

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA  
REZONING APPROXIMATELY 22,675 ACRES, LOCATED  
EAST OF I-95, WEST OF CHESTER ROAD, NORTH AND  
SOUTH OF SR200/A1A. FROM OPEN RURAL (OR) TO  
PLANNED DEVELOPMENT FOR EAST NASSAU  
COMMUNITY PLANNING AREA (PD-ENCPA) PROVIDING  
FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, TerraPointe LLC is the owner of parcels comprising approximately 22,675 acres in Nassau County, Florida identified by the attached legal description; and

**WHEREAS**, TerraPointe LLC has authorized Michael S. Mullin to file Application R12-010 to change the zoning classification of the land described herein; and

**WHEREAS**, the Planned Development For East Nassau Community Planning Area (PD-ENCPA) zoning district complies with the underlying Future Land Use Map (FLUM) designation of Multi-Use Community Planning Area (MU) consistent with provisions of Future Land Use Element Policy FL.01.02(H); and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on October 16, 2012 and voted to recommend approval of R12-010 to the Commission; and

**WHEREAS**, the Board of County Commissioners held public hearings on November 26 and December 10, 2012; and

**WHEREAS**, public notice of all hearings has been provided in accordance with Chapters 125 Florida Statutes and the Nassau County Land Development Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AS FOLLOWS:**

**SECTION 1. FINDINGS:** That the proposed rezoning to Planned Development For East Nassau Community Planning Area (PD-ENCPA) is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan, in particular Objective FL.13 and Policies FL.13.01-17 and Map FLUMS-6.

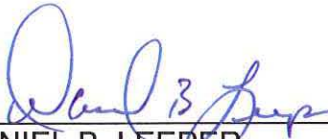
**SECTION 2. PROPERTY REZONED:** The real property described in Section 3 is rezoned and reclassified to Planned Development For East Nassau Community Planning Area (PD-ENCPA) upon the effective date of the ordinance, the Growth Management Department is authorized to amend the Official Zoning Map to reflect this change.

**SECTION 3. OWNER AND DESCRIPTION:** The land reclassified by this Ordinance is owned by TerraPointe LLC, and is identified by the legal description attached as Exhibit "A", and the graphic illustrations attached as Exhibit "B".

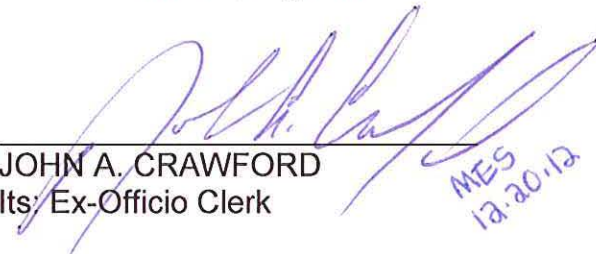
**SECTION 4. EFFECTIVE DATE:** This Ordinance shall become effective after filing with the Secretary of State.

**PASSED AND ADOPTED THIS** 17th **DAY OF** December, **2012.**

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA


  
\_\_\_\_\_  
DANIEL B. LEEPER,  
Its: Chairman

ATTESTATION: Only to Authenticity  
as to Chairman's Signature:

  
\_\_\_\_\_  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

MES  
12.20.12

Approved as to form and legality by the  
Nassau County Attorney:

  
\_\_\_\_\_  
DAVID A. HALLMAN,  
County Attorney



**EXHIBIT "A"**  
**Nassau County, Florida**

**Tract 1**

**North Development Area - Parcel 1**

A parcel of land lying conjointly in Sections 25,26,34,35,36 and the John Frazier Grant (Section 39), Township 4 North, Range 26 East, all being in Nassau County, Florida and being more particularly described as follows.

BEGIN at the Northeast corner of Section 34, Township 4 North, Range 26 East, Nassau County, Florida said corner also being the Southwest corner of Section 26, Township 4 North, Range 26, East, Nassau County, Florida; thence on the North line of said Section 34, S 89°38'09" W, a distance of 352.39 feet to a point on the Easterly right-of-way line of U.S. Highway No. 17; thence departing said North line and on said Easterly Right-of-way Line, S 32°54'29" E, a distance of 2004.18 feet; thence departing said Easterly Right-of-way line, S 78°08'10" E, a distance of 68.23 feet, thence N 56°51'47" E, a distance of 214.00 feet; thence S 33°08'08" E, a distance of 495.00 feet; thence S 56°51'55" W, a distance of 214.00 feet; thence S 11°51'43" W, a distance of 70.71 feet to the Easterly Right-of-way line of aforesaid U.S. Highway No. 17; thence on said Easterly Right-of-way line, S 32°56'22" E, a distance of 1677.67 feet; thence departing said Easterly Right-of-way line, N 57°06'03" E, a distance of 1263.89 feet; thence S 65°17'27" E, a distance of 3081.50 feet to a point on the Westerly Right-of-way line of Interstate No. 95; thence on said Westerly Right-of-way line through the following courses; N 20°45'44" E, a distance of 1899.29 feet; thence N 24°42'34" E, a distance of 1200.00 feet; thence N 30°46'08" E, a distance of 1307.30 feet; thence N 24°42'34" E, a distance of 356.57 feet to a point on the Northerly meander line of Section 25; thence departing said Right-of-way line and on the Northerly meander lines of Section 25 and the John Frazier Grant (Section 39), Township 4 North, Range 26 East, Nassau County, Florida; Northwesterly a distance of 4107 feet more or less to the Southerly shores of the St. Mary's River; thence departing said meander lines, Southerly and Westerly along the Southerly shores of said St. Mary's River, a distance of 591.1 feet, more or less to a point on the West line of Section 26, Township 4 North, Range 26 East, Nassau County, Florida; thence on said West line, S 02°13' 52" W, a distance of 3200 feet more or less to the POINT OF BEGINNING.

**North Development Area Parcel 2**

A parcel of land lying conjointly in Section 36 and the William Fox Grant (Section 38), Township 4 North, Range 26 East; also being located in the Charles Seton Grant (Section 37) and the William Fox Grant (Section 38), Township 3 North, Range 26 East; also being located in Section 1, Township 3 North, Range 26 East, all being in Nassau County, Florida and being more particularly described as follows:

Commence at the Southwest corner of Section 1, Township 3 North, Range 26 East, Nassau County, Florida; thence on the South line of said Section 1, S 88°46'47" E, a distance of 706.24



feet to a point on the Easterly Right-of-way line of U.S. Highway No. 17; thence departing said South line and on said Easterly Right-of-way line N 32°53'25" W, a distance of 853.02 feet; thence departing said Easterly Right-of-way line, N 24°42'34" E, a distance of 1762.41 feet, to the Point of Beginning, of the herein described parcel of land; thence N 24°42'34" E, a distance of 2756.97 feet; thence N 21°07'52" W, a distance of 658.36 feet; thence N 65°17'26" W, a distance of 1625.89 feet to a point on the Easterly Right-of-way line of Interstate 95; thence on the Easterly Right-of-way line of Interstate 95 through the following courses; N 24°42'34" E, a distance of 688.00 feet; thence N 31°16'11" E, a distance of 1207.91 feet; thence N 24°42'34" E, a distance of 1200.00 feet; thence N 20°56'59" E, a distance of 1824.30 feet to a point on the North line of Section 36, Township 4 North, Range 26 East; thence departing said Easterly Right-of-way line and on the North line of said Section 36, N 87°58'51" E, a distance of 1509 feet, more or less, to the Southerly shores of the St. Mary's River; thence departing said North line and on the Southerly shores of the St. Mary's River, Southeasterly, a distance of 2751 feet more or less to a point on the East line of said Section 36; thence S 00°28'47" E, departing the Southerly shores of said St. Mary's River and on said East line, and on the East line of the Charles Seton Grant (Section 37) , a distance of 9626 feet, more or less, to a point being located on the East line of said Charles Seton Grant (Section 37); thence N 65°12'45" W, departing said East line, a distance of 5087.75 feet, to the Point of Beginning.

**LESS:** All lands lying in the Charles Seton Grant (Section 37). Township 4 North, Range 26 East, Nassau County, Florida, as being described in Official Records 90, Page 496 and Official Records 90, Page 591, of said Public Records.

## **Tract 2**

### **Workplace Central Area**

A parcel of land lying conjointly in the E. Waterman Grant (Section 50), Township 3 North, Range 27 East, E. Waterman Grant (Section 44), Township 2 North, Range 27 East, E. Waterman Grant (Section 39), Township 2 North, Range 26 East and E. Waterman Grant (Section 41), Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the E. Waterman Grant (Section 41), Township 3 North, Range 26 East, Nassau County, Florida; thence on the South line of said Section 41, S 89°13'01" W, a distance of 1543.94 feet, to a point being on the Easterly Right-of-way line of Interstate 95 (A variable width Right-of-way, as now established), said point also being the Point of Beginning of the herein described parcel of land; thence departing said South line and on said Easterly Right-of-way line, S 17°24'00" E, a distance of 1937.41 feet, to the Northwesterly corner of a parcel of land as described in Official Records 956, Page 1636, of the Public Records of Nassau County, Florida; thence departing said Easterly Right-of-way line and on said Northerly line, N 72°41'05" E, a distance of 1172.74 feet, to the Northeasterly corner of said parcel of land as described in Official Records 956, Page 1636; thence departing said Northerly line and on the Easterly line of said parcel of land as described in Official Records 956, Page 1636, S 17°19'24" E, a distance of 397.86 feet, to a point on the Southerly line of Rayonier Road No. 52, as described in Official Records Book 1372, Page 1572 of the Public Records of Nassau County, Florida; thence departing said Easterly line and on said Southerly line of Rayonier Road No. 52, through the following courses, N 50°18'29" E, a distance of



2102.84 feet; thence N 49°44'00" E, a distance of 1458.42 feet; thence N 60°59'32" E, a distance of 2165.39 feet, to a point on the Westerly line of Rayonier Road No. 50; thence departing said Rayonier Road No. 52 and on said Westerly line of Rayonier Road No. 50, S 32°50'39" E, a distance of 1085 feet, more or less, to the Intersection of said Westerly line of Rayonier Road No. 50 with the centerline of an existing drainway; thence departing said Westerly line of Rayonier Road No. 50 and on the centerline of said existing drainway, Northeasterly, a distance of 2088 feet, more or less, to a point on the Southerly line of Rayonier Road No. 48; thence departing said centerline and on the Southerly line of said Rayonier Road No. 48, S 72°32'35" E, a distance of 369 feet, more or less, to a point on the Easterly line of Rayonier Road No. 71; thence departing said Rayonier Road No. 48 and on the Easterly line of said Rayonier Road No. 71, N 03°40'14" E, a distance of 1580.86 feet, to a point on the Southerly line of Rayonier Road No. 71C; thence, departing said Easterly line of Rayonier Road No. 71 and on the Southerly line of said Rayonier Road No. 71C through the following courses, N 61°32'04" E, a distance of 574.82 feet; thence N 53°34'27" E, a distance of 572.78 feet; thence N 50°26'37" E, a distance of 613.77 feet; thence N 59°12'40" E, a distance of 995.41 feet, to a point on the Southwesterly Right-of-way line of the CSX Railroad; thence departing the Southerly line of said Rayonier Road No. 71c and on the Southwesterly Right-of-way line of said CSX Railroad; thence N 39°27'41" W, a distance of 2595 feet, more or less, to a point on the centerline of a creek; thence departing the Southwesterly Right-of-way line of said CSX Railroad and on the centerline of said creek, Southerly, Northwesterly and Southwesterly, a distance of 13218 feet, more or less, to the Easterly Right-of-way line of aforesaid Interstate 95; thence departing the centerline of said creek and on aforesaid Easterly Right-of-way line of Interstate 95, S 17°24'00" E, a distance of 5768 feet, more or less, to the Point of Beginning.

