

105

RESOLUTION 88 - 30

A RESOLUTION OF NASSAU COUNTY FLORIDA,
APPROVING THE APPLICATION FOR DEVELOPMENT
APPROVAL FOR THE YULEE WOODS/LOFTON
BLUFF/WILSON NECK DEVELOPMENT OF REGIONAL
IMPACT, SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, William F. Sheffield, Harry Blackmon, and Elise Phillips as Trustee of the Phillips Trust (the Applicant/Developer), has filed an application for development approval (ADA) with Nassau County for a development of regional impact (DRI) for Yulee Woods/Lofton Bluff/Wilson Neck pursuant to Chapter 380, Florida Statutes.

WHEREAS, Mr. William F. Sheffield has been designated as authorized agent for the Applicant/Developer in the ADA submitted on February 17, 1987.

WHEREAS, the Applicant/Developer, the Department of Community Affairs, and the Northeast Florida Regional Planning Council entered into a preliminary development agreement, for the Yulee Woods/Lofton Bluff/Wilson Neck project, on February 19, 1986, and amended on May 1, 1986, and again on June 1, 1987. This agreement limited the review by the Northeast Florida Regional Planning Council on certain parcels of said project, and allowed for the sale and development of certain lots while the said project was undergoing DRI review.

WHEREAS, the Board of County Commissioners for Nassau County has considered the report and recommendations of the Northeast Florida Regional Planning Council, the Nassau County staff, and the Nassau County Planning and Zoning Board, the documents and comments upon the record made before the Board of County Commissioners of Nassau County, hereby makes the following Findings and Fact and Conclusions of Law:

1. The proposed project is a residential development comprising 1,074 dwelling units on 1,434 acres in unincorporated Nassau County, more specifically described in Exhibit "A" attached.

2. The proposed development is not in an area designated as an Area of Critical State Concern pursuant to the provisions of Section 380.05, Florida Statutes.

3. The development does not unreasonably interfere with the achievement of the objectives of the adopted state land development plan applicable the area.

4. The development is consistent with the local land development regulations.

5. The granting of the development order will not adversely affect the public safety and welfare, provided the conditions contained herein are adhered to.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Nassau County, in public meeting, duly constituted and assembled, that the Development of Regional Impact Application for Development Approval for the Yulee Woods/Lofton Bluff/Wilson Neck DRI submitted by William F. Sheffield, Harry Blackmon, and Elise Phillips as Trustee of Phillips Trust, is hereby ordered Approved subject to the following conditions, restrictions, and limitations:

1. The Yulee Woods/Lofton Bluff/Wilson Neck Application for Development Approval (ADA) submitted November 4, 1986, Yulee Woods/Lofton Bluff/Wilson Neck Sufficiency Response Documents submitted February 17, 1987, and April 22, 1987, and all commitments provided by the Applicant therein, plus additional information submitted to the NEFRPC and Nassau County by the applicant/developer during the review period of November 4, 1986, to September 30, 1987, shall be made part of the development order.

2. The Yulee Woods/Lofton Bluff/Wilson Neck Preliminary development Agreement, entered into on February 19, 1986, and amended Preliminary Development Agreement, entered into on May 1, 1986, and the June 1, 1987, amendment to the Preliminary Development Agreement entered into by the Department of Community Affairs, William F. Sheffield, Harry Blackmon, Elise Phillips, and the Northeast Florida Regional Planning Council, (Exhibit "B") shall be subject to the conditions of the Yulee Woods/Lofton Bluff/Wilson Neck Development Order. All conditions and requirements placed on the applicant by the Preliminary Development Agreement and amendments thereof, shall be

incorporated by reference as conditions of the Yulee Woods/Lofton Bluff/Wilson Neck Development Order.

3. Any subsequent owner/developer or assignee shall be subject to the provisions contained in the Yulee Woods/Lofton Bluff/Wilson Neck Development Order issued by Nassau County.

4. The Zoning Director shall be responsible for monitoring the development for compliance with the Development Order. The provisions of Section 380.06(15), Florida Statutes, as amended shall apply to this development order.

