

ORDINANCE 2021 - 06

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 114.86 ACRES OF REAL PROPERTY LOCATED ON THE SOUTH SIDE OF WILLIAM BURGESS BOULEVARD, BETWEEN HARVESTER STREET AND I-95, FROM AGRICULTURE (AGR) TO TRANSECT DISTRICTS DEFINED IN THE WILLIAM BURGESS DISTRICT CONTEXT AND CONNECTIVITY BLUEPRINT AS T-3 SUB-URBAN ZONE, AND T-1 CONSERVATION ZONE; ADOPTING A UNIFIED DEVELOPMENT PLAN; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Liberty Cove Nassau II, LLC are the owners of three parcels comprising +/-114.86 acres identified as Tax Parcel #s 45-2N-27-0000-0001-0000, 45-2N-27-0000-0001-0010, 45-2N-27-0000-0001-0020, by virtue of Deed recorded at O.R. 2414, page 241, in the Public Records of Nassau County, Florida; and

WHEREAS, Liberty Cove Nassau II, LLC have authorized Gregory E. Matovina to file Application CPA20-012 to change the Future Land Use Map classification of the land described herein; and

WHEREAS, Liberty Cove Nassau II, 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 Planning and Zoning Board, acting in their capacity as Local Planning Agency for Nassau County, conducted a public hearing on this application on March 16, 2021; and

WHEREAS, the Board of County Commissioners held a public hearing for transmittal of this amendment on March 22, 2021; and

WHEREAS, the Florida Division of Community Planning conducted a limited interagency review of this application in accordance with the state-coordinated review procedures pursuant to Sec. 163.3184(4), F.S.; and

WHEREAS, the Board of County Commissioners held a public hearing for adoption of this amendment on April 26, 2021; 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(I), FL.01.04, FL.02.05, FL.08.01 and CI.02.01.

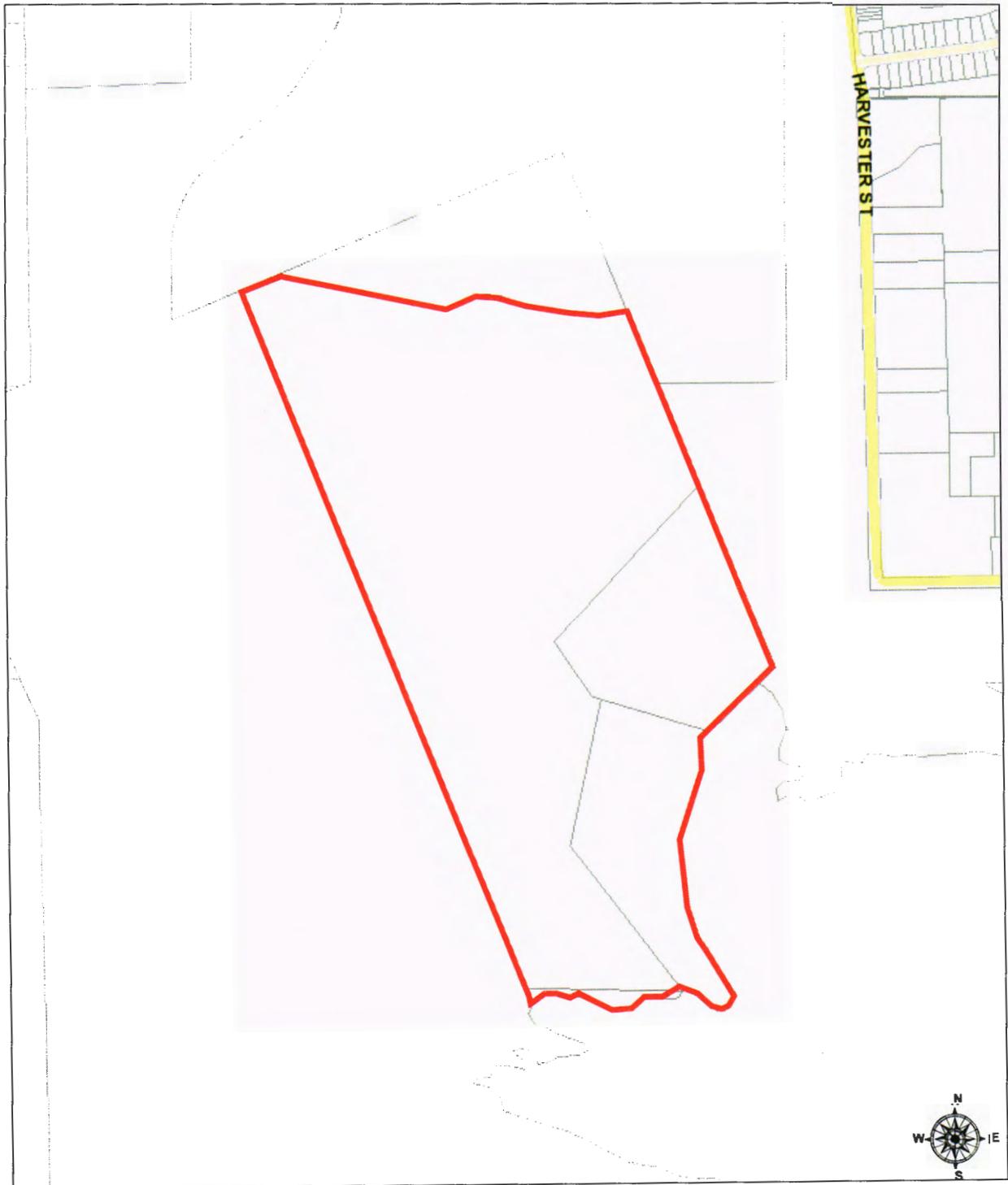
SECTION 2. PROPERTY RECLASSIFIED.

- A. The real property described in Section 3 is reclassified from Agriculture (AGR), to Transect Districts defined in the William Burgess District Context and Connectivity Blueprint as T-3 Sub-Urban Zone, and T-1 Conservation Zone on the Future Land Use Map of Nassau County. 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.
- B. The property is subject to the Unified Development Plan shown in Exhibit "A" attached herein. The Unified Development Program is the implementation mechanism for all development within the lands of the proposed amendment, including, but not limited to, the transportation network, reserved recreation lands, and reserved public school site. Substantial variations from this unified development program, including, but not limited to, relocation of roadway network or park lands shall require approval of the Board of County Commissioners.

SECTION 3. OWNER AND DESCRIPTION.

The land reclassified by this Ordinance by this Ordinance is owned by Liberty Cove Nassau II, LLC and is identified by the following tax identification numbers, graphic illustration, and transect map and legal description attached herein.

Parcel #s 45-2N-27-0000-0001-0000, 45-2N-27-0000-0001-0010, 45-2N-27-0000-0001-0020



MANZIE & DRAKE LAND SURVEYING

LEGAL DESCRIPTION

T-1(A)

PREPARED FOR: LIBERTY COVE NASSAU II, LLC

03/08/2021

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF SAID SECTION 45; THENCE SOUTH 68°12'39" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 1,343.58 FEET; THENCE SOUTH 65°52'49" WEST, CONTINUING ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 328.43 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICAL RECORDS BOOK 2414, PAGE 241 OF THE PUBLIC RECORDS OF NASSAU COUNTY FLORIDA; THENCE SOUTH 22°08'37" EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICAL RECORDS BOOK 2414, PAGE 241, A DISTANCE OF 452.51 FEET TO **THE POINT OF BEGINNING**; THENCE CONTINUE SOUTH 22°08'37" EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2414, PAGE 241, A DISTANCE OF 427.29 FEET; THENCE SOUTH 77°22'24" EAST , A DISTANCE OF 62.74 FEET; THENCE IN A EASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 2060.00 FEET, HAVING A CHORD BEARING OF SOUTH 72°27'58" EAST AND A CHORD DISTANCE OF 352.44 FEET, HAVING A CENTRAL ANGLE OF 09°48'53" AND AN ARC LENGTH OF 352.88 FEET; THENCE NORTH 04°00'25" EAST , A DISTANCE OF 14.49 FEET; THENCE NORTH 01°06'15" EAST , A DISTANCE OF 57.77 FEET; THENCE NORTH 67°24'33" WEST , A DISTANCE OF 52.84 FEET; THENCE NORTH 15°39'24" WEST , A DISTANCE OF 74.69 FEET; THENCE NORTH 00°13'47" EAST , A DISTANCE OF 52.85 FEET; THENCE NORTH 06°49'33" EAST , A DISTANCE OF 29.43 FEET; THENCE NORTH 63°19'44" WEST , A DISTANCE OF 86.48 FEET; THENCE NORTH 72°34'28" WEST , A DISTANCE OF 62.18 FEET; THENCE SOUTH 22°22'39" WEST , A DISTANCE OF 66.55 FEET; THENCE NORTH 76°32'46" WEST , A DISTANCE OF 59.79 FEET; THENCE NORTH 53°13'36" WEST , A DISTANCE OF 68.66 FEET; THENCE NORTH 47°56'23" WEST , A DISTANCE OF 72.19 FEET; THENCE NORTH 09°06'59" EAST , A DISTANCE OF 66.51 FEET; THENCE NORTH 03°43'19" EAST , A DISTANCE OF 33.03 FEET; THENCE NORTH 41°36'11" EAST , A DISTANCE OF 87.32 FEET; THENCE NORTH 49°31'45" WEST , A DISTANCE OF 95.76 FEET; THENCE NORTH 70°13'40" WEST , A DISTANCE OF 68.28 FEET; THENCE SOUTH 72°55'51" WEST , A DISTANCE OF 57.09 FEET; THENCE SOUTH 36°03'32" WEST , A DISTANCE OF 77.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.78 ACRES, MORE OR LESS.



MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 14175

SHEET 1 OF 2

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

MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

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

P.I.N. = 08-2N-27-0000-0003-0010
O.R.B. 705, PAGE 173

POINT OF REFERENCE

NORTHEAST CORNER OF
SECTION 45, TOWNSHIP 2
NORTH, RANGE 27 EAST

S65°52'49"W 328.43'

S68°12'39"W

1343.58'

SECTION 8

SECTION 45

NORTHERLY LINE OF SECTION 45

P.I.N. = 45-2N-27-0000-0001-0030
O.R.B. 494, PAGE 1447

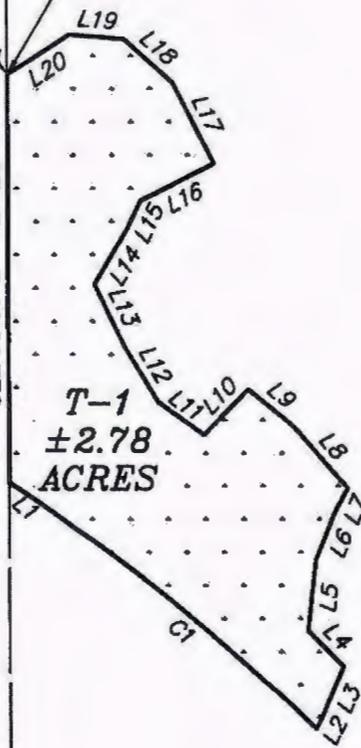
P.I.N. = 45-2N-27-0000-0001-0000
O.R.B. 2414, PAGE 241

POINT OF BEGINNING

P.I.N. = 45-2N-27-0000-0002-0000
O.R.B. 2409, PAGE 1467

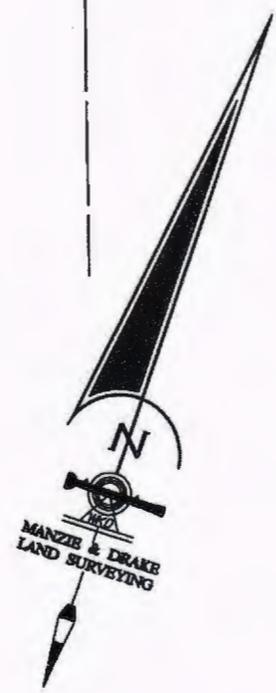
S22°08'37"E 452.51'

S22°08'37"E 427.29'



T-1
±2.78
ACRES

LINE TABLE		
LINE	BEARING	LENGTH
L1	S77°22'24"E	62.74'
L2	N4°00'25"E	14.49'
L3	N1°06'15"E	57.77'
L4	N67°24'33"W	52.84'
L5	N15°39'24"W	74.69'
L6	N0°13'47"E	52.85'
L7	N6°49'33"E	29.43'
L8	N63°19'44"W	86.48'
L9	N72°34'28"W	62.18'
L10	S22°22'39"W	68.55'
L11	N76°32'46"W	59.79'
L12	N53°13'36"W	68.66'
L13	N47°56'23"W	72.19'
L14	N9°06'59"E	86.51'
L15	N3°43'19"E	33.03'
L16	N41°36'11"E	87.32'
L17	N49°31'45"W	95.76'
L18	N70°13'40"W	68.28'
L19	S72°55'51"W	57.09'
L20	S36°03'32"W	77.37'



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

LEGEND

P.I.N. = PARCEL IDENTIFICATION NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
JOB NO. 14175
SHEET 2 OF 2

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	352.88'	2060.00'	9°48'53"	S72°27'58"E	352.44'

MANZIE & DRAKE LAND SURVEYING

LEGAL DESCRIPTION

T-1(B)

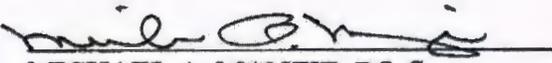
PREPARED FOR: LIBERTY COVE NASSAU II, LLC

03/08/2021

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF SAID SECTION 45; THENCE SOUTH $68^{\circ}12'39''$ WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 1,343.58 FEET; THENCE SOUTH $65^{\circ}52'49''$ WEST, CONTINUING ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 328.43 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICAL RECORDS BOOK 2414, PAGE 241 OF THE PUBLIC RECORDS OF NASSAU COUNTY FLORIDA; THENCE SOUTH $22^{\circ}08'37''$ EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICAL RECORDS BOOK 2414, PAGE 241, A DISTANCE OF 1,026.02 FEET TO **THE POINT OF BEGINNING**; THENCE CONTINUE SOUTH $22^{\circ}08'37''$ EAST , ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2414, PAGE 241, A DISTANCE OF 545.91 FEET; THENCE NORTH $67^{\circ}51'23''$ EAST , A DISTANCE OF 88.10 FEET; THENCE NORTH $09^{\circ}23'29''$ WEST , A DISTANCE OF 49.63 FEET; THENCE NORTH $24^{\circ}19'18''$ WEST , A DISTANCE OF 67.07 FEET; THENCE NORTH $49^{\circ}53'42''$ EAST , A DISTANCE OF 56.27 FEET; THENCE NORTH $27^{\circ}55'12''$ EAST , A DISTANCE OF 48.59 FEET; THENCE NORTH $40^{\circ}34'43''$ WEST , A DISTANCE OF 75.16 FEET; THENCE NORTH $27^{\circ}11'41''$ EAST , A DISTANCE OF 35.65 FEET; THENCE NORTH $19^{\circ}15'03''$ EAST , A DISTANCE OF 81.55 FEET; THENCE NORTH $22^{\circ}36'26''$ EAST , A DISTANCE OF 14.35 FEET; THENCE IN A WESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1940.00 FEET, HAVING A CHORD BEARING OF NORTH $71^{\circ}49'37''$ WEST AND A CHORD DISTANCE OF 333.90 FEET, HAVING A CENTRAL ANGLE OF $09^{\circ}52'25''$ AND AN ARC LENGTH OF 334.31 FEET TO THE POINT OF BEGINNING.