### **Tract 3**

#### **Central Development Area**

A parcel of land, lying conjointly and being located in part of the John Wingate Grant (Section 53), part of the Thomas May Grant, (Section 43), part of the W&J Lofton Grant (Section 54), part of the W & J Lofton Grant (Section 55), and part of the E. Waterman Grant (Section 50), Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Begin at the Northerly most corner of those lands as described in Official Records 592, Page 820, of the Public Records of Nassau County, Florida; thence S 44°39'56" E, on the Easterly most line of said lands, and on the Easterly most line of those lands as described in Official Records 697, Page 547, Official Records 950, Page 1376, Official Records 789, Page 479, Official Records 440, Page 22, Official Records 195, Page 468, and Official Records 762, Page 958, a distance of 2190.78 feet, to a point being located at the Northeast corner of said lands described in Official Records 762, Page 958; thence N 44°54'43" E, on the Northerly line of said Section 54, a distance of 649 feet, more or less, to a point being located at the centerline of a creek; thence Southeasterly, on the meanders of the centerline of said creek, a distance of 2814 feet, more or less, to a point being located at the Northerly most corner of those lands as described in Official Records 222, Page 482; thence S 46°01'04" E, departing the centerline of said creek and along the Easterly line of said lands and along the Easterly line of those lands as described in Official Records 222, Page 484, Official Records 83, Page 157, Official Records 992,



Page 1079, and Official Records 222, Page 480, a distance of 4644.95 feet, to a point being located at the Northeasterly corner of said lands described in Official Records 222, Page 480; thence S 44°27'11" W, departing said Easterly line and along the Southeasterly line of said lands, a distance of 1120.87 feet, to a point being located at the Northerly most corner of those lands as described in Official Records 325, Page 159; thence S 27°37'26" E, departing said Southeasterly line and along the Easterly line of said lands, a distance of 2251.55 feet, to a point being located on the North Right-of-Way line of County Road No. 200-A (A 100 foot Right-of-Way, as now established); thence S 89°06'14" E, departing said Easterly line and along said North Right-of-Way line, a distance of 1569.81 feet, to a point being located at the Southwesterly most corner of those lands as described in Official Records 843, Page 1204, of said Public Records; thence N 44°00'02" E, departing said North Right-of-Way line and along the Northwesterly line of said lands, and on the Northwesterly line of those lands as described in Official Records 843, Page 1204, Official Records 772, Page 427, Official Records 1299, Page 1529, Official Records 911, Page 230, and Official Records 615, Page 446, a distance of 4750 feet, more or less, to a point being located on the Northwesterly line of said lands described in Official Records 615, Page 446; said point also being located at the centerline of McQueen Creek; thence Northerly, departing said Northwesterly line and on the meanders of the centerline of said McQueen Creek, a distance of 6204 feet, more or less, to the confluence of said McQueen creek and a creek; thence Northerly, departing the centerline of said McQueen Creek and on the meanders of a creek, a distance of 9936 feet, more or less, to a point being located at the confluence two creeks; thence, departing last said creek and along a creek, through the following courses and distances: thence S 86°45'40" W, a distance of 421.66 feet; thence N 69°34'52" W, a distance of 726.75 feet; thence N 42°46'45" W, a distance of 983.60 feet; thence N 05°57'45" W, a distance of 704.19 feet; thence N 41°45'08" E, a distance of 1091.81 feet; thence N 07°07'01" E, a distance of 326.37 feet, to a point; thence N 02°02'06" E, a distance of 1723.71 feet, to a point; thence N 30°36'24" W, a distance of 795.17 feet, to a point; thence N 46°51'32" W, a distance of 555.72 feet, to a point being located on the Southeasterly line of the J. Smith Grant (Section 44); thence S 75°25'22" W, departing the centerline of said creek, and along said Southeasterly line, a distance of 1213.66 feet, to a point being located at the Southerly most corner of said J. Smith Grant (Section 44); thence N 61°45'24" W, departing said Southeasterly line and on the Southwesterly line of said J. Smith Grant (Section 44) a distance of 207.12 feet, to a point being located at the intersection of last said Southwesterly line and the centerline of a creek; thence Southerly, departing said Southwesterly line, and along the meanders of said creek, a distance of 13792 feet, more or less, to a point being located at the confluence of said creek and said McQueen Creek; thence Southwesterly, departing said creek and along the meanders of said McQueen Creek, a distance of 5731 feet, more or less; thence S 02°17'19" E, departing the centerline of said McQueen Creek, a distance of 1772 feet, more or less, to the Point of Beginning.

#### **Tract 4** **East Development Area**

A parcel of land, lying conjointly in part of the John Low Grant (Section 44), Township 3 North, Range 27 East, the E. Waterman Grant (Section 50), and the John Lowe Grant (Section 51), Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:



Begin at the Northwest Corner of Page Hill, a subdivision according to the Plat thereof recorded in Plat Book 6, Page 237, of the Public Records of Nassau County, Florida; thence N 88°02'36" E, along the North line of said Page Hill, and along the North line of those lands as described in Official Records 1253, Page 12, a distance of 2692.20 feet, to a point being located at the Northeasterly most corner of said lands recorded in Official Records 1253, Page 12; thence S 22°49'19" E, departing said North line and along the East line of said lands, a distance of 345.80 feet, to a point being on a Easterly line of said lands; thence, departing said Easterly line and along the North line of said lands, and along the North line of those lands as described in Official Records 1372, Page 1572, through the following courses and distances; thence N 78°15'50" E, a distance of 1048.12 feet; thence N 70°57'24" E, a distance of 1117.28 feet; thence N 37°42'55" E, a distance of 1692.05 feet, to a point being located at the Southerly most corner of those lands as described in Official Records 631, Page 31, of said Public Records; thence N 47°50'30" W, along the Southwesterly line of said lands, and along the Southwesterly line of those lands as described in Official Records 1214, Page 1050, a distance of 2629.52 feet, to a point being located on the Southwesterly line of said lands recorded in Official Records 1214, Page 1050; thence S 88°14'15" W, departing said Southwesterly line, a distance of 86.49 feet; thence S 47°50'30" W, a distance of 87.39 feet; thence S 00°16'58" W, a distance of 611.64 feet; thence S 88°14'10" W, a distance of 450.28 feet; thence N 0°16'54" E, a distance of 482.17 feet; thence S 88°14'14" W, a distance of 237.62 feet; thence N 47°50'28" W, a distance of 273.90 feet; thence N 88°14'13" E, a distance of 549.97 feet; thence N 43°55'19" E, a distance of 252.21 feet, to a point being located on the Southwesterly line of said lands recorded in Official Records 1214, Page 1050; thence N 47°50'30" W, on the Southwesterly line of said lands, and along the Southwesterly line of Creekside, a subdivision according to the plat thereof recorded in Plat Book 6, Page 320, of said Public Records, a distance of 2924.47 feet, to a point being located at the Southwesterly most corner of said Creekside subdivision; thence N 44°03'06" E, departing said Southwesterly line and on the Northwesterly line of said Creekside subdivision, a distance of 917.74 feet, to a point being located on the Southwesterly Right-of-Way line of Roses Bluff Road (A 60 foot Right-of-Way, as now established); thence N 46°53'55" W, departing said Northwesterly line and on said Southwesterly Right-of-Way line, a distance of 4284 feet, more or less, to a point being located at the intersection of said Southwesterly Right-of-Way line and the centerline of Cone Creek; thence Southerly, on the meanders of the centerline of Cone Creek, a distance of 1757 feet, more or less, to a point being located at the intersection of said Cone Creek and Rayonier Road No. 10; thence departing the centerline of said Cone Creek, and along the centerline of Rayonier Road No. 10, through the following courses and distances: thence S 89°19'30" W, a distance of 1977.08 feet; thence N 55°44'11" W, a distance of 1803.81 feet; thence N 35°13'28" W, a distance of 1145.90 feet; thence N 78°49'11" W, a distance of 1360.25 feet; thence S 68°31'11" W, a distance of 357.77 feet; thence S 84°27'44" W, a distance of 905.90 feet, to a point; thence N 21°04'32" W, a distance of 224.99 feet, to a point; thence N 64°01'58" W, a distance of 488.27 feet, to a point being located at the centerline of a creek; thence Southerly, on the meanders of said creek, a distance of 9936 feet, to a point being located at the confluence of said creek and McQueen Creek; thence Southerly, departing the centerline of said creek and along the meanders of the centerline of McQueen Creek, a distance of 6204 feet, more or less, to a point being located on the Northwesterly line of those lands as described in Official Records 615, Page 446; thence N 43°43'13" E, along the Northwesterly line of said lands, and along the Northwesterly line of Yulee Hills, a subdivision according to the plat



thereof recorded in Plat Book 4, Page 31, of said Public Records of Nassau County, Florida, a distance of 6263.55 feet, to a point being located at the Northerly most corner of said Yulee Hills; thence departing said Northwestern line and along the Easterly line of said Yulee Hills, through the following courses and distances; thence S 04°57'54" E, a distance of 6016.94 feet; thence S 01°22'31" E, a distance of 165.01 feet, to a point being located on the Northerly Right-of-Way line of County Road No. 200-A (A 100 foot Right-of-Way, as now established); thence Southeasterly, departing said Easterly line and along said Northerly Right-of-Way line, a distance of 1174 feet, more or less, to a point being located on the Westerly line of aforesaid Page Hill subdivision; said point also being located on the Westerly line of those lands as described in Official Records 538, page 1218 thence, departing said Northerly Right-of-Way line and on said Westerly line, through the following courses and distances; thence N 14°51'46" E, a distance of 2202.48 feet; thence S 80°46'23" E, a distance of 411.17 feet; thence N 15°15'17" E, a distance of 2802.18 feet; thence N 06°12'58" E, a distance of 846.41 feet, to the Point of Beginning.

