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Clerk of the Circuit Court

This Instrument Prepared by  
and return to:

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**Jonathan T. Johnson, Esq.**  
**HOPPING GREEN & SAMS, P.A.**  
123 South Calhoun Street  
Post Office Box 6526  
Tallahassee, Florida 32314

INSTR # 200432169  
OR BK 01260 PGS 1683-1688  
RECORDED 09/21/2004 03:34:32 PM  
J. M. OXLEY JR  
CLERK OF CIRCUIT COURT  
NASSAU COUNTY, FLORIDA  
RECORDING FEES 52.50

REG 52.50  
CC 7.50  
CC 7.50  
67.50

**NOTICE OF ESTABLISHMENT OF THE  
HERON ISLES COMMUNITY DEVELOPMENT DISTRICT**

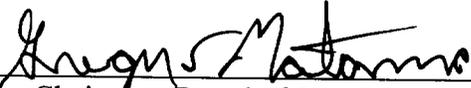
PLEASE TAKE NOTICE that on August 23, 2004, pursuant to a petition filed by Heron Isles Joint Venture, LLP., the Nassau County Board of County Commissioners passed Ordinance 2004-41 which became effective on September 1, 2004 establishing the Heron Isles Community Development District. The legal description of the lands encompassed within the District is attached hereto as Attachment "A." The District is a special purpose form of local government established pursuant to and governed by Chapter 190, Florida Statutes. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, Florida Statutes, or by contacting the District's registered agent as designated to the Department of Community Affairs in accordance with Section 189.416, Florida Statutes.

**THE HERON ISLES COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION**

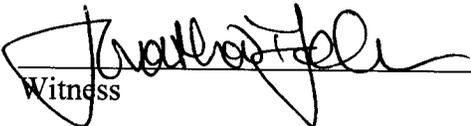
**TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

**IN WITNESS WHEREOF**, this Notice has been executed on the 15th day of September, 2004, and recorded in the Official Records of Nassau County, Florida.

**HERON ISLES COMMUNITY DEVELOPMENT DISTRICT**

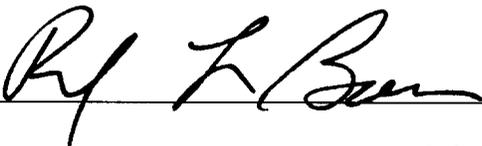
By:   
Chairman, Board of Supervisors

  
Witness  
Carey Garland  
Print Name

  
Witness  
Jonathan Johnson  
Print Name

STATE OF FLORIDA  
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of September, 2004, by Gregory Matovina, Chairman of the Board of Supervisors of the Heron Isles Community Development District, who is personally known to me or who has produced \_\_\_\_\_ as identification and who Did Not take an oath.



Print Name: \_\_\_\_\_ **RICHARD L. BOWERS**  
Notary Public, State of Florida **Notary Public, State of Florida**  
**My comm. exp. July 25, 2008**  
Commission No.: \_\_\_\_\_ **Comm. No. DD 340823**

My Commission Expires: \_\_\_\_\_

# ATTACHMENT A

## HERON ISLES Boundary Description

### Description

#### Parcel 1-A

A portion of Sections 37 and 44, Township 3 North, Range 28 East, Nassau County, Florida, and being more particularly described as follows:

For a Point of Reference commence at the intersection of the Northerly right of way line of Seaboard Airline Railroad (a 120 foot right of way as currently established) with the Easterly right of way line of Chester Road (a 100 foot right of way as currently established at this location); thence North 07 degrees 37 minutes 41 seconds East, along said Easterly right of way line, 105.34 feet; thence North 64 degrees 02 minutes 19 seconds West, 3.38 feet; thence North 08 degrees 24 minutes 50 seconds East along a line 14 feet East of and parallel with the Easterly right of way line of Chester Road (a 66 foot right of way as currently established at this location), 773.65 feet; thence North 07 degrees 26 minutes 55 seconds East, continuing parallel with said Easterly right of way line, 1201.59 feet to the Point of Beginning.

Thence continue North 07 degrees 26 minutes 55 seconds East, along said parallel line, 2647.56 feet; thence South 52 degrees 04 minutes 15 seconds East, 2448.70 feet to the Northwest corner of Section 45; thence South 02 degrees 28 minutes 46 seconds East, along a line dividing aforementioned Sections 37 and 45, 1929.27 feet; thence South 54 degrees 09 minutes 49 seconds West, 608.78 feet; thence South 75 degrees 15 minutes 37 seconds West, 251.50 feet; thence North 41 degrees 39 minutes 40 seconds West, 1423.15 feet; thence North 04 degrees 13 minutes 09 seconds East, 243.36 feet; thence south 80 degrees 41 minutes 58 seconds West, 125.14 feet; thence South 73 degrees 30 minutes 18 seconds West, 60.61 feet; thence South 82 degrees 40 minutes 35 seconds West, 131.25 feet; thence South 19 degrees 31 minutes 16 seconds East, 69.78 feet; thence South 28 degrees 48 minutes 58 seconds West, 107.70 feet; thence North 58 degrees 40 minutes 46 seconds West, 220.67 feet; thence North 82 degrees 33 minutes 05 seconds West, 165.80 feet to the Point of Beginning.