CONTATINING 1.84 ACRES, MORE OR LESS


 MICHAEL A. MANZIE, P.L.S.
 FLORIDA REGISTRATION NO. 4069
 JOB NO. 14175

SHEET 1 OF 2

MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

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

POINT OF REFERENCE
NORTHEAST CORNER OF
SECTION 45, TOWNSHIP 2
NORTH, RANGE 27 EAST

P.I.N. = 08-2N-27-0000-0003-0010
O.R.B. 705, PAGE 173

S68°12'39"W 1343.58'

S65°52'49"W 328.43'

SECTION 8
SECTION 45

NORTHERLY LINE OF SECTION 45

P.I.N. = 45-2N-27-0000-0001-0030
O.R.B. 494, PAGE 1447

P.I.N. = 45-2N-27-0000-0001-0000
O.R.B. 2414, PAGE 241

S22°08'37"E 1026.02'

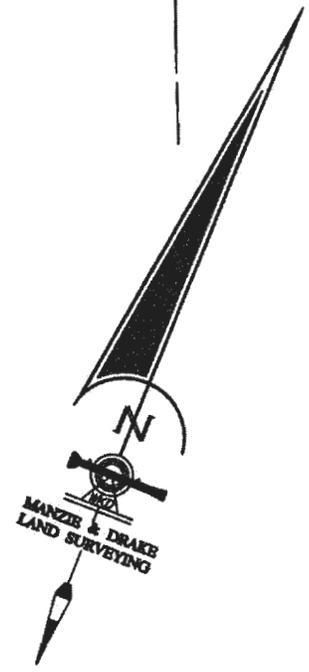
POINT OF BEGINNING

P.I.N. = 45-2N-27-0000-0002-0000
O.R.B. 2408, PAGE 1467

S22°08'37"E 545.91'

T-1
±1.84 ACRES

N19°15'03"E 81.55'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N9°23'29"W	49.83'
L2	N24°19'18"W	67.07'
L3	N49°53'42"E	58.27'
L4	N27°55'12"E	48.59'
L5	N40°34'43"W	75.16'
L6	N27°11'41"E	35.85'
L7	N22°36'26"E	14.35'

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	334.31'	1940.00'	9°52'25"	N71°49'37"W	333.90'

LEGEND
P.I.N. = PARCEL IDENTIFICATION NUMBER
O.R.B. = OFFICIAL RECORDS BOOK

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

T-1(C)

PREPARED FOR: LIBERTY COVE NASSAU II, LLC

03/08/2021

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CONTAINING 3.09 ACRES, MORE OR LESS.

MICHAEL A. MANZIE, P.L.S.

FLORIDA REGISTRATION NO. 4069

JOB NO. 14175

SHEET 1 OF 3

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

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MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

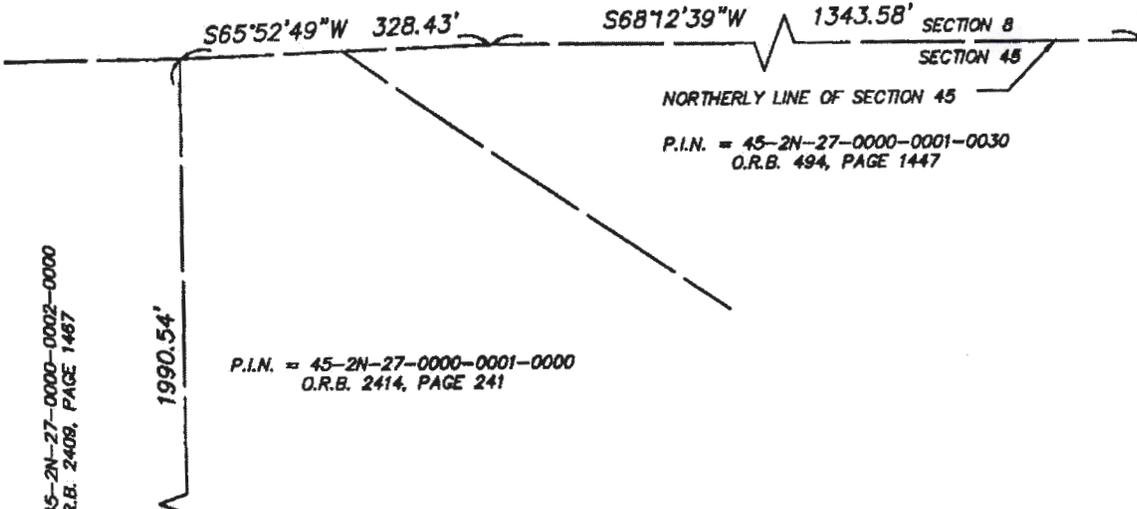
GRAPHIC SCALE (LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)



(IN FEET)
1 inch = 200 ft.

P.I.N. = 08-2N-27-0000-0003-0010
O.R.B. 703, PAGE 173

POINT OF REFERENCE
NORTHEAST CORNER OF
SECTION 45, TOWNSHIP 2
NORTH, RANGE 27 EAST



NORTHERLY LINE OF SECTION 45

P.I.N. = 45-2N-27-0000-0001-0030
O.R.B. 494, PAGE 1447

P.I.N. = 45-2N-27-0000-0002-0000
O.R.B. 2409, PAGE 1467

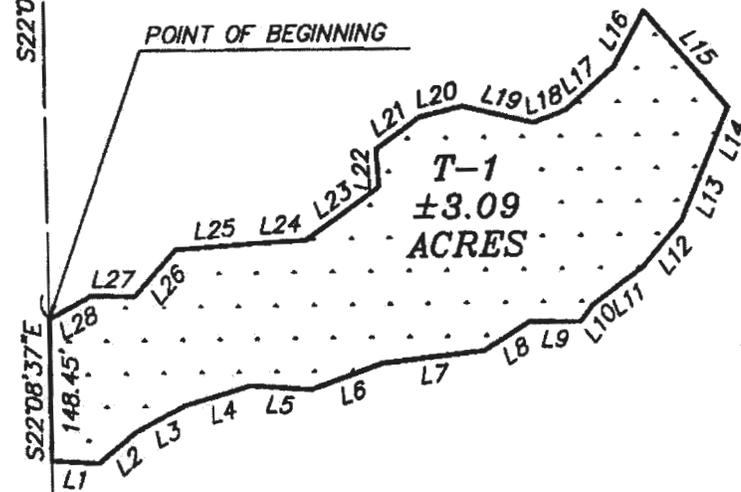
1990.54'

P.I.N. = 45-2N-27-0000-0001-0000
O.R.B. 2414, PAGE 241

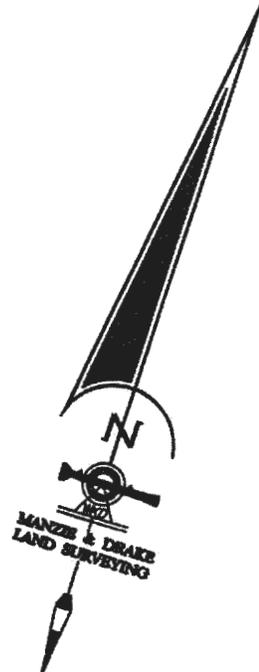
S22°08'37"E

S22°08'37"E

POINT OF BEGINNING



T-1
±3.09
ACRES



LEGEND

P.I.N. = PARCEL IDENTIFICATION NUMBER
O.R.B. = OFFICIAL RECORDS BOOK

JOB NO. 14175
SHEET 2 OF 3

SKETCH OF LEGAL DESCRIPTION

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N71°43'36"E	50.61'
L2	N28°41'34"E	49.82'
L3	N41°13'29"E	59.09'
L4	N52°10'58"E	73.48'
L5	N72°27'33"E	64.13'
L6	N48°58'29"E	79.11'
L7	N61°59'00"E	106.44'
L8	N36°31'56"E	57.04'
L9	N68°48'06"E	52.84'
L10	N14°53'51"E	21.22'
L11	N32°08'54"E	64.89'
L12	N18°57'09"E	63.95'
L13	N0°50'02"E	67.49'
L14	N1°01'54"E	60.27'
L15	N62°01'28"W	133.67'
L16	S7°03'30"W	65.85'
L17	S27°05'58"W	67.36'
L18	S47°44'01"W	35.82'
L19	S81°43'06"W	76.69'
L20	S54°49'00"W	45.70'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S32°07'31"W	56.53'
L22	S25°57'34"E	38.74'
L23	S32°48'20"W	95.28'
L24	S65°49'27"W	52.33'
L25	S84°15'52"W	88.42'
L26	S20°24'40"W	85.01'
L27	S69°59'17"W	45.69'
L28	S40°30'25"W	51.30'

JOB NO. 14175
SHEET 3 OF 3

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

T-1(D)

PREPARED FOR: LIBERTY COVE NASSAU II, LLC

03/08/2021

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF SAID SECTION 45; THENCE SOUTH $68^{\circ}12'39''$ WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 1,343.58 FEET; THENCE SOUTH $65^{\circ}52'49''$ WEST, CONTINUING ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 328.43 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICAL RECORDS BOOK 2414, PAGE 241 OF THE PUBLIC RECORDS OF NASSAU COUNTY FLORIDA; THENCE SOUTH $22^{\circ}08'37''$ EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICAL RECORDS BOOK 2414, PAGE 241, DISTANCE OF 2,666.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH $22^{\circ}08'37''$ EAST , ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2414, PAGE 241, A DISTANCE OF 466.08 FEET; THENCE NORTH $15^{\circ}32'40''$ EAST , A DISTANCE OF 47.10 FEET; THENCE NORTH $35^{\circ}50'19''$ EAST , A DISTANCE OF 51.07 FEET; THENCE NORTH $15^{\circ}01'46''$ WEST , A DISTANCE OF 34.94 FEET; THENCE NORTH $19^{\circ}06'53''$ WEST , A DISTANCE OF 40.61 FEET; THENCE NORTH $06^{\circ}50'52''$ EAST , A DISTANCE OF 50.15 FEET; THENCE NORTH $47^{\circ}47'31''$ WEST , A DISTANCE OF 79.78 FEET; THENCE NORTH $65^{\circ}50'38''$ WEST , A DISTANCE OF 44.84 FEET; THENCE NORTH $12^{\circ}53'10''$ WEST , A DISTANCE OF 46.34 FEET; THENCE NORTH $27^{\circ}30'22''$ WEST , A DISTANCE OF 81.17 FEET; THENCE NORTH $10^{\circ}09'43''$ EAST , A DISTANCE OF 64.00 FEET; THENCE SOUTH $65^{\circ}57'59''$ WEST , A DISTANCE OF 71.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.63 ACRE, MORE OF LESS.