## **Tract 5**

### **Center City Area - Parcel 1**

A parcel of land lying conjointly in the E. Waterman Grant (Section 50) and the John Carr Grant (Section 56), Township 3 North, Range 27 East and also being a part of the E. Waterman Grant (Section 41), Township 3 North, Range 26 East, all being located in Nassau County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the E. Waterman Grant (Section 41), Township 3 North, Range 26 East, Nassau County, Florida; thence, on the South line of said Section 41, S 89°13'01" W, a distance of 1543.94 feet, to a point being on the Easterly Right-of-way line of Interstate 95 (A variable width Right-of-way, as now established); thence departing said South line and on said Easterly Right-of-way line, N 17°24'00" W, a distance of 5768 feet, more or less, to a point being located at the intersection of said Easterly Right-of-way line and the centerline of a creek; said point also being the Point of Beginning, of the herein described parcel of land; thence continuing on said Easterly Right-of-way line, N 17°24'00" W, a distance of 6142 feet, more or less, to the North line of the E. Waterman Grant (Section 41); thence, departing said Easterly Right-of-way line and on the North line of said E. Waterman Grant (Section 41), S 88°29'38" E, a distance of 2099.47 feet, to a point being located on the West line of those lands as described in Official Records 1128, Page 1599 of the Public Records of said Nassau County, Florida; said point also being located on the West line of the N. Wildes Grant (Section 39), Township 1 North, Range 26 East, Nassau County, Florida; thence, along said West line, S 02°50'39" W, a distance of 1449.81 feet, to a point being located at the Southwest corner of last described lands, and on the South line of the N. Wildes Grant (Section 57), Township 3 North, Range 27 East; thence S 89°43'17" E, departing said West line and along the South line of said lands, a distance of 4783.49 feet, to a point being located at the Southeast corner of said lands; thence, departing said South line and along the East line of said lands, N 02°54'46" E, a distance of 1529 feet, more or less, to a point being located at the intersection of said East line and the centerline of Lofton Creek; thence departing said Easterly line and along the centerline of said Lofton Creek, Northeasterly, a distance of 2188 feet, more or less, to a point being located on the Southwesterly Right-of-way line of the CSX Railroad;



thence departing said Lofton Creek centerline and on said Southwesterly Right-of-way line, through the following courses and distances: S 33°34'41" E, a distance of 856 feet, more or less, to a point being located at the Point of Curvature of a curve concave Northeasterly, having a radius of 5967.15 feet; thence, on and around the arc of said curve, through a central angle of 5°53'00", an arc distance of 612.72 feet, to a point being a Point of Tangency; said curve being subtended by a chord bearing and distance of S 36°31'11" E, 612.45 feet; thence S 39°27'41" E, a distance of 5388 feet, more or less, to a point being located at the intersection of said Southwesterly Right-of-way line and the centerline of a creek; thence, departing said Southwesterly Right-of-way line and on said creek centerline, Southerly, Northwesterly, and Southwesterly, a distance of 13218 feet, more or less, to the Point of Beginning.

### **Center City Area - Parcel 2**

A parcel of land lying jointly in the John Carr Grant (Section 56), the E. Waterman Grant (Section 50), and the W & J Lofton Grant (Section 55), Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of aforesaid J Lofton Grant (Section 55), Township 3 North, Range 27 East; thence on the Westerly line of aforesaid said Section 55, and along the Westerly line of those lands as described in Official Records 440, Page 22, Official Records 1856, Page 803, and Official Records 697, Page 547, and Official Records 590, Page 820 of the Public Records of said Nassau County, Florida, N 45°40'37" W, a distance of 1292.28 feet, to a point being located on the Westerly line of said lands described in Official Records 590, Page 820; said point also being the Point of Beginning, of the herein described parcel of land; thence continuing along last described line N 45°40'37" W, a distance of 892.12 feet, to a point being located at the Northwesterly corner of said Official Records 590, Page 820; thence, departing said Westerly line and on a the Northerly line of those lands described in Official Records 590, page 820, N 44°54'43" E, a distance of 1645 feet, more or less, to a point being located at the intersection of last said Northerly line and the centerline of Lofton Creek; thence Westerly, departing said Northerly line and along said creek centerline, a distance of 2243 feet, more or less, to a point being located at the intersection of the centerline of said Lofton Creek and the Northeasterly Right-of-way line of U.S. Highway 17 (A variable width Right-of-way, as now established); thence departing said centerline and along said Northeasterly Right-of-way line, through the following courses and distances: thence S 33°34'41" E, a distance of 787 feet, more or less, to a point being located at a Point of Curvature of a curve concave Northeasterly, having a radius of 5629.65 feet; thence on and around the arc of said curve, through a central angle of 05°53'00", an arc distance of 578.06 feet, to a Point of Tangency; said curve being subtended by a chord bearing and distance of S 36°31'11" E, a distance of 577.81 feet; thence S 39°27'41" E, a distance of 897.57 feet; thence, departing said Northeasterly Right-of-way line, and on the Northerly most line of those lands as described in Official Records 1186, Page 866 and Official Records 1163, Page 95, N 50°32'19" E, a distance of 428.71 feet, to the Point of Beginning.



### **Center City Area - Parcel 3**

A parcel of land lying conjointly in the E. Waterman Grant (Section 50) and the W & J Lofton Grant (Section 54), Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Begin at the Westerly most corner of said Section 54 of the W & J Lofton Grant; said point also being located at the Southwest corner of those lands as described in Official Records 440, Page 22 of the Public Records of said Nassau County; thence on the Northerly most line of said Section 54, and on the Southerly most line of those lands as described in Official Records 440, Page 22, Official Records 145, Page 680, Official Records 759, Page 123, and Official Records 762, Page 958, N 44°54'43" E, a distance of 2735 feet, more or less, to the intersection of last described line and the centerline of Lofton Creek; thence, departing said Southerly most line and on said centerline of Lofton Creek, Southeasterly a distance of 2814 feet, more or less, to a point being located at the Northeasterly most corner of those lands as described in Official Records 222, Page 482, of said Nassau County, Florida; thence departing said centerline and on the Northerly most line of said Official Records 222, Page 482, S 43°33'53" W a distance of 2177 feet, more or less, to a point being located at the Northwesterly most corner of said lands; thence departing said Northerly most line and on the Westerly most line of said Official Records 222, Page 482, S 46°41'47" E, a distance of 984.74 feet; thence, departing said Westerly most line, S 44°15'32" W, a distance of 775.57 feet, to a point being located on the Northeasterly Right-of-way line of U.S. Highway 17 (a variable width Right-of-way, as now established); thence on said Northeasterly Right-of-way line through the following courses and distances; N 46°37'41" W, a distance of 1667.96 feet, to a point being located at the Point of Curvature of a curve concave Northeasterly, having a radius of 5629.65 feet; thence on and around the arc of said curve, through a central angle of 07°10'00", an arc distance of 704.16 feet, to a Point of Tangency; said curve being subtended by a chord bearing and distance of N 43°02'41" W, a distance of 703.70 feet; thence N 39°27'41" W, a distance of 2470.26 feet; thence departing said Northeasterly Right-of-way line, and along the Northerly most line of those lands as described in Official Records 1306, Page 335 and Official Records 1306, Page 337, N 50°32'19" E, a distance of 459.13 feet, to a point being located on the Westerly most line of those lands as described in Official Records 697, Page 547; thence along said Westerly most line and along the Westerly most line of those lands as described in Official Records 1856, Page 803 and Official Records 440, Page 22, S 45°40'37" E, a distance of 1017.66 feet, to the Point of Beginning.

### **Tract 6**

#### **Workplace North Area - Parcel 1**

A parcel of land, lying conjointly in part of Section 1, part of Section 2, part of Section 11, part of Section 14, and part of the Heirs of E. Waterman Grant (Section 41), being located North of County Road No. 108, West of the CSX Railroad Right-of-Way, and East of Interstate I-95, Township 3 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:



Commence at the Southwest corner of said Section 1; thence S 88°46'47" E, along the South line of said Section 1, a distance of 318.36 feet, to a point being located on the Southwesterly Right-of-Way line of CSX Railroad (A variable width Right-of-Way, as now established); said point also being the Point of Beginning, of the herein described parcel of land; thence N 33°36'41" W, departing said South line and on said Southwesterly Right-of-Way line, a distance of 1551.88 feet, to a point being located at the Southeasterly corner of those lands as described in Official Records 260, Page 357, of the Public Records of Nassau County, Florida; thence S 88°34'35" W, departing said Southwesterly Right-of-Way line and on the South line of said lands, a distance of 173.92 feet, to a point being located at the Southwest corner of said lands; thence N 33°35'08" W, departing said South line and on the West line of said lands, a distance of 500.00 feet, to a point being located at the Northwest corner of said lands; thence N 88°34'35" E, departing said West line and on the North line of said lands, a distance of 173.66 feet, to a point being located on said Southwesterly Right-of-Way line of CSX Railroad; thence N 33°36'41" W, departing said North line and on said Southwesterly Right-of-Way line of CSX Railroad, a distance of 890.93 feet, to a point being located at the intersection of said Southwesterly Right-of-Way line of CSX Railroad and the Northeasterly Right-of-Way line of Interstate I-95 (A variable width Right-of-Way, as now established); thence, departing said Southwesterly Right-of-Way of CSX Railroad and on the Northeasterly Right-of-Way line of Interstate I-95, through the following courses and distances: thence S 24°26'42" W, a distance of 1891.95 feet, to a point being located on a curve concave Easterly, having a radius of 6769.49 feet; thence on and around the arc of said curve, through a central angle of 41°19'30", an arc distance of 4882.54 feet, to a point being located at a point of tangency; said curve being subtended by a chord bearing and distance of S 03°26'06" W, a distance of 4777.40 feet; thence S 17°13'39" E, a distance of 551.33 feet, to a point being located at the intersection of said Northeasterly Right-of-Way line and the Northerly Right-of-Way line of County Road No. 108 (A 80 foot Right-of-Way, as now established); thence departing said Northeasterly Right-of-Way line and on said Northerly Right-of-Way line, through the following courses and distances: thence S 67°13'14" E, a distance of 589.65 feet; thence S 73°03'39" E, a distance of 6793.46 feet, to a point being located at the intersection of said Northerly Right-of-Way line and said Southwesterly Right-of-Way line of CSX Railroad; thence departing said Northerly Right-of-Way line and on said Southwesterly Right-of-Way line of CSX Railroad, through the following courses and distances; thence N 33°35'11" W, a distance of 5321.30 feet; thence N 33°36'41" W, a distance of 2819.45 feet, to the Point of Beginning.

**LESS AND ACCEPT:** Those lands as described in Official Records 942, Page 384, Official Records 883, Page 1590, Official Records 319, Page 540, Official Records 1148, Page 117, and Official Records 1148, Page 115.

