

13

Return to: *
Joyce Bradley

ORDINANCE NO. 2003 - 24

AN ORDINANCE AMENDING ORDINANCE NO. 99-38, WHICH AMENDED ORDINANCE NO. 83-19, AS AMENDED. THIS ORDINANCE REZONED AND RECLASSIFIED THE PROPERTY HEREIN AFTER DESCRIBED IN NASSAU COUNTY, FLORIDA, TO THAT OF A PLANNED UNIT DEVELOPMENT (PUD); THE NAME OF THE PUD IS "THE HIDEAWAY"; SPECIFICALLY AMENDING THE PUD TO INCREASE THE ACREAGE AND THE OVERALL NUMBER OF APPROVED RESIDENTIAL UNITS; AND AMENDING CONDITIONS, EXHIBIT "C"; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on the 28th day of September, 1983, the Board of County Commissioners of Nassau County, Florida did adopt Ordinance No. 83-19, an ordinance Enacting and Establishing a Comprehensive Zoning Code for the unincorporated portion of Nassau County, Florida, and which ordinance has been substantially amended including Ordinance No. 97-19, adopted on the 28th day of July, 1997; and

WHEREAS, the Board of County Commissioners adopted Ordinance No. 99-38 on October 25, 1999; and

WHEREAS, the Board of County Commissioners adopted Ordinance No. 2002-48 on September 30, 2002, which amended Ordinance No. 99-38; and

WHEREAS, the owner of the subject property has requested that Ordinance No. 99-38 as amended be further amended; and

WHEREAS, the Planning and Zoning Board of Nassau County has considered said application and held public hearings on the same after due notice, and made its findings and recommendations thereon; and

WHEREAS, the Board of County Commissioners of Nassau County has considered the findings and recommendations of the Planning

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and Zoning Board and held its own public hearings on the application after due notice and also considered the Comprehensive Land Use Plan, and finds that the property in the described Exhibit "A" is suitable in location and character for the uses proposed in said application according to the criterion as set forth in Article 25 of Ordinance No. 97-19 of the County of Nassau.

NOW, THEREFORE BE IT ORDAINED this 12th day of May, 2003 by the Board of County Commissioners of Nassau County, Florida, that Ordinance No. 99-38, as amended shall be further amended as follows:

SECTION 1. The Planned Unit Development concept shall be as indicated on the Preliminary Development Plan dated February 28, 2003 attached hereto as Exhibit "C".

SECTION 2. Owner and Description. The land rezoned by this Ordinance is owned by Nassau Hideaway, LLC.

SECTION 3. Conditions. The amended conditions set forth as Exhibit "C" shall be made a part of this Ordinance, as recommended by staff, and the property shall be subject to said conditions. Further, the conditions set forth for site plan review are applicable as are Goals and Objectives of the Comprehensive Plan in existence at the date of the Ordinance or as amended pursuant to the E.A.R. based amendment as approved by the Florida Department of Community Affairs.

SECTION 4. This Ordinance shall take effect upon adoption by the Board of County Commissioners of Nassau County, Florida, and filing in the Secretary of State's Office.

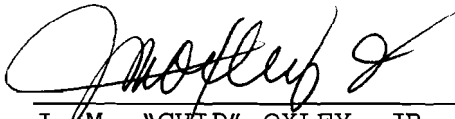
ADOPTED this 12th day of May, 2003.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



VICKIE SAMUS
Its: Chairman

ATTEST:



J.M. "CHIP" OXLEY, JR.
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:

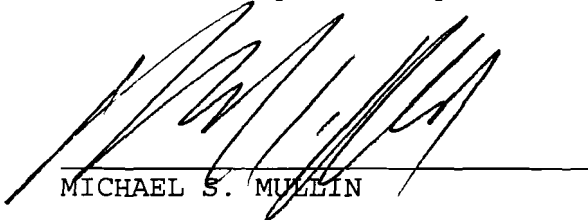

MICHAEL S. MULLIN

EXHIBIT "A"
LEGAL DESCRIPTION

Nassau Hideaway, LLC

PARCEL 1
TRACT 1, TULLE SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5 PAGE 224, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA

PARCEL 7
A PART OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 10, UNIT 4, YULEE FARMS AS RECORDED IN PLAT BOOK 3, PAGE 37, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 06 DEGREES 03 MINUTES 00 SECONDS EAST, 800.00 FEET; THENCE SOUTH 81 DEGREES 45 MINUTES 20 SECONDS EAST, 1335.85 FEET; THENCE NORTH 12 DEGREES 46 MINUTES 10 SECONDS WEST, 817.32 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 328, PAGE 348, OF THE PUBLIC RECORDS OF SAO COUNTY, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 12 DEGREES 46 MINUTES 10 SECONDS WEST, 414.88 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 486, PAGE 388, OF THE PUBLIC RECORDS OF SAO COUNTY; THENCE NORTH 03 DEGREES 45 MINUTES 20 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE 420.80 FEET TO THE NORTHWEST CORNER OF OFFICIAL RECORDS BOOK 486, PAGE 386, OF THE PUBLIC RECORDS OF SAO COUNTY; 1283.31 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 90; 17 (A 75.00 FOOT POINT OF SPOKE); THENCE SOUTH 07 DEGREES 05 MINUTES 00 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE 420.80 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 328, PAGE 348, OF THE PUBLIC RECORDS OF SAO COUNTY; THENCE SOUTH 84 DEGREES 26 MINUTES 13 SECONDS EAST ALONG THE NORTHERLY BOUNDARY OF SAID OFFICIAL RECORDS BOOK 328, PAGE 348, OF THE PUBLIC RECORDS OF SAO COUNTY, 1325.38 FEET TO THE POINT OF BEGINNING.

