

ORDINANCE 2017 - 40

**AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 196.79 ACRES OF REAL PROPERTY LOCATED ON THE NORTH AND SOUTH SIDES OF WILLIAM BURGESS BLVD. BETWEEN HARTS ROAD AND U.S.17, FROM INDUSTRIAL (IND) AND CONSERVATION I (CSV) TO MEDIUM DENSITY RESIDENTIAL (MDR), COMMERCIAL (COM) AND CONSERVATION I (CSV); AMENDING FUTURE LAND USE ELEMENT POLICY FL.11.08; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Beacon Street LLC is the owner of one parcel comprising +/-196.79 acres identified as Tax Parcel # 42-2N-27-000-0003-0060 by virtue of Deed recorded at O.R. 1798, page 352 of the Public Records of Nassau County, Florida; and

**WHEREAS**, Beacon Street LLC has authorized Gregory E. Matovina to file Application CPA17-007 to change the Future Land Use Map classification of the land described herein; and

**WHEREAS**, Beacon Street LLC have not been granted a change of Future Land Use Map designation on the subject property within the previous 12 months; and

**WHEREAS**, the parcel comprising the +/- 196.79 acres is subject to Policy FL.02.05 (William Burgess Mixed Use Activity Center Overlay District) of the Nassau County Comprehensive Plan;

**WHEREAS**, the Planning and Zoning Board, acting in their capacity as Local Planning Agency for Nassau County, conducted a public hearing on this application on October 24, 2017 and voted to recommend approval to the Board of County Commissioners and for transmittal of this application; and

**WHEREAS**, the Florida Division of Community Planning conducted a limited interagency review of this application in accordance with the expedited review procedures pursuant to Sec. 163.3184(3)(b) and 163.3180(a), F.S.; and

**WHEREAS**, the Board of County Commissioners held a public hearing for adoption of this amendment on December 11, 2017; and

**WHEREAS**, public notice of all hearings has been provided in accordance with Chapters 125 and 163, 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.**

The FLUM amendment complies with the Goals, Objectives and Policies of the 2030 Comprehensive Plan, in particular Policies FL.01.02 (B,C,D,G), FL.02.05, FL.11.08(C) FL.08.04, FL.08.05 and CS.02.10

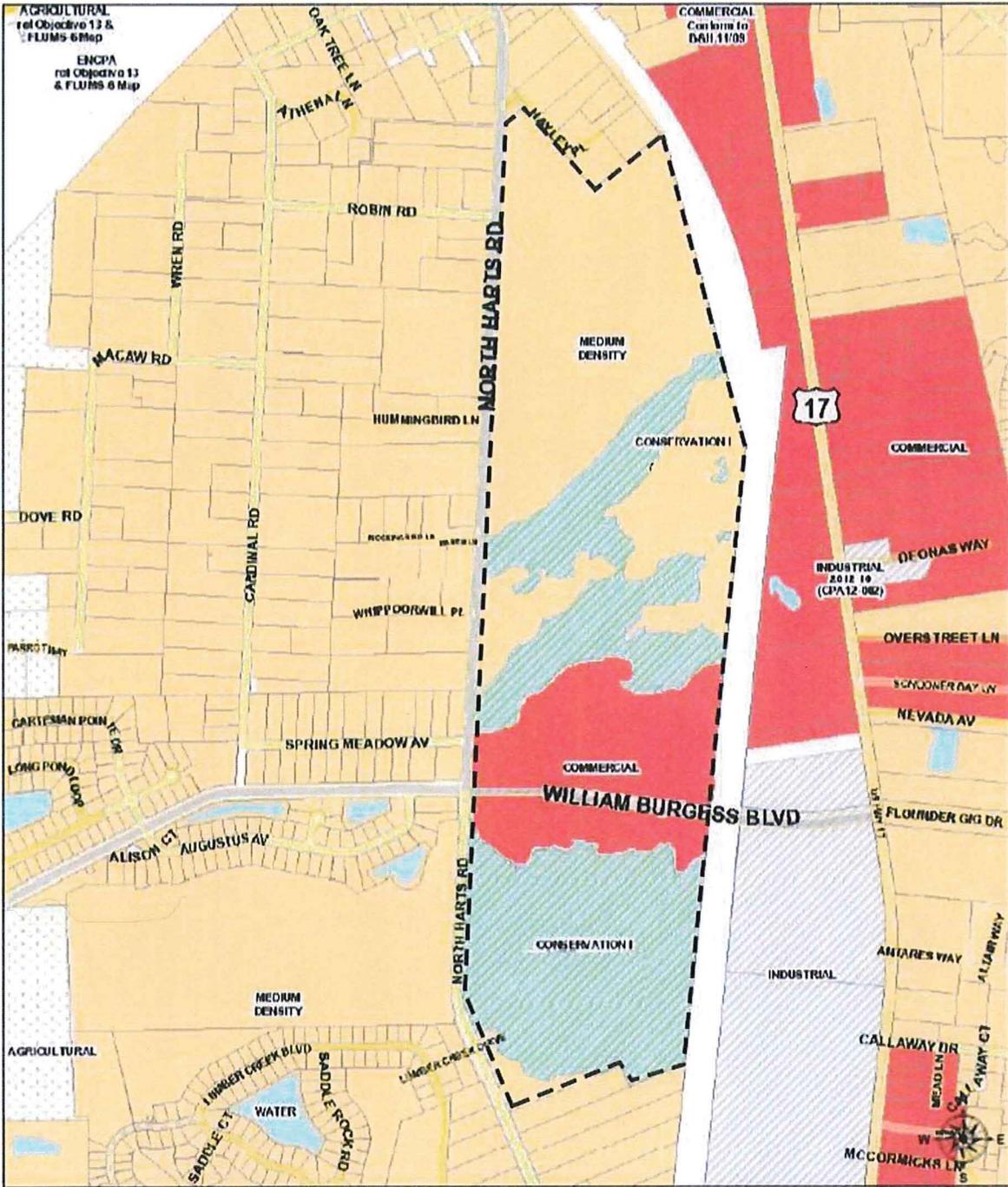
**SECTION 2. PROPERTY RECLASSIFIED.**

The real property described in Section 3 is reclassified from Industrial (IND) and Conservation I (CSV I) To Medium Density Residential (MDR), Commercial (COM) And Conservation I (CSV I) on the Future Land Use Map of Nassau County as shown in Exhibit "A-1", "A-2", and "A-3" attached hereto and made a part hereof. The Planning and Economic Opportunity Department is hereby authorized to amend the Future Land Use Map to reflect this reclassification upon the effective date of this Ordinance.

**SECTION 3. OWNER AND DESCRIPTION.**

The land reclassified by this Ordinance is owned by Beacon Street LLC and is identified by the following tax identification numbers, graphic illustration, and legal descriptions as shown in Exhibit "A-1", "A-2", and "A-3" attached:

Tax Parcel # 42-2N-27-000-0003-0060



**SECTION 4. AMENDMENT.**

Policy FL.11.08 of the Future Land Use Element is hereby amended as set forth in Exhibit "B" attached hereto and made a part hereof.

**SECTION 5. EFFECTIVE DATE.**

The Board of County Commissioners shall cause this Ordinance to be filed with the Department of Economic Opportunity and the Secretary of State. This Ordinance shall become effective on the thirty-first (31st) day after adoption by the Board of County Commissioners.

PASSED AND ADOPTED THIS 11th DAY OF December, 2017.

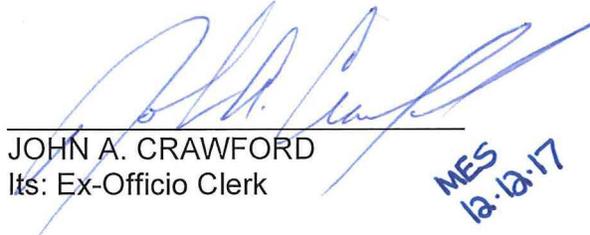
BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



DANIEL B. LEEPER,  
Its: Chairman

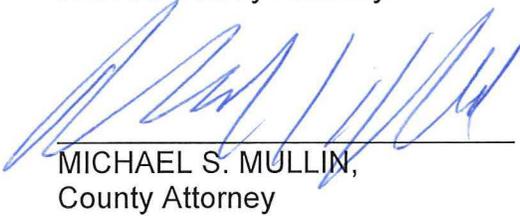
ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

MES  
12-12-17

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

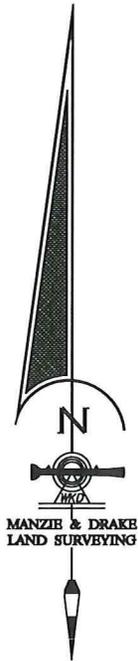


MICHAEL S. MULLIN,  
County Attorney

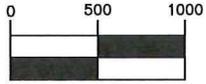
# EXHIBIT A-1

# MANZIE & DRAKE LAND SURVEYING SKETCH OF LEGAL DESCRIPTION

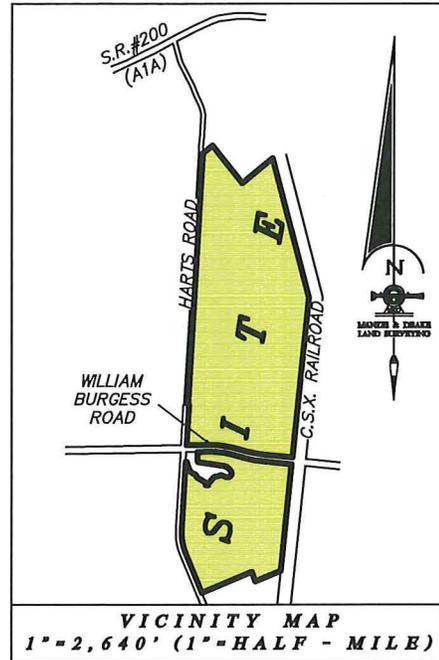
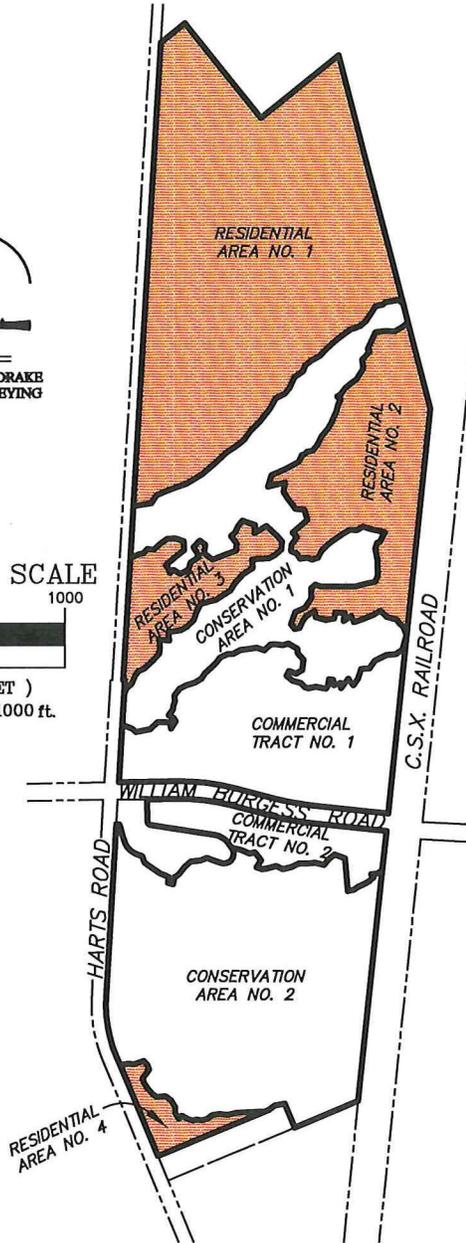
(LEGAL DESCRIPTION ATTACHED)  
(THIS IS NOT A BOUNDARY SURVEY)



GRAPHIC SCALE



( IN FEET )  
1 inch = 1000 ft.

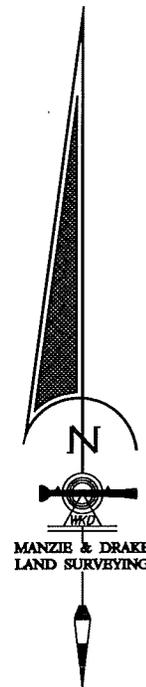
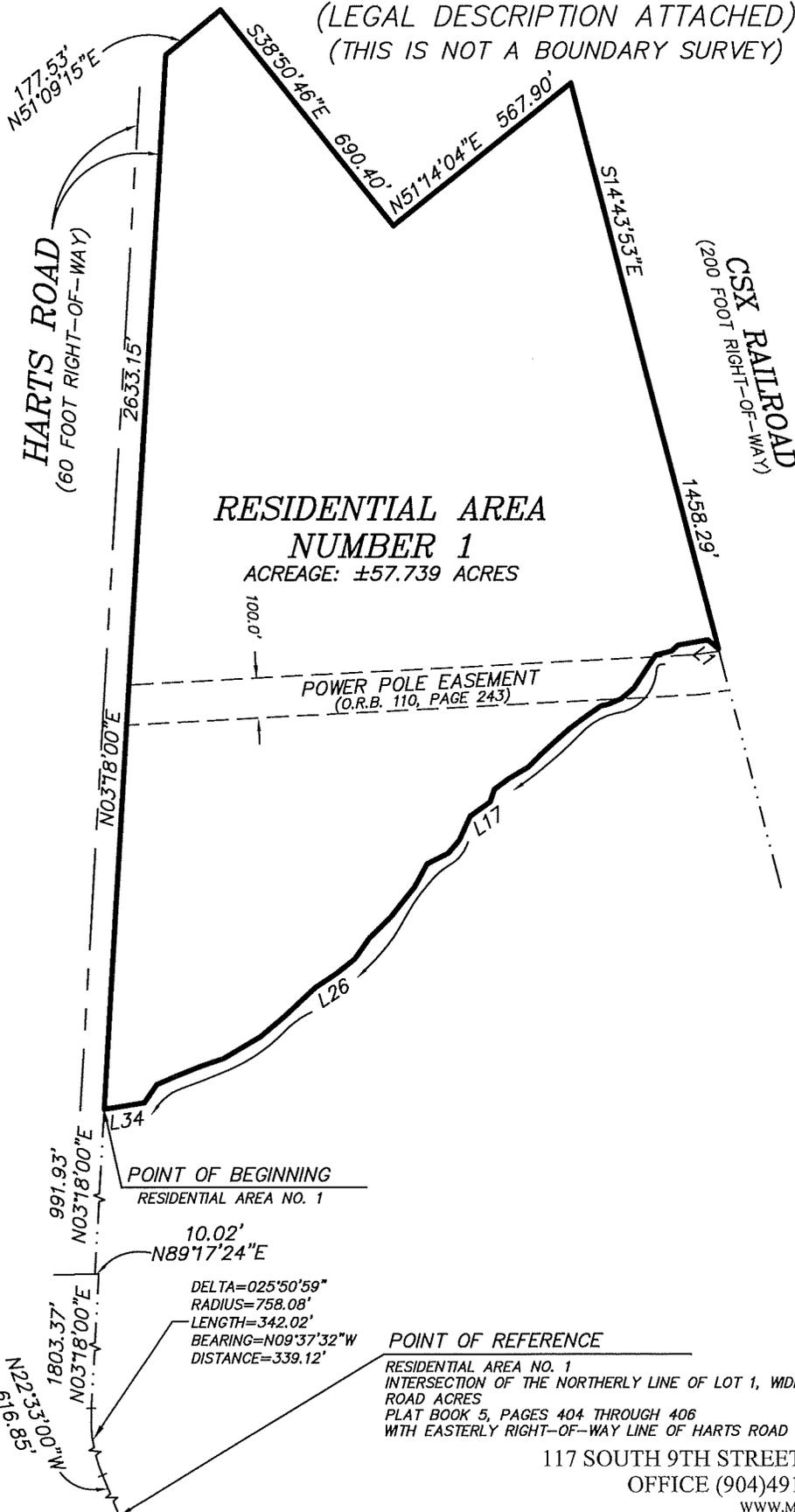


COVER SHEET  
JOB NO. 16509  
SHEET 1 OF 15

# MANZIE & DRAKE LAND SURVEYING

## SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)  
(THIS IS NOT A BOUNDARY SURVEY)



### GRAPHIC SCALE



( IN FEET )  
1 inch = 400 ft.

JOB NO. 16509  
SHEET 2 OF 15

# MANZIE & DRAKE LAND SURVEYING

## SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)  
(THIS IS NOT A BOUNDARY SURVEY)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N50°40'15"W	35.21'
L2	S79°57'48"W	75.47'
L3	S46°09'30"W	20.92'
L4	S76°19'46"W	40.55'
L5	S33°43'05"W	99.37'
L6	S49°21'30"W	40.92'
L7	S67°30'49"W	37.58'
L8	S78°01'22"W	16.79'
L9	S55°42'02"W	33.19'
L10	S53°57'40"W	63.63'
L11	S48°29'22"W	49.19'
L12	S47°35'00"W	48.20'
L13	S45°04'08"W	44.31'
L14	S59°13'38"W	57.21'
L15	S52°45'25"W	43.81'
L16	S18°52'23"W	32.92'
L17	S54°32'37"W	60.87'
L18	S24°55'59"W	66.44'
L19	S40°43'36"W	43.17'
L20	S63°04'24"W	57.83'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S28°06'29"W	65.89'
L22	S38°43'56"W	93.97'
L23	S44°49'42"W	76.18'
L24	S35°24'58"W	63.04'
L25	S51°07'43"W	58.70'
L26	S57°13'09"W	64.74'
L27	S46°44'30"W	102.53'
L28	S49°32'53"W	81.65'
L29	S59°40'59"W	104.98'
L30	S71°25'24"W	63.46'
L31	S68°05'28"W	64.18'
L32	S66°59'11"W	54.12'
L33	S34°35'31"W	54.79'
L34	S80°46'35"W	101.52'

**RESIDENTIAL AREA  
NUMBER 1**

JOB NO. 16509  
SHEET 3 OF 15

# MANZIE & DRAKE LAND SURVEYING



## LEGAL DESCRIPTION RESIDENTIAL AREA No. 1 OCTOBER 17, 2017

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF LOT 1, "WIDE ROAD ACRES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 404-406, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD, AN 80 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 22°33'00" WEST, A DISTANCE OF 616.85 FEET TO THE POINT OF CURVATURE OF A RIGHT-OF-WAY CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 758.08 FEET AND A CENTRAL ANGLE OF 25°50'59"; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE AN ARC DISTANCE OF 342.02 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 09°37'32" WEST A DISTANCE OF 339.12 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 03°18'00" EAST A DISTANCE OF 1803.37 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, SOUTH 89°17'24" WEST A DISTANCE OF 10.02 FEET TO A POINT WHERE SAID RIGHT-OF-WAY TRANSITIONS TO A 60 FOOT RIGHT-OF-WAY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 03°18'00" EAST A DISTANCE OF 991.93 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 03°18'00" EAST A DISTANCE OF 2633.15 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 51°09'15" EAST A DISTANCE OF 177.53 FEET; THENCE SOUTH 38°50'46" EAST A DISTANCE OF 690.40 FEET; THENCE NORTH 51°14'04" EAST A DISTANCE OF 567.90 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD RIGHT-OF-WAY (A TRANSITIONAL RIGHT-OF-WAY); THENCE SOUTH 14°43'53" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1458.29 FEET; THENCE DEPARTING SAID RAILROAD RIGHT-OF-WAY, NORTH 50°40'15" WEST A DISTANCE OF 35.21 FEET; THENCE SOUTH 79°57'48" WEST A DISTANCE OF 75.47 FEET; THENCE SOUTH 46°09'30" WEST A DISTANCE OF 20.92 FEET; THENCE SOUTH 76°19'46" WEST A DISTANCE OF 40.55 FEET; THENCE SOUTH 33°43'05" WEST A DISTANCE OF 99.37 FEET; THENCE SOUTH 49°21'30" WEST A DISTANCE OF 40.92 FEET; THENCE SOUTH 67°30'49" WEST A DISTANCE OF 37.58 FEET; THENCE SOUTH 78°01'22" WEST A DISTANCE OF 16.79 FEET; THENCE SOUTH 55°42'02" WEST A DISTANCE OF 33.19 FEET; THENCE SOUTH 53°57'40" WEST A DISTANCE OF 63.63 FEET; THENCE SOUTH 48°29'22" WEST A DISTANCE OF 49.19 FEET; THENCE SOUTH 47°35'00" WEST A DISTANCE OF 48.20 FEET; THENCE SOUTH 45°04'08" WEST A DISTANCE OF 44.31 FEET; THENCE SOUTH 59°13'38" WEST A DISTANCE OF 57.21 FEET; THENCE SOUTH 52°45'25" WEST A DISTANCE OF 43.81 FEET; THENCE SOUTH 18°52'23" WEST A DISTANCE OF 32.92 FEET; THENCE SOUTH 54°32'37" WEST A DISTANCE OF 60.87 FEET; THENCE SOUTH 24°55'59" WEST A DISTANCE OF 66.44 FEET; THENCE SOUTH 40°43'36" WEST A DISTANCE OF 43.17 FEET; THENCE SOUTH 63°04'24" WEST A DISTANCE OF 57.83 FEET; THENCE SOUTH 28°06'29" WEST A DISTANCE OF 65.89 FEET; THENCE SOUTH 38°43'56" WEST A DISTANCE OF 93.97 FEET; THENCE SOUTH 44°49'42" WEST A DISTANCE OF 76.18 FEET; THENCE SOUTH 35°24'58" WEST A DISTANCE OF 63.04 FEET; THENCE SOUTH 51°07'43" WEST A DISTANCE OF 58.70 FEET; THENCE SOUTH 57°13'09" WEST A DISTANCE OF 64.74 FEET; THENCE SOUTH 46°44'30" WEST A DISTANCE OF 102.53 FEET; THENCE SOUTH 49°32'53" WEST A DISTANCE OF 81.65 FEET; THENCE SOUTH 59°40'59" WEST A DISTANCE OF 104.98 FEET; THENCE SOUTH 71°25'24" WEST A DISTANCE OF 63.46 FEET; THENCE SOUTH 68°05'28" WEST A DISTANCE OF 64.18 FEET; THENCE SOUTH 66°59'11" WEST A DISTANCE OF 54.12 FEET; THENCE SOUTH 34°35'31" WEST A DISTANCE OF 54.79 FEET; THENCE SOUTH 80°46'35" WEST A DISTANCE OF 101.52 FEET TO THE POINT OF BEGINNING.

