

RESOLUTION NO. 2012 - 93A

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA CONSTITUTING THE SECOND AMENDMENT TO THE THREE RIVERS DEVELOPMENT OF REGIONAL IMPACT (DRI); AMENDING RESOLUTION 2006-126, AS AMENDED BY RESOLUTION 2008-77; REMOVING A 2.30+/- ACRE PARCEL FROM THE DRI; AMENDING THE LEGAL DESCRIPTION OF THE DRI; FINDING THAT THE PROPOSED CHANGES DO NOT CONSTITUTE A SUBSTANTIAL DEVIATION REQUIRING ADDITIONAL DRI REVIEW; FINDING THAT THE PROPOSED CHANGES DO NOT REQUIRE A NOTICE OF PROPOSED CHANGE AND DO NOT CREATE ANY ADDITIONAL REGIONAL IMPACTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on August 28, 2006 Nassau County adopted Resolution No. 2006-126 constituting the development order (Development Order) for the Three Rivers Development of Regional Impact (DRI); and

**WHEREAS**, on February 25, 2008, Nassau County adopted Resolution 2008-77, constituting the first amendment of the Development Order for the Three Rivers DRI; and

**WHEREAS**, on March 29, 2012, the Developer of Three Rivers, Three Rivers Timber, LLC, through Paige Hobbs Johnston, Esq., filed an Amendment to the Development Order (Amendment) pursuant to Section 380.06(19)(e)2.k, Florida Statutes; and

**WHEREAS**, the Amendment proposes to remove a 2.30+/- acre parcel from the DRI and to amend the legal description of the DRI to delete this parcel from the DRI; and

**WHEREAS**, on May 4, 2012 the Department of Economic Opportunity (DEO), in consultation with the Northeast Florida Regional Council (NEFRC), submitted its report and recommendation on the amendment finding that the proposed changes are consistent with Section 380.06(19)(e)2, Florida Statutes, and does not create the likelihood of any additional regional impacts, and therefore does not constitute a substantial deviation and does not require the filing of a Notice of Proposed Change; and

**WHEREAS**, Nassau County Board of County Commissioners, as the governing body having jurisdiction over the issuance and conditions of issuance of a Development Order pursuant to Chapter 380, Florida Statutes; and

**WHEREAS**, the Board of County Commissioners has reviewed the said Amendment, conducted a public hearing on June ~~28~~ 25, 2012 at which all parties were afforded the opportunity to present evidence and testimony on this matter, and any member of the public requesting to do so was given an opportunity to present written or oral communication consistent with the adopted rules of procedure; and

**WHEREAS**, public notice of said hearing was provided in accordance with Chapter 380.06, Florida Statutes, and Chapter 125, Florida Statutes.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA:**

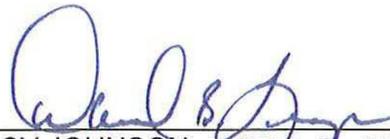
1. The foregoing findings are incorporated herein by reference and made a part hereof.
2. The Findings of Fact and Conclusions of Law stated in Resolution No. 2006-126, as amended, remain true and correct and are restated as if fully set forth herein.
3. The Nassau County Board of County Commissioners has reviewed the proposed changes to the Three Rivers Development of Regional Impact development order and has determined that such changes do not constitute a substantial deviation as that term is defined in Section 380.06(19), Florida Statutes and does not require a Notice of Proposed Change.
4. This Resolution shall constitute an amendment to the Three Rivers DRI adopted by Resolution 2006-126, as amended by Resolution 2008-77.
5. The changes proposed to the Three Rivers DRI by this second amendment are consistent with the Nassau County Comprehensive Plan and Land Development Code.
6. The Three Rivers Development of Regional Impact Development Order is hereby amended to remove the 2.30+/- acre parcel identified in the legal description attached hereto as Exhibit "A" from the DRI (the FOP Parcel).
7. The revised legal description of the property comprising the Three Rivers Development of Regional Impact is incorporated herein as Exhibit "B" (the DRI Parcel).
8. The revised Map H of the property comprising the Three Rivers Development of Regional Impact is incorporated herein as Exhibit "C" (the Revised Map H of the DRI).
9. Except as amended hereby, Resolution 2006-126, as amended, shall remain in full force and effect, binding in accordance with its terms on all parties thereto. This amended Development Order shall take precedence over any of the applicable provisions of previous of development orders which are in conflict therewith.
10. Nassau County will render a copy of this Second Amendment to the Development Order to the Florida Department of Economic Opportunity, Office of Comprehensive Local Planning, the Northeast Florida Regional Council, and the Developer. .

