

**RESOLUTION NO. 2015-121**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA GRANTING A WAIVER, PURSUANT TO NASSAU COUNTY ORDINANCE 99-17, SECTION 15.2.1, TO BRIAN AND MONICA BLAQUIERE.**

**WHEREAS**, Brian and Monica Blaquiere own a parcel of property whose address is 43526 Red Dirt Ridge Trail, Nassau County, Florida; and

**WHEREAS**, Brian and Monica Blaquiere purchased the property from Red Dirt Ridge, LLC on October 25, 2013, a copy of the Warranty Deed attached as Exhibit "A"; and

**WHEREAS**, access to the property is pursuant to a Grant of Easement from Red Dirt Ridge, LLC to Brian and Monica Blaquiere; and

**WHEREAS**, the easement is referred to as Red Dirt Ridge Trail, described as a 60 foot easement for ingress, egress, and utilities; and

**WHEREAS**, Red Dirt Ridge Trail is a dirt road not dedicated to the public nor owned or maintained by Nassau County; and

**WHEREAS**, Brian and Monica Blaquiere applied for a building permit for their property, and the county records indicate there have been five (5) building permits issued on Red Dirt Ridge Trail; and

**WHEREAS**, Nassau County Roadway and Drainage Standard Ordinance No. 99-17, Section 1.2.2 states that a 60' easement can serve up to five (5) dwelling units and additional units will require the approval of the Public Works Director; and

**WHEREAS**, the Public Works Director did not approve the sixth (6<sup>th</sup>) dwelling unit; and

**WHEREAS**, pursuant to Section 15.2.1 of Ordinance 99-17, after a variance is denied by the Public Works Director, an owner can appeal to the Board of County Commissioners for a waiver and the owners have appealed that decision to the Board of County Commissioners.

**NOW, THEREFORE, BE IT RESOLVED** this 28th day of September, 2015 by the Board of County Commissioners of Nassau County, Florida, that:

1. Based on the Blaquiere's presentation and the facts presented, the denial of the building permit would create a hardship and, based on the standards and objectives of Ordinance 99-17, the waiver is hereby approved.
2. The condition of the granting of this waiver is the execution, by Brian and Monica Blaquiere, of the Affidavit attached as Exhibit "B".
3. The granting of this waiver is specific to the facts and conditions applicable to Brian and Monica Blaquiere only.
4. This Resolution, by consent of the Board of County Commissioners of Nassau County, Florida, and Brian and Monica Blaquiere shall be recorded.

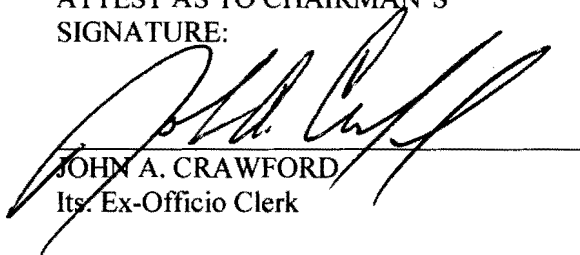
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA



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PAT EDWARDS  
Its: Chairman

ATTEST AS TO CHAIRMAN'S  
SIGNATURE:



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JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

Approved as to form by the  
Nassau County Attorney:



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MICHAEL S. MULLIN

EXHIBIT "A"

**RECORD AND RETURN TO  
PREPARER OF THIS INSTRUMENT:**  
TIMOTHY P. KELLY, ESQ.  
1016 La Salle Street  
Jacksonville, Florida 32207

Real Estate Tax I.D. No.  
Part of 34-3N-25-0000-0005-0000  
33-3N-25-0000-0006-0000

Above Space for Clerk's Recording

**WARRANTY DEED**

**THIS WARRANTY DEED** made this 25 day of October, 2013, by RED DIRT RIDGE LLC, a Florida limited liability company, whose address is PO Box 1694, Callahan, FL 32011, hereinafter called Grantor, to BRIAN MARCEL BLAQUIERE and MONICA HODGES BLAQUIERE, his wife, hereinafter called Grantee and whose address is 5831 Long Cove Drive, Jacksonville, FL 32222.

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:**

**THAT** the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in Nassau County, Florida, viz:

Legal Description attached as Exhibit "A"

**SUBJECT TO** taxes accruing subsequent to December 31, 2012.

**SUBJECT TO** the following restrictive covenant: The real property is restricted to single family homes constructed on site. No mobile homes, trailers or off-site manufactured homes permitted. This restriction shall run with the land.

