not be entitled to a refund of Proportionate Share Mitigation paid under this Agreement, but the value of the Proportionate Share Mitigation received shall be held as a credit toward any future Proportionate Share Mitigation that may be required for future residential development on the same property.

**SECTION 10. COVENANTS RUNNING WITH THE LAND.** This Agreement shall be binding, and shall inure to the benefit of the heirs, legal representatives, successors, and assigns of the parties, and shall be a covenant running with the Property and be binding upon the successors and assigns of the Owner and upon any person, firm, corporation, or entity who may become the successor in interest to the Property.

**SECTION 11. NOTICES.** Any notice delivered with respect to this Agreement shall be in writing and be deemed to be delivered (whether or not actually received) (i) when hand delivered to the person(s) hereinafter designated, or (ii) upon deposit of such notice in the United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the person at the address set forth opposite the party's name below, or to such other address or other person as the party shall have specified by written notice to the other party delivered in accordance herewith:

School Board: Nassau County School District  
Office of the Superintendent  
1201 Atlantic Avenue  
Fernandina Beach, FL 32034

Owner/Applicant; WRC Cook Yulee LLC  
1878 Avondale Circle  
Jacksonville, Florida 32205

County: Taco Pope  
Nassau County Manager  
96135 Nassau Place, Suite 6  
Yulee, FL 32097

**SECTION 12. CAPTIONS AND PARAGRAPH HEADINGS.** Captions and paragraph headings contained in this Agreement are for convenience and reference only. They in no way define, describe, extend or limit the scope or intent of this Agreement.

**SECTION 13. DEFAULT.** If any party to this Agreement materially defaults under the terms hereof, then a non-defaulting party shall give the defaulting party thirty (30) days' notice and a right to cure such breach. Should the Applicant of the property described herein fail to timely cure a default in meeting their obligations set forth herein, the School Concurrency Reservation Letter and Certificate of Concurrency, issued based upon payment and/or performance hereunder, shall be voided and the Applicant and the property described herein shall lose their right to concurrency under this Agreement and their right to Educational System Impact Fee credits under this Agreement. Further, in the case of such default, any development upon that property dependent upon such certificate will be stopped, until and unless the Agreement is reinstated or the default is cured or capacity becomes available and is granted through an appropriate application. Should County or School District fail to timely cure a default in meeting their obligations set forth herein, Applicant may seek any and all remedies available to it in law or equity.

**SECTION 14. NO WAIVER.** No waiver of any provision of this Agreement shall be effective unless it is in writing and signed by the party against whom it is asserted. Any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.

**SECTION 15. EXHIBITS.** All Exhibits attached hereto are a part of this Agreement and are fully incorporated herein by this reference.

**SECTION 16. AMENDMENTS.** No modification, amendment, or alteration in the terms or conditions contained herein shall be binding upon the parties hereto unless in writing and executed by all the Parties to this Agreement.

**SECTION 17. ASSIGNMENT, TRANSFER OF RIGHTS.** The Applicant may assign its rights, obligations and responsibilities under this Agreement to a third-party purchaser of all or any part of fee simple title to the Property; provided, however, that any such assignment

shall be in writing and shall require the prior written consent of all of the Parties hereto. Such consent may be conditioned upon the receipt by the other parties hereto of the written agreement of the assignee to comply with conditions and procedures to aid in the monitoring and enforcement of the assignee's performance of the Applicant's obligations with regard to Proportionate Share Mitigation under this Agreement. The assignor under such assignment shall furnish the Parties with a copy of the written assignment within ten (10) days of the date of execution of same.

**SECTION 18. COUNTERPARTS.** This Agreement may be signed in counterparts, each of which may be deemed an original, and all of which together constitute one and the same agreement.

**SECTION 19. RECORDING OF THIS AGREEMENT.** The School District agrees to record this Agreement, at Applicant's expense, within fourteen (14) days after the Effective Date, in the Public Records of Nassau County, Florida.

**SECTION 20. SURETY.** Within thirty (30) days of the Effective Date of this Agreement, the Applicant shall post a surety bond or letter of credit in the amount of \$183,836 as security for provision of the required Proportionate Share Mitigation established herein. The bond or letter of credit shall remain in effect until payment in full of all required Proportionate Share Mitigation monetary contributions. All bonds shall be obtained from a surety that is duly licensed or authorized to issue bonds for the limits and coverages so required.

**SECTION 21. ENTIRE AGREEMENT.** This Agreement sets forth the entire agreement among the Parties with respect to the subject matter addressed herein, and it supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, among the Parties.

**SECTION 22. SEVERABILITY.** If any provision of this Agreement is declared invalid or unenforceable by a court of competent jurisdiction, the invalid or unenforceable provision will be stricken from the Agreement, and the balance of the Agreement will remain in full force and effect as long as doing so would not affect the overall purpose or intent of the Agreement.

**SECTION 23. APPLICABLE LAW.** This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida and in accordance with the Nassau County Code and venue for any action to enforce the provisions of this Agreement shall be in the Fourth Judicial Circuit Court in and for Nassau County, Florida.

**SECTION 24. ATTORNEY'S FEES.** In the event any party hereto brings an action or proceeding, including any counterclaim, cross-claim, or third party claim, against any other party hereto arising out of this Agreement, each party in such action or proceeding, including appeals therefrom, shall be responsible for its own attorney fees.

**SECTION 25. EFFECTIVE DATE.** The effective date of this Agreement shall be the date when the last one of the parties has properly executed this Agreement as determined by the date set forth immediately below their respective signatures (the "Effective Date").

**IN WITNESS WHEREOF**, the Parties have caused this Agreement to be executed by their respective duly authorized representatives on the dates set forth below each signature:

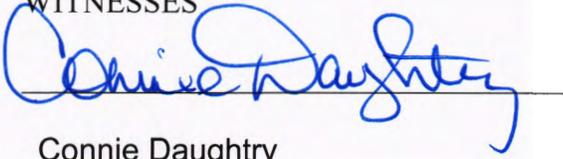
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**SCHOOL DISTRICT**

(corporate seal)

THE SCHOOL DISTRICT OF NASSAU  
COUNTY, FLORIDA

WITNESSES



Connie Daughtry  
Printed name of witness

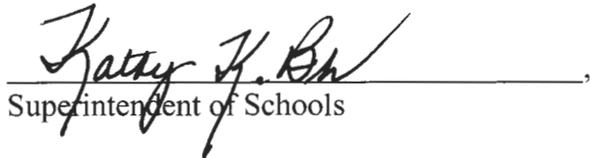
49068 River Bluff Road, Hilliard, FL 32046  
Address of witness

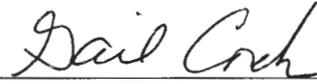


David Valentine  
Printed name of witness

78657 Goldfinch Ln, Yulee  
Address of witness

ATTEST:

  
Superintendent of Schools

By: 

Gail Cook  
Chair

9th day of January, 2025.

Approved as to Form:



Brett Steger  
School District Attorney

9th day of January, 2025.

APPLICANT

Signed, witnessed, executed and acknowledged on this 24<sup>th</sup> day of Nov., 2024.

WITNESSES:

Gregory E. Matos

Gregory E. Matos  
Printed name of witness

12443 San Jose Blvd, Ste 504,  
Address of witness Jacksonville, FL 32223

Patrick A. Howell

Patrick A. Howell  
Printed name of witness

1341 AROUNDALE AVE. S.W.  
Address of witness FLA 32205

WRC COOK YULEE LLC

By: Robert P. Cook

Title: General Manager

STATE OF FLORIDA     )  
  ) SS:  
COUNTY OF NASSAU    )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24<sup>th</sup> day of Nov., 2024, by Robert P. Cook, as General Manager on behalf of WRC Cook Yulee LLC, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Sharon A. Hudson  
Notary Public SHARON A HUDSON  
Printed Name:  
License No: HH 460421  
Expiration Date: 12/11/2027



(Notary Stamp)  
SHARON A. HUDSON  
Commission # HH 460421  
Expires December 11, 2027

COUNTY

NASSAU COUNTY, FLORIDA

WITNESSES

Heather Nazworth

Heather Nazworth

Printed name of witness

76347 Veterans Way, Yulee, Fl, 32097

Address of witness

Abigail M. Martini

Abigail Martini

Printed name of witness

76347 Veterans Way, Yulee, Fl, 32097

Address of witness

ATTEST:

Mitch L. Keiter

Clerk Mitch L. Keiter

Its: Ex-Officio Clerk

By: A.M. "Hupp" Huppmann

A.M. "Hupp" Huppmann, Chair

27th day of January, 2025.

Approved as to Form:

Denise C May

Denise May, County Attorney

27th day of January, 2025.

**Exhibit A – Legal Description**

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# MANZIE & DRAKE LAND SURVEYING



## LEGAL DESCRIPTION

AUGUST 13, 2024

UPLAND PORTION

T-2.5

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING ALSO A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2023, PAGE 317 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE POINT WHERE THE DIVIDING LINE OF SECTIONS 9 & 16, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, INTERSECTS WITH THE WESTERLY LINE OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH  $03^{\circ}19'57''$  WEST, ALONG THE WESTERLY LINE OF SAID SECTION 42, A DISTANCE OF 44.27 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGGINBOTHAM ROAD (A 60 FOOT RIGHT-OF-WAY); THENCE NORTH  $70^{\circ}40'08''$  EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HIGGINBOTHAM ROAD, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH  $70^{\circ}40'08''$  EAST, A DISTANCE OF 1,197.89 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD (A 200 FOOT RIGHT-OF-WAY; THENCE SOUTH  $06^{\circ}06'24''$  WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4,130.16 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2,764.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL OF  $00^{\circ}15'44''$ , AN ARC DISTANCE OF 12.65 FEET AND A CHORD BEARING SOUTH  $06^{\circ}14'16''$  WEST A DISTANCE OF 12.65 FEET; THENCE NORTH  $81^{\circ}27'14''$  WEST, A DISTANCE OF 28.88 FEET; THENCE NORTH  $09^{\circ}07'43''$  WEST, A DISTANCE OF 59.04 FEET; THENCE SOUTH  $84^{\circ}23'03''$  WEST, A DISTANCE OF 20.32 FEET; THENCE NORTH  $02^{\circ}24'23''$  WEST, A DISTANCE OF 31.80 FEET; THENCE NORTH  $05^{\circ}52'40''$  EAST, A DISTANCE OF 47.21 FEET; THENCE NORTH  $00^{\circ}09'14''$  EAST, A DISTANCE OF 34.34 FEET; THENCE NORTH  $00^{\circ}45'10''$  EAST, A DISTANCE OF 34.07 FEET; THENCE SOUTH  $76^{\circ}07'09''$  WEST, A DISTANCE OF 30.41 FEET; THENCE SOUTH  $06^{\circ}17'54''$  WEST, A DISTANCE OF 60.75 FEET; THENCE SOUTH  $14^{\circ}07'46''$  WEST, A DISTANCE OF 41.12 FEET; THENCE SOUTH  $14^{\circ}54'08''$  EAST, A DISTANCE OF 39.14 FEET; THENCE SOUTH  $01^{\circ}58'08''$  WEST, A DISTANCE OF 63.20 FEET; THENCE SOUTH  $11^{\circ}45'38''$  WEST, A DISTANCE OF 64.53 FEET; THENCE SOUTH  $79^{\circ}23'29''$  WEST, A DISTANCE OF 9.68 FEET; THENCE SOUTH  $21^{\circ}25'04''$  WEST, A DISTANCE OF 34.50 FEET; THENCE SOUTH  $03^{\circ}35'39''$  WEST, A DISTANCE OF 45.86 FEET; THENCE SOUTH  $57^{\circ}24'48''$  WEST, A DISTANCE OF 10.11 FEET; THENCE SOUTH  $16^{\circ}47'40''$  WEST, A DISTANCE OF 50.02 FEET; THENCE SOUTH  $03^{\circ}31'13''$  EAST, A DISTANCE OF 55.53 FEET; THENCE SOUTH  $01^{\circ}38'43''$  EAST, A DISTANCE OF 61.44 FEET; THENCE SOUTH  $01^{\circ}44'38''$  WEST, A DISTANCE OF 61.26 FEET; THENCE SOUTH  $24^{\circ}52'42''$  EAST, A DISTANCE OF 27.26 FEET; THENCE NORTH  $67^{\circ}15'43''$  EAST, A DISTANCE OF 13.19 FEET; THENCE NORTH  $01^{\circ}13'14''$  EAST, A DISTANCE OF 22.35 FEET; THENCE NORTH  $83^{\circ}21'58''$  EAST, A DISTANCE OF 10.21 FEET; THENCE SOUTH  $09^{\circ}28'25''$  WEST, A DISTANCE OF 27.61 FEET; THENCE SOUTH  $02^{\circ}31'58''$  WEST, A DISTANCE OF 38.33 FEET; THENCE SOUTH

