

After recording return to:

Inst: 202545003339 Date: 02/05/2025 Time: 11:35AM
Page 1 of 28 B: 2766 P: 73, Doc Type: AGR
Mitch L. Keiter, Clerk of Court, Nassau County,
By: BM, Deputy Clerk

Nassau County School District
Office of the Superintendent
1201 Atlantic Avenue
Fernandina Beach, FL 32034

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

Application Number: 2024SCR0023
Project Name: Cook Yulee

**PUBLIC SCHOOL CONCURRENCY
PROPORTIONATE SHARE MITIGATION AGREEMENT**

THIS PUBLIC SCHOOL CONCURRENCY PROPORTIONATE SHARE MITIGATION AGREEMENT (“Agreement”), is entered into by and between THE SCHOOL DISTRICT OF NASSAU COUNTY, a body corporate and political subdivision of the State of Florida, hereinafter referred to as “School District;” NASSAU COUNTY, Florida, a political subdivision of the State of Florida, hereinafter referred to as “County” and WRC Cook Yulee LLC, a limited liability company of the State of Florida, whose address is 1878 Avondale Circle, Jacksonville, Florida 32205, hereinafter referred to as “Applicant”, together referred to as the “Parties.”

RECITALS:

WHEREAS, in order to implement a system of school concurrency as provided in the Public School Facilities Element of the Nassau County 2030 Comprehensive Plan (the “Public School Facilities Element”), the School District, Nassau County, and the municipalities within Nassau County have entered into that certain “Amended Interlocal Agreement For Public School Facility Planning,” dated as of August 2008 (the “Interlocal Agreement”); and

WHEREAS, the County and the School District have adopted and implemented a public school concurrency management system to assure the future availability of public school facilities to serve new development consistent with level of service standards (“Level of Service” and “Level of Service Standards”) required in the current Interlocal Agreement and the Public School Facilities Element; and

WHEREAS, pursuant to Section 10 of the Interlocal Agreement, Section 08.05 of the Public School Facilities Element, and Section 163.3180, Florida Statutes, an Applicant submitting a development permit application for residential development requiring a rezoning, subdivision plat approval, site plan approval, or the functional equivalent that will generate additional students in a concurrency service area, as established in the Public School Facilities Element, in which there is insufficient capacity to accommodate the anticipated additional students must enter into a proportionate share mitigation agreement and provide proportionate share mitigation to ensure that

the minimum level of service standards are maintained as specified in the Interlocal Agreement, the Public School Facilities Element, and Florida Statutes; and

WHEREAS, applicants must submit a development permit application to the County along with a School Impact Analysis that identifies the proposed location of the residential development, the number of dwelling units that will be created, a phasing schedule (if applicable), and age restrictions for occupancy (if any) as well as all other information required pursuant to the Interlocal Agreement and Public School Facilities Element; and

WHEREAS, Applicant is the fee simple owner of that certain tract of land (Parcel Number(s) 42-2N-27-0000-0003-0000, consisting of 54.13 ± acres and located in the Yulee South Concurrency Service Area specified in the Public School Facilities Element, which property is more particularly described on Exhibit “A,” attached hereto and incorporated herein by reference (the “Property”), which such Property location is further illustrated by a map attached hereto as Exhibit “B,” and incorporated herein by reference; and

WHEREAS, the Applicant has submitted a development permit application and School Impact Analysis to County in connection with a proposal to obtain a rezoning approval in order to develop 35 single family dwelling units on the Property (the “Development Permit Application”), which such Development Permit Application and School Impact Analysis have been forwarded to the School District; and

WHEREAS, the School District has reviewed and evaluated the Applicant’s Development Permit Application and School Impact Analysis as required by the Interlocal Agreement; and

WHEREAS, the School District has determined that at the time of this Agreement, based on the current adopted Level of Service Standards; adequate middle and high school capacity is available within the applicable Concurrency Service Area and any contiguous Concurrency Service Areas to accommodate the middle and high school students the Development Permit Application is anticipated to generate for the proposed dwelling units; and

WHEREAS, the School District has determined that based on the current adopted Level of Service Standards, there is insufficient elementary school capacity within the applicable Concurrency Service Area and any contiguous Concurrency Service Areas, including any anticipated new school capacity that will be available in the first three (3) years of the current School District Educational Facilities Plan, to accommodate the anticipated number of elementary school students that the Development Permit Application will generate and that available school capacity will not be in place or under actual construction within three (3) years after the approval of the Development Permit Application; and

WHEREAS, approving the Development Permit Application without requiring Proportionate Share Mitigation for the impacts of the proposed new dwelling units will result in a failure of the adopted Level of Service Standards; and

WHEREAS, the Applicant has agreed to enter into this Agreement with the School District and County to provide Proportionate Share Mitigation proportionate to the demand for Public

School Facilities to be created by the Development Permit Application, as more particularly set forth herein; and

WHEREAS, the Parties agree that public school concurrency shall be satisfied by the Applicant's execution and full performance of this legally binding Agreement to provide mitigation proportionate to the demand for public school facilities to be created by the residential dwelling units proposed in the Development Permit Application ("Proportionate Share Mitigation").

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto, intending to be legally bound, agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The foregoing recitals are true and correct and are hereby incorporated into this Agreement by this reference as if fully set forth herein.

SECTION 2. DEFINITION OF MATERIAL TERMS. Any capitalized terms used herein but not defined shall have the meaning attributed to such term in the Interlocal Agreement, as the context may require.

SECTION 3. LEGALLY BINDING COMMITMENT.

(A) This Agreement constitutes a legally binding commitment by the Applicant to mitigate for the impacts of the new residential dwelling units for which the Applicant is seeking approval pursuant to the Development Permit Application and satisfies the requirements of the Interlocal Agreement and Public School Facilities Element.

(B) The Parties agree that this Agreement satisfies the requirements of Section 163.3180(6)(h), Florida Statutes, as a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the residential development proposed in the Development Permit Application.

SECTION 4. PROPORTIONATE SHARE MITIGATION. The Applicant shall provide the following Proportionate Share Mitigation in order to meet the demand for school capacity created by the proposed residential development, and to provide for capacity for 5.268 elementary students, as follows, in accordance with Section 10.6 of the Interlocal Agreement and Section 09.03 of Public School Facilities Element:

(A) The payment of a total amount of ONE HUNDRED EIGHTY-THREE THOUSAND, EIGHT HUNDRED THIRTY-SIX DOLLARS AND NO/100 (\$183,836.00) for the Development Permit Application, which equates to FIVE THOUSAND TWO HUNDRED FIFTY-TWO DOLLARS AND 46/100 (\$5,252.46) per dwelling unit as an appropriate proportionate share payment to enable the School District to maintain the Level of Service Standard for school capacity in the affected Concurrency Service Area or Concurrency Service Areas.

(B) This proportionate share payment shall be made within eighteen (18) months of the Effective Date of this Agreement or at the time of approval by County of the final engineering

plans for the Project or any phase of the Project, whichever occurs first. This payment shall be a condition precedent to the approval by the County of the final engineering plans for the Project and made directly to the School District.

SECTION 5. USE OF PROPORTIONATE SHARE MITIGATION. The School District shall direct any and all Proportionate Share Mitigation, provided in Section 4 above, to a school capacity project identified in the financially feasible five (5) year district work plan of the School District Educational Facilities Plan which mitigates the impacts from the proposed residential development in the Development Permit Application. If such a school capacity project does not exist in the School District Educational Facilities Plan, the School District may, in its sole discretion, add a school capacity project to mitigate the impacts from the proposed residential development, as provided in Section 10.6 of the Interlocal Agreement.

SECTION 6. CONCURRENCY RESERVATION.

(A) Upon final execution of this Agreement by all Parties hereto, the School District shall issue a School Concurrency Reservation Letter documenting that capacity will be available for the proposed residential development in the Development Permit Application. The County shall be entitled to rely on the School Concurrency Reservation Letter in its review and issuance of a Certificate of Concurrency for the proposed development; provided that nothing herein shall require the County to issue a Certificate of Concurrency for the Development Permit Application if the Applicant has otherwise failed to satisfy the requirements of the County's land development regulations.

(B) The duration and effect of any Certificate of Concurrency relating to the development provided in the Development Permit Application shall be in accordance with the Interlocal Agreement and Public School Facilities Element; however, in no event shall this School Concurrency Reservation Letter, a Certificate of Concurrency, or any capacity reservation based on the same, continue to be effective if the Applicant fails to perform its obligations under this Agreement.

SECTION 7. IMPACT FEE CREDIT.

(A) Any Proportionate Share Mitigation paid pursuant to this Agreement shall be credited on a dollar-for-dollar basis at fair market value toward any Educational System Impact Fees due for the same residential development included in the Development Permit Application, as provided in Section 10.7 of the Interlocal Agreement or as provided in Section 163.31801, Florida Statutes, as it is in effect of the Effective Date of this Agreement.

(B) The School District shall notify the County of the amount of the above-described Proportionate Share Mitigation, which fair market value is ONE HUNDRED EIGHTY-THREE THOUSAND, EIGHT HUNDRED THIRTY-SIX DOLLARS AND NO/100 (\$183,836.00), and shall request Educational System Impact Fees credits in such amount on behalf of the Applicant upon receipt of the Proportionate Share Mitigation.

(C) An entity that later applies for a building permit for any of the dwelling units included in the Development Permit Application shall obtain an assignment of all or a portion of

the above-mentioned Educational System Impact Fee credits from the Applicant and submit such assignment to the School District and County at the time the Educational Impact Fee is due in order to drawdown from the Educational System Impact Fee credits provided herein, for so long as the Applicant has any remaining Educational System Impact Fee credits. The Parties agree that all the requirements, including those in the Nassau County Comprehensive Impact Fee Ordinance, for the Applicant to receive the Educational System Impact Fee credits set forth herein for the Development Permit Application have been satisfied.

(D) Nothing in this Agreement shall be deemed to require the County to continue to levy or collect Educational System Impact Fees or, if levied, to maintain them at any certain level.

SECTION 8. NO GUARANTEE OF LAND USE. Nothing in this Agreement shall require County to approve the Development Permit Application.

SECTION 9. TERMINATION. This Agreement shall terminate and Applicant shall forfeit any administrative application fees paid under the following circumstances, unless the County and the School District agree to an extension of the Certificate of Concurrence provided to the Applicant:

(A) The County does not approve the Development Permit Application within one hundred eighty (180) days of the Effective Date of this Agreement. In such event, all Proportionate Share Mitigation paid by the Applicant shall be refunded to the Applicant.

(B) The Certificate of Concurrence expires in accordance with Section 9.9 of the Interlocal Agreement. In such case, this Agreement shall be terminated and any encumbered capacity shall become unencumbered. The Applicant will not be entitled to a refund of Proportionate Share Mitigation paid under this Agreement, but the value of the Proportionate Share Mitigation received shall be held as a credit toward any future Proportionate Share Mitigation that may be required for future residential development on the same property.

SECTION 10. COVENANTS RUNNING WITH THE LAND. This Agreement shall be binding, and shall inure to the benefit of the heirs, legal representatives, successors, and assigns of the parties, and shall be a covenant running with the Property and be binding upon the successors and assigns of the Owner and upon any person, firm, corporation, or entity who may become the successor in interest to the Property.