PARCEL 3
A PORTION OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF YULEE SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 224, OF THE PUBLIC RECORDS OF SAO COUNTY; THENCE SOUTH 12 DEGREES 34 MINUTES 40 SECONDS EAST, ALONG THE EASTERLY BOUNDARY OF SAID PLAT BOOK 5, PAGE 224, 807.91 FEET TO THE POINT OF BEGINNING; THENCE NORTH 81 DEGREES 35 MINUTES 09 SECONDS EAST, 984.33 FEET; THENCE NORTH 49 DEGREES 31 MINUTES 01 SECONDS EAST, 87.85 FEET; THENCE NORTH 08 DEGREES 32 MINUTES 03 SECONDS WEST, 48.88 FEET; THENCE NORTH 32 DEGREES 07 MINUTES 12 SECONDS EAST, 43.48 FEET; THENCE NORTH 58 DEGREES 41 MINUTES 58 SECONDS EAST, 54.00 FEET; THENCE NORTH 14 DEGREES 34 MINUTES 02 SECONDS EAST, 57.04 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES 18 SECONDS EAST, 54.25 FEET; THENCE SOUTH 81 DEGREES 13 MINUTES 56 SECONDS EAST, 39.08 FEET; THENCE NORTH 87 DEGREES 59 MINUTES 50 SECONDS EAST, 60.54 FEET; THENCE SOUTH 58 DEGREES 20 SECONDS EAST, 44.08 FEET; THENCE SOUTH 09 DEGREES 49 MINUTES 09 SECONDS EAST, 38.23 FEET; THENCE SOUTH 53 DEGREES 05 MINUTES 24 SECONDS EAST, 85.12 FEET; THENCE SOUTH 81 DEGREES 51 MINUTES 35 SECONDS EAST, 7.53 FEET; THENCE NORTH 03 DEGREES 18 MINUTES 00 SECONDS WEST, 41.48 FEET; THENCE NORTH 14 DEGREES 34 MINUTES 02 SECONDS EAST, 34.31 FEET; THENCE SOUTH 23 DEGREES 00 MINUTES 20 SECONDS WEST, 20.34 FEET; THENCE NORTH 13 DEGREES 37 MINUTES 02 SECONDS EAST, 22.01 FEET; THENCE NORTH 55 DEGREES 47 MINUTES 26 SECONDS EAST, 22.10 FEET; THENCE NORTH 64 DEGREES 43 MINUTES 47 SECONDS EAST, 32.83 FEET; THENCE NORTH 67 DEGREES 43 MINUTES 31 SECONDS EAST, 75.00 FEET; THENCE NORTH 75 DEGREES 37 MINUTES 37 SECONDS EAST, 48.87 FEET; THENCE NORTH 60 DEGREES 10 MINUTES 15 SECONDS EAST, 27.17 FEET; THENCE NORTH 63 DEGREES 27 MINUTES 41 SECONDS EAST, 16.88 FEET; THENCE NORTH 84 DEGREES 31 MINUTES 24 SECONDS EAST, 24.33 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 42 SECONDS EAST, 25.18 FEET; THENCE NORTH 49 DEGREES 58 MINUTES 31 SECONDS EAST, 10.10 FEET; THENCE NORTH 80 DEGREES 48 MINUTES 32 SECONDS EAST, 84.03 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 39 SECONDS EAST, 48.87 FEET; THENCE NORTH 70 DEGREES 58 MINUTES 08 SECONDS EAST, 31.00 FEET; THENCE SOUTH 07 DEGREES 00 MINUTES 53 SECONDS EAST, 37.14 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 04 SECONDS EAST, 24.33 FEET; THENCE NORTH 84 DEGREES 42 FEET; THENCE SOUTH 75 DEGREES 51 MINUTES 20 SECONDS EAST, 47.17 FEET; THENCE NORTH 78 DEGREES 01 MINUTES 46 SECONDS EAST, 19.31 FEET; THENCE SOUTH 78 DEGREES 34 MINUTES 08 SECONDS EAST, 83.03 FEET; THENCE SOUTH 78 DEGREES 01 MINUTES 03 SECONDS EAST, 22.02 FEET; THENCE SOUTH 39 DEGREES 11 MINUTES 10 SECONDS EAST, 37.55 FEET; THENCE SOUTH 84 DEGREES 29 MINUTES 45 SECONDS EAST, 57.28 FEET; THENCE SOUTH 86 DEGREES 44 MINUTES 08 SECONDS EAST, 45.88 FEET; THENCE SOUTH 88 DEGREES 42 MINUTES 36 SECONDS EAST, 44.37 FEET; THENCE SOUTH 16 DEGREES 31 MINUTES 57 SECONDS EAST, 43.01 FEET; THENCE SOUTH 30 DEGREES 01 MINUTES 42 SECONDS WEST, 44.43 FEET; THENCE SOUTH 07 DEGREES 33 MINUTES 48 SECONDS WEST, 32.83 FEET; THENCE SOUTH 47 DEGREES 51 MINUTES 55 SECONDS EAST, 31.78 FEET; THENCE SOUTH 38 DEGREES 53 MINUTES 35 SECONDS EAST, 36.40 FEET; THENCE SOUTH 16 DEGREES 29 DEGREES 40 MINUTES 07 SECONDS EAST, 32.28 FEET; THENCE NORTH 84 DEGREES 50 MINUTES 03 SECONDS EAST, 23.77 FEET; THENCE SOUTH 43 DEGREES 53 MINUTES 20 SECONDS EAST, 41.83 FEET; THENCE SOUTH 04 DEGREES 09 MINUTES 33 SECONDS EAST, 33.86 FEET; THENCE NORTH 19 DEGREES 59 MINUTES 48 SECONDS EAST, 32.02 FEET; THENCE SOUTH 38 DEGREES 58 MINUTES 42 SECONDS WEST, 38.59 FEET; THENCE SOUTH 57 DEGREES 50 MINUTES 01 SECONDS EAST, 28.21 FEET; THENCE SOUTH 03 DEGREES 04 MINUTES 50 SECONDS WEST, 52.71 FEET; THENCE SOUTH 09 DEGREES 48 MINUTES 17 SECONDS EAST, 38.88 FEET; THENCE NORTH 38 DEGREES 29 MINUTES 14 SECONDS EAST, 49.04 FEET; THENCE SOUTH 80 DEGREES 03 MINUTES 39 SECONDS WEST, 47.80 FEET; THENCE SOUTH 08 DEGREES 18 MINUTES 03 SECONDS WEST, 88.41 FEET; THENCE NORTH 88 DEGREES 07 MINUTES 40 SECONDS WEST, 75.30 FEET; THENCE SOUTH 18 DEGREES 11 SECONDS WEST, 89.39 FEET; THENCE NORTH 80 DEGREES 54 SECONDS EAST, 45.48 MINUTES 01 SECONDS WEST, 89.25 FEET; THENCE SOUTH 19 DEGREES 13 MINUTES 38 SECONDS EAST, 81.49 FEET; THENCE SOUTH 04 DEGREES 28 MINUTES 37 SECONDS WEST, 74.33 FEET; THENCE SOUTH 36 DEGREES 42 MINUTES 38 SECONDS EAST, 64.90 FEET; THENCE SOUTH 04 DEGREES 44 MINUTES 54 SECONDS EAST, 73.80 FEET; THENCE SOUTH 01 DEGREES 40 SECONDS WEST, 45.33 FEET; THENCE NORTH 09 DEGREES 47 MINUTES 21 SECONDS WEST, 87.89 FEET; THENCE SOUTH 11 DEGREE 34 MINUTES 54 SECONDS WEST, 23.88 FEET; THENCE NORTH 38 DEGREES 18 MINUTES 24 SECONDS WEST, 74.77 FEET; THENCE SOUTH 38 DEGREES 01 MINUTES 21 SECONDS WEST, 25.72 FEET; THENCE NORTH 48 DEGREES 10 MINUTES 30 SECONDS WEST, 50.08 FEET; THENCE SOUTH 32 DEGREES 05 MINUTES 34 SECONDS WEST, 97.13 FEET; THENCE NORTH 36 DEGREES 03 MINUTES 37 SECONDS WEST, 86.68 FEET; THENCE SOUTH 11 MINUTES 30 SECONDS WEST, 48.48 FEET; THENCE SOUTH 42 DEGREES 53 MINUTES 33 SECONDS WEST, 98.00 FEET; THENCE SOUTH 25 DEGREES 40 MINUTES 56 SECONDS EAST, 51.24 FEET; THENCE NORTH 78 DEGREES 11 MINUTES 15 SECONDS EAST, 26.50 FEET; THENCE SOUTH 01 DEGREES 53 MINUTES 18 SECONDS EAST, 97.21 FEET; THENCE NORTH 04 DEGREES 54 MINUTES 48 SECONDS WEST, 81.00 SECONDS EAST, 23.12 FEET; THENCE SOUTH 12 DEGREES 54 MINUTES 58 SECONDS WEST, 23.02 FEET; THENCE NORTH 81 DEGREE 15 MINUTES 21 SECONDS EAST, 58.08 FEET; THENCE NORTH 81 DEGREE 53 MINUTES 15 SECONDS EAST, 51.86 FEET; THENCE SOUTH 54 DEGREES 28 MINUTES 18 SECONDS WEST, 18 SECONDS EAST, 24.92 FEET; THENCE SOUTH 18 DEGREES 20 SECONDS WEST, 40 SECONDS EAST, 53.48 FEET; THENCE SOUTH 11 DEGREES 16 MINUTES 09 SECONDS WEST, 54.41 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 57 SECONDS WEST, 87.73 FEET; THENCE NORTH 80 DEGREES 08 MINUTES 04 SECONDS EAST, 44.41 FEET; THENCE SOUTH 08 DEGREES 28 MINUTES 45 SECONDS EAST, 83.34 FEET; THENCE SOUTH 09 DEGREES 41 SECONDS EAST, 64.40 FEET; THENCE SOUTH 18 DEGREES 24 MINUTES 08 SECONDS WEST, 97.05 FEET; THENCE SOUTH 83 DEGREES 57 MINUTES 14 SECONDS EAST, 38.83 FEET; THENCE NORTH 83 DEGREES 41 MINUTES 10 SECONDS EAST, 53.16 FEET; THENCE SOUTH 31 DEGREES 17 SECONDS WEST, 28.28 FEET; THENCE SOUTH 28 DEGREES 29 SECONDS EAST, 51 SECONDS EAST, 38.28 FEET; THENCE SOUTH 19 DEGREES 00 MINUTES 30 SECONDS WEST, 34.28 FEET; THENCE NORTH 83 DEGREES 13 MINUTES 42 SECONDS WEST, 84.40 FEET; THENCE SOUTH 85 DEGREES 38 MINUTES 52 SECONDS WEST, 85.31 FEET; THENCE SOUTH 56 DEGREES 42 MINUTES 14 SECONDS WEST, 78.24 FEET; THENCE NORTH 84 DEGREES 18 MINUTES 16 SECONDS WEST, 75.46 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 38 SECONDS WEST, 89.27 FEET; THENCE SOUTH 07 DEGREES 37 MINUTES 38 SECONDS EAST, 80.03 FEET; THENCE SOUTH 42 DEGREES 17 MINUTES 29 SECONDS WEST, 57.21 FEET; THENCE NORTH 11 DEGREES 33 SECONDS EAST, 83.61 FEET; THENCE SOUTH 38 DEGREES 04 MINUTES 54 SECONDS EAST, 53.14 FEET; THENCE SOUTH 19 DEGREES 34 MINUTES 18 SECONDS EAST, 87.01 FEET; THENCE SOUTH 80 DEGREES 12 MINUTES 35 SECONDS WEST, 119.10 FEET; THENCE SOUTH 43 DEGREES 45 MINUTES 36 SECONDS EAST, 78.85 FEET; THENCE SOUTH 19 DEGREES 07 MINUTES 23 SECONDS EAST, 105.85 WEST; THENCE SOUTH 58 DEGREES 58 SECONDS WEST, 88 FEET; THENCE SOUTH 07 DEGREES 41 MINUTES 53 SECONDS EAST, 114.54 FEET; THENCE SOUTH 23 DEGREES 46 MINUTES 15 SECONDS WEST, 98.48 FEET; THENCE SOUTH 11 DEGREES 23 MINUTES 25 SECONDS EAST, 100.36 FEET; THENCE NORTH 09 DEGREES 05 MINUTES 23 SECONDS EAST, 84.88 FEET; THENCE SOUTH 15 DEGREES 09 MINUTES 19 SECONDS EAST, 82.08 FEET; THENCE SOUTH 06 DEGREES 29 MINUTES 14 SECONDS WEST, 73.90 FEET; THENCE NORTH 38 DEGREES 57 MINUTES 26 SECONDS WEST, 82.48 FEET; THENCE SOUTH 02 DEGREES 50 MINUTES 52 SECONDS EAST, 80.00 FEET; THENCE SOUTH 08 DEGREES 59 MINUTES 58 SECONDS EAST, 155.15 FEET; THENCE SOUTH 21 DEGREES 47 MINUTES 17 SECONDS EAST, 95.51 FEET; THENCE SOUTH 17 DEGREES 47 MINUTES 11 SECONDS EAST, 77.33 FEET; THENCE SOUTH 08 DEGREES 07 MINUTES 03 SECONDS WEST, 122.72 FEET; THENCE SOUTH 23 DEGREES 31 MINUTES 44 SECONDS EAST, 102.18 FEET; THENCE SOUTH 36 DEGREES 13 MINUTES 18 SECONDS EAST, 91.88 FEET; THENCE NORTH 09 DEGREES 15 MINUTES 37 SECONDS EAST, 107.91 FEET; THENCE SOUTH 08 DEGREES 12 MINUTES 36 SECONDS EAST, 127.01 FEET; THENCE SOUTH 33 DEGREES 01 MINUTES 09 SECONDS EAST, 75.93 FEET; THENCE SOUTH 47 DEGREES 30 MINUTES 32 SECONDS EAST, 49.34 FEET; THENCE SOUTH 07 DEGREES 48 MINUTES 08 SECONDS WEST, 82.83 FEET; THENCE SOUTH 23 DEGREES 48 MINUTES 17 SECONDS WEST, 73.80 FEET; THENCE SOUTH 28 DEGREES 45 MINUTES 24 SECONDS WEST, 130.84 FEET; THENCE SOUTH 05 DEGREES 56 MINUTES 27 SECONDS WEST, 83.64 FEET; THENCE SOUTH 32 DEGREES 09 MINUTES 44 SECONDS WEST, 51.07 FEET; THENCE SOUTH 77 DEGREES 40 MINUTES 30 SECONDS WEST, 72.45 FEET; THENCE SOUTH 48 DEGREES 34 MINUTES 24 SECONDS WEST, 88.46 FEET; THENCE SOUTH 44 DEGREES 50 MINUTES 16 SECONDS WEST, 107.94 FEET; THENCE NORTH 75 DEGREES 21 MINUTES 44 SECONDS WEST, 78.70 FEET; THENCE SOUTH 10 DEGREES 49 MINUTES 04 SECONDS WEST, 85.80 FEET; THENCE SOUTH 21 MINUTES 14 SECONDS WEST, 90.79 FEET; THENCE SOUTH 23 DEGREES 31 MINUTES 04 SECONDS WEST, 30.34 FEET; THENCE SOUTH 47 DEGREES 08 MINUTES 41 SECONDS WEST, 203.94 FEET; THENCE SOUTH 07 DEGREES 11 MINUTES 42 SECONDS WEST, 111.83 FEET; THENCE SOUTH 65 DEGREES 12 MINUTES 44 SECONDS WEST, 31.36 FEET; THENCE NORTH 87 DEGREES 15 MINUTES 01 SECONDS WEST, 87.78 FEET; THENCE SOUTH 28 DEGREES 51 MINUTES 28 SECONDS EAST, 88.81 FEET; THENCE SOUTH 21 DEGREES 18 MINUTES 23 SECONDS WEST, 84.86 FEET; THENCE SOUTH 13 DEGREES 11 MINUTES 04 SECONDS EAST, 65.30 FEET; THENCE SOUTH 45 DEGREES 07 MINUTES 34 SECONDS EAST, 50.42 FEET; THENCE SOUTH 38 DEGREES 08 MINUTES 08 SECONDS EAST, 78.51 FEET; THENCE SOUTH 00 DEGREES 38 MINUTES 42 SECONDS EAST, 114.13 FEET; THENCE SOUTH 08 DEGREES 18 MINUTES 28 SECONDS WEST, 54.87 FEET; THENCE SOUTH 10 DEGREES 28 MINUTES 49 SECONDS EAST, 80.73 FEET; THENCE SOUTH 15 DEGREES 20 MINUTES 58 SECONDS EAST, 107.04 FEET; THENCE SOUTH 48 DEGREES 04 MINUTES 15 SECONDS WEST, 83 SECONDS WEST, 83 FEET; THENCE SOUTH 49 DEGREES 37 MINUTES 24 SECONDS EAST, 52.88 FEET; THENCE SOUTH 54 DEGREES 04 MINUTES 28 SECONDS EAST, 72.40 FEET; THENCE SOUTH 34 DEGREES 23 MINUTES 15 SECONDS WEST, 12.24 FEET; THENCE SOUTH 27 DEGREES 48 MINUTES 32 SECONDS EAST, 31.49 FEET; THENCE SOUTH 13 DEGREES 09 MINUTES 33 SECONDS WEST, 50.94 FEET; THENCE SOUTH 14 DEGREES 47 MINUTES 29 SECONDS WEST, 128.28 FEET; THENCE SOUTH 13 DEGREES 23 MINUTES 53 SECONDS WEST, 127.18 FEET; THENCE SOUTH 14 DEGREES 10 MINUTES 01 SECONDS WEST, 178.35 FEET TO THE EASTERLY BOUNDARY OF ABANDONED TELEPHONE AND TELEGRAPH RIGHT OF WAY; THENCE NORTH 12 DEGREES 58 MINUTES 08 SECONDS WEST, ALONG SAID EASTERLY BOUNDARY 147.92 FEET; THENCE NORTH 12 DEGREES 58 MINUTES 39 SECONDS WEST, CONTINUING ALONG SAID EASTERLY BOUNDARY OF ABANDONED TELEPHONE AND TELEGRAPH RIGHT OF WAY, 2638.40 FEET TO A POINT ON THE EASTERLY BOUNDARY OF YULEE SOUTH AS RECORDED IN PLAT BOOK 5, PAGE 224, OF THE PUBLIC RECORDS OF SAO COUNTY; THENCE NORTH 12 DEGREES 54 MINUTES 40 SECONDS WEST, ALONG SAID EASTERLY BOUNDARY OF YULEE SOUTH, 894.84 FEET TO THE POINT OF BEGINNING.

