

**ORDINANCE 2005 - 43**

AN ORDINANCE AMENDING ORDINANCE 2004-41,  
SPECIFICALLY AMENDING SECTION III, EXTERNAL  
BOUNDARIES OF THE HERON ISLES COMMUNITY  
DEVELOPMENT DISTRICT; PROVIDING AN EFFECTIVE  
DATE.

WHEREAS, the Board of County Commissioners of Nassau  
County adopted Ordinance No. 2004-41 establishing the Heron  
Isles Community Development District; and

WHEREAS, the Board of County Commissioners of Nassau  
County has received a petition from the Board of  
Supervisors of the Heron Isles Community Development  
District to amend the Boundary of the Heron Isles Community  
Development District; and

WHEREAS, the Board of County Commissioners of Nassau  
County has held a public hearing pursuant to Section  
190.046(1)(a), Florida Statutes (2004); and

WHEREAS, the Board of County Commissioners finds it is  
in the best interest of Nassau County to amend Ordinance  
2004-41 and its Exhibit A as attached thereto.

NOW, THEREFORE, BE IT ORDAINED this 23rd day of May,  
2005, by the Board of County Commissioners of Nassau  
County, Florida, that Ordinance 2004-41, shall be amended  
as follows:

1. **SECTION III. EXTERNAL BOUNDARIES OF THE DISTRICT:**

Encompassing approximately ~~358~~ 368 acres, the amended external boundaries of the District are described in Exhibit A attached ~~hereto~~ to this Ordinance 2005- 43.

2. This Ordinance shall become effective upon its being filed in the Office of the Secretary of State.

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
ANSLEY N. ACREE  
Its: Chairman

ATTEST:

  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

Approved as to form by the  
Nassau County Attorney

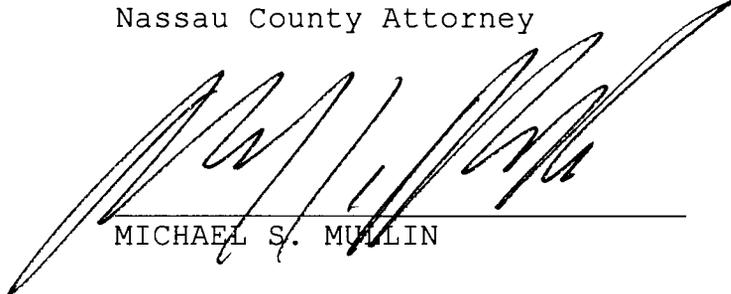
  
MICHAEL S. MULLIN

EXHIBIT "A"

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 37, 44 AND 50, TOWNSHIP 3 NORTH, AND A PORTION OF SECTION 25, TOWNSHIP 2 NORTH, ALL IN RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD (A 120-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF CHESTER ROAD (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 64°03'23" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 420.62 FEET; THENCE NORTH 07°20'56" EAST, 84.41 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE NORTH 07°20'56" EAST, 1,277.10 FEET; THENCE SOUTH 31°05'31" WEST, 203.62 FEET; THENCE NORTH 68°38'35" WEST, 121.69 FEET; THENCE NORTH 09°34'04" EAST, 378.82 FEET; THENCE NORTH 82°35'24" WEST, 200.59 FEET; THENCE NORTH 07°26'55" EAST, 2,333.25 FEET; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 37°20'04" EAST, 42.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 82°07'02" EAST, 363.79 FEET; THENCE NORTH 08°11'45" EAST, 1,725.12 FEET; THENCE NORTH 46°14'20" WEST, 96.79 FEET; THENCE NORTH 82°28'50" WEST, 338.06 FEET; THENCE NORTH 07°26'55" EAST, 500.77 FEET TO THE SOUTHWEST CORNER OF LOT 1, CHESTER ROAD, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 81 THROUGH 84 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 87°21'27" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 1, 433.70 FEET TO THE SOUTHEAST CORNER THEREOF, THE SAME BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED AS PARCEL "C" IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 794, PAGE 1445; THENCE THE FOLLOWING (3) COURSES ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL "C": COURSE (1) - NORTH 58°19'31" EAST, 637.73 FEET; COURSE (2) - NORTH 87°38'38" EAST, 844.90 FEET; COURSE (3) - NORTH 61°48'53" EAST, 639.35 FEET; THENCE SOUTH 22°03'32" EAST, 283.45 FEET TO A WESTERLY PLAT LINE OF SAID BLACKROCK HAMMOCK; THENCE SOUTH 18°42'40" EAST, ALONG SAID WESTERLY PLAT LINE, 349.25 FEET TO A SOUTHWEST CORNER OF SAID BLACKROCK HAMMOCK, THE SAME BEING THE NORTHERLY LINE OF A 60-FOOT PRIVATE EASEMENT RECORDED IN BOOK 817, PAGE 386 OF THE OFFICIAL RECORDS OF SAID COUNTY; THENCE THE FOLLOWING (2) COURSES ALONG SAID NORTHERLY LINE AND ALONG THE SOUTHERLY BOUNDARY OF SAID BLACKROCK HAMMOCK: COURSE (1) - NORTH 76°46'04" EAST, 1,630.84 FEET TO A POINT OF CURVATURE; COURSE (2) - IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 42°09'46" EAST, 34.07 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BLACKROCK ROAD (A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE IN SAID WESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 1,414.55 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 04°38'22" WEST, 144.04 FEET; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 50°45'20" WEST, 47.59 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 76°46'04" WEST, 1,596.62 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 360.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 53°16'36" WEST, 287.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 29°47'08" WEST, 1,364.88 FEET; THENCE SOUTH 69°10'23" EAST, 1,229.94 FEET; THENCE SOUTH 01°10'23" EAST, 1,000.00 FEET TO A SOUTHERLY LINE OF SAID SECTION 37, THE SAME BEING THE NORTHERLY LINE OF SECTION 45, SAID TOWNSHIP AND RANGE; THENCE SOUTH 88°49'37" WEST, ALONG LAST SAID NORTHERLY SECTION LINE, 1,109.69 FEET TO THE NORTHWEST CORNER OF SAID SECTION 45; THENCE SOUTH 02°28'46" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 45, THE SAME BEING AN EASTERLY LINE OF SAID SECTION 37, 3,328.92 FEET TO THE SOUTHERLY LINE OF SAID SECTION 37, THE SAME BEING THE NORTHERLY LINE OF SAID SECTION 25; THENCE NORTH 87°55'55" WEST, ALONG LAST SAID NORTHERLY SECTION LINE, 123.65 FEET; THENCE SOUTH 01°52'45" EAST, 1,042.38 FEET; THENCE NORTH 64°03'23" WEST, ALONG A LINE 80-FOET NORTH OF AND PARALLEL WITH THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIR LINE RAILROAD, 2,469.01 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 368.03 ACRES, MORE OR LESS.

REFERENCE DRAWING NUMBER B-03-030(10-20-04) BY PRIVETT AND ASSOCIATES OF FLA., INC.:  
DATED 10/20/04