SECTION 11. NOTICES. Any notice delivered with respect to this Agreement shall be in writing and be deemed to be delivered (whether or not actually received) (i) when hand delivered to the person(s) hereinafter designated, or (ii) upon deposit of such notice in the United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the person at the address set forth opposite the party's name below, or to such other address or other person as the party shall have specified by written notice to the other party delivered in accordance herewith:

School Board: Nassau County School District
Office of the Superintendent
1201 Atlantic Avenue
Fernandina Beach, FL 32034

Owner/Applicant; WRC Cook Yulee LLC
1878 Avondale Circle
Jacksonville, Florida 32205

County: Taco Pope
Nassau County Manager
96135 Nassau Place, Suite 6
Yulee, FL 32097

SECTION 12. CAPTIONS AND PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only. They in no way define, describe, extend or limit the scope or intent of this Agreement.

SECTION 13. DEFAULT. If any party to this Agreement materially defaults under the terms hereof, then a non-defaulting party shall give the defaulting party thirty (30) days' notice and a right to cure such breach. Should the Applicant of the property described herein fail to timely cure a default in meeting their obligations set forth herein, the School Concurrency Reservation Letter and Certificate of Concurrency, issued based upon payment and/or performance hereunder, shall be voided and the Applicant and the property described herein shall lose their right to concurrency under this Agreement and their right to Educational System Impact Fee credits under this Agreement. Further, in the case of such default, any development upon that property dependent upon such certificate will be stopped, until and unless the Agreement is reinstated or the default is cured or capacity becomes available and is granted through an appropriate application. Should County or School District fail to timely cure a default in meeting their obligations set forth herein, Applicant may seek any and all remedies available to it in law or equity.

SECTION 14. NO WAIVER. No waiver of any provision of this Agreement shall be effective unless it is in writing and signed by the party against whom it is asserted. Any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.

SECTION 15. EXHIBITS. All Exhibits attached hereto are a part of this Agreement and are fully incorporated herein by this reference.

SECTION 16. AMENDMENTS. No modification, amendment, or alteration in the terms or conditions contained herein shall be binding upon the parties hereto unless in writing and executed by all the Parties to this Agreement.

SECTION 17. ASSIGNMENT, TRANSFER OF RIGHTS. The Applicant may assign its rights, obligations and responsibilities under this Agreement to a third-party purchaser of all or any part of fee simple title to the Property; provided, however, that any such assignment

shall be in writing and shall require the prior written consent of all of the Parties hereto. Such consent may be conditioned upon the receipt by the other parties hereto of the written agreement of the assignee to comply with conditions and procedures to aid in the monitoring and enforcement of the assignee's performance of the Applicant's obligations with regard to Proportionate Share Mitigation under this Agreement. The assignor under such assignment shall furnish the Parties with a copy of the written assignment within ten (10) days of the date of execution of same.

SECTION 18. COUNTERPARTS. This Agreement may be signed in counterparts, each of which may be deemed an original, and all of which together constitute one and the same agreement.

SECTION 19. RECORDING OF THIS AGREEMENT. The School District agrees to record this Agreement, at Applicant's expense, within fourteen (14) days after the Effective Date, in the Public Records of Nassau County, Florida.

SECTION 20. SURETY. Within thirty (30) days of the Effective Date of this Agreement, the Applicant shall post a surety bond or letter of credit in the amount of \$183,836 as security for provision of the required Proportionate Share Mitigation established herein. The bond or letter of credit shall remain in effect until payment in full of all required Proportionate Share Mitigation monetary contributions. All bonds shall be obtained from a surety that is duly licensed or authorized to issue bonds for the limits and coverages so required.

SECTION 21. ENTIRE AGREEMENT. This Agreement sets forth the entire agreement among the Parties with respect to the subject matter addressed herein, and it supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, among the Parties.

SECTION 22. SEVERABILITY. If any provision of this Agreement is declared invalid or unenforceable by a court of competent jurisdiction, the invalid or unenforceable provision will be stricken from the Agreement, and the balance of the Agreement will remain in full force and effect as long as doing so would not affect the overall purpose or intent of the Agreement.

SECTION 23. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida and in accordance with the Nassau County Code and venue for any action to enforce the provisions of this Agreement shall be in the Fourth Judicial Circuit Court in and for Nassau County, Florida.

SECTION 24. ATTORNEY'S FEES. In the event any party hereto brings an action or proceeding, including any counterclaim, cross-claim, or third party claim, against any other party hereto arising out of this Agreement, each party in such action or proceeding, including appeals therefrom, shall be responsible for its own attorney fees.

SECTION 25. EFFECTIVE DATE. The effective date of this Agreement shall be the date when the last one of the parties has properly executed this Agreement as determined by the date set forth immediately below their respective signatures (the "Effective Date").

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives on the dates set forth below each signature:

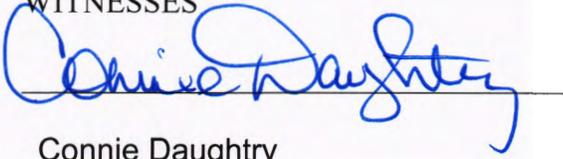
[REST OF PAGE INTENTIONALLY LEFT BLANK]

SCHOOL DISTRICT

(corporate seal)

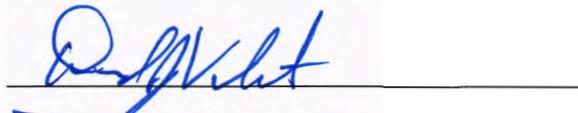
THE SCHOOL DISTRICT OF NASSAU
COUNTY, FLORIDA

WITNESSES



Connie Daughtry
Printed name of witness

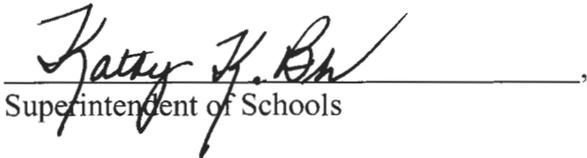
49068 River Bluff Road, Hilliard, FL 32046
Address of witness



David Valentine
Printed name of witness

78657 Goldfinch Ln, Yulee
Address of witness

ATTEST:


Superintendent of Schools

By: 

Gail Cook
Chair

9th day of January, 2025.

Approved as to Form:



Brett Steger
School District Attorney

9th day of January, 2025.

APPLICANT

Signed, witnessed, executed and acknowledged on this 24th day of Nov., 2024.

WITNESSES:

WRC COOK YULEE LLC

Gregory E. Matoska

By: Robert P. Cook

Gregory E. Matoska
Printed name of witness

Title: General Manager

12443 San Jose Blvd, Ste 504,
Address of witness Jacksonville, FL 32223

Patrick A. Howell

Patrick A. Howell
Printed name of witness

1341 AROUNDALE AVE. S.W.
Address of witness FLA 32205

STATE OF FLORIDA)
) SS:
COUNTY OF NASSAU)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24th day of Nov., 2024, by Robert P. Cook, as General Manager on behalf of WRC Cook Yulee LLC, who is personally known to me or who has produced _____ as identification.

Sharon A. Hudson
Notary Public SHARON A HUDSON
Printed Name:
License No: HH 460421
Expiration Date: 12/11/2027



(Notary Stamp)
SHARON A. HUDSON
Commission # HH 460421
Expires December 11, 2027

COUNTY

NASSAU COUNTY, FLORIDA

WITNESSES

Heather Nazworth

Heather Nazworth

Printed name of witness

76347 Veterans Way, Yulee, Fl, 32097

Address of witness

Abigail M. Martini

Abigail Martini

Printed name of witness

76347 Veterans Way, Yulee, Fl, 32097

Address of witness

ATTEST:

Mitch L. Keiter

Clerk Mitch L. Keiter

Its: Ex-Officio Clerk

By: A.M. "Hupp" Huppmann

A.M. "Hupp" Huppmann, Chair

27th day of January, 2025.

Approved as to Form:

Denise C May

Denise May, County Attorney

27th day of January, 2025.

Exhibit A – Legal Description

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

AUGUST 13, 2024

UPLAND PORTION

T-2.5

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING ALSO A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2023, PAGE 317 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE POINT WHERE THE DIVIDING LINE OF SECTIONS 9 & 16, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, INTERSECTS WITH THE WESTERLY LINE OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH $03^{\circ}19'57''$ WEST, ALONG THE WESTERLY LINE OF SAID SECTION 42, A DISTANCE OF 44.27 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGGINBOTHAM ROAD (A 60 FOOT RIGHT-OF-WAY); THENCE NORTH $70^{\circ}40'08''$ EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HIGGINBOTHAM ROAD, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH $70^{\circ}40'08''$ EAST, A DISTANCE OF 1,197.89 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD (A 200 FOOT RIGHT-OF-WAY; THENCE SOUTH $06^{\circ}06'24''$ WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4,130.16 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2,764.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL OF $00^{\circ}15'44''$, AN ARC DISTANCE OF 12.65 FEET AND A CHORD BEARING SOUTH $06^{\circ}14'16''$ WEST A DISTANCE OF 12.65 FEET; THENCE NORTH $81^{\circ}27'14''$ WEST, A DISTANCE OF 28.88 FEET; THENCE NORTH $09^{\circ}07'43''$ WEST, A DISTANCE OF 59.04 FEET; THENCE SOUTH $84^{\circ}23'03''$ WEST, A DISTANCE OF 20.32 FEET; THENCE NORTH $02^{\circ}24'23''$ WEST, A DISTANCE OF 31.80 FEET; THENCE NORTH $05^{\circ}52'40''$ EAST, A DISTANCE OF 47.21 FEET; THENCE NORTH $00^{\circ}09'14''$ EAST, A DISTANCE OF 34.34 FEET; THENCE NORTH $00^{\circ}45'10''$ EAST, A DISTANCE OF 34.07 FEET; THENCE SOUTH $76^{\circ}07'09''$ WEST, A DISTANCE OF 30.41 FEET; THENCE SOUTH $06^{\circ}17'54''$ WEST, A DISTANCE OF 60.75 FEET; THENCE SOUTH $14^{\circ}07'46''$ WEST, A DISTANCE OF 41.12 FEET; THENCE SOUTH $14^{\circ}54'08''$ EAST, A DISTANCE OF 39.14 FEET; THENCE SOUTH $01^{\circ}58'08''$ WEST, A DISTANCE OF 63.20 FEET; THENCE SOUTH $11^{\circ}45'38''$ WEST, A DISTANCE OF 64.53 FEET; THENCE SOUTH $79^{\circ}23'29''$ WEST, A DISTANCE OF 9.68 FEET; THENCE SOUTH $21^{\circ}25'04''$ WEST, A DISTANCE OF 34.50 FEET; THENCE SOUTH $03^{\circ}35'39''$ WEST, A DISTANCE OF 45.86 FEET; THENCE SOUTH $57^{\circ}24'48''$ WEST, A DISTANCE OF 10.11 FEET; THENCE SOUTH $16^{\circ}47'40''$ WEST, A DISTANCE OF 50.02 FEET; THENCE SOUTH $03^{\circ}31'13''$ EAST, A DISTANCE OF 55.53 FEET; THENCE SOUTH $01^{\circ}38'43''$ EAST, A DISTANCE OF 61.44 FEET; THENCE SOUTH $01^{\circ}44'38''$ WEST, A DISTANCE OF 61.26 FEET; THENCE SOUTH $24^{\circ}52'42''$ EAST, A DISTANCE OF 27.26 FEET; THENCE NORTH $67^{\circ}15'43''$ EAST, A DISTANCE OF 13.19 FEET; THENCE NORTH $01^{\circ}13'14''$ EAST, A DISTANCE OF 22.35 FEET; THENCE NORTH $83^{\circ}21'58''$ EAST, A DISTANCE OF 10.21 FEET; THENCE SOUTH $09^{\circ}28'25''$ WEST, A DISTANCE OF 27.61 FEET; THENCE SOUTH $02^{\circ}31'58''$ WEST, A DISTANCE OF 38.33 FEET; THENCE SOUTH

