

**ORDINANCE 2018 - 41**

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 40.69 ACRES OF REAL PROPERTY LOCATED ON THE NORTH AND SOUTH SIDES OF WILLIAM BURGESS BLVD. BETWEEN HARVESTER STREET AND HARTS ROAD, FROM AGRICULTURE (AGR) TO MEDIUM DENSITY RESIDENTIAL (MDR), HIGH DENSITY RESIDENTIAL (HDR), RECREATION (REC) AND CONSERVATION (CSV I). PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Cook Family Haverstick LLC is the owner of a portion of one parcel comprising +/-40.69 acres identified as Tax Parcel # 08-2N-27-0000-0002-0000 by virtue of Deed recorded at O.R. 2022 , page 1459 of the Public Records of Nassau County, Florida; and

**WHEREAS**, Cook Family Haverstick LLC have authorized Gregory E. Matovina to file Application CPA18-006 to change the Future Land Use Map classification of the land described herein; and

**WHEREAS**, Cook Family Haverstick LLC have not been granted a change of Future Land Use Map designation on the subject property within the previous 12 months; and

**WHEREAS**, the Planning and Zoning Board, acting in their capacity as Local Planning Agency for Nassau County, conducted a public hearing on this application on October 2, 2018 and voted to recommend approval to the Board of County Commissioners and for transmittal of this application; and

**WHEREAS**, the Florida Division of Community Planning conducted a limited interagency review of this application in accordance with the expedited review procedures pursuant to Sec. 163.3184(3)(b) and 163.3180(a), F.S.; and

**WHEREAS**, the Board of County Commissioners held a public hearing for adoption of this amendment on November 26, 2018; and

**WHEREAS**, public notice of all hearings has been provided in accordance with Chapters 125 and 163, 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.**

The FLUM amendment complies with the Goals, Objectives and Policies of the 2030 Comprehensive Plan.

