

**ORDINANCE 2013 - 16**

**AN ORDINANCE AMENDING ORDINANCE NO. 2006-80, WHICH REZONED AND RECLASSIFIED PROPERTY TO A ZONING CLASSIFICATION OF PLANNED UNIT DEVELOPMENT (PUD) KNOWN AS "CRANE ISLAND"; SPECIFICALLY MODIFYING EXHIBIT "B", PRELIMINARY DEVELOPMENT PLAN, AND EXHIBIT "C", PUD CONDITIONS, PERTAINING TO DEVELOPMENT PERMITTED ON THE 207.44 ACRE SITE AS SHOWN IN EXHIBIT "A"; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of County Commissioners adopted Ordinance 2006-80 on October 30, 2006, creating the Crane Island PUD; and

**WHEREAS**, Lynwood Willis & Jane T. Willis, Robert H. Still & Michael Abney, as Co-Trustees of Lynwood G. Willis & Jane T. Willis Trust U/D/O December 31, 1992, Vincent Graham, Piedmont Square, LLC, have authorized Gillette & Associates, Inc. to file Application R13-005 to amend the Crane Island PUD Preliminary Development Plan and to amend the PUD conditions; and

**WHEREAS**, the Nassau County Planning and Zoning Board, after due notice conducted a public hearing on August 6, 2013 and voted to recommend approval of R13-005 to the Commission; and

**WHEREAS**, taking into consideration the above recommendations, the Commission finds that such rezoning is consistent with the 2030 Comprehensive Plan and the orderly development of Nassau County; and

**WHEREAS**, the Board of County Commissioners held a public hearing on August 12, 2013; and

**WHEREAS**, public notice of all hearings has been provided in accordance with Chapters 125 Florida Statutes and the Nassau County Land Development Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AS FOLLOWS:**

**SECTION 1. FINDINGS:** That the proposed amendment to the Crane Island PUD Preliminary Development Plan is generally consistent with the goals, objectives and policies of the 2030 Comprehensive Plan in particular Policies FL.01.02(G), FL.10.06, FL.11.02, Future Land Use Element, Policy CS.02.02, Conservation Element, and Policy CEV.04.02, Coastal Management Element.

**SECTION 2. PUD AMENDED:** The real property described in Section 3, known as the Crane Island PUD, is amended as follows:

- A) The conditions of the PUD, adopted in Ordinance 2006-80 are amended as shown in Exhibit "C"; to amend the PUD conditions and Preliminary Development Plan to remove the planned 90-slip private marina and boat basin and reduce the number of permissible public docks or piers from four (4) to three (3). All other conditions adopted for this PUD in Ordinance 2006-80 (Exhibit C) shall remain in force.
- B) The Preliminary Development Plan (PDP) for the PUD, attached as Exhibit "B."

**SECTION 3. OWNER AND DESCRIPTION:** The land reclassified by this Ordinance is owned by Lynwood Willis & Jane T. Willis, Robert H. Still & Michael Abney, as Co-Trustees of Lynwood G. Willis & Jane T. Willis Trust U/D/O December 31,1992, Vincent Graham, Piedmont Square, LLC and is identified by the legal description attached as Exhibit "A", and the Preliminary Development Plan (PDP) attached as Exhibit "B".

**SECTION 4. EFFECTIVE DATE:** This Ordinance shall become effective after filing with the Secretary of State.

PASSED AND ADOPTED THIS 12th DAY OF August, 2013.

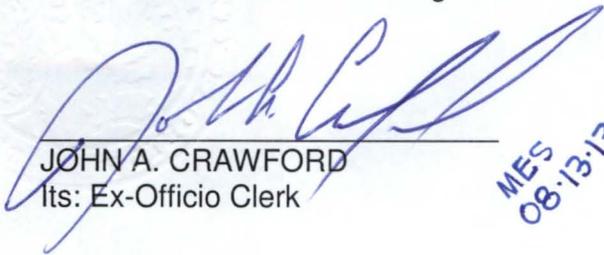
BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



DANIEL B. LEEPER  
Its: Chairman

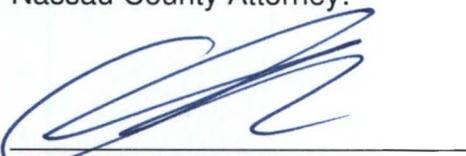
ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

MES  
08-13-13

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



DAVID A. HALLMAN,  
County Attorney

EXHIBIT A



Gillette & Associates, Inc.

Civil & Environmental Engineering • Mechanical & Structural Engineering • Construction Management

LEGAL DESCRIPTIONS

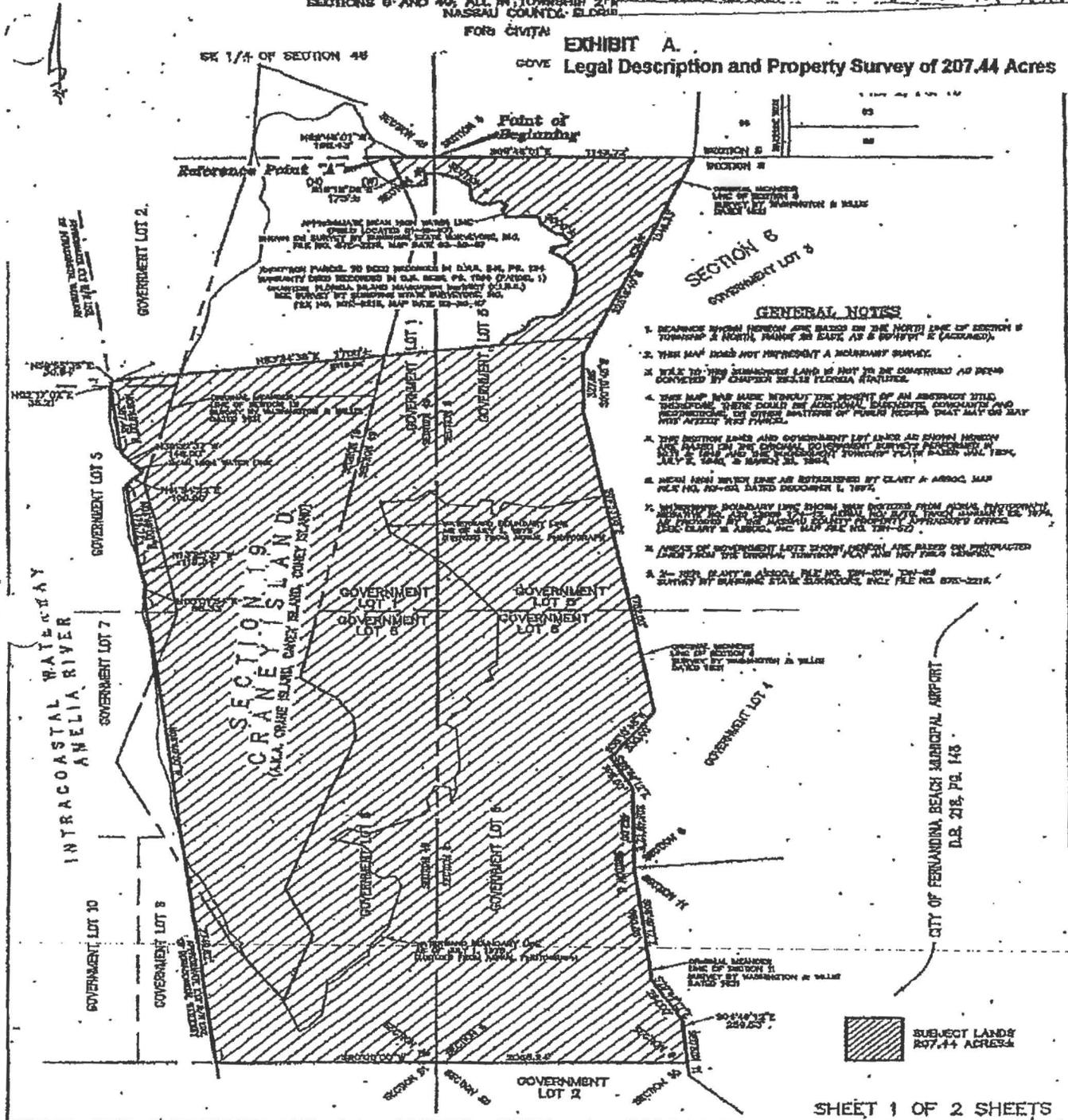
# MAP SHOWING

A PORTION OF SECTION 19, "CRANEY ISLAND" AND A PORTION OF SECTIONS 6 AND 49, ALL IN TOWNSHIP 2 NORTH, RANGE 28 EAST, MASSAU COUNTY, FLORIDA

FORB CIVITA

EXHIBIT A

Legal Description and Property Survey of 207.44 Acres



- GENERAL NOTES**
1. BEARINGS FROM HEREON ARE BASED ON THE NORTH LINE OF SECTION 6 TOWNSHIP 2 NORTH, RANGE 28 EAST, AS BOUND BY E (ACCURATE).
  2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
  3. TITLE TO THE UNIMPROVED LAND IS NOT TO BE CONSIDERED AS BEING COVERED BY CHAPTER 385, FLORIDA STATUTES.
  4. THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ADEQUATE FIELD INSPECTION. THERE COULD BE ADDITIONAL DISCREPANCIES AND INCONSISTENCIES IN OTHER REALITIES OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS MAP.
  5. THE SECTION LINE AND GOVERNMENT LOT LINES AS SHOWN HEREON WERE BASED ON THE ORIGINAL GOVERNMENT SURVEY RECORDED IN DEED BOOK 124, PAGE 124, AND THE ORIGINAL TOWNSHIP PLATS RECORDED IN DEED BOOK 124, PAGE 124, AND DEED BOOK 124, PAGE 124.
  6. AREA FROM WHICH LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. 2004-001 DATED DECEMBER 1, 2004.
  7. UNIMPROVED BOUNDARY LINE SHOWN WAS DERIVED FROM AERIAL PHOTOGRAPHY, MEASUREMENTS, AND OTHER DATA. AREA FROM WHICH LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. 2004-001 DATED DECEMBER 1, 2004.
  8. AREAS OF GOVERNMENT LOTS SHOWN HEREON ARE BASED ON UNIMPROVED LINES FROM THE ORIGINAL TOWNSHIP PLATS AND NOT FIELD MEASUREMENTS.
  9. AS PER CLARY'S RECORD, FILE NO. 2004-001, THE SURVEY BY BURNING STATE SURVEYORS, FILE NO. 676-2216.

CITY OF FERNANDINA BEACH AIRPORT  
D.B. 218, PG. 143

SUBJECT LANDS 207.44 ACRES

SHEET 1 OF 2 SHEETS

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAWN BY: JWS JOB No. 2004-001

DATE: JULY 13, 2004  
SCALE: 1" = 500'  
CHECKED BY: JWS

**Clary & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
3830 CROWN POINT ROAD SUITE "A"  
JACKSONVILLE, FLORIDA 32207  
(904) 289-2709 LB No. 3731

**GREGORY B. CLARY, P.L.S. CERT. NO. 8372**

**LEGEND**  
 RW - RIGHT-OF-WAY  
 P - POINT OF BEGINNING  
 B - BOUNDARY  
 C - CORNER  
 V - VOLUME  
 P - PLAT BOOK  
 P - PAGE(S)  
 C - CORNER  
 C - CENTER  
 C - CORNER  
 C - CENTER  
 C - CORNER  
 C - CENTER

# MAP SHOWING

A PORTION OF SECTION 19, "CRANEY ISLAND," AND A PORTION OF SECTIONS 6 AND 49, ALL IN TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 89°48'01" WEST, ALONG THE NORTH LINE OF SAID SECTION 49, A DISTANCE OF 198.43 FEET, TO THE EASTERLY BOUNDARY OF SAID SECTION 19, "CRANEY ISLAND," AND A POINT HERINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 89°48'01" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 6, AS SURVEYED BY WASHINGTON AND WILLIS, DATED 1831; THENCE SOUTHWESTERLY AND SOUTHEASTERLY, ALONG SAID ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 6, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 23°19'40" WEST, 1246.33 FEET; COURSE NO. 2: SOUTH 00°10'48" WEST, 327.88 FEET; COURSE NO. 3: SOUTH 09°43'08" EAST, 1782.00 FEET; COURSE NO. 4: SOUTH 35°10'48" WEST, 330.00 FEET; COURSE NO. 5: SOUTH 28°49'12" EAST, 192.00 FEET; COURSE NO. 6: SOUTH 00°49'12" EAST, 462.00 FEET, TO THE ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 11, AS SURVEYED BY WASHINGTON AND WILLIS, DATED 1831; THENCE SOUTHEASTERLY, ALONG SAID ORIGINAL GOVERNMENT MEANDER LINE OF SECTION 11, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 08°49'12" EAST, 860.00 FEET; COURSE NO. 2: SOUTH 29°49'12" EAST, 284.00 FEET; COURSE NO. 3: SOUTH 04°49'12" EAST, 259.53 FEET, TO THE SOUTH LINE OF GOVERNMENT LOT 6, SAID SECTION 6; THENCE SOUTH 90°00'00" WEST, ALONG LAST SAID LINE, AND ALONG THE SOUTH LINE OF GOVERNMENT LOT 6, SAID SECTION 49, A DISTANCE OF 2086.24 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 08°49'00" WEST, ALONG LAST SAID LINE, 2749.82 FEET, TO THE MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. T2N-35); THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 05°01'54" EAST, 89.33 FEET; COURSE NO. 2: NORTH 13°25'31" WEST, 118.34 FEET, TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 08°49'00" WEST, ALONG LAST SAID LINE, 479.72 FEET TO SAID MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. T2N-35); THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 41°34'22" EAST, 108.80 FEET; COURSE NO. 2: NORTH 39°39'37" WEST, 148.00 FEET, TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 08°49'00" WEST, ALONG LAST SAID LINE, 367.48 FEET, TO SAID MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. T2N-35); THENCE NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 02°17'02" EAST, 35.21 FEET; COURSE NO. 2: NORTH 85°55'35" EAST, 30.64 FEET, TO THE WESTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 0539, PAGE 1099, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 83°34'38" EAST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS BOOK 0539, PAGE 1099, A DISTANCE OF 1700 FEET, MORE OR LESS, TO THE APPROXIMATE MEAN HIGH WATER LINE AS FIELD LOCATED JANUARY 15, 1987 AND AS SHOWN ON MAP OF SPECIFIC PURPOSE SURVEY BY SUNSHINE STATE SURVEYORS, INC. FILE NUMBER 87E-2218, MAP DATE FEBRUARY 20, 1987; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY, ALONG SAID APPROXIMATE MEAN HIGH WATER LINE AS FIELD LOCATED JANUARY 15, 1987 AND AS SHOWN ON MAP OF SPECIFIC PURPOSE SURVEY BY SUNSHINE STATE SURVEYORS, INC. FILE NUMBER 87E-2218, MAP DATE FEBRUARY 20, 1987, A DISTANCE OF 2000 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFORESAID EASTERLY BOUNDARY OF SECTION 19, "CRANEY ISLAND," SAID LINE BEARING SOUTH 18°12'09" EAST FROM REFERENCE POINT "A"; THENCE NORTH 18°12'09" WEST, ALONG LAST SAID LINE, 175 FEET, MORE OR LESS, TO REFERENCE POINT "A", AND TO CLOSE.

CONTAINING 207.44 ACRES, MORE OR LESS

SHEET 2 OF 2 SHEET

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

PLEASE OVERSEE SHOW AND STATE PERSON THIS MAP BE  
 GIVEN UNDER THE MINIMUM TECHNICAL STANDARDS SET FORTH  
 BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS  
 CHAPTER 472.07, FLORIDA STATUTES, AND DOES NOT  
 NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

**Clary & Associates, Inc.**  
 PROFESSIONAL LAND SURVEYORS  
 3830 CROWN POINT ROAD, SUITE "A"  
 JACKSONVILLE, FLORIDA 32257  
 (904) 260-2703 LB NO. 3751



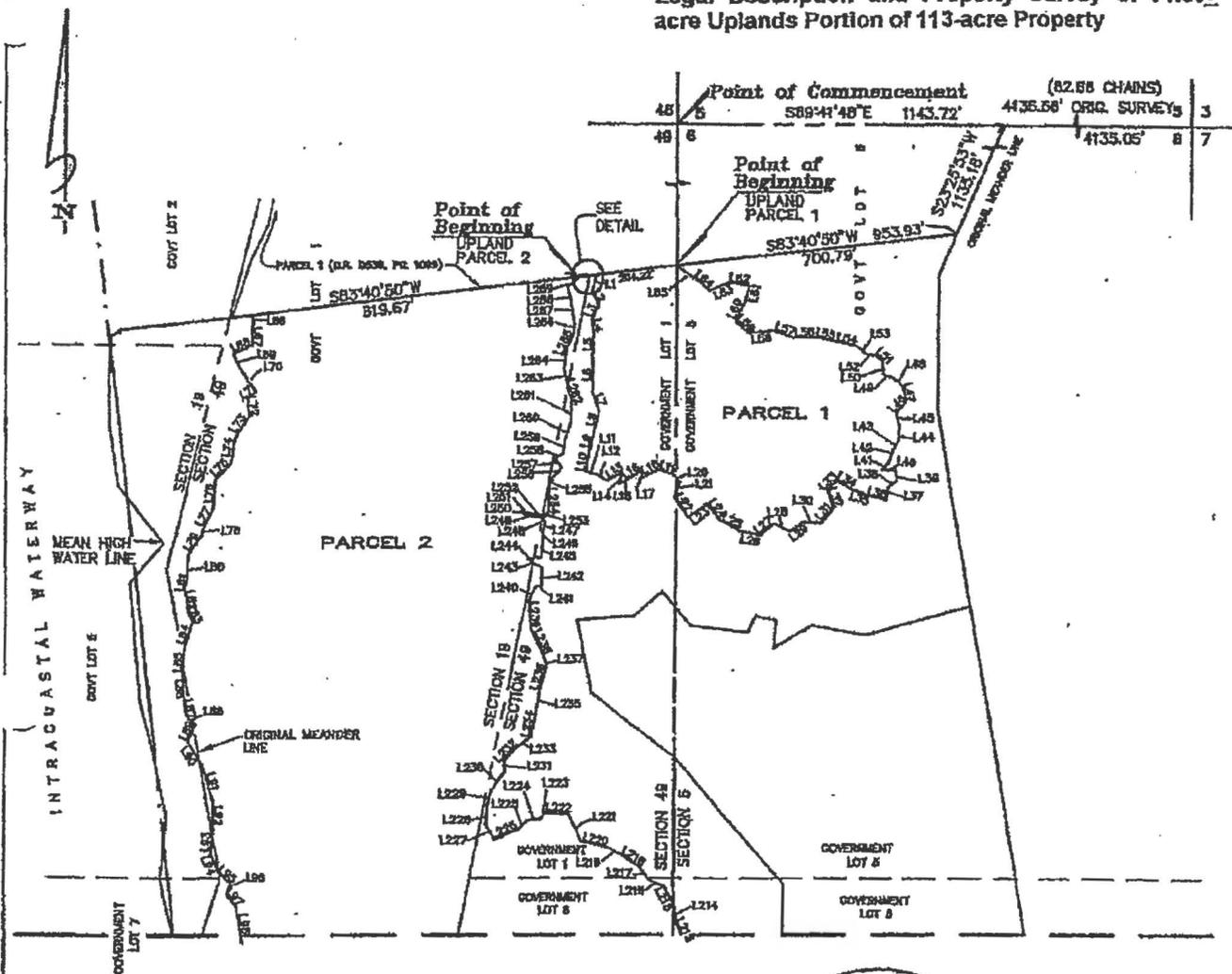
| LEGEND |                    |
|--------|--------------------|
| ---    | RIGHT-OF-WAY       |
| ---    | POINT OF CURVATURE |
| ---    | POINT OF TANGENCY  |
| ---    | OFFICIAL RECORDS   |
| ---    | WATER              |
| ---    | PLAT BOOK          |
| ---    | PLAT NO.           |
| ---    | ARC LENGTH         |
| ---    | PERCENT            |
| ---    | BEARING            |
| ---    | DELTA              |

DATE JULY 13, 2004  
 SCALE 1" = 500'  
 CHECKED BY [Signature]

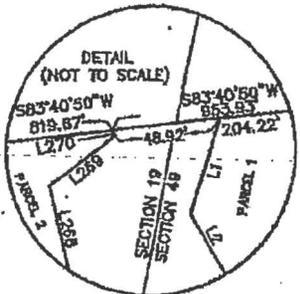
[Signature]  
 GREGORY B. CLARY, P.L.S. CERT. NO. 3377

# MAP SHOWING

Exhibit A-1:  
Legal Description and Property Survey of 71.58±  
acre Uplands Portion of 113-acre Property



MATCH LINE SEE SHEET 2



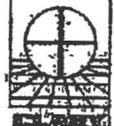
SHEET 1 OF 9

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS  
JOB No. 2006-393

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 41B01-4, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.002, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