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

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www.manzieanddrake.com

MANZIE & DRAKE LAND SURVEYING



58°19'09" WEST, A DISTANCE OF 10.43 FEET; THENCE SOUTH 28°39'50" EAST, A DISTANCE OF 33.89 FEET; THENCE SOUTH 84°58'56" EAST, A DISTANCE OF 19.58 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2,764.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL OF 02°10'17", AN ARC DISTANCE OF 104.78 FEET AND A CHORD BEARING SOUTH 17°28'44" WEST A DISTANCE OF 104.77 FEET; THENCE SOUTH 85°17'45" WEST, A DISTANCE OF 0.00 FEET; THENCE NORTH 71°26'31" WEST, A DISTANCE OF 33.87 FEET; THENCE NORTH 24°38'41" WEST, A DISTANCE OF 14.61 FEET; THENCE NORTH 10°01'40" WEST, A DISTANCE OF 34.66 FEET; THENCE NORTH 03°43'30" WEST, A DISTANCE OF 28.45 FEET; THENCE NORTH 07°16'51" WEST, A DISTANCE OF 48.03 FEET; THENCE NORTH 01°14'56" EAST, A DISTANCE OF 28.02 FEET; THENCE NORTH 06°11'55" EAST, A DISTANCE OF 38.89 FEET; THENCE NORTH 03°45'48" EAST, A DISTANCE OF 54.15 FEET; THENCE NORTH 03°38'51" EAST, A DISTANCE OF 36.58 FEET; THENCE NORTH 09°21'49" EAST, A DISTANCE OF 22.95 FEET; THENCE NORTH 08°26'12" WEST, A DISTANCE OF 28.32 FEET; THENCE NORTH 11°09'10" WEST, A DISTANCE OF 15.33 FEET; THENCE NORTH 12°50'15" EAST, A DISTANCE OF 27.23 FEET; THENCE NORTH 23°23'33" WEST, A DISTANCE OF 18.40 FEET; THENCE NORTH 06°59'24" EAST, A DISTANCE OF 47.13 FEET; THENCE NORTH 30°44'21" EAST, A DISTANCE OF 15.14 FEET; THENCE NORTH 08°01'53" WEST, A DISTANCE OF 24.62 FEET; THENCE NORTH 07°18'44" EAST, A DISTANCE OF 31.10 FEET; THENCE NORTH 01°17'04" WEST, A DISTANCE OF 23.74 FEET; THENCE NORTH 16°29'03" EAST, A DISTANCE OF 24.86 FEET; THENCE NORTH 04°04'38" EAST, A DISTANCE OF 33.22 FEET; THENCE NORTH 00°31'38" WEST, A DISTANCE OF 39.78 FEET; THENCE NORTH 06°58'13" WEST, A DISTANCE OF 37.43 FEET; THENCE NORTH 05°16'33" EAST, A DISTANCE OF 30.92 FEET; THENCE NORTH 03°39'52" WEST, A DISTANCE OF 36.79 FEET; THENCE NORTH 02°54'09" WEST, A DISTANCE OF 17.32 FEET; THENCE NORTH 02°00'09" EAST, A DISTANCE OF 20.21 FEET; THENCE NORTH 21°12'20" WEST, A DISTANCE OF 26.69 FEET; THENCE NORTH 02°28'29" EAST, A DISTANCE OF 34.95 FEET; THENCE NORTH 06°46'08" WEST, A DISTANCE OF 36.86 FEET; THENCE NORTH 05°56'44" WEST, A DISTANCE OF 52.35 FEET; THENCE NORTH 04°43'13" WEST, A DISTANCE OF 49.31 FEET; THENCE NORTH 16°00'49" WEST, A DISTANCE OF 59.87 FEET; THENCE NORTH 13°39'54" WEST, A DISTANCE OF 30.63 FEET; THENCE NORTH 11°49'15" WEST, A DISTANCE OF 41.91 FEET; THENCE NORTH 16°42'01" WEST, A DISTANCE OF 37.58 FEET; THENCE NORTH 18°33'27" WEST, A DISTANCE OF 35.32 FEET; THENCE NORTH 13°44'03" WEST, A DISTANCE OF 22.66 FEET; THENCE NORTH 09°59'59" WEST, A DISTANCE OF 47.85 FEET; THENCE NORTH 08°44'30" WEST, A DISTANCE OF 40.20 FEET; THENCE NORTH 20°33'17" EAST, A DISTANCE OF 10.93 FEET; THENCE NORTH 44°21'11" WEST, A DISTANCE OF 23.23 FEET; THENCE NORTH 12°22'49" WEST, A DISTANCE OF 34.69 FEET; THENCE NORTH 17°25'52" WEST, A DISTANCE OF 34.50 FEET; THENCE NORTH 08°15'37" WEST, A DISTANCE OF 30.45 FEET; THENCE NORTH 08°35'27" WEST, A DISTANCE OF 46.88 FEET; THENCE NORTH 04°33'09" WEST, A DISTANCE OF 27.08 FEET; THENCE NORTH 10°42'19" WEST, A DISTANCE OF 36.97 FEET; THENCE NORTH 00°22'27" EAST, A DISTANCE OF 46.66 FEET; THENCE NORTH 05°56'43" WEST, A DISTANCE OF 41.15 FEET; THENCE NORTH 43°02'17" EAST, A DISTANCE OF 13.91 FEET; THENCE NORTH 66°29'56" EAST, A DISTANCE OF 41.31 FEET; THENCE NORTH 44°57'17" EAST, A

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

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DISTANCE OF 30.26 FEET; THENCE NORTH 48°51'40" EAST, A DISTANCE OF 25.04 FEET; THENCE NORTH 70°46'30" WEST, A DISTANCE OF 10.92 FEET; THENCE SOUTH 59°41'39" WEST, A DISTANCE OF 50.98 FEET; THENCE SOUTH 53°27'05" WEST, A DISTANCE OF 35.39 FEET; THENCE NORTH 61°00'25" WEST, A DISTANCE OF 22.16 FEET; THENCE NORTH 29°29'41" WEST, A DISTANCE OF 11.41 FEET; THENCE NORTH 34°12'17" WEST, A DISTANCE OF 50.67 FEET; THENCE NORTH 32°54'05" WEST, A DISTANCE OF 34.48 FEET; THENCE NORTH 27°39'15" WEST, A DISTANCE OF 34.70 FEET; THENCE NORTH 37°00'10" WEST, A DISTANCE OF 37.40 FEET; THENCE NORTH 29°11'32" WEST, A DISTANCE OF 42.18 FEET; THENCE NORTH 26°07'24" WEST, A DISTANCE OF 46.92 FEET; THENCE NORTH 41°08'52" WEST, A DISTANCE OF 17.74 FEET; THENCE NORTH 15°56'39" WEST, A DISTANCE OF 38.61 FEET; THENCE NORTH 34°49'02" WEST, A DISTANCE OF 55.86 FEET; THENCE NORTH 22°59'01" WEST, A DISTANCE OF 30.95 FEET; THENCE NORTH 38°37'01" WEST, A DISTANCE OF 41.97 FEET; THENCE NORTH 45°46'40" WEST, A DISTANCE OF 59.73 FEET; THENCE NORTH 32°12'01" WEST, A DISTANCE OF 55.40 FEET; THENCE NORTH 28°59'02" WEST, A DISTANCE OF 70.28 FEET; THENCE NORTH 29°16'57" WEST, A DISTANCE OF 27.05 FEET; THENCE NORTH 10°11'04" WEST, A DISTANCE OF 32.48 FEET; THENCE NORTH 00°48'02" EAST, A DISTANCE OF 25.55 FEET; THENCE NORTH 00°14'13" EAST, A DISTANCE OF 33.14 FEET; THENCE NORTH 51°21'00" EAST, A DISTANCE OF 9.22 FEET; THENCE NORTH 66°47'23" EAST, A DISTANCE OF 28.37 FEET; THENCE NORTH 57°34'25" EAST, A DISTANCE OF 56.17 FEET; THENCE NORTH 67°27'39" EAST, A DISTANCE OF 35.90 FEET; THENCE NORTH 74°58'49" EAST, A DISTANCE OF 50.99 FEET; THENCE NORTH 68°36'22" EAST, A DISTANCE OF 39.86 FEET; THENCE NORTH 58°14'56" EAST, A DISTANCE OF 55.22 FEET; THENCE NORTH 50°39'17" EAST, A DISTANCE OF 64.15 FEET; THENCE NORTH 31°29'22" EAST, A DISTANCE OF 41.23 FEET; THENCE NORTH 13°21'56" WEST, A DISTANCE OF 31.49 FEET; THENCE NORTH 02°12'09" EAST, A DISTANCE OF 15.11 FEET; THENCE NORTH 08°40'15" EAST, A DISTANCE OF 31.23 FEET; THENCE NORTH 03°03'57" WEST, A DISTANCE OF 28.59 FEET; THENCE NORTH 13°26'40" WEST, A DISTANCE OF 44.40 FEET; THENCE NORTH 10°51'29" WEST, A DISTANCE OF 50.39 FEET; THENCE NORTH 26°27'26" EAST, A DISTANCE OF 12.54 FEET; THENCE NORTH 14°34'28" EAST, A DISTANCE OF 35.62 FEET; THENCE NORTH 25°06'52" EAST, A DISTANCE OF 35.43 FEET; THENCE NORTH 15°37'03" EAST, A DISTANCE OF 39.15 FEET; THENCE NORTH 17°55'14" EAST, A DISTANCE OF 41.17 FEET; THENCE NORTH 15°40'26" EAST, A DISTANCE OF 43.51 FEET; THENCE NORTH 04°30'59" WEST, A DISTANCE OF 34.84 FEET; THENCE NORTH 26°33'31" WEST, A DISTANCE OF 10.18 FEET; THENCE NORTH 07°12'22" EAST, A DISTANCE OF 52.48 FEET; THENCE NORTH 09°19'16" EAST, A DISTANCE OF 46.04 FEET; THENCE NORTH 02°35'13" WEST, A DISTANCE OF 22.56 FEET; THENCE NORTH 03°06'49" WEST, A DISTANCE OF 35.33 FEET; THENCE NORTH 03°01'09" WEST, A DISTANCE OF 24.29 FEET; THENCE NORTH 52°46'31" EAST, A DISTANCE OF 11.42 FEET; THENCE NORTH 05°25'25" WEST, A DISTANCE OF 15.64 FEET; THENCE NORTH 21°35'14" EAST, A DISTANCE OF 30.27 FEET; THENCE NORTH 01°10'40" EAST, A DISTANCE OF 26.64 FEET; THENCE NORTH 06°32'48" WEST, A DISTANCE OF 26.07 FEET; THENCE NORTH 09°07'34" WEST, A DISTANCE OF 28.66 FEET; THENCE NORTH 16°09'54" WEST, A DISTANCE OF 21.02 FEET; THENCE NORTH 18°00'06" WEST, A DISTANCE OF 33.56 FEET; THENCE NORTH 17°42'27" WEST, A DISTANCE OF 35.34