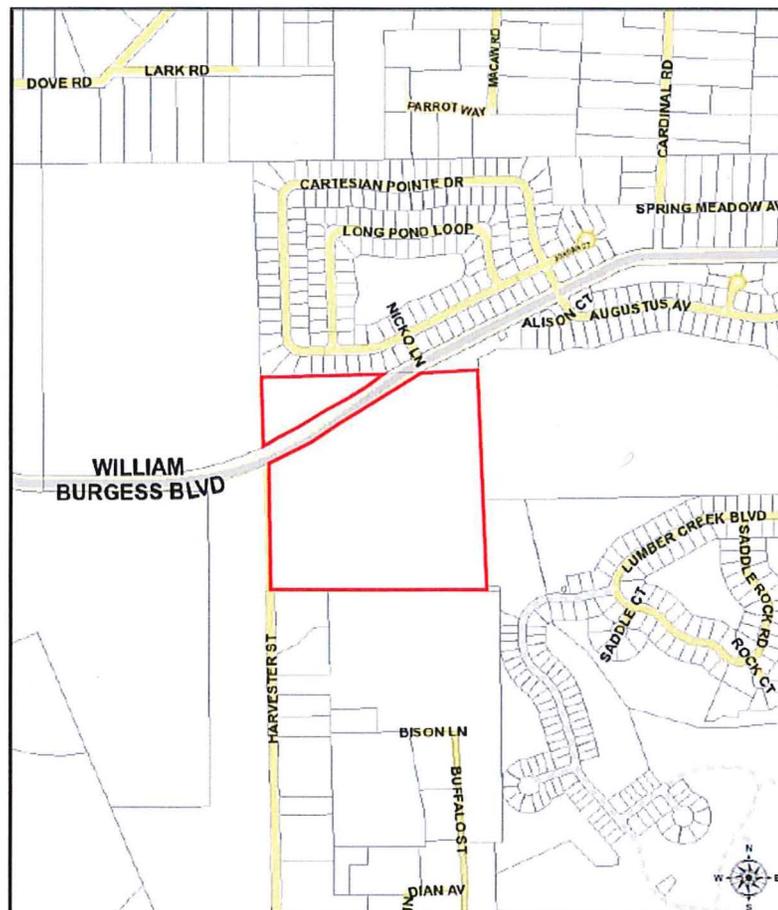
**SECTION 2. PROPERTY RECLASSIFIED.**

The real property described in Section 3 is reclassified from Agriculture (AGR) to Medium Density Residential (MDR), High Density Residential (HDR), Recreation (REC) and Conservation (CSV I) on the Future Land Use Map of Nassau County. The Planning and Economic Opportunity Department is hereby authorized to amend the Future Land Use Map to reflect this reclassification upon the effective date of this Ordinance. The Legal Description for each Future Land Use Map designation adopted is as shown in Exhibit "A" attached herein.

**SECTION 3. OWNER AND DESCRIPTION.**

The land reclassified by this Ordinance is owned by Cook Family Haverstick LLC. and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

# 08-2N-27-0000-0002-0000(portion)



**SECTION 4. EFFECTIVE DATE.**

The Board of County Commissioners shall cause this Ordinance to be filed with the Department of Economic Opportunity and the Secretary of State. This Ordinance shall become effective on the thirty-first (31st) day after adoption by the Board of County Commissioners.

**PASSED AND ADOPTED THIS 26TH DAY OF NOVEMBER, 2018.**

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
\_\_\_\_\_  
PAT EDWARDS,  
Its: Chairman

ATTEST as to Chairman's Signature:

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

MES  
11-27-18

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

  
\_\_\_\_\_  
MICHAEL S. MULLIN,  
County Attorney

## EXHIBIT A

## MEDIUM DENSITY RESIDENTIAL - PARCEL A

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

COMMENCE AT THE SOUTHWESTERLY CORNER OF CARTESIAN POINTE UNIT 3, AS RECORDED IN PLAT BOOK 7, PAGES 124 THROUGH 127, INCLUSIVE OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY; THENCE NORTH 88°20'33" EAST, ALONG THE SOUTHERLY LINE OF SAID CARTESIAN POINTE UNIT 3, AND ALONG THE SOUTHERLY LINE OF CARTESIAN POINTE UNIT 2, AS RECORDED IN PLAT BOOK 7, PAGES 35 THROUGH 38, INCLUSIVE OF SAID PUBLIC RECORDS, 755.33 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT WIDE RIGHT OF WAY, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1049, PAGE 1750, OF SAID PUBLIC RECORDS); THENCE CONTINUE NORTH 88°20'33" EAST, ALONG SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1049, PAGE 1750, A DISTANCE OF 237.28 FEET, TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID WILLIAM BURGESS ROAD; THENCE NORTH 88°20'33" EAST, ALONG THE SOUTHERLY LINE OF TRACT "C", AS SHOWN ON THE PLAT OF CARTESIAN POINTE UNIT 1, AS RECORDED IN PLAT BOOK 6, PAGES 345 THROUGH 349, INCLUSIVE OF SAID PUBLIC RECORDS, 184.97 FEET; THENCE SOUTH 29°10'52" WEST, 38.59 FEET; THENCE SOUTH 25°51'41" EAST, 9.47 FEET; THENCE SOUTH 39°37'27" EAST, 30.72 FEET; THENCE SOUTH 19°43'27" EAST, 21.36 FEET; THENCE SOUTH 34°44'46" EAST, 29.20 FEET; THENCE SOUTH 03°09'58" EAST, 37.12 FEET; THENCE SOUTH 55°02'18" EAST, 38.62 FEET; THENCE SOUTH 18°09'03" EAST, 32.52 FEET; THENCE SOUTH 26°15'43" EAST, 20.29 FEET; THENCE SOUTH 06°28'50" EAST, 55.02 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 52°55'56" WEST, 1033.95 FEET; THENCE SOUTH 53°20'55" WEST, 24.11 FEET; THENCE SOUTH 76°49'09" WEST, 81.57 FEET; THENCE SOUTH 89°32'42" WEST, 31.48 FEET; THENCE SOUTH 82°29'54" WEST, 193.96 FEET; THENCE SOUTH 85°08'14" WEST, 120.00 FEET; THENCE SOUTH 04°51'46" EAST, 247.95 FEET; THENCE SOUTH 12°42'10" EAST, 168.56 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1606, PAGE 116 OF SAID PUBLIC RECORDS, ALSO BEING THE NORTHERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 8; THENCE NORTH 89°43'35" EAST, ALONG LAST SAID LINE AND ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 912, PAGE 1387 OF SAID PUBLIC RECORDS, 784.17 FEET; THENCE NORTH 22°10'54" EAST, 39.06 FEET; THENCE NORTH 42°32'42" WEST, 15.19 FEET; THENCE NORTH 33°14'03" WEST, 13.59 FEET; THENCE NORTH 50°40'47" EAST, 33.87 FEET; THENCE NORTH 37°01'15" EAST, 24.30 FEET; THENCE NORTH 32°20'03" EAST, 54.15 FEET; THENCE NORTH 24°54'19" EAST, 36.59 FEET; THENCE NORTH 52°15'51" EAST, 39.03 FEET; THENCE NORTH 26°42'16" EAST, 36.74 FEET; THENCE NORTH 40°24'31" EAST, 31.62 FEET; THENCE NORTH 49°33'15" EAST, 41.59 FEET; THENCE NORTH 60°04'24" EAST, 43.02 FEET; THENCE NORTH 54°38'35" EAST, 32.80 FEET; THENCE NORTH 63°21'16" EAST, 41.41 FEET; THENCE NORTH 51°13'21" EAST, 45.60 FEET; THENCE NORTH 37°14'13" EAST, 27.48 FEET; THENCE NORTH 74°29'20" EAST, 28.64 FEET; THENCE NORTH 62°16'07" EAST, 26.37 FEET; THENCE NORTH 17°07'44" EAST, 19.42 FEET; THENCE NORTH 44°25'25" WEST, 23.90 FEET; THENCE NORTH 66°08'44" WEST, 36.03 FEET; THENCE NORTH 03°25'38" EAST, 56.54 FEET; THENCE NORTH 19°24'21" EAST, 23.14 FEET; THENCE NORTH 18°22'36" WEST, 40.47 FEET; THENCE NORTH 43°43'51" EAST, 23.62 FEET; THENCE NORTH 71°46'08" EAST, 31.13 FEET; THENCE NORTH 28°36'12" EAST, 32.31 FEET; THENCE NORTH 35°57'33" EAST, 42.52 FEET; THENCE NORTH 40°24'23" EAST, 31.87 FEET; THENCE NORTH 21°56'36" EAST, 59.22 FEET; THENCE NORTH 34°02'59" WEST, 33.58 FEET; THENCE NORTH 01°34'13" EAST, 32.84 FEET; THENCE NORTH 06°00'59" WEST, 28.72 FEET; THENCE NORTH 10°27'10" EAST, 38.80 FEET; THENCE NORTH 01°30'31" EAST, 65.94 FEET; THENCE NORTH 10°47'24" WEST, 63.44 FEET; THENCE NORTH 19°01'51" WEST, 60.69 FEET; THENCE NORTH 01°10'58" WEST, 35.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.29 ACRES, MORE OR LESS.