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

OFFICE (904) 491-5700 • FAX (904) 491-5777 • TOLL FREE (888) 832-7730

[www.manzieanddrake.com](http://www.manzieanddrake.com)

# MANZIE & DRAKE LAND SURVEYING



58°19'09" WEST, A DISTANCE OF 10.43 FEET; THENCE SOUTH 28°39'50" EAST, A DISTANCE OF 33.89 FEET; THENCE SOUTH 84°58'56" EAST, A DISTANCE OF 19.58 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2,764.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL OF 02°10'17", AN ARC DISTANCE OF 104.78 FEET AND A CHORD BEARING SOUTH 17°28'44" WEST A DISTANCE OF 104.77 FEET; THENCE SOUTH 85°17'45" WEST, A DISTANCE OF 0.00 FEET; THENCE NORTH 71°26'31" WEST, A DISTANCE OF 33.87 FEET; THENCE NORTH 24°38'41" WEST, A DISTANCE OF 14.61 FEET; THENCE NORTH 10°01'40" WEST, A DISTANCE OF 34.66 FEET; THENCE NORTH 03°43'30" WEST, A DISTANCE OF 28.45 FEET; THENCE NORTH 07°16'51" WEST, A DISTANCE OF 48.03 FEET; THENCE NORTH 01°14'56" EAST, A DISTANCE OF 28.02 FEET; THENCE NORTH 06°11'55" EAST, A DISTANCE OF 38.89 FEET; THENCE NORTH 03°45'48" EAST, A DISTANCE OF 54.15 FEET; THENCE NORTH 03°38'51" EAST, A DISTANCE OF 36.58 FEET; THENCE NORTH 09°21'49" EAST, A DISTANCE OF 22.95 FEET; THENCE NORTH 08°26'12" WEST, A DISTANCE OF 28.32 FEET; THENCE NORTH 11°09'10" WEST, A DISTANCE OF 15.33 FEET; THENCE NORTH 12°50'15" EAST, A DISTANCE OF 27.23 FEET; THENCE NORTH 23°23'33" WEST, A DISTANCE OF 18.40 FEET; THENCE NORTH 06°59'24" EAST, A DISTANCE OF 47.13 FEET; THENCE NORTH 30°44'21" EAST, A DISTANCE OF 15.14 FEET; THENCE NORTH 08°01'53" WEST, A DISTANCE OF 24.62 FEET; THENCE NORTH 07°18'44" EAST, A DISTANCE OF 31.10 FEET; THENCE NORTH 01°17'04" WEST, A DISTANCE OF 23.74 FEET; THENCE NORTH 16°29'03" EAST, A DISTANCE OF 24.86 FEET; THENCE NORTH 04°04'38" EAST, A DISTANCE OF 33.22 FEET; THENCE NORTH 00°31'38" WEST, A DISTANCE OF 39.78 FEET; THENCE NORTH 06°58'13" WEST, A DISTANCE OF 37.43 FEET; THENCE NORTH 05°16'33" EAST, A DISTANCE OF 30.92 FEET; THENCE NORTH 03°39'52" WEST, A DISTANCE OF 36.79 FEET; THENCE NORTH 02°54'09" WEST, A DISTANCE OF 17.32 FEET; THENCE NORTH 02°00'09" EAST, A DISTANCE OF 20.21 FEET; THENCE NORTH 21°12'20" WEST, A DISTANCE OF 26.69 FEET; THENCE NORTH 02°28'29" EAST, A DISTANCE OF 34.95 FEET; THENCE NORTH 06°46'08" WEST, A DISTANCE OF 36.86 FEET; THENCE NORTH 05°56'44" WEST, A DISTANCE OF 52.35 FEET; THENCE NORTH 04°43'13" WEST, A DISTANCE OF 49.31 FEET; THENCE NORTH 16°00'49" WEST, A DISTANCE OF 59.87 FEET; THENCE NORTH 13°39'54" WEST, A DISTANCE OF 30.63 FEET; THENCE NORTH 11°49'15" WEST, A DISTANCE OF 41.91 FEET; THENCE NORTH 16°42'01" WEST, A DISTANCE OF 37.58 FEET; THENCE NORTH 18°33'27" WEST, A DISTANCE OF 35.32 FEET; THENCE NORTH 13°44'03" WEST, A DISTANCE OF 22.66 FEET; THENCE NORTH 09°59'59" WEST, A DISTANCE OF 47.85 FEET; THENCE NORTH 08°44'30" WEST, A DISTANCE OF 40.20 FEET; THENCE NORTH 20°33'17" EAST, A DISTANCE OF 10.93 FEET; THENCE NORTH 44°21'11" WEST, A DISTANCE OF 23.23 FEET; THENCE NORTH 12°22'49" WEST, A DISTANCE OF 34.69 FEET; THENCE NORTH 17°25'52" WEST, A DISTANCE OF 34.50 FEET; THENCE NORTH 08°15'37" WEST, A DISTANCE OF 30.45 FEET; THENCE NORTH 08°35'27" WEST, A DISTANCE OF 46.88 FEET; THENCE NORTH 04°33'09" WEST, A DISTANCE OF 27.08 FEET; THENCE NORTH 10°42'19" WEST, A DISTANCE OF 36.97 FEET; THENCE NORTH 00°22'27" EAST, A DISTANCE OF 46.66 FEET; THENCE NORTH 05°56'43" WEST, A DISTANCE OF 41.15 FEET; THENCE NORTH 43°02'17" EAST, A DISTANCE OF 13.91 FEET; THENCE NORTH 66°29'56" EAST, A DISTANCE OF 41.31 FEET; THENCE NORTH 44°57'17" EAST, A

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# MANZIE & DRAKE LAND SURVEYING



DISTANCE OF 30.26 FEET; THENCE NORTH 48°51'40" EAST, A DISTANCE OF 25.04 FEET; THENCE NORTH 70°46'30" WEST, A DISTANCE OF 10.92 FEET; THENCE SOUTH 59°41'39" WEST, A DISTANCE OF 50.98 FEET; THENCE SOUTH 53°27'05" WEST, A DISTANCE OF 35.39 FEET; THENCE NORTH 61°00'25" WEST, A DISTANCE OF 22.16 FEET; THENCE NORTH 29°29'41" WEST, A DISTANCE OF 11.41 FEET; THENCE NORTH 34°12'17" WEST, A DISTANCE OF 50.67 FEET; THENCE NORTH 32°54'05" WEST, A DISTANCE OF 34.48 FEET; THENCE NORTH 27°39'15" WEST, A DISTANCE OF 34.70 FEET; THENCE NORTH 37°00'10" WEST, A DISTANCE OF 37.40 FEET; THENCE NORTH 29°11'32" WEST, A DISTANCE OF 42.18 FEET; THENCE NORTH 26°07'24" WEST, A DISTANCE OF 46.92 FEET; THENCE NORTH 41°08'52" WEST, A DISTANCE OF 17.74 FEET; THENCE NORTH 15°56'39" WEST, A DISTANCE OF 38.61 FEET; THENCE NORTH 34°49'02" WEST, A DISTANCE OF 55.86 FEET; THENCE NORTH 22°59'01" WEST, A DISTANCE OF 30.95 FEET; THENCE NORTH 38°37'01" WEST, A DISTANCE OF 41.97 FEET; THENCE NORTH 45°46'40" WEST, A DISTANCE OF 59.73 FEET; THENCE NORTH 32°12'01" WEST, A DISTANCE OF 55.40 FEET; THENCE NORTH 28°59'02" WEST, A DISTANCE OF 70.28 FEET; THENCE NORTH 29°16'57" WEST, A DISTANCE OF 27.05 FEET; THENCE NORTH 10°11'04" WEST, A DISTANCE OF 32.48 FEET; THENCE NORTH 00°48'02" EAST, A DISTANCE OF 25.55 FEET; THENCE NORTH 00°14'13" EAST, A DISTANCE OF 33.14 FEET; THENCE NORTH 51°21'00" EAST, A DISTANCE OF 9.22 FEET; THENCE NORTH 66°47'23" EAST, A DISTANCE OF 28.37 FEET; THENCE NORTH 57°34'25" EAST, A DISTANCE OF 56.17 FEET; THENCE NORTH 67°27'39" EAST, A DISTANCE OF 35.90 FEET; THENCE NORTH 74°58'49" EAST, A DISTANCE OF 50.99 FEET; THENCE NORTH 68°36'22" EAST, A DISTANCE OF 39.86 FEET; THENCE NORTH 58°14'56" EAST, A DISTANCE OF 55.22 FEET; THENCE NORTH 50°39'17" EAST, A DISTANCE OF 64.15 FEET; THENCE NORTH 31°29'22" EAST, A DISTANCE OF 41.23 FEET; THENCE NORTH 13°21'56" WEST, A DISTANCE OF 31.49 FEET; THENCE NORTH 02°12'09" EAST, A DISTANCE OF 15.11 FEET; THENCE NORTH 08°40'15" EAST, A DISTANCE OF 31.23 FEET; THENCE NORTH 03°03'57" WEST, A DISTANCE OF 28.59 FEET; THENCE NORTH 13°26'40" WEST, A DISTANCE OF 44.40 FEET; THENCE NORTH 10°51'29" WEST, A DISTANCE OF 50.39 FEET; THENCE NORTH 26°27'26" EAST, A DISTANCE OF 12.54 FEET; THENCE NORTH 14°34'28" EAST, A DISTANCE OF 35.62 FEET; THENCE NORTH 25°06'52" EAST, A DISTANCE OF 35.43 FEET; THENCE NORTH 15°37'03" EAST, A DISTANCE OF 39.15 FEET; THENCE NORTH 17°55'14" EAST, A DISTANCE OF 41.17 FEET; THENCE NORTH 15°40'26" EAST, A DISTANCE OF 43.51 FEET; THENCE NORTH 04°30'59" WEST, A DISTANCE OF 34.84 FEET; THENCE NORTH 26°33'31" WEST, A DISTANCE OF 10.18 FEET; THENCE NORTH 07°12'22" EAST, A DISTANCE OF 52.48 FEET; THENCE NORTH 09°19'16" EAST, A DISTANCE OF 46.04 FEET; THENCE NORTH 02°35'13" WEST, A DISTANCE OF 22.56 FEET; THENCE NORTH 03°06'49" WEST, A DISTANCE OF 35.33 FEET; THENCE NORTH 03°01'09" WEST, A DISTANCE OF 24.29 FEET; THENCE NORTH 52°46'31" EAST, A DISTANCE OF 11.42 FEET; THENCE NORTH 05°25'25" WEST, A DISTANCE OF 15.64 FEET; THENCE NORTH 21°35'14" EAST, A DISTANCE OF 30.27 FEET; THENCE NORTH 01°10'40" EAST, A DISTANCE OF 26.64 FEET; THENCE NORTH 06°32'48" WEST, A DISTANCE OF 26.07 FEET; THENCE NORTH 09°07'34" WEST, A DISTANCE OF 28.66 FEET; THENCE NORTH 16°09'54" WEST, A DISTANCE OF 21.02 FEET; THENCE NORTH 18°00'06" WEST, A DISTANCE OF 33.56 FEET; THENCE NORTH 17°42'27" WEST, A DISTANCE OF 35.34