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FEET; THENCE NORTH 15°39'09" WEST, A DISTANCE OF 25.77 FEET; THENCE NORTH 15°37'25" WEST, A DISTANCE OF 21.54 FEET; THENCE NORTH 23°44'03" WEST, A DISTANCE OF 44.43 FEET; THENCE NORTH 19°11'14" WEST, A DISTANCE OF 26.17 FEET; THENCE NORTH 14°05'24" WEST, A DISTANCE OF 25.67 FEET; THENCE NORTH 30°42'05" WEST, A DISTANCE OF 40.48 FEET; THENCE NORTH 07°35'29" WEST, A DISTANCE OF 20.43 FEET; THENCE NORTH 16°10'05" WEST, A DISTANCE OF 29.24 FEET; THENCE NORTH 45°20'14" WEST, A DISTANCE OF 36.49 FEET; THENCE NORTH 05°40'39" WEST, A DISTANCE OF 27.32 FEET; THENCE NORTH 52°46'42" WEST, A DISTANCE OF 13.03 FEET; THENCE NORTH 39°53'59" WEST, A DISTANCE OF 33.03 FEET; THENCE NORTH 41°07'38" WEST, A DISTANCE OF 41.32 FEET; THENCE NORTH 01°32'40" EAST, A DISTANCE OF 16.94 FEET; THENCE NORTH 30°04'45" WEST, A DISTANCE OF 19.23 FEET; THENCE NORTH 41°48'35" WEST, A DISTANCE OF 25.31 FEET; THENCE NORTH 40°30'17" WEST, A DISTANCE OF 42.71 FEET; THENCE NORTH 12°18'24" WEST, A DISTANCE OF 9.41 FEET; THENCE NORTH 31°59'16" WEST, A DISTANCE OF 28.04 FEET; THENCE NORTH 33°20'30" WEST, A DISTANCE OF 38.85 FEET; THENCE NORTH 53°28'17" WEST, A DISTANCE OF 33.52 FEET; THENCE NORTH 42°38'28" WEST, A DISTANCE OF 20.59 FEET; THENCE NORTH 29°59'12" WEST, A DISTANCE OF 19.38 FEET; THENCE NORTH 55°09'04" WEST, A DISTANCE OF 21.17 FEET; THENCE NORTH 57°40'06" WEST, A DISTANCE OF 35.74 FEET; THENCE NORTH 69°10'30" WEST, A DISTANCE OF 16.82 FEET; THENCE NORTH 34°14'55" WEST, A DISTANCE OF 17.42 FEET; THENCE NORTH 70°40'08" EAST, A DISTANCE OF 203.54 FEET; THENCE NORTH 28°14'12" WEST, A DISTANCE OF 377.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 55.46 ACRES, MORE OR LESS.


MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 22039 8/15/24

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

AUGUST 13, 2024

WETLAND NO. 1

T-2.5

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING ALSO A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2023, PAGE 317 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE POINT WHERE THE DIVIDING LINE OF SECTIONS 9 & 16, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, INTERSECTS WITH THE WESTERLY LINE OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 03°19'57" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 42, A DISTANCE OF 44.27 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGGINBOTHAM ROAD (A 60 FOOT RIGHT-OF-WAY); THENCE NORTH 70°40'08" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HIGGINBOTHAM ROAD, A DISTANCE OF 1,497.89 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD (A 200 FOOT RIGHT-OF-WAY); THENCE SOUTH 06°06'24" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4,130.16 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2,764.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL OF 00°15'44", AN ARC DISTANCE OF 12.65 FEET AND A CHORD BEARING SOUTH 06°14'16" WEST A DISTANCE OF 12.65 FEET TO THE POINT OF BEGINNING; THENCE NORTH 81°27'14" WEST, A DISTANCE OF 28.88 FEET; THENCE NORTH 09°07'43" WEST, A DISTANCE OF 59.04 FEET; THENCE SOUTH 84°23'03" WEST, A DISTANCE OF 20.32 FEET; THENCE NORTH 02°24'23" WEST, A DISTANCE OF 31.80 FEET; THENCE NORTH 05°52'40" EAST, A DISTANCE OF 47.21 FEET; THENCE NORTH 00°09'14" EAST, A DISTANCE OF 34.34 FEET; THENCE NORTH 00°45'10" EAST, A DISTANCE OF 34.07 FEET; THENCE SOUTH 76°07'09" WEST, A DISTANCE OF 30.41 FEET; THENCE SOUTH 06°17'54" WEST, A DISTANCE OF 60.75 FEET; THENCE SOUTH 14°07'46" WEST, A DISTANCE OF 41.12 FEET; THENCE SOUTH 14°54'08" EAST, A DISTANCE OF 39.14 FEET; THENCE SOUTH 01°58'08" WEST, A DISTANCE OF 63.20 FEET; THENCE SOUTH 11°45'38" WEST, A DISTANCE OF 64.53 FEET; THENCE SOUTH 79°23'29" WEST, A DISTANCE OF 9.68 FEET; THENCE SOUTH 21°25'04" WEST, A DISTANCE OF 34.50 FEET; THENCE SOUTH 03°35'39" WEST, A DISTANCE OF 45.86 FEET; THENCE SOUTH 57°24'48" WEST, A DISTANCE OF 10.11 FEET; THENCE SOUTH 16°47'40" WEST, A DISTANCE OF 50.02 FEET; THENCE SOUTH 03°31'13" EAST, A DISTANCE OF 55.53 FEET; THENCE SOUTH 01°38'43" EAST, A DISTANCE OF 61.44 FEET; THENCE SOUTH 01°44'38" WEST, A DISTANCE OF 61.26 FEET; THENCE SOUTH 24°52'42" EAST, A DISTANCE OF 27.26 FEET; THENCE NORTH 67°15'43" EAST, A DISTANCE OF 13.19 FEET; THENCE NORTH 01°13'14" EAST, A DISTANCE OF 22.35 FEET; THENCE NORTH 83°21'58" EAST, A DISTANCE OF 10.21 FEET; THENCE SOUTH 09°28'25" WEST, A DISTANCE OF 27.61 FEET; THENCE SOUTH 02°31'58" WEST, A DISTANCE OF 38.33 FEET; THENCE SOUTH 58°19'09" WEST, A DISTANCE OF 10.43

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FEET; THENCE SOUTH 28°39'50" EAST, A DISTANCE OF 33.89 FEET; THENCE SOUTH 85°19'09" EAST, A DISTANCE OF 19.60 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD (A 200 FOOT RIGHT-OF-WAY) AND A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2,764.93 FEET; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL OF 10°01'19", AN ARC DISTANCE OF 483.64 FEET AND A CHORD BEARING NORTH 11°22'47" EAST A DISTANCE OF 483.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.21 ACRES, MORE OR LESS.

A handwritten signature in black ink, appearing to read "Michael A. Manzie".

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 22039 8/15/24

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

AUGUST 13, 2024

WETLAND NO. 2

T-1

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING ALSO A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2023, PAGE 317 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE POINT WHERE THE DIVIDING LINE OF SECTIONS 9 & 16, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, INTERSECTS WITH THE WESTERLY LINE OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 03°19'57" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 42, A DISTANCE OF 44.27 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGGINBOTHAM ROAD (A 60 FOOT RIGHT-OF-WAY); THENCE NORTH 70°40'08" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HIGGINBOTHAM ROAD, A DISTANCE OF 1,497.89 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD (A 200 FOOT RIGHT-OF-WAY); THENCE SOUTH 06°06'24" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4,130.16 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2,764.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL OF 12°27'28", AN ARC DISTANCE OF 601.18 FEET AND A CHORD BEARING SOUTH 12°20'08" WEST A DISTANCE OF 600.00 FEET; THENCE NORTH 71°26'33" WEST A DISTANCE OF 33.87 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 24°38'41" WEST, A DISTANCE OF 14.61 FEET; THENCE NORTH 10°01'40" WEST, A DISTANCE OF 34.66 FEET; THENCE NORTH 03°43'30" WEST, A DISTANCE OF 28.45 FEET; THENCE NORTH 07°16'51" WEST, A DISTANCE OF 48.03 FEET; THENCE NORTH 01°14'56" EAST, A DISTANCE OF 28.02 FEET; THENCE NORTH 06°11'55" EAST, A DISTANCE OF 38.89 FEET; THENCE NORTH 03°45'48" EAST, A DISTANCE OF 54.15 FEET; THENCE NORTH 03°38'51" EAST, A DISTANCE OF 36.58 FEET; THENCE NORTH 09°21'49" EAST, A DISTANCE OF 22.95 FEET; THENCE NORTH 08°26'12" WEST, A DISTANCE OF 28.32 FEET; THENCE NORTH 11°09'10" WEST, A DISTANCE OF 15.33 FEET; THENCE NORTH 12°50'15" EAST, A DISTANCE OF 27.23 FEET; THENCE NORTH 23°23'33" WEST, A DISTANCE OF 18.40 FEET; THENCE NORTH 06°59'24" EAST, A DISTANCE OF 47.13 FEET; THENCE NORTH 30°44'21" EAST, A DISTANCE OF 15.14 FEET; THENCE NORTH 08°01'53" WEST, A DISTANCE OF 24.62 FEET; THENCE NORTH 07°18'44" EAST, A DISTANCE OF 31.10 FEET; THENCE NORTH 01°17'04" WEST, A DISTANCE OF 23.74 FEET; THENCE NORTH 16°29'03" EAST, A DISTANCE OF 24.86 FEET; THENCE NORTH 04°04'38" EAST, A DISTANCE OF 33.22 FEET; THENCE NORTH 00°31'38" WEST, A DISTANCE OF 39.78 FEET; THENCE NORTH 06°58'13" WEST, A DISTANCE OF 37.43 FEET; THENCE NORTH 05°16'33" EAST, A DISTANCE OF 30.92 FEET; THENCE NORTH 03°39'52" WEST, A DISTANCE OF 36.79 FEET; THENCE NORTH 02°54'09" WEST, A DISTANCE OF 17.32 FEET; THENCE NORTH 02°00'09" EAST, A DISTANCE OF 20.21 FEET; THENCE NORTH 21°12'20" WEST, A DISTANCE OF 26.69