### **Workplace North Area - Parcel 2**

A parcel of land lying conjointly and being located in part of Section 11, part of Section 14, part of Section 23, part of the Henry Young Grant (Section 40), and part of the Heirs of E. Waterman Grant (Section 41), Township 3 North, Range 26 East; and also being located in part of the E. Waterman Grant (Section 50), Township 3 North, Range 27 East; being located South of County Road No. 108, West of the CSX Railroad, and East of Interstate I-95, Nassau County, Florida, and being more particularly described as follows:



Commence at the Northeast corner of said Section 11, Township 3 North, Range 26 East; thence S 00°30'54" E, on the East line of Section 11, a distance of 5400.36 feet, to a point being located on the Southerly Right-of-Way line of County Road No. 108 (A 80 foot Right-of-Way, as now established); said point also being located at the Northeast corner of those lands as described in Official Records 538, Page 1218, of the Public Records of Nassau County, Florida, and also being the Point of Beginning, of the herein described parcel of land; thence S 73°03'39" E, on said Southerly Right-of-Way line, a distance of 5063.36 feet, to a point being located at the intersection of said Southerly Right-of-Way line and the Southwesterly Right-of-Way line of CSX Railroad (A variable width Right-of-Way, as now established); thence departing said Southerly Right-of-Way line and on said Southwesterly Right-of-Way line of CSX Railroad, through the following courses and distances; thence S 33°35'11" E, a distance of 1401.32 feet; thence S 33°39'41" E, a distance of 3714.35 feet, to a point being located at the Northeasterly most corner of those lands as described in Official Records 1232, Page 954, of said Public Records of Nassau County, Florida; thence S 57°07'39" W, departing said Southwesterly Right-of-Way line and along the Northerly line of said lands, a distance of 166.92 feet, to a point being located at the Northwestern most corner of said lands; thence S 40°55'15" E, departing said Northerly line and on the Westerly line of said lands, and along the Westerly line of those lands as described in Official Records 875, Page 1070, of said Public Records, a distance of 319.59 feet, to a point being located at the Southwesterly most corner of those lands described in Official Records 875, Page 1070; thence N 57°07'39" E, departing said Westerly line and on the Southerly line of those lands described in Official Records 875, Page 1070, a distance of 126.08 feet, to a point being located on said Southwesterly Right-of-Way line of the CSX Railroad; thence S 33°34'41" E, departing said Southerly line and on said Southwesterly Right-of-Way line, a distance of 3881 feet, more or less, to a point being located at the intersection of said Southwesterly Right-of-Way line and the centerline of Lofton Creek; thence Southwesterly, departing said Southwesterly Right-of-Way line and along the meanders of the centerline of Lofton Creek, a distance of 2173 feet, more or less, to a point being located at the intersection of the centerline of Lofton Creek and the East line of those lands as described in Official Records 628, Page 608, of said Public Records of Nassau County, Florida, said East Line also being the East line of Section 57, Township 3 North, Range 27 East of said county; thence N 03°10'31" E, departing said Lofton Creek.

### **Workplace North Area - Parcel 3**

centerline and on said East Section line, a distance of 1323 feet, more or less, to a point being located at the Northeast corner of said Section 57; thence N 89°42'55" W, departing said East line and on said North Section Line, a distance of 2135.10 feet, to a point being located on the East line of Section 39, Township 3 North, Range 26 East of said county; thence N 01°08'29" W, departing said North line, and on said East line, a distance of 561.82 feet, to a point being located at the Northeast corner of said Section 39; thence N 89°59'50" W, departing said East line and on the North line of said Section, a distance of 2617.06 feet, to a point being located at the Northwest corner of said lands, said point also being the Northeast corner of Henry Young Grant (Section 40); thence along the North line of said Grant, N 88°48'05" W, a distance of 2802.78 feet, to a point being located at the intersection of said North line and the Northeasterly Right-of-Way line of Interstate I-95 (A variable width Right-of-Way, as now



established); thence, N 17°13'39" W, departing said North line and on said Northeasterly Right-of-Way line, a distance of 10873.38 feet, to a point being located at the intersection of said Northeasterly Right-of-Way line and the Southerly Right-of-Way line of said County Road No. 108; thence departing said Northeasterly Right-of-Way line and on said Southerly Right-of-Way line, through the following courses and distances; thence S 77°59'01" E, a distance of 466.13 feet; thence South 73°03'39" East, a distance of 1827.24 feet, to the Point of Beginning.

#### **Workplace North Area - Parcel 4**

A parcel of land lying conjointly and being located in part of the Helrs of E. Waterman Grant (Section 41), Township 3 North, Range 26 East; and also being located in part of the E. Waterman Grant (Section 50), Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Begin at the intersection of the Northeasterly Right-of-Way line of U.S. Highway No. 17 (A variable width right-of-Way, as now established) and the Northerly Right-of-Way line of Crandall Road (A 40 foot County maintained Right-of-Way, as now established); thence N 33°08'19" W, along said Northeasterly Right-of-Way line of U.S. Highway 17, a distance of 5113.40 feet, to a point being located at the Southwesterly corner of those lands as described in Official Records 611, Page 651, of the Public Records of Nassau County, Florida; thence N 56°18'35" E, departing said Northeasterly Right-of-Way line and along the Southerly line of said lands, a distance of 416.11 feet, to a point being located at the Southeasterly corner of said lands; thence N 33°20'26" W, departing said Southerly line and on the Easterly line of said lands, and along the Easterly line of those lands as described in Official Records 1026, Page 1123, a distance of 315.02 feet, to a point being located at the Northeasterly corner of said lands recorded in Official Records 1026, Page 1123; thence S 56°18'35" W, departing said Easterly line and on the Northerly line of said lands, a distance of 415.00 feet, to a point being located on said Northeasterly Right-of-Way line of U.S. Highway No. 17; thence N 33°08'19" W, departing said Northerly line and on said Northeasterly Right-of-Way line, a distance of 2094.04 feet, to a point being located at the intersection of said Northeasterly Right-of-Way line and the centerline of a creek; thence Southeasterly, departing said Northeasterly Right-of-Way line and along the meanders of the centerline of said creek, a distance of 7741 feet, more or less, to a point being located at the intersection of said creek centerline and said Northwesternly Right-of-Way line of Crandall Road; thence departing said creek centerline and on said Northwesternly Right-of-Way line, through the following courses and distances; thence S 32°10'23" W, a distance of 1038.24 feet; thence S 44°52'37" W, a distance of 483.85 feet, to the Point of Beginning.

#### **Workplace North Area - Parcel 5**

A parcel of land lying conjointly and being located in part of the E. Waterman Grant (Section 50) and part of the W & J Lofton Grant (Section 55), Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:



Commence at the Intersection of the Northeasterly Right-of-Way line of U.S. Highway No. 17 (A variable width Right-of-Way, as now established) and the Northerly Right-of-Way line of Crandall Road (A 40 foot County maintained Right-of-Way, as now established); thence S 33°08'19" E, along said Northeasterly Right-of-Way line of U.S. Highway No. 17, a distance of 466.72 feet, to a point being located at the Southerly most corner of those lands as described in Official Records 756, Page 587, of the Public Records of Nassau County, Florida and also being the Point of Beginning of the herein described parcel of land; thence S 33°34'41" E, continuing along said Northeasterly Right-of-Way line, a distance of 1131.11 feet, to a point being located at the Northwestern corner of those lands as described in Official Records 87, Page 429; thence N 55°51'50" E, departing said Northeasterly Right-of-Way line and on the Northerly line of said lands, a distance of 205.81 feet, to a point being located at the Northeasterly corner of said lands; thence S 33°34'41" E, departing said Northerly line and on the Easterly line of said lands, a distance of 208.01 feet, to a point being located at the Southeasterly corner of said lands; thence S 55°51'50" W, departing said Easterly line and on the Southerly line of said lands, a distance of 205.81 feet, to a point being located at the Southwesterly corner of said lands; said point also being located on said Northeasterly Right-of-Way line of U.S. Highway No. 17; thence S 33°34'41" E, departing said Southerly line and on said Northeasterly Right-of-Way line, a distance of 1872 feet, more or less, to a point being located at the Intersection of said Northeasterly Right-of-Way line and the centerline of Lofton Creek; thence Easterly, departing said Northeasterly Right-of-Way line and on the meanders of the centerline of said Lofton Creek, a distance of 2243 feet, more or less, to a point being located on the Northwestern line of those lands as described in Official Records 590, Page 820, of said Public Records; thence N 44°40'20" E, departing the centerline of said Lofton Creek and on the Northwestern line of said lands, a distance of 410.21 feet, to a point being located at the Northeasterly corner of said lands; thence S 02°17'19" E, departing said Northwestern line, a distance of 1772 feet, more or less, to a point being located on the centerline of Mc Queen Creek; thence Westerly, along the meanders of the centerline of said Mc Queen Creek, a distance of 2224 feet, more or less; thence S 56°10'12" W, a distance of 1377 feet, more or less, to a point being located at the Southerly most corner of those lands as described in Official Records 1131, Page 1698, of said Public Records; thence N 54°59'13" W, along the Southwesterly line of said lands, and along the Southwesterly line of those lands as described in Official Records 725, Page 169, Official Records 725, Page 172, and Official Records 309, Page 673, a distance of 1053.12 feet, to a point being located at the Northwestern most corner of said lands recorded in Official Records 309, Page 673; thence S 56°17'52" W, along the Southerly line of said lands recorded in Official Records 756, Page 587, a distance of 64.36 feet, to the Point of Beginning.

## **Tract 7**

### **Workplace South Area - Parcel 1**

A parcel of land lying conjointly in Section 12, Township 2 North, Range 26 East, along with those lands lying within Section 7 and Section 18, Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Section 39, Township 2 North, Range 26 East, of said County, said corner also being the Southeast corner of Section 41, Township 3 North, Range 26 East, Nassau County, Florida; thence, along the East line of said Section 39 a bearing of