IEA EXCEPTION
A PORTION OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF YULEE SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 224, OF THE PUBLIC RECORDS OF SAO COUNTY; THENCE SOUTH 12 DEGREES 34 MINUTES 40 SECONDS EAST, ALONG THE EASTERLY BOUNDARY OF SAID PLAT BOOK 5, PAGE 224, 185.44 FEET TO THE POINT OF BEGINNING; THENCE NORTH 30 DEGREES 13 DEGREES 54 MINUTES 40 SECONDS EAST, ALONG SAID EASTERLY BOUNDARY, 378.33 FEET; THENCE NORTH 50 DEGREES 54 MINUTES 57 SECONDS EAST, 156.88 FEET; THENCE NORTH 41 DEGREES 43 MINUTES 28 SECONDS EAST, 51.13 FEET; THENCE NORTH 46 DEGREES 43 MINUTES 58 SECONDS EAST, 21.02 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 08 SECONDS EAST, 29.14 FEET; THENCE NORTH 82 DEGREES 04 MINUTES 43 SECONDS EAST, 98.18 FEET; THENCE NORTH 80 DEGREES 48 MINUTES 48 SECONDS EAST, 84.06 FEET; THENCE NORTH 49 DEGREES 47 FEET; THENCE NORTH 44 MINUTES 08 SECONDS EAST, 50.31 FEET; THENCE NORTH 28 DEGREES 11 MINUTES 49 SECONDS EAST, 86.18 FEET; THENCE NORTH 14 DEGREES 40 MINUTES 51 SECONDS EAST, 45.02 FEET; THENCE NORTH DEGREES MINUTES 46 SECONDS WEST, 48.80 FEET; THENCE NORTH 19 DEGREES 02 FEET; THENCE NORTH 10 DEGREES 43 MINUTES 30 SECONDS EAST, 28.14 FEET; THENCE SOUTH 22 DEGREES 59 MINUTES 52 SECONDS EAST, 18.80 FEET; THENCE NORTH 38 DEGREES 40 MINUTES 47 SECONDS EAST, 39.40 FEET; THENCE NORTH 61 DEGREES 39 MINUTES 33 SECONDS EAST, 42.04 FEET; THENCE NORTH 49 DEGREES 31 MINUTES 01 SECONDS EAST, 48.21 FEET; THENCE SOUTH 81 DEGREES 35 MINUTES 09 SECONDS WEST, 389.24 FEET; THENCE SOUTH 17 DEGREES 43 MINUTES 50 SECONDS WEST, 78.78 FEET; THENCE SOUTH 12 DEGREES 25 MINUTES 52 SECONDS EAST, 38.37 FEET; THENCE SOUTH 79 DEGREES 30 MINUTES 10 SECONDS WEST, 40.87 FEET; THENCE SOUTH 28 DEGREES 40 MINUTES 14 SECONDS EAST, 35.81 FEET; THENCE NORTH 85 DEGREES 04 MINUTES 14 SECONDS WEST, 34.87 FEET; THENCE SOUTH 79 DEGREES 19 MINUTES 09 SECONDS WEST, 77.62 FEET; THENCE SOUTH 87 DEGREES 22 MINUTES 14 SECONDS WEST, 56.50 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 60.00 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE NORTHERLY 60.00 FEET OF THE ABOVE DESCRIBED PARCEL OF LAND.

EXHIBIT "B"
PRELIMINARY DEVELOPMENT PLAN

Nassau Hideaway, LLC

PARCEL 1
TRACT 1 YULEE SOUTH ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 224, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA

PARCEL 2
A PART OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

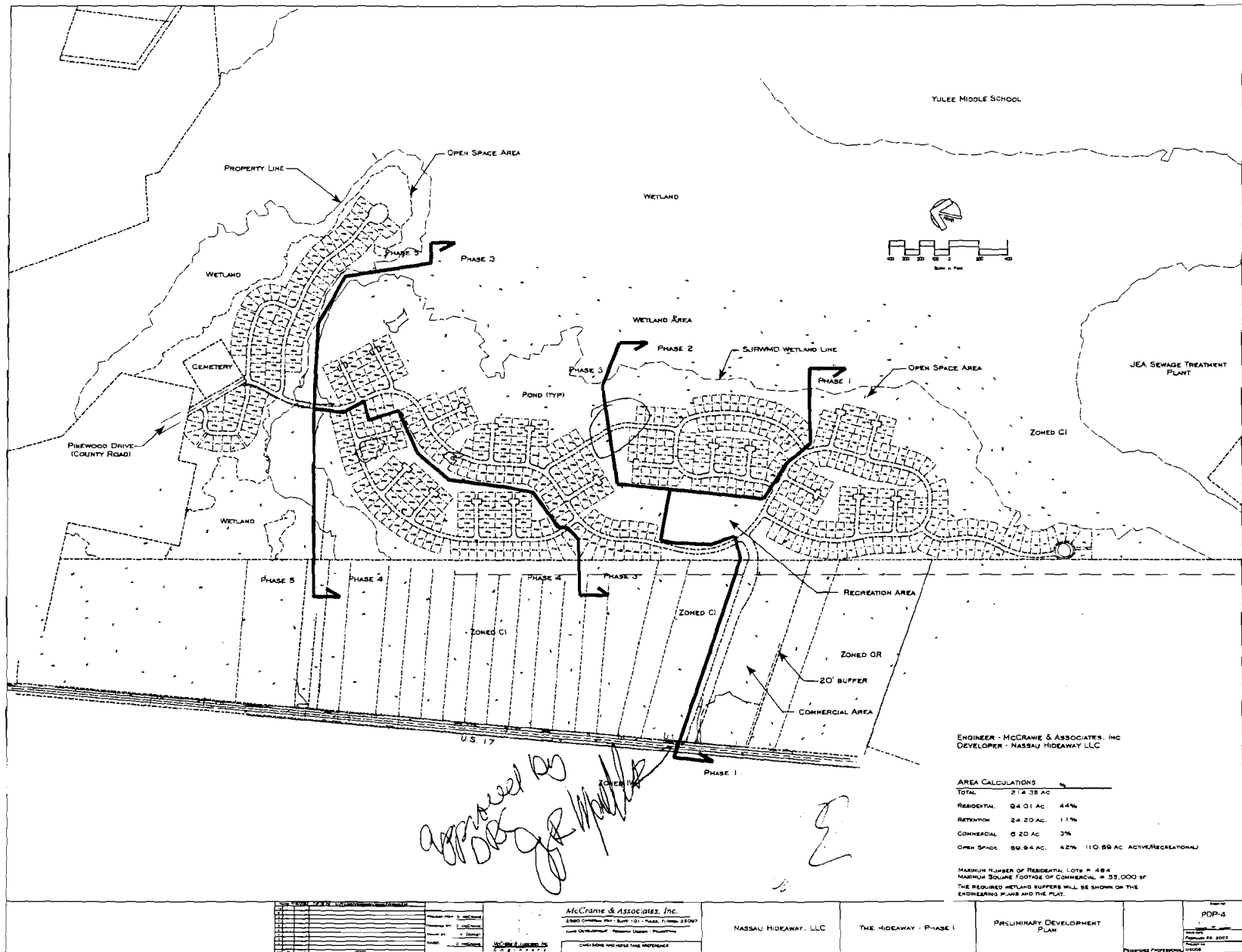
COMMENCE AT THE NORTHWEST CORNER OF LOT 10, UNIT 4, YULEE FARMS AS RECORDED IN PLAT BOOK 3, PAGE 32, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THENCE NORTH 06 DEGREES 03 MINUTES 00 SECONDS EAST, 100.00 FEET; THENCE SOUTH 83 DEGREES 45 MINUTES 20 SECONDS EAST, 1335.85 FEET; THENCE NORTH 12 DEGREES 46 MINUTES 10 SECONDS EAST, 893.32 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 488, PAGE 348 OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE POINT OF BEGINNING, THENCE CONTINUE NORTH 12 DEGREES 46 MINUTES 10 SECONDS WEST, 814.88 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 488, PAGE 348 OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH 63 DEGREES 45 MINUTES 20 SECONDS WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 488, PAGE 348, OF THE PUBLIC RECORDS OF SAID COUNTY, 1783.11 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17, 75.00 FEET NORTH OF SAID POINT, THENCE SOUTH 07 DEGREES 54 MINUTES 00 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE 420.86 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 328, PAGE 346, OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE SOUTH 84 DEGREES 26 MINUTES 33 SECONDS EAST ALONG THE NORTHERLY BOUNDARY OF SAID OFFICIAL RECORDS BOOK 328, PAGE 346, OF THE PUBLIC RECORDS OF SAID COUNTY, 1325.38 FEET TO THE POINT OF BEGINNING.