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FEET; THENCE NORTH 02°28'29" EAST, A DISTANCE OF 34.95 FEET; THENCE NORTH 06°46'08" WEST, A DISTANCE OF 36.86 FEET; THENCE NORTH 05°56'44" WEST, A DISTANCE OF 52.35 FEET; THENCE NORTH 04°43'13" WEST, A DISTANCE OF 49.31 FEET; THENCE NORTH 16°00'49" WEST, A DISTANCE OF 59.87 FEET; THENCE NORTH 13°39'54" WEST, A DISTANCE OF 30.63 FEET; THENCE NORTH 11°49'15" WEST, A DISTANCE OF 41.91 FEET; THENCE NORTH 16°42'01" WEST, A DISTANCE OF 37.58 FEET; THENCE NORTH 18°33'27" WEST, A DISTANCE OF 35.32 FEET; THENCE NORTH 13°44'03" WEST, A DISTANCE OF 22.66 FEET; THENCE NORTH 09°59'59" WEST, A DISTANCE OF 47.85 FEET; THENCE NORTH 08°44'30" WEST, A DISTANCE OF 40.20 FEET; THENCE NORTH 20°33'17" EAST, A DISTANCE OF 10.93 FEET; THENCE NORTH 44°21'11" WEST, A DISTANCE OF 23.23 FEET; THENCE NORTH 12°22'49" WEST, A DISTANCE OF 34.69 FEET; THENCE NORTH 17°25'52" WEST, A DISTANCE OF 34.50 FEET; THENCE NORTH 08°15'37" WEST, A DISTANCE OF 30.45 FEET; THENCE NORTH 08°35'27" WEST, A DISTANCE OF 46.88 FEET; THENCE NORTH 04°33'09" WEST, A DISTANCE OF 27.08 FEET; THENCE NORTH 10°42'19" WEST, A DISTANCE OF 36.97 FEET; THENCE NORTH 00°22'27" EAST, A DISTANCE OF 46.66 FEET; THENCE NORTH 05°56'43" WEST, A DISTANCE OF 41.15 FEET; THENCE NORTH 43°02'17" EAST, A DISTANCE OF 13.91 FEET; THENCE NORTH 66°29'56" EAST, A DISTANCE OF 41.31 FEET; THENCE NORTH 44°57'17" EAST, A DISTANCE OF 30.26 FEET; THENCE NORTH 48°51'40" EAST, A DISTANCE OF 25.04 FEET; THENCE NORTH 70°46'30" WEST, A DISTANCE OF 10.92 FEET; THENCE SOUTH 59°41'39" WEST, A DISTANCE OF 50.98 FEET; THENCE SOUTH 53°27'05" WEST, A DISTANCE OF 35.39 FEET; THENCE NORTH 61°00'25" WEST, A DISTANCE OF 22.16 FEET; THENCE NORTH 29°29'41" WEST, A DISTANCE OF 11.41 FEET; THENCE NORTH 34°12'17" WEST, A DISTANCE OF 50.67 FEET; THENCE NORTH 32°54'05" WEST, A DISTANCE OF 34.48 FEET; THENCE NORTH 27°39'15" WEST, A DISTANCE OF 34.70 FEET; THENCE NORTH 37°00'10" WEST, A DISTANCE OF 37.40 FEET; THENCE NORTH 29°11'32" WEST, A DISTANCE OF 42.18 FEET; THENCE NORTH 26°07'24" WEST, A DISTANCE OF 46.92 FEET; THENCE NORTH 41°08'52" WEST, A DISTANCE OF 17.74 FEET; THENCE NORTH 15°56'39" WEST, A DISTANCE OF 38.61 FEET; THENCE NORTH 34°49'02" WEST, A DISTANCE OF 55.86 FEET; THENCE NORTH 22°59'01" WEST, A DISTANCE OF 30.95 FEET; THENCE NORTH 38°37'01" WEST, A DISTANCE OF 41.97 FEET; THENCE NORTH 45°46'40" WEST, A DISTANCE OF 59.73 FEET; THENCE NORTH 32°12'01" WEST, A DISTANCE OF 55.40 FEET; THENCE NORTH 28°59'02" WEST, A DISTANCE OF 70.28 FEET; THENCE NORTH 29°16'57" WEST, A DISTANCE OF 27.05 FEET; THENCE NORTH 10°11'04" WEST, A DISTANCE OF 32.48 FEET; THENCE NORTH 00°48'02" EAST, A DISTANCE OF 25.55 FEET; THENCE NORTH 00°14'13" EAST, A DISTANCE OF 33.14 FEET; THENCE NORTH 51°21'00" EAST, A DISTANCE OF 9.22 FEET; THENCE NORTH 66°47'23" EAST, A DISTANCE OF 28.37 FEET; THENCE NORTH 57°34'25" EAST, A DISTANCE OF 56.17 FEET; THENCE NORTH 67°27'39" EAST, A DISTANCE OF 35.90 FEET; THENCE NORTH 74°58'49" EAST, A DISTANCE OF 50.99 FEET; THENCE NORTH 68°36'22" EAST, A DISTANCE OF 39.86 FEET; THENCE NORTH 58°14'56" EAST, A DISTANCE OF 55.22 FEET; THENCE NORTH 50°39'17" EAST, A DISTANCE OF 64.15 FEET; THENCE NORTH 31°29'22" EAST, A DISTANCE OF 41.23 FEET; THENCE NORTH 13°21'56" WEST, A DISTANCE OF 31.49 FEET; THENCE NORTH 02°12'09" EAST, A DISTANCE OF 15.11 FEET; THENCE NORTH 08°40'15" EAST, A DISTANCE OF 31.23 FEET; THENCE NORTH

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03°03'57" WEST, A DISTANCE OF 28.59 FEET; THENCE NORTH 13°26'40" WEST, A DISTANCE OF 44.40 FEET; THENCE NORTH 10°51'29" WEST, A DISTANCE OF 50.39 FEET; THENCE NORTH 26°27'26" EAST, A DISTANCE OF 12.54 FEET; THENCE NORTH 14°34'28" EAST, A DISTANCE OF 35.62 FEET; THENCE NORTH 25°06'52" EAST, A DISTANCE OF 35.43 FEET; THENCE NORTH 15°37'03" EAST, A DISTANCE OF 39.15 FEET; THENCE NORTH 17°55'14" EAST, A DISTANCE OF 41.17 FEET; THENCE NORTH 15°40'26" EAST, A DISTANCE OF 43.51 FEET; THENCE NORTH 04°30'59" WEST, A DISTANCE OF 34.84 FEET; THENCE NORTH 26°33'31" WEST, A DISTANCE OF 10.18 FEET; THENCE NORTH 07°12'22" EAST, A DISTANCE OF 52.48 FEET; THENCE NORTH 09°19'16" EAST, A DISTANCE OF 46.04 FEET; THENCE NORTH 02°35'13" WEST, A DISTANCE OF 22.56 FEET; THENCE NORTH 03°06'49" WEST, A DISTANCE OF 35.33 FEET; THENCE NORTH 03°01'09" WEST, A DISTANCE OF 24.29 FEET; THENCE NORTH 52°46'31" EAST, A DISTANCE OF 11.42 FEET; THENCE NORTH 05°25'25" WEST, A DISTANCE OF 15.64 FEET; THENCE NORTH 21°35'14" EAST, A DISTANCE OF 30.27 FEET; THENCE NORTH 01°10'40" EAST, A DISTANCE OF 26.64 FEET; THENCE NORTH 06°32'48" WEST, A DISTANCE OF 26.07 FEET; THENCE NORTH 09°07'34" WEST, A DISTANCE OF 28.66 FEET; THENCE NORTH 16°09'54" WEST, A DISTANCE OF 21.02 FEET; THENCE NORTH 18°00'06" WEST, A DISTANCE OF 33.56 FEET; THENCE NORTH 17°42'27" WEST, A DISTANCE OF 35.34 FEET; THENCE NORTH 15°39'09" WEST, A DISTANCE OF 25.77 FEET; THENCE NORTH 15°37'25" WEST, A DISTANCE OF 21.54 FEET; THENCE NORTH 23°44'03" WEST, A DISTANCE OF 44.43 FEET; THENCE NORTH 19°11'14" WEST, A DISTANCE OF 26.17 FEET; THENCE NORTH 14°05'24" WEST, A DISTANCE OF 25.67 FEET; THENCE NORTH 30°42'05" WEST, A DISTANCE OF 40.48 FEET; THENCE NORTH 07°35'29" WEST, A DISTANCE OF 20.43 FEET; THENCE NORTH 16°10'05" WEST, A DISTANCE OF 29.24 FEET; THENCE NORTH 45°20'14" WEST, A DISTANCE OF 36.49 FEET; THENCE NORTH 05°40'39" WEST, A DISTANCE OF 27.32 FEET; THENCE NORTH 52°46'42" WEST, A DISTANCE OF 13.03 FEET; THENCE NORTH 39°53'59" WEST, A DISTANCE OF 33.03 FEET; THENCE NORTH 41°07'38" WEST, A DISTANCE OF 41.32 FEET; THENCE NORTH 01°32'40" EAST, A DISTANCE OF 16.94 FEET; THENCE NORTH 30°04'45" WEST, A DISTANCE OF 19.23 FEET; THENCE NORTH 41°48'35" WEST, A DISTANCE OF 25.31 FEET; THENCE NORTH 40°30'17" WEST, A DISTANCE OF 42.71 FEET; THENCE NORTH 12°18'24" WEST, A DISTANCE OF 9.41 FEET; THENCE NORTH 31°59'16" WEST, A DISTANCE OF 28.04 FEET; THENCE NORTH 33°20'30" WEST, A DISTANCE OF 38.85 FEET; THENCE NORTH 53°28'17" WEST, A DISTANCE OF 33.52 FEET; THENCE NORTH 42°38'28" WEST, A DISTANCE OF 20.59 FEET; THENCE NORTH 29°59'12" WEST, A DISTANCE OF 19.38 FEET; THENCE NORTH 55°09'04" WEST, A DISTANCE OF 21.17 FEET; THENCE NORTH 57°40'06" WEST, A DISTANCE OF 35.74 FEET; THENCE NORTH 69°10'30" WEST, A DISTANCE OF 16.82 FEET; THENCE NORTH 34°14'55" WEST, A DISTANCE OF 17.41 FEET; THENCE SOUTH 70°52'59" WEST, A DISTANCE OF 3.85 FEET TO THE MEAN HIGHWATER LINE OF THE MARSHLANDS OF NASSAU RIVER / LOCKLARS CREEK; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING 23 COURSES: (1) THENCE SOUTH 38°42'10" EAST, A DISTANCE OF 451.64 FEET; (2) THENCE SOUTH 20°27'54" EAST, A DISTANCE OF 301.60 FEET; (3) THENCE SOUTH 10°21'14" EAST, A DISTANCE OF 122.47 FEET; (4) THENCE SOUTH 19°03'58" WEST, A DISTANCE OF 240.99 FEET; (5) THENCE SOUTH 17°37'34" EAST, A DISTANCE OF 104.01 FEET; (6) THENCE SOUTH 20°31'51" WEST, A

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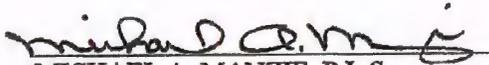
www.manzieanddrake.com

MANZIE & DRAKE LAND SURVEYING



DISTANCE OF 103.61 FEET; (7) THENCE SOUTH 03°21'41" EAST, A DISTANCE OF 245.46 FEET; (8) THENCE SOUTH 45°12'08" WEST, A DISTANCE OF 114.47 FEET; (9) THENCE SOUTH 65°47'01" WEST, A DISTANCE OF 247.96 FEET; (10) THENCE SOUTH 17°19'21" WEST, A DISTANCE OF 81.42 FEET; (11) THENCE SOUTH 17°44'06" EAST, A DISTANCE OF 115.58 FEET; (12) THENCE SOUTH 27°46'54" EAST, A DISTANCE OF 107.76 FEET; (13) THENCE SOUTH 53°54'44" EAST, A DISTANCE OF 121.06 FEET; (14) THENCE SOUTH 26°51'54" EAST, A DISTANCE OF 200.53 FEET; (15) THENCE SOUTH 18°48'04" EAST, A DISTANCE OF 114.82 FEET; (16) THENCE SOUTH 13°58'55" EAST, A DISTANCE OF 309.42 FEET; (17) THENCE SOUTH 00°39'17" WEST, A DISTANCE OF 125.66 FEET; (18) THENCE SOUTH 25°03'48" EAST, A DISTANCE OF 143.87 FEET; (19) THENCE SOUTH 11°03'05" EAST, A DISTANCE OF 351.39 FEET; (20) THENCE SOUTH 34°04'48" WEST, A DISTANCE OF 205.10 FEET; (21) THENCE SOUTH 21°08'45" EAST, A DISTANCE OF 262.24 FEET; (22) THENCE SOUTH 28°01'27" WEST, A DISTANCE OF 259.03 FEET; (23) THENCE SOUTH 34°29'49" EAST, A DISTANCE OF 54.72 FEET; THENCE SOUTH 71°26'31" EAST, A DISTANCE OF 144.74 FEET TO THE POINT OF BEGINNING.