## HIGH DENSITY RESIDENTIAL - PARCEL B

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

COMMENCE AT THE SOUTHWESTERLY CORNER OF CARTESIAN POINTE UNIT 3, AS RECORDED IN PLAT BOOK 7, PAGES 124 THROUGH 127, INCLUSIVE OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY; THENCE NORTH 88°20'33" EAST, ALONG THE SOUTHERLY LINE OF SAID CARTESIAN POINTE UNIT 3, AND ALONG THE SOUTHERLY LINE OF CARTESIAN POINTE UNIT 2, AS RECORDED IN PLAT BOOK 7, PAGES 35 THROUGH 38, INCLUSIVE OF SAID PUBLIC RECORDS, 755.33 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT WIDE RIGHT OF WAY, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1049, PAGE 1750, OF SAID PUBLIC RECORDS); THENCE CONTINUE NORTH 88°20'33" EAST, ALONG SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1049, PAGE 1750, A DISTANCE OF 237.28 FEET, TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID WILLIAM BURGESS ROAD AND THE POINT OF BEGINNING; THENCE NORTH 88°20'33" EAST, ALONG THE SOUTHERLY LINE OF TRACT "C", AS SHOWN ON THE PLAT OF CARTESIAN POINTE UNIT 1, AS RECORDED IN PLAT BOOK 6, PAGES 345 THROUGH 349, INCLUSIVE OF SAID PUBLIC RECORDS, 184.97 FEET; THENCE SOUTH 29°10'52" WEST, 38.59 FEET; THENCE SOUTH 25°51'41" EAST, 9.47 FEET; THENCE SOUTH 39°37'27" EAST, 30.72 FEET; THENCE SOUTH 19°43'27" EAST, 21.36 FEET; THENCE SOUTH 34°44'46" EAST, 29.20 FEET; THENCE SOUTH 03°09'58" EAST, 37.12 FEET; THENCE SOUTH 55°02'18" EAST, 38.62 FEET; THENCE SOUTH 18°09'03" EAST, 32.52 FEET; THENCE SOUTH 26°15'43" EAST, 20.29 FEET; THENCE SOUTH 06°28'50" EAST, 55.02 FEET; THENCE SOUTH 52°55'56" WEST, 1033.95 FEET; THENCE NORTH 00°42'04" WEST, 84.16 FEET; THENCE NORTH 28°28'09" WEST, 16.82 FEET; THENCE NORTH 36°26'53" WEST, 23.63 FEET; THENCE NORTH 25°31'08" WEST, 18.23 FEET; THENCE NORTH 01°31'28" EAST, 11.39 FEET; THENCE SOUTH 69°27'08" EAST, 16.30 FEET; THENCE NORTH 38°46'26" EAST, 34.56 FEET; THENCE NORTH 64°42'04" EAST, 19.02 FEET; THENCE SOUTH 74°04'35" EAST, 46.84 FEET; THENCE NORTH 28°54'31" EAST, 15.64 FEET; THENCE NORTH 68°02'54" EAST, 41.81 FEET; THENCE NORTH 42°06'38" EAST, 30.02 FEET; THENCE NORTH 55°13'14" EAST, 55.43 FEET; THENCE NORTH 16°38'16" WEST, 31.87 FEET; THENCE NORTH 38°20'23" WEST, 144.98 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2134.86 FEET, AN ARC DISTANCE OF 234.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°29'56" WEST, 234.85 FEET; THENCE SOUTH 72°40'08" EAST, 9.51 FEET; THENCE SOUTH 51°39'08" EAST, 12.33 FEET; THENCE SOUTH 35°53'45" EAST, 26.59 FEET; THENCE SOUTH 08°02'04" EAST, 59.38 FEET; THENCE SOUTH 29°32'16" WEST, 28.80 FEET; THENCE NORTH 75°19'46" WEST, 61.56 FEET; THENCE SOUTH 71°45'23" WEST, 29.36 FEET; THENCE SOUTH 25°30'06" EAST, 18.81 FEET; THENCE SOUTH 70°47'52" WEST, 25.27 FEET; THENCE SOUTH 06°22'27" EAST, 26.03 FEET; THENCE SOUTH 20°35'49" EAST, 126.32 FEET; THENCE SOUTH 37°38'06" EAST, 22.62 FEET; THENCE SOUTH 82°29'54" WEST, 193.96 FEET; THENCE SOUTH 85°08'14" WEST, 120.00 FEET; THENCE NORTH 04°51'46" WEST, 55.18 FEET; THENCE NORTH 08°24'24" WEST, 144.29 FEET; THENCE NORTH 08°24'24" WEST, 159.89 FEET TO THE AFORESAID SOUTHEASTERLY RIGHT OF WAY LINE OF WILLIAM BURGESS ROAD AND THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1959.86 FEET, AN ARC DISTANCE OF 625.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°29'05" EAST, 622.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 2: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1859.86 FEET, AN ARC DISTANCE OF 393.07 FEET, SAID ARC BEING SUBTENDED BY