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FEET; THENCE NORTH 15°39'09" WEST, A DISTANCE OF 25.77 FEET; THENCE NORTH 15°37'25" WEST, A DISTANCE OF 21.54 FEET; THENCE NORTH 23°44'03" WEST, A DISTANCE OF 44.43 FEET; THENCE NORTH 19°11'14" WEST, A DISTANCE OF 26.17 FEET; THENCE NORTH 14°05'24" WEST, A DISTANCE OF 25.67 FEET; THENCE NORTH 30°42'05" WEST, A DISTANCE OF 40.48 FEET; THENCE NORTH 07°35'29" WEST, A DISTANCE OF 20.43 FEET; THENCE NORTH 16°10'05" WEST, A DISTANCE OF 29.24 FEET; THENCE NORTH 45°20'14" WEST, A DISTANCE OF 36.49 FEET; THENCE NORTH 05°40'39" WEST, A DISTANCE OF 27.32 FEET; THENCE NORTH 52°46'42" WEST, A DISTANCE OF 13.03 FEET; THENCE NORTH 39°53'59" WEST, A DISTANCE OF 33.03 FEET; THENCE NORTH 41°07'38" WEST, A DISTANCE OF 41.32 FEET; THENCE NORTH 01°32'40" EAST, A DISTANCE OF 16.94 FEET; THENCE NORTH 30°04'45" WEST, A DISTANCE OF 19.23 FEET; THENCE NORTH 41°48'35" WEST, A DISTANCE OF 25.31 FEET; THENCE NORTH 40°30'17" WEST, A DISTANCE OF 42.71 FEET; THENCE NORTH 12°18'24" WEST, A DISTANCE OF 9.41 FEET; THENCE NORTH 31°59'16" WEST, A DISTANCE OF 28.04 FEET; THENCE NORTH 33°20'30" WEST, A DISTANCE OF 38.85 FEET; THENCE NORTH 53°28'17" WEST, A DISTANCE OF 33.52 FEET; THENCE NORTH 42°38'28" WEST, A DISTANCE OF 20.59 FEET; THENCE NORTH 29°59'12" WEST, A DISTANCE OF 19.38 FEET; THENCE NORTH 55°09'04" WEST, A DISTANCE OF 21.17 FEET; THENCE NORTH 57°40'06" WEST, A DISTANCE OF 35.74 FEET; THENCE NORTH 69°10'30" WEST, A DISTANCE OF 16.82 FEET; THENCE NORTH 34°14'55" WEST, A DISTANCE OF 17.42 FEET; THENCE NORTH 70°40'08" EAST, A DISTANCE OF 203.54 FEET; THENCE NORTH 28°14'12" WEST, A DISTANCE OF 377.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 55.46 ACRES, MORE OR LESS.

  
MICHAEL A. MANZIE, P.L.S.  
FLORIDA REGISTRATION NO. 4069  
JOB NO. 22039 8/15/24

# MANZIE & DRAKE LAND SURVEYING



## LEGAL DESCRIPTION

AUGUST 13, 2024

WETLAND NO. 1

T-2.5

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING ALSO A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2023, PAGE 317 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE POINT WHERE THE DIVIDING LINE OF SECTIONS 9 & 16, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, INTERSECTS WITH THE WESTERLY LINE OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 03°19'57" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 42, A DISTANCE OF 44.27 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGGINBOTHAM ROAD (A 60 FOOT RIGHT-OF-WAY); THENCE NORTH 70°40'08" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HIGGINBOTHAM ROAD, A DISTANCE OF 1,497.89 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD (A 200 FOOT RIGHT-OF-WAY); THENCE SOUTH 06°06'24" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4,130.16 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2,764.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL OF 00°15'44", AN ARC DISTANCE OF 12.65 FEET AND A CHORD BEARING SOUTH 06°14'16" WEST A DISTANCE OF 12.65 FEET TO THE POINT OF BEGINNING; THENCE NORTH 81°27'14" WEST, A DISTANCE OF 28.88 FEET; THENCE NORTH 09°07'43" WEST, A DISTANCE OF 59.04 FEET; THENCE SOUTH 84°23'03" WEST, A DISTANCE OF 20.32 FEET; THENCE NORTH 02°24'23" WEST, A DISTANCE OF 31.80 FEET; THENCE NORTH 05°52'40" EAST, A DISTANCE OF 47.21 FEET; THENCE NORTH 00°09'14" EAST, A DISTANCE OF 34.34 FEET; THENCE NORTH 00°45'10" EAST, A DISTANCE OF 34.07 FEET; THENCE SOUTH 76°07'09" WEST, A DISTANCE OF 30.41 FEET; THENCE SOUTH 06°17'54" WEST, A DISTANCE OF 60.75 FEET; THENCE SOUTH 14°07'46" WEST, A DISTANCE OF 41.12 FEET; THENCE SOUTH 14°54'08" EAST, A DISTANCE OF 39.14 FEET; THENCE SOUTH 01°58'08" WEST, A DISTANCE OF 63.20 FEET; THENCE SOUTH 11°45'38" WEST, A DISTANCE OF 64.53 FEET; THENCE SOUTH 79°23'29" WEST, A DISTANCE OF 9.68 FEET; THENCE SOUTH 21°25'04" WEST, A DISTANCE OF 34.50 FEET; THENCE SOUTH 03°35'39" WEST, A DISTANCE OF 45.86 FEET; THENCE SOUTH 57°24'48" WEST, A DISTANCE OF 10.11 FEET; THENCE SOUTH 16°47'40" WEST, A DISTANCE OF 50.02 FEET; THENCE SOUTH 03°31'13" EAST, A DISTANCE OF 55.53 FEET; THENCE SOUTH 01°38'43" EAST, A DISTANCE OF 61.44 FEET; THENCE SOUTH 01°44'38" WEST, A DISTANCE OF 61.26 FEET; THENCE SOUTH 24°52'42" EAST, A DISTANCE OF 27.26 FEET; THENCE NORTH 67°15'43" EAST, A DISTANCE OF 13.19 FEET; THENCE NORTH 01°13'14" EAST, A DISTANCE OF 22.35 FEET; THENCE NORTH 83°21'58" EAST, A DISTANCE OF 10.21 FEET; THENCE SOUTH 09°28'25" WEST, A DISTANCE OF 27.61 FEET; THENCE SOUTH 02°31'58" WEST, A DISTANCE OF 38.33 FEET; THENCE SOUTH 58°19'09" WEST, A DISTANCE OF 10.43

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# MANZIE & DRAKE LAND SURVEYING



FEET; THENCE SOUTH 28°39'50" EAST, A DISTANCE OF 33.89 FEET; THENCE SOUTH 85°19'09" EAST, A DISTANCE OF 19.60 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD (A 200 FOOT RIGHT-OF-WAY) AND A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2,764.93 FEET; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL OF 10°01'19", AN ARC DISTANCE OF 483.64 FEET AND A CHORD BEARING NORTH 11°22'47" EAST A DISTANCE OF 483.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.21 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. 22039     8/15/24

# MANZIE & DRAKE LAND SURVEYING



## LEGAL DESCRIPTION

AUGUST 13, 2024

WETLAND NO. 2

T-1

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING ALSO A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2023, PAGE 317 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE POINT WHERE THE DIVIDING LINE OF SECTIONS 9 & 16, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, INTERSECTS WITH THE WESTERLY LINE OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 03°19'57" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 42, A DISTANCE OF 44.27 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGGINBOTHAM ROAD (A 60 FOOT RIGHT-OF-WAY); THENCE NORTH 70°40'08" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HIGGINBOTHAM ROAD, A DISTANCE OF 1,497.89 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD (A 200 FOOT RIGHT-OF-WAY); THENCE SOUTH 06°06'24" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4,130.16 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2,764.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL OF 12°27'28", AN ARC DISTANCE OF 601.18 FEET AND A CHORD BEARING SOUTH 12°20'08" WEST A DISTANCE OF 600.00 FEET; THENCE NORTH 71°26'33" WEST A DISTANCE OF 33.87 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 24°38'41" WEST, A DISTANCE OF 14.61 FEET; THENCE NORTH 10°01'40" WEST, A DISTANCE OF 34.66 FEET; THENCE NORTH 03°43'30" WEST, A DISTANCE OF 28.45 FEET; THENCE NORTH 07°16'51" WEST, A DISTANCE OF 48.03 FEET; THENCE NORTH 01°14'56" EAST, A DISTANCE OF 28.02 FEET; THENCE NORTH 06°11'55" EAST, A DISTANCE OF 38.89 FEET; THENCE NORTH 03°45'48" EAST, A DISTANCE OF 54.15 FEET; THENCE NORTH 03°38'51" EAST, A DISTANCE OF 36.58 FEET; THENCE NORTH 09°21'49" EAST, A DISTANCE OF 22.95 FEET; THENCE NORTH 08°26'12" WEST, A DISTANCE OF 28.32 FEET; THENCE NORTH 11°09'10" WEST, A DISTANCE OF 15.33 FEET; THENCE NORTH 12°50'15" EAST, A DISTANCE OF 27.23 FEET; THENCE NORTH 23°23'33" WEST, A DISTANCE OF 18.40 FEET; THENCE NORTH 06°59'24" EAST, A DISTANCE OF 47.13 FEET; THENCE NORTH 30°44'21" EAST, A DISTANCE OF 15.14 FEET; THENCE NORTH 08°01'53" WEST, A DISTANCE OF 24.62 FEET; THENCE NORTH 07°18'44" EAST, A DISTANCE OF 31.10 FEET; THENCE NORTH 01°17'04" WEST, A DISTANCE OF 23.74 FEET; THENCE NORTH 16°29'03" EAST, A DISTANCE OF 24.86 FEET; THENCE NORTH 04°04'38" EAST, A DISTANCE OF 33.22 FEET; THENCE NORTH 00°31'38" WEST, A DISTANCE OF 39.78 FEET; THENCE NORTH 06°58'13" WEST, A DISTANCE OF 37.43 FEET; THENCE NORTH 05°16'33" EAST, A DISTANCE OF 30.92 FEET; THENCE NORTH 03°39'52" WEST, A DISTANCE OF 36.79 FEET; THENCE NORTH 02°54'09" WEST, A DISTANCE OF 17.32 FEET; THENCE NORTH 02°00'09" EAST, A DISTANCE OF 20.21 FEET; THENCE NORTH 21°12'20" WEST, A DISTANCE OF 26.69