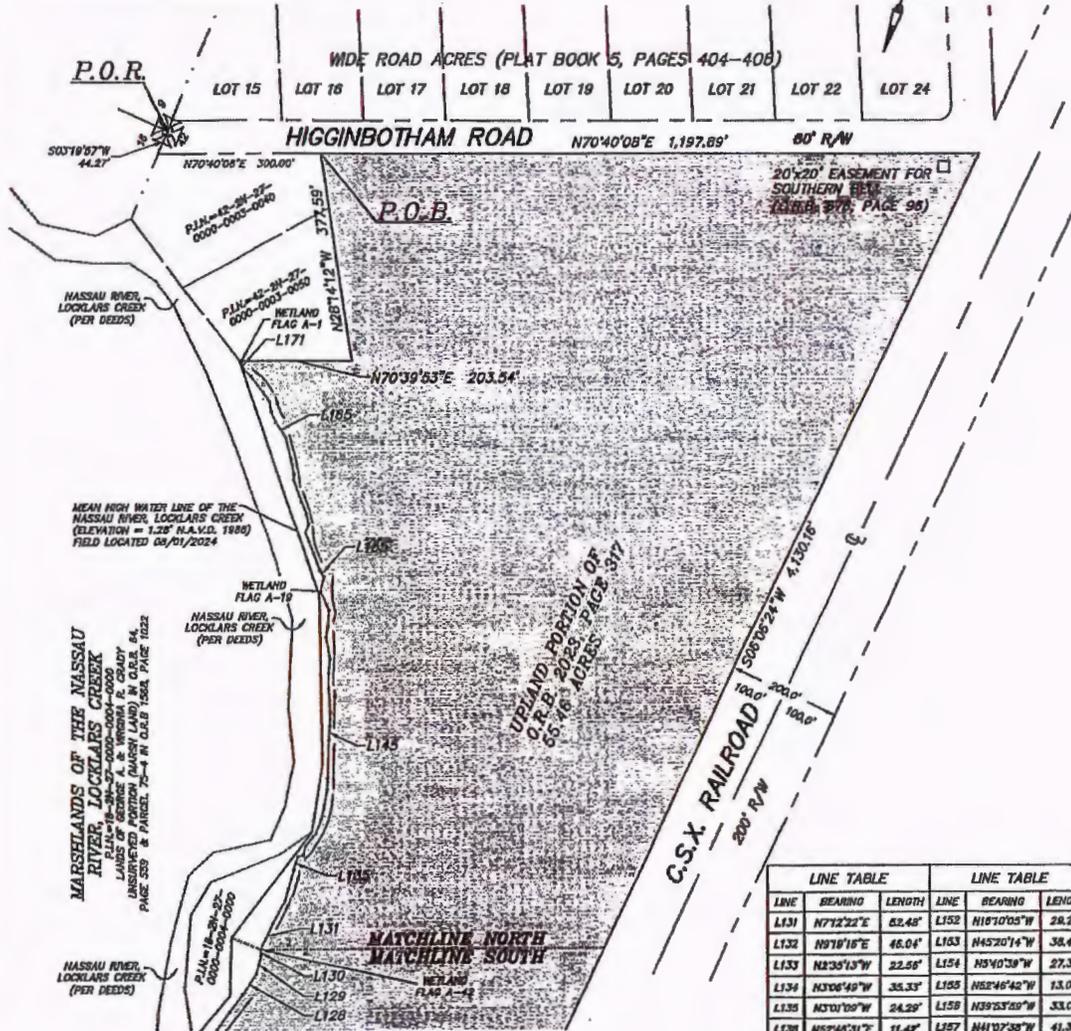
CONTAINING 3.98 ACRES, MORE OR LESS.


MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 22039 8/15/24

MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

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



LINE TABLE		LINE TABLE			
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L131	N7°12'22\"E	62.48'	L152	N16°10'05\"W	28.24'
L132	N9°18'16\"E	46.04'	L153	N45°20'14\"W	38.49'
L133	N2°35'13\"W	22.56'	L154	N5°40'39\"W	27.32'
L134	N3°06'49\"W	35.33'	L155	N52°46'42\"W	13.03'
L135	N3°10'09\"W	24.25'	L156	N39°53'20\"W	33.03'
L136	N52°48'31\"E	11.42'	L157	N41°07'38\"W	41.32'
L137	N3°25'20\"W	15.64'	L158	N1°33'40\"E	16.84'
L138	N21°35'14\"E	30.27'	L159	N30°04'45\"W	18.23'
L139	N1°10'40\"E	28.84'	L160	N41°48'35\"W	25.31'
L140	N9°32'48\"W	28.07'	L161	N40°30'17\"W	42.71'
L141	N9°07'34\"W	28.65'	L162	N12°18'24\"W	8.41'
L142	N16°09'54\"W	21.02'	L163	N31°59'16\"W	28.04'
L143	N18°00'06\"W	33.56'	L164	N33°20'30\"W	38.85'
L144	N17°42'27\"W	35.34'	L165	N53°28'17\"W	33.03'
L145	N15°39'09\"W	25.77'	L166	N42°38'38\"W	20.59'
L146	N15°37'25\"W	21.54'	L167	N28°56'12\"W	19.30'
L147	N23°44'03\"W	44.43'	L168	N55°02'04\"W	21.17'
L148	N18°11'14\"W	28.17'	L169	N57°40'08\"W	35.74'
L149	N14°05'34\"W	25.87'	L170	N63°10'30\"W	16.82'
L150	N30°42'03\"W	40.48'	L171	N34°14'55\"W	17.41'
L151	N7°35'28\"W	20.43'			

LEGEND
 * = WETLAND FLAG
 SC = SECTION CORNER
 C = CENTERLINE
 A = CENTRAL ANGLE
 C.B. = CHORD BEARING
 C.D. = CHORD DISTANCE
 CH = CHORD
 L = LENGTH
 NAD = NORTH AMERICAN
 VERTICAL DATUM
 O.R.B. = OFFICIAL RECORDS BOOK
 P.C. = POINT OF CURVATURE
 P.O.B. = POINT OF BEGINNING
 P.O.R. = POINT OF REVISION
 R = RAISES
 R/W = RIGHT-OF-WAY
 P.L.N. = PARCEL IDENTIFICATION NUMBER

JOB NO. 22039 UPLAND (MAP SHEET 1 OF 2)

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)



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	C.B.	C.D.
O1	12.85'	2,764.93'	075°44'	N67°47'0"E	12.85'
CZ	104.60'	2,764.93'	210°25'	N172°54'0"E	104.60'

P.L.N.-16-21-27-0005-0004-0000
 LANDS OF GEORGE A. & VIRGINIA R. CRADY
 UNSURVEYED PORTION
 (MARSH LAND)
 IN O.R.B. 84, PAGE 539
 & PARCEL 75-4 IN
 O.R.B. 1508, PAGE 1022

P.L.N.-16-21-27-0005-0004-0000
 LANDS OF GEORGE A. & VIRGINIA R. CRADY
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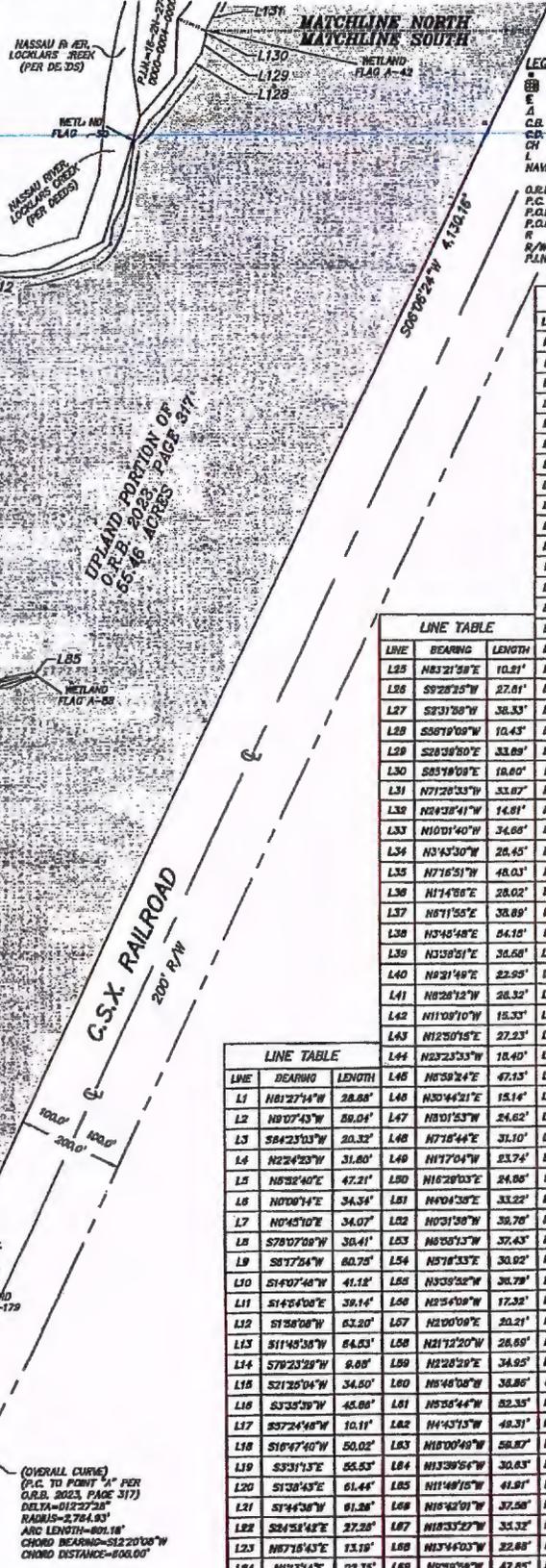
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- LEGEND**
- W = WETLAND FLAG
 - SC = SECTION CORNER
 - E = CENTERLINE
 - A = CENTRAL ANGLE
 - C.B. = CHORD BEARING
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 - R = RADIUS
 - R/W = RIGHT-OF-WAY
 - P.L.N. = PARCEL IDENTIFICATION NUMBER