A CHORD BEARING AND DISTANCE OF NORTH 57°24'03" EAST, 392.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: THENCE NORTH 63°27'20" EAST, 191.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.05 ACRES, MORE OR LESS.

RECREATION - PARCEL C

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

BEGIN AT THE SOUTHWESTERLY CORNER OF CARTESIAN POINTE UNIT 3, AS RECORDED IN PLAT BOOK 7, PAGES 124 THROUGH 127, INCLUSIVE OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY; THENCE NORTH 88°20'33" EAST, ALONG THE SOUTHERLY LINE OF SAID CARTESIAN POINTE UNIT 3, AND ALONG THE SOUTHERLY LINE OF CARTESIAN POINTE UNIT 2, AS RECORDED IN PLAT BOOK 7, PAGES 35 THROUGH 38, INCLUSIVE OF SAID PUBLIC RECORDS, 755.33 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT WIDE RIGHT OF WAY, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1049, PAGE 1750, OF SAID PUBLIC RECORDS), AND THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1959.86 FEET, AN ARC DISTANCE OF 390.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°03'13" WEST, 389.81 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 2: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1859.86 FEET, AN ARC DISTANCE OF 559.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°57'25" WEST, 556.92 FEET; THENCE NORTH 06°35'40" EAST, 472.10 FEET, TO THE POINT OF BEGINNING.

CONTAINING 4.30 ACRES, MORE OR LESS.