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 14175

SHEET 1 OF 2

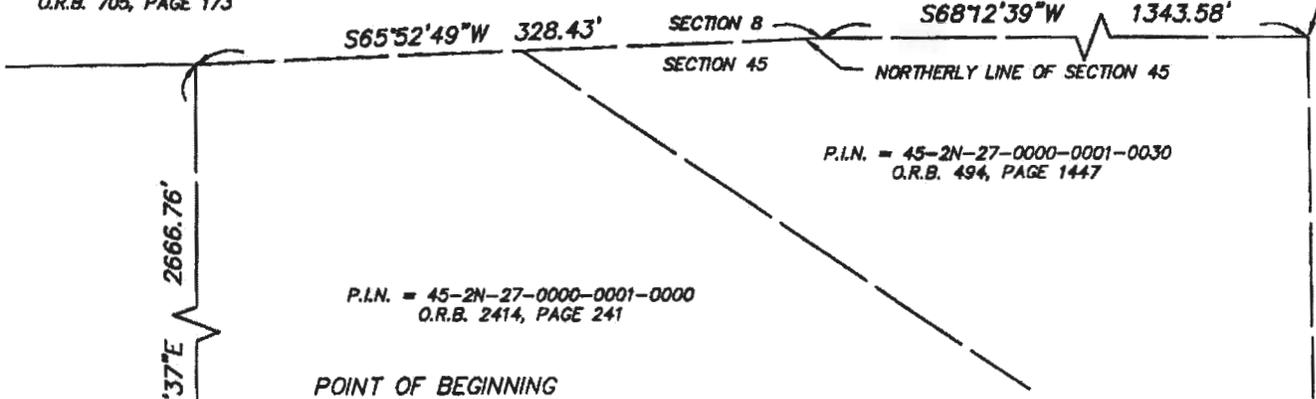
MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

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POINT OF REFERENCE
NORTHEAST CORNER OF
SECTION 45, TOWNSHIP 2
NORTH, RANGE 27 EAST

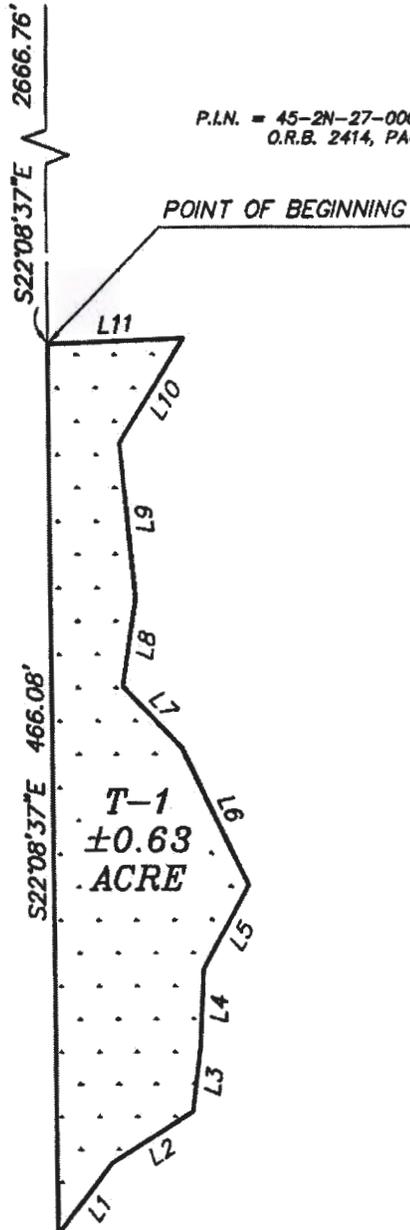
P.I.N. = 08-2N-27-0000-0003-0010
O.R.B. 705, PAGE 173



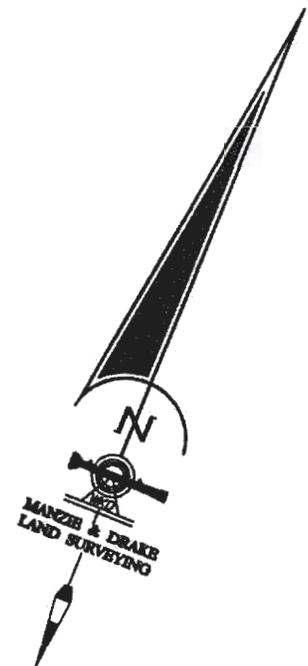
P.I.N. = 45-2N-27-0000-0001-0030
O.R.B. 494, PAGE 1447

P.I.N. = 45-2N-27-0000-0001-0000
O.R.B. 2414, PAGE 241

P.I.N. = 45-2N-27-0000-0002-0000
O.R.B. 2409, PAGE 1467



LINE TABLE		
LINE	BEARING	LENGTH
L1	N15°32'40"E	47.10'
L2	N35°50'19"E	51.07'
L3	N15°01'46"W	34.94'
L4	N19°06'53"W	40.81'
L5	N8°50'52"E	50.15'
L6	N47°47'31"W	79.78'
L7	N65°50'38"W	44.84'
L8	N12°53'10"W	46.34'
L9	N27°30'22"W	81.17'
L10	N10°09'43"E	64.00'
L11	S65°57'59"W	71.48'



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGEND

P.I.N. = PARCEL IDENTIFICATION NUMBER
O.R.B. = OFFICIAL RECORDS BOOK

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

T-1(E)

PREPARED FOR: LIBERTY COVE NASSAU II, LLC

03/08/2021

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF SAID SECTION 45; THENCE SOUTH 22°37'20" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 45, A DISTANCE OF 1,251.52 FEET TO **THE POINT OF BEGINNING**; THENCE CONTINUE SOUTH 22°37'20" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 45, A DISTANCE OF 362.06 FEET; THENCE NORTH 86°01'21" WEST, A DISTANCE OF 55.12 FEET; THENCE SOUTH 40°51'53" WEST, A DISTANCE OF 87.42 FEET; THENCE SOUTH 48°29'50" WEST, A DISTANCE OF 50.44 FEET; THENCE SOUTH 86°25'51" WEST, A DISTANCE OF 92.15 FEET; THENCE NORTH 70°24'21" WEST, A DISTANCE OF 56.65 FEET; THENCE NORTH 38°47'02" WEST, A DISTANCE OF 45.35 FEET; THENCE SOUTH 61°55'10" WEST, A DISTANCE OF 81.32 FEET; THENCE SOUTH 69°17'23" WEST, A DISTANCE OF 93.48 FEET; THENCE SOUTH 61°05'39" WEST, A DISTANCE OF 90.54 FEET; THENCE SOUTH 33°11'23" WEST, A DISTANCE OF 64.46 FEET; THENCE SOUTH 35°10'08" WEST, A DISTANCE OF 64.72 FEET; THENCE SOUTH 50°13'54" WEST, A DISTANCE OF 99.41 FEET; THENCE SOUTH 31°47'44" WEST, A DISTANCE OF 77.13 FEET; THENCE SOUTH 43°01'47" WEST, A DISTANCE OF 31.38 FEET; THENCE NORTH 62°01'28" WEST, A DISTANCE OF 132.92 FEET; THENCE NORTH 35°45'30" EAST, A DISTANCE OF 20.28 FEET; THENCE SOUTH 89°50'42" EAST, A DISTANCE OF 71.59 FEET; THENCE NORTH 33°51'24" EAST, A DISTANCE OF 63.84 FEET; THENCE NORTH 42°39'33" EAST, A DISTANCE OF 45.23 FEET; THENCE NORTH 30°55'51" EAST, A DISTANCE OF 84.04 FEET; THENCE NORTH 22°23'20" EAST, A DISTANCE OF 68.50 FEET; THENCE NORTH 47°13'42" EAST, A DISTANCE OF 74.18 FEET; THENCE NORTH 18°50'00" EAST, A DISTANCE OF 80.21 FEET; THENCE NORTH 40°12'45" EAST, A DISTANCE OF 81.11 FEET; THENCE NORTH 47°28'14" WEST, A DISTANCE OF 77.30 FEET; THENCE NORTH 28°15'15" EAST, A DISTANCE OF 100.03 FEET; THENCE NORTH 71°10'01" EAST, A DISTANCE OF 59.31 FEET; THENCE NORTH 02°13'32" WEST, A DISTANCE OF 66.26 FEET; THENCE NORTH 21°51'28" WEST, A DISTANCE OF 84.55 FEET; THENCE NORTH 11°12'31" WEST, A DISTANCE OF 71.63 FEET; THENCE NORTH 08°00'12" EAST, A DISTANCE OF 62.59 FEET; THENCE NORTH 25°11'00" EAST, A DISTANCE OF 50.77 FEET; THENCE NORTH 30°53'24" WEST, A DISTANCE OF 33.80 FEET; THENCE NORTH 03°41'43" WEST, A DISTANCE OF 35.93 FEET; THENCE IN A EASTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 600.00 FEET, HAVING A CHORD BEARING OF NORTH 86°52'13" EAST AND A CHORD DISTANCE OF 62.97 FEET, HAVING A CENTRAL ANGLE OF 06°00'58" AND AN ARC LENGTH OF 63.00 FEET; THENCE NORTH 83°51'44" EAST, A DISTANCE OF 5.54 FEET; THENCE SOUTH 51°01'03" EAST, A DISTANCE OF 30.42 FEET; THENCE SOUTH 63°49'37" EAST, A DISTANCE OF 41.33 FEET; THENCE SOUTH 32°09'58" EAST, A DISTANCE OF 46.41 FEET; THENCE SOUTH 19°08'57" EAST, A DISTANCE

SHEET 1 OF 4

MANZIE & DRAKE LAND SURVEYING



OF 73.39 FEET; THENCE SOUTH 04°52'04" EAST, A DISTANCE OF 47.15 FEET; THENCE SOUTH 64°52'31" EAST, A DISTANCE OF 53.07 FEET; THENCE SOUTH 27°43'36" EAST, A DISTANCE OF 58.15 FEET; THENCE SOUTH 65°29'39" EAST, A DISTANCE OF 73.31 FEET; THENCE NORTH 79°03'02" EAST, A DISTANCE OF 67.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.74 ACRES, MORE OR LESS.

A handwritten signature in cursive script, appearing to read "Michael A. Manzie".

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 14175

SHEET 2 OF 4

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034
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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 = 200 ft.



POINT OF REFERENCE

NORTHEAST CORNER OF
SECTION 45, TOWNSHIP 2
NORTH, RANGE 27 EAST

P.I.N. = 08-2N-27-0000-0003-0010
O.R.B. 705, PAGE 173

SECTION 8
SECTION 45

P.I.N. = 45-2N-27-0000-0001-0030
O.R.B. 494, PAGE 1447

P.I.N. = 45-2N-27-0000-0001-0000
O.R.B. 2414, PAGE 241

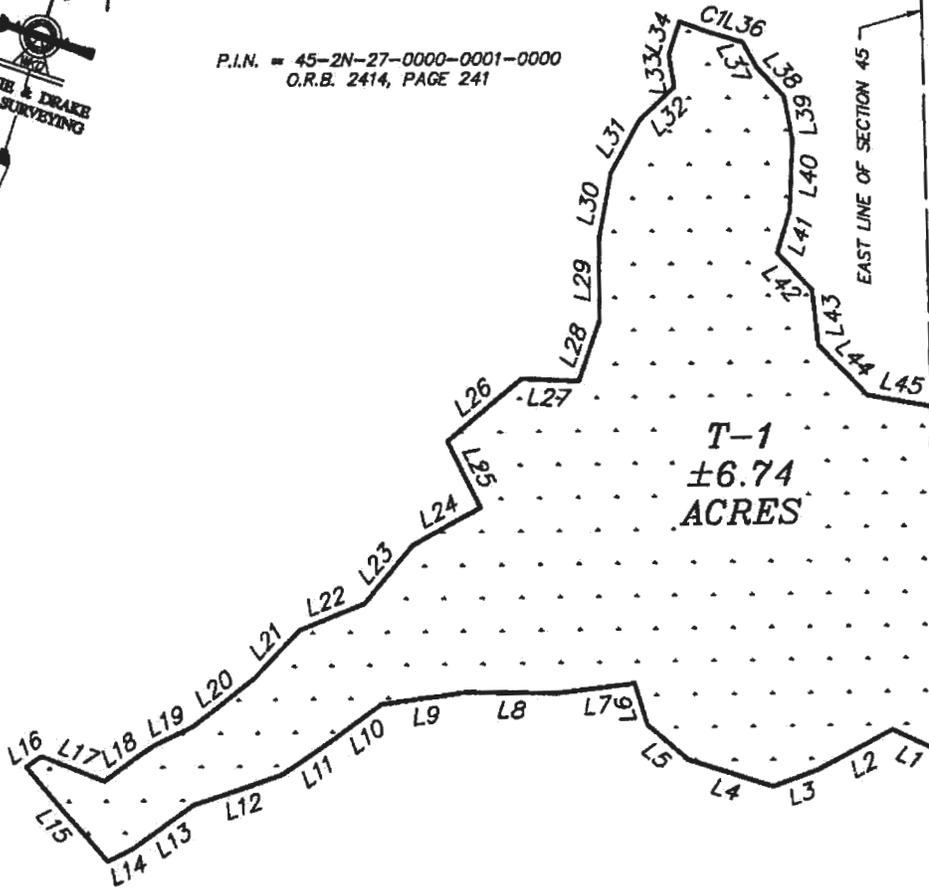
P.I.N. = 08-2N-27-0000-0003-0010
O.R.B. 705, PAGE 173

S22°37'20"E 1251.52'

POINT OF BEGINNING

S22°37'20"E 362.06'

P.I.N. = 08-2N-27-0000-0007-0000
O.R.B. 2399, PAGE 1198



T-1
±6.74
ACRES

LEGEND

P.I.N. = PARCEL IDENTIFICATION NUMBER

O.R.B. = OFFICIAL RECORDS BOOK

JOB NO. 14175

SHEET 4 OF 4



MANZIE & DRAKE LAND SURVEYING



SKETCH OF LEGAL DESCRIPTION

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N86°01'21"W	55.12'
L2	S40°51'53"W	87.42'
L3	S48°29'50"W	50.44'
L4	S86°25'51"W	92.15'
L5	N70°24'21"W	56.85'
L6	N38°47'02"W	45.35'
L7	S81°55'10"W	81.32'
L8	S69°17'23"W	93.48'
L9	S81°05'39"W	90.54'
L10	S33°11'23"W	64.48'
L11	S35°10'08"W	64.72'
L12	S50°13'54"W	89.41'
L13	S31°47'44"W	77.13'
L14	S43°01'47"W	31.38'
L15	N62°01'28"W	132.92'
L16	N35°45'30"E	20.28'
L17	S89°50'42"E	71.59'
L18	N33°51'24"E	63.84'
L19	N42°39'33"E	45.23'
L20	N30°55'51"E	84.04'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N22°23'20"E	68.50'
L22	N47°13'42"E	74.18'
L23	N18°50'00"E	80.21'
L24	N40°12'45"E	81.11'
L25	N47°28'14"W	77.30'
L26	N28°15'15"E	100.03'
L27	N71°10'01"E	59.31'
L28	N21°3'32"W	66.26'
L29	N21°51'28"W	84.55'
L30	N11°12'31"W	71.83'
L31	N8°00'12"E	62.59'
L32	N25°11'00"E	50.77'
L33	N30°53'24"W	33.80'
L34	N3°41'43"W	35.93'
L36	N83°51'44"E	5.54'
L37	S51°01'03"E	30.42'
L38	S63°49'37"E	41.33'
L39	S32°09'58"E	46.41'
L40	S19°08'57"E	73.39'
L41	S4°52'04"E	47.15'