**Clary & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
3830 CROWN POINT ROAD SUITE "A"  
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(904) 280-2702 LB No. 3731

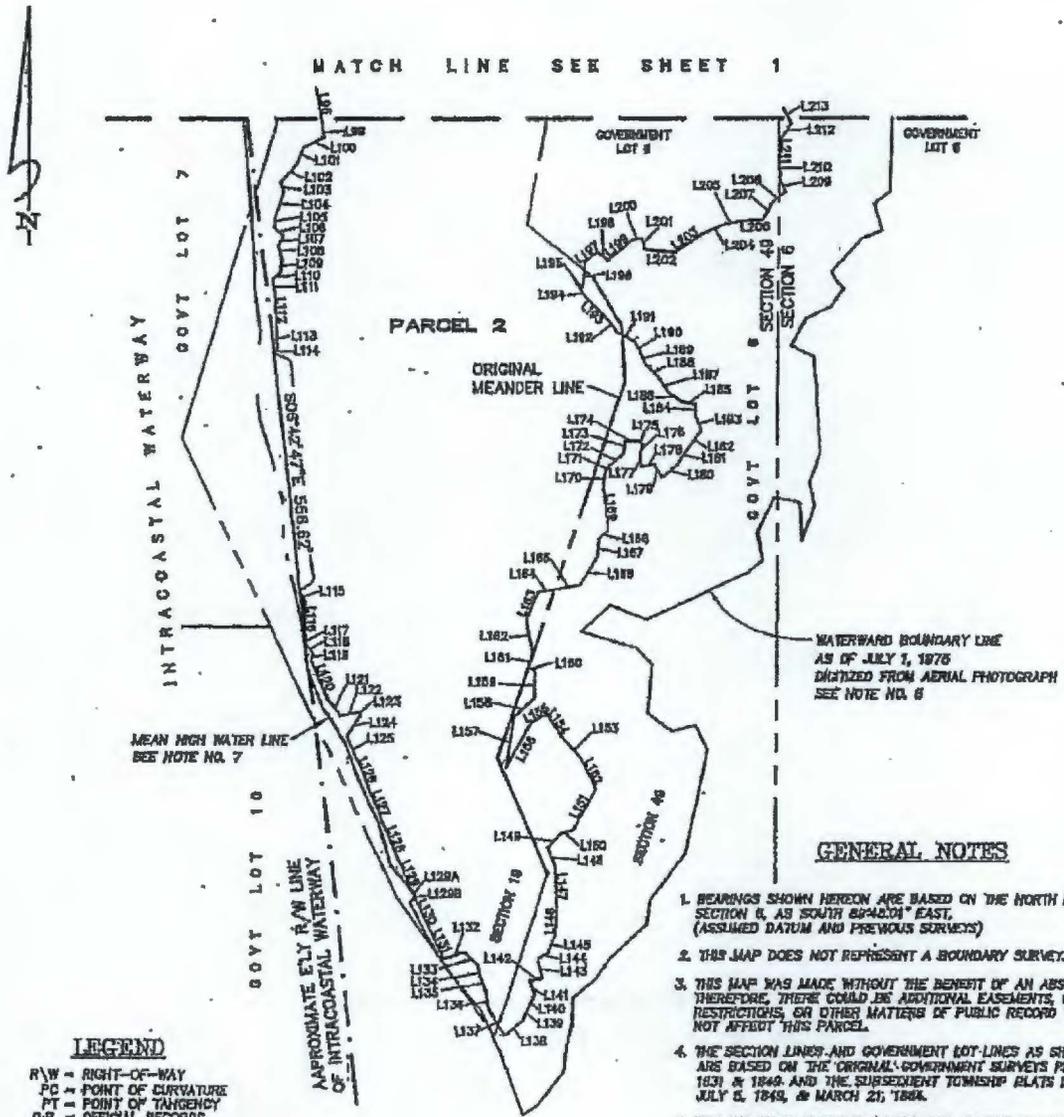


DATE: MARCH 2006  
SCALE: N/A  
CHECKED BY: V.S.

*R. I. Pittman*  
R. I. PITTMAN P.L.S. (CRP) NO. 1827

# MAP SHOWING

MATCH LINE SEE SHEET 1



WATERWARD BOUNDARY LINE AS OF JULY 1, 1976 DIGITIZED FROM AERIAL PHOTOGRAPH SEE NOTE NO. 8

### GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6, AS SOUTH 89°40'1" EAST, (ASSUMED DATUM AND PREVIOUS SURVEYS)
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE, THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.
4. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED IN 1831 & 1840 AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1834, JULY 6, 1840, & MARCH 21, 1864.
5. WETLAND LINES SHOWN HEREON BASED ON MAP BY CLARY & ASSOCIATES FILE NO. T24-5712, DATED: JUNE 1, 1994.
6. X- REF: CLARY & ASSOC: FILE NO. R1-80, R3-69, T24-35, T24-57457B SURVEY BY SUNSHINE STATE SURVEYORS, INC: FILE NO. 876-2210.
7. MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC, MAP FILE NO. R3-69, DATED DECEMBER-3, 1967.
8. WATERWARD BOUNDARY LINE SHOWN WAS DIGITIZED FROM AERIAL PHOTOGRAPH NEGATIVE NO. A20 12028-174-12, AERIAL NO. B/10, TAKEN JANUARY 22, 1974, AS PROVIDED BY THE HASSALL COUNTY PROPERTY APPRAISER'S OFFICE (SEE CLARY & ASSOC, INC. MAP FILE NO. T24-57)

### LEGEND

- R/W = RIGHT-OF-WAY
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- O.R. = OFFICIAL RECORDS
- PH = PLAT BOOK
- PG(S) = PAGE(S)
- L = ARC LENGTH
- T = TANGENT
- R = RADIUS
- CH = CHORD
- Δ = DELTA
- PRC = POINT OF REVERSE CURVE
- POC = POINT OF COMPOUND CURVE
- CL = CENTERLINE
- MHL = MEAN-HIGH WATER LINE
- GOVT = GOVERNMENT

SHEET 2 OF 9

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. DRAFTER: JLS JOB NO. 2008-393

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR INSTRUMENTS THEREON, MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 18C-12, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO THE FLORIDA STATUTES AND RULES, AND DOES NOT CONFLICT WITH ANY OTHER NATIONAL OR REGIONAL STANDARDS.

**Clary & Associates, Inc.**  
 PROFESSIONAL LAND SURVEYORS  
 3680 CROWN POINT ROAD SUITE 200  
 JACKSONVILLE, FLORIDA 32257  
 (904) 250-2203 FAX NO. 3235



DATE: MARCH 2008  
 SCALE: N/A  
 CHECKED BY: JLS

*B. L. Pittman*  
 B. L. PITTMAN, P.L.S. CERT. NO. 4827

# MAP SHOWING

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 44.14  | S17°13'24"W |
| L2         | 37.77  | S30°09'07"E |
| L3         | 42.47  | S25°59'31"W |
| L4         | 29.10  | S10°33'26"E |
| L5         | 60.58  | S02°10'19"W |
| L6         | 88.91  | S00°07'53"W |
| L7         | 50.91  | S21°10'52"E |
| L8         | 48.34  | S16°12'58"W |
| L9         | 61.63  | S13°55'55"W |
| L10        | 43.84  | S09°55'59"W |
| L11        | 27.58  | S79°54'16"E |
| L12        | 34.19  | S59°55'25"E |
| L13        | 42.94  | N62°26'44"E |
| L14        | 28.26  | S10°52'46"W |
| L15        | 19.06  | N68°20'22"E |
| L16        | 44.72  | N59°10'11"E |
| L17        | 17.90  | S05°04'47"E |
| L18        | 48.73  | N63°00'16"E |
| L19        | 39.47  | S68°48'49"E |
| L20        | 22.47  | S37°38'19"E |
| L21        | 39.82  | S18°51'34"W |
| L22        | 59.57  | S34°28'21"E |
| L23        | 57.23  | N53°11'47"E |
| L24        | 53.19  | S38°33'29"E |
| L25        | 55.78  | S62°31'19"E |
| L26        | 50.31  | S78°27'53"E |
| L27        | 45.42  | N50°34'12"E |
| L28        | 43.00  | S60°43'47"E |
| L29        | 40.26  | N52°43'36"E |
| L30        | 46.12  | S88°12'09"E |
| L31        | 47.01  | N41°45'57"E |
| L32        | 47.55  | N22°14'57"W |
| L33        | 35.18  | N48°11'37"E |
| L34        | 37.86  | S58°00'14"E |
| L35        | 58.66  | S71°01'02"E |
| L36        | 35.37  | S75°24'17"E |
| L37        | 32.83  | N09°03'14"E |
| L38        | 26.25  | N55°00'50"E |
| L39        | 24.07  | N05°17'04"W |
| L40        | 34.03  | N84°01'41"W |
| L41        | 20.98  | N41°40'31"E |
| L42        | 43.49  | N21°56'48"E |
| L43        | 18.80  | N34°35'47"E |
| L44        | 36.76  | N02°39'18"E |
| L45        | 32.65  | N15°59'06"W |
| L46        | 41.05  | N42°40'30"E |
| L47        | 38.45  | N13°41'45"W |
| L48        | 32.82  | N50°03'20"W |
| L49        | 27.61  | N68°00'28"W |
| L50        | 27.97  | N00°00'58"E |
| L51        | 22.20  | N45°29'07"W |
| L52        | 27.87  | N78°50'48"W |
| L53        | 29.06  | N50°10'20"W |
| L54        | 58.58  | N76°09'34"W |
| L55        | 50.47  | N79°18'25"W |

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L56        | 51.11  | S89°00'31"W |
| L57        | 56.09  | N70°12'28"W |
| L58        | 68.06  | S83°36'37"W |
| L59        | 42.23  | N44°46'36"W |
| L60        | 55.12  | N24°21'39"E |
| L61        | 97.96  | N13°31'32"E |
| L62        | 48.79  | N80°53'00"W |
| L63        | 53.12  | S67°02'56"W |
| L64        | 50.17  | N51°42'00"W |
| L65        | 52.60  | N54°14'14"W |
| L66        | 32.17  | S06°12'26"W |
| L67        | 43.20  | S00°45'14"E |
| L68        | 54.91  | S66°37'43"W |
| L69        | 40.09  | S26°47'01"E |
| L70        | 70.54  | S34°28'50"E |
| L71        | 29.88  | S52°43'47"W |
| L72        | 40.56  | S12°55'52"E |
| L73        | 68.33  | S34°50'09"W |
| L74        | 62.01  | S08°08'27"W |
| L75        | 56.88  | S43°06'29"W |
| L76        | 70.57  | S03°57'04"W |
| L77        | 62.08  | S27°42'55"W |
| L78        | 10.29  | S01°54'42"W |
| L79        | 65.56  | S35°38'03"W |
| L80        | 55.57  | S02°24'09"W |
| L81        | 29.08  | S13°21'41"W |
| L82        | 55.93  | S10°29'18"E |
| L83        | 27.52  | S28°09'20"E |
| L84        | 73.83  | S18°32'11"W |
| L85        | 62.12  | S03°32'52"W |
| L86        | 72.81  | S04°20'27"E |
| L87        | 26.54  | S11°08'22"E |
| L88        | 34.76  | S47°11'08"E |
| L89        | 47.69  | S24°56'05"W |
| L90        | 68.56  | S34°09'22"E |
| L91        | 93.20  | S18°01'29"E |
| L92        | 73.43  | S00°03'09"E |
| L93        | 60.56  | S04°37'31"W |
| L94        | 48.84  | S23°02'28"E |
| L95        | 42.47  | S48°56'00"E |
| L96        | 28.89  | S21°51'26"W |
| L97        | 40.05  | S40°48'31"E |
| L98        | 91.45  | S10°05'51"E |
| L99        | 23.93  | S08°51'12"E |
| L100       | 54.23  | S62°16'58"W |
| L101       | 41.94  | S23°47'57"W |
| L102       | 58.55  | S41°57'38"W |
| L103       | 21.18  | S27°01'24"E |
| L104       | 67.06  | S20°20'26"W |
| L105       | 21.85  | S04°45'57"W |
| L106       | 29.16  | S48°57'05"E |
| L107       | 24.78  | S24°59'34"W |
| L108       | 31.20  | S13°59'27"E |
| L109       | 32.27  | S04°52'56"W |
| L110       | 24.90  | S52°11'21"W |

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L111       | 28.13  | S11°13'35"E |
| L112       | 9.10   | S03°30'40"E |
| L113       | 42.34  | S01°09'27"E |
| L114       | 12.61  | S43°09'18"W |
| L115       | 27.79  | S24°36'25"E |
| L116       | 81.14  | S00°40'18"E |
| L117       | 19.16  | S06°42'47"E |
| L118       | 22.54  | S41°17'53"E |
| L119       | 21.03  | S07°38'59"W |
| L120       | 97.13  | S23°22'17"E |
| L121       | 48.41  | S37°29'36"E |
| L122       | 46.50  | N79°08'54"E |
| L123       | 8.48   | S47°05'22"E |
| L124       | 62.12  | S34°52'47"W |
| L125       | 60.43  | S26°54'22"E |
| L126       | 63.98  | S22°29'46"E |
| L127       | 103.70 | S22°26'49"E |
| L128       | 78.39  | S23°04'12"E |
| L129       | 83.24  | S23°47'18"E |
| L129A      | 17.24  | S39°20'31"E |
| L129B      | 4.81   | S39°19'23"W |
| L130       | 78.19  | S25°13'06"E |
| L131       | 81.06  | S26°52'25"E |
| L132       | 50.77  | N71°21'42"E |
| L133       | 45.47  | S45°49'21"E |
| L134       | 30.97  | S19°37'41"E |
| L135       | 39.22  | S19°47'51"E |
| L136       | 34.98  | S05°18'19"E |
| L137       | 73.60  | S31°21'20"E |
| L138       | 55.84  | N51°36'38"E |
| L139       | 39.09  | N24°08'26"E |
| L140       | 29.05  | N25°02'30"E |
| L141       | 33.16  | N20°01'35"W |
| L142       | 32.32  | N61°17'35"E |
| L143       | 47.79  | N13°57'54"W |
| L144       | 25.79  | N59°56'59"E |
| L145       | 49.94  | N23°56'51"E |
| L146       | 59.13  | N01°23'58"E |
| L147       | 56.48  | N01°52'28"W |
| L148       | 47.07  | N24°22'15"W |
| L149       | 44.74  | N42°45'18"E |
| L150       | 30.01  | N73°55'52"E |
| L151       | 109.70 | N30°06'31"E |
| L152       | 77.79  | N25°47'08"W |
| L153       | 73.17  | N43°11'45"W |
| L154       | 61.80  | N33°24'53"W |
| L155       | 42.75  | S63°59'40"W |
| L156       | 120.09 | S30°12'26"W |
| L157       | 117.90 | N08°55'59"E |
| L158       | 65.29  | N48°16'17"E |
| L159       | 64.23  | N00°02'08"E |
| L160       | 17.27  | N65°03'31"W |
| L161       | 32.44  | N20°27'27"E |
| L162       | 84.04  | N10°54'24"W |
| L163       | 68.17  | N25°08'35"E |

SHEET 3 OF 9

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS  
JOB NO. 2006-393

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, AFTER #1017-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, PART 207, FLORIDA STATUTES AND DOES NOT MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

## Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

3630 CORDWAY POINT ROAD SUITE "A"

JACKSONVILLE, FLORIDA 32257

(904) 266-2703      LB NO. 3751



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: *[Signature]*

*[Signature]*  
B. L. PITTMAN, P.L.S. CERT. NO. 4827

# MAP SHOWING

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L164       | 47.88  | N81°26'01"E |
| L165       | 34.09  | N80°01'37"E |
| L166       | 76.24  | N33°23'12"E |
| L167       | 42.06  | N04°14'50"E |
| L168       | 31.73  | N48°35'06"E |
| L169       | 103.24 | N06°43'43"W |
| L170       | 32.37  | N06°55'43"E |
| L171       | 19.57  | N38°10'34"E |
| L172       | 46.10  | N49°19'11"E |
| L173       | 26.11  | N05°42'31"E |
| L174       | 31.50  | N89°15'37"E |
| L175       | 14.81  | S57°38'59"E |
| L176       | 23.72  | S17°17'06"W |
| L177       | 28.37  | S03°48'17"E |
| L178       | 32.56  | N81°48'44"E |
| L179       | 34.32  | S31°11'03"E |
| L180       | 46.15  | N48°39'39"E |
| L181       | 45.69  | N33°17'33"E |
| L182       | 58.45  | N37°09'30"E |
| L183       | 38.40  | N23°52'30"W |
| L184       | 26.01  | N01°40'20"E |
| L185       | 33.23  | N78°42'40"W |
| L186       | 37.47  | N59°54'03"W |
| L187       | 39.73  | N32°02'07"W |
| L188       | 44.35  | N44°32'44"W |
| L189       | 27.04  | N23°21'44"W |
| L190       | 32.09  | N30°39'58"W |
| L191       | 44.54  | N64°28'43"W |
| L192       | 48.95  | N40°28'53"W |
| L193       | 61.93  | N47°04'56"W |
| L194       | 44.82  | N37°49'02"W |
| L195       | 18.71  | S66°43'38"E |
| L196       | 57.51  | N04°19'30"E |
| L197       | 38.44  | N53°32'95"E |
| L198       | 32.67  | S52°42'52"E |
| L199       | 76.73  | N52°02'41"E |
| L200       | 22.61  | N82°56'46"E |
| L201       | 24.72  | S19°49'35"E |
| L202       | 69.60  | S84°30'37"E |
| L203       | 75.38  | N57°02'24"E |
| L204       | 55.99  | N67°48'15"E |
| L205       | 51.05  | N77°05'19"E |
| L206       | 42.66  | N88°08'18"E |
| L207       | 48.78  | N29°13'20"E |
| L208       | 36.18  | N54°39'43"E |
| L209       | 33.46  | N22°26'27"W |
| L210       | 42.85  | N01°21'49"W |
| L211       | 42.78  | N01°01'57"W |
| L212       | 50.58  | N31°15'19"E |
| L213       | 38.52  | N26°51'13"W |
| L214       | 49.88  | N07°27'03"W |
| L215       | 55.53  | N26°20'03"W |
| L216       | 40.52  | N69°00'26"W |
| L217       | 89.21  | N35°58'03"W |
| L218       | 53.49  | N57°15'39"W |

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L219 | 38.73  | N61°24'28"W |
| L220 | 76.00  | N77°15'09"W |
| L221 | 75.11  | N26°08'20"W |
| L222 | 59.96  | N87°15'53"W |
| L223 | 18.44  | S41°57'59"W |
| L224 | 32.02  | S86°44'42"W |
| L225 | 37.28  | S45°56'41"W |
| L226 | 62.80  | S66°10'34"W |
| L227 | 44.68  | N32°04'44"W |
| L228 | 44.68  | N04°00'41"E |
| L229 | 40.56  | N14°01'24"E |
| L230 | 56.17  | N36°09'27"E |
| L231 | 28.71  | N00°14'29"W |
| L232 | 42.14  | N44°06'34"E |
| L233 | 49.13  | N50°53'28"E |
| L234 | 59.93  | N11°11'00"E |
| L235 | 57.97  | N18°04'34"E |
| L236 | 60.56  | N17°17'25"E |
| L237 | 14.78  | N14°10'08"W |
| L238 | 89.67  | N25°32'41"W |
| L239 | 64.29  | N05°52'58"W |
| L240 | 42.88  | N26°13'54"E |
| L241 | 13.37  | N77°13'35"E |
| L242 | 43.64  | N82°48'04"E |
| L243 | 42.10  | N60°51'46"W |
| L244 | 33.89  | N81°06'25"E |
| L245 | 33.86  | N09°26'28"E |
| L246 | 31.02  | N01°23'11"E |
| L247 | 22.98  | N12°25'06"E |
| L248 | 18.57  | N53°09'42"W |
| L249 | 36.96  | N79°12'01"W |
| L250 | 18.58  | N56°05'25"W |
| L251 | 39.82  | S79°34'56"E |
| L252 | 21.63  | S72°56'52"E |
| L253 | 19.28  | N42°29'04"E |
| L254 | 43.31  | N05°15'21"W |
| L255 | 37.61  | N18°15'22"E |
| L256 | 35.70  | N42°38'41"E |
| L257 | 25.86  | N37°57'57"W |
| L258 | 26.47  | N50°45'53"E |
| L259 | 28.93  | N06°31'46"E |
| L260 | 53.38  | N18°14'24"E |
| L261 | 58.61  | N00°08'58"E |
| L262 | 30.25  | N28°40'12"W |
| L263 | 49.59  | N10°30'39"W |
| L264 | 47.19  | N07°10'53"E |
| L265 | 43.76  | N24°36'46"E |
| L266 | 25.45  | N07°52'53"E |
| L267 | 58.16  | N11°22'13"W |
| L268 | 32.48  | N12°39'35"W |
| L269 | 34.80  | N52°18'40"E |
| L270 | 3.26   | N00°27'15"W |

SHEET 4 OF 9

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: J.S.  
JOB No. 2006-393

UNLESS OTHERWISE SHOWN AND NOTED HEREON, THIS MAP OR MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, UNDER CHAPTER 461, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 461.07, FLORIDA STATUTES, AND DOES NOT GUARANTEE ANY OTHER NATIONAL OR REGIONAL STANDARDS.