11. Severability. If any section, subsection, sentence, clause or provision of this Resolution is held invalid, the remainder of the Resolution shall be construed as not having contained the section, subsection, sentence, clause or provision, and shall not be affected by such hold.

12. This Resolution shall take effect immediately upon its adoption.

**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS  
OF NASSAU COUNTY, FLORIDA, THIS 25th DAY OF June,  
2012.**

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA



~~STACY JOHNSON~~ DANIEL B. LEEPER  
Its: ~~Chairwoman~~ Chairman

Attest as to Chairman's  
Signature:

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

MES  
07-24-12

Approved as to form:

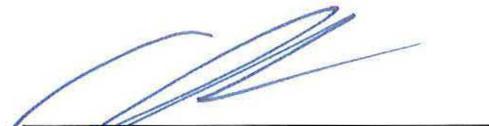
  
\_\_\_\_\_  
DAVID A. HALLMAN  
Its: County Attorney

EXHIBIT "A"

SCHEDULE "A"

A portion of Section 11, Township 2 North, Range 26 East, Nassau County, Florida, being more particularly described as follows:

Commence at the intersection of the Southerly limited access right of way line of State Road 200 (a variable width right of way, per Florida Department of Transportation right of way map, Section No. 74040-2528) with the Westerly right of way line of Edwards Road (an 80 foot right of way, per Official Records Book 246, page 196 of the public records of said County); thence Southeasterly and Southerly along said Westerly right of way line, run the following six (6) courses and distances: COURSE NO. 1: South 51°26'11" East, 10.77 feet; COURSE NO. 2: South 08°10'18" East, 867.32 feet to the point of curvature of a curve leading Southerly; COURSE NO. 3: Southerly along and around the arc of said curve concave Easterly, having a radius of 4086.51 feet, an arc distance of 869.35 feet, said arc being subtended by a chord bearing and distance of South 14°15'58" East, 867.71 feet to the point of tangency of last said curve; COURSE NO. 4: South 20°21'38" East, 168.46 feet to the Point of Beginning; COURSE NO. 5: continue South 20°21'38" East, 109.49 feet to the point of curvature of a curve leading Southeasterly; COURSE NO. 6: Southeasterly, along and around the arc of said curve, concave Southwesterly, having a radius of 3779.72 feet, an arc distance of 16.37 feet, said arc being subtended by a chord bearing and distance of South 20°14'12" East, 16.37 feet; thence South 28°06'20" West, 140.53 feet; thence South 55°40'09" West, 116.85 feet; thence South 00°03'21" West, 95.86 feet; thence South 80°27'24" West, 188.89 feet; thence North 06°26'34" West, 148.74 feet; thence North 22°36'39" East, 97.74 feet; thence North 29°25'03" East, 66.67 feet; thence North 61°05'54" East, 287.49 feet to the Point of Beginning.

EXHIBIT "B"

LEGAL DESCRIPTION FOR DRI AFTER REMOVAL OF FOP PARCEL

PARCEL A (THREE RIVERS TIMBER, LLC)