5. An annual monitoring report shall be prepared and submitted by the Applicant/Developer in accordance with Section 380.06, F.S., the Northeast Florida Regional Planning Council (NEFRPC), Department of Community Affairs, and Nassau County, no later than November 1 of each year until buildout, commencing November 1, 1988. The annual report shall include:

(1) A description of any changes made in the proposed plan of development, phasing, or in the representations contained in the Application for Development Approval (ADA) since the DRI received approval, and any actions (substantial deviation or non-substantial deviation determinations) taken by local government to address these changes.

(2) A summary comparison of development activity proposed and actually conducted during the preceding calendar year, and projected for the ensuing calendar year, to include: site improvements, gross floor area constructed by land use type, location, and phase with appropriate maps.

(3) An identification by location, size, and buyer of any undeveloped tracts of land in the development that have been sold to a separate entity or developer, with map(s) which show the parcel(s) or sub-parcel(s) involved.

(4) A description of any lands purchased or optioned by the applicant within one-half mile of the original DRI site subsequent to issuance of the development order. Identify such land, its size, and intended use on a site plan and map.

(5) A listing of any substantial local, state, and federal permits which have been obtained, applied for, or denied, during this reporting period. Specify the agency, type of permit, parcel, location(s), and activity for each.

(6) Describe any moratorium on development imposed by a regulatory agency or local government. Specify the type or moratorium, duration, cause, and remedy.

(7) A synopsis of the operating parameters of the potable water, wastewater, and solid waste facilities serving the development area for the preceding year. A copy of any site or quality/quantity analysis performed by the regulatory agencies shall be indicated where available along with any violation notices or enforcement actions.

(8) The specific construction plans, design criteria, and planting and maintenance programs for the stormwater treatment system that are prepared and submitted at the time of permitting review shall be submitted in that year's monitoring report.

(9) Any changes to the previously reported stormwater plans, design criteria, or planting and maintenance programs shall be reported each year in the monitoring reports.

(10) Copies of all regulatory permits issued for work within wetlands.

(11) Copies of monitoring reports completed during the previous year on the stormwater/wetland systems.

(12) Traffic reports shall be submitted to the Florida Department of Transportation (FDOT) Urban Office in Jacksonville, as well as to the Nassau County Planning and Zoning Department, Northeast Florida Regional Planning Council, and Department of Community Affairs. The first traffic report shall be due one (1) year after the commencement of development, and shall be provided annually for eighteen (18) years or until project buildout (all lots are sold), unless otherwise specified by the NEFRPC. The timing of recommended traffic improvements will be based upon the information contained in traffic monitoring reports. The following information shall be included:

a. Traffic counts, turning movements, and levels of service, actual for the past twelve (12) months and projected for the ensuing twelve (12) months including traffic estimates for the following roads and intersections. Distinguish between project related traffic and total traffic volumes.

- Intersection of US 17 and Harts Road
- Intersection of SR A-1-A and Miner Road

Note: Actual FDOT or Nassau County traffic counts shall be used where possible. If actual FDOT or Nassau County Counts are not available for a particular road, the applicant shall retain, at his expense, a traffic engineering firm to collect the necessary counts. FDOT seasonal adjustment factors shall be used when adjusting traffic counts.

b. A description of new and/or improved roadways, traffic control devices or other

transportation facility improvements to be constructed or provided by the applicant or governmental entity to adequately accommodate the total existing and anticipated traffic demands.

c. A schedule for implementing the traffic improvements as described in (c) above.

(13) Provide a statement certifying that the Northeast Florida Regional Planning Council, Department of Community Affairs, Nassau County, and all affected agencies have been sent copies of the annual report in conformance with Subsections 380.06 (15) and (18), F.S.

6. This Development Order shall remain in effect for a period of twenty (20) years from the date of its rendition. Development approval will terminate and this Development Order shall no longer be effective should significant physical impact have not commenced within three (3) years from the effective date of this approval. For the purposes of this requirement, "significant physical development" does not include roads, drainage, or landscaping, but does include construction of buildings or installation of utilities and facilities such as sewer and water lines.