**Clary & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
3558 CROWN POINT ROAD, SUITE "A"  
JACKSONVILLE, FLORIDA 32257  
(904) 260-1205 LB NO. 3731



DATE: MARCH 2006

SCALE: N7A

CHECKED BY: JOS

*B. L. Pitman*  
B. L. PITMAN, P.L.S. CERT. NO. 4827

# MAP SHOWING

## UPLAND PARCEL 1

A PORTION OF SECTIONS 6 AND 49, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, STATE OF FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, SAID TOWNSHIP AND RANGE; THENCE SOUTH 89°41'48" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE; THENCE SOUTH 23°25'53" WEST, ALONG LAST SAID LINE, 1135.18 FEET, TO THE EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS 0539, PAGE 1099, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 83°40'50" WEST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1099, A DISTANCE OF 700.79 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 83°40'50" WEST, ALONG LAST SAID LINE, 204.22 FEET; THENCE SOUTH 17°13'24" WEST, 44.14 FEET; THENCE SOUTH 30°09'07" EAST, 37.77 FEET; THENCE SOUTH 25°59'31" WEST, 42.47 FEET; THENCE SOUTH 10°33'26" EAST, 29.10 FEET; THENCE SOUTH 02°10'19" WEST, 60.58 FEET; THENCE SOUTH 00°07'55" WEST, 88.91 FEET; THENCE SOUTH 21°10'52" EAST, 50.91 FEET; THENCE SOUTH 16°12'58" WEST, 48.34 FEET; THENCE SOUTH 13°55'55" WEST, 61.63 FEET; THENCE SOUTH 09°55'59" WEST, 43.84 FEET; THENCE SOUTH 79°54'16" EAST, 27.58 FEET; THENCE SOUTH 59°55'25" EAST, 34.19 FEET; THENCE NORTH 62°26'44" EAST, 42.94 FEET; THENCE SOUTH 10°52'46" WEST, 28.26 FEET; THENCE NORTH 62°20'22" EAST, 19.06 FEET; THENCE NORTH 59°10'11" EAST, 44.72 FEET; THENCE SOUTH 05°04'47" EAST, 17.90 FEET; THENCE NORTH 63°00'16" EAST, 48.73 FEET; THENCE SOUTH 68°48'49" EAST, 39.47 FEET; THENCE SOUTH 37°38'19" EAST, 22.47 FEET; THENCE SOUTH 18°51'34" WEST, 39.82 FEET; THENCE SOUTH 34°28'21" EAST, 59.57 FEET; THENCE NORTH 53°11'47" EAST, 57.23 FEET; THENCE SOUTH 38°33'29" EAST, 53.19 FEET; THENCE SOUTH 62°31'19" EAST, 55.78 FEET; THENCE SOUTH 78°27'53" EAST, 50.31 FEET; THENCE NORTH 50°34'12" EAST, 45.42 FEET; THENCE SOUTH 60°43'47" EAST, 43.00 FEET; THENCE NORTH 52°43'36" EAST, 40.26 FEET; THENCE SOUTH 88°12'09" EAST, 46.12 FEET; THENCE NORTH 41°45'57" EAST, 47.01 FEET; THENCE NORTH 22°14'57" WEST, 47.55 FEET; THENCE NORTH 48°11'37" EAST, 35.18 FEET; THENCE SOUTH 58°00'14" EAST, 37.86 FEET; THENCE SOUTH 71°01'02" EAST, 58.66 FEET; THENCE SOUTH 75°24'17" EAST, 35.37 FEET; THENCE NORTH 09°03'14" EAST, 32.83 FEET; THENCE NORTH 55°00'50" EAST, 26.25 FEET; THENCE NORTH 05°17'04" WEST, 24.07 FEET; THENCE NORTH 84°01'41" WEST, 34.03 FEET; THENCE NORTH 41°40'31" EAST, 20.98 FEET; THENCE NORTH 21°56'48" EAST, 43.49 FEET; THENCE NORTH 34°35'47" EAST, 18.80 FEET;

SHEET 5 OF 9

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS  
JOB No. 2006-383

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR DRAWING MEETS THE MINIMUM TECHNICAL STANDARDS SET-FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER EIGHT-5, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 463.022, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

**Clary & Associates, Inc.**

PROFESSIONAL LAND SURVEYORS

3838 CROWN POINT ROAD SUITE "A"

JACKSONVILLE, FLORIDA 32257

(904) 289-2783

FB NO. 3231



DATE MARCH 2006

SCALE N/A

CHECKED BY: *JPS*

*B. L. Pittman*  
B. L. PITTMAN, P.L.S. CERT. NO. 4827

# MAP SHOWING

THENCE NORTH 02°39'18" EAST, 36.76 FEET; THENCE NORTH 15°59'06" WEST, 32.65 FEET; THENCE NORTH 42°40'30" EAST, 41.05 FEET; THENCE NORTH 13°41'45" WEST, 38.45 FEET; THENCE NORTH 50°05'20" WEST, 32.82 FEET; THENCE NORTH 68°00'28" WEST, 27.61 FEET; THENCE NORTH 00°00'58" EAST, 27.97 FEET; THENCE NORTH 45°23'07" WEST, 22.20 FEET; THENCE NORTH 78°50'48" WEST, 27.87 FEET; THENCE NORTH 50°10'20" WEST, 29.06 FEET; THENCE NORTH 76°09'34" WEST, 58.58 FEET; THENCE NORTH 79°18'25" WEST, 50.47 FEET; THENCE SOUTH 88°00'31" WEST, 51.11 FEET; THENCE NORTH 70°12'28" WEST, 56.09 FEET; THENCE SOUTH 83°36'37" WEST, 60.06 FEET; THENCE NORTH 44°46'36" WEST, 42.23 FEET; THENCE NORTH 24°21'39" EAST, 55.12 FEET; THENCE NORTH 13°31'32" EAST, 37.96 FEET; THENCE NORTH 80°53'00" WEST, 48.79 FEET; THENCE SOUTH 67°02'56" WEST, 53.12 FEET; THENCE NORTH 51°42'00" WEST, 50.17 FEET; THENCE NORTH 54°14'14" WEST, 52.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.30 ACRES MORE OR LESS.

TOGETHER WITH:

UPLAND PARCEL 2

A PORTION OF SECTIONS 6 AND 49, AND A PORTION OF SECTION 19, "CRANEY ISLAND," ALL IN TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, STATE OF FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, SAID TOWNSHIP AND RANGE; THENCE SOUTH 89°41'48" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE; THENCE SOUTH 23°25'53" WEST, ALONG LAST SAID LINE, 1135.18 FEET, TO THE EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS 0539, PAGE 1099, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 83°40'50" WEST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1099, A DISTANCE OF 953.93 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 83°40'50" WEST, ALONG LAST SAID LINE, 819.67 FEET; THENCE SOUTH 06°12'26" WEST, 32.17 FEET; THENCE SOUTH 00°45'14" EAST, 43.20 FEET; THENCE SOUTH 66°37'45" WEST, 54.91 FEET; THENCE SOUTH 26°47'01" EAST, 40.09 FEET; THENCE SOUTH 34°28'50" EAST, 70.54 FEET; THENCE SOUTH 52°43'37" WEST, 29.88 FEET; THENCE SOUTH 12°55'52" EAST, 40.56 FEET; THENCE SOUTH 34°50'09" WEST, 68.33 FEET; THENCE SOUTH 08°08'27" WEST, 62.01 FEET; THENCE SOUTH 43°06'29" WEST, 56.88 FEET; THENCE SOUTH 03°57'04" WEST, 70.57 FEET; THENCE SOUTH 27°42'55" WEST, 62.08 FEET; THENCE SOUTH 01°54'42" WEST, 10.29 FEET;

SHEET 6 OF 9

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS  
JOB No. 2008-393

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR PLAN MEETS THE MINIMUM TECHNICAL STANDARDS FOR THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 6107-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022, FLORIDA STATUTES, AND DOES NOT ASSURE, NEAR, NOR GUARANTEE, NATIONAL OR REGIONAL STANDARDS.

**Clary & Associates, Inc.**

PROFESSIONAL LAND SURVEYORS

3850 CROWN POINT ROAD SUITE "A"

ORLANDO, FLORIDA 32257

PHONE 268-2203

LS NO. 3734



DATE: MARCH 2008

SCALE: N/A

CHECKED BY: JLS

*B. L. Pitman*

B. L. PITMAN, P.L.S. CERT. NO. 4827

# MAP SHOWING

THENCE SOUTH 35°38'03" WEST, 65.56 FEET; THENCE SOUTH 02°24'09" WEST, 55.57 FEET; THENCE SOUTH 13°21'41" WEST, 29.08 FEET; THENCE SOUTH 10°29'18" EAST, 55.93 FEET; THENCE SOUTH 28°09'20" EAST, 27.52 FEET; THENCE SOUTH 18°32'11" WEST, 73.83 FEET; THENCE SOUTH 03°32'52" WEST, 62.12 FEET; THENCE SOUTH 04°20'27" EAST, 72.81 FEET; THENCE SOUTH 11°08'22" EAST, 26.54 FEET; THENCE SOUTH 47°11'08" EAST, 34.76 FEET; THENCE SOUTH 24°56'05" WEST, 47.69 FEET; THENCE SOUTH 34°09'22" EAST, 68.56 FEET; THENCE SOUTH 18°01'29" EAST, 93.20 FEET; THENCE SOUTH 00°03'09" EAST, 73.45 FEET; THENCE SOUTH 04°37'31" WEST, 60.56 FEET; THENCE SOUTH 23°02'28" EAST, 48.84 FEET; THENCE SOUTH 48°56'00" EAST, 42.47 FEET; THENCE SOUTH 21°51'26" WEST, 28.89 FEET; THENCE SOUTH 40°48'31" EAST, 40.05 FEET; THENCE SOUTH 10°05'51" EAST, 91.45 FEET; THENCE SOUTH 08°51'12" EAST, 23.93 FEET; THENCE SOUTH 62°16'58" WEST, 54.23 FEET; THENCE SOUTH 23°47'57" WEST, 41.94 FEET; THENCE SOUTH 41°57'38" WEST, 58.55 FEET; THENCE SOUTH 27°01'24" EAST, 21.18 FEET; THENCE SOUTH 20°20'26" WEST, 67.06 FEET; THENCE SOUTH 04°45'57" WEST, 21.85 FEET; THENCE SOUTH 48°57'05" EAST, 29.16 FEET; THENCE SOUTH 24°59'34" WEST, 24.78 FEET; THENCE SOUTH 13°59'27" EAST, 31.20 FEET; THENCE SOUTH 04°52'56" WEST, 32.27 FEET; THENCE SOUTH 52°11'21" WEST, 24.90 FEET; THENCE SOUTH 11°13'35" EAST, 28.13 FEET; THENCE SOUTH 03°30'40" EAST, 91.10 FEET; THENCE SOUTH 01°09'27" EAST, 42.34 FEET; THENCE SOUTH 43°09'18" WEST, 12.61 FEET; THENCE SOUTH 06°42'47" EAST, 556.62 FEET; THENCE SOUTH 24°36'25" EAST, 27.79 FEET; THENCE SOUTH 00°40'18" EAST, 81.14 FEET; THENCE SOUTH 06°42'47" EAST, 19.16 FEET; THENCE SOUTH 41°17'53" EAST, 22.54 FEET; THENCE SOUTH 07°58'59" WEST, 21.03 FEET; THENCE SOUTH 23°22'17" EAST, 97.13 FEET; THENCE SOUTH 37°29'36" EAST, 48.41 FEET; THENCE NORTH 79°08'54" EAST, 46.50 FEET; THENCE SOUTH 47°05'32" EAST, 8.48 FEET; THENCE SOUTH 34°52'47" WEST, 62.12 FEET; THENCE SOUTH 26°54'22" EAST, 60.43 FEET; THENCE SOUTH 22°29'46" EAST, 63.98 FEET; THENCE SOUTH 22°26'49" EAST, 103.70 FEET; THENCE SOUTH 23°04'12" EAST, 78.39 FEET; THENCE SOUTH 23°47'18" EAST, 83.24 FEET; THENCE SOUTH 39°20'31" EAST, 17.24 FEET; THENCE SOUTH 39°19'23" WEST, 4.81 FEET; THENCE SOUTH 26°13'06" EAST, 78.19 FEET; THENCE SOUTH 26°52'25" EAST, 81.06 FEET; THENCE NORTH 71°21'42" EAST, 50.77 FEET; THENCE SOUTH 45°49'21" EAST, 45.47 FEET; THENCE SOUTH 13°37'41" EAST, 30.97 FEET; THENCE SOUTH 19°47'51" EAST, 39.22 FEET; THENCE SOUTH 05°18'19" EAST, 34.98 FEET; THENCE SOUTH 31°21'20" EAST, 73.60 FEET; THENCE NORTH 51°36'38" EAST, 55.84 FEET; THENCE NORTH 24°08'26" EAST, 39.09 FEET; THENCE NORTH 25°02'30" EAST, 29.05 FEET; THENCE NORTH 20°01'35" WEST, 33.16 FEET; THENCE NORTH 81°17'35" EAST, 32.32 FEET; THENCE NORTH 13°57'54" WEST, 47.79 FEET; THENCE NORTH 59°56'59" EAST, 25.79 FEET; THENCE NORTH 23°56'51" EAST, 49.94 FEET; THENCE NORTH 01°25'58" EAST, 59.13 FEET; THENCE NORTH 01°52'28" WEST, 96.48 FEET; THENCE NORTH 24°22'15" WEST, 47.07 FEET;

SHEET 7 OF 9

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS  
JOB No. 2006-393

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PARTER §1012-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 492.022, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

**Clary & Associates, Inc.**

PROFESSIONAL LAND SURVEYORS

3930 GROWN POINT ROAD, SUITE "A"  
JACKSONVILLE, FLORIDA 32257  
(904) 286-2703 REG. NO. 3731



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: JLS

*B. L. Pittman*  
B. L. PITTMAN, P.L.S. CERT. NO. 4827

# MAP SHOWING

THENCE NORTH 42°45'18" EAST, 44.74 FEET; THENCE NORTH 73°55'52" EAST, 30.01 FEET; THENCE NORTH 30°06'31" EAST, 109.70 FEET; THENCE NORTH 25°47'00" WEST, 77.79 FEET; THENCE NORTH 43°11'45" WEST, 73.17 FEET; THENCE NORTH 33°24'53" WEST, 61.80 FEET; THENCE SOUTH 63°59'48" WEST, 42.75 FEET; THENCE SOUTH 30°12'26" WEST, 120.09 FEET; THENCE NORTH 08°55'59" EAST, 117.90 FEET; THENCE NORTH 48°16'17" EAST, 65.29 FEET; THENCE NORTH 00°02'08" EAST, 64.23 FEET; THENCE NORTH 65°03'31" WEST, 17.27 FEET; THENCE NORTH 20°27'27" EAST, 32.44 FEET; THENCE NORTH 10°54'24" WEST, 84.04 FEET; THENCE NORTH 25°08'35" EAST, 68.17 FEET; THENCE NORTH 81°26'01" EAST, 47.88 FEET; THENCE NORTH 80°01'37" EAST, 54.09 FEET; THENCE NORTH 33°23'12" EAST, 76.24 FEET; THENCE NORTH 04°14'50" EAST, 42.06 FEET; THENCE NORTH 48°53'06" EAST, 31.73 FEET; THENCE NORTH 06°43'43" WEST, 103.24 FEET; THENCE NORTH 06°55'43" EAST, 32.37 FEET; THENCE NORTH 38°10'34" EAST, 19.57 FEET; THENCE NORTH 49°19'11" EAST, 46.10 FEET; THENCE NORTH 05°42'31" EAST, 26.11 FEET; THENCE NORTH 89°15'37" EAST, 31.50 FEET; THENCE SOUTH 57°38'59" EAST, 14.81 FEET; THENCE SOUTH 17°17'06" WEST, 23.72 FEET; THENCE SOUTH 03°48'17" EAST, 28.37 FEET; THENCE NORTH 81°43'44" EAST, 32.58 FEET; THENCE SOUTH 31°11'33" EAST, 34.32 FEET; THENCE NORTH 48°39'39" EAST, 46.15 FEET; THENCE NORTH 33°17'33" EAST, 45.89 FEET; THENCE NORTH 37°09'30" EAST, 50.45 FEET; THENCE NORTH 23°52'30" WEST, 38.40 FEET; THENCE NORTH 01°40'20" EAST, 26.01 FEET; THENCE NORTH 78°42'40" WEST, 33.25 FEET; THENCE NORTH 53°54'03" WEST, 37.47 FEET; THENCE NORTH 32°02'07" WEST, 39.73 FEET; THENCE NORTH 44°32'44" WEST, 44.35 FEET; THENCE NORTH 23°21'44" WEST, 27.04 FEET; THENCE NORTH 30°39'50" WEST, 32.09 FEET; THENCE NORTH 64°23'43" WEST, 44.54 FEET; THENCE NORTH 40°28'53" WEST, 48.95 FEET; THENCE NORTH 47°04'56" WEST, 61.93 FEET; THENCE NORTH 37°49'02" WEST, 44.82 FEET; THENCE SOUTH 66°43'38" EAST, 18.71 FEET; THENCE NORTH 04°19'50" EAST, 57.51 FEET; THENCE NORTH 53°32'35" EAST, 38.44 FEET; THENCE SOUTH 52°42'52" EAST, 32.67 FEET; THENCE NORTH 52°02'41" EAST, 76.75 FEET; THENCE NORTH 82°56'46" EAST, 22.61 FEET; THENCE SOUTH 19°49'35" EAST, 24.72 FEET; THENCE SOUTH 84°30'37" EAST, 69.60 FEET; THENCE NORTH 57°02'24" EAST, 75.38 FEET; THENCE NORTH 67°48'15" EAST, 55.99 FEET; THENCE NORTH 77°05'19" EAST, 51.05 FEET; THENCE NORTH 88°08'18" EAST, 42.66 FEET; THENCE NORTH 29°13'20" EAST, 48.70 FEET; THENCE NORTH 54°39'43" EAST, 36.16 FEET; THENCE NORTH 22°26'27" WEST, 33.46 FEET; THENCE NORTH 01°21'49" WEST, 42.85 FEET; THENCE NORTH 01°01'57" WEST, 42.78 FEET; THENCE NORTH 31°15'19" EAST, 50.58 FEET; THENCE NORTH 26°51'13" WEST, 38.62 FEET; THENCE NORTH 07°27'03" WEST, 49.83 FEET; THENCE NORTH 26°20'03" WEST, 55.55 FEET; THENCE NORTH 69°00'26" WEST, 40.52 FEET; THENCE NORTH 35°58'03" WEST, 39.21 FEET; THENCE NORTH 57°15'59" WEST,

SHEET 8 OF 9

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS  
JOB No. 2008-393

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 62000, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 62000, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

**Clary & Associates, Inc.**

PROFESSIONAL LAND SURVEYORS

3838 CROWN POINT ROAD SUITE "A"

JACKSONVILLE, FLORIDA 32257

(904) 269-2705

FLA. NO. 3731



DATE MARCH 2008

SCALE N/A

CHECKED BY: JLS

*B. L. Pittman*

B. L. PITTMAN, P.L.S. CERT. NO. 4827

# MAP SHOWING

53.43 FEET; THENCE NORTH 61°24'28" WEST, 38.73 FEET; THENCE NORTH 77°15'09" WEST, 76.00 FEET; THENCE NORTH 26°08'20" WEST, 75.11 FEET; THENCE NORTH 87°15'53" WEST, 59.96 FEET; THENCE SOUTH 41°57'59" WEST, 18.44 FEET; THENCE SOUTH 86°44'42" WEST, 32.02 FEET; THENCE SOUTH 45°56'41" WEST, 37.28 FEET; THENCE SOUTH 66°10'34" WEST, 62.80 FEET; THENCE NORTH 32°04'44" WEST, 44.68 FEET; THENCE NORTH 04°00'41" EAST, 44.68 FEET; THENCE NORTH 14°01'24" EAST, 40.56 FEET; THENCE NORTH 36°09'27" EAST, 56.17 FEET; THENCE NORTH 00°14'29" WEST, 28.71 FEET; THENCE NORTH 44°06'34" EAST, 42.14 FEET; THENCE NORTH 50°53'28" EAST, 49.13 FEET; THENCE NORTH 11°11'00" EAST, 59.33 FEET; THENCE NORTH 10°04'34" EAST, 57.97 FEET; THENCE NORTH 17°17'25" EAST, 60.56 FEET; THENCE NORTH 14°10'06" WEST, 14.73 FEET; THENCE NORTH 25°32'41" WEST, 89.67 FEET; THENCE NORTH 05°52'58" WEST, 64.29 FEET; THENCE NORTH 26°13'54" EAST, 42.83 FEET; THENCE NORTH 77°13'35" EAST, 13.37 FEET; THENCE NORTH 02°48'04" EAST, 43.64 FEET; THENCE NORTH 60°51'46" WEST, 42.10 FEET; THENCE NORTH 81°06'25" EAST, 33.89 FEET; THENCE NORTH 09°26'28" EAST, 33.86 FEET; THENCE NORTH 01°23'11" EAST, 31.02 FEET; THENCE NORTH 12°25'06" EAST, 22.98 FEET; THENCE NORTH 53°09'42" WEST, 18.57 FEET; THENCE NORTH 79°12'01" WEST, 36.96 FEET; THENCE NORTH 56°05'25" WEST, 13.58 FEET; THENCE SOUTH 79°34'56" EAST, 39.82 FEET; THENCE SOUTH 72°56'52" EAST, 21.63 FEET; THENCE NORTH 42°29'04" EAST, 19.28 FEET; THENCE NORTH 05°15'21" WEST, 45.31 FEET; THENCE NORTH 18°15'22" EAST, 37.61 FEET; THENCE NORTH 42°38'41" EAST, 35.70 FEET; THENCE NORTH 37°57'57" WEST, 25.86 FEET; THENCE NORTH 50°45'53" EAST, 26.47 FEET; THENCE NORTH 06°31'46" EAST, 28.93 FEET; THENCE NORTH 18°14'24" EAST, 53.33 FEET; THENCE NORTH 00°08'58" EAST, 53.61 FEET; THENCE NORTH 20°40'12" WEST, 30.25 FEET; THENCE NORTH 10°30'39" WEST, 49.59 FEET; THENCE NORTH 07°10'53" EAST, 47.19 FEET; THENCE NORTH 24°36'46" EAST, 43.76 FEET; THENCE NORTH 07°52'53" EAST, 25.45 FEET; THENCE NORTH 11°22'13" WEST, 58.16 FEET; THENCE NORTH 12°39'35" WEST, 32.48 FEET; THENCE NORTH 52°18'40" EAST, 34.80 FEET; THENCE NORTH 00°27'16" WEST, 3.26 FEET, TO THE POINT OF BEGINNING.