#

CONTAINING 57.739 ACRES MORE OR LESS.

GUY L. MELVIN, P.L.S.  
FLORIDA REGISTRATION NO. 4729  
JOB # 16509

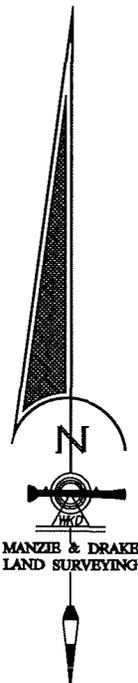
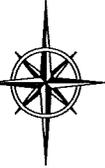
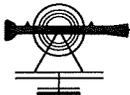
SHEET 4 OF 15

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034  
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www.manzieanddrake.com

# MANZIE & DRAKE LAND SURVEYING

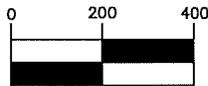
## SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)  
(THIS IS NOT A BOUNDARY SURVEY)

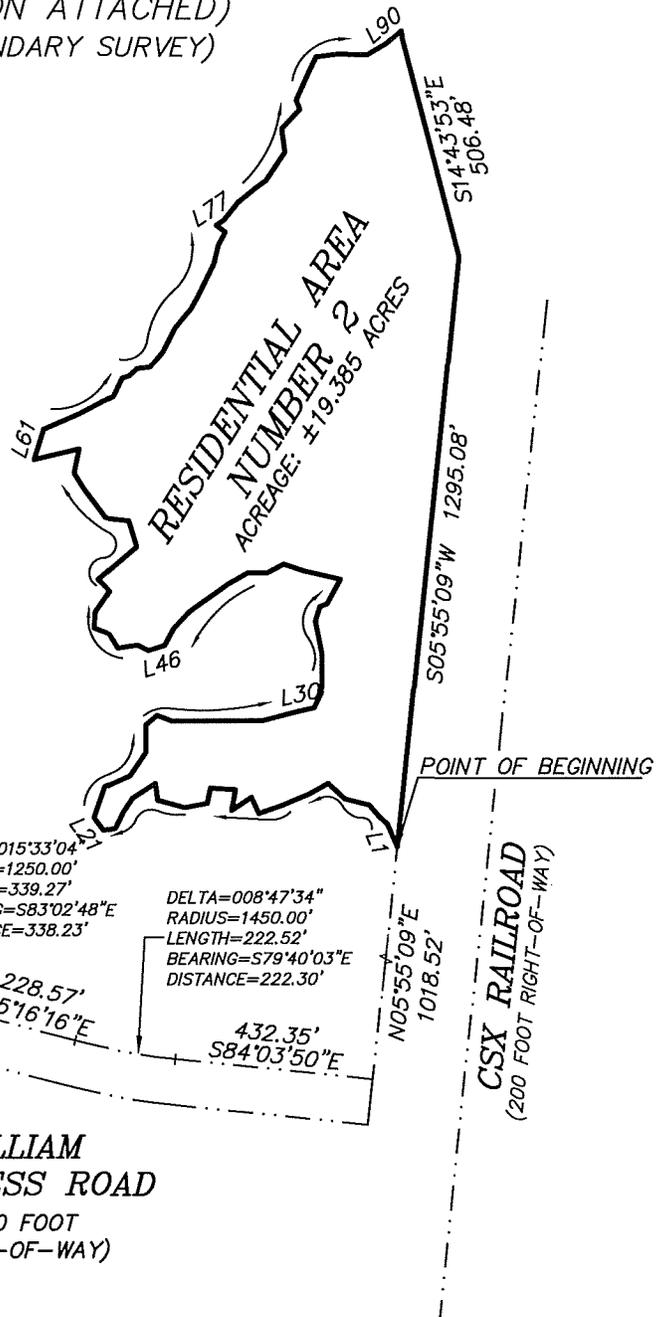


MANZIE & DRAKE  
LAND SURVEYING

GRAPHIC SCALE



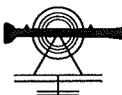
( IN FEET )  
1 inch = 400 ft.



DELTA=025°50'59"  
RADIUS=758.08'  
LENGTH=342.02'  
BEARING=S09°37'32"E  
DISTANCE=339.12'

JOB NO. 16509  
SHEET 5 OF 15

**POINT OF REFERENCE**  
RESIDENTIAL AREA NO. 2  
INTERSECTION OF THE NORTHERLY LINE OF  
LOT 1, WIDE ROAD ACRES  
PLAT BOOK 5, PAGES 404 THROUGH 406  
WITH EASTERLY RIGHT-OF-WAY LINE OF  
HARTS ROAD



# MANZIE & DRAKE LAND SURVEYING



## SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)  
(THIS IS NOT A BOUNDARY SURVEY)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N23°31'40"W	52.66'
L2	N45°52'22"W	26.52'
L3	N41°03'34"W	32.22'
L4	N75°39'50"W	54.30'
L5	N46°43'37"W	50.24'
L6	S60°41'20"W	48.70'
L7	S67°28'59"W	61.43'
L8	S70°40'02"W	54.62'
L9	N24°54'15"W	38.61'
L10	S57°01'11"W	51.16'
L11	N10°00'29"E	45.31'
L12	N85°46'16"W	55.08'
L13	S11°36'08"W	34.31'
L14	S79°07'45"W	49.29'
L15	N74°51'06"W	60.98'
L16	N7°53'18"W	37.13'
L17	S57°48'05"W	59.41'
L18	S33°17'40"W	36.49'
L19	S25°15'33"W	39.70'
L20	S78°45'38"W	27.03'
L21	N36°53'24"W	34.67'
L22	N19°17'30"E	71.62'
L23	N66°00'31"E	60.77'
L24	N34°02'30"E	63.04'
L25	N0°25'17"W	59.16'
L26	N49°18'11"E	31.83'
L27	S68°11'54"E	34.71'
L28	N89°51'44"E	195.15'
L29	N75°23'57"E	71.59'
L30	N77°35'43"E	46.49'
L31	N24°41'01"E	37.45'
L32	N0°35'21"W	86.23'
L33	N10°56'58"W	70.25'
L34	N17°02'53"E	33.05'
L35	N69°06'42"E	17.18'

LINE TABLE		
LINE	BEARING	LENGTH
L36	N28°11'25"E	60.85'
L37	N76°57'54"W	79.98'
L38	N71°41'50"W	48.74'
L39	S61°05'23"W	40.88'
L40	N88°29'50"W	41.75'
L41	S60°09'44"W	50.31'
L42	S54°20'06"W	64.72'
L43	S54°01'49"W	36.86'
L44	S44°36'48"W	51.41'
L45	S27°36'28"W	42.07'
L46	S71°39'36"W	36.63'
L47	N63°13'09"W	26.46'
L48	S81°22'08"W	43.62'
L49	N31°39'35"W	35.42'
L50	N69°26'23"W	36.62'
L51	N4°53'47"E	35.32'
L52	N35°10'15"E	55.60'
L53	N45°55'19"W	36.30'
L54	N49°49'40"E	111.55'
L55	N17°06'34"W	60.05'
L56	N83°55'34"W	50.64'
L57	N37°16'04"W	75.43'
L58	N32°35'22"W	44.27'
L59	N11°32'18"E	53.55'
L60	S77°03'41"W	100.93'
L61	N17°24'37"E	68.90'
L62	N66°47'21"E	85.95'
L63	N62°35'35"E	84.09'
L64	N25°11'55"E	32.07'
L65	N24°07'07"E	11.59'
L66	N73°10'18"E	16.25'
L67	N46°18'34"E	23.74'
L68	N82°33'47"E	28.45'
L69	N40°23'12"E	40.32'
L70	N26°40'54"E	60.52'

LINE TABLE		
LINE	BEARING	LENGTH
L71	N40°24'21"E	53.06'
L72	N30°43'31"E	31.16'
L73	N25°09'13"E	80.32'
L74	N13°37'43"E	40.06'
L75	N27°36'17"E	33.25'
L76	N53°05'53"W	24.85'
L77	N56°12'09"E	21.51'
L78	N38°30'03"E	49.20'
L79	N51°02'30"E	46.60'
L80	N54°39'15"E	29.57'
L81	N33°20'11"E	74.66'
L82	N7°37'26"W	51.49'
L83	N43°46'28"E	58.56'
L84	N23°46'54"W	21.03'
L85	N23°37'23"E	72.92'
L86	N26°16'31"E	30.95'
L87	N83°07'16"E	49.57'
L88	S88°00'10"E	61.56'
L89	N59°24'17"E	49.20'
L90	N49°18'08"E	41.15'

JOB NO. 16509  
SHEET 6 OF 15

**RESIDENTIAL AREA  
NUMBER 2**

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034  
OFFICE (904)491-5700 \* FAX (904)491-5777  
WWW.MANZIEANDDRAKE.COM

# MANZIE & DRAKE LAND SURVEYING



## LEGAL DESCRIPTION RESIDENTIAL AREA No. 2 OCTOBER 17, 2017

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF LOT 1, "WIDE ROAD ACRES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 404-406, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD, AN 80 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 22°33'00" WEST, A DISTANCE OF 616.85 FEET TO THE POINT OF CURVATURE OF A RIGHT-OF-WAY CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 758.08 FEET AND A CENTRAL ANGLE OF 25°50'59"; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE AN ARC DISTANCE OF 342.02 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 09°37'32" WEST A DISTANCE OF 339.12 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 03°18'00" EAST A DISTANCE OF 1222.77 FEET TO INTERSECT THE NORTH RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD, A 100 FOOT-WIDE RIGHT-OF-WAY AS PER OFFICIAL RECORDS BOOK 1049, PAGE 1753 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY; THENCE NORTH 89°10'40" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD A DISTANCE OF 329.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1250.00 FEET AND A CENTRAL ANGLE OF 15°33'04"; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY CURVE AN ARC DISTANCE OF 339.27 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°02'48" EAST 338.23 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 75°16'16" EAST A DISTANCE OF 228.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1450.00 FEET AND A CENTRAL ANGLE OF 08°47'34"; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY CURVE AN ARC DISTANCE OF 222.52 FEET; SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°40'03" EAST 222.30 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 84°03'50" EAST A DISTANCE OF 432.35 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD (200 FEET WIDE); THENCE NORTH 05°55'09" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1018.52 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 23°31'40" WEST A DISTANCE OF 52.66 FEET; THENCE NORTH 45°52'22" WEST A DISTANCE OF 26.52 FEET; THENCE NORTH 41°03'34" WEST A DISTANCE OF 32.22 FEET; THENCE NORTH 75°39'50" WEST A DISTANCE OF 54.30 FEET; THENCE NORTH 46°43'37" WEST A DISTANCE OF 50.24 FEET; THENCE SOUTH 60°41'20" WEST A DISTANCE OF 48.70 FEET; THENCE SOUTH 67°28'59" WEST A DISTANCE OF 61.43 FEET; THENCE SOUTH 70°40'02" WEST A DISTANCE OF 54.62 FEET; THENCE NORTH 24°54'15" WEST A DISTANCE OF 38.61 FEET; THENCE SOUTH 57°01'11" WEST A DISTANCE OF 51.16 FEET; THENCE NORTH 10°00'29" EAST A DISTANCE OF 45.31 FEET; THENCE NORTH 85°46'16" WEST A DISTANCE OF 55.08 FEET; THENCE SOUTH 11°36'08" WEST A DISTANCE OF 34.31 FEET; THENCE SOUTH 79°07'45" WEST A DISTANCE OF 49.29 FEET; THENCE NORTH 74°51'06" WEST A DISTANCE OF 60.98 FEET; THENCE NORTH 07°53'18" WEST A DISTANCE OF 37.13 FEET; THENCE SOUTH 57°48'05" WEST A DISTANCE OF 59.41 FEET; THENCE SOUTH 33°17'40" WEST A DISTANCE OF 36.49 FEET; THENCE SOUTH 25°15'33" WEST A DISTANCE OF 39.70 FEET; THENCE SOUTH 78°45'38" WEST A DISTANCE OF 27.03 FEET; THENCE NORTH 36°53'24" WEST A DISTANCE OF 34.67 FEET; THENCE NORTH 19°17'30" EAST A DISTANCE OF 71.62 FEET; THENCE NORTH 66°00'31" EAST A DISTANCE OF 60.77 FEET; THENCE NORTH 34°02'30" EAST A DISTANCE OF 63.04 FEET; THENCE NORTH 00°25'17" WEST A DISTANCE OF 59.16 FEET; THENCE NORTH 49°18'11" EAST A DISTANCE OF 31.83 FEET; THENCE SOUTH 68°11'54" EAST A DISTANCE OF 34.71 FEET; THENCE NORTH 89°51'44" EAST A DISTANCE OF 195.15 FEET; THENCE NORTH 75°23'57" EAST A DISTANCE OF 71.59 FEET; THENCE NORTH 77°35'43" EAST A DISTANCE OF 46.49 FEET; THENCE NORTH 24°41'01" EAST A DISTANCE OF 37.45 FEET; THENCE NORTH 00°35'21" WEST A DISTANCE OF 86.23 FEET; THENCE NORTH 10°56'58" WEST A DISTANCE OF 70.25 FEET; THENCE NORTH 17°02'53" EAST A DISTANCE OF 33.05 FEET; THENCE NORTH 69°06'42" EAST A DISTANCE OF 17.18 FEET; THENCE NORTH 28°11'25" EAST A DISTANCE OF 60.85 FEET; THENCE NORTH 76°57'54" WEST A DISTANCE OF 79.98 FEET; THENCE NORTH 71°41'50" WEST A DISTANCE OF 48.74 FEET; THENCE SOUTH 61°05'23" WEST A DISTANCE OF 40.88 FEET; THENCE NORTH 88°29'50" WEST A DISTANCE OF 41.75 FEET; THENCE SOUTH 60°09'44" WEST A DISTANCE OF 50.31 FEET; THENCE SOUTH 54°20'06" WEST A DISTANCE OF 64.72 FEET; THENCE SOUTH 54°01'49" WEST A DISTANCE OF 36.86 FEET;

SHEET 7 OF 15

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# MANZIE & DRAKE LAND SURVEYING



THENCE SOUTH 44°36'48" WEST A DISTANCE OF 51.41 FEET; THENCE SOUTH 27°36'28" WEST A DISTANCE OF 42.07 FEET; THENCE SOUTH 71°39'36" WEST A DISTANCE OF 36.63 FEET; THENCE NORTH 63°13'09" WEST A DISTANCE OF 26.46 FEET; THENCE SOUTH 81°22'08" WEST A DISTANCE OF 43.62 FEET; THENCE NORTH 31°39'35" WEST A DISTANCE OF 35.42 FEET; THENCE NORTH 69°26'23" WEST A DISTANCE OF 36.62 FEET; THENCE NORTH 04°53'47" EAST A DISTANCE OF 35.32 FEET; THENCE NORTH 35°10'15" EAST A DISTANCE OF 55.60 FEET; THENCE NORTH 45°55'19" WEST A DISTANCE OF 36.30 FEET; THENCE NORTH 49°49'40" EAST A DISTANCE OF 111.55 FEET; THENCE NORTH 17°06'34" WEST A DISTANCE OF 60.05 FEET; THENCE NORTH 83°55'34" WEST A DISTANCE OF 50.64 FEET; THENCE NORTH 37°16'04" WEST A DISTANCE OF 75.43 FEET; THENCE NORTH 32°35'22" WEST A DISTANCE OF 44.27 FEET; THENCE NORTH 11°32'18" EAST A DISTANCE OF 53.55 FEET; THENCE SOUTH 77°03'41" WEST A DISTANCE OF 100.93 FEET; THENCE NORTH 17°24'37" EAST A DISTANCE OF 68.90 FEET; THENCE NORTH 66°47'21" EAST A DISTANCE OF 85.95 FEET; THENCE NORTH 62°35'35" EAST A DISTANCE OF 84.09 FEET; THENCE NORTH 25°11'55" EAST A DISTANCE OF 32.07 FEET; THENCE NORTH 24°07'07" EAST A DISTANCE OF 11.59 FEET; THENCE NORTH 73°10'18" EAST A DISTANCE OF 16.25 FEET; THENCE NORTH 46°18'34" EAST A DISTANCE OF 23.74 FEET; THENCE NORTH 82°33'47" EAST A DISTANCE OF 28.45 FEET; THENCE NORTH 40°23'12" EAST A DISTANCE OF 40.32 FEET; THENCE NORTH 26°40'54" EAST A DISTANCE OF 60.52 FEET; THENCE NORTH 40°24'21" EAST A DISTANCE OF 53.06 FEET; THENCE NORTH 30°43'31" EAST A DISTANCE OF 31.16 FEET; THENCE NORTH 25°09'13" EAST A DISTANCE OF 80.32 FEET; THENCE NORTH 13°37'43" EAST A DISTANCE OF 40.06 FEET; THENCE NORTH 27°36'17" EAST A DISTANCE OF 33.25 FEET; THENCE NORTH 53°05'53" WEST A DISTANCE OF 24.85 FEET; THENCE NORTH 56°12'09" EAST A DISTANCE OF 21.51 FEET; THENCE NORTH 38°30'03" EAST A DISTANCE OF 49.20 FEET; THENCE NORTH 51°02'30" EAST A DISTANCE OF 46.60 FEET; THENCE NORTH 54°39'15" EAST A DISTANCE OF 29.57 FEET; THENCE NORTH 33°20'11" EAST A DISTANCE OF 74.66 FEET; THENCE NORTH 07°37'26" WEST A DISTANCE OF 51.49 FEET; THENCE NORTH 43°46'28" EAST A DISTANCE OF 58.56 FEET; THENCE NORTH 23°46'54" WEST A DISTANCE OF 21.03 FEET; THENCE NORTH 23°37'23" EAST A DISTANCE OF 72.92 FEET; THENCE NORTH 26°16'31" EAST A DISTANCE OF 30.95 FEET; THENCE NORTH 83°07'16" EAST A DISTANCE OF 49.57 FEET; THENCE SOUTH 88°00'10" EAST A DISTANCE OF 61.56 FEET; THENCE NORTH 59°24'17" EAST A DISTANCE OF 49.20 FEET; THENCE NORTH 49°18'08" EAST A DISTANCE OF 41.15 FEET TO THE AFORESAID CSX RAILROAD RIGHT-OF-WAY (A TRANSITIONAL RIGHT-OF-WAY); THENCE SOUTH 14°43'53" EAST ALONG SAID TRANSITIONAL RIGHT-OF-WAY LINE A DISTANCE OF 506.48 FEET TO THE POINT AT WHICH SAID RIGHT-OF-WAY BECOMES 200 FEET WIDE; THENCE SOUTH 05°55'09" WEST ALONG SAID 200 FOOT-WIDE RIGHT-OF-WAY A DISTANCE OF 1295.08 FEET TO THE POINT OF BEGINNING.