LINE	BEARING	LENGTH
L70	N8°44'30"W	40.20'
L71	N20°33'17"E	10.93'
L72	N44°21'11"W	23.23'
L73	N12°22'49"W	34.69'
L74	N17°25'02"W	34.60'
L75	N8°15'37"W	30.45'
L76	N8°35'27"W	48.86'
L77	N4°33'09"W	27.08'
L78	N10°42'10"W	36.97'
L79	N0°22'27"E	48.66'
L80	N5°56'43"W	41.15'
L81	N43°02'17"E	13.91'
L82	N66°28'55"E	41.31'
L83	N44°57'17"E	30.28'
L84	N48°51'40"E	25.04'
L85	N70°48'30"W	10.92'
L86	N58°41'39"W	50.89'
L87	S53°27'05"W	35.39'
L88	N61°00'25"W	22.18'
L89	N28°29'41"W	11.41'
L90	N3°42'17"W	50.67'
L91	N32°54'05"W	34.48'
L92	N27°39'15"W	34.70'
L93	N37°09'10"W	37.40'
L94	N29°11'32"W	42.18'
L95	N26°07'24"W	46.92'
L96	N11°08'52"W	17.74'
L97	N15°36'39"W	38.81'
L98	N34°49'02"W	65.88'
L99	N22°59'01"W	30.95'
L100	N39°37'01"W	41.97'
L101	N45°46'40"W	69.73'
L102	N32°12'01"W	55.40'
L103	N28°59'02"W	70.28'
L104	N28°16'57"W	27.05'
L105	N10°11'04"W	32.49'
L106	N0°48'02"E	23.85'
L107	N0°14'15"E	33.14'
L108	N51°21'00"E	8.22'
L109	N68°47'23"E	28.37'
L110	N57°34'25"E	66.17'
L111	N67°27'35"E	35.90'
L112	N74°58'48"E	50.89'
L113	N66°36'22"E	38.86'
L114	N58°14'56"E	55.22'
L115	N50°38'17"E	64.15'
L116	N31°26'22"E	41.25'
L117	N13°21'09"W	31.49'
L118	N2°12'09"E	15.11'
L119	N8°40'15"E	31.25'
L120	N30°35'7"E	28.59'
L121	N13°24'40"W	44.40'
L122	N10°31'28"W	60.38'
L123	N26°27'26"E	12.94'
L124	N14°34'28"E	35.82'
L125	N25°06'52"E	35.43'
L126	N15°37'03"E	38.15'
L127	N17°55'14"E	41.17'
L128	N15°40'26"E	43.51'
L129	N4°30'59"W	34.84'
L130	N28°33'31"W	10.18'

LINE	BEARING	LENGTH
L25	N83°21'58"E	10.81'
L26	S9°28'25"W	27.81'
L27	S2°31'28"W	38.33'
L28	S38°19'09"W	10.43'
L29	S28°58'50"E	33.89'
L30	S83°19'09"E	18.60'
L31	N71°26'33"W	33.87'
L32	N24°28'41"W	14.81'
L33	N10°01'40"W	34.68'
L34	N3°43'30"W	28.45'
L35	N7°16'51"W	48.03'
L36	N1°44'58"E	28.02'
L37	N6°11'55"E	38.89'
L38	N5°45'48"E	84.18'
L39	N33°38'51"E	30.68'
L40	N9°21'49"E	22.95'
L41	N8°26'12"W	28.32'
L42	N11°09'10"W	18.33'
L43	N12°50'15"E	27.23'
L44	N23°23'33"W	18.40'
L45	N6°59'24"E	47.15'
L46	N30°44'21"E	15.14'
L47	N8°01'53"W	24.62'
L48	N7°16'44"E	31.10'
L49	N17°04"W	23.74'
L50	N16°29'03"E	24.88'
L51	N4°04'38"E	33.22'
L52	N0°31'58"W	38.78'
L53	N6°58'15"W	37.43'
L54	N5°18'33"E	30.82'
L55	N33°59'58"W	38.79'
L56	N25°40'08"W	17.38'
L57	N2°00'09"E	20.21'
L58	N21°12'20"W	28.69'
L59	N2°28'29"E	34.85'
L60	N8°48'08"W	38.86'
L61	N5°55'44"W	82.35'
L62	N4°43'15"W	49.31'
L63	N18°00'49"W	58.87'
L64	N13°39'54"W	30.63'
L65	N11°48'10"W	41.81'
L66	N18°42'01"W	37.58'
L67	N18°33'27"W	35.32'
L68	N13°44'03"W	22.88'
L69	N9°59'58"W	47.85'

LINE	BEARING	LENGTH
L1	N81°27'14"W	28.88'
L2	N8°07'43"W	58.04'
L3	S84°23'03"W	20.32'
L4	N22°47'23"W	31.80'
L5	N8°52'40"E	47.21'
L6	N0°08'14"E	34.34'
L7	N0°45'10"E	34.07'
L8	S78°07'09"W	38.41'
L9	S8°17'24"W	60.75'
L10	S1°40'74"W	41.12'
L11	S14°56'08"E	39.14'
L12	S1°38'08"W	63.20'
L13	S11°45'38"W	64.83'
L14	S7°23'29"W	9.08'
L15	S21°26'04"W	34.60'
L16	S3°35'39"W	45.86'
L17	S5°24'48"W	10.11'
L18	S16°47'40"W	50.02'
L19	S3°31'15"E	55.53'
L20	S13°43'E	61.44'
L21	S1°44'38"W	81.28'
L22	S24°54'48"E	27.28'
L23	N67°18'43"E	13.19'
L24	N1°13'14"E	22.35'



MARSHLANDS OF THE NASSAU RIVER, LOCKLARS CREEK
 P.L.N.-16-21-27-0005-0004-0000
 LANDS OF GEORGE A. & VIRGINIA R. CRADY
 UNSURVEYED PORTION (MARSH LAND)
 IN O.R.B. 84, PAGE 539 & PARCEL 75-4 IN O.R.B. 1508, PAGE 1022

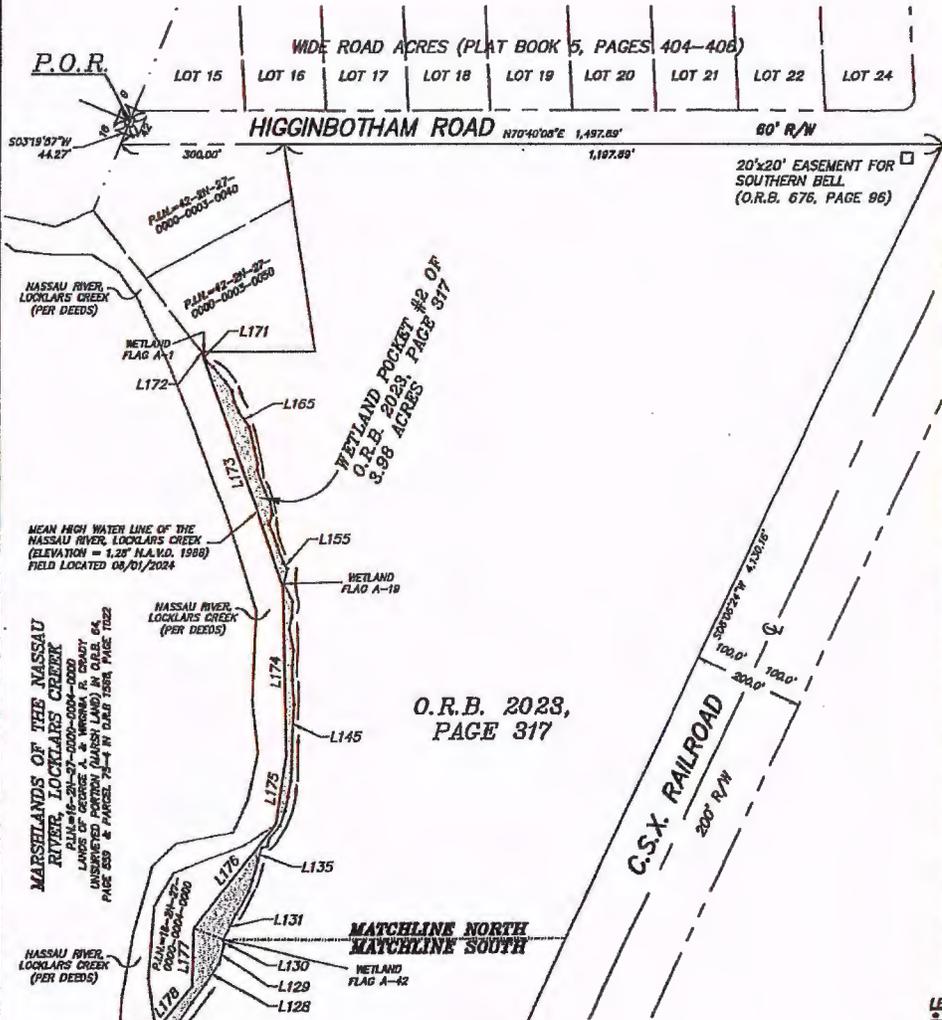
TR LINE OF THE LOCKLARS CREEK
 38' N.A.V.D. (1988)
 08/01/2024

(OVERALL CURVE)
 P.C. TO POINT "A" PER
 O.R.B. 2023, PAGE 317)
 DELTA=012°27'38"
 RADIUS=2,764.93'
 ARC LENGTH=104.60'
 CHORD BEARING=S12°20'10"W
 CHORD DISTANCE=104.60'

MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

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



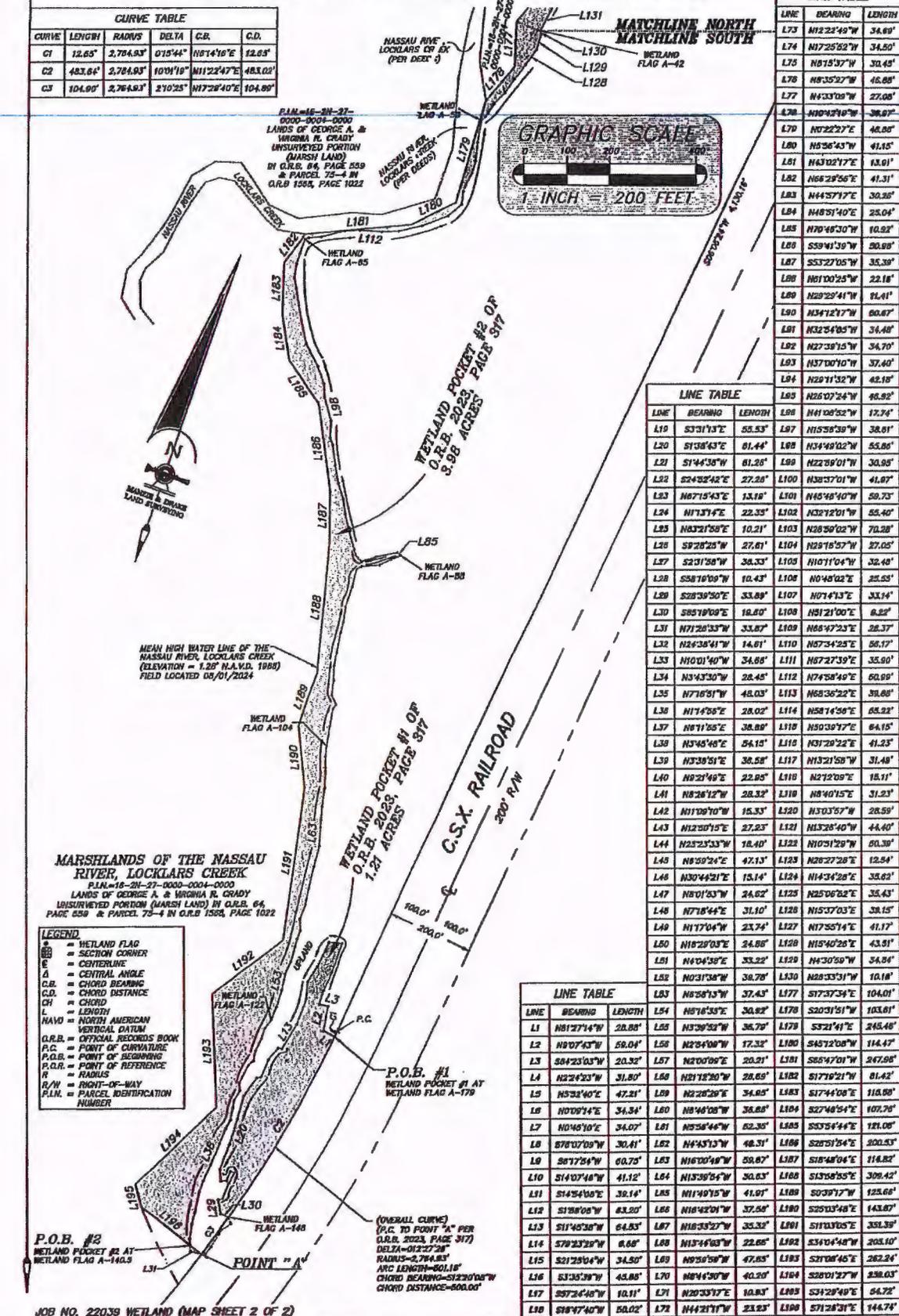
LINE	BEARING	LENGTH
L131	N71°22'22"E	62.46'
L132	N81°18'18"E	48.04'
L133	N23°51'31"W	22.56'
L134	N30°49'49"W	35.33'
L135	N30°09'09"W	24.29'
L136	N52°46'31"E	11.42'
L137	N52°25'25"W	15.84'
L138	N21°35'14"E	30.27'
L139	N11°04'04"E	26.64'
L140	N53°24'48"W	26.07'
L141	N50°23'34"W	28.66'
L142	N16°05'54"W	21.02'
L143	N18°00'08"W	33.59'
L144	N17°42'27"W	35.34'
L145	N15°39'09"W	25.77'
L146	N15°37'25"W	21.84'
L147	N23°44'03"W	44.43'
L148	N18°11'44"W	26.17'
L149	N14°05'24"W	25.87'
L150	N30°42'05"W	40.40'
L151	N7°35'29"W	20.43'
L152	N16°10'05"W	28.24'
L153	N45°20'14"W	36.49'
L154	N5°40'38"W	27.32'
L155	N52°46'42"W	13.03'
L156	N38°53'59"W	33.03'
L157	N41°07'38"W	41.32'
L158	N13°32'40"E	16.84'
L159	N30°44'45"W	18.23'
L160	N41°48'35"W	25.31'
L161	N40°30'17"W	42.71'
L162	N12°18'24"W	9.41'
L163	N31°59'16"W	28.04'
L164	N33°20'30"W	38.85'
L165	N53°28'12"W	33.59'
L166	N42°38'28"W	20.59'
L167	N29°59'12"W	19.38'
L168	N55°02'04"W	21.17'
L169	N57°40'08"W	35.74'
L170	N68°10'30"W	16.82'
L171	N34°14'55"W	17.41'
L172	S70°02'59"W	3.85'
L173	S38°48'10"E	451.64'
L174	S20°27'54"E	301.80'
L175	S10°21'44"E	122.47'
L176	S18°03'58"W	240.99'
L177	S17°37'34"E	104.01'
L178	S28°31'51"W	103.81'

- LEGEND**
- = WETLAND FLAG
 - ⊠ = SECTION CORNER
 - = CENTERLINE
 - ∠ = CENTRAL ANGLE
 - C.B. = CHORD BEARING
 - C.I. = CHORD DISTANCE
 - CH = CHORD
 - L = LENGTH
 - NAVD = NORTH AMERICAN VERTICAL DATUM
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P.C. = POINT OF CURVATURE
 - P.O.B. = POINT OF BEGINNING
 - P.O.R. = POINT OF REFERENCE
 - R = RADIUS
 - R/W = RIGHT-OF-WAY
 - P.L.N. = PARCEL IDENTIFICATION NUMBER

MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

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



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	C.D.
C1	12.65'	2,784.93'	015°44'	N61°4'16"E 12.65'
C2	483.64'	2,784.93'	100°19'	N112°24'7"E 483.02'
C3	104.90'	2,784.93'	2'10"25"	N172°8'40"E 104.90'

LINE TABLE		
LINE	BEARING	LENGTH
L73	N122°45'W	34.89'
L74	N172°52'W	34.50'
L75	N81°57'W	30.45'
L76	N83°32'W	46.88'
L77	N43°08'W	27.08'
L78	N10°42'W	36.87'
L79	N02°22'E	46.88'
L80	N85°43'W	41.15'
L81	N63°02'17"E	13.61'
L82	N68°29'56"E	41.31'
L83	N44°57'17"E	30.26'
L84	N48°51'40"E	25.04'
L85	N70°45'30'W	10.92'
L86	S59°41'39'W	50.88'
L87	S53°27'05'W	35.39'
L88	N61°00'25'W	22.18'
L89	N29°25'41'W	14.41'
L90	N34°12'17'W	60.87'
L91	N32°54'05'W	34.48'
L92	N27°38'15'W	34.70'
L93	N37°00'10'W	37.40'
L94	N29°11'32'W	42.19'
L95	N25°07'24'W	48.92'

LINE TABLE		
LINE	BEARING	LENGTH
L96	N41°08'52'W	17.74'
L97	N15°28'39'W	38.81'
L98	S138°43'E	81.44'
L99	S14°49'02'W	55.85'
L100	S14°43'38'W	61.26'
L101	N22°59'01'W	30.85'
L102	S24°32'42"E	27.28'
L103	N38°37'01'W	41.87'
L104	N67°15'43'E	13.16'
L105	N113°14'E	22.33'
L106	N45°48'40'W	59.73'
L107	N32°12'01'W	55.40'
L108	N43°21'58'W	10.21'
L109	N28°39'02'W	70.28'
L110	S92°25'25'W	27.81'
L111	S231°28'W	38.33'
L112	S58°10'09'W	10.43'
L113	S28°39'50'E	33.88'
L114	S85°10'09'E	18.80'
L115	N71°26'33'W	33.87'
L116	N24°38'41'W	14.81'
L117	N10°01'40'W	34.88'
L118	N34°33'07'W	28.45'
L119	N71°61'51'W	48.03'
L120	N17°45'56'E	28.02'
L121	N81°16'56'E	38.89'
L122	N34°48'48'E	54.15'
L123	N33°39'51'E	38.58'
L124	N92°49'W	22.95'
L125	N82°12'W	28.32'
L126	N11°09'10'W	15.33'
L127	N122°15'E	27.23'
L128	N252°53'W	18.40'
L129	N8°59'24'E	47.13'
L130	N30°44'21'E	15.14'
L131	N8°11'53'W	24.82'
L132	N71°8'44'E	31.10'
L133	N117°04'W	23.74'
L134	N182°03'E	24.88'
L135	N4°04'38'E	33.22'
L136	N031°38'W	38.78'
L137	N82°13'W	37.43'
L138	N81°16'35'E	38.82'
L139	N33°39'52'W	36.79'
L140	N24°49'W	17.32'
L141	N20°09'E	20.21'
L142	N21°12'30'W	28.69'
L143	N53°24'0'E	47.21'
L144	N10°09'14'E	34.34'
L145	N104°10'W	34.07'
L146	N78°07'09'W	30.41'
L147	N817°29'W	60.75'
L148	S14°07'48'W	41.12'
L149	S14°54'08'E	38.14'
L150	S18°08'W	63.20'
L151	S11°48'38'W	64.83'
L152	S79°23'29'W	6.68'
L153	S21°28'04'W	34.50'
L154	S13°35'39'W	48.85'
L155	S97°24'48'W	10.11'
L156	S18°47'40'W	50.02'
L157	N24°49'W	34.85'
L158	N22°28'29'E	34.85'
L159	N84°108'W	38.88'
L160	N58°44'W	82.35'
L161	N44°13'W	48.51'
L162	N16°00'48'W	58.87'
L163	N13°39'54'W	30.83'
L164	N11°49'15'W	41.97'
L165	N18°42'01'W	57.59'
L166	N18°35'27'W	35.32'
L167	N13°46'03'W	22.65'
L168	N89°59'59'W	47.85'
L169	N8°41'39'W	40.50'
L170	N20°33'17'E	10.83'
L171	N44°21'11'W	23.23'
L172	S17°37'34'E	104.01'
L173	S20°31'51'W	103.81'
L174	S32°14'E	245.48'
L175	S45°12'08'W	114.47'
L176	S85°47'01'W	247.88'
L177	S17°19'21'W	81.42'
L178	S174°408'E	118.88'
L179	S27°48'54'E	107.78'
L180	S55°54'44'E	121.08'
L181	S28°51'24'E	202.53'
L182	S18°48'04'E	118.82'
L183	S13°58'55'E	308.42'
L184	S03°17'W	125.66'
L185	S20°33'48'E	143.87'
L186	S11°13'05'E	351.39'
L187	S34°04'48'W	203.10'
L188	S21°08'45'E	282.24'
L189	S28°01'27'W	238.03'
L190	S34°29'49'E	64.72'
L191	S71°28'31'E	144.74'

PLAN-16-21-27-0000-0001-0000
LANDS OF GEORGE A. & VIRGINIA R. CRADY
UNSURVEYED PORTION
(MARSH LAND)
BY O.R.S. 84, PAGE 559
& PARCEL 75-4 IN
O.R.S. 1588, PAGE 1022

MARSHLANDS OF THE NASSAU RIVER, LOCKLARS CREEK
PLAN-16-21-27-0000-0001-0000
LANDS OF GEORGE A. & VIRGINIA R. CRADY
UNSURVEYED PORTION (MARSH LAND) BY O.R.S. 84
PAGE 559 & PARCEL 75-4 IN O.R.S. 1588, PAGE 1022

- LEGEND**
- WETLAND FLAG
 - SECTION CORNER
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 - ▲ CENTRAL ANGLE
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Exhibit B – Location Map



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community

Source: World Street Maps, ArcGIS Base Maps

PEACOCK CONSULTING GROUP, LLC



Clyde Higginbotham Rd

Yulee, Florida

Vicinity Map

FIGURE 2
7/15/2024
Scale: 1 in = 5,000 ft
0 5,000 Ft