

**ORDINANCE NO. 2024-012**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AMENDING CHAPTER 20 ½ -PLANNING AND DEVELOPMENT, ARTICLE VI – DEVELOPMENT DISTRICTS, SECTION 20 ½-168(b)(8) – EXHIBIT A, BOUNDARIES OF DISTRICT, ORDINANCE 2021-10 WHICH ESTABLISHED THE LIBERTY COVE COMMUNITY DEVELOPMENT DISTRICT, SPECIFICALLY SECTION 3, IN ORDER TO AMEND THE EXTERNAL BOUNDARIES OF THE LIBERTY COVE COMMUNITY DEVELOPMENT DISTRICT, PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2023); PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of County Commissioners of Nassau County (“County”) established the Liberty Cove Community Development District (“District”) by enacting Ordinance No. 2021-10, which became effective on July 2, 2021; and

**WHEREAS**, the District has petitioned the County to enact an ordinance which shall amend the boundaries of the District by adding approximately 0.34 acres; and

**WHEREAS**, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the County on April 22, 2024; and

**WHEREAS**, upon consideration of the record established at that hearing, the County determined that the statements within the Petition were true and correct, that the amendment of the District’s boundaries is not inconsistent with any applicable element or portion of the state comprehensive plan or the local government comprehensive plan, that the land within the District as amended is of sufficient size, is sufficiently compact, and sufficiently contiguous to be developable as a functionally interrelated community, that the District as amended is the best alternative available for delivering community development services and facilities to the area served by the District, that the services and facilities of the amended District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities, and that the area to be served by the amended District is amenable to separate special-district governance; and

**WHEREAS**, amendment of the District boundaries will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the petition; and

**WHEREAS**, amendment of the District's boundaries shall not act to amend any land development approvals governing the land area to be included within the District.

**WHEREAS**, upon consideration of the record, the County finds it is in the best interest of the County to amend Ordinance 2021-10.

**NOW THEREFORE BE IT ORDAINED** by the Board of County Commissioners of Nassau County, Florida, that Ordinance 2021-10, shall be amended as follows:

#### **SECTION 1. AUTHORITY.**

This ordinance is adopted in compliance with and pursuant to the Uniform Community Development District Act of 1980 codified in Chapter 190, Florida Statutes (2023). Nothing contained herein shall constitute an amendment to any land development approvals for the land area included within the District as amended.

#### **SECTION 2. AMENDMENT; EXTERNAL BOUNDARIES OF THE DISTRICT.**

Chapter 20 ½ -Planning and Development, Article VI – Development Districts, Section 20 ½-168(b)(8) – Exhibit A, Boundaries of District, Nassau County Ordinance No. 2021-10 is hereby amended to reflect the external boundaries of the District as described in **Exhibit A** attached hereto, with the overall District now containing 312.17 acres, more or less.

#### **SECTION 3. SEVERABILITY.**

If any provision of this ordinance, or the application thereof, is finally determined by a court of competent jurisdiction to be invalid, illegal or unenforceable, such provision shall be deemed to be severable and the remaining provisions shall continue in full force and effect provided that the invalid, illegal or unenforceable provision is not material to the logical and intended interpretation of this ordinance.

#### **SECTION 4. CODIFICATION.**

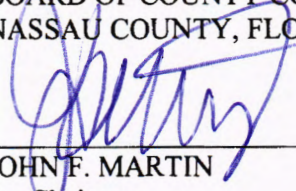
It is the intent of the Board of County Commissioners for Nassau County that the provisions of this Ordinance shall become and shall be made part of the Code of Ordinances of Nassau County, Florida. The sections of this Ordinance may be re-numbers or re-lettered and the words may be changed to section, article or other such appropriate word or phrase in order to accomplish such intention. The Nassau County Clerk of Courts will ensure that this Ordinance is codified into, and published, as part of the Nassau County Code of Ordinances.

**SECTION 5. EFFECTIVE DATE.**

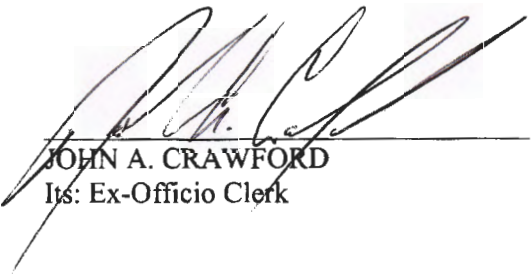
This ordinance shall become effective as prescribed by Florida general law.