7. The Nassau County Board of County Commissioners hereby establishes December 17, 1990, as the date before which the property within the Yulee Woods/Lofton Bluff/Wilson Neck DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless Nassau County can demonstrate that substantial changes in the conditions underlying the approval of the development order have occurred or the development order was based on substantially inaccurate information provided by the developer or that the change is clearly established by Nassau County to be essential to the public health, safety, or welfare.

8. This development order shall terminate on December 31, 2005, which date reasonable reflects the time required to complete the Yulee Woods/Lofton Bluff/Wilson Neck project.

9. A description of current development by land use, type, and location, along with the proposed construction schedule for the ensuing twelve (12) month period and appropriate maps.

10. Soil and other materials deposited on paved streets by vehicular traffic, construction equipment or soil erosion shall be promptly removed by vacuum sweeping or wetting down the area and street sweeping.

11. A conservation easement shall be incorporated into the drainage easement in Parcel A to guarantee the preservation of the wetland system within this easement. A portion of Tract B shall be preserved in perpetuity to provide a habitat for the gopher tortoise, gopher frog, Florida Pine Snake, and other wildlife species which utilize this habitat. The exact boundary is identified in Exhibit "C" attached.

12. The applicant will place one thousand two hundred dollars (\$1,200.00) into an escrow account to be used for a water quality monitoring study five (5) years from the issuance of the Development Order. The study will monitor for coliform bacteria (fecal and total) and the major nitrogen species (TKN, nitrate and nitrite). any notable increases shall be followed up with investigations for causes and solutions including the possibility of sampling for viral concentrations.

13. The applicant shall be given credit towards educational impacts for the twenty-two (22) acres of right-of-way previously donated for the purpose of school bus access.

14. The applicant shall provide ten (10) acres within Tract B of active recreational activities for the residents of the project.

15. The location of these ten (10) acres shall be within the conservation (upland habitat preservation) area designated on the master development plan submitted in the ADA.

16. The developer has agreed to donate to the County within ninety (90) days of this Order a minimum of \$120,000.00 to be utilized by the Board of County Commissioners for the development requirements as determined by the Board of County Commissioners.

17. The traffic light at Minor Road will not be required by this Development Order.

18. The provisions of the Nassau County Zoning Ordinance and Subdivision Regulations, not in conflict with the Assessment Report, shall apply.

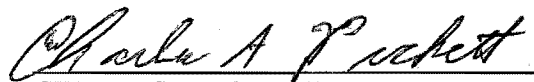
19. The developer shall consult regularly with the Sheriff, Public Safety Director, County Engineer, and Planning and Zoning Director as to the development and adopt their recommendations as required, and if not required by ordinance or law, then whenever possible. The individuals referenced herein should make written reports to the Planning and Zoning Board and the Board of County Commissioners.

20. All requirements and commitments made by the applicant in the Amended Preliminary Development Agreement of June 1, 1987, shall continue to be required by the Applicant until they are fulfilled.

The Clerk shall transmit a certified copy of this Development Order by Certified Mail to the Department of Community Affairs, the Northeast Florida Regional Planning Council, and the Applicant/Developer.


PASSED and ADOPTED this 19th day of January, 1988.

BOARD OF COUNTY COMMISSIONERS
OF NASSAU COUNTY, FLORIDA



CHARLES PICKETT
Its: Chairman

ATTEST:



T. J. GREESON
Its: Ex-Officio Clerk

EXHIBIT "A" Page 1 of 4

A portion of the Cyrus Briggs Grant, Section Forty-three (43), Township Two (2) North, Range Twenty-seven (27) East, Nassau County, Florida. Said portion being more particularly described as follows:

Begin at the Southeast corner of Lot Nine (9), Unit Two (2), YULEE FARMS, according to plat recorded in the public records of said County in Plat Book 3, page 29, and run North Fifty-five (55) degrees, Fourteen (14) minutes, Twenty-five (25) seconds East, along the Northwesterly line of Section Forty-three (43), aforementioned, a distance of Four Thousand Nine Hundred Sixty-six and One Hundredth (4,966.01) feet to an iron pipe; run thence North Fifty-five (55) degrees, Fifty-nine (59) minutes, Fifty-five (55) seconds East, continuing along said Northwesterly line, a distance of One Thousand Nine Hundred Eight and Forty-one Hundredths (1,908.41) feet to an iron pipe located on the edge of Marshlands of Lofton Creek; run thence in a Southerly direction along said Marshlands, a distance of Twelve Thousand (12,000.00) feet, more or less, to a point where said edge of Marshlands is intersected by the Northerly line of lands described in Deed recorded in the public records of said County in Deed Book 241, pages 125 through 130; from said intersection, run the following courses and distances along said lands; thence North Sixty (60) degrees, Forty-nine (49) minutes West, a distance of Fifteen (15.0) feet, more or less, to a concrete monument; continue North Sixty (60) degrees, Forty-nine (49) minutes West, a distance of Eight Hundred Forty-four and Seventy-eight Hundredths (844.78) feet to a concrete monument; run thence North Seventy-nine (79) degrees, Twenty (20) minutes, Fifty (50) seconds West, a distance of Three Hundred Sixteen and Five Hundredths (316.05) feet to an iron pipe; run thence North Eighty-eight (88) degrees, Fifty-seven (57) minutes, Twenty (20) seconds West, a distance of Three Hundred Three and Thirty-three Hundredths (303.33) feet to an iron pipe; run thence South Sixty-eight (68) degrees, Thirty-one (31) minutes West, a distance of Two Hundred Sixty-eight (268.0) feet to an iron pipe; run thence South Forty-four (44) degrees, Thirty-one (31) minutes, Ten (10) seconds West, a distance of Six Hundred Sixty-six and Eighty-five Hundredths (666.85) feet to an iron pipe; run thence South Thirteen (13) degrees, Fifty-three (53) minutes, Thirty (30) seconds East, a distance of Six Hundred Ninety-five and Eighty-five Hundredths (695.85) feet to a concrete monument; run thence South Sixteen (16) degrees, Fifty-nine (59) minutes, Forty (40) seconds East, a distance of Two Hundred Fifty-eight and Forty Hundredths (258.40) feet to an iron pipe; run thence South Eighteen (18) degrees, Fifty (50) minutes West, a distance of Four Hundred Forty-six (446.0) feet to an iron pipe; run thence South Twenty-four (24) degrees, Twenty-four (24) minutes, Twenty (20) seconds West, a distance of Three Hundred Thirty-one and Seventy-seven Hundredths (331.77) feet to an iron pipe; run thence South Thirteen (13) degrees, Twenty-eight (28) minutes, Fifty (50) seconds West, a distance of Two Hundred Thirty-six and Twenty-seven Hundredths (236.27) feet to an iron pipe; run thence South Seven (07) degrees, Twenty-five (25) minutes, Ten (10) seconds West, a distance of Three Hundred Twenty-seven and Fifty-four Hundredths (327.54) feet to an iron pipe; run thence South Eleven (11) degrees, Two (02) minutes, Thirty (30) seconds East, a distance of Three Hundred Sixty-seven and Thirty-two Hundredths (367.32) feet to a concrete monument where said lands recorded in Deed Book 241, pages 125 through 130, is intersected by the Northeasterly line of lands described in Deed recorded in said public records in Deed Book 235, page 394;