S 01°29'05" E, a distance of 5284.99 feet to its intersection with the North line of Section 7, Township 2 North, Range 27 East, said point also being the POINT OF BEGINNING; thence along the South boundary line of the lands recorded in Official Records 1128, Page 1599, of the public records of said Nassau County, Florida, N 88°13'16" E, a distance of 1992.01 feet, to its intersection with the West boundary line of the lands as recorded in Official Records 148, Page 233 of the public records of said Nassau County, Florida; thence departing the North line of Section 7 and along the Westerly most boundary lines of those lands as described in Official Records 148, Page 233, Official Records 959, Page 126, Official Records 936, Page 891, a bearing of S 01°59'21" E, a distance of 2240.59 feet; thence, N 88°09'13" E, a distance of 1643.54 feet; thence, S 01°50'47" E, a distance of 800.00 feet; thence, N 88°09'13" E, a distance of 800.00 feet; thence, N 01°50'47" W, a distance of 800.00 feet; thence, N 88°09'13" E, a distance of 742.81 feet, to its intersection with the Easterly line of Section 7, Township 2 North, Range 27 East; thence, S 00°37'51" E, a distance of 100.00 feet; thence departing said Easterly line of said Section 7, S 89°22'09" W, a distance of 200.00 feet; thence running parallel to said Easterly line of Section 7, S 00°37'51" E, a distance of 200.00 feet; thence N 89°22'09" E, a distance of 200.00 feet, to its intersection with said Easterly of said Section 7; thence along said line, S 00°37'51" E, a distance of 1490.34 feet, to its intersection with the Northerly line of Section 45, Township 2 North, Range 27 East, said line also being the Northerly boundary line of the lands as recorded in Official Records 1379, Page 1365 of the Public Records of said Nassau County; thence along said Northerly line, S 67°19'00" W, a distance of 610.19 feet, to the Northwest corner of said Section 45; thence departing said Northwest corner and along the Westerly line of said Section 45 S 22°36'15" E, a distance of 1484.08 feet, to its intersection with the Westerly boundary line of the lands recorded in Official Records 853, page 848 of said Nassau County, Florida; said line also being the East line of Section 18, Township 2 North, Range 27 East, Nassau County, Florida; thence departing said Westerly line and along said Easterly line S 00°31'31" E, a distance of 2255.12 feet, to its intersection with the North line of the lands as recorded in Official Records 1110, Page 670 of the public records of said Nassau County, Florida; thence departing said Easterly line and along said North line, S 89°43'13" W, a distance of 34.81 feet; thence departing the North line and along the Westerly line of the aforementioned lands recorded in Official Records 1110, Page 670 of the public records of said Nassau County, Florida, through the following courses; S 01°30'46" W, a distance of 326.16 feet; S 18°54'39" W, a distance of 439.28 feet; S 00°56'20" W, a distance of 579.16 feet; S 09°41'09" E, a distance of 216.59 feet; S 11°20'42" E, a distance of 90 feet, more or less, to its intersection with the meandering of a wetlands line; thence departing said Westerly boundary line and along said meander line in a Westerly and Northerly direction, a distance of 7762 feet, more or less, to its intersection with a parallel offset of the centerline of a dirt timber road No. 145; said parallel offset being 25.00 feet south of the said centerline; thence departing said meander line and along said parallel offset line, N 62°42'26" W, a distance of 310 feet, more or less, to its intersection with a curved portion of the Easterly Right-of-way line of Interstate 95, said Right-of-way having a variable width as now established; said curve being concave Westerly and having a radius of 7789.44 feet; thence departing said parallel offset line and along the arc of said curved Right-of-way line a distance of 1128.49 feet, through a central angle of 08°18'03", to its intersection with the South line of the lands recorded in Official Records 364, Page 395 of the public records of said Nassau County, Florida; said line also being the North line of Section 18, Township 2 North, Range 27 East, Nassau County, Florida; said curve being subtended by a Chord bearing of N 03°48'22" E, distance of 1127.51 feet; thence departing said Right-of-way line of Interstate 95 and along said South



line, N 89°14'10" E, a distance of 2898.95 feet to its intersection with the East line of said lands recorded in Official Records 364, Page 395; thence departing said South line and along said East line, N 00°31'30" W, a distance of 1398.57 feet, to its intersection with the North line of said Official Records 364, Page 395; thence departing said East line and along said North line, S 88°25'29" W, a distance of 1360.78 feet, to its intersection with the East line of Well Site No. 5 as described in Official Records 1376, Page 651 of the public records of said Nassau County, Florida; thence departing said North line and along said East line, N 01°34'31" W, a distance of 200.00 feet, to its intersection with the North line of said Well Site No. 5; thence departing said East line and along said North line, S 88°25'29" W, a distance of 200.00 feet, to its intersection with the West line of said Well Site No. 5; thence departing said North line and along said West line, S 01°34'31" E, a distance of 200.00 feet, to its intersection with the aforementioned North line of the lands recorded in Official Records 364, Page 395; thence departing said West line and along said North line, S 88°25'29" W, a distance of 1453.21 feet, to its intersection with the aforementioned Easterly Right-of-way line of Interstate 95; said point being in a curve concave southwesterly and having a radius of 7789.44 feet; thence departing said North line and along the arc of said curved Easterly Right-of-way line a distance of 852.10 feet, through a central angle of 06°16'04"; said curve being subtended by a Chord bearing of N 03°29'35" W, and a distance of 851.68 feet; thence departing said curve and continuing along said Easterly Right-of-way line, N 16°37'37" W, a distance 3196.48 feet; thence N 11°32'32" W, a distance of 89.79 feet; thence N 88°13'16" E, a distance of 73.32 feet, to the POINT OF BEGINNING.

LESS AND EXCEPT that part of Official Records Book 1376, page 651 as recorded in the public records of said Nassau County, Florida, being known as Well Site No. 3 and Well Site No. 4.

### **Workplace South Area - Parcel 2**

A parcel of land lying within the E. Waterman Grant (Section 44), Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of Section 44, Township 2 North, Range 27 East, of said County, said corner also being the Southeast corner of Section 41, Township 3 North, Range 26 East, Nassau County, Florida; thence, along the West line of said Section 44 a bearing of S 01°29'05" E, a distance of 4291.18 feet to the Southwest corner of said Section 44, Township 2 North, Range 27 East; thence along the South line of said Section 44, N 89°18'07" E, a distance of 8399.62 feet, to the Southeast corner of said Section 44; thence along the East line of said Section N 44°35'26" E, a distance of 1897.03 feet, to the POINT OF BEGINNING; thence departing said Section line, N 81°52'11" W, a distance of 751.78 feet; thence N 80°39'54" W, a distance of 1808.29 feet; thence N 32°08'14" W, a distance of 802.01 feet, to its intersection with the Southerly Right-of-way line of State Road 200, also known as A1A having a Right-of-way width of 100 feet as now established; thence along said Southerly Right-of-way line through the following courses; N 72°19'35" E, a distance of 441.33 feet, to a point of curve in said Right-of-way line; said curve being concave to the South and having a radius of 14,410.73 feet; thence along the arc of said curve a distance of 970.47 feet, through a central angle of 03°51'31"; said curve being subtended by a Chord. Bearing of N 74°19'35" E, a distance 970.28 feet; thence departing said curve, N 76°15'16" E, a distance of 2,257.99 feet, to its intersection with the West line of lands described in Official Records 739, Page 1054 of



the public records of Nassau County, Florida; thence departing said Southerly Right-of-way line and along said West line, S 13°44'41" E, a distance of 128.75 feet, to the Southwest corner of said lands; thence departing said West line and along the South line of said lands and also along the South line of the lands as recorded in Official Records 10, Page 206, Official Records 834, Page 1971, Official Records 143, Page 450, Official Records 1275, Page 703 and Official Records 1369, Page 680, all being in said Nassau County, N 70°46'59" E, a distance of 2642.92 feet, to the Southeast corner of the said lands described in Official 1369, page 680 of said County; thence departing said South line and along the East line of said lands N 13°44'41" W, a distance of 78.75 feet, to its intersection with the herein mentioned Southerly Right-of-way line of said State Road 200; thence departing said East line and along said Right-of-way line through the following courses; N 76°15'17" E, a distance of 106.02 feet; thence N 75°35'56" E, a distance of 914.40 feet, to a point of curve in said Right-of-way line; said curve being concave to the North and having a radius of 2,975.09 feet; thence along the arc of said curve a distance of 225.81 feet, through a central angle of 04°20'55"; said curve being subtended by a Chord bearing of N 73°25'28" E, distance of 225.75 feet; thence departing said Southerly Right-of-way line, S 26°51'50" E, a distance of 75.37 feet, to its intersection with the Northwesterly line of Flood Acres, an unrecorded plat; said line also being the East line of said Section 44; thence along said East line through the following courses; S 45°56'13" W, a distance of 1268.66 feet; thence S 42°43'27" W, a distance of 771.87 feet; thence N 86°44'16" W, a distance of 43.23 feet; thence S 03°07'33" W, a distance of 50.06 feet; thence S 43°59'47" W, a distance of 1,234.87 feet, to the POINT OF BEGINNING;

### **Tract 8**

#### **Rayonier Timberland Acquisition Two, LLC**

A parcel of land lying conjointly in the J. Smith Grant (Section 44), the Eugenia Brant Grant (Section 45), the S. Cashen Grant (Section 46), the Spicer S. Christopher & J. Smith Grant (Section 47), the E. Waterman Grant (Section 50), Township 3 North, Range 27 East, and being located in Sections 32 and 33, Township 4 North, Range 27 East, Nassau County, Florida and being more particularly described as follows:

Commence at the Southwest corner of Section 1, Township 3 North, Range 26 East, Nassau County, Florida; thence on the South line of said Section 1, S 88°46'47" E, a distance of 706.24 feet to a point on the Easterly Right-of-way line of U.S. Highway No. 17; thence departing said South line and on said Easterly Right-of-way line N 32°53'25" W, a distance of 853.02 feet; thence departing said Easterly Right-of-way line, N 24°42'34" E, a distance of 1762.41 feet; thence S 65°12'45" E, a distance of 5087.75 feet, to a point being located on the East line of said Charles Seton Grant (Section 37); said point also being located on the Range line common to Ranges 26 and 27, Nassau County, Florida; thence S 00°28'46" E, along last said line, a distance of 1215.65 feet to a point being located at the Southeast corner of said Charles Seton Grant (Section 37), Township 3 North, Range 26 East; said point also being located at the Northwesterly corner of said E. Waterman Grant (Section 50), and being the Point of Beginning, of the herein described parcel of land; thence N 33°10'10" E, departing said Range line and on the North line of said E. Waterman Grant (Section 50) and on the Southeasterly line of the Charles Seton Grant (Section 49), Township 3 North, Range 27 East, a distance of 5539.97 feet, to a point being located at a corner common to said Charles Seton Grant (Section 49) and said