#### Parcel 1-C

A portion of Section 37, Township 3 North and a portion of Section 25, Township 2 North, Range 28 East, Nassau County, Florida, and being more particularly described as follows:

Beginning at the intersection of the Northerly right of way line of Seaboard Airline Railroad (a 120 foot right of way as currently established) with the Easterly right of way line of Chester Road (a 100 foot right of way as currently established at this location); thence North 07 degrees 37 minutes 41 seconds East, along said Easterly right of way line, 84.27 feet; thence South 64 degrees 03 minutes 23 seconds East, along a line 80 feet North of and parallel with the aforementioned Northerly railroad right of way line, 2889.20 feet; thence South 01 degree 52 minutes 45 seconds East, 90.46 feet to the Northerly railroad right of way line; thence North 64 degrees 03 minutes 23 seconds West, along said Northerly right of way line, 2904.94 feet to the Point of Beginning.

#### Parcel 1-D

A portion of Sections 37 and 44, Township 3 North, Range 28 East, Nassau County, Florida, and being more particularly described as follows:

For a Point of Reference commence at the intersection of the Northerly right of way line of Seaboard Airline Railroad (a 120 foot right of way as currently established) with the Easterly right of way line of Chester Road (a 100 foot right of way as currently established at this location); thence North 07 degrees 37 minutes 41 seconds East, along said Easterly right of way line, 105.34 feet; thence North 64 degrees 02 minutes 19 seconds West, 3.38 feet to the Point of Beginning.

From the Point of Beginning thus described thence North 64 degrees 02 minutes 19 seconds West, 14.68 feet;

thence North 08 degrees 24 minutes 50 seconds East, continuing along the Easterly right of way of Chester Road (said right of way being 66 feet wide at this point), 769.10 feet; thence North 07 degrees 26 minutes 55 seconds East, 3857.28 feet; thence South 52 degrees 04 minutes 15 seconds East, departing last said right of way, 16.25 feet; thence South 07 degrees 26 minutes 55 seconds West, along a line 14 feet East of and parallel with the aforementioned Easterly right of way, 3849.15 feet; thence South 08 degrees 24 minutes 50 seconds West, continuing parallel to said Easterly right of way, 773.65 feet to the Point of Beginning.

Description

Parcel 1-B

A portion of Sections 37 and 44, Township 3 North and a portion of Section 25, Township 2 North, Range 28 East, Nassau County, Florida, and being more particularly described as follows:

For a Point of Reference commence at the intersection of the Northerly right of way line of Seaboard Airline Railroad (a 120 foot right of way as currently established) with the Easterly right of way line of Chester Road (a 100 foot right of way as currently established at this location); thence North 07 degrees 37 minutes 41 seconds East, along said Easterly right of way line, 84.27 feet to the Point of Beginning.

Thence continue North 07 degrees 37 minutes 41 seconds East along said Easterly right of way line, 21.07 feet; thence North 64 degrees 02 minutes 19 seconds West, 3.38 feet; thence North 08 degrees 24 minutes 50 seconds East, along a line 14 feet East of and parallel with the Easterly right of way line of Chester Road (a 66 foot right of way as currently established at this location), 773.65 feet; thence North 07 degrees 26 minutes 55 seconds East, continuing parallel with said Easterly right of way line, 1201.59 feet; thence South 82 degrees 33 minutes 05 seconds East, 165.80 feet; thence South 58 degrees 40 minutes 46 seconds East, 220.67 feet; thence North 28 degrees 48 minutes 58 seconds East, 107.70 feet; thence North 19 degrees 31 minutes 16 seconds West, 69.78 feet; thence North 82 degrees 40 minutes 35 seconds East, 131.25 feet; thence North 73 degrees 30 minutes 18 seconds East, 60.61 feet; thence North 80 degrees 41 minutes 58 seconds East, 125.14 feet; thence South 04 degrees 13 minutes 09 seconds West, 243.36 feet; thence South 41 degrees 39 minutes 40 seconds East, 1423.15 feet; thence North 75 degrees 15 minutes 37 seconds East, 251.50 feet; thence North 54 degrees 09 minutes 49 seconds East, 608.78 feet to a line dividing said Section 37 and Section 45; thence South 02 degrees 28 minutes 46 seconds East, along last said line 1399.64 feet to the Southwest corner of said Section 45; thence North 87 degrees 55 minutes 55 seconds West, 123.65 feet; thence South 01 degree 52 minutes 45 seconds East, 1042.38 feet; thence North 64 degrees 03 minutes 23 seconds West, along a line 80 feet North of and parallel with the Northerly right of way line of aforementioned Seaboard Airline Railroad right of way, 2889.20 feet to the Point of Beginning.