PARCEL 3
A HYDRON OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF YULEE SOUTH ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 224, OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE SOUTH 13 DEGREES 54 MINUTES 40 SECONDS EAST, ALONG THE EASTERLY BOUNDARY OF SAID PLAT BOOK 5, PAGE 224, 80.71 FEET TO THE POINT OF BEGINNING, THENCE NORTH 81 DEGREES 55 MINUTES 00 SECONDS EAST, 584.23 FEET; THENCE NORTH 49 DEGREES 31 MINUTES 01 SECONDS EAST, 82.95 FEET; THENCE NORTH 08 DEGREES 37 MINUTES 03 SECONDS WEST, 49.88 FEET; THENCE NORTH 52 DEGREES 07 MINUTES 12 SECONDS EAST, 43.88 FEET; THENCE NORTH 43 DEGREES 48 MINUTES 38 SECONDS EAST, 54.00 FEET; THENCE NORTH 15 DEGREES 34 MINUTES 50 SECONDS EAST, 57.04 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES 16 SECONDS EAST, 56.75 FEET; THENCE SOUTH 81 DEGREES 13 MINUTES 56 SECONDS EAST, 39.00 FEET; THENCE NORTH 47 DEGREES 28 MINUTES 50 SECONDS EAST, 80.54 FEET; THENCE NORTH 03 DEGREES 18 DEGREES 19 MINUTES 20 SECONDS EAST, 44.08 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 00 SECONDS EAST, 38.23 FEET; THENCE SOUTH 53 DEGREES 08 MINUTES 24 SECONDS EAST, 89.12 FEET; THENCE SOUTH 81 DEGREES 53 MINUTES 53 SECONDS EAST, 73.95 FEET; THENCE NORTH 03 DEGREES 18 MINUTES 00 SECONDS WEST, 41.48 FEET; THENCE NORTH 54 DEGREES 53 MINUTES 43 SECONDS EAST, 34.31 FEET; THENCE NORTH 23 DEGREES 00 MINUTES 20 SECONDS WEST, 20.34 FEET; THENCE NORTH 13 DEGREES 57 MINUTES 00 SECONDS EAST, 22.01 FEET; THENCE NORTH 50 DEGREES 47 MINUTES 47 SECONDS EAST, 27.10 FEET; THENCE NORTH 44 DEGREES 43 MINUTES 47 SECONDS EAST, 34.13 FEET; THENCE NORTH 42 DEGREES 43 MINUTES 31 SECONDS EAST, 25.00 FEET; THENCE NORTH 75 DEGREES 37 MINUTES 09 SECONDS EAST, 34.06 FEET; THENCE NORTH 85 DEGREES 19 MINUTES 33 SECONDS EAST, 27.17 FEET; THENCE NORTH 83 DEGREES 27 MINUTES 42 SECONDS EAST, 18.68 FEET; THENCE NORTH 48 DEGREES 31 MINUTES 24 SECONDS EAST, 24.33 FEET; THENCE NORTH 85 DEGREES 42 MINUTES 42 SECONDS EAST, 25.18 FEET; THENCE NORTH 49 DEGREES 55 MINUTES 51 SECONDS EAST, 10.30 FEET; THENCE NORTH 80 DEGREES 48 MINUTES 32 SECONDS EAST, 84.03 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 19 SECONDS EAST, 39.00 FEET; THENCE NORTH 78 DEGREES 58 MINUTES 08 SECONDS EAST, 51.00 FEET; THENCE SOUTH 87 DEGREES 00 MINUTES 53 SECONDS EAST, 57.14 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 04 SECONDS EAST, 24.33 FEET; THENCE SOUTH 84 DEGREES 44 MINUTES 03 SECONDS EAST, 57.14 FEET; THENCE SOUTH 75 DEGREES 51 MINUTES 20 SECONDS EAST, 39.00 FEET; THENCE NORTH 78 DEGREES 01 MINUTES 46 SECONDS EAST, 19.18 FEET; THENCE SOUTH 78 DEGREES 54 MINUTES 08 SECONDS EAST, 63.03 FEET; THENCE SOUTH 78 DEGREES 07 MINUTES 03 SECONDS EAST, 22.02 FEET; THENCE SOUTH 54 DEGREES 11 MINUTES 10 SECONDS EAST, 37.55 FEET; THENCE SOUTH 48 DEGREES 29 MINUTES 40 SECONDS EAST, 31.20 FEET; THENCE SOUTH 88 DEGREES 44 MINUTES 08 SECONDS EAST, 45.09 FEET; THENCE SOUTH 88 DEGREES 42 MINUTES 38 SECONDS EAST, 44.27 FEET; THENCE SOUTH 19 DEGREES 31 MINUTES 57 SECONDS EAST, 45.01 FEET; THENCE SOUTH 36 DEGREES 01 MINUTES 42 SECONDS WEST, 44.42 FEET; THENCE SOUTH 07 DEGREES 33 MINUTES 48 SECONDS WEST, 32.85 FEET; THENCE SOUTH 47 DEGREES 57 MINUTES 55 SECONDS EAST, 31.76 FEET; THENCE SOUTH 35 DEGREES 43 MINUTES 55 SECONDS EAST, 38.40 FEET; THENCE SOUTH 28 DEGREES 40 MINUTES 02 SECONDS EAST, 32.38 FEET; THENCE NORTH 84 DEGREES 50 MINUTES 03 SECONDS EAST, 23.77 FEET; THENCE SOUTH 03 DEGREES 17 MINUTES 20 SECONDS WEST, 8.81 FEET; THENCE SOUTH 04 DEGREES 00 MINUTES 35 SECONDS EAST, 33.96 FEET; THENCE SOUTH 17 DEGREES 59 MINUTES 48 SECONDS EAST, 32.02 FEET; THENCE SOUTH 38 DEGREES 59 MINUTES 47 SECONDS WEST, 38.54 FEET; THENCE SOUTH 37 DEGREES 50 MINUTES 03 SECONDS EAST, 22.21 FEET; THENCE SOUTH 01 DEGREES 50 SECONDS WEST, 52.71 FEET; THENCE SOUTH 48 DEGREES 04 DEGREES 17 SECONDS WEST, 30.63 FEET; THENCE SOUTH 83 DEGREES 29 MINUTES 14 SECONDS WEST, 49.04 FEET; THENCE SOUTH 60 DEGREES 03 MINUTES 39 SECONDS WEST, 43.86 FEET; THENCE SOUTH 48 DEGREES 18 MINUTES 02 SECONDS WEST, 68.41 FEET; THENCE NORTH 88 DEGREES 02 MINUTES WEST, 75.30 FEET; THENCE SOUTH 18 DEGREES 18 MINUTES 18 SECONDS EAST, 73.88 FEET; THENCE NORTH 80 DEGREES 45 MINUTES 01 SECONDS WEST, 89.25 FEET; THENCE SOUTH 19 DEGREES 13 SECONDS WEST, 36 SECONDS EAST, 81.48 FEET; THENCE SOUTH 04 DEGREES 28 MINUTES 37 SECONDS WEST, 24.23 FEET; THENCE SOUTH 38 DEGREES 42 MINUTES 38 SECONDS EAST, 64.80 FEET; THENCE SOUTH 04 DEGREES 45 MINUTES 54 SECONDS EAST, 73.80 FEET; THENCE SOUTH 04 DEGREES 18 MINUTES 08 SECONDS WEST, 49.04 FEET; THENCE SOUTH 01 DEGREES 40 MINUTES 17 SECONDS WEST, 33.33 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 21 SECONDS WEST, 81.88 FEET; THENCE SOUTH 11 DEGREES 34 SECONDS WEST, 23.89 FEET; THENCE SOUTH 38 DEGREES 35 MINUTES 24 SECONDS WEST, 49.77 FEET; THENCE SOUTH 19 DEGREES 09 MINUTES 21 SECONDS WEST, 25.72 FEET; THENCE NORTH 48 DEGREES 40 MINUTES 30 SECONDS WEST, 50.08 FEET; THENCE SOUTH 32 DEGREES 05 MINUTES 34 SECONDS WEST, 97.13 FEET; THENCE NORTH 38 DEGREES 03 MINUTES 27 SECONDS WEST, 50.84 FEET; THENCE NORTH 83 DEGREES 01 MINUTES 30 SECONDS WEST, 49.41 FEET; THENCE SOUTH 42 DEGREES 53 MINUTES 43 SECONDS WEST, 88.00 FEET; THENCE SOUTH 20 DEGREES 40 MINUTES 48 SECONDS EAST, 51.74 FEET; THENCE NORTH 79 DEGREES 11 MINUTES 15 SECONDS EAST, 28.50 FEET; THENCE SOUTH 01 DEGREES 53 MINUTES 18 SECONDS EAST, 28.07 FEET; THENCE SOUTH 84 DEGREES 15 MINUTES 46 SECONDS WEST, 30.64 FEET; THENCE SOUTH 14 DEGREES 34 MINUTES 59 SECONDS WEST, 20.02 FEET; THENCE NORTH 81 DEGREES 15 SECONDS EAST, 59.08 FEET; THENCE NORTH 81 DEGREES 52 MINUTES 15 SECONDS EAST, 51.66 FEET; THENCE SOUTH 54 DEGREES 28 MINUTES 18 SECONDS EAST, 24.52 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 40 SECONDS EAST, 54.46 FEET; THENCE SOUTH 11 DEGREES 06 MINUTES 10 SECONDS WEST, 54.41 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 57 SECONDS WEST, 87.73 FEET; THENCE NORTH 83 DEGREES 08 MINUTES 04 SECONDS EAST, 44.41 FEET; THENCE SOUTH 49 DEGREES 28 MINUTES 18 SECONDS EAST, 89.34 FEET; THENCE SOUTH 28 DEGREES 51 MINUTES 41 SECONDS EAST, 64.40 FEET; THENCE SOUTH 16 DEGREES 24 MINUTES 08 SECONDS WEST, 80.02 FEET; THENCE SOUTH 81 DEGREES 14 SECONDS EAST, 38.83 FEET; THENCE NORTH 83 DEGREES 41 MINUTES 10 SECONDS EAST, 53.16 FEET; THENCE SOUTH 37 DEGREES 17 MINUTES 29 SECONDS EAST, 95.43 FEET; THENCE SOUTH 22 DEGREES 50 MINUTES 53 SECONDS EAST, 80.28 FEET; THENCE SOUTH 19 DEGREES 00 MINUTES 36 SECONDS WEST, 34.78 FEET; THENCE SOUTH 83 DEGREES 13 MINUTES 42 SECONDS WEST, 84.40 FEET; THENCE SOUTH 85 DEGREES 38 MINUTES 52 SECONDS WEST, 83.31 FEET; THENCE SOUTH 58 DEGREES 43 MINUTES 14 SECONDS WEST, 75.34 FEET; THENCE NORTH 64 DEGREES 18 MINUTES 33 SECONDS WEST, 25.48 FEET; THENCE NORTH 89 DEGREES 37 SECONDS WEST, 89.27 FEET; THENCE SOUTH 07 DEGREES 37 MINUTES 39 SECONDS EAST, 90.03 FEET; THENCE SOUTH 42 DEGREES 17 MINUTES 29 SECONDS WEST, 51.77 FEET; THENCE NORTH 19 DEGREES 33 SECONDS EAST, 33.81 FEET; THENCE SOUTH 38 DEGREES 04 MINUTES 54 SECONDS EAST, 53.14 FEET; THENCE SOUTH 19 DEGREES 34 MINUTES 18 SECONDS EAST, 27.02 FEET; THENCE SOUTH 59 DEGREES 29 MINUTES 10 SECONDS EAST, 82.01 FEET; THENCE SOUTH 80 DEGREES 12 MINUTES 55 SECONDS EAST, 47.07 FEET; THENCE SOUTH 02 DEGREES 04 MINUTES 30 SECONDS WEST, 118 SECONDS EAST, 79.85 FEET; THENCE SOUTH 19 DEGREES 07 MINUTES 23 SECONDS EAST, 105.85 FEET; THENCE SOUTH 18 DEGREES 25 MINUTES 58 SECONDS WEST, 84.83 FEET; THENCE SOUTH 42 DEGREES 41 MINUTES 52 SECONDS EAST, 119.24 FEET; THENCE SOUTH 48 DEGREES 48 MINUTES 32 SECONDS EAST, 96.48 FEET; THENCE SOUTH 11 DEGREES 21 MINUTES 25 SECONDS EAST, 100.36 FEET; THENCE SOUTH 08 DEGREES 05 MINUTES 23 SECONDS EAST, 84.38 FEET; THENCE SOUTH 25 DEGREES 02 MINUTES 17 SECONDS EAST, 82.08 FEET; THENCE SOUTH 08 DEGREES 28 MINUTES 14 SECONDS WEST, 73.88 FEET; THENCE SOUTH 38 DEGREES 57 MINUTES 40 SECONDS WEST, 67.48 FEET; THENCE SOUTH 02 DEGREES 50 MINUTES 52 SECONDS EAST, 80.00 FEET; THENCE SOUTH 09 DEGREES 55 MINUTES 45 SECONDS EAST, 158.15 FEET; THENCE SOUTH 21 DEGREES 47 MINUTES 17 SECONDS EAST, 95.51 FEET; THENCE SOUTH 12 DEGREES 47 MINUTES 11 SECONDS EAST, 73.33 FEET; THENCE SOUTH 07 DEGREES 07 MINUTES 45 SECONDS WEST, 122.72 FEET; THENCE SOUTH 23 DEGREES 31 MINUTES 44 SECONDS EAST, 102.18 FEET; THENCE SOUTH 36 DEGREES 08 MINUTES 28 SECONDS WEST, 81.88 FEET; THENCE SOUTH 13 DEGREES 18 MINUTES 37 SECONDS EAST, 107.91 FEET; THENCE SOUTH 08 DEGREES 12 MINUTES 36 SECONDS EAST, 127.01 FEET; THENCE SOUTH 33 DEGREES 01 MINUTES 09 SECONDS EAST, 75.93 FEET; THENCE SOUTH 42 DEGREES 30 MINUTES 32 SECONDS EAST, 45.34 FEET; THENCE NORTH 48 MINUTES 08 SECONDS WEST, 82.63 FEET; THENCE SOUTH 32 DEGREES 14 MINUTES 17 SECONDS WEST, 73.80 FEET; THENCE SOUTH 28 DEGREES 45 MINUTES 28 SECONDS WEST, 130.68 FEET; THENCE SOUTH 05 DEGREES 56 MINUTES 27 SECONDS WEST, 82.66 FEET; THENCE SOUTH 32 DEGREES 00 MINUTES 44 SECONDS WEST, 51.03 FEET; THENCE SOUTH 02 DEGREES 30 SECONDS WEST, 72.45 FEET; THENCE SOUTH 48 DEGREES 34 MINUTES 24 SECONDS WEST, 88.46 FEET; THENCE SOUTH 44 DEGREES 55 MINUTES 16 SECONDS WEST, 102.94 FEET; THENCE NORTH 75 DEGREES 24 MINUTES 44 SECONDS WEST, 78.70 FEET; THENCE SOUTH 80 DEGREES 48 MINUTES 04 SECONDS WEST, 85.00 FEET; THENCE SOUTH 02 DEGREES 21 MINUTES 24 SECONDS WEST, 80.87 FEET; THENCE SOUTH 25 DEGREES 31 MINUTES 06 SECONDS WEST, 30.34 FEET; THENCE SOUTH 47 DEGREES 08 MINUTES 41 SECONDS WEST, 203.94 FEET; THENCE SOUTH 07 DEGREES 11 MINUTES 42 SECONDS WEST, 111.83 FEET; THENCE SOUTH 45 DEGREES 12 MINUTES 44 SECONDS WEST, 31.38 FEET; THENCE NORTH 87 DEGREES 15 MINUTES 01 SECONDS WEST, 87.79 FEET; THENCE SOUTH 28 DEGREES 51 MINUTES 29 SECONDS EAST, 88.82 FEET; THENCE SOUTH 21 DEGREES 16 MINUTES 23 SECONDS WEST, 84.88 FEET; THENCE SOUTH 13 DEGREES 11 MINUTES 00 SECONDS EAST, 85.30 FEET; THENCE SOUTH 45 DEGREES 07 MINUTES 54 SECONDS EAST, 50.47 FEET; THENCE SOUTH 38 DEGREES 08 MINUTES 00 SECONDS EAST, 78.53 FEET; THENCE SOUTH 00 DEGREES 38 MINUTES 47 SECONDS EAST, 114.13 FEET; THENCE SOUTH 08 DEGREES 18 MINUTES 78 SECONDS WEST, 54.81 FEET; THENCE SOUTH 10 DEGREES 28 MINUTES 49 SECONDS EAST, 80.75 FEET; THENCE SOUTH 10 DEGREES 20 MINUTES 58 SECONDS EAST, 107.04 FEET; THENCE SOUTH 40 DEGREES 04 MINUTES 41 SECONDS WEST, 82.73 FEET; THENCE SOUTH 49 DEGREES 37 MINUTES 24 SECONDS EAST, 52.86 FEET; THENCE SOUTH 54 DEGREES 04 MINUTES 26 SECONDS EAST, 72.40 FEET; THENCE SOUTH 34 DEGREES 23 MINUTES 15 SECONDS WEST, 12.14 FEET; THENCE SOUTH 27 DEGREES 18 MINUTES 35 SECONDS EAST, 91.49 FEET; THENCE SOUTH 13 DEGREES 06 MINUTES 33 SECONDS WEST, 30.19 FEET; THENCE SOUTH 14 DEGREES 47 MINUTES 21 SECONDS WEST, 128.47 FEET; THENCE SOUTH 13 DEGREES 23 MINUTES 53 SECONDS WEST, 122.18 FEET; THENCE SOUTH 14 DEGREES 01 MINUTES 01 SECONDS WEST, 139.10 FEET TO THE EASTERLY BOUNDARY OF ABANDONED TELEPHONE AND TELEGRAPH RIGHT OF WAY, THENCE NORTH 12 DEGREES 46 MINUTES 10 SECONDS WEST, 819.88 FEET ALONG SAID EASTERLY BOUNDARY OF ABANDONED TELEPHONE AND TELEGRAPH RIGHT OF WAY, 2632.40 FEET TO A POINT ON THE EASTERLY BOUNDARY OF YULEE SOUTH AS RECORDED IN PLAT BOOK 5, PAGE 224, OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH 12 DEGREES 54 MINUTES 40 SECONDS WEST ALONG SAID EASTERLY BOUNDARY OF YULEE SOUTH, 894.84 FEET TO THE POINT OF BEGINNING.