**SUBJECT TO** covenants, restrictions and easements of records, if any; however, this reference thereto shall not operate to reimpose same.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

RED DIRT RIDGE LLC, a Florida limited liability company

G&H LAND AND TIMBER INVESTMENTS, LLC, a Florida limited liability company

BY: [Signature]  
ALBERT L. HIGGINBOTHAM  
Its: Managing Members

BY: [Signature]  
SHARI T. GRAHAM  
Its: Managing Members

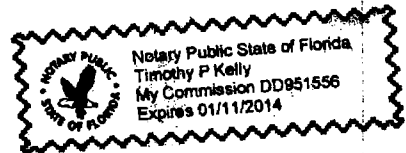
Its: Managing Member

WITNESS [Signature]  
Timothy P. Kelly  
WITNESS [Signature]  
Ralph W. Bennett

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 25 day of October, 2013, by Albert L. Higginbotham and Shari T. Graham, Managing Members of G&H Land and Timber Investments LLC, a Florida limited liability company as Managing Member of Red Dirt Ridge LLC. They are personally known to me.

[Signature]  
Notary Public, State and County Aforesaid  
My Commission Expires:  
My Commission Number:



# Exhibit "A"

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 3 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SECTION 33 ALSO BEING THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 25 EAST, OF SAID COUNTY; THENCE SOUTH 89°22'04"WEST, ALONG THE SOUTH LINE OF SAID SECTION 33, 451.63 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1656 PAGE 685, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°22'04"WEST, ALONG THE EASTERLY BOUNDARY OF SAID OFFICIAL RECORDS BOOK 1656 PAGE 685, 544.21 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 59°49'12"EAST, 841.01 FEET TO A POINT IN THE CENTERLINE OF A 60.00 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES SAID POINT BEING ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1344.69 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AND SAID CENTERLINE OF A 60.00 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES AN ARC DISTANCE OF 93.36 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT AND HAVING A RADIUS OF 681.03 FEET AFORESAID CURVE TO THE LEFT BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 61°19'09"EAST, 93.34 FEET; THENCE ALONG AND AROUND SAID REVERSE CURVE TO THE RIGHT AND THE CENTER LINE OF SAID 60.00 FOOT EASEMENT, AN ARC DISTANCE OF 220.04 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°03'08"EAST, 219.08 FEET; THENCE SOUTH 44°47'46"EAST, CONTINUING ALONG SAID CENTER LINE OF A 60.00 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES 82.53 FEET; THENCE SOUTH 19°25'01"WEST, 602.39 FEET TO A POINT ON THE NORTH LINE OF MILLS CREEK UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 43, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 80°04'47"WEST, ALONG SAID NORTH LINE OF MILLS CREEK UNIT ONE, 395.82 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°22'10"EAST, ALONG THE WEST LINE OF MILLS CREEK UNIT ONE, 230.15 FEET TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 15.00 ACRES MORE OR LESS.

A 60.00 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING AND BEING A PORTION SECTION'S 33 AND 34, TOWNSHIP 3 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SAULS ROAD (A 60.00 FOOT RIGHT OF WAY) WITH THE WESTERLY RIGHT OF WAY LINE OF MUSSELLWHITE ROAD (A 60.00 FOOT RIGHT OF WAY); THENCE NORTH 29°17'29"EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF MUSSELLWHITE ROAD 668.10 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1275.79 FEET AND THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG AND AROUND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 187.56 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°13'26"WEST, 187.41 FEET; THENCE NORTH 68°00'42"WEST, 323.77 FEET TO A POINT OF CURVE TO THE RIGHT AND HAVING A RADIUS OF 737.99 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 334.02 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°55'11"WEST, 330.20 FEET; THENCE NORTH 44°47'46"WEST, 472.62 FEET TO A POINT OF CURVE TO THE LEFT AND HAVING A RADIUS OF 651.03 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 210.35 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT AND HAVING A RADIUS OF 1374.69 FEET AFORESAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 54°03'08"WEST, 209.43 FEET; THENCE ALONG AND AROUND REVERSE CURVE TO THE RIGHT AN ARC DISTANCE OF 360.62 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 3285.00 FEET AFORESAID REVERSE CURVE TO THE RIGHT BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 55°47'35"WEST, 359.59 FEET; THENCE ALONG AND AROUND SAID REVERSE CURVE TO THE LEFT AN ARC DISTANCE OF 528.97 FEET TO A POINT OF CONTINUOUS CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET AFORESAID REVERSE CURVE TO THE LEFT BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°53'27"WEST, 528.40 FEET; THENCE ALONG AND AROUND SAID CONTINUOUS CURVE TO THE LEFT AN ARC DISTANCE OF 122.74 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°31'38"WEST, 121.69 FEET; THENCE NORTH 83°33'03"WEST, 269.29 FEET TO AN ANGLE POINT; THENCE NORTH 74°34'53"WEST, 637.45 FEET TO A POINT OF CURVE TO THE RIGHT AND HAVING A RADIUS OF 1030.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 129.46 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°10'55"WEST, 129.37 FEET; THENCE NORTH 74°34'53"WEST, 582.90 FEET TO A POINT OF CURVE TO THE RIGHT AND HAVING A RADIUS OF 1030.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 189.37 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°18'51"WEST, 189.11 FEET; THENCE NORTH 64°02'50"WEST, 225.16 FEET TO A POINT OF CURVE TO THE RIGHT AND HAVING A RADIUS OF 330.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 148.45 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51°09'35"WEST, 147.20 FEET; THENCE NORTH 38°16'20"WEST, 203.57 FEET; THENCE NORTH