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FEET; THENCE NORTH 02°28'29" EAST, A DISTANCE OF 34.95 FEET; THENCE NORTH 06°46'08" WEST, A DISTANCE OF 36.86 FEET; THENCE NORTH 05°56'44" WEST, A DISTANCE OF 52.35 FEET; THENCE NORTH 04°43'13" WEST, A DISTANCE OF 49.31 FEET; THENCE NORTH 16°00'49" WEST, A DISTANCE OF 59.87 FEET; THENCE NORTH 13°39'54" WEST, A DISTANCE OF 30.63 FEET; THENCE NORTH 11°49'15" WEST, A DISTANCE OF 41.91 FEET; THENCE NORTH 16°42'01" WEST, A DISTANCE OF 37.58 FEET; THENCE NORTH 18°33'27" WEST, A DISTANCE OF 35.32 FEET; THENCE NORTH 13°44'03" WEST, A DISTANCE OF 22.66 FEET; THENCE NORTH 09°59'59" WEST, A DISTANCE OF 47.85 FEET; THENCE NORTH 08°44'30" WEST, A DISTANCE OF 40.20 FEET; THENCE NORTH 20°33'17" EAST, A DISTANCE OF 10.93 FEET; THENCE NORTH 44°21'11" WEST, A DISTANCE OF 23.23 FEET; THENCE NORTH 12°22'49" WEST, A DISTANCE OF 34.69 FEET; THENCE NORTH 17°25'52" WEST, A DISTANCE OF 34.50 FEET; THENCE NORTH 08°15'37" WEST, A DISTANCE OF 30.45 FEET; THENCE NORTH 08°35'27" WEST, A DISTANCE OF 46.88 FEET; THENCE NORTH 04°33'09" WEST, A DISTANCE OF 27.08 FEET; THENCE NORTH 10°42'19" WEST, A DISTANCE OF 36.97 FEET; THENCE NORTH 00°22'27" EAST, A DISTANCE OF 46.66 FEET; THENCE NORTH 05°56'43" WEST, A DISTANCE OF 41.15 FEET; THENCE NORTH 43°02'17" EAST, A DISTANCE OF 13.91 FEET; THENCE NORTH 66°29'56" EAST, A DISTANCE OF 41.31 FEET; THENCE NORTH 44°57'17" EAST, A DISTANCE OF 30.26 FEET; THENCE NORTH 48°51'40" EAST, A DISTANCE OF 25.04 FEET; THENCE NORTH 70°46'30" WEST, A DISTANCE OF 10.92 FEET; THENCE SOUTH 59°41'39" WEST, A DISTANCE OF 50.98 FEET; THENCE SOUTH 53°27'05" WEST, A DISTANCE OF 35.39 FEET; THENCE NORTH 61°00'25" WEST, A DISTANCE OF 22.16 FEET; THENCE NORTH 29°29'41" WEST, A DISTANCE OF 11.41 FEET; THENCE NORTH 34°12'17" WEST, A DISTANCE OF 50.67 FEET; THENCE NORTH 32°54'05" WEST, A DISTANCE OF 34.48 FEET; THENCE NORTH 27°39'15" WEST, A DISTANCE OF 34.70 FEET; THENCE NORTH 37°00'10" WEST, A DISTANCE OF 37.40 FEET; THENCE NORTH 29°11'32" WEST, A DISTANCE OF 42.18 FEET; THENCE NORTH 26°07'24" WEST, A DISTANCE OF 46.92 FEET; THENCE NORTH 41°08'52" WEST, A DISTANCE OF 17.74 FEET; THENCE NORTH 15°56'39" WEST, A DISTANCE OF 38.61 FEET; THENCE NORTH 34°49'02" WEST, A DISTANCE OF 55.86 FEET; THENCE NORTH 22°59'01" WEST, A DISTANCE OF 30.95 FEET; THENCE NORTH 38°37'01" WEST, A DISTANCE OF 41.97 FEET; THENCE NORTH 45°46'40" WEST, A DISTANCE OF 59.73 FEET; THENCE NORTH 32°12'01" WEST, A DISTANCE OF 55.40 FEET; THENCE NORTH 28°59'02" WEST, A DISTANCE OF 70.28 FEET; THENCE NORTH 29°16'57" WEST, A DISTANCE OF 27.05 FEET; THENCE NORTH 10°11'04" WEST, A DISTANCE OF 32.48 FEET; THENCE NORTH 00°48'02" EAST, A DISTANCE OF 25.55 FEET; THENCE NORTH 00°14'13" EAST, A DISTANCE OF 33.14 FEET; THENCE NORTH 51°21'00" EAST, A DISTANCE OF 9.22 FEET; THENCE NORTH 66°47'23" EAST, A DISTANCE OF 28.37 FEET; THENCE NORTH 57°34'25" EAST, A DISTANCE OF 56.17 FEET; THENCE NORTH 67°27'39" EAST, A DISTANCE OF 35.90 FEET; THENCE NORTH 74°58'49" EAST, A DISTANCE OF 50.99 FEET; THENCE NORTH 68°36'22" EAST, A DISTANCE OF 39.86 FEET; THENCE NORTH 58°14'56" EAST, A DISTANCE OF 55.22 FEET; THENCE NORTH 50°39'17" EAST, A DISTANCE OF 64.15 FEET; THENCE NORTH 31°29'22" EAST, A DISTANCE OF 41.23 FEET; THENCE NORTH 13°21'56" WEST, A DISTANCE OF 31.49 FEET; THENCE NORTH 02°12'09" EAST, A DISTANCE OF 15.11 FEET; THENCE NORTH 08°40'15" EAST, A DISTANCE OF 31.23 FEET; THENCE NORTH

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

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# MANZIE & DRAKE LAND SURVEYING



03°03'57" WEST, A DISTANCE OF 28.59 FEET; THENCE NORTH 13°26'40" WEST, A DISTANCE OF 44.40 FEET; THENCE NORTH 10°51'29" WEST, A DISTANCE OF 50.39 FEET; THENCE NORTH 26°27'26" EAST, A DISTANCE OF 12.54 FEET; THENCE NORTH 14°34'28" EAST, A DISTANCE OF 35.62 FEET; THENCE NORTH 25°06'52" EAST, A DISTANCE OF 35.43 FEET; THENCE NORTH 15°37'03" EAST, A DISTANCE OF 39.15 FEET; THENCE NORTH 17°55'14" EAST, A DISTANCE OF 41.17 FEET; THENCE NORTH 15°40'26" EAST, A DISTANCE OF 43.51 FEET; THENCE NORTH 04°30'59" WEST, A DISTANCE OF 34.84 FEET; THENCE NORTH 26°33'31" WEST, A DISTANCE OF 10.18 FEET; THENCE NORTH 07°12'22" EAST, A DISTANCE OF 52.48 FEET; THENCE NORTH 09°19'16" EAST, A DISTANCE OF 46.04 FEET; THENCE NORTH 02°35'13" WEST, A DISTANCE OF 22.56 FEET; THENCE NORTH 03°06'49" WEST, A DISTANCE OF 35.33 FEET; THENCE NORTH 03°01'09" WEST, A DISTANCE OF 24.29 FEET; THENCE NORTH 52°46'31" EAST, A DISTANCE OF 11.42 FEET; THENCE NORTH 05°25'25" WEST, A DISTANCE OF 15.64 FEET; THENCE NORTH 21°35'14" EAST, A DISTANCE OF 30.27 FEET; THENCE NORTH 01°10'40" EAST, A DISTANCE OF 26.64 FEET; THENCE NORTH 06°32'48" WEST, A DISTANCE OF 26.07 FEET; THENCE NORTH 09°07'34" WEST, A DISTANCE OF 28.66 FEET; THENCE NORTH 16°09'54" WEST, A DISTANCE OF 21.02 FEET; THENCE NORTH 18°00'06" WEST, A DISTANCE OF 33.56 FEET; THENCE NORTH 17°42'27" WEST, A DISTANCE OF 35.34 FEET; THENCE NORTH 15°39'09" WEST, A DISTANCE OF 25.77 FEET; THENCE NORTH 15°37'25" WEST, A DISTANCE OF 21.54 FEET; THENCE NORTH 23°44'03" WEST, A DISTANCE OF 44.43 FEET; THENCE NORTH 19°11'14" WEST, A DISTANCE OF 26.17 FEET; THENCE NORTH 14°05'24" WEST, A DISTANCE OF 25.67 FEET; THENCE NORTH 30°42'05" WEST, A DISTANCE OF 40.48 FEET; THENCE NORTH 07°35'29" WEST, A DISTANCE OF 20.43 FEET; THENCE NORTH 16°10'05" WEST, A DISTANCE OF 29.24 FEET; THENCE NORTH 45°20'14" WEST, A DISTANCE OF 36.49 FEET; THENCE NORTH 05°40'39" WEST, A DISTANCE OF 27.32 FEET; THENCE NORTH 52°46'42" WEST, A DISTANCE OF 13.03 FEET; THENCE NORTH 39°53'59" WEST, A DISTANCE OF 33.03 FEET; THENCE NORTH 41°07'38" WEST, A DISTANCE OF 41.32 FEET; THENCE NORTH 01°32'40" EAST, A DISTANCE OF 16.94 FEET; THENCE NORTH 30°04'45" WEST, A DISTANCE OF 19.23 FEET; THENCE NORTH 41°48'35" WEST, A DISTANCE OF 25.31 FEET; THENCE NORTH 40°30'17" WEST, A DISTANCE OF 42.71 FEET; THENCE NORTH 12°18'24" WEST, A DISTANCE OF 9.41 FEET; THENCE NORTH 31°59'16" WEST, A DISTANCE OF 28.04 FEET; THENCE NORTH 33°20'30" WEST, A DISTANCE OF 38.85 FEET; THENCE NORTH 53°28'17" WEST, A DISTANCE OF 33.52 FEET; THENCE NORTH 42°38'28" WEST, A DISTANCE OF 20.59 FEET; THENCE NORTH 29°59'12" WEST, A DISTANCE OF 19.38 FEET; THENCE NORTH 55°09'04" WEST, A DISTANCE OF 21.17 FEET; THENCE NORTH 57°40'06" WEST, A DISTANCE OF 35.74 FEET; THENCE NORTH 69°10'30" WEST, A DISTANCE OF 16.82 FEET; THENCE NORTH 34°14'55" WEST, A DISTANCE OF 17.41 FEET; THENCE SOUTH 70°52'59" WEST, A DISTANCE OF 3.85 FEET TO THE MEAN HIGHWATER LINE OF THE MARSHLANDS OF NASSAU RIVER / LOCKLARS CREEK; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING 23 COURSES: (1) THENCE SOUTH 38°42'10" EAST, A DISTANCE OF 451.64 FEET; (2) THENCE SOUTH 20°27'54" EAST, A DISTANCE OF 301.60 FEET; (3) THENCE SOUTH 10°21'14" EAST, A DISTANCE OF 122.47 FEET; (4) THENCE SOUTH 19°03'58" WEST, A DISTANCE OF 240.99 FEET; (5) THENCE SOUTH 17°37'34" EAST, A DISTANCE OF 104.01 FEET; (6) THENCE SOUTH 20°31'51" WEST, A

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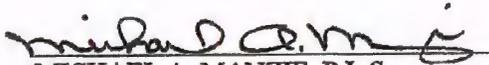
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# MANZIE & DRAKE LAND SURVEYING