EXHIBIT "A" Page 2 of 4

run thence North Fifty-three (53) degrees, Three (03) minutes, Thirty (30) seconds West, along said lands, a distance of One Thousand Four Hundred Ninety-seven and Fifty-five Hundredths (1,497.55) feet to a concrete monument; run thence South Twenty-nine (29) degrees, Thirty-three (33) minutes, Fifty (50) seconds West, along said lands, a distance of Three Hundred Sixty-two and Ten Hundredths (362.10) feet to a concrete monument located on the edge of the Marshlands of Cuno and Gardner Creeks; run thence in a Northwesterly direction, along said Marshlands, a distance of Seven Thousand (7,000.00) feet, more or less, to an iron pipe located where said Marshlands is intersected by the Easterly line of lands described in Deed recorded in said public records in Official Records Book 22, pages 360 through 369; run thence North Forty-four (44) degrees, Two (02) minutes, Ten (10) seconds East, along said lands, a distance of Ninety-four and Sixty-six Hundredths (94.66) feet to an iron pipe; run thence North Zero (0) degrees, Thirty-two (32) minutes, Twenty (20) seconds East, continuing along said lands, a distance of Two Hundred Seventy and Forty-five Hundredths (270.45) feet to an iron pipe; run thence North Twelve (12) degrees, Two (02) minutes, Forty (40) seconds West, continuing along said lands, a distance of Two Hundred Seventy and Sixteen Hundredths (270.16) feet to an iron pipe; run thence North Twenty-two (22) degrees, Two (02) minutes, Forty (40) seconds West, continuing along said lands, a distance of Two Hundred Seventy and Thirty-one Hundredths (270.31) feet to an iron pipe; run thence South Fifty-five (55) degrees, Twenty-eight (28) minutes West, continuing along said lands, a distance of Six Hundred Forty (640.0) feet to an iron pipe; continue South Fifty-five (55) degrees, Twenty-eight (28) minutes West, a distance of Twenty-five (25.0) feet, more or less, to Gardners Creek, aforementioned; run thence in a Northerly direction, along said Creek, a distance of Fifty (50.0) feet, more or less, to a point where said Creek intersects with the Northwesterly line of Section Forty-three (43), aforementioned; run thence North Fifty-five (55) degrees, Twenty-eight (28) minutes East, along said line, a distance of Twenty-five (25.0) feet, more or less, to an iron pipe; continue North Fifty-five (55) degrees, Twenty-eight (28) minutes East, along said line, a distance of Seven Hundred Twenty-five and Seventy-five Hundredths (725.75) feet to a concrete monument; continue North Fifty-five (55) degrees, Twenty-eight (28) minutes East, along said line, a distance of Six Hundred Sixty-eight and Five Hundredths (668.05) feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM the above described lands, that portion Deeded to Nassau County for Road rights-of-way and recorded in said public records in Deed Book 77, page 196 and Deed Book 210, page 141.

The portion of land thus described contains Eight Hundred Thirty-eight and Seventy-three Hundredths (838.73) acres, more or less.

23030

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CLERK OF DISTRICT COURT
STATE OF FLORIDA

EXHIBIT "A" Page 3 of 4

A Legal Description of a Portion of Section Forty-two (42), Township Two (2) North, Range Twenty-seven (27) East, Nassau County, Florida. Said portion being more particularly described as follows:

Begin at a concrete monument set where the Southerly right-of-way line of State Road Number 200 (A-1-A), (a 184.0 foot right-of-way) intersects with the Easterly line of Section Forty-two (42) aforementioned; and run South 22 degrees, 54 minutes, 30 seconds East along said Easterly line, a distance of 9,251.9052 feet to a concrete monument at the Southwesterly corner of Section Thirty-eight (38), Township and Range aforementioned; run thence North 66 degrees, 35 minutes, 30 seconds East, along the Southerly line of said Section Thirty-eight (38), a distance of 910.1532 feet to a concrete monument on the marshlands of Lofton Creek; run thence in a Southerly direction along said marshlands to a concrete monument (the bearing of the last mentioned course being South 32 degrees, 58 minutes, 50 seconds East, a distance of 661.6170 feet monument to monument); Run thence South 54 degrees, 51 minutes, 20 seconds West, a distance of 1,768.6746 feet to a concrete monument; run thence South 35 degrees, 09 minutes, 10 seconds East, a distance of 774.9720 feet to a concrete monument; run thence South 54 degrees, 50 minutes, 30 seconds West, a distance of 1,408.0902 feet to a concrete monument; run thence South 35 degrees, 05 minutes, 40 seconds East, a distance of 885.0402 feet to a concrete monument that lies 33.0 feet from when measured at a right angle to the Southeasterly line of Section Forty-two (42) aforementioned, being also the Northwesterly right-of-way line of a County Road (a 66.0 foot right-of-way); run thence South 55 degrees, 14 minutes, 39 seconds West parallel with said Southeasterly line and along said right-of-way a distance of 4,449.8547 feet to a concrete monument; run thence North 12 degrees, 48 minutes, 30 seconds West, a distance of 466.6134 feet to a concrete monument; run thence South 77 degrees, 11 minutes, 10 seconds West, a distance of 466.6266 feet to a concrete monument on the Easterly right-of-way line of the old American Telephone and Telegraph right-of-way (a 100.0 foot right-of-way now abandoned); run thence North 12 degrees, 48 minutes, 30 seconds West along said right-of-way, a distance of 1,484.5144 feet to a concrete monument; run thence North 50 degrees, 28 minutes, 23 seconds East, a distance of 6,470.0700 feet to a concrete monument at the Southwesterly corner of section thirty eight (38), Township and Range aforementioned; and run thence North 22 degrees, 54 minutes, 30 seconds West along said Easterly line, a distance of 9,251.9052 feet to a concrete monument being the point of beginning set where the Southerly right-of-way line of State Road Number 200 (A-1-A), (a 184.0 foot right-of-way) intersecting with the Easterly line of Section Forty-two (42) aforementioned. Containing 298.0000 acres more or less.