(1)

11°40'52"EAST, 78.38 FEET; THENCE SOUTH 38°16'20"EAST, 254.00 FEET TO A POINT OF CURVE TO THE LEFT AND HAVING A RADIUS OF 270.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 121.46 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°09'35"EAST, 120.44 FEET; THENCE SOUTH 64°02'50"EAST, 225.16 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 970.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 178.34 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°18'51"EAST, 178.09 FEET; THENCE SOUTH 74°34'53"EAST, 591.03 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 40.59 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°54'05"EAST, 36.28 FEET; THENCE NORTH 12°23'02"EAST, 147.30 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1470.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 243.58 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°38'13"EAST, 243.30 FEET; THENCE NORTH 02°53'24"EAST, 558.91 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 109.39 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03°46'40"WEST, 109.15; THENCE NORTH 10°26'44"WEST, 116.72 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33; THENCE NORTH 89°01'05"EAST, ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4, 60.83 FEET; THENCE SOUTH 10°26'44"EAST, 106.72 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 123.36 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°46'40"EAST, 123.08 FEET; THENCE SOUTH 02°53'24"WEST, 558.91 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1530.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 253.52 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07°38'13"WEST, 253.22 FEET; THENCE SOUTH 12°23'02"WEST, 142.10 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 41.86 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 35°35'00"EAST, 37.14 FEET; THENCE SOUTH 83°33'03"EAST, 191.94 FEET TO A POINT OF CURVE TO THE RIGHT AND HAVING A RADIUS OF 330.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 150.02 FEET TO A POINT OF CONTINUOUS CURVE TO THE RIGHT HAVING A RADIUS OF 3345.00 FEET AFORESAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°31'38"EAST, 148.73 FEET; THENCE ALONG AND AROUND SAID CONTINUOUS CURVE TO THE RIGHT AN ARC DISTANCE OF 538.63 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1314.69 FEET AFORESAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52°53'27"EAST, 538.05 FEET; THENCE ALONG AND AROUND SAID REVERSE CURVE TO THE LEFT AN ARC DISTANCE OF 344.88 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 711.03 FEET AFORESAID REVERSE CURVE TO THE LEFT BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 55°47'35"EAST, 343.89 FEET; THENCE ALONG AND AROUND SAID REVERSE CURVE TO THE RIGHT AN ARC DISTANCE OF 229.73 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°03'08"EAST, 228.73 FEET; THENCE SOUTH 44°47'46"EAST, 472.62 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 677.99 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 307.28 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°56'18"EAST, 304.65 FEET; THENCE SOUTH 68°00'53"EAST, 324.77 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1215.79 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 195.69 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF MUSSELLWHITE ROAD SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°37'22"EAST, 195.48 FEET; THENCE SOUTH 29°17'29"WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 62.48 FEET TO THE POINT OF BEGINNING.

(2)

EXHIBIT "B"

**AFFIDAVIT**

WE, THE UNDERSIGNED AFFIANTS, DO HEREBY UNDER OATH  
ACKNOWLEDGE AND AGREE that:

1. I applied for a waiver, pursuant to Section 15.2 of Nassau County Ordinance 99-17, as amended, in order to pull a building permit on my property. The waiver is necessary as I would be the 6<sup>th</sup> building permit on Red Dirt Ridge Trail, a 60' dirt easement.
2. I purchased real property, as described in Exhibit A attached hereto, from Red Dirt Ridge, LLC that is located on Red Dirt Ridge Trail, Nassau County, Florida (the "Property").
3. My Property fronts on a 60' easement, known as Red Dirt Ridge Trail and said easement was conveyed by Red Dirt Ridge, LLC to me.
4. Nassau County did not construct, inspect nor approve the construction of the easement.
5. The easement is not dedicated to the public.
6. Nassau County does not maintain the easement nor will it maintain the easement.
7. The responsibility for maintenance of the easement rests with me and the other property owners on Red Dirt Ridge Trail and/or Red Dirt Ridge, LLC.
8. Emergency response and/or response times may be adversely affected based upon the maintenance of the easement.
9. My Property is not in a platted subdivision, and the County cannot make any assertions as to the adequacy of drainage and there is no approved stormwater management plan.