Spicer S. Christopher Grant (Section 48); thence departing said Southerly line and continuing on said Northerly line of the E. Waterman Grant (Section 50), and the Southerly line of said Spicer S. Christopher Grant (Section 48), through the following courses and distances; thence S 23°09'09" E, a distance of 4701.54 feet; thence N 72°21'49" E, a distance of 3529.10 feet; thence North 38°37'31" E, a distance of 2433.61 feet, to a point being a corner common to said E. Waterman Grant (Section 50), the J. Smith Grant (Section 44), and the Spicer S. Christopher Grant and the J. Smith Grant (Section 47); said parcels lying conjointly and being located in Township 3 North, Range 27 East, Nassau County, Florida; thence departing the Northerly line of said E. Waterman Grant (Section 50), and on the Westerly line of said Spicer S. Christopher Grant and J. Smith Grant (Section 47), and on the Easterly line of said Spicer S. Christopher Grant (Section 48), through the following courses and distances; thence N 39°27'32" W, a distance of 2716.82 feet; thence N 69° 54'27" E, a distance of 2901.48 feet, to a point being located at a corner common to said Spicer S. Christopher Grant and J. Smith Grant (Section 47), and said Spicer S. Christopher Grant (Section 48); thence S 89°57'03" W, departing last said line and on the North line of said Spicer S. Christopher Grant (Section 48), a distance of 1863.65 feet, to a point being located on the East line of those lands as described in Official Records 685, Page 819, of the Public Records of Nassau County, Florida; thence N 09°57'18" E, departing last said line and along said East line, a distance of 637.08 feet, to a point being located at the Northeast corner of said lands; thence N 80°02'42" W, departing said East line and on the North line of said lands, and on the North line of those lands as described in Official Records 1332, Page 876, of said Public Records, a distance of 671.50 feet, to a point being located at the Northwest corner of said lands recorded in Official Records 1332, Page 876; thence N 09°57'17" E, departing said North line a distance of 607 feet, more or less to a point being located on the Southerly shores of the St. Mary's River; thence along the meanders of the Southerly shores of the St. Mary's River, through the following courses; Easterly, Southerly and Northeasterly, a distance of 8987 feet, more or less to a point on the Northerly line of Section 33, Township 4 North, Range 27 East; thence on the Northerly line of said Section 33, Township 4 North, Range 27 East and the Northerly line of the S. Cashen Grant (Section 46), the Eugenia Brant Grant (Section 45), Township 3 North, Range 27 East, Southeasterly, a distance of 5307 feet more or less to a point on the Westerly line of a parcel of land as described in Official Records Book 1253, Page 12 of the Public Records of Nassau County, Florida; thence departing said Northerly lines and on said Westerly line through the following courses: S 08°58'59" W, a distance of 1000 feet more or less; thence S 23°44'07" W, a distance of 1042.13 feet; thence S 20°39'46" W, a distance of 1606.27 feet; thence S 45°11'41" W, a distance of 891.88 feet; thence S 25°11'11" E, a distance of 1035.73 feet; thence S 63°44'24" E, a distance of 630.35 feet to a point on the Southeasterly line of the J. Smith Grant (Section 44), Township 3 North, Range 27 East; thence departing said Westerly line and on the Southeasterly line of said J. Smith Grant (Section 44), S 75°25'22" W, a distance of 1213.66 feet to the Southerly most corner of said J. Smith Grant (Section 44); thence departing said Southeasterly line and on the Southwesterly line of said J. Smith Grant (Section 44), N 61°45'24" W, a distance of 207 feet, more or less to a point on the centerline of a Creek; thence departing said Southwesterly line and on the centerline of said Creek, Southerly, a distance of 13,792 feet more or less to the centerline of McQueen Creek; thence on the centerline of McQueen Creek, Westerly, a distance of 7925 feet more or less to a point on the Northerly projection of the Easterly line of a parcel of land as recorded in Official Records Book 1171, Page 330 of the Public Records of Nassau County, Florida; thence departing the centerline of McQueen Creek and on the Northerly projection of the Easterly line of said parcel



recorded in Official Records Book 1171, Page 330, S 56°50'30" W, a distance of 490 feet more or less to the Northeast corner of said parcel of land as described in Official Records Book 1171, Page 330; thence departing the Northerly projection of said East line and on the North line of said parcel of land as described in Official Records Book 1171, Page 330 and the North line of a parcel of land described in Official Records Book 725, Page 169 and the North line of a parcel of land described in Official Records Book 725, Page 172 all being recorded in the Public Records of Nassau County, Florida, N 33°02'00" W, a distance of 1648.40 feet to the Northwestern corner of said parcel of land as described in Official Records Book 725, Page 172; thence departing said North lines and on the Westerly line of said parcel of land as described in Official Records Book 725, Page 172, S 46°16'15" W, a distance of 688.90 feet to a point on the Northerly line of a parcel of land as described in Official Records Book 1042, Page 1729 of the Public Records of Nassau County, Florida; thence departing said Westerly line and on said Northerly line, N 43°42'55" W, a distance of 38.99 feet to a point on the Easterly Maintained Right-of-way line of Crandall Road (a 40 foot wide County Maintained Right-of-way); thence departing said Northerly line and on said Easterly Maintained Right-of-way line of Crandall Road through the following courses; N 33°03'03" E, a distance of 534.55 feet; thence N 31°50'52" E, a distance of 276.55 feet to a point on the centerline of aforesaid McQueen Creek; thence departing said Maintained Right-of-way line and on the centerline of said McQueen Creek, Westerly, a distance of 6066 feet more or less to a point being located at the intersection of McQueen Creek and the Range line common to Ranges 26 and 27, Nassau County, Florida; thence, departing said centerline, and along said Range line, N 00°28'46" W, a distance of 4852 feet, more or less, to the Point of Beginning.

**LESS:** Those lands described in Official Records Book 697, Page 1025, Official Records Book 697, Page 1017, Official Records Book 697, Page 1021, Official Records Book 609, Page 780, Official Records Book 235, Page 149, all of the Public Records of Nassau County, Florida.

**AND LESS:** Maintained Right-of-way for Crandall Road a 40 foot wide County maintained Right-of-way.

## **Tract 9**

### **Rayonier Timberland Acquisitions Three, LLC**

A parcel of land lying conjointly in Section 1, the E. Waterman Grant (Section 41), and part of the Charles Seton Grant (Section 37), Township 3 North, Range 26 East; also being located in the Spicer S. Christopher Grant (Section 48), the Charles Seton Grant (Section 49), Township 3 North, Range 27 East, and also being located in Section 32, Township 4 North, Range 27 East; all being in Nassau County, Florida and being more particularly described as follows:

Commence at the Southwest corner of Section 1, Township 3 North, Range 26 East, Nassau County, Florida; thence on the South line of said Section 1, S 88°46'47" E, a distance of 706.24 feet to a point on the Easterly Right-of-way line of U.S. Highway No. 17; thence departing said South line and on said Easterly Right-of-way line N 32°53'25" W, a distance of 853.02 feet; thence departing said Easterly Right-of-way line, N 24°42'34" E, a distance of 1762.41 feet; thence S 65°12'45" E, a distance of 5087.75 feet, to a point being located on the East line of said Charles Seton Grant (Section 37); said point also being located on the Range line common



to Ranges 26 and 27, Nassau County, Florida; thence S 00°28'46" E, on last said line, a distance of 1215.65 feet to a point being located at the Southeast corner of said Charles Seton Grant (Section 37), Township 3 North, Range 26 East; said point also being located at the Northwesterly corner of said E. Waterman Grant (Section 50), and being the Point of Beginning, of the herein described parcel of land; thence N 33°10'10" E, departing said Range line and on the North line of said E. Waterman Grant (Section 50) and on the Southeasterly line of the Charles Seton Grant (Section 49), Township 3 North, Range 27 East, a distance of 5539.97 feet, to a point being located at a corner common to said Charles Seton Grant (Section 49) and said Spicer S. Christopher Grant (Section 48); thence departing said Southerly line and continuing on said Northerly line of the E. Waterman Grant (Section 50), and the Southerly line of said Spicer S. Christopher Grant (Section 48), through the following courses and distances; thence S 23°09'09" E, a distance of 4701.54 feet; thence N 72°21'49" E, a distance of 3529.10 feet; thence North 38°37'31" E, a distance of 2433.61 feet, to a point being a corner common to said E. Waterman Grant (Section 50), the J. Smith Grant (Section 44), and the Spicer S. Christopher Grant and the J. Smith Grant (Section 47); said parcels lying conjointly and being located in Township 3 North, Range 27 East, Nassau County, Florida; thence departing the Northerly line of said E. Waterman Grant (Section 50), and on the Westerly line of said Spicer S. Christopher Grant and J. Smith Grant (Section 47), and on the Easterly line of said Spicer S. Christopher Grant (Section 48), through the following courses and distances; thence N 39°27'32" W, a distance of 2716.82 feet; thence N 69° 54'27" E, a distance of 2901.48 feet, to a point being located at a corner common to said Spicer S. Christopher Grant and J. Smith Grant (Section 47), said Spicer S. Christopher Grant (Section 48); thence S 89°57'03" W, departing last said line and on the North line of said Spicer S. Christopher Grant (Section 48), a distance of 1863.65 feet, to a point being located on the East line of those lands as described in Official Records 685, Page 819, of the Public Records of Nassau County, Florida; thence S 09°57'18" W, departing said North line, a distance of 164.92 feet, to a point being located at the Southeast corner of said lands; thence N 80°02'45" W, departing said East line and on the South line of those lands as described in Official Records 938, Page 459, a distance of 671.50 feet, to a point being located at the Southwest corner of said lands; said point also; thence N 09°57'17" E, departing said South line and on the Westerly line of those lands as described in Official Records 272, Page 604, Official Records 1396, Page 1076, and Official Records 1332, Page 876, of said Public Records, and on the West line of those lands as described in Official Records 538, Page 1218, a distance of 1409 feet, more or less, to a point being located on the Southerly shores of the St. Mary's River; thence Northwesterly, departing last described line and on the meanders of the Southerly shores of said St. Mary's River, and on the Northerly boundaries of said Section 32, a distance of 481 feet, more or less; thence Southwesterly, departing the Southerly shores of the St. Mary's River and on the Northerly line of said Section 32, a distance of 3652 feet, more or less, to a point being located on the Township line common to Townships 3 North and 4 North, Nassau County, Florida; thence S 89°18'05" West, departing said Northerly line and on said Township line, a distance of 5247 feet, more or less, to a point being located at the Southwest corner of Township 4 North, Range 27 East, Nassau County, Florida; thence S 00°28'46" E, departing said Township line and on the Range line common to Ranges 26 East and 27 East, Nassau County, Florida, and on the East line of said Charles Seton Grant (Section 37), a distance of 5154.51 feet; thence N 65°12'45" W, departing last described line, a distance of 5087.75 feet; thence S 24°42'34" W, a distance of 1762.41 feet, to a point being located on the Northeasterly Right-of-Way line of U.S. Highway No. 17 (A variable width Right-of-Way, as now established); thence on said Northeasterly Right-of-Way line, through the



following courses and distances; thence S 32°53'25" E, a distance of 2196.78 feet; thence N 89°27'19" E, a distance of 177.51 feet; thence S 32°53'32" E, a distance of 695.00 feet; thence S 33°02'21" W, a distance of 164.28 feet; thence S 32°53'25" E, a distance of 1028.24 feet, to a point being located at the Northwest corner of those lands as described in Official Records 1415, Page 574; thence N 57°06'16" E, departing said Northeasterly Right-of-Way line and on the Northerly line of said lands, a distance of 999.07 feet, to a point being located at the Northeasterly corner of said lands; thence S 33°27'18" E, departing said Northerly line and on the Easterly line of said lands, and on the Easterly line of those lands as described in Official Records 44, Page 218 and Official Records 44, Page 221, a distance of 1894.61 feet, to a point being located at the Southeasterly corner of said lands; thence S 58°51'54" W, departing said Easterly line and on the Southerly line of said lands, a distance of 650.71 feet, to a point being located at the Southwesterly corner of said lands; thence N 33°49'11" W, departing said Southerly line and on the Westerly line of said lands, a distance of 797.29 feet; thence S 57°06'10" W, departing said Westerly line, a distance of 356.54 feet, to a point being located on said Northeasterly Right-of-Way line of U.S. Highway No. 17; thence S 33°03'04" E, on said Northeasterly Right-of-Way line, a distance of 1959 feet, more or less, to a point being located at the intersection of said Northeasterly Right-of-Way line and the centerline of McQueen Creek; thence Easterly, departing said Northeasterly Right-of-Way line and on the meanders of the centerline of said McQueen Creek, a distance of 1675 feet, more or less, to a point being located at the intersection of said centerline and the Range line common to Ranges 26 East and 27 East, Nassau County, Florida; thence N 00°28'46" W, departing said centerline of McQueen Creek and on said Range line, a distance of 4852 feet, more or less, to the Point of Beginning.