**DULY ADOPTED** this 22nd day of April, 2024.

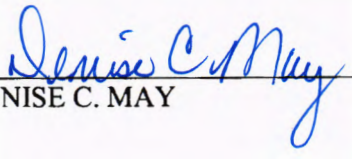
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
\_\_\_\_\_  
JOHN F. MARTIN  
Its: Chairman

ATTEST AS TO CHAIRMAN'S SIGNATURE:

  
\_\_\_\_\_  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

Approved as to form by the Nassau County Attorney:

  
\_\_\_\_\_  
DENISE C. MAY

## Exhibit A

A PARCEL OF LAND SITUATE IN SECTIONS 8, 17 AND THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE SOUTH 00°41'02" EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2,567.97 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 890, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°41'02" EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 1,394.38 FEET TO INTERSECT THE NORTHERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 87°03'48" WEST, ALONG THE NORTHERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, A DISTANCE OF 810.15 FEET TO THE NORTHWESTERLY CORNER OF SAID JOHN UPTERGROVE GRANT, SECTION 45; THENCE SOUTH 22°58'32" EAST, ALONG THE WESTERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, A DISTANCE OF 1,482.92 FEET TO INTERSECT THE WESTERLY LINE OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 01°00'34" EAST, ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 2,150.23 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 1, OF SAID SECTION 17; THENCE NORTH 87°40'15" EAST, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 925.82 FEET TO INTERSECT THE WESTERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45; THENCE SOUTH 23°54'32" EAST, ALONG THE WESTERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, A DISTANCE OF 841.23 FEET TO A 4"x4" CONCRETE MONUMENT "RAYONIER" LOCATED AT THE EDGE OF MARSH OF THE MARSHLANDS OF THE NASSAU RIVER AND A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING AND RUN ALONG THE PERIMETER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 890, THE FOLLOWING TWO COURSES: (1) NORTH 88°03'30" EAST A DISTANCE OF 893.88 FEET; (2) THENCE NORTH 00°32'56" WEST A DISTANCE OF 1,418.65 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT RIGHT-OF-WAY); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: (1) THENCE SOUTH 63°08'58" EAST A DISTANCE OF 840.54 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 925.00 FEET; (2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°36'59", AN ARC DISTANCE OF 90.40 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 80°20'57" EAST A DISTANCE OF 90.37 FEET; (3) THENCE SOUTH 57°32'57" EAST A DISTANCE OF 234.37 FEET TO THE NORTHERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 847, PAGE 1481, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 30°09'27" WEST, ALONG THE NORTHWESTERLY LINE OF LAST REFERENCED LANDS, A DISTANCE OF 390.53 FEET TO THE NORTHWEST CORNER OF PARCEL "A" DESCRIBED IN OFFICIAL RECORDS BOOK 884, PAGES 915 THROUGH 924, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF LANDS DESCRIBED AS EXHIBIT "A", PARCEL 3 IN OFFICIAL RECORDS BOOK 849, PAGES 1456 THROUGH 1458, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THE FOLLOWING NINE COURSES: (1) THENCE NORTH 88°43'32" WEST A DISTANCE OF 68.74 FEET; (2) THENCE SOUTH 01°24'49" EAST A DISTANCE OF 118.83 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 430.00 FEET; (3) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°17'48", AN ARC DISTANCE OF 284.90 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 18°14'06" WEST A DISTANCE OF 280.73 FEET; (4) THENCE SOUTH 33°53'00" WEST A DISTANCE OF 220.41 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 530.00 FEET; (5) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°04'54", AN ARC DISTANCE OF 139.51 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 41°25'27" WEST A DISTANCE OF 139.11 FEET; (6) THENCE SOUTH 48°57'54" WEST A DISTANCE OF 502.75 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 470.00 FEET; (7) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°53'25", AN ARC DISTANCE OF 392.85 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 25°01'12" WEST A DISTANCE OF 381.51 FEET; (8) THENCE SOUTH 01°04'29" WEST A DISTANCE OF 331.34 FEET TO INTERSECT THE NORTHERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45; (9) THENCE NORTH 87°21'52" EAST, ALONG THE NORTHERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, A DISTANCE OF 358.69 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 889, PAGE 1025, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 22°10'07" EAST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 3,595.04 FEET TO A 4"x4" CONCRETE MONUMENT "RAYONIER"; THENCE CONTINUE SOUTH 22°10'07" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 88 FEET MORE OR LESS TO THE MARSHLANDS OF THE NASSAU RIVER; THENCE SOUTHWESTERLY, SOUTHEASTERLY AND SOUTHWESTERLY, ALONG THE MARSHLANDS OF THE NASSAU RIVER, A DISTANCE OF 5,037 FEET MORE OR LESS TO ABOVE REFERENCED POINT "A" AND THE CLOSING POINT OF THIS DESCRIPTION.