LINE TABLE		
LINE	BEARING	LENGTH
L42	S64°52'31"E	53.07'
L43	S27°43'36"E	58.15'
L44	S65°29'39"E	73.31'
L45	N79°03'02"E	67.95'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	63.00'	600.00'	6°00'58"	N86°52'13"E	62.97'

JOB NO. 14175
SHEET 4 OF 4

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

T-1(F)

PREPARED FOR: LIBERTY COVE NASSAU II, LLC

03/08/2021

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF SAID SECTION 45; THENCE SOUTH 68°12'39" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 1,343.58 FEET; THENCE SOUTH 65°52'49" WEST, CONTINUING ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 156.70 FEET; THENCE SOUTH 77°59'14" EAST, ALONG THE NORTHEASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2414, PAGE 241 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 08°14'25" EAST, A DISTANCE OF 222.11 FEET TO **THE POINT OF BEGINNING**; THENCE NORTH 82°04'02" EAST, A DISTANCE OF 46.01 FEET; THENCE NORTH 84°36'03" EAST, A DISTANCE OF 33.34 FEET; THENCE NORTH 83°31'21" EAST, A DISTANCE OF 40.73 FEET; THENCE NORTH 66°32'20" EAST, A DISTANCE OF 17.79 FEET; THENCE NORTH 42°34'30" EAST, A DISTANCE OF 16.51 FEET; THENCE NORTH 78°37'02" EAST, A DISTANCE OF 40.16 FEET; THENCE NORTH 83°21'36" EAST, A DISTANCE OF 75.66 FEET; THENCE SOUTH 40°47'16" EAST, A DISTANCE OF 45.86 FEET; THENCE SOUTH 04°27'01" WEST, A DISTANCE OF 29.80 FEET; THENCE SOUTH 17°49'30" WEST, A DISTANCE OF 38.73 FEET; THENCE SOUTH 18°36'31" WEST, A DISTANCE OF 28.49 FEET; THENCE SOUTH 48°03'38" WEST, A DISTANCE OF 29.95 FEET; THENCE SOUTH 51°32'48" EAST, A DISTANCE OF 38.15 FEET; THENCE SOUTH 03°28'04" WEST, A DISTANCE OF 37.28 FEET; THENCE SOUTH 32°15'28" WEST, A DISTANCE OF 42.61 FEET; THENCE SOUTH 20°42'41" WEST, A DISTANCE OF 53.69 FEET; THENCE SOUTH 34°54'51" EAST, A DISTANCE OF 35.08 FEET; THENCE SOUTH 14°47'00" WEST, A DISTANCE OF 58.76 FEET; THENCE SOUTH 56°20'51" WEST, A DISTANCE OF 27.43 FEET; THENCE SOUTH 38°27'36" WEST, A DISTANCE OF 56.42 FEET; THENCE SOUTH 32°42'49" WEST, A DISTANCE OF 42.44 FEET; THENCE SOUTH 19°33'49" WEST, A DISTANCE OF 51.43 FEET; THENCE SOUTH 58°34'14" EAST, A DISTANCE OF 53.02 FEET; THENCE NORTH 84°09'42" EAST, A DISTANCE OF 46.70 FEET; THENCE SOUTH 31°21'22" EAST, A DISTANCE OF 65.17 FEET; THENCE SOUTH 39°26'03" EAST, A DISTANCE OF 48.14 FEET; THENCE SOUTH 33°48'04" WEST, A DISTANCE OF 66.33 FEET; THENCE SOUTH 81°56'41" WEST, A DISTANCE OF 155.13 FEET; THENCE NORTH 67°50'20" WEST, A DISTANCE OF 42.43 FEET; THENCE NORTH 53°32'03" WEST, A DISTANCE OF 43.87 FEET; THENCE NORTH 03°42'45" WEST, A DISTANCE OF 80.35 FEET; THENCE NORTH 07°10'42" EAST, A DISTANCE OF 90.24 FEET; THENCE NORTH 02°21'02" EAST, A DISTANCE OF 39.25 FEET; THENCE NORTH 04°07'33" WEST, A DISTANCE OF 125.76 FEET; THENCE NORTH 35°46'54" WEST, A DISTANCE OF 41.18 FEET; THENCE NORTH 07°58'22" WEST, A DISTANCE OF 54.75 FEET; THENCE NORTH 55°00'34" WEST, A

SHEET 1 OF 4

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DISTANCE OF 22.33 FEET; THENCE NORTH 50°07'47" WEST, A DISTANCE OF 32.79 FEET; THENCE NORTH 18°06'09" EAST, A DISTANCE OF 39.63 FEET; THENCE NORTH 17°58'42" EAST, A DISTANCE OF 18.34 FEET; THENCE NORTH 21°33'02" WEST, A DISTANCE OF 46.14 FEET; THENCE NORTH 02°53'01" EAST, A DISTANCE OF 22.82 FEET; THENCE NORTH 42°37'45" EAST, A DISTANCE OF 65.95 FEET TO THE POINT OF BEGINNING.

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 14175

SHEET 2 OF 4

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034
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SKETCH OF LEGAL DESCRIPTION

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

P.I.N. = 08-2N-27-0000-0003-0010
O.R.B. 705, PAGE 173

POINT OF REFERENCE
NORTHEAST CORNER OF
SECTION 45, TOWNSHIP 2
NORTH, RANGE 27 EAST

S65°52'49"W
156.70'

S68°12'39"W

1343.58' SECTION 8

SECTION 45

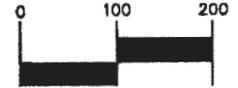
NORTHERLY LINE OF SECTION 45

P.I.N. = 45-2N-27-0000-0001-0030
O.R.B. 494, PAGE 1447

S77°59'14"E 847.91'

P.I.N. = 45-2N-27-0000-0001-0000
O.R.B. 2414, PAGE 241

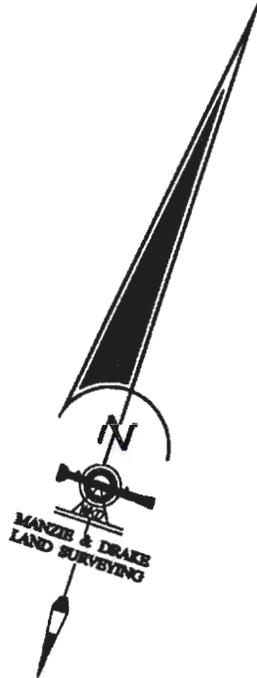
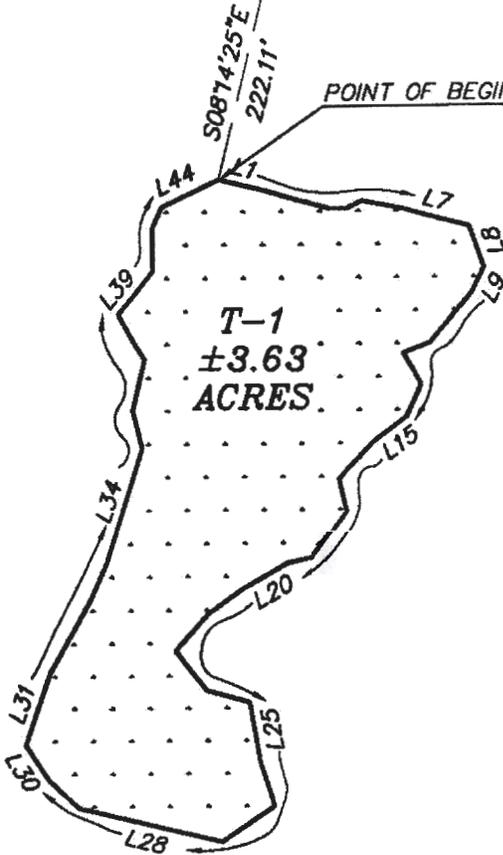
GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

P.I.N. = 45-2N-27-0000-0002-0000
O.R.B. 2408, PAGE 1467

POINT OF BEGINNING



LEGEND

P.I.N. = PARCEL IDENTIFICATION NUMBER
O.R.B. = OFFICIAL RECORDS BOOK

JOB NO. 14175
SHEET 3 OF 4



MANZIE & DRAKE LAND SURVEYING



SKETCH OF LEGAL DESCRIPTION

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N82°04'02"E	48.01'
L2	N84°36'03"E	33.34'
L3	N83°31'21"E	40.73'
L4	N86°32'20"E	17.79'
L5	N42°34'30"E	18.51'
L6	N78°37'02"E	40.18'
L7	N83°21'36"E	75.66'
L8	S40°47'16"E	45.88'
L9	S42°27'01"W	29.80'
L10	S17°49'30"W	38.73'
L11	S18°36'31"W	28.49'
L12	S48°03'38"W	29.95'
L13	S51°32'48"E	38.15'
L14	S3°28'04"W	37.28'
L15	S32°15'28"W	42.61'
L16	S20°42'41"W	53.69'
L17	S34°34'51"E	35.08'
L18	S14°47'00"W	58.76'
L19	S56°20'51"W	27.43'
L20	S38°27'38"W	56.42'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S32°42'49"W	42.44'
L22	S19°33'49"W	51.43'
L23	S58°34'14"E	53.02'
L24	N84°09'42"E	48.70'
L25	S31°21'22"E	65.17'
L26	S39°26'03"E	48.14'
L27	S33°48'04"W	66.33'
L28	S81°56'41"W	155.13'
L30	N67°50'20"W	42.43'
L31	N53°32'03"W	43.87'
L32	N3°42'45"W	80.35'
L33	N77°0'42"E	90.24'
L34	N2°21'02"E	39.25'
L35	N4°07'33"W	125.76'
L36	N35°46'54"W	41.18'
L37	N7°58'22"W	54.75'
L38	N55°00'34"W	22.33'
L39	N50°07'47"W	32.78'
L40	N18°06'09"E	39.63'
L41	N17°58'42"E	18.34'

LINE TABLE		
LINE	BEARING	LENGTH
L42	N21°33'02"W	46.14'
L43	N2°53'01"E	22.82'
L44	N42°37'45"E	65.95'

JOB NO. 14175
SHEET 4 OF 4

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

T-1(G)

PREPARED FOR: LIBERTY COVE NASSAU II, LLC

03/08/2021

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF SAID SECTION 45; THENCE SOUTH $68^{\circ}12'39''$ WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 1,343.58 FEET; THENCE SOUTH $65^{\circ}52'49''$ WEST, CONTINUING ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 328.43 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICAL RECORDS BOOK 2414, PAGE 241 OF THE PUBLIC RECORDS OF NASSAU COUNTY FLORIDA; THENCE SOUTH $22^{\circ}08'37''$ EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICAL RECORDS BOOK 2414, PAGE 241, A DISTANCE OF 3,550.36 FEET TO **THE POINT OF BEGINNING**; THENCE NORTH $46^{\circ}44'26''$ EAST , A DISTANCE OF 87.80 FEET; THENCE IN A EASTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 259.54 FEET, HAVING A CHORD BEARING OF SOUTH $79^{\circ}13'34''$ EAST AND A CHORD DISTANCE OF 55.18 FEET, HAVING A CENTRAL ANGLE OF $12^{\circ}12'14''$ AND AN ARC LENGTH OF 55.28 FEET; THENCE SOUTH $85^{\circ}19'41''$ EAST , A DISTANCE OF 467.76 FEET; THENCE SOUTH $4^{\circ}36'21''$ EAST, A DISTANCE OF 157.97 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2414, PAGE 241, DESIGNATED AS "POINT A" IN THIS DESCRIPTION; THENCE RETURN TO THE POINT OF BEGINNING AND RUN SOUTH $22^{\circ}08'37''$ EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2414, PAGE 241, A DISTANCE OF 44 FEET MORE OR LESS TO THE MARSHLANDS OF THE NASSAU RIVER; THENCE RUN ALONG SAID MARSHLANDS OF THE NASSAU RIVER, A DISTANCE OF 799 FEET, MORE OR LESS TO THE AFORESAID "POINT A" AS DESCRIBED IN THIS DESCRIPTION.

CONTAINING 1.58 ACRES, MORE OR LESS.

MICHAEL A. MANZIE, P.L.S.