CONTAINING 63.28 ACRES MORE OR LESS.

CONTAINING A NET AREA OF 71.58 ACRES MORE OR LESS.

SHEET 9 OF 9

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS  
JOB No. 2006-383

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR PLAN MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 6017-9, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 6017-9, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

**Clary & Associates, Inc.**

PROFESSIONAL LAND SURVEYORS

3850 CROWN POINT ROAD SUITE "A"

JACKSONVILLE, FLORIDA 32257

(904) 255-2705 (FL. REG. 3731)



DATE: MARCH 2006

SCALE: N/A

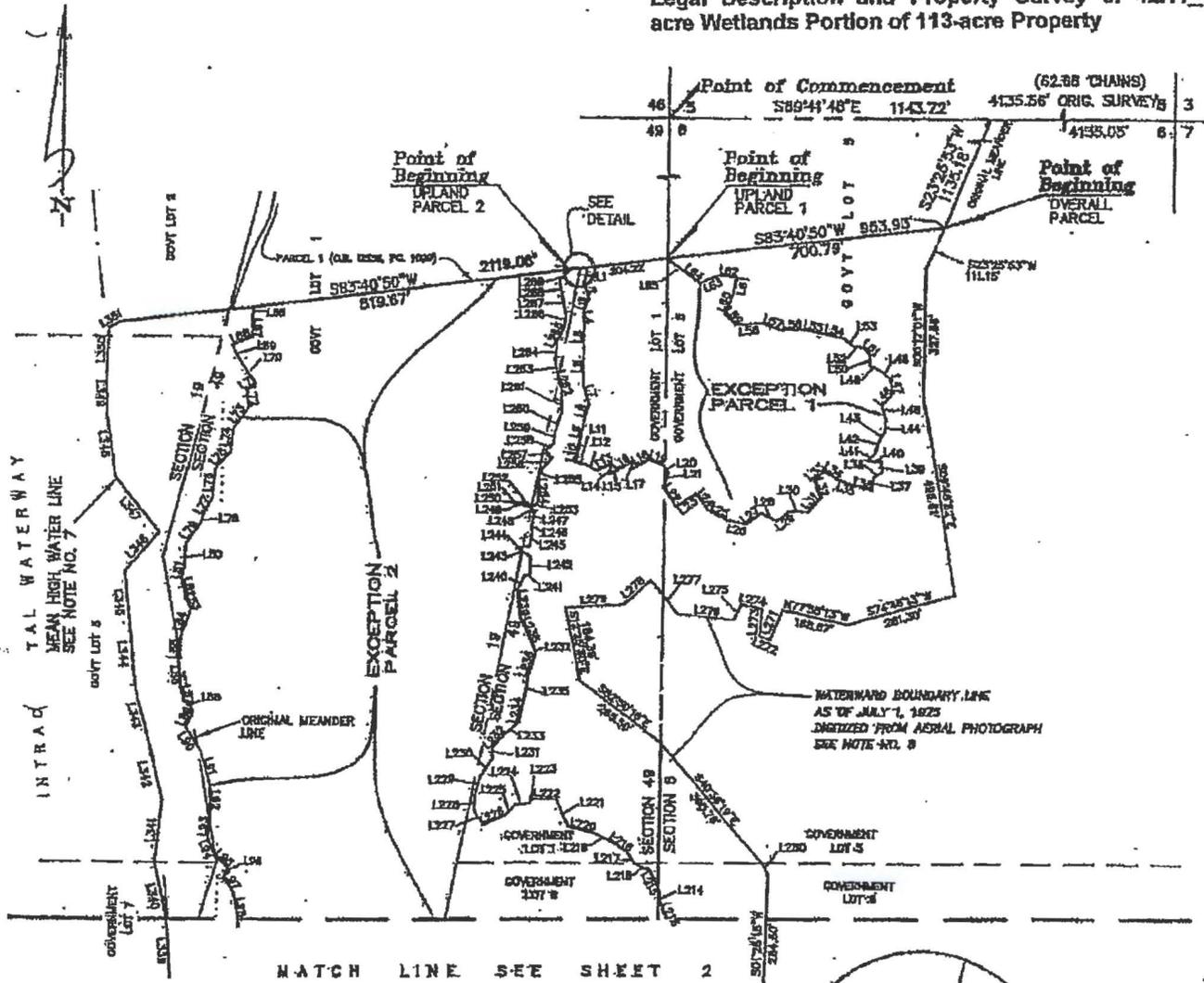
CHECKED BY: *JLS*

*B. L. Pittman*

B. L. PITTMAN, P.L.S. CERT. NO. 4827

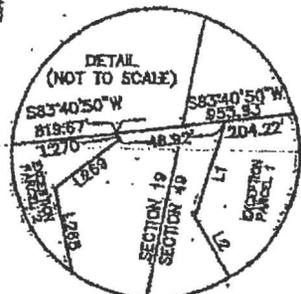
# MAP SHOWING

**Exhibit A-2:**  
**Legal Description and Property Survey of 42.11±**  
**acre Wetlands Portion of 113-acre Property**



**AREA TABLE**

|                    |                       |
|--------------------|-----------------------|
| OVERALL PARCEL     | = 113.69 ACRES±       |
| EXCEPTION PARCEL 1 | = 8.30 ACRES±         |
| EXCEPTION PARCEL 2 | = 63.28 ACRES±        |
| <b>NET ACREAGE</b> | <b>= 42.11 ACRES±</b> |



SHEET 1 OF 12

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS  
 JOB No: 2006-394

EXCEPT OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, UNDER CHAPTER 63, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 473, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

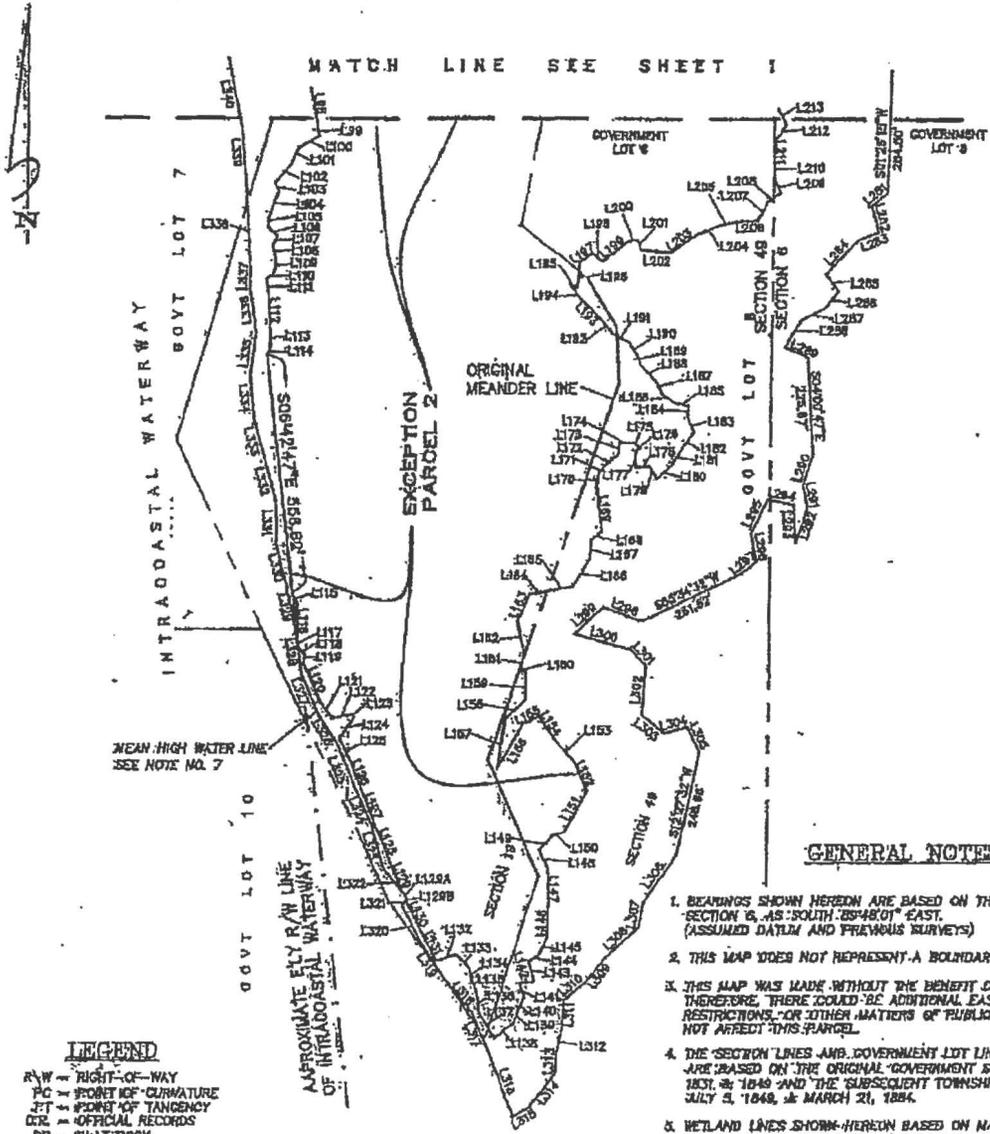
DATE: 2006  
 SCALE: N/A  
 CHECKED BY: [Signature]

**Clary & Associates, Inc.**  
 PROFESSIONAL LAND SURVEYORS  
 5838 CHOWN POINT ROAD, SUITE 5A  
 JACKSONVILLE, FLORIDA 32257  
 PHONE: 904-260-2708 FAX: 904-260-2708  
 E-MAIL: JLS@CLARYSURV.COM  
 LICENSE NO: 3751

[Signature]



# MAP SHOWING



## GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6, AS SOUTH 88°48'01" EAST, (ASSUMED DATUM AND PREVIOUS SURVEYS)
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE, THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS, CONVEYANCES AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.
4. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED IN 1831 & 1848 AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1854, JULY 3, 1868, & MARCH 21, 1884.
5. WETLAND LINES SHOWN HEREON BASED ON MAP BY CLARY & ASSOCIATES FILE NO. 72N-57C, DATED JUNE 1, 1999.
6. K- RED CLARY & ASSOC. FILE NO. R1-90, R3-88, T2N-35, T2N-57&57B SURVEY BY SUNSHINE STATE SURVEYORS, INC. FILE NO. 57E-222A.
7. MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. T2N-35, DATED AUGUST 12, 1988.
8. WATERWARD BOUNDARY LINE SHOWN WAS DIGITIZED FROM AERIAL PHOTOGRAPH NEGATIVE (NO. A20 J2089-174-12, AERIAL NO. B718, TAKEN JANUARY 22, 1974, AS PROVIDED BY THE NASSAU COUNTY PROPERTY APPRAISER'S OFFICE. (SEE CLARY & ASSOC., INC. MAP FILE NO. 72N-57)

- ### LEGEND
- R/W = RIGHT-OF-WAY
  - PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - OR = OFFICIAL RECORDS
  - FB = PLAT BOOK
  - PG(S) = PAGE(S)
  - L = ARC LENGTH
  - T = TANGENT
  - R = RADII
  - CH = CHORD
  - Δ = ANGLE
  - PRC = POINT OF REVERSE CURVE
  - PCG = POINT OF COMPOUND CURVE
  - CL = CENTERLINE
  - MHW = MEAN HIGH WATER LINE
  - GOVT = GOVERNMENT

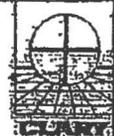
SHEET 2 OF 12

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JIS  
JOB No. 2006-394

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN THE FLORIDA PROFESSIONAL SURVEYORS AND MAPPERS ACT, CHAPTER 471, FLORIDA STATUTES, AND THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, 6000 BOULEVARD, SUITE 100, PALM BEACH, FLORIDA 33480. THIS MAP OR PLAT IS A PROFESSIONAL SURVEY AND IS NOT NECESSARILY SUBJECT TO THE FLORIDA PROFESSIONAL SURVEYORS AND MAPPERS ACT, CHAPTER 471, FLORIDA STATUTES, AND THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, 6000 BOULEVARD, SUITE 100, PALM BEACH, FLORIDA 33480.

**Clary & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
3636 ORANGE BOUNDARY ROAD, SUITE "A"  
DAKESBORNE, FLORIDA 33427  
(407) 206-2703 FAX (407) 206-5731



DATE: MARCH 2006  
SCALE: N/A  
CHECKED BY: WCR

*B. L. Pittman*  
B. L. PITTMAN, P.L.S. CERT. NO. 4827

# MAP SHOWING

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 44.14  | S17°13'24"W |
| L2         | 37.77  | S80°09'07"E |
| L3         | 42.47  | S25°59'31"W |
| L4         | 29.10  | S10°33'28"E |
| L5         | 60.58  | S02°16'19"W |
| L6         | 88.91  | S00°07'59"W |
| L7         | 50.91  | S21°10'52"E |
| L8         | 48.84  | S16°12'58"W |
| L9         | 61.69  | S18°55'55"W |
| L10        | 43.84  | S09°55'59"W |
| L11        | 27.58  | S79°54'18"E |
| L12        | 34.19  | S59°55'25"E |
| L13        | 42.94  | N62°26'44"E |
| L14        | 28.26  | S10°52'46"W |
| L15        | 19.06  | N62°20'22"E |
| L16        | 14.72  | N59°10'11"E |
| L17        | 17.90  | S05°04'47"E |
| L18        | 48.73  | N63°00'16"E |
| L19        | 39.47  | S68°48'49"E |
| L20        | 22.47  | S87°38'19"E |
| L21        | 89.82  | S18°51'34"W |
| L22        | 59.57  | S34°28'01"E |
| L23        | 57.23  | N53°11'47"E |
| L24        | 59.19  | S38°38'29"E |
| L25        | 55.78  | S62°31'19"E |
| L26        | 50.31  | S78°27'53"E |
| L27        | 45.42  | N50°34'12"E |
| L28        | 43.00  | S60°43'47"E |
| L29        | 40.26  | N52°43'38"E |
| L30        | 46.12  | S88°12'09"E |
| L31        | 47.01  | N41°45'57"E |
| L32        | 47.33  | N22°14'57"W |
| L33        | 35.18  | N48°11'37"E |
| L34        | 37.86  | S58°00'14"E |
| L35        | 58.66  | S71°01'02"E |
| L36        | 35.97  | S73°34'17"E |
| L37        | 32.83  | N09°03'14"E |
| L38        | 26.25  | N53°00'50"E |
| L39        | 24.07  | N05°17'04"W |
| L40        | 84.03  | N84°01'41"W |
| L41        | 20.98  | N41°48'31"E |
| L42        | 48.49  | N21°56'48"E |
| L43        | 18.80  | N34°35'47"E |
| L44        | 36.76  | N02°39'18"E |
| L45        | 32.65  | N15°59'08"W |
| L46        | 41.05  | N42°40'30"E |
| L47        | 28.45  | N13°41'45"W |
| L48        | 32.82  | N50°05'20"W |
| L49        | 27.61  | N68°00'28"W |
| L50        | 27.97  | N00°00'58"E |
| L51        | 22.20  | N45°29'07"W |
| L52        | 27.87  | N68°50'48"W |
| L53        | 29.06  | N58°18'20"W |
| L54        | 58.58  | N76°09'34"W |
| L55        | 50.47  | N79°18'25"W |

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L56        | 51.11  | S88°00'31"W |
| L57        | 58.09  | N70°12'28"W |
| L58        | 60.06  | S83°26'37"W |
| L59        | 42.23  | N44°46'36"W |
| L60        | 55.12  | N84°21'39"E |
| L61        | 37.96  | N13°51'32"E |
| L62        | 48.79  | N80°53'00"W |
| L63        | 58.12  | S67°02'56"W |
| L64        | 50.17  | N51°42'00"W |
| L65        | 52.60  | N54°14'14"W |
| L66        | 82.17  | S06°12'26"W |
| L67        | 43.20  | S00°45'14"E |
| L68        | 54.91  | S66°37'45"W |
| L69        | 40.89  | S26°47'01"E |
| L70        | 70.54  | S34°28'50"E |
| L71        | 29.88  | S52°43'47"W |
| L72        | 48.36  | S12°55'52"E |
| L73        | 68.83  | S84°50'09"W |
| L74        | 62.01  | S08°08'27"W |
| L75        | 56.88  | S49°06'29"W |
| L76        | 70.57  | S03°57'04"W |
| L77        | 62.08  | S27°42'53"W |
| L78        | 10.29  | S01°54'42"W |
| L79        | 63.56  | S35°38'08"W |
| L80        | 55.57  | S02°24'09"W |
| L81        | 29.08  | S13°21'41"W |
| L82        | 55.93  | S10°29'18"E |
| L83        | 27.52  | S28°09'20"E |
| L84        | 73.83  | S18°32'11"W |
| L85        | 62.12  | S03°22'52"W |
| L86        | 72.81  | S04°20'27"E |
| L87        | 26.54  | S11°08'22"E |
| L88        | 84.76  | S47°11'08"E |
| L89        | 47.69  | S24°56'05"W |
| L90        | 68.56  | S34°09'22"E |
| L91        | 93.20  | S18°01'29"E |
| L92        | 78.45  | S00°03'09"E |
| L93        | 60.56  | S04°27'31"W |
| L94        | 48.84  | S23°02'28"E |
| L95        | 42.47  | S48°56'00"E |
| L96        | 28.89  | S21°51'26"W |
| L97        | 40.05  | S40°48'31"E |
| L98        | 91.45  | S18°05'51"E |
| L99        | 23.93  | S08°31'12"E |
| L100       | 54.23  | S62°16'58"W |
| L101       | 41.94  | S23°47'57"W |
| L102       | 58.55  | S41°57'38"W |
| L103       | 21.18  | S27°01'24"E |
| L104       | 67.06  | S20°20'26"W |
| L105       | 21.85  | S04°45'57"W |
| L106       | 29.16  | S48°57'03"E |
| L107       | 24.78  | S24°59'34"W |
| L108       | 31.20  | S13°59'27"E |
| L109       | 32.27  | S04°52'58"W |
| L110       | 24.90  | S52°11'21"W |