**LESS:** Maintained Right-of-way for Crandall Road a 40 foot wide County maintained Right-of-way.

#### **TRACT 10** **NASSAU CHESTER ROAD TRACT**

A tract of land located in the John W. Lowe Mill Grant, Section 44, Township 3 North, Range 28 East, Nassau County, Florida, bounded as follows:

Begin at the intersection of the Northerly right-of-way of SR 200A/Pages Dairy Road and the Westerly right-of-way of Chester Road and continue in a Northerly direction along the Westerly right-of-way of Chester Road to the intersection of the Westerly right-of-way of Chester Road and the Southerly right-of-way of Lee Road (a county graded road); thence Northwesterly along the Southern right-of-way of Lee Road a distance of 737.90 feet to a point; thence South 38 degrees 23 minutes 50 seconds West to the intersection of said line and Rayonier Road No. 4 (as shown on attached map); thence along Rayonier Road No. 4 in a southwesterly direction to the intersection of Rayonier Road No. 4 with Rayonier Road No. 3 (as shown on attached map); thence in a southerly direction along Rayonier Road No. 3 to the Northerly right-of-way of SR 200A/Pages Dairy Road; thence Easterly along the Northerly right-of-way of SR 200A/Pages Dairy to the point of beginning.

**LESS AND EXCEPT THE FOLLOWING:**



A portion of the John W. Lowe Grant, Section 44, Township 3 North, Range 28 East, Nassau County, Florida, described as follows:

For a point of reference commence at a corner common to Sections 43, 44, 48, and 49, Township 3 North, Range 28 East and run South 75 degrees 34 minutes 24 seconds East along the division line of Sections 48 and 49 aforementioned, a distance of 152.70 feet to where said division line is intersected by the Westerly right-of-way of Lofton-Chester Road (a 66.0 foot right-of-way); thence South 7 degrees 26 minutes 00 seconds West along said right-of-way a distance of 1137.60 feet to an iron pipe set where said Westerly right-of-way is intersected by the Southerly right-of-way of a county maintained road (a 26.0 foot right-of-way by usage) for the Point of Beginning. From the Point of Beginning continue South 7 degrees 26 minutes 00 seconds West along said Westerly right-of-way a distance of 1530 feet to a concrete monument; run thence North 82 degrees 34 minutes 00 seconds West a distance of 400.0 feet to a concrete monument, run thence North 7 degrees 26 minutes 00 seconds East a distance of 1608.54 feet to a concrete monument set on the Southerly right-of-way line of the aforementioned County maintained road; thence South 71 degrees 27 minutes 30 seconds East along said Southerly right-of-way a distance of 407.64 feet to the Point of Beginning.

#### **TRACT 11**

#### **NASSAU A1A TRACT - NORTH**

Legal Description of part of the Rayonier Yulee tract lying northerly of A-1-A/SR 200 and between I-95 and U.S. 17, Nassau County, Florida.

All that certain tract or parcel of land lying and being in the E. Waterman Grant, Section 44, Township 2 North, Range 27 East and the E. Waterman Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida and being more particularly described as follows:

For a point of beginning commence at a point on the Northerly right-of-way line of A-1-A/SR 200 at the Southeasterly corner of lands described in Deed recorded in the Official Records of said County in Book 408, page 695 and run North 17°-42'-30" West, along the Easterly line of last mentioned lands, a distance of 598.06 feet to the Northeasterly corner thereof; run thence South 72°-14'05" West along the Northerly line of last mentioned lands, a distance of 819.49 feet to an angle point; run thence South 89°-00'-37" West, continuing along last mentioned Northerly line, along the Northerly line of lands described in Deed recorded in the Official Records of said County in Book 1136, page 260 and along the Northerly line of lands described in Deed recorded in the Official Records of said County in Book 932, page 1824, a distance of 839.41 feet to the Northwesterly corner of the last mentioned lands; run thence North 16°-36'-59" West, along the Easterly line of lands described in Deed recorded in the Official Records of said County in Book 956, page 1636, a distance of 855 feet, more or less, to a point along the Southern most portion of Rayonier Road No. 52; run thence in a Northeasterly direction along last mentioned southern most portion of Rayonier Road No. 52, to a point where the southern most portion of Rayonier Road No. 52 intersects with the western most portion of Rayonier Road No. 50; run thence in a Southeasterly direction along the western most portion of said Rayonier Road No. 50, a distance of 1,085 feet, more or less, to the center of a Southwesterly



to Northeasterly drainway; run thence in a Northeasterly direction along the meanderings of last mentioned drainway to a point along the southern most portion of Rayonier Road No. 48, said point lies Westerly 405 feet, more or less, from the Intersection of the eastern most portion of Rayonier Road No. 71 and southern most portion of said Rayonier Road No. 48; run thence in a Southeasterly direction along the southern most portion of said Rayonier Road No. 48, a distance of 405 feet, more or less, to last mentioned intersection; run thence in a Northerly direction along the eastern most portion of said Rayonier Road No. 71, a distance of 1,545 feet, more or less, to a point where the eastern most portion of Rayonier Road No. 71 intersects with the southern most portion of Rayonier Road No. 71-C; run thence in a Northeasterly direction, along the southern most portion of said Rayonier Road No. 71-C to a point on the Southwesterly right-of-way line of the Seaboard Coastline Railroad; run thence in a Southeasterly direction along the last mentioned Southwesterly right-of-way line, a distance of 4,430 feet, more or less, to a Rayonier concrete monument at the Southeasterly corner of lands of Rayonier Forest Resources, L.P. (f/k/a Rayonier Timberlands Operating Company, LP); run thence the following 2 courses along the Southerly line of last mentioned lands: Course No. 1 - South 72°-12'-53" West, a distance of 1,558.64 feet to a Rayonier concrete monument; Course No. 2 - South 13°-22'-51" West, a distance of 461.33 feet to a Rayonier concrete monument; thence South 11°-16'-32" West 70.75 feet to an Iron pin; thence North 72°-08'-00" East 315.27 feet to an Iron pin; thence South 17°-53'-21" East 60 feet to a Rayonier concrete monument; thence North 72°-08'-00" East 400.05 feet to a Rayonier concrete monument; thence South 18°-01'-14" East to the Northerly right-of-way of State Road 200/A-1-A; run thence in a Westerly direction along last mentioned Northerly right-of-way line to a Rayonier concrete monument at the Southeasterly corner of numerous privately owned parcels of land; run thence in a Northerly direction along last mentioned Easterly line a distance of 200 feet, more or less, to a Rayonier concrete monument at the Northeasterly corner of said numerous privately owned parcels of land; run thence in a Westerly direction along the Northerly line of last mentioned lands to the Northwestern corner thereof; run thence in a Southerly direction along the Westerly line of last mentioned land to a Rayonier concrete monument on the Northerly right-of-way line of said A-1-A/SR200; run thence in a Westerly direction along the last mentioned Northerly right-of-way line to the Point of Beginning.

Bearing Reference: The bearings cited in the above property description are based on the deed bearings of North 72°-19'-01" East for the centerline of Survey for A-1-A/SR200 as mentioned in Deed recorded in the Official Records of said County in Book 932, page 1824.

## **TRACT 12**

### **NASSAU - A1A/SR200 SOUTH TRACT**

All property in Section 44, Township 2 North, Range 27 East, Nassau County, Florida, titled in Rayonier Forest Resources, L.P. (f/k/a Rayonier Timberlands Operating Company, LP); lying and being South of A-1-A/SR200; East of Harper Chapel Road; West of Florida Power and Light Easement as more particularly described in OR Book 278, Page 507, et seq., said easement runs concurrently along the western side of Rayonier Woods Road 50 to a point intersecting with the centerline of Florida Power and Light Easement as recorded in OR Book 123, Page 284;



and South of Florida Power and Light Easement described in OR Book 123, Page 284 in the public records of Nassau County, Florida.

TOGETHER WITH all property in Sections 6 and 7, Township 2 North, Range 27 East, Nassau County, Florida, titled in Rayonier Forest Resources, L.P. (f/k/a Rayonier Timberlands Operating Company, LP), lying and being East of Harper Chapel Road and North of property described in OR Book 936, Page 894, et seq., in the public records of Nassau County Florida, now or formerly lands of the Nassau County Board of County Commissioners.

LESS AND EXCEPT: William Burgess Road right-of-way, A-1-A/SR200 Road right-of-way, and Harper Chapel Road right-of-way.

### **TRACT 13**

#### **PAGES DAIRY ROAD TRACT**

All that certain tract of land or parcel of land belonging to Rayonier Forest Resources, L.P. and being a portion of the John Lowe Mill Grant, Section Fifty-one (51), Township Three (3) North, Range Twenty-seven (27) East, Nassau County, Florida, and being more particularly described as follows:

All of Rayonier Forest Resources, L.P. lands in Section 51 that lie East of lands now or formerly owned by Page Hill Associates Florida General Partnership, as recorded in the Circuit Court of Nassau County, Book 846, Pages 468-470, South of Rayonier Road #4 (a private road), West of Rayonier Road #3 (a private road), and North of State Road 200-A, also known as Pages Dairy Road, a 100-foot right-of-way.

### **TRACT 14**

#### **ROSES BLUFF**

Legal description of a part of the Rayonier Roses Bluff Tract, Nassau County, Florida.

All that certain tract or parcel of land lying and being in the un-surveyed Sections 2 and 3; the W. Hobkirk Grant, Section 41; the G. Henning Grant, Section 42; the T. May Grant, Section 43; the J. Smith Grant, Section 44; the E. Brant Grant, Section 45; the S. Cashen Grant, Section 46; and the E. Waterman Grant, Section 50; all in Township 3 North, Range 27 East, Nassau County, Florida and being more particularly described as follows:

For a point of reference, commence at the most Westerly corner of the G. Henning Grant, Section 40, said Township and Range and run North 44°-02'-37" East, along the Northwesternly line thereof, a distance of 15.13 feet, more or less, to a point at the most Westerly corner of lands now or formerly of J. Michael Bowling, according to deed recorded in the Official Records of said County in Book 1011, Page 22, for the Point of Beginning.