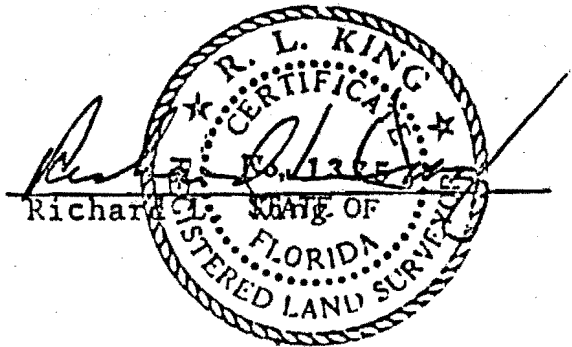
Survey description furnished by Richard L. King, Registered Land Surveyor #1375.

LEGAL DESCRIPTION OF A 298 ACRES TRACT

A Legal Description of a Portion of Section Forty-two (42), Township Two (2) North, Range Twenty-seven (27) East, Nassau County, Florida. Said portion being more particularly described as follows:

Begin at a concrete monument set where the Southerly right-of-way line of State Road Number 200 (A-1-A), (a 184.0 foot right-of-way) intersects with the Easterly line of Section Forty-two (42) aforementioned; and run South 22 degrees, 54 minutes, 30 seconds East along said Easterly line, a distance of 7735.3797 feet to a concrete monument; run thence South 22 degrees, 54 minutes, 30 seconds East along said Easterly line a distance of 1516.5255 feet to a concrete monument at the Southwesterly corner of Section Thirty-eight (38), Township and Range of the aforementioned; run thence South 50 degrees, 28 minutes, 23 seconds West, a distance of 6470.0700 feet, to a concrete monument; run thence North 12 degrees, 48 minutes, 30 seconds West, a distance of 3003.5760 feet to a concrete monument; run thence North 62 degrees, 57 minutes, 31 seconds East, a distance of 5687.8796 feet, to a concrete monument on the Easterly section line of Section Forty-two (42), Township and Range aforementioned; run thence North 22 degrees, 54 minutes, 30 seconds West along said Easterly section a distance of 7735.3797 feet to a concrete monument being the Point of Beginning set where the Southerly right-of-way line of State Road Number 200 (A-1-A) (a 184.0 foot right-of way) intersecting with the Easterly line Section Forty-two (42) aforementioned containing 298.00 acres more or less.