#  
CONTAINING 19.385 ACRES MORE OR LESS.

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GUY L. MELVIN, P.L.S.  
FLORIDA REGISTRATION NO. 4729  
JOB # 16509

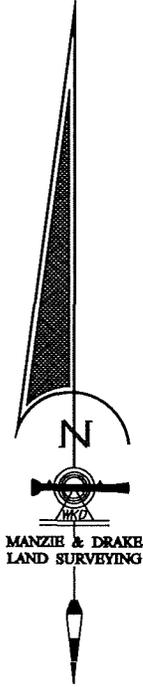
SHEET 8 OF 15

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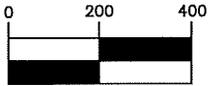
# MANZIE & DRAKE LAND SURVEYING

## SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)  
(THIS IS NOT A BOUNDARY SURVEY)



GRAPHIC SCALE



( IN FEET )  
1 inch = 400 ft.

HARTS ROAD  
(80 FOOT RIGHT-OF-WAY)

N03°18'00"E 698.63'

N03°18'00"E 1726.87'

N22°35'00"W 616.85'

RESIDENTIAL AREA  
NUMBER 3  
ACREAGE: ±7.432 ACRES

POINT OF BEGINNING  
RESIDENTIAL AREA NUMBER 3

WILLIAM  
BURGESS ROAD  
(100 FOOT  
RIGHT-OF-WAY)

CSX RAILROAD  
(200 FOOT RIGHT-OF-WAY)

DELTA=025°50'59"  
RADIUS=758.08'  
LENGTH=342.02'  
BEARING=N09°37'32"W  
DISTANCE=339.12'

POINT OF REFERENCE

RESIDENTIAL AREA NO. 3  
INTERSECTION OF THE NORTHERLY LINE OF  
LOT 1, WIDE ROAD ACRES  
PLAT BOOK 5, PAGES 404 THROUGH 406  
WITH EASTERLY RIGHT-OF-WAY LINE OF  
HARTS ROAD

JOB NO. 16509  
SHEET 9 OF 15

# MANZIE & DRAKE LAND SURVEYING

## SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)  
(THIS IS NOT A BOUNDARY SURVEY)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N3°18'00"E	76.50'
L2	S89°17'24"W	10.02'
L3	S84°30'44"E	6.14'
L4	N65°03'52"E	44.69'
L5	N81°18'14"E	26.84'
L6	N41°30'09"E	35.79'
L7	S80°08'22"E	36.75'
L8	N46°52'04"E	53.45'
L9	N54°42'06"E	45.78'
L10	N87°23'09"E	46.15'
L11	S71°35'10"E	50.36'
L12	S2°15'01"E	51.39'
L13	S52°12'27"W	56.77'
L14	S51°00'09"W	77.59'
L15	S37°33'27"E	22.53'
L16	S22°54'41"E	29.74'
L17	N47°03'59"E	25.45'
L18	S58°58'08"E	46.14'
L19	N64°14'51"E	27.76'
L20	N55°40'34"E	29.74'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N14°57'07"E	38.14'
L22	N56°10'16"E	55.68'
L23	N21°04'24"W	31.26'
L24	N34°13'46"W	31.73'
L25	N43°42'11"E	53.05'
L26	S50°45'12"E	37.21'
L27	S6°31'29"W	49.43'
L28	S53°55'41"E	60.41'
L29	N68°56'38"E	78.07'
L30	N70°23'07"E	64.18'
L31	N4°28'55"E	42.42'
L32	N38°49'53"W	52.39'
L33	N48°42'42"E	34.64'
L34	N22°19'41"E	36.71'
L35	N38°57'51"E	41.71'
L36	S67°30'11"E	23.45'
L37	S71°39'31"E	51.02'
L38	S4°32'27"W	48.25'
L39	N58°13'04"E	80.42'
L40	S46°23'29"E	85.06'

LINE TABLE		
LINE	BEARING	LENGTH
L41	S41°21'07"E	40.62'
L42	S3°17'59"W	43.98'
L43	S49°24'30"W	49.06'
L44	S62°29'13"W	40.91'
L45	S87°04'09"W	53.43'
L46	S83°31'32"W	40.51'
L47	S4°08'11"E	47.93'
L48	S56°59'36"W	67.02'
L49	S41°11'08"W	65.40'
L50	S33°07'23"W	51.47'
L51	S57°03'38"W	95.42'
L52	S76°15'25"W	38.16'
L53	S73°14'13"W	53.55'
L54	S26°22'01"W	47.91'
L55	S19°51'05"W	49.75'
L56	S45°42'03"W	55.36'
L57	S60°16'48"W	41.30'
L58	S83°04'45"W	41.18'
L59	S82°45'37"W	29.44'
L60	S5°43'42"E	49.50'

LINE TABLE		
LINE	BEARING	LENGTH
L61	N84°08'46"W	58.09'
L62	S5°33'58"E	41.47'
L64	S5°37'16"W	38.06'
L65	S40°30'04"W	54.99'
L66	S48°24'42"W	65.43'
L67	S64°03'05"W	34.56'
L68	S37°32'46"W	32.80'
L69	S24°21'18"W	49.96'
L70	S44°35'19"W	41.97'
L71	S25°12'08"W	29.21'

**RESIDENTIAL AREA  
NUMBER 3**

JOB NO. 16509  
SHEET 10 OF 15

# MANZIE & DRAKE LAND SURVEYING



**LEGAL DESCRIPTION**  
RESIDENTIAL AREA No. 3  
OCTOBER 18, 2017

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF LOT 1, "WIDE ROAD ACRES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 404-406, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD, AN 80 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 22°33'00" WEST, A DISTANCE OF 616.85 FEET TO THE POINT OF CURVATURE OF A RIGHT-OF-WAY CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 758.08 FEET AND A CENTRAL ANGLE OF 25°50'59"; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE AN ARC DISTANCE OF 342.02 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 09°37'32" WEST A DISTANCE OF 339.12 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 03°18'00" EAST A DISTANCE OF 1726.87 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 03°18'00" EAST A DISTANCE OF 76.50 FEET; THENCE SOUTH 89°17'24" WEST A DISTANCE OF 10.02 FEET TO A POINT WHERE SAID RIGHT-OF-WAY TRANSITIONS TO A 60 FOOT RIGHT-OF-WAY; THENCE NORTH 03°18'00" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 698.63 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, SOUTH 84°30'44" EAST A DISTANCE OF 6.14 FEET; THENCE NORTH 65°03'52" EAST A DISTANCE OF 44.69 FEET; THENCE NORTH 81°18'14" EAST A DISTANCE OF 26.84 FEET; THENCE NORTH 41°30'09" EAST A DISTANCE OF 35.79 FEET; THENCE SOUTH 80°08'22" EAST A DISTANCE OF 36.75 FEET; THENCE NORTH 46°52'04" EAST A DISTANCE OF 53.45 FEET; THENCE NORTH 54°42'06" EAST A DISTANCE OF 45.78 FEET; THENCE NORTH 87°23'09" EAST A DISTANCE OF 46.15 FEET; THENCE SOUTH 71°35'10" EAST A DISTANCE OF 50.36 FEET; THENCE SOUTH 02°15'01" EAST A DISTANCE OF 51.39 FEET; THENCE SOUTH 52°12'27" WEST A DISTANCE OF 56.77 FEET; THENCE SOUTH 51°00'09" WEST A DISTANCE OF 77.59 FEET; THENCE SOUTH 37°33'27" EAST A DISTANCE OF 22.53 FEET; THENCE SOUTH 22°54'41" EAST A DISTANCE OF 29.74 FEET; THENCE NORTH 47°03'59" EAST A DISTANCE OF 25.45 FEET; THENCE SOUTH 58°58'08" EAST A DISTANCE OF 46.14 FEET; THENCE NORTH 64°14'51" EAST A DISTANCE OF 27.76 FEET; THENCE NORTH 55°40'34" EAST A DISTANCE OF 29.74 FEET; THENCE NORTH 14°57'07" EAST A DISTANCE OF 38.14 FEET; THENCE NORTH 56°10'16" EAST A DISTANCE OF 55.68 FEET; THENCE NORTH 21°04'24" WEST A DISTANCE OF 31.26 FEET; THENCE NORTH 34°13'46" WEST A DISTANCE OF 31.73 FEET; THENCE NORTH 43°42'11" EAST A DISTANCE OF 53.05 FEET; THENCE SOUTH 50°45'12" EAST A DISTANCE OF 37.21 FEET; THENCE SOUTH 06°31'29" WEST A DISTANCE OF 49.43 FEET; THENCE SOUTH 53°55'41" EAST A DISTANCE OF 60.41 FEET; THENCE NORTH 68°56'38" EAST A DISTANCE OF 78.07 FEET; THENCE NORTH 70°23'07" EAST A DISTANCE OF 64.18 FEET; THENCE NORTH 04°28'55" EAST A DISTANCE OF 42.42 FEET; THENCE NORTH 38°49'53" WEST A DISTANCE OF 52.39 FEET; THENCE NORTH 48°42'42" EAST A DISTANCE OF 34.64 FEET; THENCE NORTH 22°19'41" EAST A DISTANCE OF 36.71 FEET; THENCE NORTH 38°57'51" EAST A DISTANCE OF 41.71 FEET; THENCE SOUTH 67°30'11" EAST A DISTANCE OF 23.45 FEET; THENCE SOUTH 71°39'31" EAST A DISTANCE OF 51.02 FEET; THENCE SOUTH 04°32'27" WEST A DISTANCE OF 48.25 FEET; THENCE NORTH 58°13'04" EAST A DISTANCE OF 80.42 FEET; THENCE SOUTH 46°23'29" EAST A DISTANCE OF 85.06 FEET; THENCE SOUTH 41°21'07" EAST A DISTANCE OF 40.62 FEET; THENCE SOUTH 03°17'59" WEST A DISTANCE OF 43.98 FEET; THENCE SOUTH 49°24'30" WEST A DISTANCE OF 49.06 FEET; THENCE SOUTH 62°29'13" WEST A DISTANCE OF 40.91 FEET; THENCE SOUTH 87°04'09" WEST A DISTANCE OF 53.43 FEET; THENCE SOUTH 83°31'32" WEST A DISTANCE OF 40.51 FEET; THENCE SOUTH 04°08'11" EAST A DISTANCE OF 47.93 FEET;

SHEET 11 OF 15

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# MANZIE & DRAKE LAND SURVEYING



THENCE SOUTH 56°59'36" WEST A DISTANCE OF 67.02 FEET; THENCE SOUTH 41°11'08" WEST A DISTANCE OF 65.40 FEET; THENCE SOUTH 33°07'23" WEST A DISTANCE OF 51.47 FEET; THENCE SOUTH 57°03'38" WEST A DISTANCE OF 95.42 FEET; THENCE SOUTH 76°15'25" WEST A DISTANCE OF 38.16 FEET; THENCE SOUTH 73°14'13" WEST A DISTANCE OF 53.55 FEET; THENCE SOUTH 26°22'01" WEST A DISTANCE OF 47.91 FEET; THENCE SOUTH 19°51'05" WEST A DISTANCE OF 49.75 FEET; THENCE SOUTH 45°42'03" WEST A DISTANCE OF 55.36 FEET; THENCE SOUTH 60°16'48" WEST A DISTANCE OF 41.30 FEET; THENCE SOUTH 83°04'45" WEST A DISTANCE OF 41.18 FEET; THENCE SOUTH 82°45'37" WEST A DISTANCE OF 29.44 FEET; THENCE SOUTH 05°43'42" EAST A DISTANCE OF 49.50 FEET; THENCE NORTH 84°08'46" WEST A DISTANCE OF 58.09 FEET; THENCE SOUTH 05°33'58" EAST A DISTANCE OF 41.47 FEET; THENCE SOUTH 05°37'16" WEST A DISTANCE OF 38.06 FEET; THENCE SOUTH 40°30'04" WEST A DISTANCE OF 54.99 FEET; THENCE SOUTH 48°24'42" WEST A DISTANCE OF 65.43 FEET; THENCE SOUTH 64°03'05" WEST A DISTANCE OF 34.56 FEET; THENCE SOUTH 37°32'46" WEST A DISTANCE OF 32.80 FEET; THENCE SOUTH 24°21'18" WEST A DISTANCE OF 49.96 FEET; THENCE SOUTH 44°35'19" WEST A DISTANCE OF 41.97 FEET; THENCE SOUTH 25°12'08" WEST A DISTANCE OF 29.21 FEET TO THE POINT OF BEGINNING.

#  
CONTAINING 7.432 ACRES MORE OR LESS.

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GUY L. MELVIN, P.L.S.  
FLORIDA REGISTRATION NO. 4729  
JOB # 16509

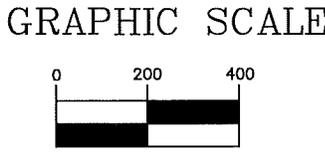
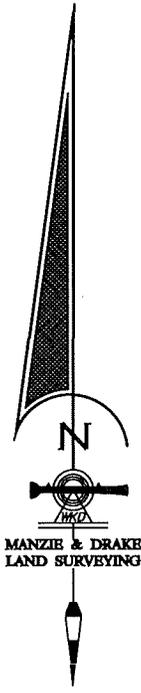
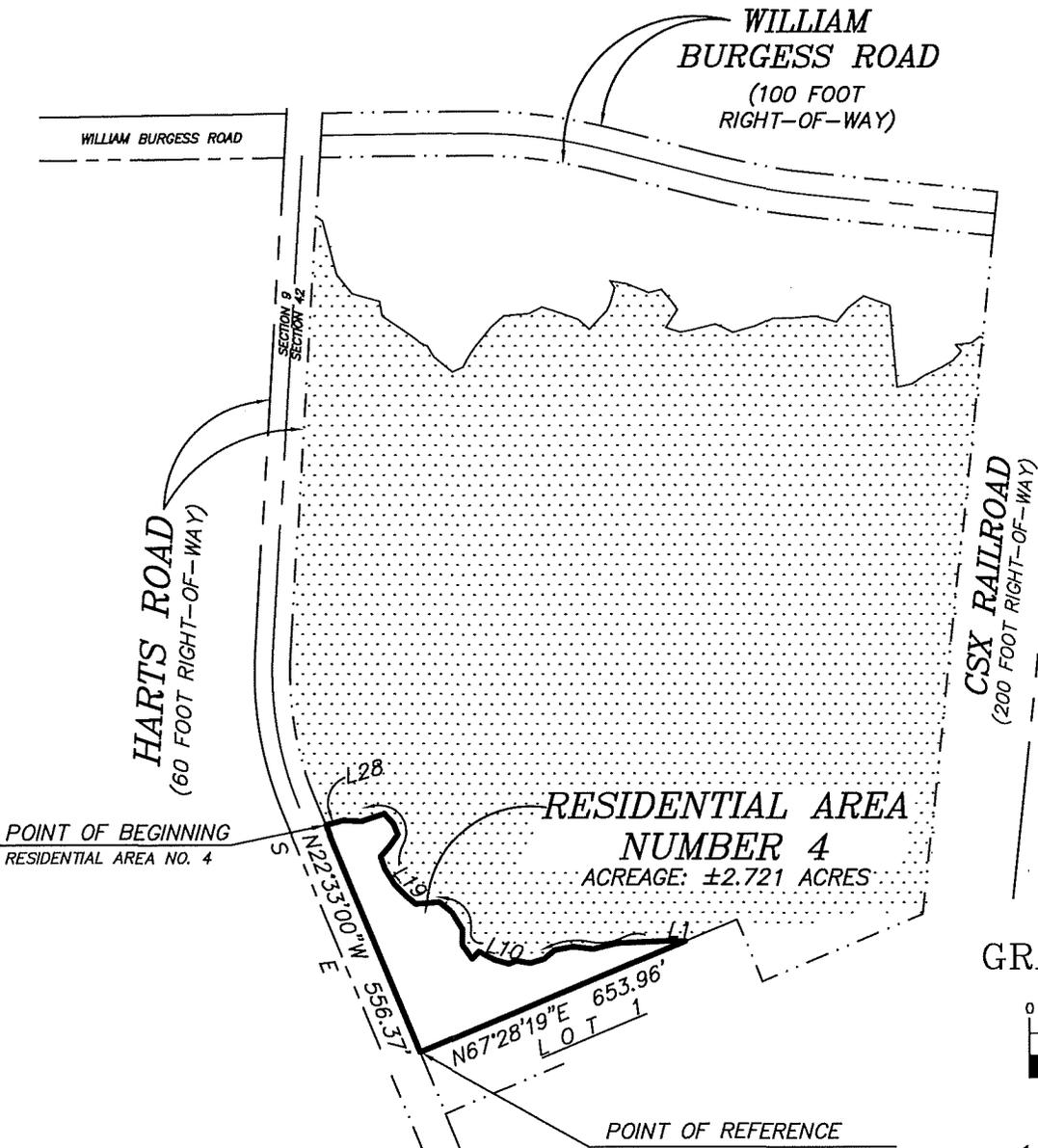
SHEET 12 OF 15

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# MANZIE & DRAKE LAND SURVEYING

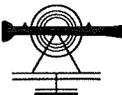
## SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)  
(THIS IS NOT A BOUNDARY SURVEY)



( IN FEET )  
1 inch = 400 ft.