IN A EXCEPTION
A PORTION OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF YULEE SOUTH ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 224, OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE SOUTH 13 DEGREES 54 MINUTES 40 SECONDS EAST, ALONG THE EASTERLY BOUNDARY OF SAID PLAT BOOK 5, PAGE 224, 189.84 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 12 DEGREES 54 MINUTES 40 SECONDS EAST, 189.84 FEET ALONG SAID EASTERLY BOUNDARY, 49.75 FEET; THENCE NORTH 50 DEGREES 50 MINUTES 57 SECONDS EAST, 15.88 FEET; THENCE NORTH 11 DEGREES 47 MINUTES 28 SECONDS EAST, 11.13 FEET; THENCE NORTH 86 DEGREES 41 MINUTES 58 SECONDS EAST, 21.02 FEET; THENCE NORTH 90 DEGREES 07 MINUTES 08 SECONDS EAST, 29.14 FEET; THENCE NORTH 82 DEGREES 04 MINUTES 43 SECONDS EAST, 48.18 FEET; THENCE NORTH 80 DEGREES 54 MINUTES 18 SECONDS EAST, 84.06 FEET; THENCE NORTH 47 DEGREES 40 MINUTES 24 SECONDS EAST, 45.95 FEET; THENCE NORTH 33 DEGREES 41 MINUTES 09 SECONDS EAST, 58.31 FEET; THENCE NORTH 24 SECONDS EAST, 145.92 FEET; THENCE NORTH 10 DEGREES 07 MINUTES 16 SECONDS EAST, 88.70 FEET; THENCE NORTH 17 DEGREES 33 MINUTES 58 SECONDS EAST, 78.53 FEET; THENCE NORTH 17 DEGREES 40 SECONDS EAST, 10.88 FEET; THENCE NORTH 81 DEGREES 58 MINUTES 33 SECONDS EAST, 42.84 FEET; THENCE NORTH 49 DEGREES 31 MINUTES 01 SECONDS EAST, 82.95 FEET; THENCE NORTH 12 DEGREES 46 MINUTES 10 SECONDS WEST, 814.88 FEET; THENCE NORTH 63 DEGREES 45 MINUTES 20 SECONDS WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 488, PAGE 348, OF THE PUBLIC RECORDS OF SAID COUNTY, 1783.11 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17, 75.00 FEET NORTH OF SAID POINT, THENCE SOUTH 07 DEGREES 54 MINUTES 00 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE 420.86 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 328, PAGE 346, OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE SOUTH 84 DEGREES 26 MINUTES 33 SECONDS EAST ALONG THE NORTHERLY BOUNDARY OF SAID OFFICIAL RECORDS BOOK 328, PAGE 346, OF THE PUBLIC RECORDS OF SAID COUNTY, 1325.38 FEET TO THE POINT OF BEGINNING.