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L111       | 28.13  | S11°18'35"E |
| L112       | 91.10  | S09°30'40"E |
| L113       | 42.34  | S01°08'27"E |
| L114       | 12.61  | S43°05'18"W |
| L115       | 27.79  | S24°36'25"E |
| L116       | 81.14  | S00°40'18"E |
| L117       | 19.16  | S06°42'47"E |
| L118       | 22.54  | S41°17'53"E |
| L119       | 21.03  | S07°58'59"W |
| L120       | 97.13  | S23°22'17"E |
| L121       | 48.41  | S37°29'36"E |
| L122       | 46.50  | N79°08'54"E |
| L123       | 8.40   | S47°05'32"E |
| L124       | 62.12  | S84°52'47"W |
| L125       | 60.43  | S26°54'22"E |
| L126       | 63.98  | S22°29'46"E |
| L127       | 103.70 | S22°26'49"E |
| L128       | 78.39  | S23°04'12"E |
| L129       | 83.24  | S23°47'18"E |
| L129A      | 17.24  | S39°20'31"E |
| L129B      | 4.81   | S39°19'23"W |
| L130       | 78.19  | S26°13'06"E |
| L131       | 81.06  | S26°52'25"E |
| L132       | 50.77  | N71°21'42"E |
| L133       | 45.47  | S45°49'21"E |
| L134       | 30.97  | S13°37'41"E |
| L135       | 39.22  | S19°47'51"E |
| L136       | 34.98  | S05°18'19"E |
| L137       | 73.60  | S31°21'20"E |
| L138       | 55.84  | N51°36'38"E |
| L139       | 39.09  | N24°08'26"E |
| L140       | 29.05  | N25°02'30"E |
| L141       | 39.16  | N20°01'35"W |
| L142       | 32.82  | N81°17'35"E |
| L143       | 47.79  | N13°57'54"W |
| L144       | 25.79  | N59°56'59"E |
| L145       | 49.94  | N23°56'51"E |
| L146       | 59.13  | N01°25'58"E |
| L147       | 96.48  | N01°52'29"W |
| L148       | 47.07  | N24°22'15"W |
| L149       | 44.74  | N42°45'18"E |
| L150       | 30.01  | N73°55'52"E |
| L151       | 109.70 | N30°06'31"E |
| L152       | 77.79  | N25°47'00"W |
| L153       | 73.17  | N43°11'45"W |
| L154       | 61.80  | N33°24'53"W |
| L155       | 42.75  | S63°59'48"W |
| L156       | 120.09 | S30°12'26"W |
| L157       | 117.90 | N08°55'59"E |
| L158       | 65.29  | N48°16'17"E |
| L159       | 64.23  | N00°02'08"E |
| L160       | 17.27  | N65°03'31"W |
| L161       | 32.44  | N20°27'27"E |
| L162       | 84.04  | N10°54'24"W |
| L163       | 68.17  | N25°08'33"E |

SHEET 3 OF 12

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

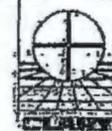
DRAFTER: JLS  
JOB No. 2006-594

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DATE: 11/14/2006

SCALE: N/A

CHECKED BY: *[Signature]*

*[Signature]*

B. L. PITTMAN, P.L.S. CERT. NO. 4827

# MAP SHOWING

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L164       | 47.88  | N81°26'01"E |
| L165       | 54.09  | N80°01'37"E |
| L166       | 76.24  | N83°23'12"E |
| L167       | 42.06  | N84°24'50"E |
| L168       | 31.73  | N48°23'06"E |
| L169       | 103.24 | N06°43'43"W |
| L170       | 32.37  | N06°55'43"E |
| L171       | 19.57  | N38°10'34"E |
| L172       | 46.10  | N49°19'11"E |
| L173       | 26.11  | N05°42'31"E |
| L174       | 31.50  | N89°15'37"E |
| L175       | 14.81  | S57°38'59"E |
| L176       | 23.72  | S17°19'06"W |
| L177       | 28.37  | S03°48'17"E |
| L178       | 32.56  | N81°48'44"E |
| L179       | 34.82  | S81°11'38"E |
| L180       | 46.15  | N48°39'39"E |
| L181       | 45.69  | N33°17'39"E |
| L182       | 50.45  | N37°09'30"E |
| L183       | 38.40  | N29°52'30"W |
| L184       | 26.01  | N01°40'20"E |
| L185       | 38.25  | N78°42'40"W |
| L186       | 37.47  | N53°54'03"W |
| L187       | 39.73  | N32°02'07"W |
| L188       | 44.35  | N44°32'44"W |
| L189       | 27.04  | N83°21'44"W |
| L190       | 32.09  | N30°39'50"W |
| L191       | 44.54  | N64°23'43"W |
| L192       | 48.95  | N40°28'33"W |
| L193       | 61.93  | N47°04'56"W |
| L194       | 44.82  | N37°49'02"W |
| L195       | 18.71  | S66°43'38"E |
| L196       | 57.51  | N04°19'50"E |
| L197       | 98.44  | N53°32'35"E |
| L198       | 82.67  | S32°42'52"E |
| L199       | 76.75  | N52°02'41"E |
| L200       | 22.61  | N82°56'48"E |
| L201       | 24.72  | S19°49'55"E |
| L202       | 69.60  | S84°30'37"E |
| L203       | 75.38  | N57°02'24"E |
| L204       | 55.99  | N67°48'15"E |
| L205       | 51.05  | N77°05'19"E |
| L206       | 42.66  | N88°08'18"E |
| L207       | 48.70  | N29°13'20"E |
| L208       | 35.16  | N54°39'43"E |
| L209       | 83.46  | N22°26'27"W |
| L210       | 42.85  | N01°21'49"W |
| L211       | 42.78  | N01°01'57"W |
| L212       | 50.58  | N31°15'19"E |
| L213       | 38.62  | N26°51'13"W |
| L214       | 49.83  | N07°27'03"W |
| L215       | 55.55  | N26°20'03"W |
| L216       | 40.52  | N69°00'26"W |
| L217       | 39.21  | N35°58'03"W |
| L218       | 53.43  | N57°15'59"W |

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L219       | 38.73  | N61°24'28"W |
| L220       | 26.00  | N77°15'09"W |
| L221       | 75.11  | N26°08'20"W |
| L222       | 59.96  | N87°15'59"W |
| L223       | 18.44  | S41°57'39"W |
| L224       | 32.02  | S86°44'42"W |
| L225       | 37.28  | S45°56'41"W |
| L226       | 62.80  | S66°13'34"W |
| L227       | 44.68  | N32°04'44"W |
| L228       | 44.68  | N04°00'41"E |
| L229       | 40.56  | N14°01'24"E |
| L230       | 56.17  | N36°09'27"E |
| L231       | 28.71  | N00°14'29"W |
| L232       | 42.14  | N44°06'34"E |
| L233       | 49.13  | N50°53'28"E |
| L234       | 59.93  | N11°11'00"E |
| L235       | 57.97  | N10°04'34"E |
| L236       | 60.56  | N17°17'25"E |
| L237       | 14.73  | N14°10'06"W |
| L238       | 89.67  | N25°32'41"W |
| L239       | 64.29  | N05°52'58"W |
| L240       | 42.83  | N26°13'54"E |
| L241       | 19.87  | N77°13'35"E |
| L242       | 43.64  | N02°48'04"E |
| L243       | 42.10  | N60°51'46"W |
| L244       | 39.89  | N81°06'25"E |
| L245       | 33.86  | N09°26'20"E |
| L246       | 31.02  | N01°29'11"E |
| L247       | 22.98  | N12°25'06"E |
| L248       | 18.57  | N53°09'42"W |
| L249       | 36.96  | N79°12'01"W |
| L250       | 18.58  | N56°05'23"W |
| L251       | 39.82  | S79°34'56"E |
| L252       | 21.63  | S72°56'52"E |
| L253       | 19.28  | N42°29'04"E |
| L254       | 45.21  | N05°15'21"W |
| L255       | 37.61  | N18°15'22"E |
| L256       | 35.70  | N42°38'41"E |
| L257       | 25.86  | N37°57'57"W |
| L258       | 26.47  | N50°45'53"E |
| L259       | 28.93  | N06°31'46"E |
| L260       | 59.33  | N19°14'24"E |
| L261       | 53.61  | N00°08'58"E |
| L262       | 30.25  | N20°40'12"W |
| L263       | 49.59  | N00°30'39"W |
| L264       | 47.19  | N07°10'53"E |
| L265       | 43.76  | N24°36'46"E |
| L266       | 25.45  | N07°52'58"E |
| L267       | 58.16  | N11°22'13"W |
| L268       | 32.48  | N12°39'35"W |
| L269       | 34.80  | N52°18'40"E |
| L270       | 3.26   | N00°27'16"W |
| L271       | 80.78  | S21°54'18"W |
| L272       | 26.93  | N68°05'42"W |
| L273       | 70.18  | N04°11'22"E |

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L274       | 50.99  | N78°33'11"W |
| L275       | 44.72  | S26°40'08"W |
| L276       | 140.88 | N83°46'51"W |
| L277       | 110.11 | N39°22'07"W |
| L278       | 92.20  | S49°30'09"W |
| L279       | 150.38 | S86°17'23"W |
| L280       | 30.83  | S28°09'09"E |
| L281       | 46.38  | S50°44'00"W |
| L282       | 63.24  | S14°41'47"E |
| L283       | 49.57  | S68°36'34"W |
| L284       | 109.78 | S44°18'07"W |
| L285       | 49.34  | S39°46'33"E |
| L286       | 53.44  | S88°11'28"W |
| L287       | 59.41  | S64°57'58"W |
| L288       | 73.29  | S29°37'55"W |
| L289       | 57.34  | S64°06'22"E |
| L290       | 75.00  | S19°21'25"W |
| L291       | 53.04  | S12°53'02"E |
| L292       | 85.26  | S19°21'25"W |
| L293       | 87.20  | N02°51'29"W |
| L294       | 62.01  | N78°28'06"W |
| L295       | 88.59  | S25°27'02"W |
| L296       | 67.54  | S09°53'47"E |
| L297       | 44.72  | S51°12'50"W |
| L298       | 94.43  | N69°24'50"W |
| L299       | 94.17  | S49°26'23"W |
| L300       | 141.93 | S74°27'56"E |
| L301       | 52.74  | S44°09'52"E |
| L302       | 113.69 | S04°55'55"W |
| L303       | 69.62  | S52°17'39"E |
| L304       | 56.74  | N75°39'06"E |
| L305       | 64.20  | S27°58'22"W |
| L306       | 134.63 | S36°29'09"W |
| L307       | 57.66  | S88°52'37"W |
| L308       | 114.05 | S48°19'57"W |
| L309       | 59.38  | S37°00'40"W |
| L310       | 73.70  | S51°15'51"W |
| L311       | 69.56  | S01°38'19"W |
| L312       | 54.31  | S13°22'22"W |
| L313       | 54.62  | S05°31'05"W |
| L314       | 99.52  | S38°41'06"W |
| L315       | 43.99  | S57°51'29"W |
| L316       | 165.67 | N20°47'36"W |
| L317       | 100.27 | N24°41'45"W |
| L318       | 102.29 | N41°03'43"W |
| L319       | 100.28 | N33°13'02"W |
| L320       | 100.02 | N27°40'04"W |
| L321       | 20.24  | N39°19'23"E |
| L322       | 94.05  | N39°20'31"W |
| L323       | 100.65 | N15°50'14"W |
| L324       | 100.00 | N25°25'34"W |
| L325       | 100.10 | N22°16'35"W |
| L326       | 100.82 | N32°08'50"W |
| L327       | 95.72  | N21°56'56"W |
| L328       | 100.32 | N07°29'25"W |

SHEET 4 OF 12

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DRAFTER: JLS  
JOB No. 2006-394

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DATE: MARCH 2006  
SCALE: N/A  
CHECKED BY: JLS

*B. L. Pittman*  
B. L. PITTMAN, P.L.S. CERT. NO. 4827

# MAP SHOWING

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L329       | 100.00 | N02°14'13"W |
| L330       | 100.08 | N14°21'21"W |
| L331       | 101.79 | N01°26'24"W |
| L332       | 100.22 | N15°53'54"W |
| L338       | 94.90  | N16°17'26"W |
| L334       | 100.22 | N05°49'42"W |
| L335       | 101.12 | N07°16'35"E |
| L336       | 110.67 | N07°58'55"W |
| L337       | 37.66  | N02°44'01"E |
| L338       | 199.79 | N08°59'52"W |
| L339       | 131.15 | N04°46'48"W |
| L340       | 160.18 | N12°09'00"W |
| L341       | 160.02 | N05°08'07"E |
| L342       | 141.70 | N18°19'18"W |
| L343       | 154.82 | N14°11'57"W |
| L344       | 149.95 | N05°24'24"W |
| L345       | 144.68 | N05°28'57"W |
| L346       | 128.72 | N42°00'35"E |
| L347       | 184.51 | N39°33'24"W |
| L348       | 155.85 | N08°19'55"W |
| L349       | 108.87 | N00°16'26"W |
| L350       | 114.51 | N02°23'13"E |
| L351       | 80.64  | N60°01'48"E |

SHEET 5 OF 12

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JS  
JOB No. 2005-384

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B. L. PITMAN, P.L.S. CERT. NO. 4827

DATE: 2006  
SCALE: N/A  
CHECKED BY: JS

# MAP SHOWING

## OVERALL PARCEL

A PORTION OF SECTION 19, "CRANEY ISLAND," AND A PORTION OF SECTIONS 6 AND 49, ALL IN TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 89°41'48" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 23°25'53" WEST, 1135.18 FEET, TO THE EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS 0539, PAGE 1099, OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE SOUTH 23°25'53" WEST, 111.15 FEET; COURSE NO. 3: SOUTH 00°17'01" WEST, 327.86 FEET; COURSE NO. 4: SOUTH 09°46'52" EAST, 496.61 FEET TO THE WATERWARD BOUNDARY LINE (AS OF JULY 1, 1975), AS DIGITIZED AND SHOWN ON CLARY & ASSOCIATES, INC. MAP FILE NO. T2N-57, DATED MARCH 16, 1998; THENCE SOUTHWESTERLY, NORTHWESTERLY, SOUTHEASTERLY, NORTHEASTERLY ALONG THE BOUNDARY OF SAID LINE, RUN THE FOLLOWING FIFTY-SIX (56) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 74°45'13" WEST, 281.30 FEET; COURSE NO. 2: NORTH 77°55'13" WEST, 168.67 FEET; COURSE NO. 3: SOUTH 21°54'18" WEST, 80.78 FEET; COURSE NO. 4: NORTH 68°05'42" WEST, 26.93 FEET; COURSE NO. 5: NORTH 04°11'22" EAST, 70.18 FEET; COURSE NO. 6: NORTH 78°35'11" WEST, 50.99 FEET; COURSE NO. 7: SOUTH 26°40'08" WEST, 44.72 FEET; COURSE NO. 8: NORTH 83°46'51" WEST, 140.80 FEET; COURSE NO. 9: NORTH 39°22'07" WEST, 110.11 FEET; COURSE NO. 10: SOUTH 49°30'09" WEST, 92.20 FEET; COURSE NO. 11: SOUTH 86°17'23" WEST, 150.33 FEET; COURSE NO. 12: SOUTH 12°25'30" EAST, 184.39 FEET; COURSE NO. 13: SOUTH 52°50'16" EAST, 265.50 FEET; COURSE NO. 14: SOUTH 40°36'19" EAST, 395.76 FEET; COURSE NO. 15: SOUTH 28°09'09" EAST, 30.83 FEET; COURSE NO. 16: SOUTH 01°26'15" WEST, 284.50 FEET; COURSE NO. 17: SOUTH 50°44'00" WEST, 46.38 FEET; COURSE NO. 18: SOUTH 14°41'47" EAST, 63.24 FEET; COURSE NO. 19: SOUTH 68°36'34" WEST, 49.57 FEET; COURSE NO. 20: SOUTH 44°18'07" WEST, 109.78 FEET; COURSE NO. 21: SOUTH 39°46'33" EAST, 49.14 FEET; COURSE NO. 22: SOUTH 38°11'28" WEST, 53.44 FEET; COURSE NO. 23: SOUTH 84°57'53" WEST, 59.41 FEET; COURSE NO. 24: SOUTH 29°37'55" WEST, 73.29 FEET; COURSE NO. 25: SOUTH 64°06'22" EAST, 57.34 FEET; COURSE NO. 26: SOUTH 04°00'47" EAST, 225.67 FEET; COURSE NO. 27: SOUTH 19°21'25" WEST, 75.00 FEET; COURSE NO. 28: SOUTH 12°55'02" EAST, 53.04 FEET; COURSE NO. 29: SOUTH 19°21'25" WEST, 85.26 FEET; COURSE NO. 30: NORTH 02°51'29" WEST, 87.20 FEET; COURSE NO. 31: NORTH 78°28'06" WEST, 62.01 FEET; COURSE NO. 32: SOUTH 25°27'02" WEST, 88.59 FEET; COURSE NO. 33: SOUTH 09°53'47" EAST, 67.54 FEET; COURSE NO. 34: SOUTH 51°12'50" WEST, 44.72 FEET; COURSE NO. 35: SOUTH 65°34'32" WEST, 261.52 FEET;

SHEET 6 OF 12

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS  
JOB No. 2005-394

UNLESS OTHERWISE SHOWN AND STATED HEREIN, THIS MAP OR PLAN MEETS THE MINIMUM TECHNICAL STANDARDS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, 1000 N. GULF BLVD., FLORIDA ADMINISTRATIVE CODE, PURSUANT TO THE FLORIDA STATUTES, AND DOES NOT MEET OR EXCEED ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

3630 CROWN POINT ROAD SUITE "A"

JACKSONVILLE, FLORIDA 32257

(904) 260-2703 FAX NO. 3734



DATE: MARCH 2005

SCALE: N/A

CHECKED BY: JLS

B. L. PEETMAN, P.L.S. CERT. NO. 4827

# MAP SHOWING

COURSE NO. 36: NORTH 69°24'50" WEST, 94.43 FEET; COURSE NO. 37: SOUTH 49°26'23" WEST, 94.17 FEET; COURSE NO. 38: SOUTH 74°27'56" EAST, 141.93 FEET; COURSE NO. 39: SOUTH 44°09'52" EAST, 52.74 FEET; COURSE NO. 40: SOUTH 04°55'55" WEST, 113.69 FEET; COURSE NO. 41: SOUTH 52°17'39" EAST, 69.62 FEET; COURSE NO. 42: NORTH 75°39'06" EAST, 56.74 FEET; COURSE NO. 43: SOUTH 27°58'22" EAST, 64.20 FEET; COURSE NO. 44: SOUTH 12°27'32" WEST, 248.98 FEET; COURSE NO. 45: SOUTH 36°29'03" WEST, 134.63 FEET; COURSE NO. 46: SOUTH 08°52'37" WEST, 57.66 FEET; COURSE NO. 47: SOUTH 48°19'57" WEST, 114.05 FEET; COURSE NO. 48: SOUTH 37°00'40" WEST, 59.38 FEET; COURSE NO. 49: SOUTH 51°15'51" WEST, 73.70 FEET; COURSE NO. 50: SOUTH 01°38'19" WEST, 63.56 FEET; COURSE NO. 51: SOUTH 13°22'22" WEST, 54.31 FEET; COURSE NO. 52: SOUTH 05°31'05" WEST, 54.62 FEET; COURSE NO. 53: SOUTH 38°41'06" WEST, 99.52 FEET; COURSE NO. 54: SOUTH 57°51'29" WEST, 43.99 FEET; COURSE NO. 55: NORTH 20°47'36" WEST, 165.67 FEET; COURSE NO. 56: NORTH 24°41'45" WEST, 100.27 FEET TO THE MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C., AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. T2N-35); THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THIRTY-FOUR (34) COURSES AND DISTANCES: COURSE NO. 1: NORTH 41°03'43" WEST, 102.29 FEET; COURSE NO. 2: NORTH 33°13'02" WEST, 100.28 FEET; COURSE NO. 3: NORTH 27°46'04" WEST, 100.02 FEET; COURSE NO. 4: NORTH 39°19'23" EAST, 20.24 FEET; COURSE NO. 5: NORTH 39°20'31" WEST, 94.05 FEET; COURSE NO. 6: NORTH 15°50'14" WEST, 100.65 FEET; COURSE NO. 7: NORTH 25°25'34" WEST, 100.00 FEET; COURSE NO. 8: NORTH 22°16'35" WEST, 100.10 FEET; COURSE NO. 9: NORTH 32°08'50" WEST, 100.82 FEET; COURSE NO. 10: NORTH 21°56'56" WEST, 95.72 FEET; COURSE NO. 11: NORTH 07°29'29" WEST, 100.32 FEET; COURSE NO. 12: NORTH 12°14'13" WEST, 100.00 FEET; COURSE NO. 13: NORTH 14°21'21" WEST, 100.08 FEET; COURSE NO. 14: NORTH 01°28'24" WEST, 101.73 FEET; COURSE NO. 15: NORTH 15°53'54" WEST, 100.22 FEET; COURSE NO. 16: NORTH 16°17'26" WEST, 94.90 FEET; COURSE NO. 17: NORTH 05°49'42" WEST, 100.32 FEET; COURSE NO. 18: NORTH 07°16'35" EAST, 101.12 FEET; COURSE NO. 19: NORTH 07°58'55" WEST, 110.67 FEET; COURSE NO. 20: NORTH 02°44'01" EAST, 37.66 FEET; COURSE NO. 21: NORTH 03°59'52" WEST, 199.79 FEET; COURSE NO. 22: NORTH 04°46'48" WEST, 131.15 FEET; COURSE NO. 23: NORTH 12°03'00" WEST, 160.18 FEET; COURSE NO. 24: NORTH 05°08'07" EAST, 160.02 FEET; COURSE NO. 25: NORTH 13°19'18" WEST, 141.70 FEET; COURSE NO. 26: NORTH 14°11'57" WEST, 154.82 FEET; COURSE NO. 27: NORTH 05°24'24" WEST, 143.95 FEET; COURSE NO. 28: NORTH 05°28'57" WEST, 144.68 FEET; COURSE NO. 29: NORTH 42°00'35" EAST, 128.72 FEET; COURSE NO. 30: NORTH 39°33'24" WEST, 184.51 FEET; COURSE NO. 31: NORTH 08°19'55" WEST, 155.35 FEET; COURSE NO. 32: NORTH 00°16'26" WEST, 103.87 FEET; COURSE NO. 33: NORTH 02°23'15" EAST, 114.51 FEET; COURSE NO. 34: NORTH 60°01'48" EAST, 30.64

SHEET 7 OF 12

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS  
JOB No. 2006-394

UNLESS OTHERWISE SHOWN, AND STATED HEREON, THIS MAP OR INSTRUMENTS, THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 18G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 1720.02, FLORIDA STATUTES, AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR ORIGINAL STANDARDS.