DISTANCE OF 103.61 FEET; (7) THENCE SOUTH 03°21'41" EAST, A DISTANCE OF 245.46 FEET; (8) THENCE SOUTH 45°12'08" WEST, A DISTANCE OF 114.47 FEET; (9) THENCE SOUTH 65°47'01" WEST, A DISTANCE OF 247.96 FEET; (10) THENCE SOUTH 17°19'21" WEST, A DISTANCE OF 81.42 FEET; (11) THENCE SOUTH 17°44'06" EAST, A DISTANCE OF 115.58 FEET; (12) THENCE SOUTH 27°46'54" EAST, A DISTANCE OF 107.76 FEET; (13) THENCE SOUTH 53°54'44" EAST, A DISTANCE OF 121.06 FEET; (14) THENCE SOUTH 26°51'54" EAST, A DISTANCE OF 200.53 FEET; (15) THENCE SOUTH 18°48'04" EAST, A DISTANCE OF 114.82 FEET; (16) THENCE SOUTH 13°58'55" EAST, A DISTANCE OF 309.42 FEET; (17) THENCE SOUTH 00°39'17" WEST, A DISTANCE OF 125.66 FEET; (18) THENCE SOUTH 25°03'48" EAST, A DISTANCE OF 143.87 FEET; (19) THENCE SOUTH 11°03'05" EAST, A DISTANCE OF 351.39 FEET; (20) THENCE SOUTH 34°04'48" WEST, A DISTANCE OF 205.10 FEET; (21) THENCE SOUTH 21°08'45" EAST, A DISTANCE OF 262.24 FEET; (22) THENCE SOUTH 28°01'27" WEST, A DISTANCE OF 259.03 FEET; (23) THENCE SOUTH 34°29'49" EAST, A DISTANCE OF 54.72 FEET; THENCE SOUTH 71°26'31" EAST, A DISTANCE OF 144.74 FEET TO THE POINT OF BEGINNING.

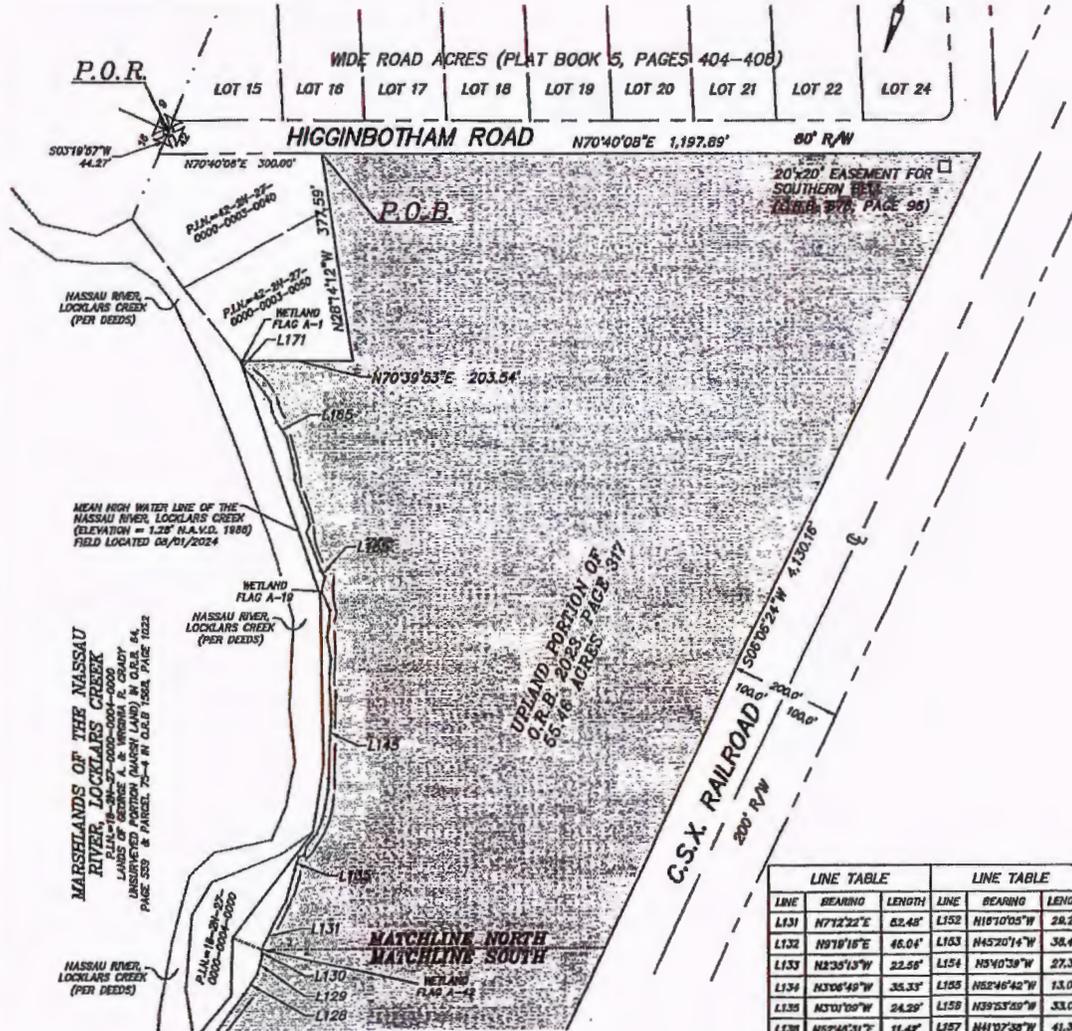
CONTAINING 3.98 ACRES, MORE OR LESS.

  
MICHAEL A. MANZIE, P.L.S.  
FLORIDA REGISTRATION NO. 4069  
JOB NO. 22039 8/15/24

# MANZIE & DRAKE LAND SURVEYING

## SKETCH OF LEGAL DESCRIPTION

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



**MARSHLANDS OF THE NASSAU RIVER, LOCKLARS CREEK**  
 PLAT NO. 18-30-27-0000-0004-0000  
 LANDS OF GEORGE A. & VIRGINIA B. CHADY  
 PARCELS 252 & 253 IN C.S.B. 1024, PAGE 1022

**UPLAND PORTION OF C.S.X. RAILROAD**  
 65.76 ACRES, PAGE 377

LINE TABLE		LINE TABLE			
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L131	N71°22'22"E	62.48'	L152	N16°10'05"W	29.24'
L132	N9°18'16"E	46.04'	L153	N45°20'14"W	38.49'
L133	N23°13'5"W	22.56'	L154	N5°40'39"W	27.32'
L134	N3°06'49"W	35.33'	L155	N52°46'42"W	13.03'
L135	N3°10'09"W	24.25'	L156	N39°53'20"W	33.03'
L136	N52°48'31"E	11.42'	L157	N41°07'38"W	41.32'
L137	N3°25'20"W	15.64'	L158	N133°40'E	16.94'
L138	N21°35'14"E	30.27'	L159	N30°04'45"W	18.23'
L139	N1°10'40"E	28.84'	L160	N41°48'35"W	25.31'
L140	N9°32'48"W	28.07'	L161	N40°30'17"W	42.71'
L141	N9°07'34"W	20.65'	L162	N12°18'24"W	0.41'
L142	N16°09'54"W	21.02'	L163	N31°59'16"W	20.04'
L143	N16°00'06"W	33.56'	L164	N33°20'30"W	38.85'
L144	N17°42'27"W	35.34'	L165	N53°28'17"W	33.03'
L145	N15°39'09"W	25.77'	L166	N42°38'38"W	20.59'
L146	N15°37'25"W	21.54'	L167	N28°56'12"W	19.30'
L147	N23°44'03"W	44.43'	L168	N55°09'04"W	21.17'
L148	N16°11'14"W	28.17'	L169	N57°40'08"W	35.74'
L149	N14°05'34"W	25.87'	L170	N63°10'30"W	16.82'
L150	N30°42'03"W	40.48'	L171	N34°14'55"W	17.41'
L151	N7°35'28"W	20.43'			

**LEGEND**  
 ● = WETLAND FLAG  
 ○ = SECTION CORNER  
 S = CENTERLINE  
 A = CENTRAL ANGLE  
 C.B. = CHORD BEARING  
 C.D. = CHORD DISTANCE  
 CH = CHORD  
 L = LENGTH  
 NAD = NORTH AMERICAN  
 VERTICAL DATUM  
 O.R.B. = OFFICIAL RECORDS BOOK  
 P.C. = POINT OF CURVATURE  
 P.O.B. = POINT OF BEGINNING  
 P.O.R. = POINT OF REFERENCE  
 R = RAISES  
 R/W = RIGHT-OF-WAY  
 P.L.N. = PARCEL IDENTIFICATION NUMBER

# MANZIE & DRAKE LAND SURVEYING

## SKETCH OF LEGAL DESCRIPTION

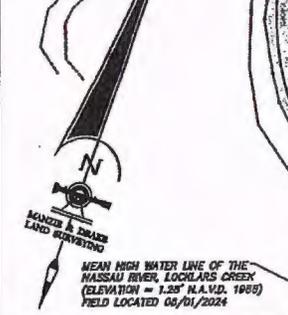
(LEGAL DESCRIPTION ATTACHED) (THIS IS NOT A BOUNDARY SURVEY)



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	C.B.	C.D.
O1	12.85'	2,764.93'	075°44'	N67°47'0"E	12.85'
CZ	104.60'	2,764.93'	210°25'	N172°54'0"E	104.60'

P.L.N.-16-24-27-0005-0004-0000  
 LANDS OF GEORGE A. & VIRGINIA R. CRADY  
 UNSURVEYED PORTION  
 (MARSH LAND)  
 IN O.R.B. 84, PAGE 539  
 & PARCEL 75-4 IN  
 O.R.B. 1508, PAGE 1022

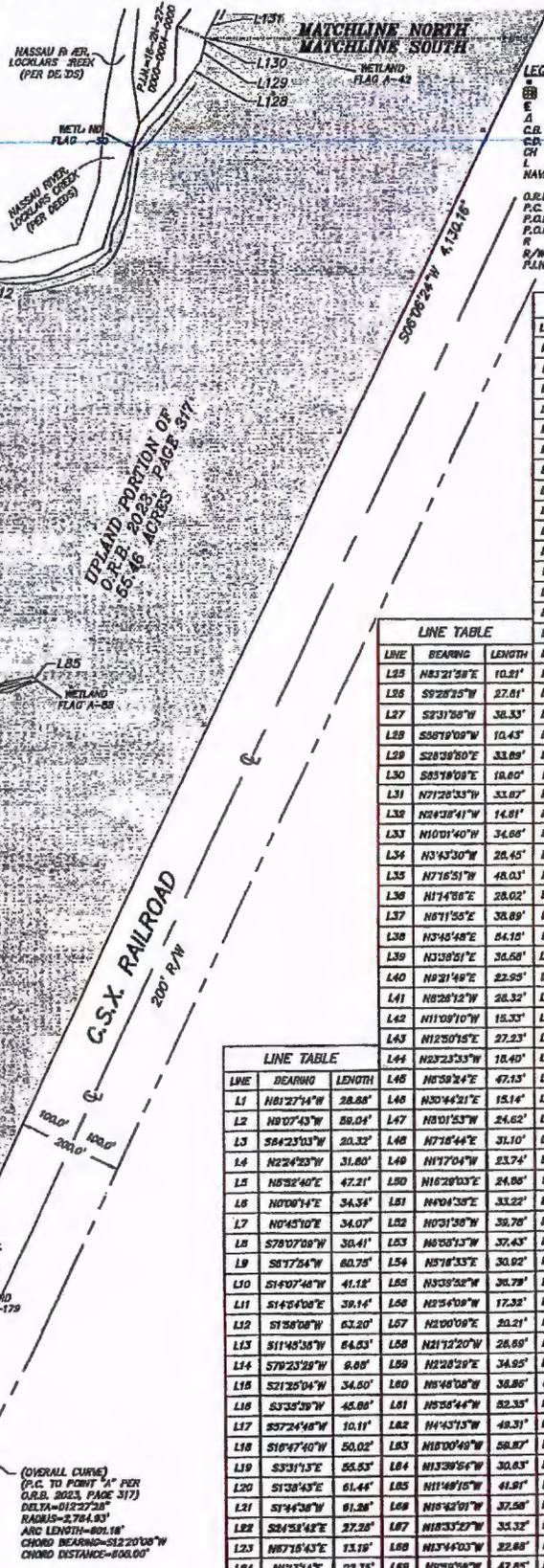
MEAN HIGH WATER LINE OF THE  
 NASSAU RIVER, LOCKLARS CREEK  
 (ELEVATION = 1.25' M.A.D. 1985)  
 FIELD LOCATED 05/01/2024