A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 88°33'22" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 974.33 FEET TO THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 200 (A1A) (A VARIABLE WIDTH RIGHT-OF-WAY AS CURRENTLY ESTABLISHED) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°33'22" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1549.02 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1050, PAGE 800 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 06°04'20" EAST, ALONG SAID EASTERLY LINE, 296.32 FEET TO THE SOUTHERLY LINE OF SAID LANDS; THENCE SOUTH 88°33'22" WEST, ALONG SAID SOUTHERLY LINE, 299.55 FEET TO THE WESTERLY LINE OF SAID LANDS; THENCE NORTH 06°04'20" WEST, ALONG SAID WESTERLY LINE, 296.32 FEET TO THE AFORESAID NORTH LINE OF SECTION 9; THENCE SOUTH 88°33'22" WEST, ALONG SAID NORTH LINE, 410.50 FEET; THENCE SOUTH 26°32'28" WEST, 110.54 FEET; THENCE SOUTH 27°17'20" EAST, 112.08 FEET; THENCE SOUTH 83°09'20" EAST, 171.14 FEET; THENCE SOUTH 26°57'15" EAST, 189.89 FEET; THENCE SOUTH 13°47'00" EAST, 305.12 FEET; THENCE SOUTH 83°54'46" EAST, 174.52 FEET; THENCE SOUTH 05°49'27" EAST, 199.02 FEET; THENCE SOUTH 81°13'39" EAST, 144.06 FEET; THENCE SOUTH 49°49'29" EAST, 126.55 FEET; THENCE SOUTH 21°07'20" EAST, 130.97 FEET; THENCE SOUTH 38°10'00" EAST, 189.46 FEET; THENCE SOUTH 77°24'55" EAST, 130.05 FEET; THENCE SOUTH 36°38'15" EAST, 95.96 FEET; THENCE SOUTH 23°18'40" EAST, 79.92 FEET; THENCE SOUTH 20°27'40" WEST, 101.47 FEET; THENCE SOUTH 42°31'10" WEST, 208.76 FEET; THENCE SOUTH 31°39'09" EAST, 780 FEET MORE OR LESS, TO THE MEAN HIGH WATER LINE OF TOM. MANN CREEK; THENCE SOUTHEASTERLY ALONG SAID MEAN HIGH WATER LINE AND THE MEANDERINGS THEREOF, AND ALONG THE MEAN HIGH WATER LINE OF BOGGY CREEK AND THE MEANDERINGS THEREOF, 3780 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 716, PAGE 1633, SAID PUBLIC RECORDS; THENCE SOUTH 57°36'07" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LANDS, 397.69 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 58°10'17" EAST, CONTINUING ALONG SAID NORTHEASTERLY LINE, 72.47 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LOGAN ROAD (A 60 FOOT RIGHT-OF-WAY AS ESTABLISHED); THENCE NORTH 51°19'32" EAST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 433.20 FEET TO AN ANGLE POINT; THENCE NORTH 51°03'16" EAST, CONTINUING ALONG SAID NORTHWESTERLY LINE, 595.67 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF POLICE LODGE ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED, BEING MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 711, PAGE 1706, SAID PUBLIC RECORDS); THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES AND DISTANCES: COURSE NO. 1: NORTH 20°29'45" WEST, 3252.42 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 996.86 FEET, AN ARC DISTANCE OF 343.00 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 10°38'19" WEST, 341.31 FEET TO THE POINT OF TANGENCY; COURSE NO. 3: NORTH 00°46'53" WEST, 723.06 FEET TO THE AFORESAID SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 200 (A1A); THENCE NORTH 82°46'55" WEST, ALONG LAST SAID LINE, 275.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 200 ACRES, MORE OR LESS

PARCEL B (THREE RIVERS TIMBER, LLC)