ENGINEER - MCCRANE & ASSOCIATES, INC
 DEVELOPER - NASSAU HIDEAWAY LLC

| AREA CALCULATIONS | | % |
|-------------------|-----------|---------------------|
| TOTAL | 274.38 AC | |
| RESIDENTIAL | 84.01 AC | 44% |
| RECREATION | 24.20 AC | 11% |
| COMMERCIAL | 8.20 AC | 3% |
| OPEN SPACE | 89.84 AC | 42% |
| | 110.89 AC | ACTIVE/RECREATIONAL |

MAXIMUM NUMBER OF RESIDENTIAL LOTS = 484
 MAXIMUM SQUARE FOOTAGE OF COMMERCIAL = 53,000 SF
 THE REQUIRED WETLAND BUFFERS WILL BE SHOWN ON THE ENGINEERING PLANS AND THE PLAN.

| NO. | DATE | DESCRIPTION | BY | CHKD |
|-----|----------|------------------|------------|------------|
| 1 | 11/11/11 | PRELIMINARY PLAN | J. McCrane | J. McCrane |
| 2 | 11/11/11 | REVISED PLAN | J. McCrane | J. McCrane |
| 3 | 11/11/11 | REVISED PLAN | J. McCrane | J. McCrane |
| 4 | 11/11/11 | REVISED PLAN | J. McCrane | J. McCrane |
| 5 | 11/11/11 | REVISED PLAN | J. McCrane | J. McCrane |
| 6 | 11/11/11 | REVISED PLAN | J. McCrane | J. McCrane |
| 7 | 11/11/11 | REVISED PLAN | J. McCrane | J. McCrane |
| 8 | 11/11/11 | REVISED PLAN | J. McCrane | J. McCrane |
| 9 | 11/11/11 | REVISED PLAN | J. McCrane | J. McCrane |
| 10 | 11/11/11 | REVISED PLAN | J. McCrane | J. McCrane |

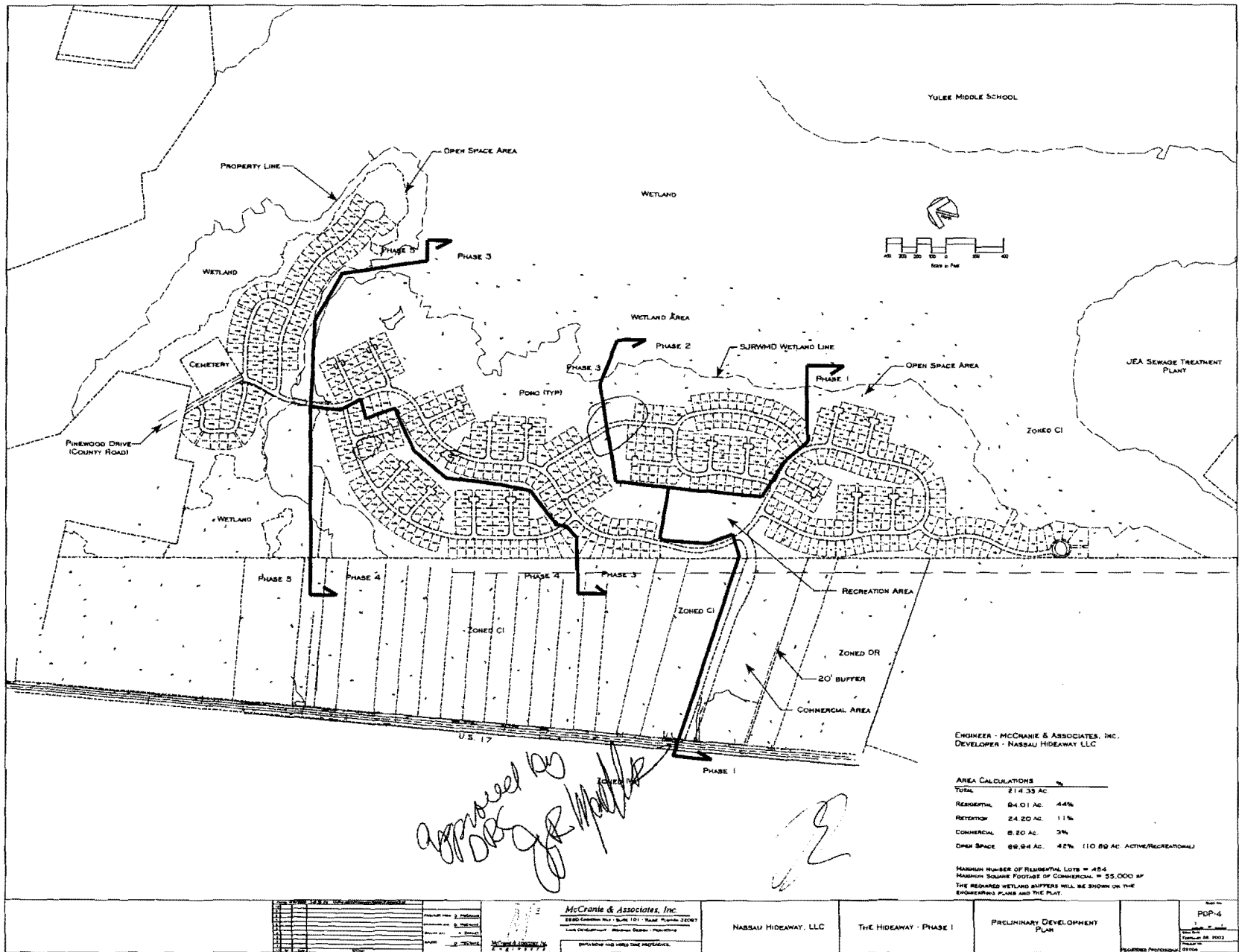
McC Crane & Associates, Inc.
 2860 Commercial Way - Suite 101 - Palm Beach Gardens, FL 33409
 Local Government Planning/Design/Construction
 4099 N. US Highway 1
 Palm Beach Gardens, FL 33418
 (561) 439-1111

NASSAU HIDEAWAY, LLC

THE HIDEAWAY - PHASE I

PRELIMINARY DEVELOPMENT PLAN

POP-6
 PROJECT NO. 11-11
 DATE: 11/11/11
 DRAWING PROFESSIONAL SEAL



| | |
|------|-------------|
| DATE | DESCRIPTION |
| | |
| | |
| | |
| | |

McCranie & Associates, Inc.
5900 Gordon Hwy - Suite 101 - Tallahassee, Florida 32307
Land Development - Wetland Studies - Hydrology
DATE: 08/11/2009
PROJECT: THE HIDEAWAY PHASE I

NASSAU HIDEAWAY, LLC

THE HIDEAWAY - PHASE I

PRELIMINARY DEVELOPMENT PLAN

PD-4
1
August 11, 2009
Professional Seal
2106

Nassau Hideaway, LLC

PARCEL 1
TRACT 1, TULLE SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 224, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA

PARCEL 2
A PART OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 10, UNIT 4, TULLE FARMS AS RECORDED IN PLAT BOOK 3, PAGE 32, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 06 DEGREES 03 MINUTES 00 SECONDS EAST, 400.00 FEET; THENCE SOUTH 83 DEGREES 45 MINUTES 20 SECONDS EAST, 1335.85 FEET; THENCE NORTH 12 DEGREES 46 MINUTES 10 SECONDS WEST, 817.32 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 328, PAGE 346, OF THE PUBLIC RECORDS OF SAID COUNTY; AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 12 DEGREES 46 MINUTES 10 SECONDS WEST, 414.88 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 488, PAGE 386, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 83 DEGREES 45 MINUTES 20 SECONDS WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 488, PAGE 386, OF THE PUBLIC RECORDS OF SAID COUNTY, 1293.31 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17 (A 75.00 FOOT RIGHT OF WAY); THENCE SOUTH 07 DEGREES 58 MINUTES 00 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE 420.84 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 328, PAGE 346, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 84 DEGREES 26 MINUTES 33 SECONDS EAST ALONG THE NORTHERLY BOUNDARY OF SAID OFFICIAL RECORDS BOOK 328, PAGE 346, OF THE PUBLIC RECORDS OF SAID COUNTY, 1325.38 FEET TO THE POINT OF BEGINNING.