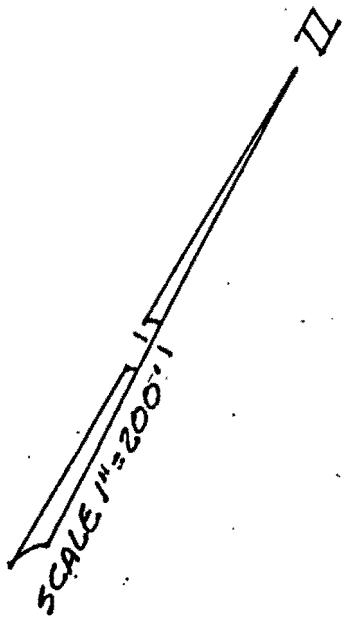
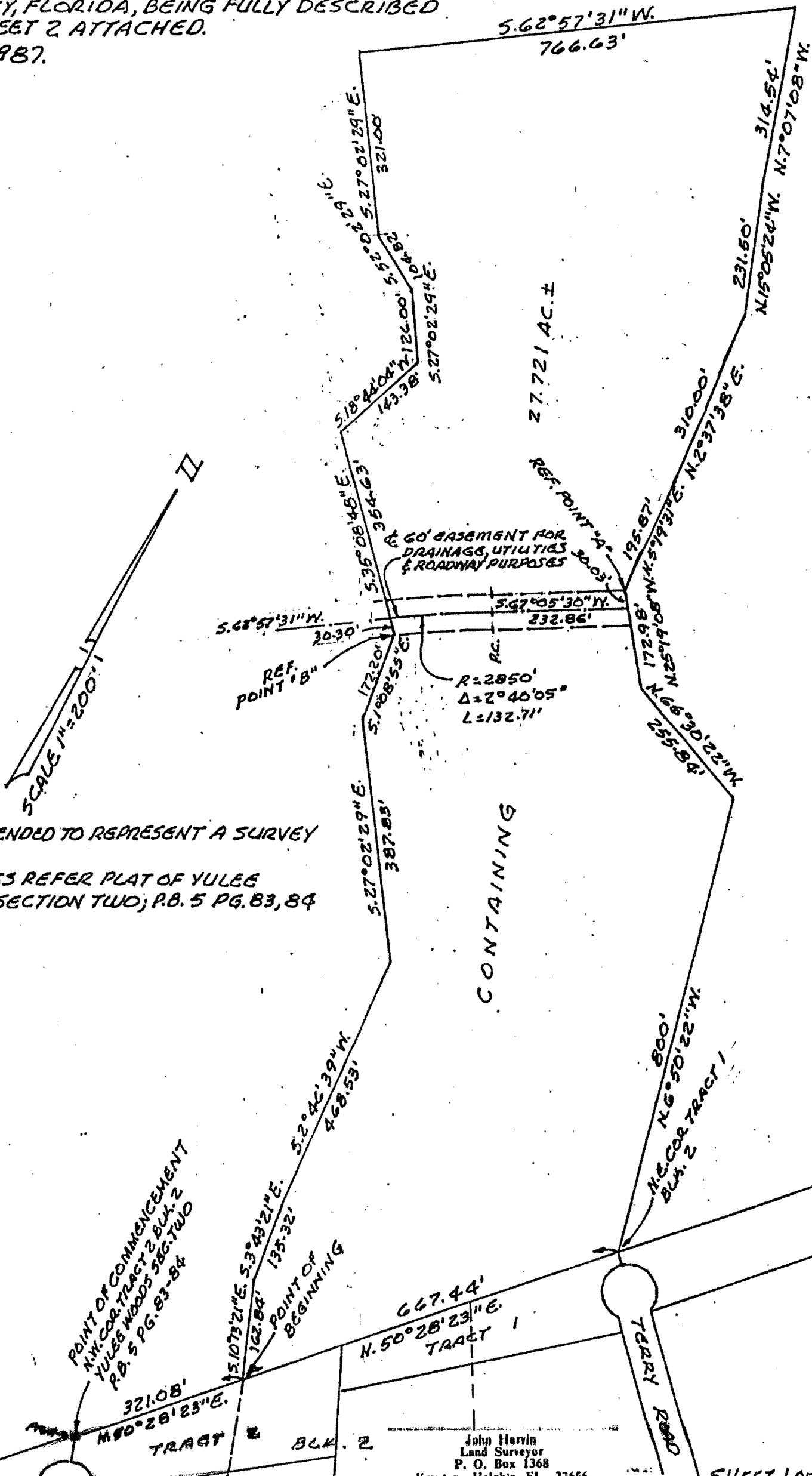
Survey description furnished by Richard L. King, Registered Land Surveyor #1375.