FLORIDA REGISTRATION NO. 4069

JOB NO. 14175

SHEET 1 OF 2

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

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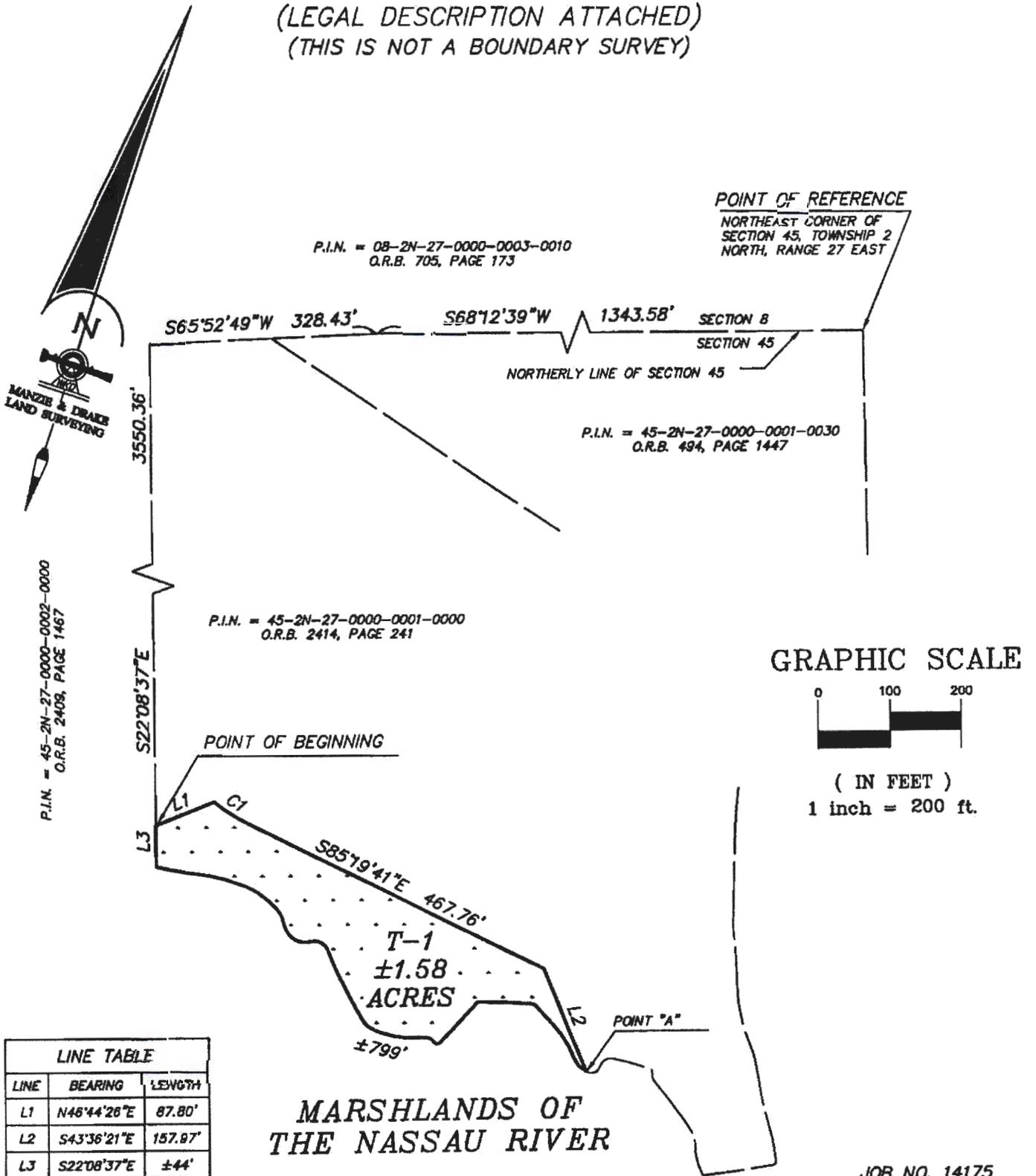
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MANZIE & DRAKE LAND SURVEYING



SKETCH OF LEGAL DESCRIPTION

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



LINE TABLE		
LINE	BEARING	LENGTH
L1	N46°44'28"E	87.80'
L2	S43°36'21"E	157.87'
L3	S22°08'37"E	±44'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	55.28'	259.54'	127°14"	S79°13'34"E	55.18'

LEGEND
P.I.N. = PARCEL IDENTIFICATION NUMBER
O.R.B. = OFFICIAL RECORDS BOOK

JOB NO. 14175
SHEET 2 OF 2

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

T-1(H)

PREPARED FOR: LIBERTY COVE NASSAU II, LLC

03/08/2021

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF SAID SECTION 45; THENCE SOUTH 22°37'20" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 45, A DISTANCE OF 2,655.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH 74°05'08" WEST, A DISTANCE OF 122.98 FEET; THENCE NORTH 83°01'33" WEST, A DISTANCE OF 75.46 FEET; THENCE NORTH 23°38'22" WEST, A DISTANCE OF 125.11 FEET; THENCE NORTH 69°03'55" WEST, A DISTANCE OF 84.47 FEET; THENCE NORTH 56°41'49" WEST, A DISTANCE OF 106.62 FEET; THENCE NORTH 66°22'11" WEST, A DISTANCE OF 121.46 FEET; THENCE NORTH 86°43'15" WEST, A DISTANCE OF 54.78 FEET; THENCE SOUTH 79°53'53" WEST, A DISTANCE OF 61.71 FEET; THENCE NORTH 46°35'20" WEST, A DISTANCE OF 36.44 FEET; THENCE NORTH 89°36'02" WEST, A DISTANCE OF 156.21 FEET; THENCE SOUTH 05°26'14" EAST, A DISTANCE OF 68.79 FEET; THENCE SOUTH 03°10'33" WEST, A DISTANCE OF 31.90 FEET; THENCE SOUTH 58°01'25" WEST, A DISTANCE OF 35.90 FEET; THENCE SOUTH 64°19'02" WEST, A DISTANCE OF 75.40 FEET; THENCE SOUTH 16°01'50" WEST, A DISTANCE OF 194.51 FEET; THENCE SOUTH 55°08'33" EAST, A DISTANCE OF 97.84 FEET; THENCE SOUTH 61°34'18" EAST, A DISTANCE OF 73.02 FEET; THENCE SOUTH 74°36'34" EAST, A DISTANCE OF 104.41 FEET; THENCE NORTH 62°39'40" EAST, A DISTANCE OF 175.19 FEET; THENCE NORTH 57°53'48" EAST, A DISTANCE OF 95.31 FEET; THENCE NORTH 82°51'36" EAST, A DISTANCE OF 73.74 FEET; THENCE SOUTH 73°05'35" EAST, A DISTANCE OF 114.31 FEET; THENCE NORTH 70°00'41" EAST, A DISTANCE OF 70.50 FEET; THENCE NORTH 48°39'16" EAST, A DISTANCE OF 67.75 FEET; THENCE SOUTH 81°31'57" EAST, A DISTANCE OF 73.44 FEET; THENCE SOUTH 80°26'05" EAST, A DISTANCE OF 83.21 FEET; THENCE SOUTH 66°37'19" EAST, A DISTANCE OF 38.82 FEET TO INTERSECT THE EASTERLY LINE OF SAID SECTION 45; THENCE NORTH 22°37'20" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 45, A DISTANCE OF 8.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.24 ACRES, MORE OR LESS

MICHAEL A. MANZIE, P.L.S.

FLORIDA REGISTRATION NO. 4069

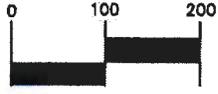
JOB NO. 14175

SHEET 1 OF 2

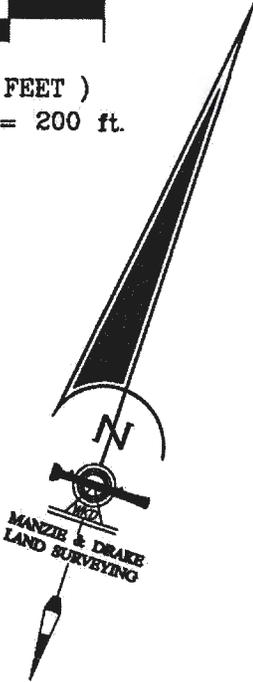
MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

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



(IN FEET)
1 inch = 200 ft.



POINT OF REFERENCE

NORTHEAST CORNER OF SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST

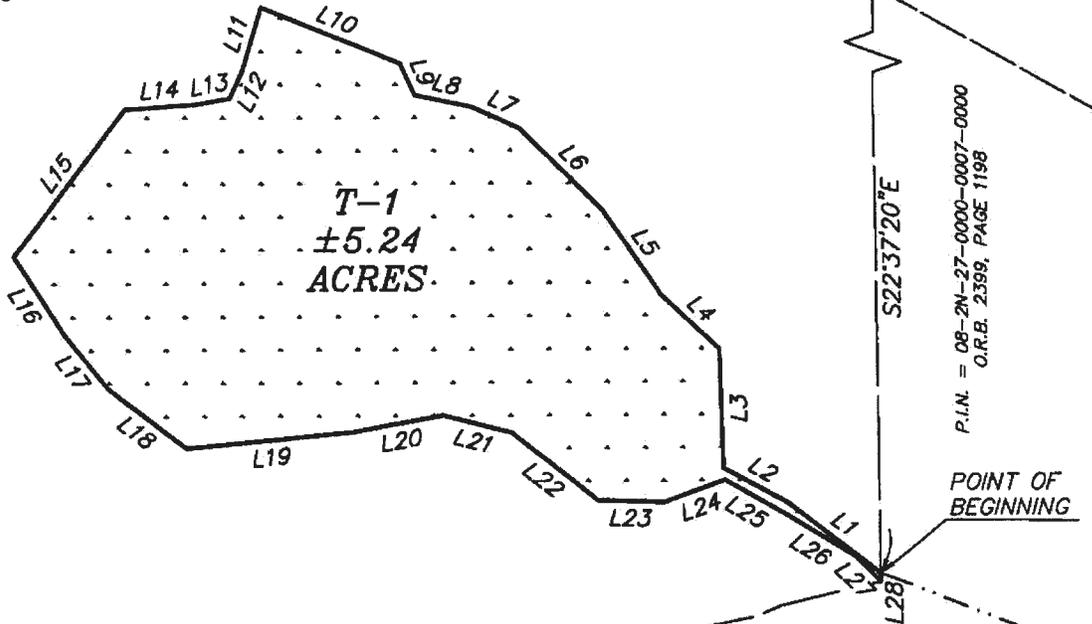
P.I.N. = 08-2N-27-0000-0003-0010
O.R.B. 705, PAGE 173

SECTION 8
SECTION 45

P.I.N. = 45-2N-27-0000-0001-0000
O.R.B. 2414, PAGE 241

P.I.N. = 08-2N-27-0000-0003-0010
O.R.B. 705, PAGE 173

P.I.N. = 08-2N-27-0000-0007-0000
O.R.B. 2399, PAGE 1198



POINT OF BEGINNING

MARSHLANDS OF THE NASSAU RIVER

LINE TABLE		
LINE	BEARING	LENGTH
L1	N74°05'08"W	122.98'
L2	N83°01'33"W	75.46'
L3	N23°38'22"W	125.11'
L4	N69°03'55"W	84.47'
L5	N56°41'49"W	106.62'
L6	N66°22'11"W	121.46'
L7	N86°43'15"W	54.78'
L8	S79°53'53"W	61.71'
L9	N46°35'20"W	36.44'
L10	N89°36'02"W	156.21'
L11	S5°26'14"E	68.79'
L12	S3°10'33"W	31.90'
L13	S58°01'25"W	35.90'
L14	S64°19'02"W	75.40'
L15	S16°01'50"W	194.51'
L16	S55°08'33"E	97.84'
L17	S61°34'18"E	73.02'
L18	S74°36'34"E	104.41'
L19	N62°39'40"E	175.18'
L20	N57°53'48"E	95.31'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N82°51'36"E	73.74'
L22	S73°05'35"E	114.31'
L23	N70°00'41"E	70.50'
L24	N48°39'16"E	67.75'
L25	S81°31'57"E	73.44'
L26	S80°26'05"E	83.21'
L27	S66°37'19"E	38.82'
L28	S22°37'20"E	8.84'

JOB NO. 14175
SHEET 2 OF 2

LEGEND
P.I.N. = PARCEL IDENTIFICATION NUMBER
O.R.B. = OFFICIAL RECORDS BOOK

T-1(I):

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF SAID SECTION 45; THENCE SOUTH 68°12'39" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 1,343.58 FEET; THENCE SOUTH 65°52'49" WEST, CONTINUING ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 328.43 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICAL RECORDS BOOK 2414, PAGE 241 OF THE PUBLIC RECORDS OF NASSAU COUNTY FLORIDA; THENCE SOUTH 22°08'37" EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICAL RECORDS BOOK 2414, PAGE 241, A DISTANCE OF 2,813.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 22°08'37" EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2414, PAGE 241, A DISTANCE OF 240.92 FEET; THENCE NORTH 64°06'12.11 EAST , A DISTANCE OF 9.33 FEET; THENCE NORTH 12°05'53" EAST, A DISTANCE OF 46.78 FEET; THENCE NORTH 34°07'52" WEST, A DISTANCE OF 53.47 FEET; THENCE NORTH 33°15'26" WEST, A DISTANCE OF 44.45 FEET; THENCE NORTH 25°52'50" WEST, A DISTANCE OF 81.17 FEET; THENCE NORTH 42°21'25" WEST, A DISTANCE OF 26.80 FEET; THENCE SOUTH 51°05'28.11 WEST, A DISTANCE OF 1.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.10 ACRE, MORE OR LESS.