PARCEL 3
A PORTION OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TULLE SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 224, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 12 DEGREES 34 MINUTES 40 SECONDS EAST, ALONG THE EASTERLY BOUNDARY OF SAID PLAT BOOK 3, PAGE 224, 90.71 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 55 MINUTES 00 SECONDS EAST, 364.23 FEET; THENCE NORTH 49 DEGREES 31 MINUTES 01 SECONDS EAST, 82.95 FEET; THENCE NORTH 08 DEGREES 32 MINUTES 03 SECONDS WEST, 49.88 FEET; THENCE NORTH 52 DEGREES 07 MINUTES 12 SECONDS EAST, 43.88 FEET; THENCE NORTH 63 DEGREES 48 MINUTES 58 SECONDS EAST, 54.00 FEET; THENCE NORTH 75 DEGREES 34 MINUTES 00 SECONDS EAST, 57.04 FEET; THENCE SOUTH 89 DEGREES 04 MINUTES 18 SECONDS EAST, 54.25 FEET; THENCE SOUTH 81 DEGREES 13 MINUTES 56 SECONDS EAST, 39.06 FEET; THENCE NORTH 87 DEGREES 39 MINUTES 50 SECONDS EAST, 90.54 FEET; THENCE SOUTH 81 DEGREES 19 MINUTES 20 SECONDS EAST, 44.06 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 42 SECONDS EAST, 38.24 FEET; THENCE SOUTH 83 DEGREES 08 MINUTES 24 SECONDS EAST, 75.12 FEET; THENCE SOUTH 81 DEGREES 51 MINUTES 35 SECONDS EAST, 7.53 FEET; THENCE NORTH 03 DEGREES 18 MINUTES 00 SECONDS WEST, 41.48 FEET; THENCE NORTH 54 DEGREES 53 MINUTES 43 SECONDS EAST, 34.31 FEET; THENCE NORTH 23 DEGREES 00 MINUTES 10 SECONDS WEST, 20.95 FEET; THENCE SOUTH 13 DEGREES 17 MINUTES 00 SECONDS EAST, 21.91 FEET; THENCE NORTH 53 DEGREES 47 MINUTES 16 SECONDS EAST, 27.10 FEET; THENCE NORTH 84 DEGREES 43 MINUTES 47 SECONDS EAST, 22.83 FEET; THENCE NORTH 42 DEGREES 43 MINUTES 31 SECONDS EAST, 25.00 FEET; THENCE NORTH 75 DEGREES 37 MINUTES 09 SECONDS EAST, 19.88 MINUTES 11 SECONDS EAST, 21.17 FEET; THENCE NORTH 83 DEGREES 27 MINUTES 41 SECONDS EAST, 18.46 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 24 SECONDS EAST, 24.33 FEET; THENCE NORTH 83 DEGREES 49 MINUTES 42 SECONDS EAST, 29.18 FEET; THENCE NORTH 49 DEGREES 35 MINUTES 51 SECONDS EAST, 10.10 FEET; THENCE SOUTH 82 DEGREES 12 SECONDS EAST, 64.03 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 38 SECONDS EAST, 46.87 FEET; THENCE NORTH 78 DEGREES 59 MINUTES 08 SECONDS EAST, 51.00 FEET; THENCE SOUTH 87 DEGREES 00 MINUTES 53 SECONDS EAST, 37.14 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 04 SECONDS EAST, 24.33 FEET; THENCE SOUTH 82 DEGREES 12 SECONDS EAST, 4.41 FEET; THENCE SOUTH 73 DEGREES 02 MINUTES 51 SECONDS WEST, 20 SECONDS EAST, 47.17 FEET; THENCE NORTH 78 DEGREES 01 MINUTES 48 SECONDS EAST, 19.31 FEET; THENCE SOUTH 78 DEGREES 54 MINUTES 08 SECONDS EAST, 83.03 FEET; THENCE SOUTH 78 DEGREES 07 MINUTES 03 SECONDS EAST, 22.02 FEET; THENCE SOUTH 34 DEGREES 11 MINUTES 10 SECONDS EAST, 17.53 FEET; THENCE SOUTH 88 DEGREES 28 MINUTES 45 SECONDS EAST, 37.26 FEET; THENCE SOUTH 88 DEGREES 44 MINUTES 08 SECONDS EAST, 45.98 FEET; THENCE SOUTH 88 DEGREES 42 MINUTES 38 SECONDS EAST, 44.27 FEET; THENCE SOUTH 18 DEGREES 31 MINUTES 51 SECONDS EAST, 43.01 FEET; THENCE SOUTH 19 DEGREES 01 MINUTES 42 SECONDS WEST, 44.42 FEET; THENCE SOUTH 07 DEGREES 33 MINUTES 48 SECONDS WEST, 32.83 FEET; THENCE SOUTH 47 DEGREES 57 MINUTES 35 SECONDS EAST, 31.76 FEET; THENCE SOUTH 39 DEGREES 42 MINUTES 35 SECONDS EAST, 38.40 FEET; THENCE SOUTH 28 DEGREES 40 MINUTES 02 SECONDS WEST, 32.84 FEET; THENCE NORTH 14 DEGREES 50 MINUTES 03 SECONDS EAST, 23.77 FEET; THENCE SOUTH 43 DEGREES 53 MINUTES 20 SECONDS EAST, 41.83 FEET; THENCE SOUTH 08 DEGREES 09 MINUTES 35 SECONDS EAST, 33.96 FEET; THENCE SOUTH 17 DEGREES 59 MINUTES 48 SECONDS WEST, 32.02 FEET; THENCE SOUTH 38 DEGREES 58 MINUTES 42 SECONDS WEST, 18.58 MINUTES 42 SECONDS WEST, 18.58 FEET; THENCE SOUTH 57 DEGREES 50 MINUTES 01 SECONDS EAST, 29.21 FEET; THENCE SOUTH 03 DEGREES 04 MINUTES 30 SECONDS WEST, 52.71 FEET; THENCE NORTH 08 DEGREES 48 MINUTES 17 SECONDS WEST, 38.83 FEET; THENCE SOUTH 83 DEGREES 29 MINUTES 14 SECONDS WEST, 49.04 FEET; THENCE NORTH 80 DEGREES 01 MINUTES 34 SECONDS WEST, 41.80 FEET; THENCE SOUTH 08 DEGREES 18 MINUTES 02 SECONDS WEST, 88.41 FEET; THENCE NORTH 86 DEGREES 02 MINUTES 40 SECONDS WEST, 75.30 FEET; THENCE SOUTH 18 DEGREES 18 MINUTES 18 SECONDS EAST, 73.89 FEET; THENCE NORTH 40 DEGREES 45 SECONDS WEST, 88.41 FEET; THENCE SOUTH 85 DEGREES 18 MINUTES 18 SECONDS WEST, 75.75 FEET; THENCE SOUTH 18 DEGREES 13 MINUTES 38 SECONDS EAST, 81.49 FEET; THENCE SOUTH 04 DEGREES 26 MINUTES 32 SECONDS WEST, 24.33 FEET; THENCE SOUTH 30 DEGREES 42 MINUTES 36 SECONDS EAST, 84.40 FEET; THENCE SOUTH 04 DEGREES 45 MINUTES 54 SECONDS EAST, 73.80 FEET; THENCE SOUTH 04 DEGREES 48 MINUTES 08 SECONDS WEST, 49.17 FEET; THENCE NORTH 49 DEGREES 10 MINUTES 30 SECONDS WEST, 54.33 FEET; THENCE NORTH 88 DEGREES 47 MINUTES 21 SECONDS WEST, 87.89 FEET; THENCE SOUTH 11 DEGREES 34 MINUTES 54 SECONDS WEST, 23.89 FEET; THENCE SOUTH 38 DEGREES 35 MINUTES 24 SECONDS WEST, 49.17 FEET; THENCE NORTH 49 DEGREES 10 MINUTES 30 SECONDS WEST, 50.00 FEET; THENCE SOUTH 32 DEGREES 03 MINUTES 34 SECONDS WEST, 97.13 FEET; THENCE NORTH 38 DEGREES 03 MINUTES 27 SECONDS WEST, 88.41 FEET; THENCE SOUTH 12 DEGREES 07 MINUTES 14 SECONDS WEST, 48.41 FEET; THENCE SOUTH 42 DEGREES 53 MINUTES 33 SECONDS WEST, 98.00 FEET; THENCE SOUTH 25 DEGREES 40 MINUTES 56 SECONDS EAST, 81.24 FEET; THENCE NORTH 79 DEGREES 11 MINUTES 15 SECONDS EAST, 26.50 FEET; THENCE SOUTH 01 DEGREES 03 MINUTES 18 SECONDS WEST, 18.58 FEET; THENCE NORTH 49 DEGREES 19 MINUTES 44 SECONDS WEST, 20.24 FEET; THENCE SOUTH 12 DEGREES 54 MINUTES 39 SECONDS WEST, 23.02 FEET; THENCE NORTH 81 DEGREES 15 MINUTES 21 SECONDS EAST, 59.08 FEET; THENCE NORTH 81 DEGREES 52 MINUTES 15 SECONDS EAST, 51.68 FEET; THENCE SOUTH 14 DEGREES 28 MINUTES 18 SECONDS EAST, 74.92 FEET; THENCE SOUTH 18 DEGREES 20 MINUTES 40 SECONDS WEST, 55.46 FEET; THENCE SOUTH 11 DEGREES 18 MINUTES 09 SECONDS WEST, 54.41 FEET; THENCE SOUTH 08 DEGREES 26 MINUTES 37 SECONDS WEST, 87.73 FEET; THENCE NORTH 83 DEGREES 08 MINUTES 04 SECONDS EAST, 44.41 FEET; THENCE SOUTH 08 DEGREES 28 MINUTES 18 SECONDS EAST, 74.92 FEET; THENCE SOUTH 18 DEGREES 20 MINUTES 40 SECONDS WEST, 88.41 FEET; THENCE SOUTH 16 DEGREES 24 MINUTES 08 SECONDS EAST, 87.05 FEET; THENCE SOUTH 83 DEGREES 57 MINUTES 14 SECONDS EAST, 38.83 FEET; THENCE NORTH 63 DEGREES 41 MINUTES 10 SECONDS EAST, 53.18 FEET; THENCE SOUTH 37 DEGREES 17 MINUTES 28 SECONDS EAST, 85.43 FEET; THENCE SOUTH 12 DEGREES 07 MINUTES 14 SECONDS WEST, 53.18 FEET; THENCE SOUTH 19 DEGREES 00 MINUTES 30 SECONDS WEST, 34.28 FEET; THENCE NORTH 63 DEGREES 13 MINUTES 42 SECONDS WEST, 64.40 FEET; THENCE SOUTH 85 DEGREES 38 MINUTES 52 SECONDS WEST, 83.31 FEET; THENCE SOUTH 06 DEGREES 51 MINUTES 18 SECONDS WEST, 73.84 FEET; THENCE NORTH 84 DEGREES 18 MINUTES 33 SECONDS WEST, 75.66 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 39 SECONDS WEST, 89.27 FEET; THENCE SOUTH 07 DEGREES 37 MINUTES 38 SECONDS EAST, 80.03 FEET; THENCE SOUTH 42 DEGREES 17 MINUTES 28 SECONDS WEST, 57.21 FEET; THENCE NORTH 19 MINUTES 14 SECONDS EAST, 88.41 FEET; THENCE SOUTH 20 DEGREES 04 MINUTES 54 SECONDS EAST, 53.14 FEET; THENCE SOUTH 19 DEGREES 34 MINUTES 18 SECONDS EAST, 27.02 FEET; THENCE SOUTH 59 DEGREES 28 MINUTES 10 SECONDS EAST, 82.01 FEET; THENCE SOUTH 80 DEGREES 23 MINUTES 38 SECONDS EAST, 119.10 FEET; THENCE SOUTH 43 DEGREES 43 MINUTES 34 SECONDS EAST, 78.85 FEET; THENCE SOUTH 10 DEGREES 07 MINUTES 12 SECONDS EAST, 105.89 FEET; THENCE SOUTH 16 DEGREES 23 MINUTES 58 SECONDS WEST, 84.83 FEET; THENCE SOUTH 07 DEGREES 41 MINUTES 23 SECONDS EAST, 114.54 FEET; THENCE SOUTH 23 DEGREES 48 MINUTES 15 SECONDS WEST, 98.46 FEET; THENCE SOUTH 11 DEGREES 23 MINUTES 25 SECONDS EAST, 100.36 FEET; THENCE SOUTH 08 DEGREES 05 MINUTES 22 SECONDS WEST, 81.49 FEET; THENCE NORTH 19 DEGREES 02 MINUTES 17 SECONDS EAST, 82.08 FEET; THENCE SOUTH 08 DEGREES 29 MINUTES 14 SECONDS WEST, 73.88 FEET; THENCE SOUTH 38 DEGREES 57 MINUTES 28 SECONDS WEST, 63.48 FEET; THENCE SOUTH 02 DEGREES 50 MINUTES 52 SECONDS EAST, 80.00 FEET; THENCE SOUTH 09 DEGREES 53 MINUTES 58 SECONDS EAST, 158.15 FEET; THENCE SOUTH 21 DEGREES 47 MINUTES 17 SECONDS WEST, 95.31 FEET; THENCE SOUTH 17 DEGREES 47 MINUTES 11 SECONDS EAST, 77.33 FEET; THENCE SOUTH 08 DEGREES 07 MINUTES 05 SECONDS WEST, 122.72 FEET; THENCE SOUTH 23 DEGREES 31 MINUTES 44 SECONDS EAST, 102.18 FEET; THENCE SOUTH 18 DEGREES 13 MINUTES 26 SECONDS WEST, 81.48 FEET; THENCE SOUTH 13 DEGREES 07 MINUTES 13 SECONDS EAST, 107.91 FEET; THENCE SOUTH 08 DEGREES 12 MINUTES 36 SECONDS EAST, 127.01 FEET; THENCE SOUTH 33 DEGREES 01 MINUTES 09 SECONDS EAST, 75.93 FEET; THENCE SOUTH 42 DEGREES 30 MINUTES 32 SECONDS EAST, 65.14 FEET; THENCE SOUTH 07 DEGREES 45 MINUTES 01 SECONDS WEST, 82.83 FEET; THENCE SOUTH 52 DEGREES 12 DEGREES 14 MINUTES 17 SECONDS WEST, 130.88 FEET; THENCE SOUTH 05 DEGREES 56 MINUTES 27 SECONDS WEST, 82.88 FEET; THENCE SOUTH 32 DEGREES 08 MINUTES 44 SECONDS WEST, 57.04 FEET; THENCE SOUTH 27 DEGREES 30 SECONDS WEST, 72.45 FEET; THENCE NORTH 84 DEGREES 34 MINUTES 24 SECONDS WEST, 88.46 FEET; THENCE SOUTH 44 DEGREES 55 MINUTES 16 SECONDS WEST, 107.34 FEET; THENCE NORTH 73 DEGREES 21 MINUTES 44 SECONDS WEST, 78.70 FEET; THENCE SOUTH 80 DEGREES 48 MINUTES 04 SECONDS WEST, 80.00 FEET; THENCE SOUTH 19 DEGREES 21 MINUTES 24 SECONDS WEST, 90.87 FEET; THENCE SOUTH 23 DEGREES 31 MINUTES 06 SECONDS WEST, 30.34 FEET; THENCE SOUTH 47 DEGREES 08 MINUTES 41 SECONDS WEST, 203.94 FEET; THENCE SOUTH 07 DEGREES 11 MINUTES 42 SECONDS WEST, 111.83 FEET; THENCE SOUTH 85 DEGREES 12 MINUTES 44 SECONDS WEST, 31.38 FEET; THENCE NORTH 87 DEGREES 15 MINUTES 01 SECONDS WEST, 87.79 FEET; THENCE SOUTH 28 DEGREES 51 MINUTES 28 SECONDS EAST, 88.82 FEET; THENCE SOUTH 18 MINUTES 23 SECONDS WEST, 84.86 FEET; THENCE SOUTH 13 DEGREES 11 MINUTES 04 SECONDS EAST, 65.30 FEET; THENCE SOUTH 45 DEGREES 07 MINUTES 51 SECONDS EAST, 50.42 FEET; THENCE SOUTH 38 DEGREES 08 MINUTES 08 SECONDS EAST, 78.53 FEET; THENCE SOUTH 00 DEGREES 38 MINUTES 47 SECONDS EAST, 114.13 FEET; THENCE SOUTH 08 DEGREES 19 MINUTES 26 SECONDS WEST, 54.87 FEET; THENCE SOUTH 10 DEGREES 28 MINUTES 49 SECONDS EAST, 80.75 FEET; THENCE SOUTH 15 DEGREES 20 MINUTES 58 SECONDS EAST, 147.04 FEET; THENCE SOUTH 46 DEGREES 04 MINUTES 41 SECONDS WEST, 82.73 FEET; THENCE SOUTH 37 MINUTES 21 SECONDS EAST, 52.88 FEET; THENCE SOUTH 54 DEGREES 04 MINUTES 24 SECONDS EAST, 72.40 FEET; THENCE SOUTH 34 DEGREES 23 MINUTES 15 SECONDS WEST, 17.14 FEET; THENCE SOUTH 27 DEGREES 46 MINUTES 35 SECONDS EAST, 91.83 FEET; THENCE SOUTH 13 DEGREES 06 MINUTES 35 SECONDS WEST, 43.19 FEET; THENCE SOUTH 14 DEGREES 52 SECONDS WEST, 122.17 FEET; THENCE SOUTH 14 DEGREES 01 MINUTES 01 SECONDS WEST, 178.38 FEET TO THE EASTERLY BOUNDARY OF ABANDONED TELEPHONE AND TELEGRAPH RIGHT OF WAY; THENCE NORTH 12 DEGREES 58 MINUTES 18 SECONDS WEST, 2488.87 FEET TO THE NORTHERLY BOUNDARY OF ABANDONED TELEPHONE AND TELEGRAPH RIGHT OF WAY, 2638.40 FEET TO A POINT ON THE EASTERLY BOUNDARY OF TULLE SOUTH AS RECORDED IN PLAT BOOK 3, PAGE 224, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 12 DEGREES 58 MINUTES 40 SECONDS WEST, ALONG SAID EASTERLY BOUNDARY OF TULLE SOUTH, 894.84 FEET TO THE POINT OF BEGINNING.