JOB NO. 16509  
SHEET 13 OF 15



# MANZIE & DRAKE LAND SURVEYING



## SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)  
(THIS IS NOT A BOUNDARY SURVEY)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°37'32"W	35.47'
L2	S87°40'32"W	118.76'
L3	S76°15'29"W	55.10'
L4	N83°25'17"W	47.62'
L5	S79°25'13"W	41.79'
L6	S51°48'23"W	31.67'
L7	S74°00'40"W	33.20'
L8	N79°59'58"W	31.37'
L9	S69°57'13"W	19.25'
L10	N74°28'28"W	32.62'
L11	N62°09'03"W	40.79'
L12	S43°18'10"W	22.34'
L13	N35°57'02"W	39.51'
L14	N1°44'31"E	34.69'
L15	N33°09'58"W	44.67'
L16	N51°48'38"W	37.26'
L17	S85°22'56"W	53.12'
L18	N51°37'05"W	25.21'
L19	N43°58'29"W	38.60'
L20	N32°34'25"W	43.78'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N18°47'25"W	28.53'
L22	N41°13'45"E	31.48'
L23	N35°23'26"E	30.58'
L24	N22°15'58"W	28.25'
L25	N42°53'40"W	30.29'
L26	S71°47'52"W	54.52'
L27	N86°22'20"W	40.36'
L28	S74°31'36"W	41.42'

**RESIDENTIAL AREA  
NUMBER 4**

JOB NO. 16509  
SHEET 14 OF 15

# MANZIE & DRAKE LAND SURVEYING



**LEGAL DESCRIPTION**  
RESIDENTIAL AREA No. 4  
OCTOBER 18, 2017

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF LOT 1, "WIDE ROAD ACRES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 404-406, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD, AN 80 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 22°33'00" WEST, A DISTANCE OF 556.37 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 22°33'00" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 556.37 FEET TO THE AFORESAID NORTHERLY LINE OF LOT 1 OF "WIDE ROAD ACRES"; THENCE DEPARTING SAID RIGHT-OF-WAY LINE ALONG SAID NORTH BOUNDARY, NORTH 67°28'19" EAST A DISTANCE OF 653.96 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, NORTH 89°37'32" WEST A DISTANCE OF 35.47 FEET; THENCE SOUTH 87°40'32" WEST A DISTANCE OF 118.76 FEET; THENCE SOUTH 76°15'29" WEST A DISTANCE OF 55.10 FEET; THENCE NORTH 83°25'17" WEST A DISTANCE OF 47.62 FEET; THENCE SOUTH 79°25'13" WEST A DISTANCE OF 41.79 FEET; THENCE SOUTH 51°48'23" WEST A DISTANCE OF 31.67 FEET; THENCE SOUTH 74°00'40" WEST A DISTANCE OF 33.20 FEET; THENCE NORTH 79°59'58" WEST A DISTANCE OF 31.37 FEET; THENCE SOUTH 69°57'13" WEST A DISTANCE OF 19.25 FEET; THENCE NORTH 74°28'28" WEST A DISTANCE OF 32.62 FEET; THENCE NORTH 62°09'03" WEST A DISTANCE OF 40.79 FEET; THENCE SOUTH 43°18'10" WEST A DISTANCE OF 22.34 FEET; THENCE NORTH 35°57'02" WEST A DISTANCE OF 39.51 FEET; THENCE NORTH 01°44'31" EAST A DISTANCE OF 34.69 FEET; THENCE NORTH 33°09'58" WEST A DISTANCE OF 44.67 FEET; THENCE NORTH 51°48'38" WEST A DISTANCE OF 37.26 FEET; THENCE SOUTH 85°22'56" WEST A DISTANCE OF 53.12 FEET; THENCE NORTH 51°37'05" WEST A DISTANCE OF 25.21 FEET; THENCE NORTH 43°58'29" WEST A DISTANCE OF 38.60 FEET; THENCE NORTH 32°34'25" WEST A DISTANCE OF 43.78 FEET; THENCE NORTH 18°47'25" WEST A DISTANCE OF 28.53 FEET; THENCE NORTH 41°13'45" EAST A DISTANCE OF 31.48 FEET; THENCE NORTH 35°23'26" EAST A DISTANCE OF 30.58 FEET; THENCE NORTH 22°15'58" WEST A DISTANCE OF 28.25 FEET; THENCE NORTH 42°53'40" WEST A DISTANCE OF 30.29 FEET; THENCE SOUTH 71°47'52" WEST A DISTANCE OF 54.52 FEET; THENCE NORTH 86°22'20" WEST A DISTANCE OF 40.36 FEET; THENCE SOUTH 74°31'36" WEST A DISTANCE OF 41.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.721 ACRES MORE OR LESS.

---

GUY L. MELVIN, P.L.S.  
FLORIDA REGISTRATION NO. 4729  
JOB # 16509

SHEET 15 OF 15

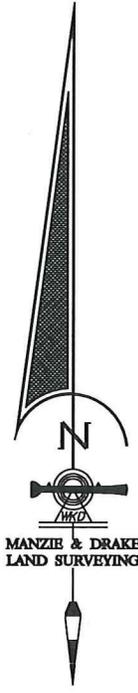
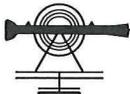
117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034  
OFFICE (904) 491-5700 • FAX (904) 491-5777 • TOLL FREE (888) 832-7730  
[www.manzieanddrake.com](http://www.manzieanddrake.com)

EXHIBIT A-2

MANZIE & DRAKE LAND SURVEYING

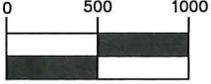
SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)  
(THIS IS NOT A BOUNDARY SURVEY)

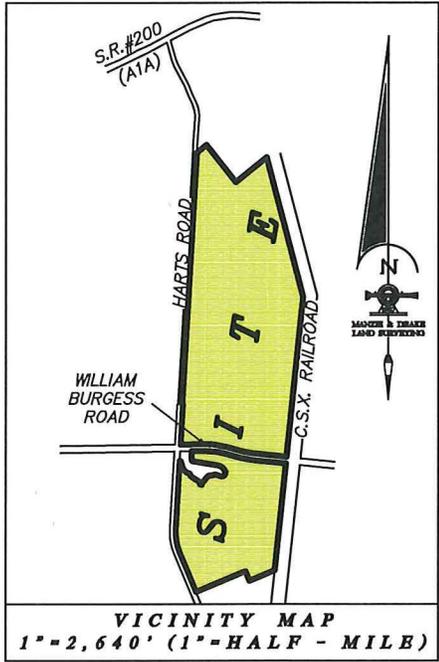
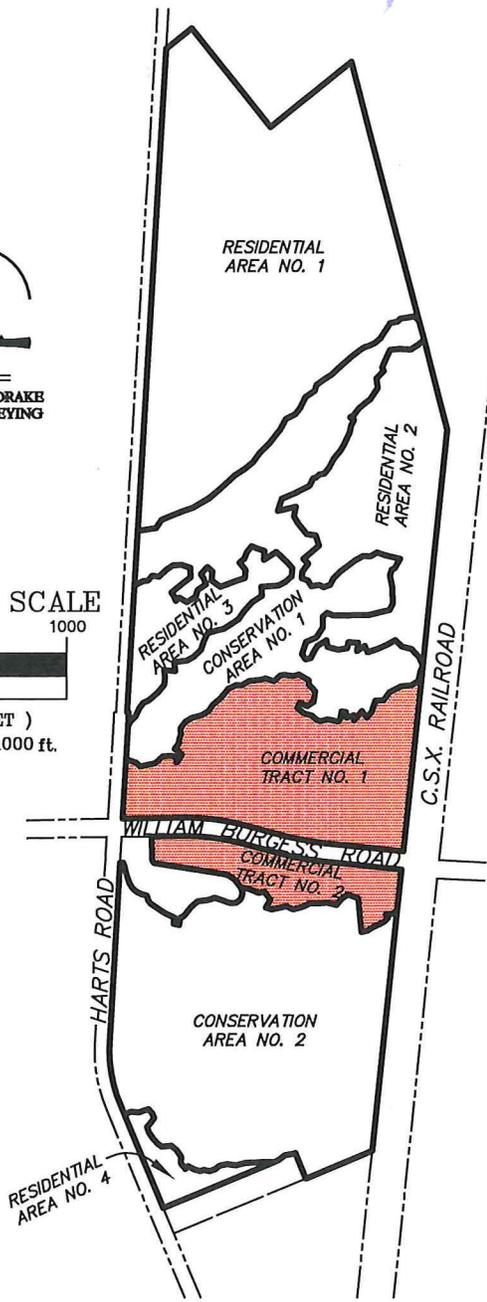


MANZIE & DRAKE  
LAND SURVEYING

GRAPHIC SCALE



( IN FEET )  
1 inch = 1000 ft.



VICINITY MAP  
1" = 2,640' (1" - HALF - MILE)

COVER SHEET  
JOB NO. 16509  
SHEET 1 OF 8

# MANZIE & DRAKE LAND SURVEYING

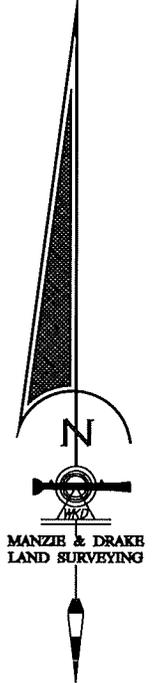
## SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)  
(THIS IS NOT A BOUNDARY SURVEY)

### GRAPHIC SCALE



( IN FEET )  
1 inch = 400 ft.



POINT OF BEGINNING  
COMMERCIAL TRACT NO. 1

164.54'  
N89°11'09"E

POINT OF BEGINNING  
COMMERCIAL TRACT NO. 2

N03°18'00"E 1122.51'

N22°33'00"W 619.88'

COMMERCIAL TRACT  
NUMBER 2  
ACREAGE: ±7.113 ACRES

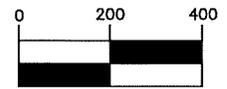
COMMERCIAL TRACT  
NUMBER 1  
ACREAGE: ±24.013 ACRES

WILLIAM  
BURGESS ROAD  
(100 FOOT  
RIGHT-OF-WAY)

CSX RAILROAD  
(200 FOOT RIGHT-OF-WAY)

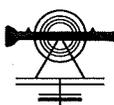
POINT OF REFERENCE  
COMMERCIAL TRACTS 1 & 2  
INTERSECTION OF THE NORTHERLY LINE OF LOT 1,  
WIDE ROAD ACRES  
PLAT BOOK 5, PAGES 404 THROUGH 406  
WITH EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD

### GRAPHIC SCALE



( IN FEET )  
1 inch = 400 ft.

JOB NO. 16509  
SHEET 2 OF 8



# MANZIE & DRAKE LAND SURVEYING



## SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)  
(THIS IS NOT A BOUNDARY SURVEY)

### COMMERCIAL TRACT NUMBER 1

LINE TABLE		
LINE	BEARING	LENGTH
L1	S70°18'41"E	57.48'
L2	S50°12'59"E	31.12'
L3	N78°36'02"E	83.29'
L4	N46°25'25"E	56.59'
L5	N87°58'32"E	42.87'
L6	S81°57'27"E	28.36'
L7	S8°06'28"E	33.19'
L8	N33°22'10"E	49.56'
L9	N37°14'40"W	21.78'
L10	N59°09'19"W	30.52'
L11	N35°06'43"E	40.15'
L12	N6°10'17"E	17.70'
L13	N18°19'30"E	29.83'
L14	N2°34'14"W	33.89'
L15	N35°46'01"E	46.64'
L16	N60°51'27"E	39.62'
L17	N74°05'05"E	55.03'
L18	N59°01'05"E	43.95'
L19	N34°53'29"E	39.65'
L20	N49°58'48"E	47.58'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N42°58'12"E	37.91'
L22	N36°50'46"E	37.61'
L23	N64°49'28"E	46.97'
L24	S88°42'45"E	29.81'
L25	N61°49'38"E	48.95'
L26	N83°29'37"E	57.39'
L27	N76°54'41"E	33.00'
L28	S72°25'30"E	48.04'
L29	N48°06'28"E	46.05'
L30	N82°59'23"E	25.03'
L31	S83°02'49"E	45.67'
L32	N75°04'03"E	32.94'
L33	S59°48'06"E	62.34'
L34	S1°44'57"W	23.07'
L35	S41°58'48"E	50.78'
L36	S7°04'05"W	58.42'
L37	S58°03'51"W	41.33'
L38	N66°29'43"W	42.98'
L39	S27°52'18"W	30.93'
L40	S49°43'15"E	45.68'

LINE TABLE		
LINE	BEARING	LENGTH
L41	S74°19'30"E	48.03'
L42	S46°41'24"E	33.04'
L43	S66°51'01"E	20.44'
L44	N76°58'55"E	43.73'
L45	S78°53'01"E	59.73'
L46	N33°49'20"E	19.29'
L47	N9°19'57"E	40.47'
L48	S78°08'22"E	24.12'
L49	S8°05'49"E	30.39'
L50	N70°42'24"E	40.50'
L51	S6°13'43"E	30.55'
L52	N38°06'28"E	68.18'
L53	S37°51'59"E	46.01'
L54	N38°02'54"E	41.59'
L55	N18°36'25"E	62.78'
L56	N85°55'41"E	45.98'
L57	N36°35'41"E	52.77'
L58	N62°34'53"E	73.32'
L59	N84°45'02"E	54.68'
L60	N56°59'00"E	45.17'

LINE TABLE		
LINE	BEARING	LENGTH
L61	N12°55'40"E	50.18'
L62	N20°58'29"E	35.43'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	342.02'	758.08'	25°50'59"	N9°37'32"W	339.12'
C2	222.52'	1450.00'	8°47'34"	S79°40'03"E	222.30'
C3	339.27'	1250.00'	15°33'04"	N83°02'48"W	338.23'

JOB NO. 16509  
SHEET 3 OF 8

# MANZIE & DRAKE LAND SURVEYING

## SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)  
(THIS IS NOT A BOUNDARY SURVEY)

### COMMERCIAL TRACT NUMBER 2

LINE TABLE		
LINE	BEARING	LENGTH
L63	S0°49'20"E	122.74'
L64	S36°54'39"E	33.57'
L65	S77°25'42"E	52.20'
L66	S67°34'55"E	53.50'
L67	N76°54'47"E	30.51'
L68	S39°52'59"E	33.13'
L69	S00°49'20"E	24.81'
L70	S32°49'33"W	48.51'
L71	S73°28'39"E	34.94'
L72	N80°14'27"E	25.18'
L73	N75°56'13"E	55.61'
L74	S64°56'23"E	43.19'
L75	N75°06'23"E	50.69'
L76	N65°21'27"E	46.01'
L77	N89°43'15"E	46.41'
L78	N84°58'09"E	49.26'
L79	S75°04'48"E	50.71'
L80	N39°33'26"E	42.55'
L81	N53°07'21"E	42.88'
L82	S70°10'44"E	63.12'
L83	S5°03'52"E	185.58'
L84	N78°02'13"E	34.36'

LINE TABLE		
LINE	BEARING	LENGTH
L85	N56°22'11"E	32.56'
L86	N64°57'01"E	47.80'
L87	N59°13'55"E	26.49'
L88	N43°19'04"E	29.34'
L89	N41°51'03"W	19.99'
L90	N82°57'12"E	35.82'
L91	N54°57'25"E	22.97'
L92	S77°42'33"E	7.27'
L93	S89°10'40"W	172.06'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C4	35.07'	25.00'	80°22'14"	S41°59'58"E	32.26'
C5	91.97'	119.00'	44°16'55"	S59°03'07"E	89.70'
C6	237.86'	1550.00'	8°47'33"	N79°40'03"W	237.63'
C7	312.13'	1150.00'	15°33'03"	N83°02'48"W	311.17'

JOB NO. 16509  
SHEET 4 OF 8

# MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION  
COMMERCIAL TRACT No. 1  
OCTOBER 17, 2017

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF LOT 1, "WIDE ROAD ACRES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 404-406, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD, AN 80 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 22°33'00" WEST, A DISTANCE OF 616.85 FEET TO THE POINT OF CURVATURE OF A RIGHT-OF-WAY CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 758.08 FEET AND A CENTRAL ANGLE OF 25°50'59"; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE AN ARC DISTANCE OF 342.02 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 09°37'32" WEST A DISTANCE OF 339.12 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 03°18'00" EAST A DISTANCE OF 1222.77 FEET TO INTERSECT THE NORTH RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD, A 100 FOOT-WIDE RIGHT-OF-WAY AS PER OFFICIAL RECORDS BOOK 1049, PAGE 1753 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, AND THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 03°18'00" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD A DISTANCE OF 324.93 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 70°18'41" EAST A DISTANCE OF 57.48 FEET; THENCE SOUTH 50°12'59" EAST A DISTANCE OF 31.12 FEET; THENCE NORTH 78°36'02" EAST A DISTANCE OF 83.29 FEET; THENCE NORTH 46°25'25" EAST A DISTANCE OF 56.59 FEET; THENCE NORTH 87°58'32" EAST A DISTANCE OF 42.87 FEET; THENCE SOUTH 81°57'27" EAST A DISTANCE OF 28.36 FEET; THENCE SOUTH 08°06'28" EAST A DISTANCE OF 33.19 FEET; THENCE NORTH 33°22'10" EAST A DISTANCE OF 49.56 FEET; THENCE NORTH 37°14'40" WEST A DISTANCE OF 21.78 FEET; THENCE NORTH 59°09'19" WEST A DISTANCE OF 30.52 FEET; THENCE NORTH 35°06'43" EAST A DISTANCE OF 40.15 FEET; THENCE NORTH 06°10'17" EAST A DISTANCE OF 17.70 FEET; THENCE NORTH 18°19'30" EAST A DISTANCE OF 29.83; THENCE NORTH 02°34'14" WEST A DISTANCE OF 33.89 FEET; THENCE NORTH 35°46'01" EAST A DISTANCE OF 46.64 FEET; THENCE NORTH 60°51'27" EAST A DISTANCE OF 39.62 FEET; THENCE NORTH 74°05'05" EAST A DISTANCE OF 55.03 FEET; THENCE NORTH 59°01'05" EAST A DISTANCE OF 43.95 FEET; THENCE NORTH 34°53'29" EAST A DISTANCE OF 39.65 FEET; THENCE NORTH 49°58'48" EAST A DISTANCE OF 47.58 FEET; THENCE NORTH 42°58'12" EAST A DISTANCE OF 37.91 FEET; THENCE NORTH 36°50'46" EAST A DISTANCE OF 37.61 FEET; THENCE NORTH 64°49'28" EAST A DISTANCE OF 46.97 FEET; THENCE SOUTH 88°42'45" EAST A DISTANCE OF 29.81 FEET; THENCE NORTH 61°49'38" EAST A DISTANCE OF 48.95 FEET; THENCE NORTH 83°29'37" EAST A DISTANCE OF 57.39 FEET; THENCE NORTH 76°54'41" EAST A DISTANCE OF 33.00 FEET; THENCE SOUTH 72°25'30" EAST A DISTANCE OF 48.04 FEET; THENCE NORTH 48°06'28" EAST A DISTANCE OF 46.05 FEET; THENCE NORTH 82°59'23" EAST A DISTANCE OF 25.03 FEET; THENCE SOUTH 83°02'49" EAST A DISTANCE OF 45.67 FEET; THENCE NORTH 75°04'03" EAST A DISTANCE OF 32.94 FEET; THENCE SOUTH 59°48'06" EAST A DISTANCE OF 62.34 FEET; THENCE SOUTH 01°44'57" WEST A DISTANCE OF 23.07 FEET; THENCE SOUTH 41°58'48" EAST A DISTANCE OF 50.78 FEET; THENCE SOUTH 07°04'05" WEST A DISTANCE OF 58.42 FEET; THENCE SOUTH 58°03'51" WEST A DISTANCE OF 41.33 FEET; THENCE NORTH 66°29'43" WEST A DISTANCE OF 42.98 FEET; THENCE SOUTH 27°52'18" WEST A DISTANCE OF 30.93 FEET; THENCE SOUTH 49°43'15" EAST A DISTANCE OF 45.68 FEET; THENCE SOUTH 74°19'30" EAST A DISTANCE OF 48.03 FEET; THENCE SOUTH 46°41'24" EAST A DISTANCE OF 33.04 FEET; THENCE SOUTH 66°51'01" EAST A DISTANCE OF 20.44 FEET; THENCE NORTH 76°58'55" EAST A DISTANCE OF 43.73 FEET; THENCE SOUTH 78°53'01" EAST A DISTANCE OF 59.73 FEET;

SHEET 5 OF 8

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034  
OFFICE (904) 491-5700 • FAX (904) 491-5777 • TOLL FREE (888) 832-7730  
[www.manzieanddrake.com](http://www.manzieanddrake.com)

# MANZIE & DRAKE LAND SURVEYING



THENCE NORTH 33°49'20" EAST A DISTANCE OF 19.29 FEET; THENCE NORTH 09°19'57" EAST A DISTANCE OF 40.47 FEET; THENCE SOUTH 78°08'22" EAST A DISTANCE OF 24.12 FEET; THENCE SOUTH 08°05'49" EAST A DISTANCE OF 30.39 FEET; THENCE NORTH 70°42'24" EAST A DISTANCE OF 40.50 FEET; THENCE SOUTH 06°13'43" EAST A DISTANCE OF 30.55 FEET; THENCE NORTH 38°06'28" EAST A DISTANCE OF 68.18 FEET; THENCE SOUTH 37°51'59" EAST A DISTANCE OF 46.01 FEET; THENCE NORTH 38°02'54" EAST A DISTANCE OF 41.59 FEET; THENCE NORTH 18°36'25" EAST A DISTANCE OF 62.78 FEET; THENCE NORTH 85°55'41" EAST A DISTANCE OF 45.98 FEET; THENCE NORTH 36°35'41" EAST A DISTANCE OF 52.77 FEET; THENCE NORTH 62°34'53" EAST A DISTANCE OF 73.32 FEET; THENCE NORTH 84°45'02" EAST A DISTANCE OF 54.68 FEET; THENCE NORTH 56°59'00" EAST A DISTANCE OF 45.17 FEET; THENCE NORTH 12°55'40" EAST A DISTANCE OF 50.18 FEET; THENCE NORTH 20°58'29" EAST A DISTANCE OF 35.43 FEET TO THE WESTERLY RIGHT-OF-WAY OF THE CSX RAILROAD (200 FEET WIDE AS NOW ESTABLISHED); THENCE SOUTH 05°55'09" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1018.52 FEET TO INTERSECT THE AFORESAID NORTH RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD; THENCE NORTH 84°03'50" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 432.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1450.00 FEET AND A CENTRAL ANGLE OF 08°47'34"; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE AN ARC DISTANCE OF 222.52 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°40'03" EAST 222.30 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 75°16'16" WEST A DISTANCE OF 228.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1250.00 FEET AND A CENTRAL ANGLE OF 15°33'04"; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE AN ARC DISTANCE OF 339.27 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°02'48" WEST 338.23 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°10'40" WEST A DISTANCE OF 329.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.013 ACRES MORE OR LESS.