CONTAINING 241.11 ACRES MORE OR LESS.

LEGAL DESCRIPTION  
COOK-COLEMAN PARCEL  
LIBERTY COVE  
2021-04-01

**PROSSER**  
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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 REFERRED 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 121.18 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 88°41'57" WEST A DISTANCE OF 120.88 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 85.88 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 88°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 85°52'48" 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 1468, 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 1468, 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 NASSAU RIVER, A DISTANCE OF 3,028 FEET MORE OR LESS TO ABOVE REFERENCE POINT "A" AND THE CLOSE OF THIS DESCRIPTION.

**LEGAL DESCRIPTION**  
**SALLETTE PARCEL**  
LIBERTY COVE  
2021-04-01

**PROSSER**  
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LESS AND EXCEPT:

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 NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE S 00°41'02" E, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 3,952.33 FEET TO INTERSECT THE NORTH LINE OF SAID SECTION 45; THENCE N 87°22'00" E, ALONG THE NORTH LINE OF SAID SECTION 45, A DISTANCE OF 750.12 FEET; THENCE N 87°21'52" E, ALONG THE NORTH LINE OF SAID SECTION 45, A DISTANCE OF 359.89 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1942, PAGE 573 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE S 22°10'07" E, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1942, PAGE 573, A DISTANCE OF 995.53 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 22°10'07" E, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1942, PAGE 573, A DISTANCE OF 942.87 FEET; THENCE S 57°10'25" W, A DISTANCE OF 997.98 FEET; THENCE N 32°49'35" W, A DISTANCE OF 129.79 FEET; THENCE IN A NORTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1,965.00 FEET, HAVING A CHORD BEARING OF N 11°50'05" W AND A CHORD DISTANCE OF 1,407.85 FEET, HAVING A CENTRAL ANGLE OF 41°59'00" AND AN ARC LENGTH OF 1,439.85 FEET TO A POINT; THENCE IN A NORTHEASTERLY DIRECTION WITH A COMPOUND TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 30.00 FEET, HAVING A CHORD BEARING OF N 35°38'21" E AND A CHORD DISTANCE OF 28.76 FEET, HAVING A CENTRAL ANGLE OF 52°57'51" AND AN ARC LENGTH OF 27.73 FEET TO A POINT; THENCE N 58°32'31" E, A DISTANCE OF 14.58 FEET; THENCE IN A EASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 39.08 FEET, HAVING A CHORD BEARING OF N 74°05'34" E AND A CHORD DISTANCE OF 23.57 FEET, HAVING A CENTRAL ANGLE OF 35°06'08" AND AN ARC LENGTH OF 23.94 FEET TO A POINT; THENCE S 82°45'44" E, A DISTANCE OF 46.70 FEET; THENCE S 82°53'08" E, A DISTANCE OF 111.15 FEET; THENCE IN A EASTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 665.79 FEET, HAVING A CHORD BEARING OF S 85°47'11" E AND A CHORD DISTANCE OF 70.75 FEET, HAVING A CENTRAL ANGLE OF 08°05'30" AND AN ARC LENGTH OF 70.79 FEET TO A POINT; THENCE S 87°47'28" E, A DISTANCE OF 201.58 FEET; THENCE IN A EASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 285.00 FEET, HAVING A CHORD BEARING OF S 82°36'02" E AND A CHORD DISTANCE OF 47.95 FEET, HAVING A CENTRAL ANGLE OF 10°22'52" AND AN ARC LENGTH OF 48.01 FEET TO A POINT; THENCE S 77°24'36" E, A DISTANCE OF 323.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.8 ACRES, MORE OR LESS