JE A EXCEPTION
A PORTION OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TULLE SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 224, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 12 DEGREES 34 MINUTES 40 SECONDS EAST, ALONG THE EASTERLY BOUNDARY OF SAID PLAT BOOK 3, PAGE 224, 90.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 12 DEGREES 34 MINUTES 40 SECONDS EAST, ALONG SAID EASTERLY BOUNDARY, 378.15 FEET; THENCE NORTH 50 DEGREES 54 MINUTES 51 SECONDS EAST, 158.86 FEET; THENCE NORTH 11 DEGREES 42 MINUTES 28 SECONDS EAST, 21.13 FEET; THENCE NORTH 46 DEGREES 41 MINUTE, 58 SECONDS EAST, 21.02 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 08 SECONDS EAST, 29.14 FEET; THENCE NORTH 82 DEGREES 04 MINUTES 43 SECONDS EAST, 98.18 FEET; THENCE NORTH 80 DEGREES 04 MINUTES 18 SECONDS EAST, 34.06 FEET; THENCE NORTH 47 DEGREES 47 MINUTES 47 SECONDS EAST, 44 SECONDS EAST, 45.95 FEET; THENCE NORTH 33 DEGREES 41 MINUTES 09 SECONDS EAST, 56.31 FEET; THENCE NORTH 39 DEGREES 11 MINUTES 49 SECONDS EAST, 66.19 FEET; THENCE NORTH 14 DEGREES 46 MINUTES 51 SECONDS EAST, 45.92 FEET; THENCE NORTH DEGREES 07 MINUTES 46 SECONDS WEST, 88.20 FEET; THENCE NORTH 11 DEGREES 33 MINUTES 59 SECONDS EAST, 79.13 FEET; THENCE NORTH 11 DEGREES 40 MINUTES 18 SECONDS EAST, 18.08 FEET; THENCE NORTH 10 DEGREES 43 MINUTES 30 SECONDS EAST, 28.14 FEET; THENCE SOUTH 27 DEGREES 59 MINUTES 52 SECONDS EAST, 18.80 FEET; THENCE NORTH 47 DEGREES 40 MINUTES 47 SECONDS EAST, 35.40 FEET; THENCE NORTH 81 DEGREES 19 MINUTES 33 SECONDS EAST, 42.04 FEET; THENCE NORTH 49 DEGREES 31 MINUTES 01 SECONDS EAST, 48.21 FEET; THENCE SOUTH 81 DEGREES 35 MINUTES 09 SECONDS WEST, 389.20 FEET; THENCE SOUTH 17 DEGREES 43 MINUTES 19 SECONDS WEST, 78.70 FEET; THENCE SOUTH 11 DEGREES 34 MINUTES 52 SECONDS EAST, 10.10 FEET; THENCE SOUTH 19 DEGREES 30 MINUTES 10 SECONDS WEST, 40.87 FEET; THENCE SOUTH 28 DEGREES 40 MINUTES 02 SECONDS EAST, 35.81 FEET; THENCE NORTH 85 DEGREES 04 MINUTES 14 SECONDS WEST, 34.87 FEET; THENCE SOUTH 79 DEGREES 49 MINUTES 04 SECONDS WEST, 77.63 FEET; THENCE SOUTH 87 DEGREES 22 MINUTES 14 SECONDS WEST, 58.50 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 40.00 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE NORTHERLY 80.00 FEET OF THE ABOVE DESCRIBED PARCEL OF LAND.

EXHIBIT "C"
CONDITIONS
"THE HIDEAWAY" PLANNED UNIT DEVELOPMENT

1. The applicant ~~must~~ shall conform ~~with~~ to all applicable county regulations (including Concurrency Management) in the development of this project.
2. The applicant ~~will~~ shall provide adequate, safe, and accessible recreational facilities for this development in accordance with the requirements of the Concurrency Management Ordinance and any other applicable county regulations. Stormwater drainage facilities ~~are~~ shall not ~~to~~ be considered recreational facilities.
3. A master drainage plan for all phases of this development must be submitted and approved by the ~~Public Works Director~~ County Engineer prior to the commencement of any construction of the property.
4. Storm water facilities shall not be located in the required recreational open space areas.
5. Traffic calming features ~~should~~ shall be included in the layout of roadways to eliminate long straight-aways.
6. The requirements of Section 25.04 of Ordinance No. 97-19 (Nassau County Zoning Code) ~~are~~ shall be applicable.
7. The ~~preliminary~~ final development plan shall be submitted pursuant to Section 25.05 of Ordinance No. 97-19 (Nassau

County Zoning Code) within ~~90 days~~ one (1) year of the date of ~~this ordinance~~ the approved PUD modification.

8. All of the procedures and requirements of Section 25.04 of Ordinance No. 97-19 (Nassau County Zoning Code) shall be applicable.
9. Upon approval of the Planned Unit Development the preliminary development plan shall be attached as an exhibit to this ordinance.
10. No ~~development~~ site improvements shall progress until the approval of the ~~preliminary~~ final development plan ~~and the final development plan~~.
11. Permitted Accessory Uses and Structures shall follow Article 28. The permitted uses and structures in the modification shall be ~~single family residential dwellings, Mobile and Modular Home parks (minimum of 10 acres required), Mobile and Modular home subdivisions.~~ single family residential dwellings.
12. Permitted Accessory Uses & Structures: See Article ~~14~~ 28, Section ~~14.02~~ 28.15 of Ordinance No. 97-19, as amended (Nassau County Zoning Code).
13. Conditional Uses: ~~See~~ shall follow Article 28, Section 28.14 of Ordinance No. 97-19, as amended (Nassau County Zoning Code).
14. Minimum Lot Requirements:
Minimum Lot Width: ~~Seventy (70)~~ Sixty (60) feet. This is measured as an average on irregular shaped lots.

Minimum Lot Area: ~~Seven thousand 7,000~~ Six Thousand
(6,000) square feet.

15. Minimum Yard Requirements:

Front Yard: ~~Twenty (20)~~ Twenty five (25) feet.

Side Yard: ~~Seven and one half (7 ½)~~ Five (5) feet.

Rear Yard: ~~Fifteen (15)~~ Ten (10) feet.

16. Building Restrictions:

Maximum Building Height: ~~Twenty six (26)~~ Thirty five
(35) feet.

Maximum Lot Coverage: ~~Forty (40)~~ Fifty (50) percent.

17. No mobile homes/manufactured homes shall be permitted
within the Planned Unit Development (PUD).

18. The "Tee" dead ends shall be allowed, as shown on the
Preliminary Development Plan.

19. The roadways shall remain private. A thirty (30) foot
right-of-way, with ten (10) foot easements on either
side, will be the minimum requirement. The secondary
access shall be on Pine Wood Drive. This shall be a
fully paved back access at final build-out. A stabilized
roadway will be provided to earlier phases from Pine Wood
Drive, to the constructed phase. Improvements will be
made to Pine Wood Drive as required by the County.

20. Sidewalks shall be required on both sides of the road
along dead-end roadways and on one side of the main
roadway system.

21. Walking Paths/Nature Trails shall be provided except for those areas that are restricted by jurisdictional wetlands.
22. A six (6) foot opaque fence shall be provided between the cemetery and the proposed development.
23. A direct roadway connection between Phase II and Phase III on the preliminary development plan will be required (as shown in Exhibit A attached to the staff report).
24. The applicant shall incorporate into the covenants and restrictions a restriction that any fencing along any recreational area, open space, or greenway shall not exceed four (4) feet in height and shall be no more than thirty (30) percent opaque.
25. The spine road system through the PUD shall have twelve (12) foot lanes with curb and gutter. Corner lots shall have driveway access from the side street and not the spine road.
26. Acceleration/deceleration lanes shall be required at all access points to this development located on US 17.