MARSHLANDS OF THE NASSAU  
 RIVER, LOCKLARS CREEK  
 P.L.N.-16-24-27-0005-0004-0000  
 LANDS OF GEORGE A. & VIRGINIA R. CRADY  
 UNSURVEYED PORTION  
 (MARSH LAND)  
 IN O.R.B. 84, PAGE 539  
 & PARCEL 75-4 IN O.R.B. 1508, PAGE 1022

TR LINE OF THE  
 LOCKLARS CREEK  
 3.8' M.A.D. (1985)  
 05/01/2024

(OVERALL CURVE)  
 P.C. TO POINT "A" PER  
 O.R.B. 2023, PAGE 317)  
 DELTA=012°27'38"  
 RADIUS=2,764.93'  
 ARC LENGTH=104.60'  
 CHORD BEARING=S12°20'00"W  
 CHORD DISTANCE=600.00'



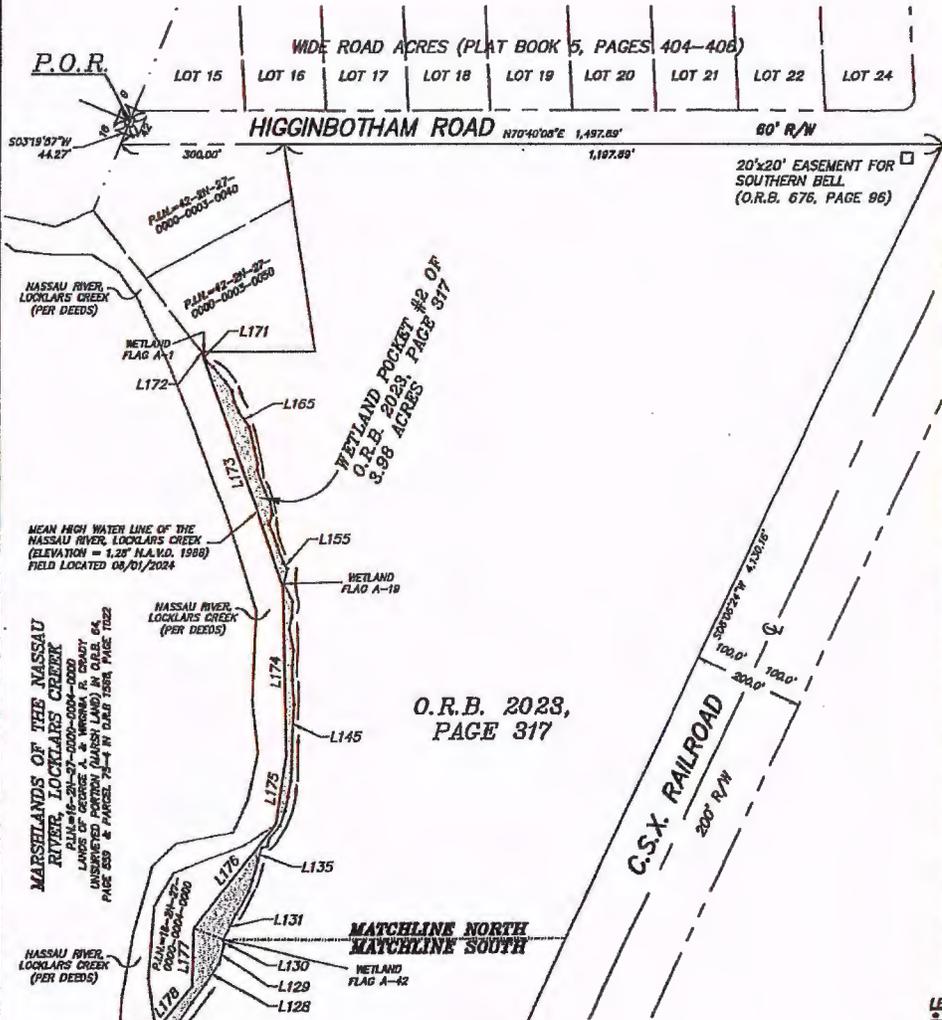
- LEGEND**
- W = WETLAND FLAG
  - SC = SECTION CORNER
  - E = CENTERLINE
  - A = CENTRAL ANGLE
  - C.B. = CHORD BEARING
  - C.D. = CHORD DISTANCE
  - CH = CHORD
  - L = LENGTH
  - M.A.D. = NORTH AMERICAN VERTICAL DATUM
  - O.R.B. = OFFICIAL RECORDS BOOK
  - P.C. = POINT OF CURVATURE
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  - P.O.R. = POINT OF REFERENCE
  - R = RADIUS
  - R/W = RIGHT-OF-WAY
  - P.L.N. = PARCEL IDENTIFICATION NUMBER