A PORTION OF SECTIONS 9, 10, 11, 14, 15, THE W. LOFTON GRANT, SECTION 44, AND THE ROBERT HARRIS GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 01°04'10" EAST, ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 148.29 FEET TO THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 200 (A1A) (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE POINT OF BEGINNING; THENCE NORTH 82°46'55" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 648.24 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF POLICE LODGE ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 00°46'53" EAST, 714.62 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 2 SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 936.86 FEET, AN ARC DISTANCE OF 322.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10°38'19" EAST, 320.77 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 20°29'45" EAST, 3315.67 FEET; THENCE SOUTH 69°30'15" WEST, 60.00 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID POLICE LODGE ROAD WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LOGAN ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 51°03'16" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 499.11 FEET TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 720, PAGE 1963, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 01°01'45" EAST, ALONG SAID EASTERLY BOUNDARY, 899.20 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS; THENCE SOUTH 88°42'51" WEST, 60.80 FEET TO A POINT ON THE WESTERLY LINE OF SECTION 15, SAID POINT HEREINAFTER REFERED TO AS REFERENCE POINT "A"; THENCE SOUTHEASTERLY ALONG A TRAVERSE LINE FOLLOWING THE MEANDERINGS OF BOGGY CREEK RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 65°44'20" EAST, 1108.97 FEET; COURSE NO. 2: SOUTH 73°13'20" EAST, 923.84 FEET; COURSE NO. 3 SOUTH 34°18'04" EAST, 1252.54 FEET; COURSE NO. 4: SOUTH 62°34'44" EAST, 1004.12 FEET; COURSE NO. 5: SOUTH 48°44'48" EAST, 913.35 FEET; COURSE NO. 6: SOUTH 18°11'58" EAST, 1646.63 FEET TO A POINT HEREINAFTER REFERED TO AS REFERENCE POINT "B"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE EASTERLY AND NORTHERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 200, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 82°46'55" EAST, 1763.43 FEET; COURSE NO. 2: NORTH 07°13'05" EAST, 34.00 FEET; COURSE NO. 3: SOUTH 82°46'55" EAST, 4415.59 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 4: EASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5799.59 FEET, AN ARC DISTANCE OF 1212.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°46'14" EAST, 1210.14 FEET; THENCE SOUTH 51°26'11" EAST, DEPARTING SAID RIGHT-OF-WAY LINE, 10.77 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF EDWARDS ROAD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 08°10'18" EAST, 867.32 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 2: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 4086.51 FEET, AN ARC DISTANCE OF 869.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°15'58" EAST, 867.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 20°21'38" EAST, 277.95 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 4: SOUTHERLY, ALONG AND

AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3779.72 FEET, AN ARC DISTANCE OF 947.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°10'38" EAST, 945.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: SOUTH 05°59'38" EAST, 2635.19 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; COURSE NO. 6: SOUTH 06°28'24" EAST, 1354.14 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 518, PAGE 1229, SAID PUBLIC RECORDS; THENCE SOUTH 88°52'12" WEST, ALONG SAID LINE, 203.68 FEET; THENCE NORTH 79°50'18" WEST, 13.73 FEET; THENCE SOUTH 86°11'02" WEST, 57.36 FEET; THENCE SOUTH 88°52'12" WEST, 367.49 FEET; THENCE SOUTH 02°15'50" WEST, 160 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF NASSAU RIVER; THENCE SOUTHWESTERLY, WESTERLY, NORTHWESTERLY, SOUTHWESTERLY, AND SOUTHERLY, FOLLOWING THE MEANDERINGS OF SAID MEAN HIGH WATER LINE, 3920 FEET MORE OR LESS TO A POINT ON SAID MEAN HIGH WATER LINE, SAID POINT LYING NORTH 72°32'01" EAST, 1170 FEET MORE OR LESS FROM THE AFOREMENTIONED REFERENCE POINT "B"; THENCE SOUTH 72°32'01" WEST, THROUGH SAID REFERENCE POINT "B", 1215 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF BOGGY CREEK; THENCE WESTERLY, NORTHWESTERLY, NORTHERLY, NORTHEASTERLY, EASTERLY, SOUTHERLY, AND SOUTHEASTERLY, FOLLOWING THE MEANDERINGS OF SAID BOGGY CREEK, 11465 FEET MORE OR LESS TO ITS INTERSECTION WITH THE WESTERLY LINE OF SAID SECTION 15, SAID POINT LYING SOUTH 00°12'35" EAST, 270 FEET MORE OR LESS FROM THE AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH 00°12'35" WEST, 270 FEET MORE OR LESS TO THE SOUTHERLY BOUNDARY OF AFOREMENTIONED LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 720, PAGE 1963 OF THE OFFICIAL RECORDS OF SAID COUNTY AND SAID REFERENCE POINT "A" TO CLOSE.

CONTAINING 1374 ACRES, MORE OR LESS.