 27 OCT 17

GUY L. MELVIN, P.L.S.  
FLORIDA REGISTRATION NO. 4729  
JOB # 16509

SHEET 6 OF 8

# MANZIE & DRAKE LAND SURVEYING



## LEGAL DESCRIPTION COMMERCIAL TRACT No. 2 OCTOBER 17, 2017

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF LOT 1, "WIDE ROAD ACRES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 404-406, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD, AN 80 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 22°33'00" WEST, A DISTANCE OF 616.85 FEET TO THE POINT OF CURVATURE OF A RIGHT-OF-WAY CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 758.08 FEET AND A CENTRAL ANGLE OF 25°50'59"; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE AN ARC DISTANCE OF 342.02 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 09°37'32" WEST A DISTANCE OF 339.12 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 03°18'00" EAST A DISTANCE OF 1122.51 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT RIGHT-OF-WAY) DESCRIBED IN OFFICIAL RECORDS BOOK 1049, PAGES 1753 THROUGH 1755, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD (AN 80 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE; THENCE NORTH 89°11'09" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WILLIAM BURGESS ROAD, A DISTANCE OF 164.54 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD ALONG THE EASTERLY BOUNDARY OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1683, PAGE 386 OF SAID PUBLIC RECORDS OF NASSAU COUNTY, SOUTH 00°49'20" EAST A DISTANCE OF 122.74 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID BOUNDARY CURVE THROUGH A CENTRAL ANGLE OF 80°22'14", AN ARC DISTANCE OF 35.07 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 41°59'58" EAST A DISTANCE OF 32.26 FEET; THENCE CONTINUE ALONG SAID EASTERLY BOUNDARY, SOUTH 81°11'35" EAST A DISTANCE OF 367.94 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 119.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID BOUNDARY CURVE THROUGH A CENTRAL ANGLE OF 44°16'55", AN ARC DISTANCE OF 91.97 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 59°03'07" EAST A DISTANCE OF 89.70 FEET; THENCE CONTINUE ALONG SAID EASTERLY BOUNDARY, SOUTH 36°54'39" EAST A DISTANCE OF 33.57 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY, SOUTH 77°25'42" EAST A DISTANCE OF 52.20 FEET; THENCE SOUTH 67°34'55" EAST A DISTANCE OF 53.50 FEET; THENCE NORTH 76°54'47" EAST A DISTANCE OF 30.51 FEET; THENCE SOUTH 39°52'59" EAST A DISTANCE OF 33.13 FEET; THENCE ; SOUTH 32°49'33" WEST A DISTANCE OF 48.51 FEET; THENCE SOUTH 73°28'39" EAST A DISTANCE OF 34.94 FEET; THENCE NORTH 80°14'27" EAST A DISTANCE OF 25.18 FEET; THENCE NORTH 75°56'13" EAST A DISTANCE OF 55.61 FEET; THENCE SOUTH 64°56'23" EAST A DISTANCE OF 43.19 FEET; THENCE NORTH 75°06'23" EAST A DISTANCE OF 50.69 FEET; THENCE NORTH 65°21'27" EAST A DISTANCE OF 46.01 FEET; THENCE NORTH 89°43'15" EAST A DISTANCE OF 46.41 FEET; THENCE NORTH 84°58'09" EAST A DISTANCE OF 49.26 FEET; THENCE SOUTH 75°04'48" EAST A DISTANCE OF 50.71 FEET; THENCE NORTH 39°33'26" EAST A DISTANCE OF 42.55 FEET; THENCE NORTH 53°07'21" EAST A DISTANCE OF 42.88 FEET; THENCE SOUTH 70°10'44" EAST A DISTANCE OF 63.12 FEET; THENCE SOUTH 05°03'52" EAST A DISTANCE OF 185.58 FEET; THENCE NORTH 78°02'13" EAST A DISTANCE OF 34.36 FEET; THENCE NORTH 56°22'11" EAST A DISTANCE OF 32.56 FEET; THENCE NORTH 64°57'01" EAST A DISTANCE OF 47.80 FEET; THENCE NORTH 59°13'55" EAST A DISTANCE OF

SHEET 7 OF 8

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034  
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[www.manzieanddrake.com](http://www.manzieanddrake.com)

# MANZIE & DRAKE LAND SURVEYING



26.49 FEET; THENCE NORTH 43°19'04" EAST A DISTANCE OF 29.34 FEET; THENCE NORTH 41°51'03" WEST A DISTANCE OF 19.99 FEET; THENCE NORTH 82°57'12" EAST A DISTANCE OF 35.82 FEET; THENCE NORTH 54°57'25" EAST A DISTANCE OF 22.97 FEET; THENCE SOUTH 77°42'33" EAST A DISTANCE OF 7.27 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD (200 FEET WIDE); THENCE NORTH 05°55'09" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 231.45 FEET TO THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD; THENCE NORTH 84°03'50" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 432.38 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1550.00 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE THROUGH A CENTRAL ANGLE OF 08°47'33", AN ARC DISTANCE OF 237.86 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 79°40'03" WEST A DISTANCE OF 237.63 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, NORTH 75°16'16" WEST A DISTANCE OF 228.57 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1150.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID RIGHT-OF-WAY CURVE THROUGH A CENTRAL ANGLE OF 15°33'03", AN ARC DISTANCE OF 312.13 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 83°02'48" WEST A DISTANCE OF 311.17; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, SOUTH 89°10'40" WEST A DISTANCE OF 172.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.113 ACRES MORE OR LESS.

  
 GUY/L. MELVIN, P.L.S.  
 FLORIDA REGISTRATION NO. 4729  
 JOB # 16509

SHEET 8 OF 8

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034  
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## EXHIBIT B

### Policy FL.11.08

Notwithstanding the entitlements provided under this Comprehensive Plan, certain property owners have voluntarily proffered, and Nassau County does hereby accept, an agreement to limit the development of their property in accordance with the adopted policies under this objective and subject to compliance with all applicable development standards and procedures.

Voluntary proffered agreements to limit development on specific property shall be approved by the County through the Comprehensive Plan amendment process and memorialized in an adopted policy that specifies the location and ownership of the property at the time of amendment adoption. The policy shall specify the maximum development program to be allowed on the subject property and any other limitations agreed upon with the county. Unless otherwise specified, the limitations shall remain on the subject property regardless of ownership or future subdivision of the property.

The location of the subject property of an approved voluntary proffered agreement shall be delineated on the Future Land Use Map (FLUM) and annotated with a description of the maximum development program for the property. *This Policy shall succeed 2010 Comprehensive Plan Policy 1.09.08(a-f).*

- A) **CPA06-007 Corporate Realty Advisors (Ordinance 2008-09):** Approximately 25 acres in Section 39, Township 2N, Range 26 East and Section 44, Township 2N, Range 27 East located in the northeast quadrant of the interchange of Interstate 95 and S.R. 200 lying north of the electric transmission line easement recorded in O.R. 123 at page 284. This property was the subject of CPA06-007 (Ordinance 2008-09) and is owned by Corporate Realty Advisors of Jacksonville Beach. Said parcel is limited to 250,000 square feet of shopping center, ITE Code 820 or an equivalent commercial use, or combination of uses, generating no more than 982 new p.m. peak hour trips (total trips minus pass-by trips). *This policy shall succeed 2010 Comprehensive Plan Policy 1.09.08(a).*
- B) **CPA08-005 17/95 RV Park LLC (Ordinance 2008- 20):** Approximately 149.88 acres lying in Section 35, Township 4N, Range 26 East and Section 02, Township 3N, Range 26 East located in the northwest quadrant of the interchange of Interstate 95 and U.S. Highway 17. This property was the subject of CPA08-005 (Ordinance 2008- 20) and is owned by 17/95 RV Park LLC of Fernandina Beach. Said parcel is limited to 1,209,300 square feet of general light industrial, ITE Code 110 or an equivalent combination of industrial uses generating no more than 1,572 p.m. peak hour trips. *This policy shall succeed 2010 Comprehensive Plan Policy 1.09.08(b).*
- ~~C) **CPA08-004 Harts Road LLC (Ordinance 2008-19):** Approximately 200 acres lying in Section 42, Township 2N, Range 27 East located near the intersection of William Burgess Blvd. and Harts Road. This property was the subject of CPA08-004 (Ordinance 2008-19) and is owned by Harts Road LLC of Fernandina Beach. Said parcel is limited to 2,050,000 square feet of High Cube Warehouse, ITE Code 152 or an equivalent combination of industrial uses generating no more than 305 p.m. peak hour trips. *This policy shall succeed 2010 Comprehensive Plan Policy 1.09.08(c).*~~
- CD) CPA09-002 ICI Villages LLC (Ordinance 2009-20):** Approximately 487.19 acres lying in Sections 29, 30 and 31, Township 2S, Range 23 East located between U.S. Route 90 and Interstate 10. This property was the subject of CPA09-002 (Ordinance 2009-20) and is owned by ICI Villages LLC of Daytona Beach, Florida. Conservation easements shall be established pursuant to Sec. 704.06 F.S. in order to preserve and maintain a minimum of seventy-five (75) acres south of the CSX rail line and shall be classified as Conservation I. The easements shall be established prior to the first site plan approval on the industrial site. The limits of this conservation area are subject to minor refinement to reflect a more exacting description when the property has been issued an Environmental Resource Permit by the St. Johns River Water Management District.

Development of the Subject property shall be limited to 2,350,000 square feet of uses permitted in the Industrial portion and 40,000 enclosed square feet of uses permitted in the Commercial portion that

## EXHIBIT B

altogether generate no more than 688 external p.m. peak hour trips. Any development of the property that would generate more than 688 peak hour trips must be preceded by an amendment to the Schedule of Capital Improvements including any roadway improvements needed to achieve and maintain the adopted level of service based upon the maximum development potential. The Capital Improvements contained in the Comprehensive Plan Amendment shall be derived from a traffic impact study whose methodology is acceptable to the City of Jacksonville Planning and Development Department, Nassau County Growth Management Department, and the Florida Department of Transportation. *This policy shall succeed 2010 Comprehensive Plan Policy 1.09.08(e).*

**DE) CPA10-001 Terra Pointe, LLC (Ordinance 2010-06):** Approximately 1,814 acres lying in Sections 2, 3, 4, 9, 10 and 11, Township 1 North, Range 24 East located near the intersection of U.S. Highway 301 and Crawford Road. This property was the subject of CPA10-001 and is owned by Terra Pointe, LLC of Fernandina Beach. A minimum of 309 acres of wetlands shall be preserved within the site. Development of the remaining portions of the property shall be limited to 780,000 sq. ft. of General Light Industrial (ITE 110), 780,000 sq. ft. of Manufacturing (ITE 140), and 3,640,000 sq. ft. of High Cube Warehouse (ITE 152) or any equivalent use(s) permitted by the industrial FLUM category generating no more than 1,942 p.m. peak hour trips. If at any time of development either:

- i) Link 83 (CR119 to Crawford Rd and Link 84 (Crawford Road to Pickett Road) on US Highway 301 are widened to 4 lanes; or
- ii) Links 83 and 84 are in FDOT's Five-Year Work Program; or
- iii) Links 83 and 84 are moved into the County's adopted Capital Improvements Schedule;

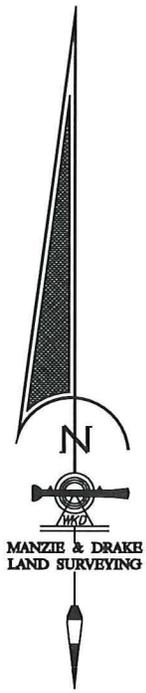
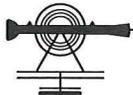
then development consistent with the Industrial FLUM category that generates up to 2,507 additional external pm peak hour trips shall be allowed for the subject property (4,449 total trips). No commercial mining operations shall be permitted within the property. *This policy shall succeed 2010 Comprehensive Plan Policy 1.09.08(f).*

# EXHIBIT A-3

# MANZIE & DRAKE LAND SURVEYING

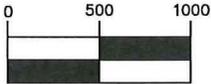
## SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)  
(THIS IS NOT A BOUNDARY SURVEY)

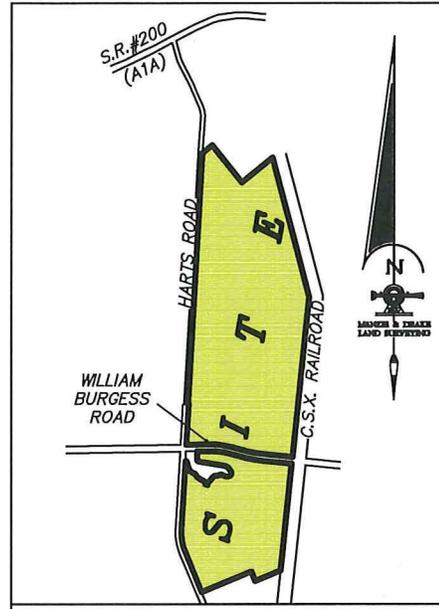
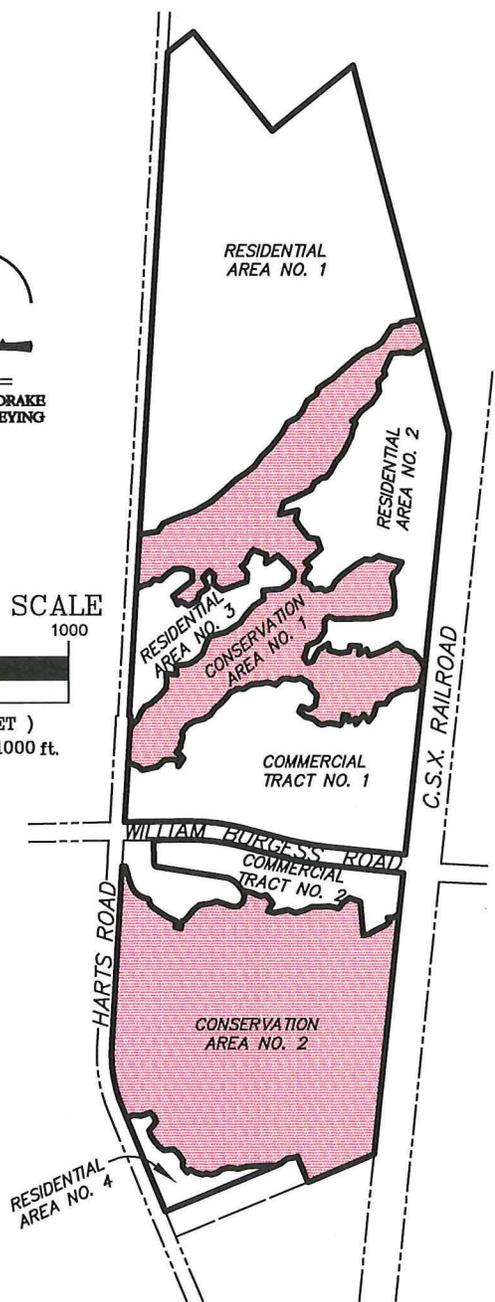


MANZIE & DRAKE  
LAND SURVEYING

GRAPHIC SCALE



( IN FEET )  
1 inch = 1000 ft.



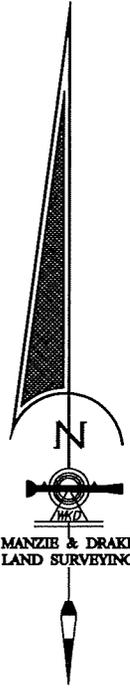
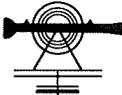
VICINITY MAP  
1"=2,640' (1"=HALF - MILE)

COVER SHEET  
JOB NO. 16509  
SHEET 1 OF 13

# MANZIE & DRAKE LAND SURVEYING

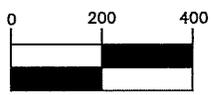
## SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)  
(THIS IS NOT A BOUNDARY SURVEY)

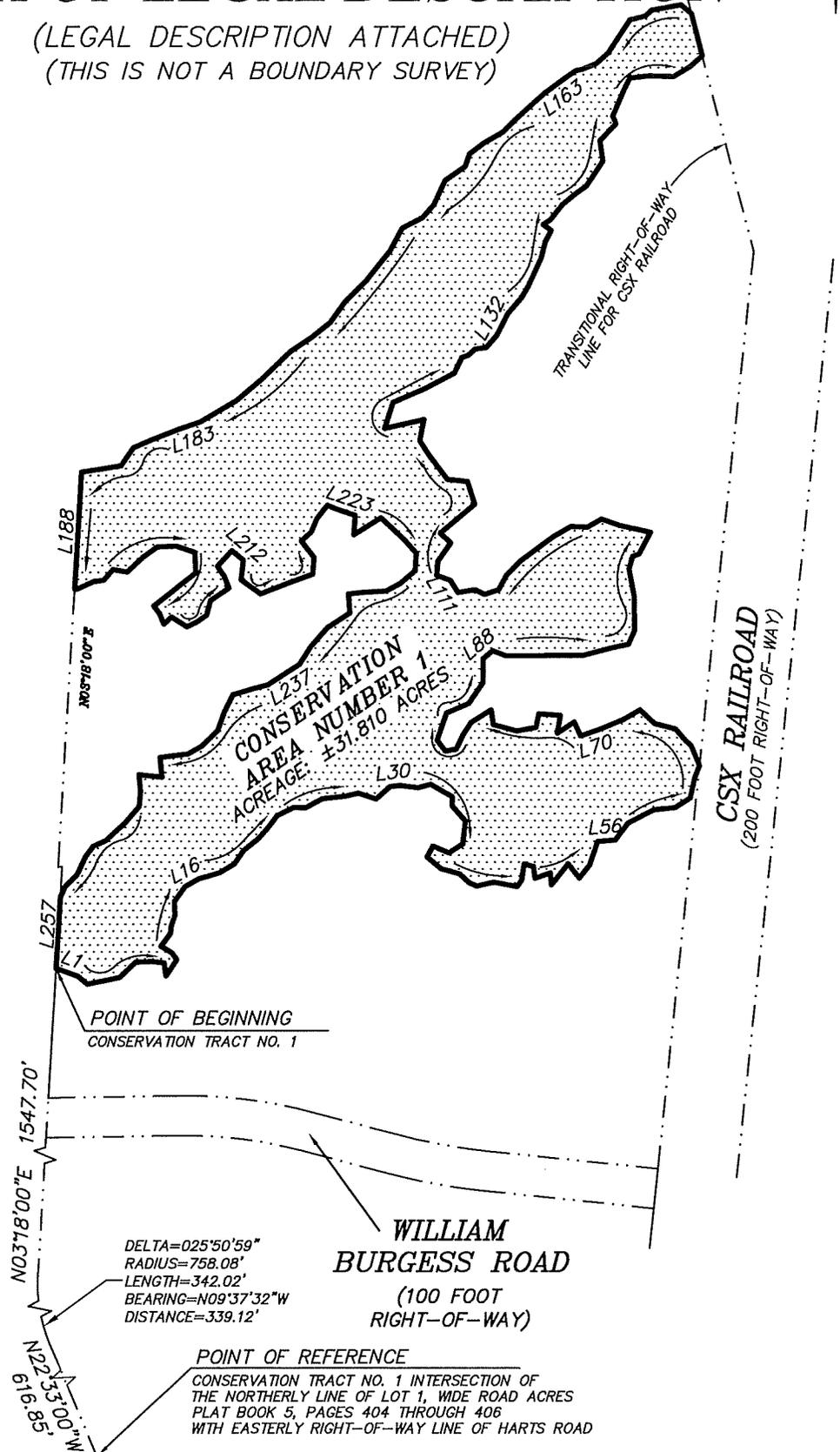


MANZIE & DRAKE  
LAND SURVEYING

### GRAPHIC SCALE



( IN FEET )  
1 inch = 400 ft.