LINE TABLE					
LINE	BEARING	LENGTH	LINE		
L70	N8°44'30"W	40.20'	L102	N55°43'W	41.15'
L71	N20°33'17"E	10.93'	L103	N44°57'17"E	30.28'
L72	N44°21'11"W	23.23'	L104	N48°51'40"E	25.04'
L73	N12°22'49"W	34.69'	L105	N70°48'30"W	10.92'
L74	N17°25'02"W	34.60'	L106	N58°41'39"W	50.89'
L75	N8°15'37"W	30.45'	L107	N53°27'05"W	35.39'
L76	N8°35'27"W	48.86'	L108	N61°00'25"W	22.18'
L77	N4°33'09"W	27.08'	L109	N28°29'41"W	11.41'
L78	N10°42'10"W	36.97'	L110	N32°54'05"W	34.48'
L79	N0°22'27"E	48.66'	L111	N27°39'15"W	34.70'
L80	N5°56'43"W	41.15'	L112	N37°09'10"W	37.40'
L81	N43°02'17"E	13.91'	L113	N10°01'40"W	34.68'
L82	N68°28'55"E	41.31'	L114	N3°43'30"W	28.45'
L83	N44°57'17"E	30.28'	L115	N7°16'51"W	48.03'
L84	N48°51'40"E	25.04'	L116	N1°14'58"E	28.02'
L85	N70°48'30"W	10.92'	L117	N67°15'55"E	38.89'
L86	N58°41'39"W	50.89'	L118	N5°45'48"E	84.18'
L87	N53°27'05"W	35.39'	L119	N33°58'51"E	30.68'
L88	N61°00'25"W	22.18'	L120	N30°37'01"W	41.97'
L89	N28°29'41"W	11.41'	L121	N24°19'25"W	22.59'
L90	N32°54'05"W	34.48'	L122	N8°26'12"W	28.32'
L91	N27°39'15"W	34.70'	L123	N11°09'10"W	18.33'
L92	N37°09'10"W	37.40'	L124	N12°50'15"E	27.23'
L93	N10°01'40"W	34.68'	L125	N23°23'33"W	18.40'
L94	N3°43'30"W	28.45'	L126	N6°59'24"E	47.15'
L95	N7°16'51"W	48.03'	L127	N30°44'21"E	15.14'
L96	N1°14'58"E	28.02'	L128	N8°01'53"W	24.62'
L97	N67°15'55"E	38.89'	L129	N7°16'44"E	31.10'
L98	N5°45'48"E	84.18'	L130	N7°16'44"E	31.10'
L99	N33°58'51"E	30.68'	L131	N17°04'W	23.74'
L100	N30°37'01"W	41.97'	L132	N5°52'40"E	47.21'
L101	N24°19'25"W	22.59'	L133	N0°08'14"E	34.34'
L102	N8°26'12"W	28.32'	L134	N0°45'10"E	34.07'
L103	N11°09'10"W	18.33'	L135	S78°10'09"W	38.41'
L104	N12°50'15"E	27.23'	L136	S87°24'74"W	60.75'
L105	N23°23'33"W	18.40'	L137	S1°40'74"W	41.12'
L106	N6°59'24"E	47.15'	L138	S14°56'08"E	39.14'
L107	N0°14'15"E	33.14'	L139	S18°08'09"E	63.20'
L108	N51°21'00"E	8.22'	L140	S11°45'38"W	64.83'
L109	N68°47'23"E	28.37'	L141	S7°23'29"W	9.08'
L110	N57°34'25"E	58.17'	L142	S21°26'04"W	34.60'
L111	N67°27'35"E	35.90'	L143	S3°35'39"W	45.86'
L112	N74°58'48"E	50.89'	L144	S5°24'48"W	10.11'
L113	N88°36'22"E	38.86'	L145	S16°47'40"W	50.02'
L114	N58°14'56"E	55.22'	L146	S18°45'15"W	49.31'
L115	N50°38'17"E	64.15'	L147	S18°00'49"W	58.87'
L116	N31°26'22"E	41.23'	L148	S13°39'54"W	30.63'
L117	N13°21'09"W	31.49'	L149	S11°48'10"W	61.91'
L118	N2°12'09"E	15.11'	L150	S11°48'10"W	61.91'
L119	N8°40'15"E	31.23'	L151	S1°42'01"W	37.58'
L120	N33°57'07"E	38.15'	L152	S24°58'48"E	27.28'
L121	N21°28'09"E	28.59'	L153	S67°18'43"E	13.19'
L122	N8°26'12"W	28.32'	L154	N1°13'14"E	22.35'
L123	N30°37'01"W	41.97'	L155	N9°59'58"W	47.85'
L124	N24°19'25"W	22.59'	L156	N0°48'02"E	23.05'
L125	N8°26'12"W	28.32'	L157	N26°07'24"W	46.92'
L126	N11°09'10"W	18.33'	L158	N11°08'52"W	17.74'
L127	N12°50'15"E	27.23'	L159	N15°36'39"W	38.81'
L128	N23°23'33"W	18.40'	L160	N34°19'02"W	65.88'
L129	N6°59'24"E	47.15'	L161	N22°59'01"W	30.95'
L130	N0°14'15"E	33.14'	L162	N38°37'01"W	41.97'
L131	N51°21'00"E	8.22'	L163	N45°16'40"W	59.73'
L132	N68°47'23"E	28.37'	L164	N32°12'01"W	65.40'
L133	N57°34'25"E	58.17'	L165	N28°59'02"W	70.28'
L134	N67°27'35"E	35.90'	L166	N28°16'57"W	27.05'
L135	N74°58'48"E	50.89'	L167	N10°11'04"W	32.48'
L136	N88°36'22"E	38.86'	L168	N0°48'02"E	23.05'
L137	N58°14'56"E	55.22'	L169	N0°14'15"E	33.14'
L138	N50°38'17"E	64.15'	L170	N0°14'15"E	33.14'
L139	N31°26'22"E	41.23'	L171	N0°14'15"E	33.14'
L140	N13°21'09"W	31.49'	L172	N0°14'15"E	33.14'
L141	N2°12'09"E	15.11'	L173	N0°14'15"E	33.14'
L142	N8°40'15"E	31.23'	L174	N0°14'15"E	33.14'
L143	N33°57'07"E	38.15'	L175	N0°14'15"E	33.14'
L144	N21°28'09"E	28.59'	L176	N0°14'15"E	33.14'
L145	N8°26'12"W	28.32'	L177	N0°14'15"E	33.14'
L146	N30°37'01"W	41.97'	L178	N0°14'15"E	33.14'
L147	N24°19'25"W	22.59'	L179	N0°14'15"E	33.14'
L148	N8°26'12"W	28.32'	L180	N0°14'15"E	33.14'
L149	N11°09'10"W	18.33'	L181	N0°14'15"E	33.14'
L150	N12°50'15"E	27.23'	L182	N0°14'15"E	33.14'
L151	N23°23'33"W	18.40'	L183	N0°14'15"E	33.14'
L152	N6°59'24"E	47.15'	L184	N0°14'15"E	33.14'
L153	N0°14'15"E	33.14'	L185	N0°14'15"E	33.14'
L154	N51°21'00"E	8.22'	L186	N0°14'15"E	33.14'
L155	N68°47'23"E	28.37'	L187	N0°14'15"E	33.14'
L156	N57°34'25"E	58.17'	L188	N0°14'15"E	33.14'
L157	N67°27'35"E	35.90'	L189	N0°14'15"E	33.14'
L158	N74°58'48"E	50.89'	L190	N0°14'15"E	33.14'
L159	N88°36'22"E	38.86'	L191	N0°14'15"E	33.14'
L160	N58°14'56"E	55.22'	L192	N0°14'15"E	33.14'
L161	N50°38'17"E	64.15'	L193	N0°14'15"E	33.14'
L162	N31°26'22"E	41.23'	L194	N0°14'15"E	33.14'
L163	N13°21'09"W	31.49'	L195	N0°14'15"E	33.14'
L164	N2°12'09"E	15.11'	L196	N0°14'15"E	33.14'
L165	N8°40'15"E	31.23'	L197	N0°14'15"E	33.14'
L166	N33°57'07"E	38.15'	L198	N0°14'15"E	33.14'
L167	N21°28'09"E	28.59'	L199	N0°14'15"E	33.14'
L168	N8°26'12"W	28.32'	L200	N0°14'15"E	33.14'
L169	N30°37'01"W	41.97'	L201	N0°14'15"E	33.14'
L170	N24°19'25"W	22.59'	L202	N0°14'15"E	33.14'
L171	N8°26'12"W	28.32'	L203	N0°14'15"E	33.14'
L172	N11°09'10"W	18.33'	L204	N0°14'15"E	33.14'
L173	N12°50'15"E	27.23'	L205	N0°14'15"E	33.14'
L174	N23°23'33"W	18.40'	L206	N0°14'15"E	33.14'
L175	N6°59'24"E	47.15'	L207	N0°14'15"E	33.14'
L176	N0°14'15"E	33.14'	L208	N0°14'15"E	33.14'
L177	N51°21'00"E	8.22'	L209	N0°14'15"E	33.14'
L178	N68°47'23"E	28.37'	L210	N0°14'15"E	33.14'
L179	N57°34'25"E	58.17'	L211	N0°14'15"E	33.14'
L180	N67°27'35"E	35.90'	L212	N0°14'15"E	33.14'
L181	N74°58'48"E	50.89'	L213	N0°14'15"E	33.14'
L182	N88°36'22"E	38.86'	L214	N0°14'15"E	33.14'
L183	N58°14'56"E	55.22'	L215	N0°14'15"E	33.14'
L184	N50°38'17"E	64.15'	L216	N0°14'15"E	33.14'
L185	N31°26'22"E	41.23'	L217	N0°14'15"E	33.14'
L186	N13°21'09"W	31.49'	L218	N0°14'15"E	33.14'
L187	N2°12'09"E	15.11'	L219	N0°14'15"E	33.14'
L188	N8°40'15"E	31.23'	L220	N0°14'15"E	33.14'
L189	N33°57'07"E	38.15'	L221	N0°14'15"E	33.14'
L190	N21°28'09"E	28.59'	L222	N0°14'15"E	33.14'
L191	N8°26'12"W	28.32'	L223	N0°14'15"E	33.14'
L192	N30°37'01"W	41.97'	L224	N0°14'15"E	33.14'
L193	N24°19'25"W	22.59'	L225	N0°14'15"E	33.14'
L194	N8°26'12"W	28.32'	L226	N0°14'15"E	33.14'
L195	N11°09'10"W	18.33'	L227	N0°14'15"E	33.14'
L196	N12°50'15"E	27.23'	L228	N0°14'15"E	33.14'
L197	N23°23'33"W	18.40'	L229	N0°14'15"E	33.14'
L198	N6°59'24"E	47.15'	L230	N0°14'15"E	33.14'
L199	N0°14'15"E	33.14'	L231	N0°14'15"E	33.14'
L200	N51°21'00"E	8.22'	L232	N0°14'15"E	33.14'
L201	N68°47'23"E	28.37'	L233	N0°14'15"E	33.14'
L202	N57°34'25"E	58.17'	L234	N0°14'15"E	33.14'
L203	N67°27'35"E	35.90'	L235	N0°14'15"E	33.14'
L204	N74°58'48"E	50.89'	L236	N0°14'15"E	33.14'
L205	N88°36'22"E	38.86'	L237	N0°14'15"E	33.14'
L206	N58°14'56"E	55.22'	L238	N0°14'15"E	33.14'
L207	N50°38'17"E	64.15'	L239	N0°14'15"E	33.14'
L208	N31°26'22"E	41.23'	L240	N0°14'15"E	33.14'
L209	N13°21'09"W	31.49'	L241	N0°14'15"E	33.14'
L210	N2°12'09"E	15.11'	L242	N0°14'15"E	33.14'
L211	N8°40'15"E	31.23'	L243	N0°14'15"E	33.14'
L212	N33°57'07"E	38.15'	L244	N0°14'15"E	33.14'
L213	N21°28'09"E	28.59'	L245	N0°14'15"E	33.14'
L214	N8°26'12"W	28.32'	L246	N0°14'15"E	33.14'
L215	N30°37'01"W	41.97'	L247	N0°14'15"E	33.14'
L216	N24°19'25"W	22.59'	L248	N0°14'15"E	33.14'
L217	N8°26'12"W	28.32'	L249	N0°14'15"E	33.14'
L218	N11°09'10"W	18.33'	L250	N0°14'15"E	33.14'
L219	N12°50'15"E	27.23'	L251	N0°14'15"E	33.14'
L220	N23°23'33"W	18.40'	L252	N0°14'15"E	33.14'
L221	N6°59'24"E	47.15'	L253	N0°14'15"E	33.14'
L222	N0°14'15"E	33.14'	L254	N0°14'15"E	33.14'
L223	N51°21'00"E	8.22'	L255	N0°14'15"E	33.14'
L224	N68°47'23"E	28.37'	L256	N0°14'15"E	33.14'
L225	N57°34'25"E	58.17'	L257	N0°14'15"E	33.14'
L226	N67°27'35"E	35.90'	L258	N0°14'15"E	33.14'
L227	N74°58'48"E	50.89'	L259	N0°14'15"E	33.14'
L228	N88°36'22				

# MANZIE & DRAKE LAND SURVEYING

## SKETCH OF LEGAL DESCRIPTION

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



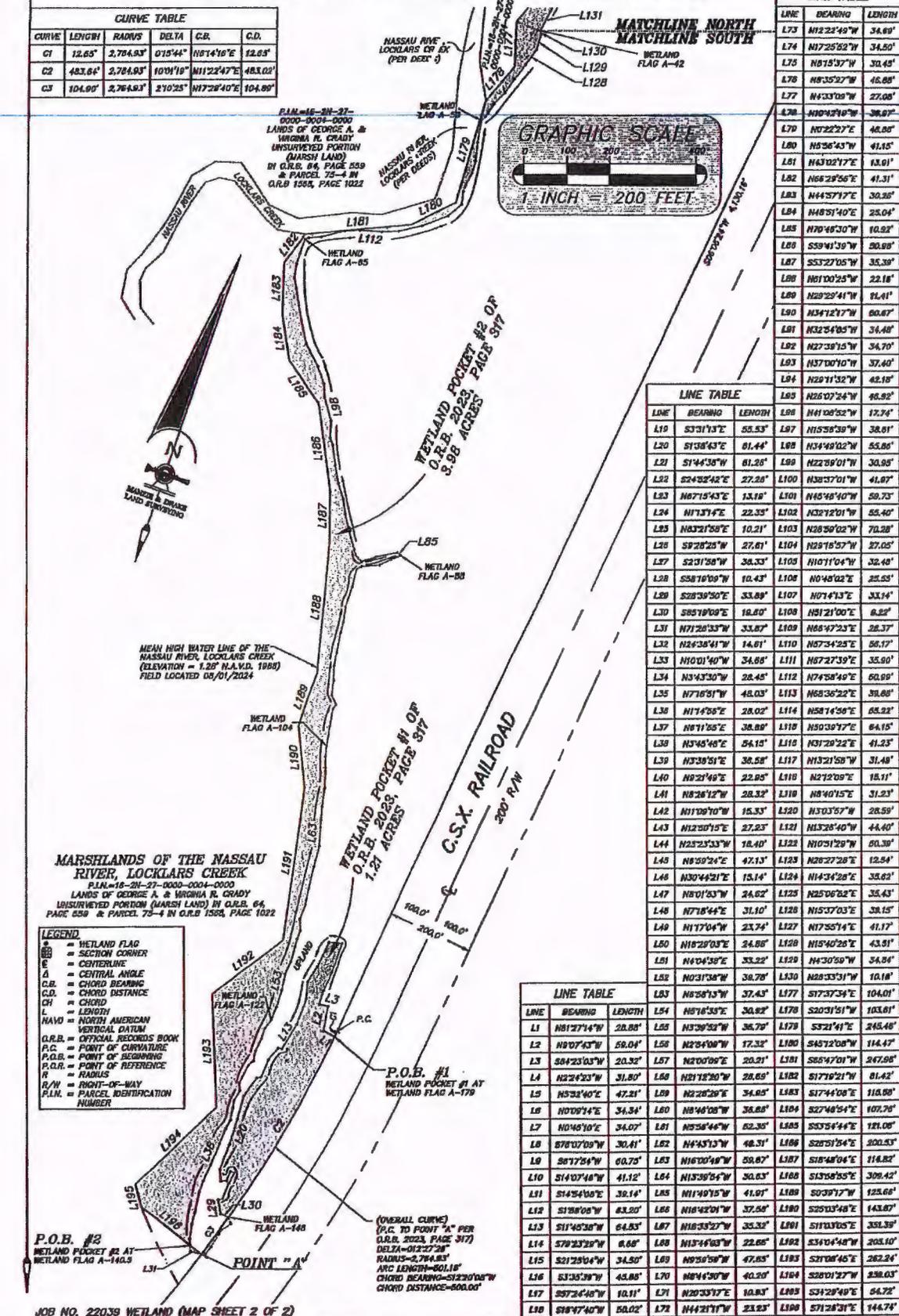
LINE	BEARING	LENGTH
L131	N71222'E	62.46'
L132	N81918'E	48.04'
L133	N23513'W	22.56'
L134	N30649'W	35.33'
L135	N30109'W	24.29'
L136	N524631'E	11.42'
L137	N52525'W	15.84'
L138	N213514'E	30.27'
L139	N11040'E	26.64'
L140	N53248'W	26.07'
L141	N50734'W	28.66'
L142	N162854'W	21.02'
L143	N182008'W	33.59'
L144	N174527'W	35.34'
L145	N153909'W	25.77'
L146	N153725'W	21.84'
L147	N234403'W	44.43'
L148	N18114'W	26.17'
L149	N140524'W	25.87'
L150	N304205'W	40.40'
L151	N73329'W	20.43'
L152	N161005'W	28.24'
L153	N452014'W	38.49'
L154	N54038'W	27.32'
L155	N524642'W	13.03'
L156	N383359'W	33.03'
L157	N410738'W	41.32'
L158	N13240'E	16.84'
L159	N300445'W	18.23'
L160	N414833'W	25.31'
L161	N403017'W	42.71'
L162	N121824'W	9.41'
L163	N315916'W	28.04'
L164	N332030'W	38.85'
L165	N532812'W	33.59'
L166	N423828'W	20.59'
L167	N295912'W	19.38'
L168	N559204'W	21.17'
L169	N674008'W	35.74'
L170	N681030'W	16.82'
L171	N341455'W	17.41'
L172	S706259'W	3.85'
L173	S384810'E	451.64'
L174	S202754'E	301.80'
L175	S102114'E	122.47'
L176	S180358'W	240.99'
L177	S173734'E	104.01'
L178	S283151'W	103.81'