PARCEL A (ANN DEKAY EVANS)

A PORTION OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE SOUTH 00°12'35" EAST ALONG THE EASTERLY LINE OF SAID SECTION 16 AND THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1166, PAGE 1351 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, 2600 FEET, MORE OR LESS, TO THE NORTHERLY BANK OF BOGGY CREEK AND THE SOUTHERLY AND WESTERLY LINE OF SAID LANDS; THENCE WESTERLY AND NORTHERLY ALONG SAID NORTHERLY BANK AND THE MEANDERINGS THEREOF, 5020 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 16 AND THE NORTHERLY LINE OF SAID LANDS; THENCE NORTH 88°54'55" EAST, ALONG SAID NORTHERLY LINES, 290 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 53.2 ACRES, MORE OR LESS.

PARCEL B (ANN DEKAY EVANS)

A PORTION OF SECTIONS 10 AND 15, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE NORTH 01°04'10" WEST, ALONG THE WEST LINE OF SAID SECTION 10 AND ALONG THE WEST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 720, PAGE 1953 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, 792.19 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LOGAN ROAD (A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 51°03'16" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, 76.68 FEET TO THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 720, PAGE 1963; THENCE SOUTH 01°01'45" WEST, ALONG SAID EASTERLY LINE, 899.20 FEET TO THE SOUTHERLY LINE OF SAID LANDS; THENCE SOUTH 88°42'51" WEST, ALONG SAID SOUTHERLY LINE, 60.80 FEET TO THE WESTERLY LINE OF SAID SECTION 15 AND THE AFORESAID WESTERLY LINE OF SAID LANDS; THENCE NORTH 00°12'35" WEST ALONG SAID WESTERLY LINES, 60.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.2 ACRES, MORE OR LESS.

#### LESS AND EXCEPT

A portion of Section 11, Township 2 North, Range 26 East, Nassau County, Florida, being more particularly described as follows:

Commence at the intersection of the Southerly limited access right of way line of State Road 200 (a variable width right of way, per Florida Department of Transportation right of way map, Section No. 74040-2528) with the Westerly right of way line of Edwards Road (an 80 foot right of way, per Official Records Book 246, page 196 of the public records of said County); thence Southeasterly and Southerly along said Westerly right of way line, run the following six (6) courses and distances: COURSE NO. 1: South 51°26'11" East, 10.77 feet; COURSE NO. 2: South 08°10'18" East, 867.32 feet to the point of curvature of a curve leading Southerly; COURSE NO. 3: Southerly along and around the arc of said curve concave Easterly, having a radius of 4086.51 feet, an arc distance of 869.35 feet, said arc being subtended by a chord bearing and distance of South 14°15'58" East, 867.71 feet to the point of tangency of last said curve; COURSE NO. 4: South 20°21'38" East, 168.46 feet to the Point of Beginning; COURSE NO. 5: continue South 20°21'38" East, 109.49 feet to the point of curvature of a curve leading Southeasterly; COURSE NO. 6: Southeasterly, along and around the arc of said curve, concave Southwesterly, having a radius of 3779.72 feet, an arc distance of 16.37 feet, said arc being subtended by a chord bearing and distance of South 20°14'12" East, 16.37 feet; thence South 28°06'20" West, 140.53 feet; thence South 55°40'09" West, 116.85 feet; thence South 00°03'21" West, 95.86 feet; thence South 80°27'24" West, 188.89 feet; thence North 06°26'34" West, 148.74 feet; thence North 22°36'39" East, 97.74 feet; thence North 29°25'03" East, 66.67 feet; thence North 61°05'54" East, 287.49 feet to the Point of Beginning.

# Three Rivers

Development of Regional Impact

## Development Order Exhibit 1

### Map H Preliminary Concept Plan

**LEGEND**

- Wetland System
- Three Rivers Boundary
- Conceptual Access
- Right-of-Way Line
- NOT PART OF DCA

1. All wetland areas shown on this map are based on the most current data available. Wetland areas may change over time due to natural processes or human activities. Wetland areas shown on this map are not intended to be used as a legal boundary. Wetland areas shown on this map are not intended to be used as a legal boundary.



Prosser Hallock  
1000 North 10th Street  
Portland, OR 97228

November 1, 2011  
Sheet 11

REVISED  
3/20/12