LEGAL DESCRIPTION  
SCHOOL PARCEL  
LIBERTY COVE  
2021-04-01

**PROSSER**  
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LESS AND EXCEPT:

PARCEL C-7

A PARCEL OF LAND SITUATE IN THE SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE S 00°41'02" E, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 701.90 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100' RIGHT-OF-WAY); THENCE IN A SOUTHEASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 895.00 FEET, HAVING A CHORD BEARING OF S 59°28'00" E WITH A CHORD DISTANCE OF 90.08 FEET AND AN ARC LENGTH OF 90.14 FEET; THENCE CONTINUE S 63°08'58" E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WILLIAM BURGESS ROAD, A DISTANCE OF 811.78 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S 63°08'58" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD, A DISTANCE OF 660.62 FEET; THENCE S 26°51'04" W, A DISTANCE OF 98.51 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 432.50 FEET, HAVING A CHORD BEARING OF S 09°54'10" W AND A CHORD DISTANCE OF 252.16 FEET, HAVING A CENTRAL ANGLE OF 33°53'49" AND AN ARC LENGTH OF 255.87 FEET; THENCE IN A WESTERLY DIRECTION WITH A REVERSE NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 300.00 FEET, HAVING A CHORD BEARING OF N 71°58'15" W AND A CHORD DISTANCE OF 92.87 FEET, HAVING A CENTRAL ANGLE OF 17°48'11" AND AN ARC LENGTH OF 93.04 FEET; THENCE N 63°05'09" W, A DISTANCE OF 417.31 FEET; THENCE IN A WESTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 150.00 FEET, HAVING A CHORD BEARING OF N 70°50'54" W AND A CHORD DISTANCE OF 40.52 FEET, HAVING A CENTRAL ANGLE OF 15°31'29" AND AN ARC LENGTH OF 40.84 FEET TO INTERSECT THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 938, PAGE 888 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE N 00°32'55" W, ALONG THE EASTERLY LINE OF LAST SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 938, PAGE 888 A DISTANCE OF 402.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.74 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING:

LEGAL DESCRIPTION

PARCEL C7

LIBERTY COVE

2021-04-01

**PROSSER**

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# MANZIE & DRAKE LAND SURVEYING



## LEGAL DESCRIPTION

PARCEL C-8 ALTA

08/07/2023

A PARCEL OF LAND SITUATE IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE S  $00^{\circ}38'06''$  E, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2,558.41 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 888 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH  $88^{\circ}06'24''$  EAST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 793.17 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH  $00^{\circ}30'00''$  WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 888, A DISTANCE OF 1,014.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $15^{\circ}31'29''$ , AN ARC DISTANCE OF 40.64 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH  $70^{\circ}47'59''$  EAST A DISTANCE OF 40.52 FEET; THENCE SOUTH  $63^{\circ}02'15''$  EAST, A DISTANCE OF 417.31 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $17^{\circ}46'11''$ , AN ARC DISTANCE OF 93.04 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH  $71^{\circ}55'20''$  EAST A DISTANCE OF 92.67 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 432.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $23^{\circ}25'29''$ , AN ARC DISTANCE OF 176.82 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH  $18^{\circ}42'35''$  EAST A DISTANCE OF 175.59 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 237.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $29^{\circ}03'25''$ , AN ARC DISTANCE OF 120.45 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH  $15^{\circ}53'37''$  EAST A DISTANCE OF 119.16 FEET; THENCE SOUTH  $01^{\circ}21'54''$  EAST A DISTANCE OF 94.56 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 260.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $35^{\circ}17'49''$ , AN ARC DISTANCE OF 160.17 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH  $16^{\circ}17'00''$  WEST A DISTANCE OF 157.65 FEET; THENCE SOUTH  $33^{\circ}55'55''$  WEST A DISTANCE OF 220.32 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 360.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $09^{\circ}28'37''$ , AN ARC DISTANCE OF 59.55 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH  $38^{\circ}40'13''$  WEST A DISTANCE OF 59.48 FEET; THENCE NORTH  $44^{\circ}46'56''$  WEST A DISTANCE OF 8.68 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 211.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $11^{\circ}17'09''$ , AN ARC DISTANCE