**Clary & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS

3850 CROWN POINTE ROAD, SUITE "A"  
JACKSONVILLE, FLORIDA 32257  
(904) 858-3763 FAX NO. 5731



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: JLS

*B. I. Pittman*  
B. I. PITTMAN, P.L.S. CERT. NO. 4827

# MAP SHOWING

FEET TO THE WESTERLY PROLONGATION OF THE AFORESAID SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1099; THENCE NORTH 83°40'50" EAST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1099, AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 2119.06 FEET, TO THE POINT OF BEGINNING.

CONTAINING 113.69 ACRES, MORE OR LESS.

LESS AND EXCEPT:

EXCEPTION PARCEL 1

A PORTION OF SECTIONS 6 AND 49, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, STATE OF FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, SAID TOWNSHIP AND RANGE; THENCE SOUTH 89°41'48" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE; THENCE SOUTH 23°25'53" WEST, ALONG LAST SAID LINE, 1135.18 FEET, TO THE EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS 0539, PAGE 1099, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 83°40'50" WEST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1099, A DISTANCE OF 700.79 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 83°40'50" WEST, ALONG LAST SAID LINE, 204.22 FEET; THENCE SOUTH 17°13'24" WEST, 44.14 FEET; THENCE SOUTH 30°09'07" EAST, 37.77 FEET; THENCE SOUTH 25°59'31" WEST, 42.47 FEET; THENCE SOUTH 10°33'26" EAST, 29.10 FEET; THENCE SOUTH 02°10'19" WEST, 60.58 FEET; THENCE SOUTH 00°07'55" WEST, 88.91 FEET; THENCE SOUTH 21°10'52" EAST, 50.91 FEET; THENCE SOUTH 16°12'58" WEST, 48.34 FEET; THENCE SOUTH 13°55'55" WEST, 61.63 FEET; THENCE SOUTH 09°55'59" WEST, 43.84 FEET; THENCE SOUTH 79°54'16" EAST, 27.58 FEET; THENCE SOUTH 59°55'25" EAST, 34.19 FEET; THENCE NORTH 62°26'44" EAST, 42.94 FEET; THENCE SOUTH 10°52'46" WEST, 28.26 FEET; THENCE NORTH 62°20'22" EAST, 19.06 FEET; THENCE NORTH 59°10'11" EAST, 44.72 FEET; THENCE SOUTH 05°04'47" EAST, 17.90 FEET; THENCE NORTH 63°00'16" EAST, 48.73 FEET; THENCE SOUTH 68°48'49" EAST, 39.47 FEET; THENCE SOUTH 37°38'19" EAST, 22.47 FEET; THENCE SOUTH 18°51'34" WEST, 39.82 FEET; THENCE SOUTH 34°28'21" EAST, 59.57 FEET; THENCE NORTH 53°11'47" EAST, 57.23 FEET; THENCE SOUTH 38°33'29" EAST, 53.19 FEET; THENCE SOUTH 62°31'19"

SHEET 8 OF 12

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS  
JOB No. 2008-394

PROFESSIONAL LAND SURVEYOR HEREON THIS MAP OR PLAN MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, MEETING THE ADMINISTRATIVE CODE PURSUANT TO CHAPTER 2008-10, F.S. AND THE NATIONAL AND REGIONAL STANDARDS.

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

5836 CROWN POINT ROAD, SUITE "A"  
JACKSONVILLE, FLORIDA 32257  
904.266.2008 FAX NO. 904.266.2009



DATE: MARCH 2008  
SCALE: N/A  
CHECKED BY: JLS

*B. L. Pittman*  
B. L. PITTMAN, P.L.S. CERT. NO. 4827

# MAP SHOWING

AST, 55.78 FEET; THENCE SOUTH 78°27'53" EAST, 50.31 FEET; THENCE NORTH  
 50°34'12" EAST, 45.42 FEET; THENCE SOUTH 60°43'47" EAST, 43.00 FEET; THENCE  
 NORTH 52°43'36" EAST, 40.26 FEET; THENCE SOUTH 88°12'09" EAST, 46.12 FEET;  
 THENCE NORTH 41°45'57" EAST, 47.01 FEET; THENCE NORTH 22°14'57" WEST, 47.55  
 FEET; THENCE NORTH 48°11'37" EAST, 35.18 FEET; THENCE SOUTH 58°00'14" EAST, 37.86  
 FEET; THENCE SOUTH 71°01'02" EAST, 58.66 FEET; THENCE SOUTH 75°24'17" EAST,  
 35.37 FEET; THENCE NORTH 09°03'14" EAST, 32.83 FEET; THENCE NORTH 55°00'50"  
 EAST, 26.25 FEET; THENCE NORTH 05°17'04" WEST, 24.07 FEET; THENCE NORTH  
 84°01'41" WEST, 34.03 FEET; THENCE NORTH 41°40'31" EAST, 20.98 FEET; THENCE  
 NORTH 21°56'48" EAST, 43.49 FEET; THENCE NORTH 34°35'47" EAST, 18.80 FEET;  
 THENCE NORTH 02°39'18" EAST, 36.76 FEET; THENCE NORTH 15°59'06" WEST, 32.65  
 FEET; THENCE NORTH 42°40'30" EAST, 41.05 FEET; THENCE NORTH 13°41'45" WEST,  
 38.45 FEET; THENCE NORTH 50°05'20" WEST, 32.82 FEET; THENCE NORTH 68°00'28"  
 WEST, 27.61 FEET; THENCE NORTH 00°00'58" EAST, 27.97 FEET; THENCE NORTH  
 45°23'07" WEST, 22.20 FEET; THENCE NORTH 78°50'48" WEST, 27.87 FEET; THENCE  
 NORTH 50°10'20" WEST, 29.06 FEET; THENCE NORTH 76°09'34" WEST, 58.58 FEET;  
 THENCE NORTH 79°18'25" WEST, 50.47 FEET; THENCE SOUTH 88°00'31" WEST, 51.11 FEET;  
 THENCE NORTH 70°12'28" WEST, 56.09 FEET; THENCE SOUTH 83°36'37" WEST, 60.06  
 FEET; THENCE NORTH 44°46'36" WEST, 42.23 FEET; THENCE NORTH 24°21'39" EAST,  
 55.12 FEET; THENCE NORTH 13°31'32" EAST, 37.96 FEET; THENCE NORTH 80°53'00"  
 WEST, 48.79 FEET; THENCE SOUTH 67°02'56" WEST, 53.12 FEET; THENCE NORTH  
 51°42'00" WEST, 50.17 FEET; THENCE NORTH 54°14'14" WEST, 52.60 FEET TO THE POINT  
F BEGINNING.

ABOVE EXCEPTION CONTAINING 8.30 ACRES MORE OR LESS.

FURTHER LESS AND EXCEPT:

EXCEPTION PARCEL 2

A PORTION OF SECTIONS 6 AND 49, AND A PORTION OF SECTION 19, "CRANEY ISLAND," ALL IN TOWNSHIP 2 NORTH, RANGE 28 EAST, MASSAU COUNTY, STATE OF FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, SAID TOWNSHIP AND RANGE;  
THENCE SOUTH 89°41'48" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6, A  
DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT  
MEANDER LINE; THENCE SOUTH 23°25'53" WEST, ALONG LAST SAID LINE, 1135.18 FEET,  
TO THE EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS  
DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS

SHEET 9 OF 12

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: J.S.  
JOB No. 2066-304

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR  
 PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH  
 BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS,  
 FLORIDA ADMINISTRATIVE CODE, PURSUANT  
 TO THE FLORIDA STATUTES AND DOES NOT  
 NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

**Clary & Associates, Inc.**  
**PROFESSIONAL LAND SURVEYORS**  
 5850 CROWN POINT ROAD, SUITE "A"  
 JACKSONVILLE, FLORIDA 32257  
 (904) 280-2740 FAX NO. 5261



DATE: \_\_\_\_\_ YEAR: 2006  
 SCALE: N/A  
 CHECKED BY: JS

  
**B. L. PITTMAN, P.L.S. CERT. NO. 4827**

# MAP SHOWING

0539, PAGE 1099, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 83°40'50" WEST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1099, A DISTANCE OF 953.93 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 83°40'50" WEST, ALONG LAST SAID LINE, 819.67 FEET; THENCE SOUTH 06°12'26" WEST, 32.17 FEET; THENCE SOUTH 00°45'14" EAST, 43.20 FEET; THENCE SOUTH 66°37'45" WEST, 54.91 FEET; THENCE SOUTH 26°47'01" EAST, 40.09 FEET; THENCE SOUTH 34°28'50" EAST, 70.54 FEET; THENCE SOUTH 52°43'37" WEST, 29.88 FEET; THENCE SOUTH 12°55'52" EAST, 40.56 FEET; THENCE SOUTH 34°50'09" WEST, 68.33 FEET; THENCE SOUTH 08°08'27" WEST, 62.01 FEET; THENCE SOUTH 43°06'29" WEST, 56.88 FEET; THENCE SOUTH 03°57'04" WEST, 70.57 FEET; THENCE SOUTH 27°42'55" WEST, 62.08 FEET; THENCE SOUTH 01°54'42" WEST, 10.29 FEET; THENCE SOUTH 35°38'03" WEST, 65.56 FEET; THENCE SOUTH 02°24'09" WEST, 55.57 FEET; THENCE SOUTH 13°21'41" WEST, 29.08 FEET; THENCE SOUTH 10°29'18" EAST, 55.93 FEET; THENCE SOUTH 28°09'20" EAST, 27.52 FEET; THENCE SOUTH 18°32'11" WEST, 73.83 FEET; THENCE SOUTH 03°32'52" WEST, 62.12 FEET; THENCE SOUTH 04°20'27" EAST, 72.81 FEET; THENCE SOUTH 11°08'22" EAST, 26.54 FEET; THENCE SOUTH 47°11'08" EAST, 34.76 FEET; THENCE SOUTH 24°56'05" WEST, 47.69 FEET; THENCE SOUTH 34°09'22" EAST, 68.56 FEET; THENCE SOUTH 18°01'29" EAST, 93.20 FEET; THENCE SOUTH 00°03'09" EAST, 73.45 FEET; THENCE SOUTH 04°37'31" WEST, 60.56 FEET; THENCE SOUTH 23°02'28" EAST, 48.84 FEET; THENCE SOUTH 48°56'00" EAST, 42.47 FEET; THENCE SOUTH 21°51'26" WEST, 28.89 FEET; THENCE SOUTH 40°48'31" EAST, 40.05 FEET; THENCE SOUTH 10°05'51" EAST, 91.45 FEET; THENCE SOUTH 08°51'12" EAST, 23.93 FEET; THENCE SOUTH 62°16'58" WEST, 54.23 FEET; THENCE SOUTH 23°47'57" WEST, 41.94 FEET; THENCE SOUTH 41°57'38" WEST, 58.55 FEET; THENCE SOUTH 27°01'24" EAST, 21.18 FEET; THENCE SOUTH 20°20'26" WEST, 67.06 FEET; THENCE SOUTH 04°45'57" WEST, 21.85 FEET; THENCE SOUTH 48°57'05" EAST, 29.16 FEET; THENCE SOUTH 24°59'34" WEST, 24.78 FEET; THENCE SOUTH 13°59'27" EAST, 31.20 FEET; THENCE SOUTH 04°52'56" WEST, 32.27 FEET; THENCE SOUTH 52°11'21" WEST, 24.90 FEET; THENCE SOUTH 11°13'35" EAST, 28.13 FEET; THENCE SOUTH 03°30'40" EAST, 91.10 FEET; THENCE SOUTH 01°09'27" EAST, 42.34 FEET; THENCE SOUTH 43°09'18" WEST, 12.61 FEET; THENCE SOUTH 06°42'47" EAST, 556.62 FEET; THENCE SOUTH 24°36'25" EAST, 27.79 FEET; THENCE SOUTH 00°40'18" EAST, 81.14 FEET; THENCE SOUTH 06°42'47" EAST, 19.16 FEET; THENCE SOUTH 41°17'53" EAST, 22.54 FEET; THENCE SOUTH 07°58'59" WEST, 21.03 FEET; THENCE SOUTH 23°22'17" EAST, 97.13 FEET; THENCE SOUTH 37°29'36" EAST, 48.41 FEET; THENCE NORTH 79°08'54" EAST, 46.50 FEET; THENCE SOUTH 47°05'32" EAST, 8.48 FEET; THENCE SOUTH 34°52'47" WEST, 62.12 FEET; THENCE SOUTH 26°54'22" EAST, 60.43 FEET; THENCE SOUTH 22°29'46" EAST, 63.98 FEET;

SHEET 10 OF 12

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JLS  
JOB No. 2006-394

UNLESS OTHERWISE SHOWN AND STATED, HEREON, THIS MAP OR SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN FLORIDA BOARD FOR PROFESSIONAL SURVEYORS & MAPPERS, CHAPTER 12C17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 12C17, FLORIDA STATUTES, AND DEEPEST OF DEEPER MEETS ANY OTHER NATIONAL OR REGIONAL STANDARDS.

**Clary & Associates, Inc.**

PROFESSIONAL LAND SURVEYORS

3530 CROWN POINT ROAD, SUITE "A"

JACKSONVILLE, FLORIDA 32257

PHONE 904-728-2727 FAX 904-728-3731



DATE: MARCH 2006

SCALE: N/A

CHECKED BY: JPS

*B.L. Pittman*

B. L. PITTMAN, P.L.S. CERT. NO. 4827

# MAP SHOWING

THENCE SOUTH 22°26'49" EAST, 103.70 FEET; THENCE SOUTH 23°04'12" EAST, 78.39 FEET; THENCE SOUTH 23°47'18" EAST, 83.24 FEET; THENCE SOUTH 39°20'31" EAST, 17.24 FEET; THENCE SOUTH 39°19'23" WEST, 4.81 FEET; THENCE SOUTH 26°13'06" EAST, 78.19 FEET; THENCE SOUTH 26°52'25" EAST, 81.06 FEET; THENCE NORTH 71°21'42" EAST, 50.77 FEET; THENCE SOUTH 45°49'21" EAST, 45.47 FEET; THENCE SOUTH 13°37'41" EAST, 30.97 FEET; THENCE SOUTH 19°47'51" EAST, 39.22 FEET; THENCE SOUTH 05°18'19" EAST, 34.98 FEET; THENCE SOUTH 31°21'20" EAST, 73.60 FEET; THENCE NORTH 51°36'38" EAST, 55.84 FEET; THENCE NORTH 24°08'26" EAST, 39.09 FEET; THENCE NORTH 25°02'30" EAST, 29.05 FEET; THENCE NORTH 20°01'35" WEST, 33.16 FEET; THENCE NORTH 81°17'35" EAST, 32.32 FEET; THENCE NORTH 13°57'54" WEST, 47.79 FEET; THENCE NORTH 59°56'59" EAST, 25.79 FEET; THENCE NORTH 23°56'51" EAST, 49.94 FEET; THENCE NORTH 01°25'58" EAST, 59.13 FEET; THENCE NORTH 01°52'28" WEST, 96.48 FEET; THENCE NORTH 24°22'15" WEST, 47.07 FEET; THENCE NORTH 42°45'18" EAST, 44.74 FEET; THENCE NORTH 73°55'52" EAST, 30.01 FEET; THENCE NORTH 30°06'31" EAST, 109.70 FEET; THENCE NORTH 25°47'00" WEST, 77.79 FEET; THENCE NORTH 43°11'45" WEST, 73.17 FEET; THENCE NORTH 33°24'53" WEST, 61.80 FEET; THENCE SOUTH 63°59'48" WEST, 42.75 FEET; THENCE SOUTH 30°12'26" WEST, 120.09 FEET; THENCE NORTH 08°55'59" EAST, 117.90 FEET; THENCE NORTH 48°16'17" EAST, 65.29 FEET; THENCE NORTH 00°02'08" EAST, 64.23 FEET; THENCE NORTH 65°03'31" WEST, 17.27 FEET; THENCE NORTH 20°27'27" EAST, 32.44 FEET; THENCE NORTH 10°54'24" WEST, 84.04 FEET; THENCE NORTH 25°08'35" EAST, 68.17 FEET; THENCE NORTH 81°26'01" EAST, 47.88 FEET; THENCE NORTH 80°01'37" EAST, 54.09 FEET; THENCE NORTH 33°23'12" EAST, 76.24 FEET; THENCE NORTH 04°14'50" EAST, 42.06 FEET; THENCE NORTH 48°53'06" EAST, 31.73 FEET; THENCE NORTH 06°43'43" WEST, 103.24 FEET; THENCE NORTH 06°55'43" EAST, 32.37 FEET; THENCE NORTH 38°10'34" EAST, 19.57 FEET; THENCE NORTH 49°19'11" EAST, 46.10 FEET; THENCE NORTH 05°42'31" EAST, 26.11 FEET; THENCE NORTH 89°15'37" EAST, 31.50 FEET; THENCE SOUTH 57°38'59" EAST, 14.81 FEET; THENCE SOUTH 17°17'06" WEST, 23.72 FEET; THENCE SOUTH 03°48'17" EAST, 28.37 FEET; THENCE NORTH 81°43'44" EAST, 32.56 FEET; THENCE SOUTH 31°11'33" EAST, 34.32 FEET; THENCE NORTH 48°39'39" EAST, 46.15 FEET; THENCE NORTH 33°17'33" EAST, 45.69 FEET; THENCE NORTH 37°09'30" EAST, 50.45 FEET; THENCE NORTH 23°52'30" WEST, 38.40 FEET; THENCE NORTH 01°40'20" EAST, 26.01 FEET; THENCE NORTH 78°42'40" WEST, 33.25 FEET; THENCE NORTH 53°54'03" WEST, 37.47 FEET; THENCE NORTH 32°02'07" WEST, 39.73 FEET; THENCE NORTH 44°32'44" WEST, 44.35 FEET; THENCE NORTH 23°21'44" WEST, 27.04 FEET; THENCE NORTH 30°39'50" WEST, 32.09 FEET; THENCE NORTH 64°23'43" WEST, 44.54 FEET; THENCE NORTH 40°28'53" WEST, 48.95 FEET; THENCE NORTH 47°04'56" WEST, 61.93 FEET; THENCE NORTH 37°49'02" WEST, 44.82 FEET; THENCE SOUTH 66°43'38" EAST, 18.71 FEET; THENCE NORTH 04°19'50" EAST, 57.51 FEET; THENCE NORTH 53°32'35" EAST, 38.44 FEET; THENCE SOUTH 52°42'52" EAST, 32.67 FEET; THENCE NORTH 52°02'41" EAST, 76.75 FEET; THENCE NORTH 82°56'46" EAST, 22.61 FEET; THENCE SOUTH 19°49'35" EAST, 24.72 FEET;

SHEET 11 OF 12

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JES  
JOB No. 2006-394

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR  
 SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH  
 BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS,  
 CHAPTER 11000, FLORIDA ADMINISTRATIVE CODE, PURSUANT  
 TO CHAPTER 463, FLORIDA STATUTES, AND DOES NOT  
 GUARANTEE ACCURACY TO THE MINIMUM TECHNICAL STANDARDS.