From the Point of Beginning thus described, continue North 44°-02'-37" East along the Northwestern line of said Section 40, a distance of 2,326.07 feet, more or less, to the Southeasterly corner of lands now or formerly of Marie Louise Davis Chaplin, according to deed recorded in the Official Records of said County in Book 724, Page 1950; run thence North 71°-57'-23" West, along the Southerly line of last mentioned lands, a distance of 696.0 feet, more or less, to the Southwesterly corner thereof; run thence North 2°-27'-23" West, along the Westerly line of last mentioned lands and long the Westerly line of lands now or formerly of Stuart H. Davis, Jr. and Nola L. Davis, according to deed recorded in Official Records of said County in Book 1043, Page 181, a distance of 677 feet, more or less, to the Northwestern corner of last mentioned lands at the apparent edge of open water of the Bells River, said Northwestern corner hereafter called Point "A" in this description; thence return to the Point of Beginning and run South 46°-50'-47" East, along the Southwesterly line of said lands described in Official Records Book 1011, Page 22, a distance of 3,346.97 feet, more or less, to the Southerly corner thereof, said Southerly corner lying on the Southeasterly line of said Section 40; run thence South 44°-02'-37" West, along last mentioned Southeasterly line, a distance of 15.13 feet, more or less, to the most Southerly corner thereof; run thence South 46°-50'-47" East, along the Southwesterly line of the E. Waterman Grant, Section 39, said Township and Range, a distance of 2,487.90 feet, more or less, to a point lying in the run of Cone Creek; run thence in a Southerly direction (generally South 5°-33'-53" East) along the meanderings of the run of said Cone Creek, a distance of 1,757.44 feet, more or less, to a point in the centerline of Rayonier Road No. 10; run thence South 89°-19'-30" West, a distance of 1,977.08 feet to a point in last mentioned centerline; run thence North 55°-44'-11" West, a distance of 1,803.81 feet to a point; run thence North 35°-13'-28" West, a distance of 1,145.90 feet to a point; run thence North 78°-49'-11" West, a distance of 1,360.25 feet to a point; run thence South 68°-31'-11" West, a distance of 357.77 feet to a point; run thence 84°-27'-44" West, a distance of 905.90 feet to a point; run thence North 21°-04'-32" West, a distance of 224.59 feet to a point; run thence North 64°-01'-58" West, a distance of 488.27 feet to a point; run thence South 86°-45'-40" West, a distance of 421.66 feet to a point; run thence North 69°-34'-52" West, a distance of 726.75 feet to a point; run thence 42°-46'-45" West, a distance of 983.60 feet to a point; run thence North 5°-57'-45" West, a distance of 704.19 feet to a point; run thence North 41°-45'-08" East, a distance of 1,091.81 feet to a point; run thence North 7°-07'-01" East, a distance of 326.37 feet, a distance of 326.37 feet to a point; run thence North 2°-02'-06" East, a distance of 1,723.71 feet to a point; run thence North 30°-36'-24" West, a distance of 795.17 feet to a point; run thence North 46°-51'-32" West, a distance of 791.76 feet to a point; run thence North 63°-44'-24" West, a distance of 630.35 feet to a point; run thence North 25°-11'-11" West, a distance of 1,035.73 feet to a point; run thence North 45°-11'-41" East, a distance of 891.88 feet to a point; run thence North 20°-39'-46" East, a distance of 1,606.27 feet to a point; run thence North 23°-44'-07" East, a distance of 1,042.13 feet to a point; run thence North 8°-58'-59" East, a distance of 1,000.0 feet, more or less, to the apparent edge of open water of the St. Marys River; run thence in a Northeasterly direction along the meanderings of the edge of open water of said St. Marys River to a point on the Northerly line of Township 3 North; run thence in an Easterly direction along last mentioned Northerly line to a point on the Westerly edge of open water of the Bells River; run thence in a Southerly, Westerly, Southerly, and Easterly direction along the meanderings of the Westerly, Northerly, Westerly, and the Southerly edge of an open water of the Bells River to the aforementioned Point "A"; run thence South 2°-27'-23" East along the Westerly line of said lands described in Official Records Book 1043, page 181, and the Westerly line of said land



described in Official Records Book 724, page 1950, a distance of 677 feet, more or less, to the Southwesterly corner of last mentioned lands; run thence South 71°-57'-23" East along the Southerly line of last mentioned lands, a distance of 696.0 feet to the Southeasterly corner thereof; run thence South 44°-02'-37" West along the Northwesterly line of said Section 40, a distance of 2,326.07 feet to the Point of Beginning.

TOGETHER WITH all that certain tract or parcel of land being that certain marsh part of unsurveyed Sections 2 and 3, Township 3 North, Range 27 East, Nassau County, Florida that lies Southerly, Easterly, and Northerly of the open waters of the Westerly end of the Bells River.

The marsh land thus described contains 376 acres, more or less, according to Rayonier Land Title Records.

Bearing Reference: The bearings cited in the above property description are based on the deed bearing of North 2°-27'-23" West for the Northwesterly line of the G. Henning Grant, Section 40, Township 3 South, Range 27 East, according to deed recorded in the Official Records of Nassau County, Florida in Book 1011, Page 22.

#### **TRACT 15**

##### **Lot 2, VILLAGE OF CRANDALL**

The Northerly 144.07 feet of the Southerly 288.14 feet of Lot 2, Village of Crandall, Section 48, Township 3 North, Range 27 East, and Section 32, Township 4 North, Range 27 East, Nassau County, Florida.

Being the identical property conveyed to TerraPointe LLC by deed of Mae Clemmons Lovell f/k/a Golda Mae Clemons, dated August 8, 2007, and recorded in OR Book 1518, page 602, Nassau County, Florida.

The Southerly 144.07 feet of Lot 2, Village of Crandall, Section 48, Township 3 North, Range 27 East, and Section 32, Township 4 North, Range 27 East, according to plat recorded in OR Book 39, page 364, Nassau County, Florida.

Being the identical property conveyed to TerraPointe LLC by deed of Eugene G. McKendree and Joyce L. McKendree, dated March 12, 2008, and recorded in OR Book 1556, page 1660, Nassau County, Florida.

A portion of Lot 2, "Village of Crandall", Section 48, Township 3 North, Range 27 East, and Section 32, Township 4 North, Range 27 East, Nassau County, Florida, according to the plat recorded in Deed Book 39, Page 364 of the public records of Nassau County, Florida. Said portion being more particularly described as follows:



For a point of reference commence at the Northwest corner of Lot 2, "Village of Crandall" aforementioned, being also the Northwest corner of lands described in Official Records Book 1332, Pages 876 and 877 of the public records of Nassau County, Florida; thence South 09°44'20" West along the Westerly line of last said lands, being also the Westerly line of Lot 2, "Village of Crandall" aforesaid, a distance of 295.79 feet to the Southwest corner of lands described in Official Records Book 1332, pages 876 and 877, aforesaid for the Point of Beginning.

From the Point of Beginning thus described continue South 09°44'20" West along the Westerly line of Lot 2, "Village of Crandall", a distance of 74.79 feet to the Northwest corner of lands described in Official Records Book 540, Pages 857 and 858 of the public records of Nassau County, Florida; thence South 80°00'00" East along the Northerly line of last said lands, a distance of 301.77 feet (302.50 feet plat) to the Northeast corner of last said lands, being also the Easterly line of Lot 2, "Village of Crandall"; thence North 09°44'20" East along said Easterly line, a distance of 74.79 feet to the Southeast corner of lands described in Official Records Book 1332, Pages 876 and 877 aforementioned; thence North 80°00'00" West along the Southerly line of last said lands, a distance of 301.77 feet (302.50 feet plat) to the Point of Beginning.

Containing 0.5181 acre, more or less.

Being the identical property conveyed to TerraPointe LLC by deed of James Nicks, dated March 20, 2007, recorded in OR Book 1488, Page 541, Nassau County, Florida.

#### **TRACT 16**

##### **Lot 3, VILLAGE OF CRANDALL**

Lot 3, Village of Crandall, according to plat thereof recorded in Official Records of Nassau County, Florida in Deed Book 39, page 364.

Being the identical property conveyed to TerraPointe LLC by deed of Keith Register, dated July 10, 2007, and recorded in OR Book 1511, Page 1082, Nassau County, Florida.



EXHIBIT B

R12-010 LOCATION MAP





**RESOLUTION NO. 2015- 77**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF  
NASSAU COUNTY, FLORIDA, MAKING A LEGISLATIVE FINDING AS TO  
ORDINANCE NO. 2012-39.**

**WHEREAS**, the Board of County Commissioners adopted Ordinance No. 2012-39 on December 17, 2012; and

**WHEREAS**, Ordinance No. 2012-39 rezoned approximately 22,675 acres located east of Interstate 95, west of Chester Road, north and south of SR 200/A1A, from Open Rural (OR) to Planned Development for East Nassau Community Planning District area (PD-ENCPA); and

**WHEREAS**, Section 3 of said ordinance references “graphic illustrations attached as Exhibit “B”;  
and

**WHEREAS**, County staff has determined that Exhibit “B”, R12-010, Location Map is the only Exhibit “B” that should have been attached; and

**WHEREAS**, the other “Maps” attached as Exhibit “B” (R12-010 Zoning maps) should not have been attached and are in fact only applicable to the Land Use Map and are for illustration only; and

**WHEREAS**, Exhibit “B” (R12-010 Location Map) is the correct map that depicts the approximately 22,675 acres that was rezoned; and

**WHEREAS**, the Zoning Map of Nassau County, Florida, was amended, pursuant to Ordinance No. 2012-39, to reflect the zoning change and the official Zoning Map is consistent with Exhibit “B” (R-12-010 Location Map); and

**WHEREAS**, the Board of County Commissioners has legislatively determined that the other maps labeled as Exhibit “B” (R12-010 Zoning Maps) were attached in error.

**NOW, THEREFORE BE IT RESOLVED THAT:**

1. Exhibit “B” (R12-010 Location Map) is the correct map and is consistent with the official Nassau County Zoning Map.



2. Exhibit "B" (R12-010 Zoning Map consisting of 4 pages of maps) are illustrative only and shall be removed.
3. This Resolution shall be attached to Ordinance 2012-39.

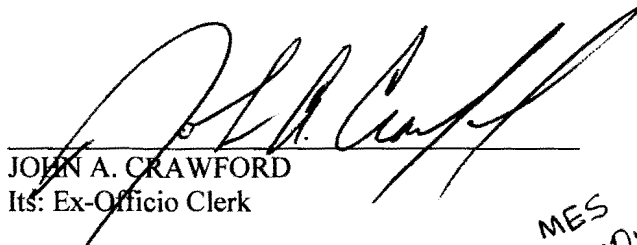
**DULY ADOPTED** this 8th day of June, 2015.

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA



PAT EDWARDS  
Its: Chairman

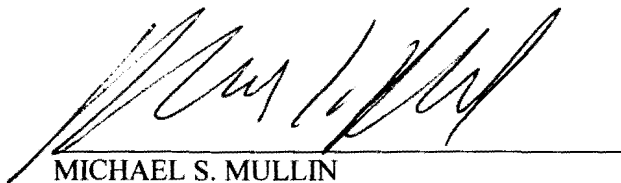
ATTEST AS TO CHAIRMAN'S SIGNATURE:



JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

Approved as to form by the Nassau County  
Attorney:

MES  
06.10.15



MICHAEL S. MULLIN