T-1(J):

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF SAID SECTION 45; THENCE SOUTH 68°12'39" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 1,343.58 FEET; THENCE SOUTH 65°52'49" WEST, CONTINUING ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 328.43 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICAL RECORDS BOOK 2414, PAGE 241 OF THE PUBLIC RECORDS OF NASSAU COUNTY FLORIDA; THENCE SOUTH 22°08'37" EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICAL RECORDS BOOK 2414, PAGE 241, A DISTANCE OF 3,477.24 FEET TO THE POINT OF BEGINNING; THENCE NORTH 17°58'12" EAST , A DISTANCE OF 8.49 FEET; THENCE SOUTH 88°49'49" EAST , A DISTANCE OF 179.40 FEET; THENCE NORTH 55°52'02" EAST, A DISTANCE OF 61.35 FEET; THENCE SOUTH 25°52'24" EAST, A DISTANCE OF 58.61 FEET; THENCE NORTH 47°13'33" EAST ,A

DISTANCE OF 28.63 FEET; THENCE NORTH 01°10'02" WEST ,A DISTANCE OF 50.35 FEET; THENCE NORTH 88°49'49" EAST , A DISTANCE OF 10.51 FEET; THENCE SOUTH 88°51'13" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°50'11" EAST, A DISTANCE OF 30.29 FEET; THENCE SOUTH 55°51'57" EAST , A DISTANCE OF 76.89 FEET; THENCE NORTH 25°52'48" EAST, A DISTANCE OF 47.50 FEET; THENCE SOUTH 57°35'58" EAST, A DISTANCE OF 18.77 FEET; THENCE SOUTH 01°09'57" WEST, A DISTANCE OF 49.44 FEET; THENCE SOUTH 62°44'28" EAST , A DISTANCE OF 23.82 FEET; THENCE NORTH

88°50'00" EAST, A DISTANCE OF 74.34 FEET; THENCE SOUTH 88°50'10" EAST, A DISTANCE OF 64.91 FEET; THENCE NORTH 01 °10'37" EAST, A DISTANCE OF 29.01 FEET; THENCE NORTH 25°54'10" WEST, A DISTANCE OF 23.79 FEET; THENCE NORTH 34°07'21" WEST , A DISTANCE OF 48.08 FEET; THENCE SOUTH 59°59'09" EAST , A DISTANCE OF 19.60 FEET; THENCE SOUTH 55°52'45" EAST , A DISTANCE OF 36.00 FEET; THENCE SOUTH 72°00'38" EAST, A DISTANCE OF 31.75 FEET; THENCE SOUTH 49°59'34" EAST, A DISTANCE OF 92.68 FEET; THENCE NORTH 43°50'59" EAST, A DISTANCE OF 35.09 FEET; THENCE

SOUTH 43°51'11" EAST, A DISTANCE OF 99.71 FEET; THENCE SOUTH 55°51'50" EAST, A DISTANCE OF 76.87 FEET; THENCE SOUTH 71 °06'28" EAST, A DISTANCE OF 63.88 FEET; THENCE NORTH 65°33'22" EAST, A DISTANCE OF 42.07 FEET TO A POINT ON THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2414, PAGE 241 , DESIGNATED AS "POINT A" IN THIS DESCRIPTION; THENCE RETURN TO THE POINT OF BEGINNING AND RUN SOUTH 22°08'37" EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2414, PAGE 241, A DISTANCE OF 132 FEET MORE OR LESS TO THE MARSHLANDS OF THE NASSAU RIVER; THENCE RUN ALONG SAID MARSHLANDS OF THE NASSAU RIVER, A DISTANCE OF 1,273 FEET, MORE OR LESS TO THE AFORESAID "POINT A" AS DESCRIBED IN THIS DESCRIPTION.

CONTAINING 3.19 ACRES, MORE OR LESS.

MANZIE & DRAKE LAND SURVEYING

LEGAL DESCRIPTION

T-3

PREPARED FOR: LIBERTY COVE NASSAU II, LLC

03/08/2021

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF SAID SECTION 45; THENCE SOUTH 22°37'20" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 45, A DISTANCE OF 816.37 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 22°37'20" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 45, A DISTANCE OF 1,838.69 FEET TO A 4"x4" CONCRETE MONUMENT LOCATED AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE CONTINUE SOUTH 22°37'20" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 45, A DISTANCE OF 129 FEET MORE OR LESS TO INTERSECT THE DIVISION LINE BETWEEN THE HIGHLANDS AND THE MARSHLANDS OF THE NASSAU RIVER AND A POINT HEREINAFTER REFEREED TO AS POINT "A"; THENCE RETURN TO THE **POINT OF BEGINNING** AND RUN THE FOLLOWING SEVEN (7) COURSES ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 949, PAGE 1447, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA: (1) THENCE SOUTH 83°51'44" WEST A DISTANCE OF 171.85 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 500.00 FEET; (2) THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°34'34", AN ARC DISTANCE OF 178.87 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 85°53'22" WEST A DISTANCE OF 177.92 FEET; (3) THENCE NORTH 75°38'27" WEST A DISTANCE OF 157.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 500.00 FEET; (4) THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°57'47", AN ARC DISTANCE OF 121.16 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 68°41'57" WEST A DISTANCE OF 120.86 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 100.00 FEET; (5) THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°09'24", AN ARC DISTANCE OF 85.66 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 86°17'45" WEST A DISTANCE OF 83.06 FEET; (6) THENCE SOUTH 69°09'55" WEST A DISTANCE OF 191.92 FEET; (7) THENCE NORTH 77°59'14" WEST A DISTANCE OF 847.91 FEET TO INTERSECT THE NORTHERLY LINE OF SAID SECTION 45; THENCE SOUTH 65°52'49" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 171.73 FEET; THENCE SOUTH 22°08'37" EAST, ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2022, PAGE 1466, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 3,594.85 FEET TO A 4"x4" CONCRETE MONUMENT; THENCE CONTINUE SOUTH 22°08'37" WEST, ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2022, PAGE 1466, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 14 FEET MORE OR LESS TO INTERSECT THE DIVISION LINE BETWEEN THE HIGHLANDS AND THE MARSHLANDS OF THE NASSAU RIVER; THENCE SOUTHEASTERLY, EASTERLY, NORTHERLY AND NORTHEASTERLY, ALONG THE DIVISION LINE BETWEEN THE HIGHLANDS AND THE MARSHLANDS OF THE

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NASSAU RIVER, A DISTANCE OF 3,026 FEET MORE OR LESS TO ABOVE REFERENCE POINT "A" AND THE CLOSE OF THIS DESCRIPTION.

CONTAINING 114.86 ACRES MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS:

T-1(A):

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF SAID SECTION 45; THENCE SOUTH $68^{\circ}12'39''$ WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 1,343.58 FEET; THENCE SOUTH $65^{\circ}52'49''$ WEST, CONTINUING ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 328.43 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICAL RECORDS BOOK 2414, PAGE 241 OF THE PUBLIC RECORDS OF NASSAU COUNTY FLORIDA; THENCE SOUTH $22^{\circ}08'37''$ EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICAL RECORDS BOOK 2414, PAGE 241, A DISTANCE OF 452.51 FEET TO **THE POINT OF BEGINNING**; THENCE CONTINUE SOUTH $22^{\circ}08'37''$ EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2414, PAGE 241, A DISTANCE OF 427.29 FEET; THENCE SOUTH $77^{\circ}22'24''$ EAST , A DISTANCE OF 62.74 FEET; THENCE IN A EASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 2060.00 FEET, HAVING A CHORD BEARING OF SOUTH $72^{\circ}27'58''$ EAST AND A CHORD DISTANCE OF 352.44 FEET, HAVING A CENTRAL ANGLE OF $09^{\circ}48'53''$ AND AN ARC LENGTH OF 352.88 FEET; THENCE NORTH $04^{\circ}00'25''$ EAST , A DISTANCE OF 14.49 FEET; THENCE NORTH $01^{\circ}06'15''$ EAST , A DISTANCE OF 57.77 FEET; THENCE NORTH $67^{\circ}24'33''$ WEST , A DISTANCE OF 52.84 FEET; THENCE NORTH $15^{\circ}39'24''$ WEST , A DISTANCE OF 74.69 FEET; THENCE NORTH $00^{\circ}13'47''$ EAST , A DISTANCE OF 52.85 FEET; THENCE NORTH $06^{\circ}49'33''$ EAST , A DISTANCE OF 29.43 FEET; THENCE NORTH $63^{\circ}19'44''$ WEST , A DISTANCE OF 86.48 FEET; THENCE NORTH $72^{\circ}34'28''$ WEST , A DISTANCE OF 62.18 FEET; THENCE SOUTH $22^{\circ}22'39''$ WEST , A DISTANCE OF 66.55 FEET; THENCE NORTH $76^{\circ}32'46''$ WEST , A DISTANCE OF 59.79 FEET; THENCE NORTH $53^{\circ}13'36''$ WEST , A DISTANCE OF 68.66 FEET; THENCE NORTH $47^{\circ}56'23''$ WEST , A DISTANCE OF 72.19 FEET; THENCE NORTH $09^{\circ}06'59''$ EAST , A DISTANCE OF 66.51 FEET; THENCE NORTH $03^{\circ}43'19''$ EAST , A DISTANCE OF 33.03 FEET; THENCE NORTH $41^{\circ}36'11''$ EAST , A DISTANCE OF 87.32 FEET; THENCE NORTH $49^{\circ}31'45''$ WEST , A DISTANCE OF 95.76 FEET; THENCE NORTH $70^{\circ}13'40''$ WEST , A DISTANCE OF 68.28 FEET; THENCE SOUTH $72^{\circ}55'51''$ WEST , A DISTANCE OF 57.09 FEET; THENCE SOUTH $36^{\circ}03'32''$ WEST , A DISTANCE OF 77.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.78 ACRES, MORE OR LESS.

T-1 (B):

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

MANZIE & DRAKE LAND SURVEYING



FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF SAID SECTION 45; THENCE SOUTH 68°12'39" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 1,343.58 FEET; THENCE SOUTH 65°52'49" WEST, CONTINUING ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 328.43 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICAL RECORDS BOOK 2414, PAGE 241 OF THE PUBLIC RECORDS OF NASSAU COUNTY FLORIDA; THENCE SOUTH 22°08'37" EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICAL RECORDS BOOK 2414, PAGE 241, A DISTANCE OF 1,026.02 FEET TO **THE POINT OF BEGINNING**; THENCE CONTINUE SOUTH 22°08'37" EAST , ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2414, PAGE 241, A DISTANCE OF 545.91 FEET; THENCE NORTH 67°51'23" EAST , A DISTANCE OF 88.10 FEET; THENCE NORTH 09°23'29" WEST , A DISTANCE OF 49.63 FEET; THENCE NORTH 24°19'18" WEST , A DISTANCE OF 67.07 FEET; THENCE NORTH 49°53'42" EAST , A DISTANCE OF 56.27 FEET; THENCE NORTH 27°55'12" EAST , A DISTANCE OF 48.59 FEET; THENCE NORTH 40°34'43" WEST , A DISTANCE OF 75.16 FEET; THENCE NORTH 27°11'41" EAST , A DISTANCE OF 35.65 FEET; THENCE NORTH 19°15'03" EAST , A DISTANCE OF 81.55 FEET; THENCE NORTH 22°36'26" EAST , A DISTANCE OF 14.35 FEET; THENCE IN A WESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1940.00 FEET, HAVING A CHORD BEARING OF NORTH 71°49'37" WEST AND A CHORD DISTANCE OF 333.90 FEET, HAVING A CENTRAL ANGLE OF 09°52'25" AND AN ARC LENGTH OF 334.31 FEET TO THE POINT OF BEGINNING.

CONTATINING 1.84 ACRES, MORE OR LESS

T-1(C):

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF SAID SECTION 45; THENCE SOUTH 68°12'39" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 1,343.58 FEET; THENCE SOUTH 65°52'49" WEST, CONTINUING ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 328.43 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICAL RECORDS BOOK 2414, PAGE 241 OF THE PUBLIC RECORDS OF NASSAU COUNTY FLORIDA; THENCE SOUTH 22°08'37" EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICAL RECORDS BOOK 2414, PAGE 241, A DISTANCE OF 1,990.54 FEET TO **THE POINT OF BEGINNING**; THENCE CONTINUE SOUTH 22°08'37" EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2414, PAGE 241, A DISTANCE OF 148.45 FEET; THENCE NORTH 71°43'36" EAST , A DISTANCE OF 50.61 FEET; THENCE NORTH 28°41'34" EAST , A DISTANCE OF 49.82 FEET; THENCE NORTH 41°13'29" EAST , A DISTANCE OF 59.09 FEET; THENCE NORTH 52°10'58" EAST , A DISTANCE OF 73.48 FEET; THENCE NORTH 72°27'33" EAST , A DISTANCE OF 64.13 FEET; THENCE NORTH 48°58'29" EAST , A DISTANCE OF 79.11 FEET; THENCE NORTH 61°59'00" EAST , A DISTANCE OF 106.44 FEET; THENCE NORTH 36°31'56" EAST , A DISTANCE OF 57.04 FEET; THENCE NORTH 68°48'06" EAST , A DISTANCE OF 52.84 FEET; THENCE NORTH 14°53'51" EAST , A DISTANCE OF 21.22 FEET; THENCE NORTH 32°08'54" EAST , A DISTANCE OF 64.89 FEET; THENCE NORTH 18°57'09" EAST , A DISTANCE OF 63.95 FEET; THENCE NORTH 00°50'02" EAST , A DISTANCE OF 67.49 FEET; THENCE NORTH 01°01'54" EAST , A DISTANCE OF 60.27 FEET; THENCE NORTH

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62°01'28" WEST, A DISTANCE OF 133.67 FEET; THENCE SOUTH 07°03'30" WEST, A DISTANCE OF 65.85 FEET; THENCE SOUTH 27°05'58" WEST, A DISTANCE OF 67.36 FEET; THENCE SOUTH 47°44'01" WEST, A DISTANCE OF 35.82 FEET; THENCE SOUTH 81°43'06" WEST, A DISTANCE OF 76.69 FEET; THENCE SOUTH 54°49'00" WEST, A DISTANCE OF 45.70 FEET; THENCE SOUTH 32°07'31" WEST, A DISTANCE OF 56.53 FEET; THENCE SOUTH 25°57'34" EAST, A DISTANCE OF 38.74 FEET; THENCE SOUTH 32°46'20" WEST, A DISTANCE OF 95.28 FEET; THENCE SOUTH 65°49'27" WEST, A DISTANCE OF 52.33 FEET; THENCE SOUTH 64°15'52" WEST, A DISTANCE OF 86.42 FEET; THENCE SOUTH 20°24'40" WEST, A DISTANCE OF 65.01 FEET; THENCE SOUTH 69°59'17" WEST, A DISTANCE OF 45.69 FEET; THENCE SOUTH 40°30'25" WEST, A DISTANCE OF 51.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.09 ACRES, MORE OR LESS.