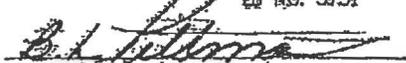
**Clary & Associates, Inc.**  
 PROFESSIONAL LAND SURVEYORS  
 3888 CROWN POINT ROAD, SUITE "A"  
 JACKSONVILLE, GEORGIA 32257  
 PH. NO. 3751



DATE: 11/15/2006

SCALE: N/A

CHECKED BY: *JES*

  
 B. L. PITTMAN, P.L.S. CERT. NO. 4827

# MAP SHOWING

THENCE SOUTH 84°30'37" EAST, 69.60 FEET; THENCE NORTH 57°02'24" EAST, 75.38 FEET; THENCE NORTH 67°48'15" EAST, 55.99 FEET; THENCE NORTH 77°05'19" EAST, 31.05 FEET; THENCE NORTH 88°08'18" EAST, 42.66 FEET; THENCE NORTH 29°13'20" EAST, 48.70 FEET; THENCE NORTH 54°39'43" EAST, 36.16 FEET; THENCE NORTH 22°26'27" WEST, 33.46 FEET; THENCE NORTH 01°21'49" WEST, 42.85 FEET; THENCE NORTH 01°01'57" WEST, 42.78 FEET; THENCE NORTH 31°15'19" EAST, 50.58 FEET; THENCE NORTH 26°51'13" WEST, 38.62 FEET; THENCE NORTH 07°27'03" WEST, 49.83 FEET; THENCE NORTH 26°20'03" WEST, 55.55 FEET; THENCE NORTH 69°00'26" WEST, 40.52 FEET; THENCE NORTH 35°58'03" WEST, 39.21 FEET; THENCE NORTH 57°15'59" WEST, 53.43 FEET; THENCE NORTH 61°24'28" WEST, 38.73 FEET; THENCE NORTH 77°15'09" WEST, 76.00 FEET; THENCE NORTH 26°08'20" WEST, 75.11 FEET; THENCE NORTH 87°15'53" WEST, 59.96 FEET; THENCE SOUTH 41°57'59" WEST, 18.44 FEET; THENCE SOUTH 86°44'42" WEST, 32.02 FEET; THENCE SOUTH 45°56'41" WEST, 37.28 FEET; THENCE SOUTH 66°10'34" WEST, 62.80 FEET; THENCE NORTH 32°04'44" WEST, 44.68 FEET; THENCE NORTH 04°00'41" EAST, 44.68 FEET; THENCE NORTH 14°01'24" EAST, 40.56 FEET; THENCE NORTH 36°09'27" EAST, 56.17 FEET; THENCE NORTH 00°14'29" WEST, 28.71 FEET; THENCE NORTH 44°06'34" EAST, 42.14 FEET; THENCE NORTH 50°53'28" EAST, 49.13 FEET; THENCE NORTH 11°11'00" EAST, 59.33 FEET; THENCE NORTH 10°04'34" EAST, 57.97 FEET; THENCE NORTH 17°17'25" EAST, 60.56 FEET; THENCE NORTH 14°10'06" WEST, 14.73 FEET; THENCE NORTH 25°32'41" WEST, 89.67 FEET; THENCE NORTH 05°52'58" WEST, 64.29 FEET; THENCE NORTH 26°13'54" EAST, 42.83 FEET; THENCE NORTH 77°13'35" EAST, 13.37 FEET; THENCE NORTH 02°48'04" EAST, 43.64 FEET; THENCE NORTH 60°51'46" WEST, 42.10 FEET; THENCE NORTH 81°06'25" EAST, 33.89 FEET; THENCE NORTH 09°26'28" EAST, 33.86 FEET; THENCE NORTH 01°23'11" EAST, 31.02 FEET; THENCE NORTH 12°25'06" EAST, 22.98 FEET; THENCE NORTH 53°09'42" WEST, 18.57 FEET; THENCE NORTH 79°12'01" WEST, 36.96 FEET; THENCE NORTH 56°05'25" WEST, 13.58 FEET; THENCE SOUTH 79°34'56" EAST, 39.82 FEET; THENCE SOUTH 72°56'52" EAST, 21.63 FEET; THENCE NORTH 42°29'04" EAST, 19.28 FEET; THENCE NORTH 05°15'21" WEST, 45.31 FEET; THENCE NORTH 18°15'22" EAST, 37.61 FEET; THENCE NORTH 42°38'41" EAST, 35.70 FEET; THENCE NORTH 37°57'57" WEST, 25.86 FEET; THENCE NORTH 50°45'53" EAST, 26.47 FEET; THENCE NORTH 06°31'46" EAST, 28.93 FEET; THENCE NORTH 18°14'24" EAST, 53.33 FEET; THENCE NORTH 00°08'58" EAST, 53.61 FEET; THENCE NORTH 20°40'12" WEST, 30.25 FEET; THENCE NORTH 10°30'39" WEST, 49.59 FEET; THENCE NORTH 07°10'53" EAST, 47.19 FEET; THENCE NORTH 24°36'46" EAST, 43.76 FEET; THENCE NORTH 07°52'53" EAST, 25.45 FEET; THENCE NORTH 11°22'13" WEST, 58.16 FEET; THENCE NORTH 12°39'35" WEST, 32.48 FEET; THENCE NORTH 52°18'40" EAST, 34.80 FEET; THENCE NORTH 00°27'16" WEST, 3.26 FEET, TO THE POINT OF BEGINNING.

ABOVE EXCEPTION CONTAINING 63.28 ACRES MORE OR LESS.

SAID PARCEL CONTAINING A NET AREA, LESS EXCEPTIONS, OF 42.11 ACRES, MORE OR LESS.

SHEET 12 OF 12

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL, RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: JES  
JOB No. 2008-394

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR ANY INSTRUMENT HEREON, SHALL BE CONSIDERED TO BE IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PARTIAL REGULATION, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 473.001, FLORIDA STATUTES, AND DOES NOT CONSTITUTE A DEPARTURE FROM ANY OTHER NATIONAL OR REGIONAL STANDARDS.

**Clary & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
3830 CROWN POINT ROAD, SUITE "A"  
JACKSONVILLE, FLORIDA 32257  
18 REG. 3721



DATE: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_

SCALE: N/A

CHECKED BY: *JES*

*B. L. Pittman*  
B. L. PITTMAN, P.L.S. CERT. NO. 4827



# MAP SHOWING

A PORTION OF SECTION 19, "CRANEY ISLAND," AND A PORTION OF SECTIONS 8 AND 49, ALL IN TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE SOUTH 89°48'01" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 8, A DISTANCE OF 1143.72 FEET TO ITS INTERSECTION WITH THE ORIGINAL GOVERNMENT MEANDER LINE; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 23°19'40" WEST, 1135.18 FEET, TO THE EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS 0539, PAGE 1100, OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE SOUTH 23°19'40" WEST, 111.15 FEET; COURSE NO. 3: SOUTH 00°10'48" WEST, 327.86 FEET; COURSE NO. 4: SOUTH 09°53'05" EAST, 498.61 FEET TO THE WATERWARD BOUNDARY LINE (AS OF JULY 1, 1975), AS DIGITIZED AND SHOWN ON CLARY & ASSOCIATES, INC. MAP FILE NO. T2N-57, DATED MARCH 18, 1998; THENCE SOUTHWESTERLY, NORTHWESTERLY, SOUTHEASTERLY, NORTHEASTERLY ALONG THE BOUNDARY OF SAID LINE, RUN THE FOLLOWING SIXTY-EIGHT (68) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 74°39'00" WEST, 281.30 FEET; COURSE NO. 2: NORTH 78°01'24" WEST, 168.87 FEET; COURSE NO. 3: SOUTH 21°48'05" WEST, 80.78 FEET; COURSE NO. 4: NORTH 68°11'55" WEST, 26.93 FEET; COURSE NO. 5: NORTH 04°05'08" EAST, 70.18 FEET; COURSE NO. 6: NORTH 78°41'24" WEST, 50.99 FEET; COURSE NO. 7: SOUTH 26°33'54" WEST, 44.72 FEET; COURSE NO. 8: NORTH 83°53'04" WEST, 140.80 FEET; COURSE NO. 9: NORTH 39°28'21" WEST, 110.11 FEET; COURSE NO. 10: SOUTH 49°23'55" WEST, 92.20 FEET; COURSE NO. 11: SOUTH 86°11'09" WEST, 160.33 FEET; COURSE NO. 12: SOUTH 12°31'44" EAST, 184.39 FEET; COURSE NO. 13: SOUTH 52°56'29" EAST, 265.50 FEET; COURSE NO. 14: SOUTH 40°42'33" EAST, 305.76 FEET; COURSE NO. 15: SOUTH 28°15'22" EAST, 30.83 FEET; COURSE NO. 16: SOUTH 01°20'01" WEST, 284.50 FEET; COURSE NO. 17: SOUTH 50°37'47" WEST, 46.38 FEET; COURSE NO. 18: SOUTH 14°48'00" EAST, 83.24 FEET; COURSE NO. 19: SOUTH 68°30'21" WEST, 49.57 FEET; COURSE NO. 20: SOUTH 44°11'53" WEST, 109.78 FEET; COURSE NO. 21: SOUTH 39°52'47" EAST, 48.14 FEET; COURSE NO. 22: SOUTH 38°05'15" WEST, 53.44 FEET; COURSE NO. 23: SOUTH 64°51'40" WEST, 59.41 FEET; COURSE NO. 24: SOUTH 29°31'42" WEST, 73.29 FEET; COURSE NO. 25: SOUTH 64°12'35" EAST, 57.34 FEET; COURSE NO. 26: SOUTH 04°07'01" EAST, 228.67 FEET; COURSE NO. 27: SOUTH 19°15'12" WEST, 75.00 FEET; COURSE NO. 28: SOUTH 13°01'15" EAST, 53.04 FEET; COURSE NO. 29: SOUTH 19°15'12" WEST, 85.26 FEET; COURSE NO. 30: NORTH 02°57'43" WEST, 87.20 FEET; COURSE NO. 31: NORTH 78°34'19" WEST, 62.01 FEET; COURSE NO. 32: SOUTH 25°20'49" WEST, 88.59 FEET; COURSE NO. 33: SOUTH 10°00'00" EAST, 67.54 FEET; COURSE NO. 34: SOUTH 51°06'38" WEST, 44.72 FEET; COURSE NO. 35: SOUTH 65°28'19" WEST, 261.52 FEET; COURSE NO. 36: NORTH 69°31'03" WEST, 94.43 FEET; COURSE NO. 37: SOUTH 49°20'09" WEST, 94.17 FEET; COURSE NO. 38: SOUTH 74°34'09" EAST, 141.93 FEET; COURSE NO. 39: SOUTH 44°18'05" EAST, 52.74 FEET; COURSE NO. 40: SOUTH 04°49'42" WEST, 113.69 FEET; COURSE NO. 41: SOUTH 52°23'53" EAST, 69.62 FEET; COURSE NO. 42: NORTH 75°32'52" EAST, 58.74 FEET; COURSE NO. 43: SOUTH 28°04'35" EAST, 64.20 FEET; COURSE NO. 44: SOUTH 12°21'19" WEST, 248.98 FEET; COURSE NO. 45: SOUTH 36°22'50" WEST, 134.83 FEET; COURSE NO. 46: SOUTH 08°48'24" WEST, 57.88 FEET; COURSE NO. 47: SOUTH 48°13'44" WEST, 114.05 FEET; COURSE NO. 48: SOUTH 38°54'27" WEST, 59.38 FEET; COURSE NO. 49: SOUTH 51°09'37" WEST, 73.70 FEET; COURSE NO. 50: SOUTH 01°32'08" WEST, 83.58 FEET; COURSE NO. 51: SOUTH 13°16'09" WEST, 54.31 FEET; COURSE NO. 52: SOUTH 05°24'52" WEST, 54.62 FEET; COURSE NO. 53: SOUTH 38°34'53" WEST, 99.62 FEET; COURSE NO. 54: SOUTH 57°45'16" WEST, 43.99 FEET; COURSE NO. 55: NORTH 20°53'50" WEST, 165.67 FEET; COURSE NO. 56: NORTH 24°47'58" WEST, 100.27 FEET TO THE MEAN HIGH WATER LINE (AS ESTABLISHED BY CLARY & ASSOCIATES, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES, CHAPTER 18-5, F.A.C. AND CHAPTER 21HH-6, F.A.C.; AS SHOWN ON CLARY & ASSOCIATES MAP, FILE NO. T2N-35); THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THIRTY-FOUR (34) COURSES AND DISTANCES: COURSE NO. 1: NORTH 41°09'58" WEST, 102.29 FEET; COURSE NO. 2: NORTH 33°19'15" WEST, 100.28 FEET;

SHEET 2 OF 3

DRAFTER: JRS

JOB No. 2005-1071

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER 2107-4, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

**Clary & Associates, Inc.**

PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD SUITE "A"  
JACKSONVILLE, FLORIDA 32257  
(904) 260-2703 LB NO. 3731



LEGEND  
 R/W - RIGHT-OF-WAY  
 P.O. - POINT OF CURVATURE  
 P.T. - POINT OF TANGENCY  
 ORY - OFFICIAL RECORDS  
 VOLARE  
 PR - PLAT BOOK  
 P(S) - PAGE(S)  
 CL - CENTERLINE  
 M.H.W. - MEAN HIGH WATER LINE  
 GOVT - GOVERNMENT

DATE JUNE 14, 2005

SCALE N/A

CHECKED BY: *[Signature]*

*[Signature]*  
 B. L. PITTMAN, P.L.S. CERT. NO. 4827

# MAP SHOWING

COURSE NO. 3: NORTH 27°46'17" WEST, 100.02 FEET; COURSE NO. 4: NORTH 39°13'10" EAST, 20.24 FEET; COURSE NO. 5: NORTH 39°26'44" WEST, 94.05 FEET; COURSE NO. 6: NORTH 15°56'27" WEST, 100.85 FEET; COURSE NO. 7: NORTH 25°31'47" WEST, 100.00 FEET; COURSE NO. 8: NORTH 22°22'49" WEST, 100.10 FEET; COURSE NO. 9: NORTH 32°15'03" WEST, 100.82 FEET; COURSE NO. 10: NORTH 22°03'09" WEST, 95.72 FEET; COURSE NO. 11: NORTH 07°35'42" WEST, 100.32 FEET; COURSE NO. 12: NORTH 12°20'27" WEST, 100.00 FEET; COURSE NO. 13: NORTH 14°27'34" WEST, 100.08 FEET; COURSE NO. 14: NORTH 01°34'37" WEST, 101.73 FEET; COURSE NO. 15: NORTH 16°00'07" WEST, 100.22 FEET; COURSE NO. 16: NORTH 16°23'39" WEST, 94.90 FEET; COURSE NO. 17: NORTH 05°56'55" WEST, 100.32 FEET; COURSE NO. 18: NORTH 07°10'22" EAST, 101.12 FEET; COURSE NO. 19: NORTH 08°05'08" WEST, 110.87 FEET; COURSE NO. 20: NORTH 02°37'48" EAST, 37.66 FEET; COURSE NO. 21: NORTH 04°06'05" WEST, 199.79 FEET; COURSE NO. 22: NORTH 04°33'01" WEST, 131.15 FEET; COURSE NO. 23: NORTH 12°09'13" WEST, 160.18 FEET; COURSE NO. 24: NORTH 05°01'54" EAST, 160.02 FEET; COURSE NO. 25: NORTH 13°25'31" WEST, 141.70 FEET; COURSE NO. 26: NORTH 14°18'10" WEST, 154.82 FEET; COURSE NO. 27: NORTH 05°30'37" WEST, 143.95 FEET; COURSE NO. 28: NORTH 05°35'10" WEST, 144.68 FEET; COURSE NO. 29: NORTH 41°34'22" EAST, 128.72 FEET; COURSE NO. 30: NORTH 39°39'37" WEST, 184.51 FEET; COURSE NO. 31: NORTH 08°26'08" WEST, 155.35 FEET; COURSE NO. 32: NORTH 00°22'39" WEST, 103.87 FEET; COURSE NO. 33: NORTH 02°17'02" EAST, 114.51 FEET; COURSE NO. 34: NORTH 59°55'35" EAST, 30.64 FEET, TO THE WESTERLY PROLONGATION OF THE AFORESAID SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1100; THENCE NORTH 83°34'36" EAST, ALONG LAST SAID LINE, AND ALONG SAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS PARCEL 1, AND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS 0539, PAGE 1100, AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 2119.07 FEET, TO THE POINT OF BEGINNING.

CONTAINING 113.69 ACRES, MORE OR LESS

## GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 5 TOWNSHIP 2 NORTH, RANGE 28 EAST, AS S 89°48'01" E (ASSUMED).
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.
4. THE SECTION LINES AND GOVERNMENT LOT LINES AS SHOWN HEREON ARE BASED ON THE ORIGINAL GOVERNMENT SURVEYS PERFORMED IN 1831 & 1840 AND THE SUBSEQUENT TOWNSHIP PLATS DATED JAN. 1834, JULY 3, 1840, & MARCH 21, 1884.
5. MEAN HIGH WATER LINE AS ESTABLISHED BY CLARY & ASSOC. MAP FILE NO. RJ-CBL, DATED DECEMBER 1, 1987.
6. WATERWARD BOUNDARY LINE SHOWN WAS DIGITIZED FROM AERIAL PHOTOGRAPH NEGATIVE NO. A20 12089 174-12, AERIAL NO. B/10, TAKEN JANUARY 22, 1974, AS PROVIDED BY THE NASDAQ COUNTY PROPERTY APPRAISER'S OFFICE. (SEE CLARY & ASSOC., INC. MAP FILE NO. 12N-57)
7. X- REF: CLARY & ASSOC.; FILE NO. 12N-57B, 12N-59 SURVEY BY SUNSHINE STATE SURVEYORS, INC.; FILE NO. 87E-2218.

SHEET 3 OF 3

DRAFTER: JRS

JOB No. 2005-1071

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

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**Clary & Associates, Inc.**

PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD SUITE "A"  
JACKSONVILLE, FLORIDA 32257  
(904) 280-2703 LB NO. 3731



LEGEND  
R/W = RIGHT-OF-WAY  
PC = POINT OF CURVATURE  
PT = POINT OF TANGENCY  
ORV = OFFICIAL RECORDS VOLUME  
PB = PLAY BOOK  
POS = PAGES  
CL = CENTERLINE  
MHL = MEAN HIGH WATER LINE  
GOVT = GOVERNMENT

DATE JUNE 14, 2005

SCALE N/A

CHECKED BY: JRS

*B. L. Pittman*  
B. L. PITTMAN, P.L.S. CERT. NO. 4827



## EXHIBIT C

### CRANE ISLAND

#### PUD DEVELOPMENT CONDITIONS

The design and development of Crane Island (Project) will be subject to the Development Conditions which are hereby made part of the development approval for the property and which shall be recorded as part of the covenants and restrictions attached to the deed for each parcel conveyed in the development.

##### 1. General Conditions:

The project will be developed as a residential community in sub-parcels and in phases as may be delineated on the Final Development Plan for the project. The Preliminary Development Plan for the Project depicts the conceptual location of residential lots and units—~~boat basin~~, recreation facilities, preservation areas and supporting uses to be developed in the Project. The Preliminary Development Plan incorporates, by reference, the terms of the Development Conditions and the Developer's statements made in the related rezoning application, dated June 27, 2005, as amended. These collectively set forth the Developer's written plan of development for the Project, the Developer will provide and update, as necessary, a Phasing Schedule based upon the market conditions at the time of the Final Development Plan approval and engineering plan review for any phase of the development.

Within two (2) years after approval of the Preliminary Development Plan, the Developer shall submit a Final Development Plan for the Developer's selected initial phase(s) of development for the Project. The Project may be developed in a single phase or two phases with Phase One consisting of 40 residential units. If the access road can be constructed first, such development will not count as a phase. Said Final Development Plan shall conform to all requirements of these Standards and Conditions and the codes of Nassau County. The County Commission, upon request from the Developer and for good cause shown, may extend the two (2) years time period for submitting the Final Development Plan. Such extension shall not exceed one (1) year. The location and size of all lots, roads, recreation/open-space and other areas shown on the Preliminary Development Plan and the final engineering plans for particular phases of the Project and subject to the approval of Nassau County in accordance with applicable County Ordinances.

The County wants assurance that the Preliminary Development Plan to which these conditions apply will be implemented in the event the Project is annexed to the City of Fernandina Beach after its approval by the County. Therefore, upon approval of the PUD Final Development Plan and Plat and prior to the sale of any lots or units within the Project by the Developer to any third party, the Owners will impose covenants and restrictions running with the land on the property which will be recorded in the public records to limit the development of Crane Island to the number of residential units ~~and boat slips~~ and other improvements as approved by the County. The County will be named as the beneficiary of such covenants and restriction which will insure that the County can continue to maintain control over development density on the property.

If there is any inconsistency in these terms and conditions with any County Ordinance or requirements, these Land Development Standards and Conditions, and the subsequently adopted Design Code, shall govern.