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

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[www.manzieanddrake.com](http://www.manzieanddrake.com)





# MANZIE & DRAKE LAND SURVEYING



OF 41.56 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 50°25'31" WEST A DISTANCE OF 41.49 FEET; THENCE NORTH 56°04'05" WEST A DISTANCE OF 34.83 FEET; THENCE NORTH 11°04'05" WEST A DISTANCE OF 28.28 FEET; THENCE NORTH 33°55'55" EAST A DISTANCE OF 12.00 FEET; THENCE NORTH 56°04'05" WEST A DISTANCE OF 30.00 FEET; THENCE SOUTH 33°55'55" WEST A DISTANCE OF 8.00 FEET; THENCE SOUTH 78°55'55" WEST A DISTANCE OF 28.28 FEET; THENCE NORTH 56°04'05" WEST A DISTANCE OF 11.05 FEET; THENCE SOUTH 33°55'55" WEST A DISTANCE OF 30.00 FEET; THENCE SOUTH 56°04'05" EAST A DISTANCE OF 11.05 FEET; THENCE SOUTH 33°55'55" WEST A DISTANCE OF 16.89 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 165.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°04'54", AN ARC DISTANCE OF 43.43 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 41°28'22" WEST A DISTANCE OF 43.31 FEET; THENCE SOUTH 49°00'49" WEST A DISTANCE OF 69.44 FEET; THENCE SOUTH 88°06'24" WEST A DISTANCE OF 146.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.26 ACRES, MORE OR LESS

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

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)

## Heather Nazworth

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**From:** Municode Ords Admin <MunicodeOrds@civicplus.com>  
**Sent:** Monday, April 29, 2024 5:25 AM  
**To:** Heather Nazworth  
**Subject:** \*EXTERNAL\*: RE: Nassau County, FL Code of Ordinances - 2023(11325) OrdBank

**This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

We have received your files.

Thank you and have a nice day.

Ords Administrator  
[Municodeords@civicplus.com](mailto:Municodeords@civicplus.com)  
1-800-262-2633  
P.O. Box 2235  
Tallahassee, FL 32316

When available, please send all documents in WORD format to [Municodeords@civicplus.com](mailto:Municodeords@civicplus.com). However, if WORD format is not available, we welcome any document format including PDF.

**SVj (she/her/hers)**

Production Support Specialist Supplement Department • **CivicPlus**  
[civicplus.com](http://civicplus.com)



Powering and Empowering Local Governments

**From:** Heather Nazworth <hnazworth@nassauclerk.com>  
**Sent:** Friday, April 26, 2024 11:34 AM  
**To:** Municode Ords Admin <MunicodeOrds@civicplus.com>  
**Cc:** Abigail Martini <amartini@nassauclerk.com>  
**Subject:** Nassau Approved Ordinances

Gentlemen:

Enclosed please find a certified copy of Ordinance Nos. 2024-009, 2024-010, 2024-011 and 2024-012 was adopted by the Nassau County Board of County Commissioners in a regular session on April 22, 2024.. **Also, please provide a confirmation email.**

Please include these ordinances in the supplement. Thank you for your assistance in this matter.

On behalf of John A. Crawford, Ex-Officio Clerk

Heather Nazworth  
Chief Deputy Clerk Services/BOCC/VAB  
Nassau County Clerk of the Circuit Court/Comptroller  
76347 Veterans Way, Ste. 456  
Yulee, FL 32097

Direct (904)548-4666  
Toll Free (800) 958-3496  
Fax (904) 548-4508  
Email: [hnazworth@nassauclerk.com](mailto:hnazworth@nassauclerk.com)  
Website: [www.nassauclerk.com](http://www.nassauclerk.com)

**Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, please do not send electronic mail to this entity. Instead, please contact this office by phone or in writing.**



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

April 26, 2024

Honorable John A. Crawford  
Clerk of the Circuit Court  
Nassau County  
76347 Veteran's Way, Suite 456  
Yulee, Florida 32097

Dear Honorable John Crawford:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Nassau County Ordinance No. 2024-012, which was filed in this office on April 26, 2024.

Sincerely,

Matthew Hargreaves  
Administrative Code and Register Director

MJH/wlh





## FLORIDA DEPARTMENT *of* STATE

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