JOB NO. 16509  
SHEET 2 OF 13

# MANZIE & DRAKE LAND SURVEYING

## SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)  
(THIS IS NOT A BOUNDARY SURVEY)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S70°18'41"E	57.48'
L2	S50°12'59"E	31.12'
L3	N78°36'02"E	83.29'
L4	N46°25'25"E	56.59'
L5	N87°58'32"E	42.87'
L6	S81°57'27"E	28.36'
L7	S8°06'28"E	33.19'
L8	N33°22'10"E	49.56'
L9	N37°14'40"W	21.78'
L10	N59°09'19"W	30.52'
L11	N35°06'43"E	40.15'
L12	N6°10'17"E	17.70'
L13	N18°19'30"E	29.83'
L14	N2°34'14"W	33.89'
L15	N35°46'01"E	46.64'
L16	N60°51'27"E	39.62'
L17	N74°05'05"E	55.03'
L18	N59°01'05"E	43.95'
L19	N34°53'29"E	39.65'
L20	N49°58'48"E	47.58'
L21	N42°58'12"E	37.91'
L22	N36°50'46"E	37.61'
L23	N64°49'28"E	46.97'
L24	S88°42'45"E	29.81'
L25	N61°49'38"E	48.95'
L26	N83°29'37"E	57.39'
L27	N76°54'41"E	33.00'
L28	S72°25'30"E	48.04'
L29	N48°06'28"E	46.05'
L30	N82°59'23"E	25.03'
L31	S83°02'49"E	45.67'
L32	N75°04'03"E	32.94'
L33	S59°48'06"E	62.34'
L34	S1°44'57"W	23.07'
L35	S41°58'48"E	50.78'
L36	S7°04'05"W	58.42'
L37	S58°03'51"W	41.33'
L38	N66°29'43"W	42.98'

LINE TABLE		
LINE	BEARING	LENGTH
L39	S27°52'18"W	30.93'
L40	S49°43'15"E	45.68'
L41	S74°19'30"E	48.03'
L42	S46°41'24"E	33.04'
L43	S66°51'01"E	20.44'
L44	N76°58'55"E	43.73'
L45	S78°53'01"E	59.73'
L46	N33°49'20"E	19.29'
L47	N9°19'57"E	40.47'
L48	S78°08'22"E	24.12'
L49	S8°05'49"E	30.39'
L50	N70°42'24"E	40.50'
L51	S6°13'43"E	30.55'
L52	N38°06'28"E	68.18'
L53	S37°51'59"E	46.01'
L54	N38°02'54"E	41.59'
L55	N18°36'25"E	62.78'
L56	N85°55'41"E	45.98'
L57	N36°35'41"E	52.77'
L58	N62°34'53"E	73.32'
L59	N84°45'02"E	54.68'
L60	N56°59'00"E	45.17'
L61	N12°55'40"E	50.18'
L62	N20°58'29"E	35.43'
L63	N23°31'40"W	52.66'
L64	N45°52'22"W	26.52'
L65	N41°03'34"W	32.22'
L66	N75°39'50"W	54.30'
L67	N46°43'37"W	50.24'
L68	S60°41'20"W	48.70'
L69	S67°28'59"W	61.43'
L70	S70°40'02"W	54.62'
L71	N24°54'15"W	38.61'
L72	S57°01'11"W	51.16'
L73	N10°00'29"E	45.31'
L74	N85°46'16"W	55.08'
L75	S11°36'08"W	34.31'
L76	S79°07'45"W	49.29'

LINE TABLE		
LINE	BEARING	LENGTH
L77	N74°51'06"W	60.98'
L78	N7°53'18"W	37.13'
L79	S57°48'05"W	59.41'
L80	S33°17'40"W	36.49'
L81	S25°15'33"W	39.70'
L82	S78°45'38"W	27.03'
L83	N36°53'24"W	34.67'
L84	N19°17'30"E	71.62'
L85	N66°00'31"E	60.77'
L86	N34°02'30"E	63.04'
L87	N0°25'17"W	59.16'
L88	N49°18'11"E	31.83'
L89	S68°11'54"E	34.71'
L90	N89°51'44"E	195.15'
L91	N75°23'57"E	71.59'
L92	N77°35'43"E	46.49'
L93	N24°41'01"E	37.45'
L94	N0°35'21"W	86.23'
L95	N10°56'58"W	70.25'
L96	N17°02'53"E	33.05'
L97	N69°06'42"E	17.18'
L98	N28°11'25"E	60.85'
L99	N76°57'54"W	79.98'
L100	N71°41'50"W	48.74'
L101	S61°05'23"W	40.88'
L102	N88°29'50"W	41.75'
L103	S60°09'44"W	50.31'
L104	S54°20'06"W	64.72'
L105	S54°01'49"W	36.86'
L106	S44°36'48"W	51.41'
L107	S27°36'28"W	42.07'
L108	S71°39'36"W	36.63'
L109	N63°13'09"W	26.46'
L110	S81°22'08"W	43.62'
L111	N31°39'35"W	35.42'
L112	N69°26'23"W	36.62'
L113	N4°53'47"E	35.32'
L114	N35°10'15"E	55.60'

LINE TABLE		
LINE	BEARING	LENGTH
L115	N45°55'19"W	36.30'
L116	N49°49'40"E	111.55'
L117	N17°06'34"W	60.05'
L118	N83°55'34"W	50.64'
L119	N37°16'04"W	75.43'
L120	N32°35'22"W	44.27'
L121	N11°32'18"E	53.55'
L122	S77°03'41"W	100.93'
L123	N17°24'37"E	68.90'
L124	N66°47'21"E	85.95'
L125	N62°35'35"E	84.09'
L126	N25°11'55"E	32.07'
L127	N24°07'07"E	11.59'
L128	N73°10'18"E	16.25'
L129	N46°18'34"E	23.74'
L130	N82°33'47"E	28.45'
L131	N40°23'12"E	40.32'
L132	N26°40'54"E	60.52'
L133	N40°24'21"E	53.06'
L134	N30°43'31"E	31.16'
L135	N25°09'13"E	80.32'
L136	N13°37'43"E	40.06'
L137	N27°36'17"E	33.25'
L138	N53°05'53"W	24.85'
L139	N56°12'09"E	21.51'
L140	N38°30'03"E	49.20'
L141	N51°02'30"E	46.60'
L142	N54°39'15"E	29.57'
L143	N33°20'11"E	74.66'
L144	N7°37'26"W	51.49'
L145	N43°46'28"E	58.56'
L146	N23°46'54"W	21.03'
L147	N23°37'23"E	72.92'
L148	N26°16'31"E	30.95'
L149	N83°07'16"E	49.57'
L150	S88°00'10"E	61.56'
L151	N59°24'17"E	49.20'
L152	N49°18'08"E	41.15'

JOB NO. 16509  
SHEET 3 OF 13

CONSERVATION AREA NUMBER 1

# MANZIE & DRAKE LAND SURVEYING

## SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)  
(THIS IS NOT A BOUNDARY SURVEY)

LINE TABLE		
LINE	BEARING	LENGTH
L153	N14°43'53"W	108.86'
L154	N50°40'15"W	35.21'
L155	S79°57'48"W	75.47'
L156	S46°09'30"W	20.92'
L157	S76°19'46"W	40.55'
L158	S33°43'05"W	99.37'
L159	S49°21'30"W	40.92'
L160	S67°30'49"W	37.58'
L161	S78°01'22"W	16.79'
L162	S55°42'02"W	33.19'
L163	S53°57'40"W	63.63'
L164	S48°29'22"W	49.19'
L165	S47°35'00"W	48.20'
L166	S45°04'08"W	44.31'
L167	S59°13'38"W	57.21'
L168	S52°45'25"W	43.81'
L169	S18°52'23"W	32.92'
L170	S54°32'37"W	60.87'
L171	S24°55'59"W	66.44'
L172	S40°43'36"W	43.17'
L173	S63°04'24"W	57.83'
L174	S28°06'29"W	65.89'
L175	S38°43'56"W	93.97'
L176	S44°49'42"W	76.18'
L177	S35°24'58"W	63.04'
L178	S51°07'43"W	58.70'
L179	S57°13'09"W	64.74'
L180	S46°44'30"W	102.53'
L181	S49°32'53"W	81.65'
L182	S59°40'59"W	104.98'
L183	S71°25'24"W	63.46'
L184	S68°05'28"W	64.18'
L185	S66°59'11"W	54.12'
L186	S34°35'31"W	54.79'
L187	S80°46'35"W	101.52'
L188	S3°18'00"W	293.29'
L189	S84°30'44"E	6.14'
L190	N65°03'52"E	44.69'

LINE TABLE		
LINE	BEARING	LENGTH
L191	N81°18'14"E	26.84'
L192	N41°30'09"E	35.79'
L193	S80°08'22"E	36.75'
L194	N46°52'04"E	53.45'
L195	N54°42'06"E	45.78'
L196	N87°23'09"E	46.15'
L197	S71°35'10"E	50.36'
L198	S2°15'01"E	51.39'
L199	S52°12'27"W	56.77'
L200	S51°00'09"W	77.59'
L201	S37°33'27"E	22.53'
L202	S22°54'41"E	29.74'
L203	N47°03'59"E	25.45'
L204	S58°58'08"E	46.14'
L205	N64°14'51"E	27.76'
L206	N55°40'34"E	29.74'
L207	N14°57'07"E	38.14'
L208	N56°10'16"E	55.68'
L209	N21°04'24"W	31.26'
L210	N34°13'46"W	31.73'
L211	N43°42'11"E	53.05'
L212	S50°45'12"E	37.21'
L213	S6°31'29"W	49.43'
L214	S53°55'41"E	60.41'
L215	N68°56'38"E	78.07'
L216	N70°23'07"E	64.18'
L217	N4°28'55"E	42.42'
L218	N38°49'53"W	52.39'
L219	N48°42'42"E	34.64'
L220	N22°19'41"E	36.71'
L221	N38°57'51"E	41.71'
L222	S67°30'11"E	23.45'
L223	S71°39'31"E	51.02'
L224	S4°32'27"W	48.25'
L225	N58°13'04"E	80.42'
L226	S46°23'29"E	85.06'
L227	S41°21'07"E	40.62'
L228	S3°17'59"W	43.98'

LINE TABLE		
LINE	BEARING	LENGTH
L229	S49°24'30"W	49.06'
L230	S62°29'13"W	40.91'
L231	S87°04'09"W	53.43'
L232	S83°31'32"W	40.51'
L233	S4°08'11"E	47.93'
L234	S56°59'36"W	67.02'
L235	S41°11'08"W	65.40'
L236	S33°07'23"W	51.47'
L237	S57°03'38"W	95.42'
L238	S76°15'25"W	38.16'
L239	S73°14'13"W	53.55'
L240	S26°22'01"W	47.91'
L241	S19°51'05"W	49.75'
L242	S45°42'03"W	55.36'
L243	S60°16'48"W	41.30'
L244	S83°04'45"W	41.18'
L245	S82°45'37"W	29.44'
L246	S5°43'42"E	49.50'
L247	N84°08'46"W	58.09'
L248	S5°33'58"E	41.47'
L249	S5°37'16"W	38.06'
L250	S40°30'04"W	54.99'
L251	S48°24'42"W	65.43'
L252	S64°03'05"W	34.56'
L253	S37°32'46"W	32.80'
L254	S24°21'18"W	49.96'
L255	S44°35'19"W	41.97'
L256	S25°12'08"W	29.21'
L257	S3°18'00"W	179.17'

**CONSERVATION  
AREA NUMBER 1**

JOB NO. 16509  
SHEET 4 OF 13

# MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION  
CONSERVATION AREA No. 1  
OCTOBER 17, 2017

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF LOT 1, "WIDE ROAD ACRES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 404-406, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD, AN 80 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 22°33'00" WEST, A DISTANCE OF 616.85 FEET TO THE POINT OF CURVATURE OF A RIGHT-OF-WAY CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 758.08 FEET AND A CENTRAL ANGLE OF 25°50'59"; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE AN ARC DISTANCE OF 342.02 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 09°37'32" WEST A DISTANCE OF 339.12 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 03°18'00" EAST A DISTANCE OF 1547.70 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 70°18'41" EAST A DISTANCE OF 57.48 FEET; THENCE SOUTH 50°12'59" EAST A DISTANCE OF 31.12 FEET; THENCE NORTH 78°36'02" EAST A DISTANCE OF 83.29 FEET; THENCE NORTH 46°25'25" EAST A DISTANCE OF 56.59 FEET; THENCE NORTH 87°58'32" EAST A DISTANCE OF 42.87 FEET; THENCE SOUTH 81°57'27" EAST A DISTANCE OF 28.36 FEET; THENCE SOUTH 08°06'28" EAST A DISTANCE OF 33.19 FEET; THENCE NORTH 33°22'10" EAST A DISTANCE OF 49.56 FEET; THENCE NORTH 37°14'40" WEST A DISTANCE OF 21.78 FEET; THENCE NORTH 59°09'19" WEST A DISTANCE OF 30.52 FEET; THENCE NORTH 35°06'43" EAST A DISTANCE OF 40.15 FEET; THENCE NORTH 06°10'17" EAST A DISTANCE OF 17.70 FEET; THENCE NORTH 18°19'30" EAST A DISTANCE OF 29.83; THENCE NORTH 02°34'14" WEST A DISTANCE OF 33.89 FEET; THENCE NORTH 35°46'01" EAST A DISTANCE OF 46.64 FEET; THENCE NORTH 60°51'27" EAST A DISTANCE OF 39.62 FEET; THENCE NORTH 74°05'05" EAST A DISTANCE OF 55.03 FEET; THENCE NORTH 59°01'05" EAST A DISTANCE OF 43.95 FEET; THENCE NORTH 34°53'29" EAST A DISTANCE OF 39.65 FEET; THENCE NORTH 49°58'48" EAST A DISTANCE OF 47.58 FEET; THENCE NORTH 42°58'12" EAST A DISTANCE OF 37.91 FEET; THENCE NORTH 36°50'46" EAST A DISTANCE OF 37.61 FEET; THENCE NORTH 64°49'28" EAST A DISTANCE OF 46.97 FEET; THENCE SOUTH 88°42'45" EAST A DISTANCE OF 29.81 FEET; THENCE NORTH 61°49'38" EAST A DISTANCE OF 48.95 FEET; THENCE NORTH 83°29'37" EAST A DISTANCE OF 57.39 FEET; THENCE NORTH 76°54'41" EAST A DISTANCE OF 33.00 FEET; THENCE SOUTH 72°25'30" EAST A DISTANCE OF 48.04 FEET; THENCE NORTH 48°06'28" EAST A DISTANCE OF 46.05 FEET; THENCE NORTH 82°59'23" EAST A DISTANCE OF 25.03 FEET; THENCE SOUTH 83°02'49" EAST A DISTANCE OF 45.67 FEET; THENCE NORTH 75°04'03" EAST A DISTANCE OF 32.94 FEET; THENCE SOUTH 59°48'06" EAST A DISTANCE OF 62.34 FEET; THENCE SOUTH 01°44'57" WEST A DISTANCE OF 23.07 FEET; THENCE SOUTH 41°58'48" EAST A DISTANCE OF 50.78 FEET; THENCE SOUTH 07°04'05" WEST A DISTANCE OF 58.42 FEET; THENCE SOUTH 58°03'51" WEST A DISTANCE OF 41.33 FEET; THENCE NORTH 66°29'43" WEST A DISTANCE OF 42.98 FEET; THENCE SOUTH 27°52'18" WEST A DISTANCE OF 30.93 FEET; THENCE SOUTH 49°43'15" EAST A DISTANCE OF 45.68 FEET; THENCE SOUTH 74°19'30" EAST A DISTANCE OF 48.03 FEET; THENCE SOUTH 46°41'24" EAST A DISTANCE OF 33.04 FEET; THENCE SOUTH 66°51'01" EAST A DISTANCE OF 20.44 FEET; THENCE NORTH 76°58'55" EAST A DISTANCE OF 43.73 FEET; THENCE SOUTH 78°53'01" EAST A DISTANCE OF 59.73 FEET; THENCE NORTH 33°49'20" EAST A DISTANCE OF 19.29 FEET; THENCE NORTH 09°19'57" EAST A DISTANCE OF 40.47 FEET; THENCE SOUTH 78°08'22" EAST A DISTANCE OF 24.12 FEET; THENCE SOUTH 08°05'49" EAST A DISTANCE OF 30.39 FEET; THENCE NORTH 70°42'24" EAST A DISTANCE OF 40.50 FEET; THENCE SOUTH 06°13'43" EAST A DISTANCE OF 30.55 FEET;