T-1 (D):

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF SAID SECTION 45; THENCE SOUTH 68°12'39" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 1,343.58 FEET; THENCE SOUTH 65°52'49" WEST, CONTINUING ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 328.43 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICAL RECORDS BOOK 2414, PAGE 241 OF THE PUBLIC RECORDS OF NASSAU COUNTY FLORIDA; THENCE SOUTH 22°08'37" EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICAL RECORDS BOOK 2414, PAGE 241, A DISTANCE OF 2,666.76 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 22°08'37" EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2414, PAGE 241, A DISTANCE OF 466.08 FEET; THENCE NORTH 15°32'40" EAST, A DISTANCE OF 47.10 FEET; THENCE NORTH 35°50'19" EAST, A DISTANCE OF 51.07 FEET; THENCE NORTH 15°01'46" WEST, A DISTANCE OF 34.94 FEET; THENCE NORTH 19°06'53" WEST, A DISTANCE OF 40.61 FEET; THENCE NORTH 06°50'52" EAST, A DISTANCE OF 50.15 FEET; THENCE NORTH 47°47'31" WEST, A DISTANCE OF 79.78 FEET; THENCE NORTH 65°50'38" WEST, A DISTANCE OF 44.84 FEET; THENCE NORTH 12°53'10" WEST, A DISTANCE OF 46.34 FEET; THENCE NORTH 27°30'22" WEST, A DISTANCE OF 81.17 FEET; THENCE NORTH 10°09'43" EAST, A DISTANCE OF 64.00 FEET; THENCE SOUTH 65°57'59" WEST, A DISTANCE OF 71.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.63 ACRE, MORE OF LESS.

T-1(E):

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF SAID SECTION 45; THENCE SOUTH 22°37'20" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 45, A DISTANCE OF 1,251.52 FEET TO **THE POINT OF BEGINNING**; THENCE CONTINUE SOUTH 22°37'20" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 45, A DISTANCE OF 362.06 FEET; THENCE NORTH 86°01'21" WEST, A DISTANCE OF 55.12 FEET; THENCE SOUTH 40°51'53" WEST, A DISTANCE OF 87.42 FEET; THENCE SOUTH 48°29'50" WEST, A DISTANCE OF 117 FEET TO THE POINT OF BEGINNING.

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WEST, A DISTANCE OF 50.44 FEET; THENCE SOUTH 86°25'51" WEST, A DISTANCE OF 92.15 FEET; THENCE NORTH 70°24'21" WEST, A DISTANCE OF 56.65 FEET; THENCE NORTH 38°47'02" WEST, A DISTANCE OF 45.35 FEET; THENCE SOUTH 61°55'10" WEST, A DISTANCE OF 81.32 FEET; THENCE SOUTH 69°17'23" WEST, A DISTANCE OF 93.48 FEET; THENCE SOUTH 61°05'39" WEST, A DISTANCE OF 90.54 FEET; THENCE SOUTH 33°11'23" WEST, A DISTANCE OF 64.46 FEET; THENCE SOUTH 35°10'08" WEST, A DISTANCE OF 64.72 FEET; THENCE SOUTH 50°13'54" WEST, A DISTANCE OF 99.41 FEET; THENCE SOUTH 31°47'44" WEST, A DISTANCE OF 77.13 FEET; THENCE SOUTH 43°01'47" WEST, A DISTANCE OF 31.38 FEET; THENCE NORTH 62°01'28" WEST, A DISTANCE OF 132.92 FEET; THENCE NORTH 35°45'30" EAST, A DISTANCE OF 20.28 FEET; THENCE SOUTH 89°50'42" EAST, A DISTANCE OF 71.59 FEET; THENCE NORTH 33°51'24" EAST, A DISTANCE OF 63.84 FEET; THENCE NORTH 42°39'33" EAST, A DISTANCE OF 45.23 FEET; THENCE NORTH 30°55'51" EAST, A DISTANCE OF 84.04 FEET; THENCE NORTH 22°23'20" EAST, A DISTANCE OF 68.50 FEET; THENCE NORTH 47°13'42" EAST, A DISTANCE OF 74.18 FEET; THENCE NORTH 18°50'00" EAST, A DISTANCE OF 80.21 FEET; THENCE NORTH 40°12'45" EAST, A DISTANCE OF 81.11 FEET; THENCE NORTH 47°28'14" WEST, A DISTANCE OF 77.30 FEET; THENCE NORTH 28°15'15" EAST, A DISTANCE OF 100.03 FEET; THENCE NORTH 71°10'01" EAST, A DISTANCE OF 59.31 FEET; THENCE NORTH 02°13'32" WEST, A DISTANCE OF 66.26 FEET; THENCE NORTH 21°51'28" WEST, A DISTANCE OF 84.55 FEET; THENCE NORTH 11°12'31" WEST, A DISTANCE OF 71.63 FEET; THENCE NORTH 08°00'12" EAST, A DISTANCE OF 62.59 FEET; THENCE NORTH 25°11'00" EAST, A DISTANCE OF 50.77 FEET; THENCE NORTH 30°53'24" WEST, A DISTANCE OF 33.80 FEET; THENCE NORTH 03°41'43" WEST, A DISTANCE OF 35.93 FEET; THENCE IN A EASTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 600.00 FEET, HAVING A CHORD BEARING OF NORTH 86°52'13" EAST AND A CHORD DISTANCE OF 62.97 FEET, HAVING A CENTRAL ANGLE OF 06°00'58" AND AN ARC LENGTH OF 63.00 FEET; THENCE NORTH 83°51'44" EAST, A DISTANCE OF 5.54 FEET; THENCE SOUTH 51°01'03" EAST, A DISTANCE OF 30.42 FEET; THENCE SOUTH 63°49'37" EAST, A DISTANCE OF 41.33 FEET; THENCE SOUTH 2°09'58" EAST, A DISTANCE OF 46.41 FEET; THENCE SOUTH 19°08'57" EAST, A DISTANCE OF 73.39 FEET; THENCE SOUTH 04°52'04" EAST, A DISTANCE OF 47.15 FEET; THENCE SOUTH 64°52'31" EAST, A DISTANCE OF 53.07 FEET; THENCE SOUTH 27°43'36" EAST, A DISTANCE OF 58.15 FEET; THENCE SOUTH 65°29'39" EAST, A DISTANCE OF 73.31 FEET; THENCE NORTH 79°03'02" EAST, A DISTANCE OF 67.95 FEET TO THE POINT OF BEGINNING.

T-1(F):

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF SAID SECTION 45; THENCE SOUTH 68°12'39" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 1,343.58 FEET; THENCE SOUTH 65°52'49" WEST, CONTINUING ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 156.70 FEET; THENCE SOUTH 77°59'14" EAST, ALONG THE NORTHEASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2414, PAGE 241 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 08°14'25" EAST, A DISTANCE OF 222.11 FEET TO **THE POINT OF BEGINNING**; THENCE NORTH 82°04'02" EAST, A DISTANCE OF 46.01 FEET; THENCE NORTH 84°36'03" EAST, A DISTANCE OF 33.34 FEET; THENCE NORTH 83°31'21" EAST, A DISTANCE OF 40.73 FEET; THENCE NORTH 66°32'20" EAST, A DISTANCE OF 17.79 FEET; THENCE NORTH 42°34'30" EAST, A DISTANCE OF 16.51 FEET; THENCE NORTH 78°37'02" EAST, A

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DISTANCE OF 40.16 FEET; THENCE NORTH 83°21'36" EAST, A DISTANCE OF 75.66 FEET; THENCE SOUTH 40°47'16" EAST, A DISTANCE OF 45.86 FEET; THENCE SOUTH 04°27'01" WEST, A DISTANCE OF 29.80 FEET; THENCE SOUTH 17°49'30" WEST, A DISTANCE OF 38.73 FEET; THENCE SOUTH 18°36'31" WEST, A DISTANCE OF 28.49 FEET; THENCE SOUTH 48°03'38" WEST, A DISTANCE OF 29.95 FEET; THENCE SOUTH 51°32'48" EAST, A DISTANCE OF 38.15 FEET; THENCE SOUTH 03°28'04" WEST, A DISTANCE OF 37.28 FEET; THENCE SOUTH 32°15'28" WEST, A DISTANCE OF 42.61 FEET; THENCE SOUTH 20°42'41" WEST, A DISTANCE OF 53.69 FEET; THENCE SOUTH 34°54'51" EAST, A DISTANCE OF 35.08 FEET; THENCE SOUTH 14°47'00" WEST, A DISTANCE OF 58.76 FEET; THENCE SOUTH 56°20'51" WEST, A DISTANCE OF 27.43 FEET; THENCE SOUTH 38°27'36" WEST, A DISTANCE OF 56.42 FEET; THENCE SOUTH 32°42'49" WEST, A DISTANCE OF 42.44 FEET; THENCE SOUTH 19°33'49" WEST, A DISTANCE OF 51.43 FEET; THENCE SOUTH 58°34'14" EAST, A DISTANCE OF 53.02 FEET; THENCE NORTH 84°09'42" EAST, A DISTANCE OF 46.70 FEET; THENCE SOUTH 31°21'22" EAST, A DISTANCE OF 65.17 FEET; THENCE SOUTH 39°26'03" EAST, A DISTANCE OF 48.14 FEET; THENCE SOUTH 33°48'04" WEST, A DISTANCE OF 66.33 FEET; THENCE SOUTH 81°56'41" WEST, A DISTANCE OF 155.13 FEET; THENCE NORTH 67°50'20" WEST, A DISTANCE OF 42.43 FEET; THENCE NORTH 53°32'03" WEST, A DISTANCE OF 43.87 FEET; THENCE NORTH 03°42'45" WEST, A DISTANCE OF 80.35 FEET; THENCE NORTH 07°10'42" EAST, A DISTANCE OF 90.24 FEET; THENCE NORTH 02°21'02" EAST, A DISTANCE OF 39.25 FEET; THENCE NORTH 04°07'33" WEST, A DISTANCE OF 125.76 FEET; THENCE NORTH 35°46'54" WEST, A DISTANCE OF 41.18 FEET; THENCE NORTH 07°58'22" WEST, A DISTANCE OF 54.75 FEET; THENCE NORTH 55°00'34" WEST, A DISTANCE OF 22.33 FEET; THENCE NORTH 50°07'47" WEST, A DISTANCE OF 32.79 FEET; THENCE NORTH 18°06'09" EAST, A DISTANCE OF 39.63 FEET; THENCE NORTH 17°58'42" EAST, A DISTANCE OF 18.34 FEET; THENCE NORTH 21°33'02" WEST, A DISTANCE OF 46.14 FEET; THENCE NORTH 02°53'01" EAST, A DISTANCE OF 22.82 FEET; THENCE NORTH 42°37'45" EAST, A DISTANCE OF 65.95 FEET TO THE POINT OF BEGINNING.

T-1(H):

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF SAID SECTION 45; THENCE SOUTH 22°37'20" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 45, A DISTANCE OF 2,655.06 FEET TO **THE POINT OF BEGINNING**; THENCE NORTH 74°05'08" WEST, A DISTANCE OF 122.98 FEET; THENCE NORTH 83°01'33" WEST, A DISTANCE OF 75.46 FEET; THENCE NORTH 23°38'22" WEST, A DISTANCE OF 125.11 FEET; THENCE NORTH 69°03'55" WEST, A DISTANCE OF 84.47 FEET; THENCE NORTH 56°41'49" WEST, A DISTANCE OF 106.62 FEET; THENCE NORTH 66°22'11" WEST, A DISTANCE OF 121.46 FEET; THENCE NORTH 86°43'15" WEST, A DISTANCE OF 54.78 FEET; THENCE SOUTH 79°53'53" WEST, A DISTANCE OF 61.71 FEET; THENCE NORTH 46°35'20" WEST, A DISTANCE OF 36.44 FEET; THENCE NORTH 89°36'02" WEST, A DISTANCE OF 156.21 FEET; THENCE SOUTH 05°26'14" EAST, A DISTANCE OF 68.79 FEET; THENCE SOUTH 03°10'33" WEST, A DISTANCE OF 31.90 FEET; THENCE SOUTH 58°01'25" WEST, A DISTANCE OF 35.90 FEET; THENCE SOUTH 64°19'02" WEST, A DISTANCE OF 75.40 FEET; THENCE SOUTH 16°01'50" WEST, A DISTANCE OF 194.51 FEET; THENCE SOUTH 55°08'33" EAST, A DISTANCE OF 97.84 FEET; THENCE SOUTH 61°34'18" EAST, A DISTANCE OF 73.02 FEET; THENCE SOUTH 74°36'34" EAST, A DISTANCE OF 104.41 FEET; THENCE NORTH 62°39'40" EAST, A DISTANCE OF 175.19 FEET; THENCE NORTH 57°53'48" EAST, A DISTANCE OF 95.31 FEET; THENCE NORTH 82°51'36"

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EAST, A DISTANCE OF 73.74 FEET; THENCE SOUTH 73°05'35" EAST, A DISTANCE OF 114.31 FEET; THENCE NORTH 70°00'41" EAST, A DISTANCE OF 70.50 FEET; THENCE NORTH 48°39'16" EAST, A DISTANCE OF 67.75 FEET; THENCE SOUTH 81°31'57" EAST, A DISTANCE OF 73.44 FEET; THENCE SOUTH 80°26'05" EAST, A DISTANCE OF 83.21 FEET; THENCE SOUTH 66°37'19" EAST, A DISTANCE OF 38.82 FEET TO INTERSECT THE EASTERLY LINE OF SAID SECTION 45; THENCE NORTH 22°37'20" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 45, A DISTANCE OF 8.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.24 ACRES, MORE OR LESS