MAP TO SHOW

PART OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING FULLY DESCRIBED ON SHEET 2 ATTACHED.

12/26/1987.



NOT INTENDED TO REPRESENT A SURVEY
 BEARINGS REFER PLAT OF YULEE WOODS SECTION TWO; P.B. 5 PG. 83, 84

John Harvin
 Land Surveyor
 P. O. Box 1368
 Keystone Heights, FL 32656

Registered in Florida and Georgia

JOHN W. HARVIN, JR.

PROFESSIONAL LAND SURVEYOR

P. O. BOX 1368
KEYSTONE HEIGHTS, FL 32656
PHONE (904) 473-3011MEMBER
FLORIDA SOCIETY OF
PROFESSIONAL LAND SURVEYORS
AMERICAN CONGRESS ON
SURVEYING AND MAPPINGSheet 2, to accompany Sketch "Yulee Exception" prepared by John W. Harvin, Jr.
R.L.S. 1422, Dated 12/26/87

Part of Section 42, Township 2 North, Range 27 East, Nassau County, Florida and being more particularly described as follows: Commence at the Northwest corner of Tract 2 Block 2, Yulee Woods Section Two as recorded in Plat Book 5 pages 83 and 84 of the Public Records of said County; thence along the northerly line of said Tract 2, North 50 degrees 28 minutes 23 seconds East, 321.08 feet to the Point of Beginning; thence along the last described line, and continuing along the northerly line of Tract 1, said Block 2, North 50 degrees 28 minutes 23 seconds East, 667.44 feet to the northeasterly corner of said Tract 1 Block 2; thence North 06 degrees 50 minutes 22 seconds West, 800 feet; thence North 66 degrees 30 minutes 22 seconds West, 255.84 feet; thence North 25 degrees 19 minutes 08 seconds West, 172.98 feet to a Point hereinafter referred to as Reference Point "A"; thence North 05 degrees 19 minutes 31 seconds East, 195.87 feet; thence North 02 degrees 37 minutes 38 seconds East, 310.00 feet; thence North 15 degrees 05 minutes 24 seconds West, 231.50 feet; thence North 07 degrees 07 minutes 08 seconds West, 314.54 feet; thence South 62 degrees 57 minutes 31 seconds West, 766.63 feet; thence South 27 degrees 02 minutes 29 seconds East, 321.00 feet; thence South 52 degrees 02 minutes 29 seconds East, 104.82 feet; thence South 27 degrees 02 minutes 29 seconds East, 126.00 feet; thence South 18 degrees 44 minutes 04 seconds West, 143.38 feet; thence South 35 degrees 08 minutes 48 seconds East, 354.63 feet to a Point hereinafter referred to as Reference Point "B"; thence South 01 degree 08 minutes 55 seconds East, 172.20 feet; thence South 27 degrees 02 minutes 29 seconds East, 387.83 feet; thence South 02 degrees 46 minutes 39 seconds West, 468.53 feet; thence South 03 degrees 43 minutes 21 seconds East, 135.32 East; thence South 10 degrees 13 minutes 21 seconds East, 162.84 feet to the Point of Beginning. Containing 27.721 acres, more or less, and being subject to the following described easement: Commence at the above described Reference Point "A"; thence South 25 degrees 19 minutes 08 seconds East, 30.03 feet to the Point of Beginning for an easement for drainage, utilities and general road purposes 60 feet in width and lying 30 feet each side of the following described centerline; thence South 67 degrees 05 minutes 30 seconds West, 232.86 feet to the beginning of a curve concave southeasterly and having a radius of 2850 feet; thence southwesterly along said curve 132.71 feet, more or less, thru a central angle of 02 degrees 40 minutes 05 seconds, to a Point that bears North 35 degrees 08 minutes 48 seconds West, 30.30 feet from the above described Reference Point "B", and the terminus of said easement.

Together with that portion of said Block 2, Yulee Woods Section Two shown as "Reservation for Storm Water Impoundment" and defined by the upper limits thereof shown on said plat and containing 13.5 acres, more or less.

RECEIVED
FEB 22 1988L. E. FLORES
PLANNING BOARD