## 2. Specific Conditions:

a. **Ownership and Maintenance:** The Project and related facilities will be owned, maintained and operated as follows:

**1. Common Areas and Project Amenities:** All common areas, including streets and roads, common preservation areas, amenities, landscape areas, signage, etc., shall be managed by a condominium-owners', homeowners or property owners' association ("Owners' Association) to be established by the Developer through deed Covenants and Restrictions that the Developer shall establish for the property. The roadways and storm water management facilities shall remain private and shall be maintained and operated by the Owners' Association as established by the Developer. Any deed from the Developer to third party purchasers in the project will incorporate such Covenants and Restrictions by reference to the Covenants and Restrictions in each deed. Such deed restrictions created by the Covenants and Restrictions shall run with the land in order to protect both present and future property owners within the Project. The Developer shall establish the applicable Owners' Association prior to the sale of any lots or units within the Project by the Developer to any third party. The Developer may elect to form separate and/or multiple Owners' Association for the Project. Membership in the Owners' Association shall be mandatory for all property owners within the portion of the Project governed by such entity. The applicable Owner's Association shall manage all common areas, recreational and open space and recreational facilities that are not dedicated to the public and that are within the lands that are subject to the jurisdiction of such Owner's Association; shall provide for the maintenance, administration, and operation of such portions of the Project and any other lands within the Project not publicly or privately owned; and shall secure adequate liability insurance governing such areas owned or operated by such Owners Association.

**2. Public Access Park:** The public access park open space or park as defined in Paragraph b. 4) below shall be owned, managed and maintained by the Owners' Association and subject to rules established by the Association. Such rules shall be reasonable and provide access during daylight hours only, protection of natural resources, deportment, noise, parking, litter, and similar conditions. The launching of boats from the dock or shoreline, swimming and presence of alcoholic beverages (without specific authorization) shall be specifically prohibited. These rules shall also define conditions and procedures through which groups may reserve all or portions of the property for special events or activities. At no time will the Owners' Association exclude access to the public park during its hours of operation.

As alternative to ownership by the Owners' Association, Nassau County shall have the option of owning, maintain and operation the park as a public facility. This option shall be executed by formal action by the Board of County Commissioners no later than approval of the last phase of development. If the County elects to execute this option, the park will be conveyed after completion of its development by the Developer. The deed conveying the park will contain covenants and restrictions which require the County to establish rules for the operation of the park that

include the restrictions as outlined above for continued ownership by the Association.

- 3. Utilities:** Ownership, maintenance and operation of the water, sewer, electrical, telephone and other service utilities will be the responsibility of the respective franchise companies serving the areas. Appropriate easements over the private streets and other areas of the Project will be granted as needed to support the provision of such services.

b. **Permitted Uses:** The following uses are permitted as illustrated on the Preliminary Development Plan.

1. No more than 169 single family and/or townhouse residential units, as shown on the Preliminary Development Plan. No more than 50 of the units may be townhouses. ~~and all the townhouses shall be clustered around the boat basin as approximately shown on the Preliminary Development Plan, Exhibit B of this Ordinance.~~ Any units not approved as part of the Final Development Plan approval process are not eligible to be used on this or any other development within Nassau County.

~~2. Docking facilities to accommodate pleasure boats in a private, upland boat basin to accommodate no more than 90 wet slips, connected to the Intracoastal Waterway by a lock system. The boat basin will be developed in compliance with all SJRWMD, US Army CoE and other applicable permit conditions. Live-aboards and sale of fuel will not be permitted.~~

2. Recreational amenities that will be developed as private recreational facilities may include a club, pool, tennis courts, cabana, small docks, walking trails and sidewalks, docks for fishing, viewing and other passive activities as described in Paragraph e.2)b) below, and similar private recreational uses.
3. Preservation and open space area including storm water facilities and buffers as defined herein.
4. An open space or park area of no less than 5.75 acres which will be accessible to the general public. Facilities to be provided in the park will include: a dock on the Intracoastal Waterway for fishing, viewing and other passive activities as described in Paragraph e.2)b) below; a vehicle parking area; walking trails; a retention pond to serve the park and portions of the residential development; a small pier on the pond that may be used for model boat activities; fencing along boundaries; water and sewer services; and signage as defined herein.

c. **Temporary Uses:** The following temporary uses are permitted:

1. A temporary sales office for the sale of residential units will be permitted on the Project Site until 90% of the residential structures are sold. However, the temporary sales office may be removed prior to the sales of 90% of the residential structures. The Developer shall include the location of said office with a note on the first Final Development Plan submitted to the County. The temporary sales office may be in a portable manufactured structure as allowed by State Statute for the use or in a building constructed or portion of such structure and maybe relocated on the Project Site as may be desired from time to time during the course of the Project sales.
2. Temporary construction trailers as needed to support the construction process. The Developer shall indicate with a note on any Final Development Plan submitted to the County for approval of the location of said units. The temporary construction trailers shall be removed within thirty (30) days of completion of the improvements for which they were intended, provide that the right to utilize such temporary facilities shall continue until build- out of the Project.
3. These temporary facilities may utilize temporary pump-out sewage storage tanks as approved by the Nassau County Health Department and temporary overhead electrical service. All such facilities will be removed upon removal of the temporary facilities.

d. **Access, Circulation and Traffic:** The following standards apply:

1. Primary Access: Access to the site will be provided by a two-lane street extending through a City of Fernandina Beach right-of-way from the southern end of Bailey Road via the alignment as approved by the City and the existing St. Johns River Water Management District (SJRWMD) Permit, and as depicted on Exhibit D-1. Since Crane Island will be located at the end of a single public road, design of the entrance road, commencing at the Crane Island property line, will conform to County standards as defined in the January 12, 2005, Memorandum "Development Dual Entrance Standard" (See Exhibit D-2). The design flexibility provided on page two the Memorandum shall include recognition that the design for two wetland crossings is part of the St. Johns River Water Management District (SJRWMD) permit for the construction of the access road, and further, Item e of the Memorandum will not apply, with the design of internal streets being governed by condition '2.e.4) Streets' as provided herein. The Developer will improve the intersection of the Amelia Island Parkway and Bailey Road with a roundabout as required to meet County Standards.

2. Off-site improvements: The Developer will construct a roundabout at the intersection of Amelia Island Parkway and Bailey Road that will be County standards. The Developer will upgrade Bailey Road from Amelia Island Parkway to the connection with the new Access Road to include maintenance of the current profile, widening to 22 feet of pavement, resurfacing, striping and signage, and improving the swale drainage system. The Developer will provide all project engineering and requisite permits for these improvements. This improvement shall occur simultaneously with the construction of Crane Island Access Road.
  3. Off-site Studies and Contributions: The Developer will undertake a traffic study of Amelia Island Parkway from A1A to Bailey Road and from the intersection of Amelia Island Parkway and Bailey Road northerly to A1A, including the two intersections at A1A. The study will also include the study of a roundabout installation at the intersection of 14<sup>th</sup> Street and Amelia Island Parkway. The Developer agrees to pay the County a "fair share" increment for the improvements that are determined to be needed for those segments and intersections. The study shall be submitted for County review and approval no later than the filing of the first Final Development and any fair share contribution shall be made at the completion of the construction of the Access Road.
  4. Vehicular Access and Circulation: The general public shall have access to the 5.75 and open space or park area as defined above. Vehicular access and circulation within Crane Island shall be determined by Owners' Association.
  5. Pedestrian Access: The general public shall have access throughout the public walkways of Crane Island, subject to rules as established by the Owners' Association.
- e. **Development Standards:** The development shall be subject to the following standards. These standards shall be incorporated in the Neighboring Design Guide that is to be filled with the Final Development Plans and made part of the Covenants and Restriction. Compliance with these standards shall be determined by a Design Review Board, which shall have the power as defined in the Neighboring Design Code to grant variances to these standards.
1. **Building and Lot Restrictions:** All building design and site planning shall be governed by a "Traditional Neighborhood Development" Code (herein after referred as "Code"). The Code will be submitted with the first Final Development Plan and will incorporate the following basic standards:
    - a. Building Size: No more than ~~eight (8)~~ two (2) attached single-family residential unit may be included in a single building.
    - b. Maximum building height: Maximum building heights shall be as follows:



2. Boat Basin and Docks and Piers: The Project shall include docking facilities as follows:

- a. ~~An upland boat basin that shall accommodate no more than ninety (90) pleasure boats, contain fresh water and be separated for the tidal influence of salt water in adjoining Nassau Sound by a lock system located in the access channel which shall be used for boat ingress and egress. Two lock fenders shall be provided at the entrance into the basin and shall be constructed to the minimum length and other design requirements of the SJRWMD and the U.S. Army Corps of Engineers permits. The boat basin shall be sited to minimize the removal of mature canopy vegetation. Live aboards and sale of fuel will not be permitted.~~

All docks and piers will conform to applicable FDEP and ACOE design and permitting requirements.

- b. The development of no more than ~~four (4)~~ three (3) fishing and observation piers along the shoreline for the use of project property owners and guests for fishing, viewing and other passive activities, but not including the docking of motorized water craft of any size. Up to three (3) two (2) piers shall be permitted on the ICW shoreline. One of these ICW piers shall be located in the 5.75 public access park located at the northern end of the Project and its length shall be as determined by the County. ~~One pier may be constructed south of the entry to the boat basin and one north of entry to the boat basin.~~ These two piers may extend to provide two feet of water under the pier head at mean low tide, but shall not exceed 170 feet in length. One pier may be constructed on the marsh side of the island and shall not exceed 170 feet in length. All of the piers shall be designed to the minimum criteria of the permitting agencies, shall be handicapped accessible, shall have T-heads of no more than twenty (20) feet in length, and shall be constructed with consistent design elements (materials, forms, colors, fixtures, etc.) and reflective consistent design themes established in the Neighboring Design Guide.
- c. Permitting: Construction of the ~~boat basin and~~ piers shall be subject to appropriate permits granted by Nassau County, the SJRWMD and/or the U.S. Army Corps of Engineers (USCoE). The docks will be designed and built to incorporate common design features in order to provide an image consistent with the design intent of the Island. The docks shall be located at sites that minimized impacts upon wetlands and submerged grasses.
- d. ~~The covenants and restrictions on all residential lots that abut the shoreline shall prohibit the permitting and construction of private residential boat docks and ramps. This prohibition shall be included in the SJRWMD and USCoE permits.~~

3. Open Space, Preservation and Buffer Areas:

- a. Open Space: Open space areas shall be provided throughout the Neighborhood and as defined on the Final Development Plan.
- b. Preservation Areas: The wetland and open water areas surrounding much of the fringe of the upland portions of Crane Island and encompassing approximately 130 acres shall be protected by a conservation easement that shall be granted to an appropriate entity. The area of the conservation easement shall be defined to encompass jurisdictional wetland area surrounding the upland portions of the Island as approved by SJRWMD and the upland buffers that are provided in accordance with SJRWMD and County rules, and subject to the accommodation of permitted wetland impacts for surrounding the proposed development as approved by the County, SJRWMD, USCoE and other permitting agencies. The conservation easement shall have the meaning as prescribed by Section 704.06 Florida Statutes shall be provided to the County upon approval of the Final Development Plan.
- c. Buffers: Buffers or setbacks shall be provided adjacent to all wetland preservation areas in accordance with the applicable rules of the St. Johns River Water Management District. A multi-purpose, non-vehicular trail with surface of pervious materials shall be permitted within the wetland buffer as permitted by SJRWMD. Such buffers shall be mapped on the Final Development Plan and shall be included in the preservation easement on the wetlands. Crossings of the buffer for ~~the boat basin~~, utilities and drainage facilities will be identified and approved as part of the permitting process.
- d. Canopy Buffers: In any location where the wetland buffer is less than 30 feet wide, an additional "canopy buffer" to be located immediately landward of the wetland buffer shall be provided so that the total buffer (wetland plus canopy) shall be a minimum of 30-feet in width. The healthy, native hardwood trees within this canopy buffer will be preserved. A multi-purpose, non-vehicular trail with a surface of pervious materials shall be permitted within the canopy buffer. Trees may be removed in the buffer for ~~the boat basin access channel~~, walkways to ~~the community~~ docks, and construction of essential utility and stormwater discharge lines, with such lines only being permitted to cross the buffer at no less than a 70-degree angle. This buffer will be preserved by appropriate restrictive covenants. This buffer will not be included in the area covered by the wetland preservation easement.

4. Streets:The streets within the Project shall be private and developed according to the following standards:

| <u>Classifications &gt;<br/>Standards</u> | <b>Large<br/>Street<br/>Two-<br/>Way</b> | <b>Street<br/>Two-<br/>Way</b> | <b>Road<br/>Two-<br/>Way</b> | <b>Small<br/>Street<br/>One-Way</b> | <b>Small<br/>Road<br/>(Alley)<br/>One-Way</b> |
|---|--|--------------------------------|------------------------------|-------------------------------------|---|
| Design Speed                              | 20 MPH                                   | 20 MPH                         | 15 MPH                       | 15 MPH                              | 10 MPH  |
| Pavement Width                            | 30 ft.                                   | 20 ft.                         | 17 ft.                       | 17 ft.                              | 8 ft.   |
| R-O-W Width                               | 50 ft.                                   | 45 ft.                         | 30 ft.                       | 25 ft.                              | 20 ft.  |
| Max. Curb Radius                          | 15 ft.                                   | 15 ft.                         | 10 ft.                       | 10 ft.                              | 8 ft.   |
| Ped Crossing Time                         | 10 sec.                                  | 8 sec.                         | 5 sec.                       | 4 sec.                              | 3 sec.  |
| Drainage                                  | Curb                                     | Curb                           | Open<br>Section              | Curb                                | Open  |

5. Signage:

a) The Project may have the following permanent signs:

- a) An entry feature and related project identification signage at a Primary Entrance that is within the Property. The Primary Entrance identification sign(s) shall not exceed one hundred and fifty (150) square feet on each face, exclusive of any portion of a decorative wall(s) to which the sign might be affixed.
- b) No more than three "off-site" directional signs located within the right-of-way of the access street between the southern end of Bailey Road and the Property. Each "off-site" directional sign shall not exceed twenty (20) square feet.
- c) A sign which identifies the park which is accessible to the general public and provide rules governing operations and access. This park sign shall not exceed twenty (20) square feet.
- d) General information and regulatory signs: Such signs shall be permitted throughout the Project and each shall not exceed two (2) square feet.
- e) All Project signs may either be designed as ground-mounted signs or integrated into or mounted on landscape features such as walls and fences. All lighting of signs may be sign mounted or ground mounted light units projecting onto the sign. The sign(s) at the Primary Entrance may be single faced or doubled faced and the Primary Entrance signage may include two (2) separate signs, one on each side of the entrance. All signage features shall have a maximum height of 13-feet above

existing grade. The design of the permanent signage shall be submitted with the Final Development Plan.

- b) Temporary Signage: Temporary marketing and/or promotional signage shall be allowed with the Project adjacent to the Primary Entrance unit all of the residential units are sold (the "Temporary Marketing Signage"). The Temporary Marketing Signage may consist of up to two (2) marketing signs at the Primary Entrance, a marketing sign at the project sales office, and signs at each residential unit and building. The Temporary Marketing Signs located at the Primary Entrance and at all sales office may single faced or doubled faced and each sign shall be limited to a maximum cumulative signage area of no more than one hundred (100) square feet. The signs at each single-family and townhouse residential unit shall not exceed four (4) square feet.
  - c) Temporary construction signage shall be allowed along Bailey Road, the access road and project streets in order to improve the circulation of construction vehicles and minimize traffic impacts. Such signage shall be maintained in a clear and legible condition throughout the time needed to support the construction process, and shall be removed upon completion of construction or when longer required.
  - d) Traffic and street name signage may include aesthetic framing, post and other appurtenances; however, any applicable County and FDOT standards for sign face, elevations, etc. will be maintained by the Developer and/or applicable Owners' Association as appropriate to these conditions. Street and informational signs are not required to meet standard color schemes for public street signs. All regulatory signs shall be standard color and size.
- 6) Tree Protection and Landscaping
- a) Tree Protection and Landscaping: All due effort shall be made to protect and maintain all healthy trees on site. The following standards will apply:
    - i. Professional Arborist Evaluation: Prior to any development activity, the health of all trees on the site will be evaluated by a professional, certified arborist to determine the health of all native trees as defined by the County's tree ordinance. The removal of any existing live oak, magnolia or other native trees that are determined to be unhealthy and in need of removal shall be identified in the landscape plan, and removal the removal of such trees shall not require mitigation.
    - ii. Buffers: Trees may only be removed from buffer areas as needed to accommodate utilities, and drainage structures, ~~and the access channel to the boat basin~~. Unhealthy trees

will be retained in the buffers unless their condition is determined to present a safety problem.

- iii. Streets and Roads: All streets and road, as defined in the table e.4) above, shall be designed and constructed at a minimum elevation above existing grade with minimum fill. The pavement of Large Streets shall be impervious with the asphalt pavement and sub-base designed to County standards. Decorative pavement inserts shall be permitted. Pervious pavement material (such as brick or concrete paves) may be used on the advice on an arborist for the protection of tree root zones. For all other Streets and Road, the pavement may be either pervious (including shell-sand mix, brick or concrete pavers, or other materials) or be at least 2 feet from the base of trees. No separation is required between the edge of the pavement of Streets and Roads, and Small Streets and Small Roads and the base of trees.
  - iv. Building Foundations: All habitable buildings shall be constructed on stem-wall, pier or pile foundations. Non-habitable buildings such as garages and storage buildings may be constructed at grade.
  - v. Building Siting: All buildings are to be designed and sited within their respective lots so as to maximize the protection of native trees. The removal of trees within building lots shall be governed by the Design Review Board as provided in the Neighboring Design Code.
  - vi. Excavated Materials: Suitable materials that are excavated from the ~~boat basin and~~ retention ponds may be used for the grading of streets and roads, for the grading of driveways, and for fill within stem-wall foundations of structures. All excavated material that is not so utilities on site shall be removed from the site.
  - vii. Nothing contained herein shall alter the applicability of the provisions of Article 37 of the Zoning Code, as may be amended from time to time.
- b) Landscaping: All landscaping within the Project shall be in accordance with the standards established in the Neighboring Design Code. Plant materials contained in the Code shall be consistent with those provided in the County's landscape code. A landscape plan for each phase
- 7) Site Construction Standards: Except as specifically provided herein, all development in the Project shall be in accordance with the County's subdivision and land development standards, applicable State standards and the standards and the standards of applicable utility providers, in effect as of the date of this Resolution. Prior to issuance of any building permit, other

than foundation-only permits, for a residential building or recreational facilities, water mains and fire hydrants shall be installed and operational and the sub-base of adequate streets to provide access to construction sites shall be stabilized.

- 8) Parking: Parking shall be provided at the rate of two spaces per residential unit. If garages are provided within the residential structures, such spaces shall count for at least one-half of this requirement, with the remaining space being provided either on the lot or adjacent street.
- 9) Utilities: All sewer, water, electrical, telephone and cable distribution lines and collection lines will be constructed underground where possible, unless stated otherwise or as required by the respective franchise companies. Above ground utility elements such as transformers and switching boxes will be screened and/or landscaped. All utilities shall be provided in accordance with the rules and regulations established by appropriate governmental agency. Ownership, maintenance and operation of the water, sewer, electrical, telephone and other service utilities will be responsibility of the respective franchise companies serving the area. Temporary overhead power and telephone lines as well as construction "drop" poles at each structure may be used during construction until such time as underground service is available.
- 10) Pedestrian Walkways:
  - a) A system of walkways minimum of five (5) feet in width shall be installed to provide a pedestrian circulation system throughout the Project. Such walkways may meander to avoid existing trees and to add variety to the landscape design.
  - b) Access Street Walkway: The Developer shall construct a walkway at least five (5) in width along the Access Street from the southern end of Bailey Road to the Property. The walkway may meander to avoid existing trees and to add variety to the landscape design.
- 11) Streetlights Street lights shall be provided on each street and in all parking areas. Special decorative lighting may be provided at the primary project entrance, at the recreation area and at entrances into defined sub-areas of the site. Shorter, residential and pedestrian scale lighting standards and decorative fixtures as provided by the electric company will be utilized. A lighting plan demonstrating the location of streetlights shall be submitted with final engineering plans for approval by the County.
- 12) Stormwater Management Facilities: All storm water management facilities shall be permitted by and constructed to the standard of the SJRWMD whereby fences are not required, and shall be conveyed to the Owners' Association which shall have responsibility for maintenance and insurance. The Developer shall secure all required SJRWMD permits, and any applicable County permits, for storm water facilities before final approval of the first Final Development Plan.

3. Public Disclosure and Indemnification:The Developer, or its designated successor, assign or designee, will be required to maintain a copy of the approved Ordinance, including the Preliminary Development and these Conditions in any sales office located on the Project and elsewhere within all sales facilities of Crane Island, which is available for inspection by project property owners, including the posting for public viewing of the Preliminary Development Plan in any sales office. This obligation shall be contained in the deed Covenants and Restrictions that are placed on the Project.

Pursuant to paragraph E of the " Agreement Between the City and the Owners", attached to the Stipulation for Dismissal, the Developer will grant an Avigation Easement prior to commencement of construction on the access road to Crane Island. The Developer shall indemnify, defend and hold harmless Nassau County from any action arising from any impact of this development on the operation of Fernandina Beach Municipal Airport.