- LEGEND**
- ◻ = WETLAND FLAG
  - ⊕ = SECTION CORNER
  - = CENTERLINE
  - Δ = CENTRAL ANGLE
  - C.B. = CHORD BEARING
  - C.I. = CHORD DISTANCE
  - CH = CHORD
  - L = LENGTH
  - NAVD = NORTH AMERICAN VERTICAL DATUM
  - O.R.B. = OFFICIAL RECORDS BOOK
  - P.C. = POINT OF CURVATURE
  - P.O.B. = POINT OF BEGINNING
  - P.O.R. = POINT OF REFERENCE
  - R = RADIUS
  - R/W = RIGHT-OF-WAY
  - P.L.N. = PARCEL IDENTIFICATION NUMBER

# MANZIE & DRAKE LAND SURVEYING

## SKETCH OF LEGAL DESCRIPTION

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



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	C.D.
C1	12.65'	2,784.93'	015°44'	N61°4'16"E 12.65'
C2	483.64'	2,784.93'	100°19'	N112°24'7"E 483.02'
C3	104.90'	2,784.93'	2'10"25"	N172°8'40"E 104.90'

LINE TABLE		
LINE	BEARING	LENGTH
L73	N132°45'W	34.89'
L74	N172°52'W	34.50'
L75	N81°57'W	30.45'
L76	N83°32'W	46.88'
L77	N43°09'W	27.08'
L78	N10°42'W	36.87'
L79	N02°22'E	46.88'
L80	N85°43'W	41.15'
L81	N63°02'17"E	13.61'
L82	N68°29'56"E	41.31'
L83	N44°57'17"E	30.26'
L84	N48°51'40"E	25.04'
L85	N70°45'30'W	10.92'
L86	S59°41'39'W	50.88'
L87	S53°27'05'W	35.39'
L88	N61°00'25'W	22.18'
L89	N29°25'41'W	14.41'
L90	N34°12'17'W	60.87'
L91	N32°54'05'W	34.48'
L92	N27°38'15'W	34.70'
L93	N37°00'10'W	37.40'
L94	N29°11'32'W	42.19'
L95	N25°07'24'W	48.92'
L96	N41°08'52'W	17.74'
L97	N15°28'39'W	38.81'
L98	S13°13'37"E	58.53'
L99	S13°49'02'W	55.85'
L100	N22°59'01'W	30.85'
L101	N38°37'01'W	41.87'
L102	N45°48'40'W	59.73'
L103	N32°12'01'W	55.40'
L104	N28°59'02'W	70.28'
L105	N28°16'57'W	27.05'
L106	N10°11'04'W	32.48'
L107	N04°50'25'W	22.53'
L108	N07°41'3'E	33.14'
L109	N91°21'00"E	6.82'
L110	N68°47'23'E	28.37'
L111	N67°34'25'E	56.17'
L112	N67°27'39'E	35.80'
L113	N74°58'49"E	50.89'
L114	N68°36'22'E	38.68'
L115	N58°14'58"E	65.22'
L116	N50°39'17"E	64.15'
L117	N37°29'22'E	41.23'
L118	N13°21'58'W	31.48'
L119	N2°12'09'W	18.11'
L120	N8°40'15'E	31.23'
L121	N30°33'57'W	28.59'
L122	N13°28'40'W	44.40'
L123	N10°51'29'W	60.38'
L124	N25°27'28'E	12.54'
L125	N25°06'02'E	35.43'
L126	N15°37'03'E	28.15'
L127	N17°55'14'E	41.17'
L128	N18°40'28'E	43.91'
L129	N4°30'59'W	34.84'
L130	N28°33'31'W	10.18'
L131	S17°37'34'E	104.01'
L132	S20°31'51'W	103.81'
L133	S32°14'1'E	245.48'
L134	S45°10'W	114.47'
L135	S85°47'01'W	247.88'
L136	S17°19'21'W	81.42'
L137	S17°44'08'W	118.88'
L138	S27°48'54'W	107.78'
L139	S35°54'4'E	121.08'
L140	S28°57'54'E	202.53'
L141	S18°48'04'E	118.82'
L142	S13°58'55'E	308.42'
L143	S03°17'W	125.66'
L144	S20°33'48'E	143.87'
L145	S11°13'05'E	351.39'
L146	S34°04'48'W	203.10'
L147	S21°08'45'E	282.24'
L148	S28°01'27'W	238.03'
L149	S34°29'49'E	64.72'
L150	S71°28'31'E	144.74'

LINE TABLE		
LINE	BEARING	LENGTH
L101	N34°49'02'W	55.85'
L102	N22°59'01'W	30.85'
L103	N38°37'01'W	41.87'
L104	N45°48'40'W	59.73'
L105	N32°12'01'W	55.40'
L106	N28°59'02'W	70.28'
L107	N28°16'57'W	27.05'
L108	N10°11'04'W	32.48'
L109	N04°50'25'W	22.53'
L110	N07°41'3'E	33.14'
L111	N91°21'00"E	6.82'
L112	N68°47'23'E	28.37'
L113	N67°34'25'E	56.17'
L114	N67°27'39'E	35.80'
L115	N74°58'49"E	50.89'
L116	N68°36'22'E	38.68'
L117	N58°14'58"E	65.22'
L118	N50°39'17"E	64.15'
L119	N37°29'22'E	41.23'
L120	N13°21'58'W	31.48'
L121	N2°12'09'W	18.11'
L122	N8°40'15'E	31.23'
L123	N30°33'57'W	28.59'
L124	N13°28'40'W	44.40'
L125	N10°51'29'W	60.38'
L126	N25°27'28'E	12.54'
L127	N25°06'02'E	35.43'
L128	N15°37'03'E	28.15'
L129	N17°55'14'E	41.17'
L130	N18°40'28'E	43.91'
L131	N4°30'59'W	34.84'
L132	N28°33'31'W	10.18'
L133	N8°58'13'W	37.43'
L134	N8°16'55'E	38.82'
L135	N3°39'52'W	36.79'
L136	N2°44'09'W	17.32'
L137	N2°00'09'E	20.21'
L138	N21°18'30'W	28.69'
L139	N2°28'29'E	34.85'
L140	N8°48'08'W	38.88'
L141	N5°58'44'W	82.35'
L142	N4°43'13'W	48.51'
L143	N16°00'48'W	58.87'
L144	N13°39'54'W	30.83'
L145	N11°49'15'W	41.91'
L146	N18°42'01'W	57.59'
L147	N18°35'27'W	35.32'
L148	N13°46'03'W	22.65'
L149	N9°59'59'W	47.85'
L150	N8°41'39'W	40.50'
L151	N20°33'17'E	10.83'
L152	N44°21'11'W	23.23'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N81°27'44'W	28.88'
L2	N80°7'43'W	58.04'
L3	S84°23'03'W	20.32'
L4	N22°4'32'W	31.50'
L5	N53°2'40'E	47.21'
L6	N10°9'14'E	34.34'
L7	N10°46'10'E	34.07'
L8	S78°10'09'W	30.41'
L9	S81°7'54'W	60.75'
L10	S14°07'48'W	41.12'
L11	S14°54'08'E	38.14'
L12	S18°08'8'W	63.20'
L13	S11°48'38'W	64.83'
L14	S79°23'29'W	6.68'
L15	S21°28'04'W	34.50'
L16	S13°35'39'W	48.88'
L17	S97°24'48'W	10.11'
L18	S18°47'40'W	50.02'
L19	N82°44'09'W	17.32'
L20	N2°00'09'E	20.21'
L21	N21°18'30'W	28.69'
L22	N2°28'29'E	34.85'
L23	N8°48'08'W	38.88'
L24	N5°58'44'W	82.35'
L25	N4°43'13'W	48.51'
L26	N16°00'48'W	58.87'
L27	N13°39'54'W	30.83'
L28	N11°49'15'W	41.91'
L29	N18°42'01'W	57.59'
L30	N18°35'27'W	35.32'
L31	N13°46'03'W	22.65'
L32	N9°59'59'W	47.85'
L33	N8°41'39'W	40.50'
L34	N20°33'17'E	10.83'
L35	N44°21'11'W	23.23'

**MARSHLANDS OF THE NASSAU RIVER, LOCKLARS CREEK**  
 P.L.N. 18-21-27-0000-0004-0000  
 LANDS OF GEORGE A. & VIRGINIA R. CRADY  
 UNSURVEYED PORTION (MARSH LAND) BY O.R.B. 64  
 PAGE 556 & PARCEL 75-4 IN O.R.B. 1588, PAGE 1022

- LEGEND**
- WETLAND FLAG = WETLAND FLAG
  - SECTION CORNER = SECTION CORNER
  - CENTERLINE = CENTERLINE
  - Δ = CENTRAL ANGLE
  - C.B. = CHORD BEARING
  - C.D. = CHORD DISTANCE
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  - R = RADIUS
  - R/W = RIGHT-OF-WAY
  - P.L.N. = PARCEL IDENTIFICATION NUMBER

(OVERALL CURVE)  
 P.C. TO POINT "A" PER  
 O.R.B. 2023, PAGE 317  
 DELTA=61°27'28"  
 RADIUS=2,784.93'  
 ARC LENGTH=601.18'  
 CHORD BEARING=S122°08'W  
 CHORD DISTANCE=601.01'

**Exhibit B – Location Map**

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Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community

Source: World Street Maps, ArcGIS Base Maps

**PEACOCK CONSULTING GROUP, LLC**



# Clyde Higginbotham Rd

Yulee, Florida

Vicinity Map

FIGURE 2
7/15/2024
Scale: 1 in = 5,000 ft
0 5,000 Ft