## CONSERVATION 1 - PARCEL D

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

COMMENCE AT THE SOUTHWESTERLY CORNER OF CARTESIAN POINTE UNIT 3, AS RECORDED IN PLAT BOOK 7, PAGES 124 THROUGH 127, INCLUSIVE OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY; THENCE NORTH 88°20'33" EAST, ALONG THE SOUTHERLY LINE OF SAID CARTESIAN POINTE UNIT 3, AND ALONG THE SOUTHERLY LINE OF CARTESIAN POINTE UNIT 2, AS RECORDED IN PLAT BOOK 7, PAGES 35 THROUGH 38, INCLUSIVE OF SAID PUBLIC RECORDS, 755.33 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT WIDE RIGHT OF WAY, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1049, PAGE 1750, OF SAID PUBLIC RECORDS); THENCE CONTINUE NORTH 88°20'33" EAST, ALONG SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1049, PAGE 1750, A DISTANCE OF 237.28 FEET, TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID WILLIAM BURGESS ROAD; THENCE NORTH 88°20'33" EAST, ALONG THE SOUTHERLY LINE OF TRACT "C", AS SHOWN ON THE PLAT OF CARTESIAN POINTE UNIT 1, AS RECORDED IN PLAT BOOK 6, PAGES 345 THROUGH 349, INCLUSIVE OF SAID PUBLIC RECORDS, 184.97 FEET AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°20'33" EAST, ALONG LAST SAID LINE, 166.95 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1761, PAGE 872, SAID PUBLIC RECORDS, ALSO BEING THE EASTERLY LINE OF SAID SECTION 8; THENCE SOUTH 02°11'34" EAST, ALONG LAST SAID LINE, 806.93 FEET, TO THE NORTHWEST CORNER OF LUMBER CREEK PUD-PHASE 2, AS RECORDED IN PLAT BOOK 8, PAGES 217 THROUGH 221, INCLUSIVE OF SAID PUBLIC RECORDS; THENCE SOUTH 01°42'47" EAST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, 568.75 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 912, PAGE 1387, SAID PUBLIC RECORDS, ALSO BEING THE NORTHERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 8; THENCE SOUTH 89°43'35" WEST, ALONG LAST SAID LINE, 551.86 FEET; THENCE NORTH 22°10'54" EAST, 39.06 FEET; THENCE NORTH 42°32'42" WEST, 15.19 FEET; THENCE NORTH 33°14'03" WEST, 13.59 FEET; THENCE NORTH 50°40'47" EAST, 33.87 FEET; THENCE NORTH 37°01'15" EAST, 24.30 FEET; THENCE NORTH 32°20'03" EAST, 54.15 FEET; THENCE NORTH 24°54'19" EAST, 36.59 FEET; THENCE NORTH 52°15'51" EAST, 39.03 FEET; THENCE NORTH 26°42'16" EAST, 36.74 FEET; THENCE NORTH 40°24'31" EAST, 31.62 FEET; THENCE NORTH 49°33'15" EAST, 41.59 FEET; THENCE NORTH 60°04'24" EAST, 43.02 FEET; THENCE NORTH 54°38'35" EAST, 32.80 FEET; THENCE NORTH 63°21'16" EAST, 41.41 FEET; THENCE NORTH 51°13'21" EAST, 45.60 FEET; THENCE NORTH 37°14'13" EAST, 27.48 FEET; THENCE NORTH 74°29'20" EAST, 28.64 FEET; THENCE NORTH 62°16'07" EAST, 26.37 FEET; THENCE NORTH 17°07'44" EAST, 19.42 FEET; THENCE NORTH 44°25'25" WEST, 23.90 FEET; THENCE NORTH 66°08'44" WEST, 36.03 FEET; THENCE NORTH 03°25'38" EAST, 56.54 FEET; THENCE NORTH 19°24'21" EAST, 23.14 FEET; THENCE NORTH 18°22'36" WEST, 40.47 FEET; THENCE NORTH 43°43'51" EAST, 23.62 FEET; THENCE NORTH 71°46'08" EAST, 31.13 FEET; THENCE NORTH 28°36'12" EAST, 32.31 FEET; THENCE NORTH 35°57'33" EAST, 42.52 FEET; THENCE NORTH 40°24'23" EAST, 31.87 FEET; THENCE NORTH 21°56'36" EAST, 59.22 FEET; THENCE NORTH 34°02'59" WEST, 33.58 FEET; THENCE NORTH 01°34'13" EAST, 32.84 FEET; THENCE NORTH 06°00'59" WEST, 28.72 FEET; THENCE NORTH 10°27'10" EAST, 38.80 FEET; THENCE NORTH 01°30'31" EAST, 65.94 FEET; THENCE NORTH 10°47'24" WEST, 63.44 FEET; THENCE NORTH 19°01'51" WEST, 60.69 FEET; THENCE NORTH 01°10'58" WEST, 35.37 FEET; THENCE NORTH 06°28'50" WEST, 55.02 FEET; THENCE NORTH 26°15'43" WEST, 20.29 FEET; THENCE NORTH 18°09'03" WEST, 32.52 FEET; THENCE NORTH 55°02'18" WEST, 38.62 FEET; THENCE NORTH 03°09'58" WEST, 37.12 FEET; THENCE NORTH 34°44'46" WEST, 29.20 FEET; THENCE NORTH 19°43'27" WEST, 21.36 FEET; THENCE NORTH 39°37'27" WEST, 30.72 FEET; THENCE

NORTH 25°51'41" WEST, 9.47 FEET; THENCE NORTH 29°10'52" EAST, 38.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.46 ACRES, MORE OR LESS.