Under penalties of perjury, I declare the above statements to be true to the best of my knowledge and belief.

Dated 9-30-15.

Witnesses:

Pamela J. Miles  
Pamela J. Miles  
Printed Name of Witness

Brian Blaquiere  
BRIAN BLAQUIERE

Veda Watts Ueda watts  
Veda Watts  
Printed Name of Witness

Witnesses:

Veda Watts  
Veda Watts  
Printed Name of Witness

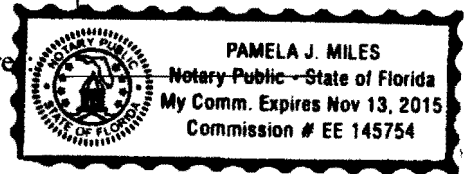
Monica Blaquiere  
MONICA BLAQUIERE

Pamela J. Miles  
Pamela J. Miles  
Printed Name of Witness

STATE OF FLORIDA  
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 30<sup>TH</sup> day of September, 2015 by Brian Blaquiere and Monica Blaquiere, who are personally known to me or who have produced FL DL as identification and who did take an oath.

Pamela J. Miles  
Notary Public  
State of Florida at Large  
My Commission expires





# Exhibit "A"

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 3 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SECTION 33 ALSO BEING THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 25 EAST, OF SAID COUNTY; THENCE SOUTH 89°22'04"WEST, ALONG THE SOUTH LINE OF SAID SECTION 33, 451.63 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1656 PAGE 685, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°22'04"WEST, ALONG THE EASTERLY BOUNDARY OF SAID OFFICIAL RECORDS BOOK 1656 PAGE 685, 544.21 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 59°49'12"EAST, 841.01 FEET TO A POINT IN THE CENTERLINE OF A 60.00 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES SAID POINT BEING ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1344.69 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AND SAID CENTERLINE OF A 60.00 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES AN ARC DISTANCE OF 93.36 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT AND HAVING A RADIUS OF 681.03 FEET AFORESAID CURVE TO THE LEFT BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 61°19'09"EAST, 93.34 FEET; THENCE ALONG AND AROUND SAID REVERSE CURVE TO THE RIGHT AND THE CENTER LINE OF SAID 60.00 FOOT EASEMENT, AN ARC DISTANCE OF 220.04 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°03'08"EAST, 219.08 FEET; THENCE SOUTH 44°47'46"EAST, CONTINUING ALONG SAID CENTER LINE OF A 60.00 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES 82.53 FEET; THENCE SOUTH 19°25'01"WEST, 602.39 FEET TO A POINT ON THE NORTH LINE OF MILLS CREEK UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 43, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 80°04'47"WEST, ALONG SAID NORTH LINE OF MILLS CREEK UNIT ONE, 395.82 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°22'10"EAST, ALONG THE WEST LINE OF MILLS CREEK UNIT ONE, 230.15 FEET TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 15.00 ACRES MORE OR LESS.