SHEET 5 OF 13

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THENCE NORTH 38°06'28" EAST A DISTANCE OF 68.18 FEET; THENCE SOUTH 37°51'59" EAST A DISTANCE OF 46.01 FEET; THENCE NORTH 38°02'54" EAST A DISTANCE OF 41.59 FEET; THENCE NORTH 18°36'25" EAST A DISTANCE OF 62.78 FEET; THENCE NORTH 85°55'41" EAST A DISTANCE OF 45.98 FEET; THENCE NORTH 36°35'41" EAST A DISTANCE OF 52.77 FEET; THENCE NORTH 62°34'53" EAST A DISTANCE OF 73.32 FEET; THENCE NORTH 84°45'02" EAST A DISTANCE OF 54.68 FEET; THENCE NORTH 56°59'00" EAST A DISTANCE OF 45.17 FEET; THENCE NORTH 12°55'40" EAST A DISTANCE OF 50.18 FEET; THENCE NORTH 20°58'29" EAST A DISTANCE OF 35.43 FEET TO THE WESTERLY RIGHT-OF-WAY OF THE CSX RAILROAD (200 FEET WIDE AS NOW ESTABLISHED); THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 23°31'40" WEST A DISTANCE OF 52.66 FEET; THENCE NORTH 45°52'22" WEST A DISTANCE OF 26.52 FEET; THENCE NORTH 41°03'34" WEST A DISTANCE OF 32.22 FEET; THENCE NORTH 75°39'50" WEST A DISTANCE OF 54.30 FEET; THENCE NORTH 46°43'37" WEST A DISTANCE OF 50.24 FEET; THENCE SOUTH 60°41'20" WEST A DISTANCE OF 48.70 FEET; THENCE SOUTH 67°28'59" WEST A DISTANCE OF 61.43 FEET; THENCE SOUTH 70°40'02" WEST A DISTANCE OF 54.62 FEET; THENCE NORTH 24°54'15" WEST A DISTANCE OF 38.61 FEET; THENCE SOUTH 57°01'11" WEST A DISTANCE OF 51.16 FEET; THENCE NORTH 10°00'29" EAST A DISTANCE OF 45.31 FEET; THENCE NORTH 85°46'16" WEST A DISTANCE OF 55.08 FEET; THENCE SOUTH 11°36'08" WEST A DISTANCE OF 34.31 FEET; THENCE SOUTH 79°07'45" WEST A DISTANCE OF 49.29 FEET; THENCE NORTH 74°51'06" WEST A DISTANCE OF 60.98 FEET; THENCE NORTH 07°53'18" WEST A DISTANCE OF 37.13 FEET; THENCE SOUTH 57°48'05" WEST A DISTANCE OF 59.41 FEET; THENCE SOUTH 33°17'40" WEST A DISTANCE OF 36.49 FEET; THENCE SOUTH 25°15'33" WEST A DISTANCE OF 39.70 FEET; THENCE SOUTH 78°45'38" WEST A DISTANCE OF 27.03 FEET; THENCE NORTH 36°53'24" WEST A DISTANCE OF 34.67 FEET; THENCE NORTH 19°17'30" EAST A DISTANCE OF 71.62 FEET; THENCE NORTH 66°00'31" EAST A DISTANCE OF 60.77 FEET; THENCE NORTH 34°02'30" EAST A DISTANCE OF 63.04 FEET; THENCE NORTH 00°25'17" WEST A DISTANCE OF 59.16 FEET; THENCE NORTH 49°18'11" EAST A DISTANCE OF 31.83 FEET; THENCE SOUTH 68°11'54" EAST A DISTANCE OF 34.71 FEET; THENCE NORTH 89°51'44" EAST A DISTANCE OF 195.15 FEET; THENCE NORTH 75°23'57" EAST A DISTANCE OF 71.59 FEET; THENCE NORTH 77°35'43" EAST A DISTANCE OF 46.49 FEET; THENCE NORTH 24°41'01" EAST A DISTANCE OF 37.45 FEET; THENCE NORTH 00°35'21" WEST A DISTANCE OF 86.23 FEET; THENCE NORTH 10°56'58" WEST A DISTANCE OF 70.25 FEET; THENCE NORTH 17°02'53" EAST A DISTANCE OF 33.05 FEET; THENCE NORTH 69°06'42" EAST A DISTANCE OF 17.18 FEET; THENCE NORTH 28°11'25" EAST A DISTANCE OF 60.85 FEET; THENCE NORTH 76°57'54" WEST A DISTANCE OF 79.98 FEET; THENCE NORTH 71°41'50" WEST A DISTANCE OF 48.74 FEET; THENCE SOUTH 61°05'23" WEST A DISTANCE OF 40.88 FEET; THENCE NORTH 88°29'50" WEST A DISTANCE OF 41.75 FEET; THENCE SOUTH 60°09'44" WEST A DISTANCE OF 50.31 FEET; THENCE SOUTH 54°20'06" WEST A DISTANCE OF 64.72 FEET; THENCE SOUTH 54°01'49" WEST A DISTANCE OF 36.86 FEET; THENCE SOUTH 44°36'48" WEST A DISTANCE OF 51.41 FEET; THENCE SOUTH 27°36'28" WEST A DISTANCE OF 42.07 FEET; THENCE SOUTH 71°39'36" WEST A DISTANCE OF 36.63 FEET; THENCE NORTH 63°13'09" WEST A DISTANCE OF 26.46 FEET; THENCE SOUTH 81°22'08" WEST A DISTANCE OF 43.62 FEET; THENCE NORTH 31°39'35" WEST A DISTANCE OF 35.42 FEET; THENCE NORTH 69°26'23" WEST A DISTANCE OF 36.62 FEET; THENCE NORTH 04°53'47" EAST A DISTANCE OF 35.32 FEET; THENCE NORTH 35°10'15" EAST A DISTANCE OF 55.60 FEET; THENCE NORTH 45°55'19" WEST A DISTANCE OF 36.30 FEET; THENCE NORTH 49°49'40" EAST A DISTANCE OF 111.55 FEET; THENCE NORTH 17°06'34" WEST A DISTANCE OF 60.05 FEET; THENCE NORTH 83°55'34" WEST A DISTANCE OF 50.64 FEET; THENCE NORTH 37°16'04" WEST A DISTANCE OF 75.43 FEET; THENCE NORTH 32°35'22" WEST A DISTANCE OF 44.27 FEET; THENCE NORTH 11°32'18" EAST A DISTANCE OF 53.55 FEET; THENCE SOUTH 77°03'41" WEST A DISTANCE OF 100.93 FEET; THENCE NORTH 17°24'37" EAST A DISTANCE OF 68.90 FEET; THENCE NORTH 66°47'21" EAST A DISTANCE OF 85.95 FEET; THENCE NORTH 62°35'35" EAST A DISTANCE OF 84.09 FEET; THENCE NORTH 25°11'55" EAST A DISTANCE OF 32.07 FEET; THENCE NORTH 24°07'07" EAST A DISTANCE OF 11.59 FEET; THENCE NORTH 73°10'18" EAST A DISTANCE OF 16.25 FEET; THENCE NORTH

SHEET 6 OF 13

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46°18'34" EAST A DISTANCE OF 23.74 FEET; THENCE NORTH 82°33'47" EAST A DISTANCE OF 28.45 FEET; THENCE NORTH 40°23'12" EAST A DISTANCE OF 40.32 FEET; THENCE NORTH 26°40'54" EAST A DISTANCE OF 60.52 FEET; THENCE NORTH 40°24'21" EAST A DISTANCE OF 53.06 FEET; THENCE NORTH 30°43'31" EAST A DISTANCE OF 31.16 FEET; THENCE NORTH 25°09'13" EAST A DISTANCE OF 80.32 FEET; THENCE NORTH 13°37'43" EAST A DISTANCE OF 40.06 FEET; THENCE NORTH 27°36'17" EAST A DISTANCE OF 33.25 FEET; THENCE NORTH 53°05'53" WEST A DISTANCE OF 24.85 FEET; THENCE NORTH 56°12'09" EAST A DISTANCE OF 21.51 FEET; THENCE NORTH 38°30'03" EAST A DISTANCE OF 49.20 FEET; THENCE NORTH 51°02'30" EAST A DISTANCE OF 46.60 FEET; THENCE NORTH 54°39'15" EAST A DISTANCE OF 29.57 FEET; THENCE NORTH 33°20'11" EAST A DISTANCE OF 74.66 FEET; THENCE NORTH 07°37'26" WEST A DISTANCE OF 51.49 FEET; THENCE NORTH 43°46'28" EAST A DISTANCE OF 58.56 FEET; THENCE NORTH 23°46'54" WEST A DISTANCE OF 21.03 FEET; THENCE NORTH 23°37'23" EAST A DISTANCE OF 72.92 FEET; THENCE NORTH 26°16'31" EAST A DISTANCE OF 30.95 FEET; THENCE NORTH 83°07'16" EAST A DISTANCE OF 49.57 FEET; THENCE SOUTH 88°00'10" EAST A DISTANCE OF 61.56 FEET; THENCE NORTH 59°24'17" EAST A DISTANCE OF 49.20 FEET; THENCE NORTH 49°18'08" EAST A DISTANCE OF 41.15 FEET TO THE CSX RAILROAD RIGHT-OF-WAY (A TRANSITIONAL RIGHT-OF-WAY); THENCE NORTH 14°43'53" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 108.86 FEET; THENCE DEPARTING SAID RAILROAD RIGHT-OF-WAY, NORTH 50°40'15" WEST A DISTANCE OF 35.21 FEET; THENCE SOUTH 79°57'48" WEST A DISTANCE OF 75.47 FEET; THENCE SOUTH 46°09'30" WEST A DISTANCE OF 20.92 FEET; THENCE SOUTH 76°19'46" WEST A DISTANCE OF 40.55 FEET; THENCE SOUTH 33°43'05" WEST A DISTANCE OF 99.37 FEET; THENCE SOUTH 49°21'30" WEST A DISTANCE OF 40.92 FEET; THENCE SOUTH 67°30'49" WEST A DISTANCE OF 37.58 FEET; THENCE SOUTH 78°01'22" WEST A DISTANCE OF 16.79 FEET; THENCE SOUTH 55°42'02" WEST A DISTANCE OF 33.19 FEET; THENCE SOUTH 53°57'40" WEST A DISTANCE OF 63.63 FEET; THENCE SOUTH 48°29'22" WEST A DISTANCE OF 49.19 FEET; THENCE SOUTH 47°35'00" WEST A DISTANCE OF 48.20 FEET; THENCE SOUTH 45°04'08" WEST A DISTANCE OF 44.31 FEET; THENCE SOUTH 59°13'38" WEST A DISTANCE OF 57.21 FEET; THENCE SOUTH 52°45'25" WEST A DISTANCE OF 43.81 FEET; THENCE SOUTH 18°52'23" WEST A DISTANCE OF 32.92 FEET; THENCE SOUTH 54°32'37" WEST A DISTANCE OF 60.87 FEET; THENCE SOUTH 24°55'59" WEST A DISTANCE OF 66.44 FEET; THENCE SOUTH 40°43'36" WEST A DISTANCE OF 43.17 FEET; THENCE SOUTH 63°04'24" WEST A DISTANCE OF 57.83 FEET; THENCE SOUTH 28°06'29" WEST A DISTANCE OF 65.89 FEET; THENCE SOUTH 38°43'56" WEST A DISTANCE OF 93.97 FEET; THENCE SOUTH 44°49'42" WEST A DISTANCE OF 76.18 FEET; THENCE SOUTH 35°24'58" WEST A DISTANCE OF 63.04 FEET; THENCE SOUTH 51°07'43" WEST A DISTANCE OF 58.70 FEET; THENCE SOUTH 57°13'09" WEST A DISTANCE OF 64.74 FEET; THENCE SOUTH 46°44'30" WEST A DISTANCE OF 102.53 FEET; THENCE SOUTH 49°32'53" WEST A DISTANCE OF 81.65 FEET; THENCE SOUTH 59°40'59" WEST A DISTANCE OF 104.98 FEET; THENCE SOUTH 71°25'24" WEST A DISTANCE OF 63.46 FEET; THENCE SOUTH 68°05'28" WEST A DISTANCE OF 64.18 FEET; THENCE SOUTH 66°59'11" WEST A DISTANCE OF 54.12 FEET; THENCE SOUTH 34°35'31" WEST A DISTANCE OF 54.79 FEET; THENCE SOUTH 80°46'35" WEST A DISTANCE OF 101.52 FEET TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD (60 FEET WIDE IN THIS AREA); THENCE SOUTH 03°18'00" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 293.29 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 84°30'44" EAST A DISTANCE OF 6.14 FEET; THENCE NORTH 65°03'52" EAST A DISTANCE OF 44.69 FEET; THENCE NORTH 81°18'14" EAST A DISTANCE OF 26.84 FEET; THENCE NORTH 41°30'09" EAST A DISTANCE OF 35.79 FEET; THENCE SOUTH 80°08'22" EAST A DISTANCE OF 36.75 FEET; THENCE NORTH 46°52'04" EAST A DISTANCE OF 53.45 FEET; THENCE NORTH 54°42'06" EAST A DISTANCE OF 45.78 FEET; THENCE NORTH 87°23'09" EAST A DISTANCE OF 46.15 FEET; THENCE SOUTH 71°35'10" EAST A DISTANCE OF 50.36 FEET; THENCE SOUTH 02°15'01" EAST A DISTANCE OF 51.39 FEET; THENCE SOUTH 52°12'27" WEST A DISTANCE OF 56.77 FEET; THENCE SOUTH 51°00'09" WEST A DISTANCE OF 77.59 FEET; THENCE SOUTH 37°33'27" EAST A DISTANCE OF 22.53 FEET; THENCE SOUTH 22°54'41" EAST A DISTANCE OF 29.74 FEET;

SHEET 7 OF 13

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THENCE NORTH 47°03'59" EAST A DISTANCE OF 25.45 FEET; THENCE SOUTH 58°58'08" EAST A DISTANCE OF 46.14 FEET; THENCE NORTH 64°14'51" EAST A DISTANCE OF 27.76 FEET; THENCE NORTH 55°40'34" EAST A DISTANCE OF 29.74 FEET; THENCE NORTH 14°57'07" EAST A DISTANCE OF 38.14 FEET; THENCE NORTH 56°10'16" EAST A DISTANCE OF 55.68 FEET; THENCE NORTH 21°04'24" WEST A DISTANCE OF 31.26 FEET; THENCE NORTH 34°13'46" WEST A DISTANCE OF 31.73 FEET; THENCE NORTH 43°42'11" EAST A DISTANCE OF 53.05 FEET; THENCE SOUTH 50°45'12" EAST A DISTANCE OF 37.21 FEET; THENCE SOUTH 06°31'29" WEST A DISTANCE OF 49.43 FEET; THENCE SOUTH 53°55'41" EAST A DISTANCE OF 60.41 FEET; THENCE NORTH 68°56'38" EAST A DISTANCE OF 78.07 FEET; THENCE NORTH 70°23'07" EAST A DISTANCE OF 64.18 FEET; THENCE NORTH 04°28'55" EAST A DISTANCE OF 42.42 FEET; THENCE NORTH 38°49'53" WEST A DISTANCE OF 52.39 FEET; THENCE NORTH 48°42'42" EAST A DISTANCE OF 34.64 FEET; THENCE NORTH 22°19'41" EAST A DISTANCE OF 36.71 FEET; THENCE NORTH 38°57'51" EAST A DISTANCE OF 41.71 FEET; THENCE SOUTH 67°30'11" EAST A DISTANCE OF 23.45 FEET; THENCE SOUTH 71°39'31" EAST A DISTANCE OF 51.02 FEET; THENCE SOUTH 04°32'27" WEST A DISTANCE OF 48.25 FEET; THENCE NORTH 58°13'04" EAST A DISTANCE OF 80.42 FEET; THENCE SOUTH 46°23'29" EAST A DISTANCE OF 85.06 FEET; THENCE SOUTH 41°21'07" EAST A DISTANCE OF 40.62 FEET; THENCE SOUTH 03°17'59" WEST A DISTANCE OF 43.98 FEET; THENCE SOUTH 49°24'30" WEST A DISTANCE OF 49.06 FEET; THENCE SOUTH 62°29'13" WEST A DISTANCE OF 40.91 FEET; THENCE SOUTH 87°04'09" WEST A DISTANCE OF 53.43 FEET; THENCE SOUTH 83°31'32" WEST A DISTANCE OF 40.51 FEET; THENCE SOUTH 04°08'11" EAST A DISTANCE OF 47.93 FEET; THENCE SOUTH 56°59'36" WEST A DISTANCE OF 67.02 FEET; THENCE SOUTH 41°11'08" WEST A DISTANCE OF 65.40 FEET; THENCE SOUTH 33°07'23" WEST A DISTANCE OF 51.47 FEET; THENCE SOUTH 57°03'38" WEST A DISTANCE OF 95.42 FEET; THENCE SOUTH 76°15'25" WEST A DISTANCE OF 38.16 FEET; THENCE SOUTH 73°14'13" WEST A DISTANCE OF 53.55 FEET; THENCE SOUTH 26°22'01" WEST A DISTANCE OF 47.91 FEET; THENCE SOUTH 19°51'05" WEST A DISTANCE OF 49.75 FEET; THENCE SOUTH 45°42'03" WEST A DISTANCE OF 55.36 FEET; THENCE SOUTH 60°16'48" WEST A DISTANCE OF 41.30 FEET; THENCE SOUTH 83°04'45" WEST A DISTANCE OF 41.18 FEET; THENCE SOUTH 82°45'37" WEST A DISTANCE OF 29.44 FEET; THENCE SOUTH 05°43'42" EAST A DISTANCE OF 49.50 FEET; THENCE NORTH 84°08'46" WEST A DISTANCE OF 58.09 FEET; THENCE SOUTH 05°33'58" EAST A DISTANCE OF 41.47 FEET; THENCE SOUTH 05°37'16" WEST A DISTANCE OF 38.06 FEET; THENCE SOUTH 40°30'04" WEST A DISTANCE OF 54.99 FEET; THENCE SOUTH 48°24'42" WEST A DISTANCE OF 65.43 FEET; THENCE SOUTH 64°03'05" WEST A DISTANCE OF 34.56 FEET; THENCE SOUTH 37°32'46" WEST A DISTANCE OF 32.80 FEET; THENCE SOUTH 24°21'18" WEST A DISTANCE OF 49.96 FEET; THENCE SOUTH 44°35'19" WEST A DISTANCE OF 41.97 FEET; THENCE SOUTH 25°12'08" WEST A DISTANCE OF 29.21 FEET TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD; THENCE SOUTH 03°18'00" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 179.17 FEET TO THE POINT OF BEGINNING..

CONTAINING 31.810 ACRES MORE OR LESS.