## CONSERVATION 1 - PARCEL E

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

COMMENCE AT THE SOUTHWESTERLY CORNER OF CARTESIAN POINTE UNIT 3, AS RECORDED IN PLAT BOOK 7, PAGES 124 THROUGH 127, INCLUSIVE OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY; THENCE NORTH 88°20'33" EAST, ALONG THE SOUTHERLY LINE OF SAID CARTESIAN POINTE UNIT 3, AND ALONG THE SOUTHERLY LINE OF CARTESIAN POINTE UNIT 2, AS RECORDED IN PLAT BOOK 7, PAGES 35 THROUGH 38, INCLUSIVE OF SAID PUBLIC RECORDS, 755.33 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT WIDE RIGHT OF WAY, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1049, PAGE 1750, OF SAID PUBLIC RECORDS); THENCE CONTINUE NORTH 88°20'33" EAST, ALONG SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1049, PAGE 1750, A DISTANCE OF 237.28 FEET, TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID WILLIAM BURGESS ROAD; THENCE NORTH 88°20'33" EAST, ALONG THE SOUTHERLY LINE OF TRACT "C", AS SHOWN ON THE PLAT OF CARTESIAN POINTE UNIT 1, AS RECORDED IN PLAT BOOK 6, PAGES 345 THROUGH 349, INCLUSIVE OF SAID PUBLIC RECORDS, 184.97 FEET; THENCE SOUTH 29°10'52" WEST, 38.59 FEET; THENCE SOUTH 25°51'41" EAST, 9.47 FEET; THENCE SOUTH 39°37'27" EAST, 30.72 FEET; THENCE SOUTH 19°43'27" EAST, 21.36 FEET; THENCE SOUTH 34°44'46" EAST, 29.20 FEET; THENCE SOUTH 03°09'58" EAST, 37.12 FEET; THENCE SOUTH 55°02'18" EAST, 38.62 FEET; THENCE SOUTH 18°09'03" EAST, 32.52 FEET; THENCE SOUTH 26°15'43" EAST, 20.29 FEET; THENCE SOUTH 06°28'50" EAST, 55.02 FEET; THENCE SOUTH 52°55'56" WEST, 1033.95 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°42'04" WEST, 84.16 FEET; THENCE NORTH 28°28'09" WEST, 16.82 FEET; THENCE NORTH 36°26'53" WEST, 23.63 FEET; THENCE NORTH 25°31'08" WEST, 18.23 FEET; THENCE NORTH 01°31'28" EAST, 11.39 FEET; THENCE SOUTH 69°27'08" EAST, 16.30 FEET; THENCE NORTH 38°46'26" EAST, 34.56 FEET; THENCE NORTH 64°42'04" EAST, 19.02 FEET; THENCE SOUTH 74°04'35" EAST, 46.84 FEET; THENCE NORTH 28°54'31" EAST, 15.64 FEET; THENCE NORTH 68°02'54" EAST, 41.81 FEET; THENCE NORTH 42°06'38" EAST, 30.02 FEET; THENCE NORTH 55°13'14" EAST, 55.43 FEET; THENCE NORTH 16°38'16" WEST, 31.87 FEET; THENCE NORTH 38°20'23" WEST, 144.98 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2.134.86 FEET, AN ARC DISTANCE OF 234.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°29'56" WEST, 234.85 FEET; THENCE SOUTH 72°40'08" EAST, 9.51 FEET; THENCE SOUTH 51°39'08" EAST, 12.33 FEET; THENCE SOUTH 35°53'45" EAST, 26.59 FEET; THENCE SOUTH 08°02'04" EAST, 59.38 FEET; THENCE SOUTH 29°32'16" WEST, 28.80 FEET; THENCE NORTH 75°19'46" WEST, 61.56 FEET; THENCE SOUTH 71°45'23" WEST, 29.36 FEET; THENCE SOUTH 25°30'06" EAST, 18.81 FEET; THENCE SOUTH 70°47'52" WEST, 25.27 FEET; THENCE SOUTH 06°22'27" EAST, 26.03 FEET; THENCE SOUTH 20°35'49" EAST, 126.32 FEET; THENCE SOUTH 37°38'06" EAST, 22.62 FEET; THENCE NORTH 89°32'42" EAST, 31.48 FEET; THENCE NORTH 76°49'09" EAST, 81.57 FEET; THENCE NORTH 53°20'55" EAST, 24.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.60 ACRES, MORE OR LESS.