A 60.00 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING AND BEING A PORTION SECTION'S 33 AND 34, TOWNSHIP 3 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SAULS ROAD (A 60.00 FOOT RIGHT OF WAY) WITH THE WESTERLY RIGHT OF WAY LINE OF MUSSELLWHITE ROAD (A 60.00 FOOT RIGHT OF WAY); THENCE NORTH 29°17'29"EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF MUSSELLWHITE ROAD 668.10 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1275.79 FEET AND THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG AND AROUND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 187.56 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°13'26"WEST, 187.41 FEET; THENCE NORTH 68°00'42"WEST, 323.77 FEET TO A POINT OF CURVE TO THE RIGHT AND HAVING A RADIUS OF 737.99 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 334.02 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°55'11"WEST, 330.20 FEET; THENCE NORTH 44°47'46"WEST, 472.62 FEET TO A POINT OF CURVE TO THE LEFT AND HAVING A RADIUS OF 651.03 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 210.35 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT AND HAVING A RADIUS OF 1374.69 FEET AFORESAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 54°03'08"WEST, 209.43 FEET; THENCE ALONG AND AROUND REVERSE CURVE TO THE RIGHT AN ARC DISTANCE OF 360.62 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 3285.00 FEET AFORESAID REVERSE CURVE TO THE RIGHT BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 55°47'35"WEST, 359.59 FEET; THENCE ALONG AND AROUND SAID REVERSE CURVE TO THE LEFT AN ARC DISTANCE OF 528.97 FEET TO A POINT OF CONTINUOUS CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET AFORESAID REVERSE CURVE TO THE LEFT BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°53'27"WEST, 528.40 FEET; THENCE ALONG AND AROUND SAID CONTINUOUS CURVE TO THE LEFT AN ARC DISTANCE OF 122.74 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°31'38"WEST, 121.69 FEET; THENCE NORTH 83°33'03"WEST, 269.29 FEET TO AN ANGLE POINT; THENCE NORTH 74°34'53"WEST, 637.45 FEET TO A POINT OF CURVE TO THE RIGHT AND HAVING A RADIUS OF 1030.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 129.46 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°10'55"WEST, 129.37 FEET; THENCE NORTH 74°34'53"WEST, 582.90 FEET TO A POINT OF CURVE TO THE RIGHT AND HAVING A RADIUS OF 1030.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 189.37 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°18'51"WEST, 189.11 FEET; THENCE NORTH 64°02'50"WEST, 225.16 FEET TO A POINT OF CURVE TO THE RIGHT AND HAVING A RADIUS OF 330.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 148.45 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51°09'35"WEST, 147.20 FEET; THENCE NORTH 38°16'20"WEST, 203.57 FEET; THENCE NORTH

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11°40'52"EAST, 78.38 FEET; THENCE SOUTH 38°16'20"EAST, 254.00 FEET TO A POINT OF CURVE TO THE LEFT AND HAVING A RADIUS OF 270.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 121.46 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°09'35"EAST, 120.44 FEET; THENCE SOUTH 64°02'50"EAST, 225.16 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 870.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 178.34 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°18'51"EAST, 178.09 FEET; THENCE SOUTH 74°34'53"EAST, 591.03 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 40.59 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°54'05"EAST, 36.28 FEET; THENCE NORTH 12°23'02"EAST, 147.30 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1470.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 243.58 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°38'13"EAST, 243.30 FEET; THENCE NORTH 02°53'24"EAST, 558.91 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 109.39 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03°46'40"WEST, 109.15; THENCE NORTH 10°26'44"WEST, 116.72 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33; THENCE NORTH 89°01'05"EAST, ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4, 60.83 FEET; THENCE SOUTH 10°26'44"EAST, 106.72 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 123.36 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°46'40"EAST, 123.08 FEET; THENCE SOUTH 02°53'24"WEST, 558.91 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1530.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 253.52 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07°38'13"WEST, 253.22 FEET; THENCE SOUTH 12°23'02"WEST, 142.10 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 41.86 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 35°35'00"EAST, 37.14 FEET; THENCE SOUTH 83°33'03"EAST, 191.94 FEET TO A POINT OF CURVE TO THE RIGHT AND HAVING A RADIUS OF 330.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 150.02 FEET TO A POINT OF CONTINUOUS CURVE TO THE RIGHT HAVING A RADIUS OF 3345.00 FEET AFORESAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°31'38"EAST, 148.73 FEET; THENCE ALONG AND AROUND SAID CONTINUOUS CURVE TO THE RIGHT AN ARC DISTANCE OF 538.63 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1314.69 FEET AFORESAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52°53'27"EAST, 538.05 FEET; THENCE ALONG AND AROUND SAID REVERSE CURVE TO THE LEFT AN ARC DISTANCE OF 344.88 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 711.03 FEET AFORESAID REVERSE CURVE TO THE LEFT BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 55°47'35"EAST, 343.89 FEET; THENCE ALONG AND AROUND SAID REVERSE CURVE TO THE RIGHT AN ARC DISTANCE OF 229.73 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°03'08"EAST, 228.73 FEET; THENCE SOUTH 44°47'46"EAST, 472.82 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 677.99 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 307.28 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°56'18"EAST, 304.65 FEET; THENCE SOUTH 68°00'53"EAST, 324.77 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1215.79 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 195.69 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF MUSSELLWHITE ROAD SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°37'22"EAST, 195.48 FEET; THENCE SOUTH 29°17'29"WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 62.48 FEET TO THE POINT OF BEGINNING.

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