*Guy L. Melvin* 27 OCT 17

GUY L. MELVIN, P.L.S.  
FLORIDA REGISTRATION NO. 4729  
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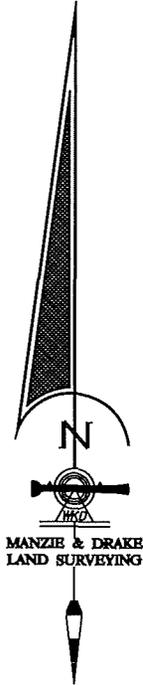
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# MANZIE & DRAKE LAND SURVEYING

## SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)  
(THIS IS NOT A BOUNDARY SURVEY)



GRAPHIC SCALE

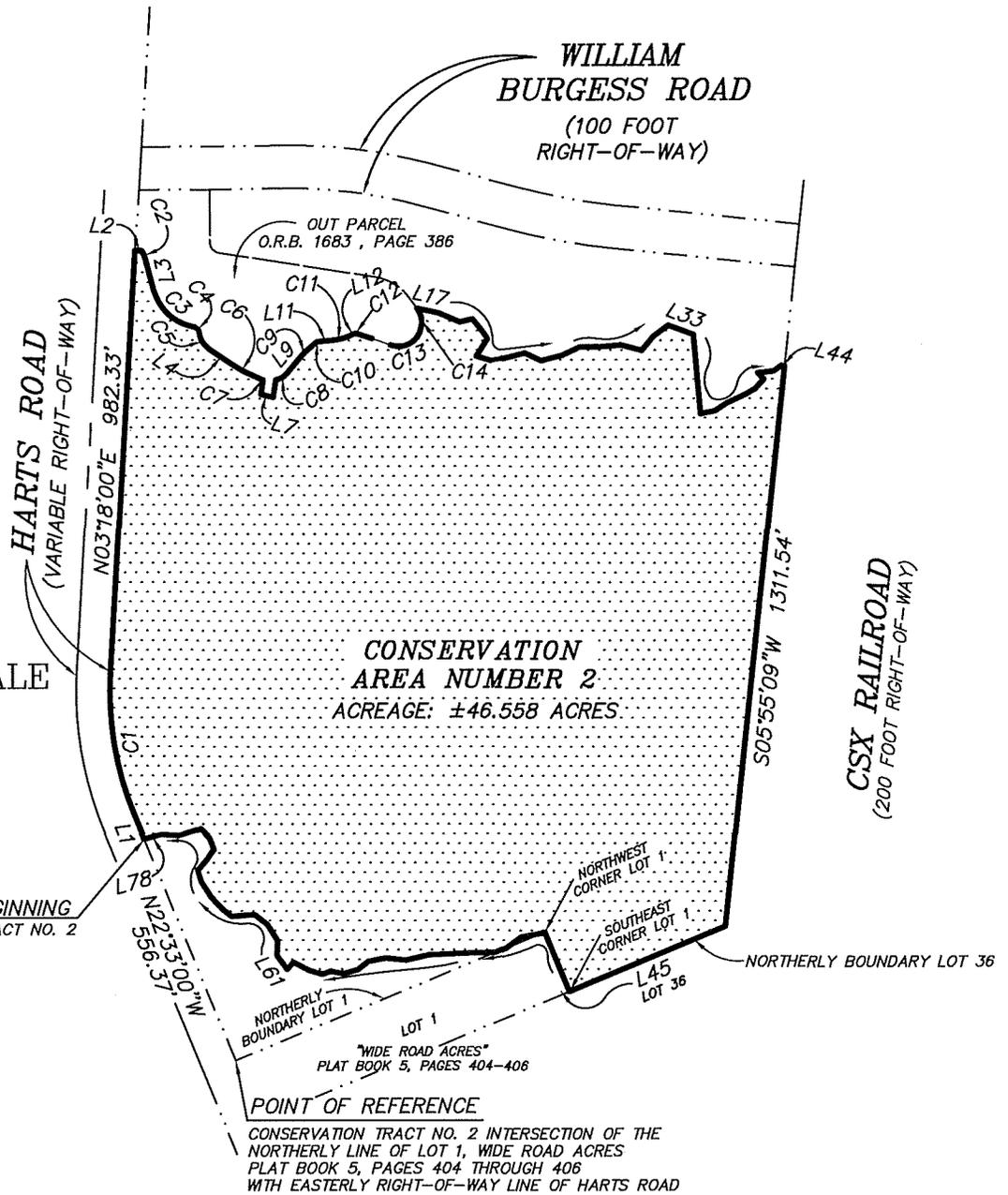


( IN FEET )  
1 inch = 400 ft.

POINT OF BEGINNING  
CONSERVATION TRACT NO. 2

POINT OF REFERENCE

CONSERVATION TRACT NO. 2 INTERSECTION OF THE  
NORTHERLY LINE OF LOT 1, WIDE ROAD ACRES  
PLAT BOOK 5, PAGES 404 THROUGH 406  
WITH EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD



JOB NO. 16509  
SHEET 9 OF 13

# MANZIE & DRAKE LAND SURVEYING

## SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)  
(THIS IS NOT A BOUNDARY SURVEY)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N22°33'00"W	60.48'
L2	S86°42'01"E	16.14'
L3	S14°51'24"E	73.49'
L4	S55°52'45"E	65.58'
L5	S66°34'10"E	23.64'
L6	S9°05'51"W	34.18'
L7	S77°04'57"E	30.07'
L8	N9°05'51"E	40.49'
L9	N39°32'16"E	52.11'
L10	N48°38'19"E	28.45'
L11	N85°06'10"E	32.03'
L12	N65°04'54"E	7.73'
L13	S72°11'32"E	34.19'
L14	S70°13'43"E	45.52'
L15	N27°31'34"E	3.94'
L16	N16°25'53"E	8.64'
L17	S77°25'42"E	52.20'
L18	S67°34'55"E	53.50'
L19	N76°54'47"E	30.51'
L20	S39°52'59"E	33.13'
L21	S35°29'24"E	24.81'

LINE TABLE		
LINE	BEARING	LENGTH
L22	S32°49'33"W	48.51'
L23	S73°28'39"E	34.94'
L24	N80°14'27"E	25.18'
L25	N75°56'13"E	55.61'
L26	S64°56'23"E	43.19'
L27	N75°06'23"E	50.69'
L28	N65°21'27"E	46.01'
L29	N89°43'15"E	46.41'
L30	N84°58'09"E	49.26'
L31	S75°04'48"E	50.71'
L32	N39°33'26"E	42.55'
L33	N53°07'21"E	42.88'
L34	S70°10'44"E	63.12'
L35	S5°03'52"E	185.58'
L36	N78°02'13"E	34.36'
L37	N56°22'11"E	32.56'
L38	N64°57'01"E	47.80'
L39	N59°13'55"E	26.49'
L40	N43°19'04"E	29.34'
L41	N41°51'03"W	19.99'
L42	N82°57'12"E	35.82'

LINE TABLE		
LINE	BEARING	LENGTH
L43	N54°57'25"E	22.97'
L44	S77°42'33"E	7.27'
L45	S67°26'51"W	394.32'
L46	N22°32'00"W	150.08'
L47	S67°28'19"W	7.26'
L48	S79°42'23"W	49.90'
L49	S53°15'48"W	43.08'
L50	S67°28'19"W	28.70'
L51	N89°37'32"W	35.47'
L52	S87°40'32"W	118.76'
L53	S76°15'29"W	55.10'
L54	N83°25'17"W	47.62'
L55	S79°25'13"W	41.79'
L56	S51°48'23"W	31.67'
L57	S74°00'40"W	33.20'
L58	N79°59'58"W	31.37'
L59	S69°57'13"W	19.25'
L60	N74°28'28"W	32.62'
L61	N62°09'03"W	40.79'
L62	S43°18'10"W	22.34'
L63	N35°57'02"W	39.51'

LINE TABLE		
LINE	BEARING	LENGTH
L64	N1°44'31"E	34.69'
L65	N33°09'58"W	44.67'
L66	N51°48'38"W	37.26'
L67	S85°22'56"W	53.12'
L68	N51°37'05"W	25.21'
L69	N43°58'29"W	38.60'
L70	N32°34'25"W	43.78'
L71	N18°47'25"W	28.53'
L72	N41°13'45"E	31.48'
L73	N35°23'26"E	30.58'
L74	N22°15'58"W	28.25'
L75	N42°53'40"W	30.29'
L76	S71°47'52"W	54.52'
L77	N86°22'20"W	40.36'
L78	S74°31'36"W	41.42'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	342.02'	758.08'	25°50'59"	N9°37'32"W	339.12'
C2	20.90'	81.00'	14°47'06"	S22°14'53"E	20.84'
C3	134.79'	119.00'	64°53'51"	S47°18'19"E	127.70'
C4	19.89'	16.00'	71°14'17"	S44°08'06"E	18.64'
C5	44.64'	54.00'	47°21'47"	S32°11'51"E	43.38'
C6	50.19'	269.00'	10°41'26"	S61°13'28"E	50.12'
C7	5.86'	54.00'	6°13'00"	S69°40'40"E	5.86'
C8	33.06'	54.00'	35°04'47"	N57°04'40"E	32.55'
C9	12.87'	81.00'	9°06'02"	N44°05'17"E	12.85'
C10	10.18'	16.00'	36°27'51"	N66°52'14"E	10.01'
C11	41.58'	119.00'	20°01'16"	N75°05'32"E	41.37'
C12	11.93'	16.00'	42°43'34"	N86°26'41"E	11.66'
C13	77.51'	54.00'	82°14'43"	N68°38'56"E	71.03'
C14	48.48'	54.00'	53°20'33"	N10°14'23"W	48.48'

JOB NO. 16509  
SHEET 10 OF 13

CONSERVATION  
AREA NUMBER 2

# MANZIE & DRAKE LAND SURVEYING



## LEGAL DESCRIPTION CONSERVATION AREA No. 2 OCTOBER 18, 2017

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF LOT 1, "WIDE ROAD ACRES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 404-406, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD, AN 80 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 22°33'00" WEST, A DISTANCE OF 556.37 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 22°33'00" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 60.48 FEET TO THE POINT OF CURVATURE OF A RIGHT-OF-WAY CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 758.08 FEET AND A CENTRAL ANGLE OF 25°50'59"; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE AN ARC DISTANCE OF 342.02 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 09°37'32" WEST A DISTANCE OF 339.12 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 03°18'00" EAST A DISTANCE OF 982.33 FEET TO THE SOUTHWESTERLY CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1683, PAGE 386 OF THE AFORESAID PUBLIC RECORDS OF NASSAU COUNTY; THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD ALONG THE SOUTHERLY BOUNDARY OF SAID PROPERTY, SOUTH 86°42'01" EAST A DISTANCE OF 16.14 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 81.00 FEET AND A CENTRAL ANGLE OF 14°47'06"; THENCE SOUTHEASTERLY ALONG SAID BOUNDARY CURVE AN ARC DISTANCE OF 20.90 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°14'53" EAST 20.84 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID SOUTHERLY BOUNDARY, SOUTH 14°51'24" EAST A DISTANCE OF 73.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 119.00 FEET AND A CENTRAL ANGLE OF 64°53'51"; THENCE SOUTHEASTERLY ALONG SAID BOUNDARY CURVE AN ARC DISTANCE OF 134.79 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°18'19" EAST 127.70 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 16.00 FEET AND A CENTRAL ANGLE OF 71°14'17"; THENCE SOUTHEASTERLY ALONG SAID BOUNDARY CURVE AN ARC DISTANCE OF 19.89 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°08'06" EAST 18.64 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 54.00 FEET AND A CENTRAL ANGLE OF 47°21'47"; THENCE SOUTHEASTERLY ALONG SAID BOUNDARY CURVE AN ARC DISTANCE OF 44.64 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°11'51" EAST 43.38 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID SOUTHERLY BOUNDARY, SOUTH 55°52'45" EAST A DISTANCE OF 65.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 269.00 AND A CENTRAL ANGLE OF 10°41'26"; THENCE SOUTHEASTERLY ALONG SAID BOUNDARY CURVE AN ARC DISTANCE OF 50.19 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 61°13'28" EAST 50.12 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID SOUTHERLY BOUNDARY, SOUTH 66°34'10" EAST A DISTANCE OF 23.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 54.00 FEET AND A CENTRAL ANGLE OF 06°13'00"; THENCE SOUTHEASTERLY ALONG SAID BOUNDARY CURVE AN ARC DISTANCE OF 5.86 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°40'40" EAST 5.86 FEET; THENCE DEPARTING SAID CURVE NON-RADIALLY AND CONTINUING ALONG SAID

SHEET 11 OF 13

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SOUTHERLY BOUNDARY, SOUTH 09°05'51" WEST A DISTANCE OF 34.18 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY, SOUTH 77°04'57" EAST A DISTANCE OF 30.07 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY, NORTH 09°05'51" EAST A DISTANCE OF 40.49 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 54.00 FEET AND A CENTRAL ANGLE OF 35°04'47"; THENCE NORTHEASTERLY ALONG SAID BOUNDARY CURVE AN ARC DISTANCE OF 33.06 FEET, SUBTENDE BY A BEARING AND DISTANCE OF NORTH 57°04'40" EAST 32.55 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY, NORTH 39°32'16" EAST A DISTANCE OF 52.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 81.00 FEET AND A CENTRAL ANGLE OF 09°06'02"; THENCE NORTHEASTERLY ALONG SAID BOUNDARY CURVE AN ARC DISTANCE OF 12.87 FEET, SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 44°05'17" EAST 12.85 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID SOUTHERLY BOUNDARY, NORTH 48°38'19" EAST A DISTANCE OF 28.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 16.00 FEET AND A CENTRAL ANGLE OF 36°27'51"; THENCE NORTHEASTERLY ALONG SAID BOUNDARY CURVE AN ARC DISTANCE OF 10.18 FEET, SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 66°52'14" EAST 10.01 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID SOUTHERLY BOUNDARY, NORTH 85°06'10" EAST A DISTANCE OF 32.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 119.00 FEET AND A CENTRAL ANGLE OF 20°01'16"; THENCE NORTHEASTERLY ALONG SAID BOUNDARY CURVE AND ARC DISTANCE OF 41.58 FEET, SUBTENDE BY A CHORD BEARING AND DISTANCE ON NORTH 75°05'32" EAST 41.37 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID SOUTHERLY BOUNDARY, NORTH 65°04'54" EAST A DISTANCE OF 7.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 16.00 FEET AND A CENTRAL ANGLE OF 42°43'34"; THENCE NORTHEASTERLY ALONG SAID BOUNDARY CURVE AN ARC DISTANCE OF 11.93 FEET, SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 86°26'41" EAST 11.66 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID SOUTHERLY BOUNDARY, SOUTH 72°11'32" EAST A DISTANCE OF 34.19 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY BOUNDARY SOUTH 70°13'43" EAST A DISTANCE OF 45.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 54.00 FEET AND A CENTRAL ANGLE OF 82°14'43"; THENCE NORTHEASTERLY ALONG SAID BOUNDARY CURVE AN ARC DISTANCE OF 77.51 FEET, SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 68°38'56" EAST 71.03 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID SOUTHERLY BOUNDARY, NORTH 27°31'34" EAST A DISTANCE OF 3.94 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY BOUNDARY, NORTH 16°25'53" EAST A DISTANCE OF 8.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 54.00 FEET AND A CENTRAL ANGLE OF 53°20'33"; THENCE NORTHWESTERLY ALONG SAID BOUNDARY CURVE AN ARC DISTANCE OF 48.48 FEET, SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 10°14'23" WEST 48.48 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, SOUTH 77°25'42" EAST A DISTANCE OF 52.20 FEET; THENCE SOUTH 67°34'55" EAST A DISTANCE OF 53.50 FEET; THENCE NORTH 76°54'47" EAST A DISTANCE OF 30.51 FEET; THENCE SOUTH 39°52'59" EAST A DISTANCE OF 33.13 FEET; THENCE SOUTH 35°29'24" EAST A DISTANCE OF 24.81 FEET; THENCE SOUTH 32°49'33" WEST A DISTANCE OF 48.51 FEET; THENCE SOUTH 73°28'39" EAST A DISTANCE OF 34.94 FEET; THENCE NORTH 80°14'27" EAST A DISTANCE OF 25.18 FEET; THENCE NORTH 75°56'13" EAST A DISTANCE OF 55.61 FEET; THENCE SOUTH 64°56'23" EAST A DISTANCE OF 43.19 FEET; THENCE NORTH 75°06'23" EAST A DISTANCE OF 50.69 FEET; THENCE NORTH 65°21'27" EAST A DISTANCE OF 46.01 FEET; THENCE NORTH 89°43'15" EAST A DISTANCE OF 46.41 FEET; THENCE NORTH 84°58'09" EAST A DISTANCE OF

SHEET 12 OF 13

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# MANZIE & DRAKE LAND SURVEYING



49.26 FEET; THENCE SOUTH 75°04'48" EAST A DISTANCE OF 50.71 FEET; THENCE NORTH 39°33'26" EAST A DISTANCE OF 42.55 FEET; THENCE NORTH 53°07'21" EAST A DISTANCE OF 42.88 FEET; THENCE SOUTH 70°10'44" EAST A DISTANCE OF 63.12 FEET; THENCE SOUTH 05°03'52" EAST A DISTANCE OF 185.58 FEET; THENCE NORTH 78°02'13" EAST A DISTANCE OF 34.36 FEET; THENCE NORTH 56°22'11" EAST A DISTANCE OF 32.56 FEET; THENCE NORTH 64°57'01" EAST A DISTANCE OF 47.80 FEET; THENCE NORTH 59°13'55" EAST A DISTANCE OF 26.49 FEET; THENCE NORTH 43°19'04" EAST A DISTANCE OF 29.34 FEET; THENCE NORTH 41°51'03" WEST A DISTANCE OF 19.99 FEET; THENCE NORTH 82°57'12" EAST A DISTANCE OF 35.82 FEET; THENCE NORTH 54°57'25" EAST A DISTANCE OF 22.97 FEET; THENCE SOUTH 77°42'33" EAST A DISTANCE OF 7.27 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD (200 FEET WIDE); SOUTH 05°55'09" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1311.54 FEET TO THE NORTHEASTERLY CORNER OF LOT 36 OF AFORESAID "WIDE ROAD ACRES"; THENCE DEPARTING SAID RIGHT-OF-WAY LINE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 36, SOUTH 67°26'51" WEST A DISTANCE OF 394.32 FEET TO THE SOUTHEASTERLY CORNER OF AFORESAID LOT 1 OF "WIDE ROAD ACRES"; THENCE NORTH 22°32'00" WEST ALONG THE EASTERLY BOUNDARY OF SAID LOT 1 A DISTANCE OF 150.08 FEET TO THE NORTHEASTERLY CORNER OF LOT 1; THENCE SOUTH 67°28'19" WEST ALONG THE NORTH BOUNDARY OF LOT 1 A DISTANCE OF 7.26 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, SOUTH 79°42'23" WEST A DISTANCE OF 49.90 FEET; THENCE SOUTH 53°15'48" WEST A DISTANCE OF 43.08 FEET TO A POINT ON SAID NORTH BOUNDARY OF LOT 1; THENCE SOUTH 67°28'19" WEST ALONG SAID NORTH BOUNDARY A DISTANCE OF 28.70 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, NORTH 89°37'32" WEST A DISTANCE OF 35.47 FEET; THENCE SOUTH 87°40'32" WEST A DISTANCE OF 118.26 FEET; THENCE SOUTH 76°15'29" WEST A DISTANCE OF 55.10 FEET; THENCE NORTH 83°25'17" WEST A DISTANCE OF 47.62 FEET; THENCE SOUTH 79°25'13" WEST A DISTANCE OF 41.79 FEET; THENCE SOUTH 51°48'23" WEST A DISTANCE OF 31.67 FEET; THENCE SOUTH 74°00'40" WEST A DISTANCE OF 33.20 FEET; THENCE NORTH 79°59'58" WEST A DISTANCE OF 31.37 FEET; THENCE SOUTH 69°57'13" WEST A DISTANCE OF 19.25 FEET; THENCE NORTH 74°28'28" WEST A DISTANCE OF 32.62 FEET; THENCE NORTH 62°09'03" WEST A DISTANCE OF 40.79 FEET; THENCE SOUTH 43°18'10" WEST A DISTANCE OF 22.34 FEET; THENCE NORTH 35°57'02" WEST A DISTANCE OF 39.51 FEET; THENCE NORTH 01°44'31" EAST A DISTANCE OF 34.69 FEET; THENCE NORTH 33°09'58" WEST A DISTANCE OF 44.67 FEET; THENCE NORTH 51°48'38" WEST A DISTANCE OF 37.26 FEET; THENCE SOUTH 85°22'56" WEST A DISTANCE OF 53.12 FEET; THENCE NORTH 51°37'05" WEST A DISTANCE OF 25.21 FEET; THENCE NORTH 43°58'29" WEST A DISTANCE OF 38.60 FEET; THENCE NORTH 32°34'25" WEST A DISTANCE OF 43.78 FEET; THENCE NORTH 18°47'25" WEST A DISTANCE OF 28.53 FEET; THENCE NORTH 41°13'45" EAST A DISTANCE OF 31.48 FEET; THENCE NORTH 35°23'26" EAST A DISTANCE OF 30.58 FEET; THENCE NORTH 22°15'58" WEST A DISTANCE OF 28.25 FEET; THENCE NORTH 42°53'40" WEST A DISTANCE OF 30.29 FEET; THENCE SOUTH 71°47'52" WEST A DISTANCE OF 54.52 FEET; THENCE NORTH 86°22'20" WEST A DISTANCE OF 40.36 FEET; THENCE SOUTH 74°31'36" WEST A DISTANCE OF 41.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 46.558 ACRES MORE OR LESS.

*Guy L. Melvin* 2700517

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FLORIDA REGISTRATION NO. 4729  
JOB # 16509

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