T-2.5(B):

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF SAID SECTION 45; THENCE SOUTH 68°12'39" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 1,343.58 FEET; THENCE SOUTH 65°52'49" WEST, CONTINUING ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 328.43 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICAL RECORDS BOOK 2414, PAGE 241 OF THE PUBLIC RECORDS OF NASSAU COUNTY FLORIDA; THENCE SOUTH 22°08'37" EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICAL RECORDS BOOK 2414, PAGE 241, A DISTANCE OF 3,477.24 FEET TO **THE POINT OF BEGINNING**; THENCE NORTH 17°58'12" EAST, A DISTANCE OF 8.49 FEET; THENCE SOUTH 88°49'49" EAST, A DISTANCE OF 179.40 FEET; THENCE NORTH 55°52'02" EAST, A DISTANCE OF 61.35 FEET; THENCE SOUTH 25°52'24" EAST, A DISTANCE OF 58.61 FEET; THENCE NORTH 47°13'33" EAST, A DISTANCE OF 28.63 FEET; THENCE NORTH 01°10'02" WEST, A DISTANCE OF 50.35 FEET; THENCE NORTH 88°49'49" EAST, A DISTANCE OF 10.51 FEET; THENCE SOUTH 88°51'13" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°50'11" EAST, A DISTANCE OF 30.29 FEET; THENCE SOUTH 55°51'57" EAST, A DISTANCE OF 76.89 FEET; THENCE NORTH 25°52'48" EAST, A DISTANCE OF 47.50 FEET; THENCE SOUTH 57°35'58" EAST, A DISTANCE OF 18.77 FEET; THENCE SOUTH 01°09'57" WEST, A DISTANCE OF 49.44 FEET; THENCE SOUTH 62°44'28" EAST, A DISTANCE OF 23.82 FEET; THENCE NORTH 88°50'00" EAST, A DISTANCE OF 74.34 FEET; THENCE SOUTH 88°50'10" EAST, A DISTANCE OF 64.91 FEET; THENCE NORTH 01°10'37" EAST, A DISTANCE OF 29.01 FEET; THENCE NORTH 25°54'10" WEST, A DISTANCE OF 23.79 FEET; THENCE NORTH 34°07'21" WEST, A DISTANCE OF 48.08 FEET; THENCE SOUTH 59°59'09" EAST, A DISTANCE OF 19.60 FEET; THENCE SOUTH 55°52'45" EAST, A DISTANCE OF 36.00 FEET; THENCE SOUTH 72°00'38" EAST, A DISTANCE OF 31.75 FEET; THENCE SOUTH 49°59'34" EAST, A DISTANCE OF 92.68 FEET; THENCE NORTH 43°50'59" EAST, A DISTANCE OF 35.09 FEET; THENCE SOUTH 43°51'11" EAST, A DISTANCE OF 99.71 FEET; THENCE SOUTH 55°51'50" EAST, A DISTANCE OF 76.87 FEET; THENCE SOUTH 71°06'28" EAST, A DISTANCE OF 63.88 FEET; THENCE NORTH 65°33'22" EAST, A DISTANCE OF 42.07 FEET TO A POINT ON THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2414, PAGE 241, DESIGNATED AS "POINT A" IN THIS DESCRIPTION; THENCE RETURN TO THE POINT OF BEGINNING AND RUN SOUTH 22°08'37" EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2414, PAGE 241, A DISTANCE OF 132

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FEET MORE OR LESS TO THE MARSHLANDS OF THE NASSAU RIVER; THENCE RUN ALONG SAID MARSHLANDS OF THE NASSAU RIVER, A DISTANCE OF 1,273 FEET, MORE OR LESS TO THE AFORESAID "POINT A" AS DESCRIBED IN THIS DESCRIPTION.

CONTAINING 3.19 ACRES, MORE OR LESS.

A handwritten signature in black ink, appearing to read "m. a. manzie".

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 14175

SECTION 4. 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 26th DAY OF April, 2021.

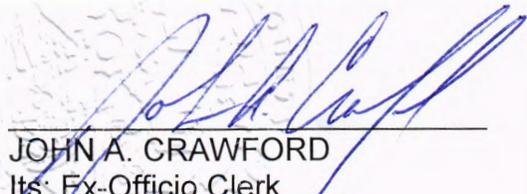
BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA



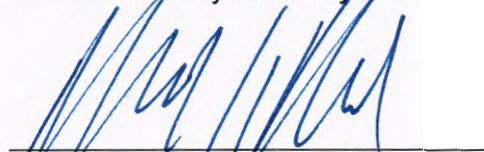
THOMAS FORD,
Its: Chairman

ATTEST as to Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

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



MICHAEL S. MULLIN,
County Attorney

EXHIBIT A

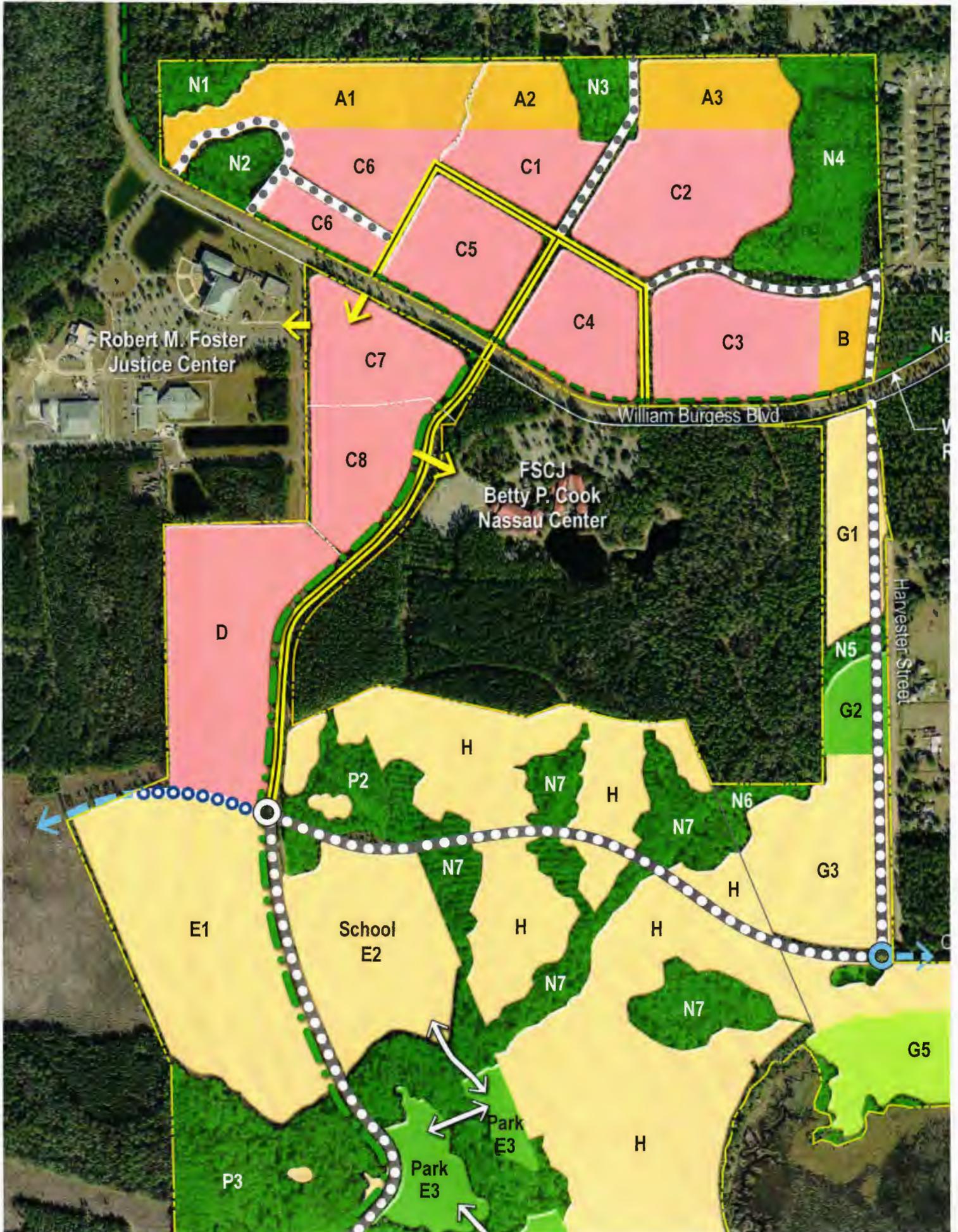


EXHIBIT A

LIBERTY COVE WILLIAM BURGESS BLUEPRINT LAND USE AND DENSITY

NORTH OF WILLIAM BURGESS BOULEVARD											
PARCEL	TRANSECT	GROSS ACRES	GROSS WETLAND ACRES	IMPACTED WETLAND ACRES	LINEAR PARK	ROW	NET DEV. ACRES	MAJOR LAND USES	PARK	SCHOOL	N
A1	T-3.5	14.34	3.04	0.00	0.00	0.52	10.78	Medical, Office, Commercial	0.00	0.00	
A2	T-3.5	5.32	0.00	0.00	0.00	0.00	5.32	Multi-family Residential	0.00	0.00	
A3	T-3.5	7.99	0.00	0.00	0.00	0.29	7.70	Assisted Living	0.00	0.00	
B	T-3.5	11.29	0.00	0.00	0.00	1.31	9.98	Park	11.29	0.00	
C1	T-4	8.41	0.14	0.14	0.00	1.33	7.08	Multi-family Residential	0.00	0.00	
C2	T-4	18.16	0.00	0.00	0.00	0.70	17.46	Assisted Living	0.00	0.00	
C3	T-4	9.13	0.00	0.00	0.00	1.55	7.58	Mixed Use	0.00	0.00	
C4	T-4	11.69	0.00	0.00	0.00	0.76	10.93	Mixed Use	0.00	0.00	
C5	T-4	12.40	4.11	0.00	0.00	1.15	7.14	Multi-family Residential	0.00	0.00	
C6	T-4	14.05	5.86	0.38	0.00	1.58	6.99	Medical, Office, Commercial	0.00	0.00	
N1	T-1	2.56	2.56	0.00	0.00	0.00	0.00	Nature Preserve	0.00	0.00	
N2	T-1	3.04	3.04	0.00	0.00	0.00	0.00	Nature Preserve	0.00	0.00	
N3	T-1	3.58	3.29	0.00	0.00	0.29	0.00	Nature Preserve	0.00	0.00	
N4	T-1	15.87	15.87	0.00	0.00	0.00	0.00	Nature Preserve	0.00	0.00	
Subtotal		137.83	37.91	0.52	0.00	9.48	90.96		11.29	0.00	
SOUTH OF WILLIAM BURGESS BOULEVARD											
PARCEL	TRANSECT	GROSS ACRES	GROSS WETLAND ACRES	IMPACTED WETLAND ACRES	LINEAR PARK	ROW	NET DEV. ACRES	MAJOR LAND USES	PARK	SCHOOL	N
C7	T-4	11.87	4.71	4.71	0.40	0.25	11.22	Retail, Office	0.40	0.00	
C8	T-4	11.75	0.98	0.08	1.18	0.71	8.96	Multi-family Residential	1.18	0.00	
D	T-4	25.28	10.73	2.02	1.71	0.85	14.01	Multi-family Residential	1.71	0.00	
E1	T-3	38.17	4.38	3.16	1.82	1.32	33.81	SFR attached (limited) and detached, neighborhood, civic	1.82	0.00	
E2	T-3	30.12	3.87	0.45	0.00	1.25	25.45	Elementary School	0.00	25.45	
E3	T-3	17.28	0.00	0.00	0.51	0.41	16.36	Park	17.28	0.00	
F1	T-3.5	4.32	0.00	0.00	0.00	0.33	3.99	River Village	0.33	0.00	
F2	T-3.5	33.15	0.00	0.00	1.84	1.05	30.26	River Village	1.05	0.00	
F3	T-3.5	13.24	0.00	0.00	0.00	0.00	13.24	Park	13.24	0.00	
G1	T-3	9.95	0.00	0.00	0.00	1.68	8.27	Single Family Residential	0.00	0.00	
G2	T-3	4.33	0.00	0.00	0.00	0.77	3.56	Park	4.33	0.00	
G3	T-3	16.77	0.00	0.00	0.00	1.49	15.28	Single Family Residential	0.00	0.00	
G4	T-3	13.48	0.90	0.00	0.00	0.45	12.13	Single Family Residential	0.00	0.00	
G5	T-2.5	14.97	2.88	0.00	0.00	0.00	12.09	Single Family Residential	0.00	0.00	
H	T-3	84.55	0.81	0.81	0.00	0.00	84.55	Single Family Residential	0.00	0.00	
N5	T-1	1.32	1.10	0.00	0.00	0.22	0.00	Nature Preserve	0.00	0.00	
N6	T-1	1.56	1.56	0.00	0.00	0.00	0.00	Nature Preserve	0.00	0.00	
N7	T-1	30.31	30.31	0.00	0.00	0.00	0.00	Nature Preserve	0.00	0.00	
P2	T-3	9.86	5.75	0.00	0.00	0.54	3.57	Nature Preserve	0.00	0.00	
P3	T-3	42.45	41.22	0.00	0.78	0.45	0.00	Nature Preserve	0.00	0.00	
Subtotal		414.73	109.20	11.23	8.24	11.77	296.75		41.34	25.45	
Total		552.56	147.11	11.75	8.24	21.25	387.71		52.63	25.45	

* Total required park to be trued up, if any and met through Linear Park or expansion of River Village or other parks.