



FOR OFFICE USE ONLY

P Z File # \_\_\_\_\_

Application Fee: \_\_\_\_\_

Filing Date: \_\_\_\_\_ Acceptance Date: \_\_\_\_\_

Review Date: SRDT \_\_\_\_\_ P & Z \_\_\_\_\_ CC \_\_\_\_\_

Rezoning Application

A. PROJECT

- 1. Project Name: Truemont
2. Address of Subject Property: 4169 CR 15A Green Cove Springs, FL 32043
3. Parcel ID Number(s): 38-06-26-016515-001-00
4. Existing Use of Property: Industrial
5. Future Land Use Map Designation: Industrial
6. Existing Zoning Designation: IB
7. Proposed Zoning Designation: M2 Industrial District
8. Acreage: approximately 24 acres

B. APPLICANT

- 1. Applicant's Status: [X] Owner (title holder) [ ] Agent
2. Name of Applicant(s) or Contact Person(s): Jacob Manthei Title: President
Company (if applicable): Aster Brands
Mailing address: 2940 Parkview Drive
City: Petoskey State: MI ZIP: 49770
Telephone: (231)-675-4154 FAX: ( ) - e-mail: jake@asterbrands.com
3. If the applicant is agent for the property owner\* N/A
Name of Owner (titleholder):
Mailing address:
City: State: ZIP:
Telephone: ( ) FAX: ( ) e-mail:

\* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

- 1. Is there any additional contact for sale of, or options to purchase, the subject property?
[ ] Yes [X] No If yes, list names of all parties involved:
If yes, is the contract/option contingent or absolute?
[ ] Contingent [ ] Absolute

**D. ATTACHMENTS**

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map (Maybe obtained from the Clay County Property Appraiser.)
3. Plat of the property (Maybe obtained from the Clay County Property Appraiser.)
4. Legal description with tax parcel number.
5. Boundary survey
6. Warranty Deed or the other proof of ownership
7. Fee.
  - a. \$750 plus \$20 per acre over 5
  - b. All applications are subject 10% administrative fee and must pay the cost of postage, signs, advertisements and the fee for any outside consultants.

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees necessary for technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any action of any kind on the development application.

**All 7 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:

[Signature]  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

Jacob Manthei  
Typed or printed name and title of applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

\_\_\_\_\_  
Date 1/31/2024

\_\_\_\_\_  
Date 1/31/2024

State of MICHIGAN County of EMMET

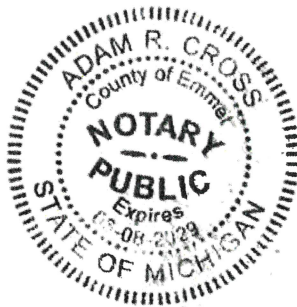
The foregoing application is acknowledged before me this 31<sup>st</sup> day of JANUARY, 2024, by JACOB

MANTHEI, who is/are personally known to me, or who has/have produced \_\_\_\_\_  
as identification.

NOTARY SEAL

[Signature]

Signature of Notary Public, State of MICHIGAN



The subject property known as Truemont Materials is located at 4169 CR 15A, parcel number 38-06-26-016515-001-00 and is approximately 24 acres. Truemont Materials, soon to be known as Manthei Innovation Park, is currently within the Clay County jurisdiction with a zoning designation of IB Industrial and with a land use designation of Industrial. Following a joint application for annexation into the City of Green Cove Springs, this request to rezone and amend the land use is to propose M2 Industrial District anticipating continued industrial use, while expanding existing buildings and planning for additional developments. Some additional developments may be business and professional offices, material storage, manufacturing and sales of concrete products, plastic products, etc. all allowed by right per the permitted uses of the M2 Industrial District Municode, section 117-331.

The subject property currently has 2 existing ingress and egress and proposes a third as seen in the attached preliminary site plan. The western property line of the subject property is adjacent to County Road 15A. The remaining property lines share a boundary with the surrounding uses within the City of Green Cove Springs. South of the subject property is vacant land zoned Planned Unit Development. The northern and eastern properties are zoned recreation and conservation. All required landscape and development buffers between the districts are applied and these can also be seen on the attached preliminary site plan.

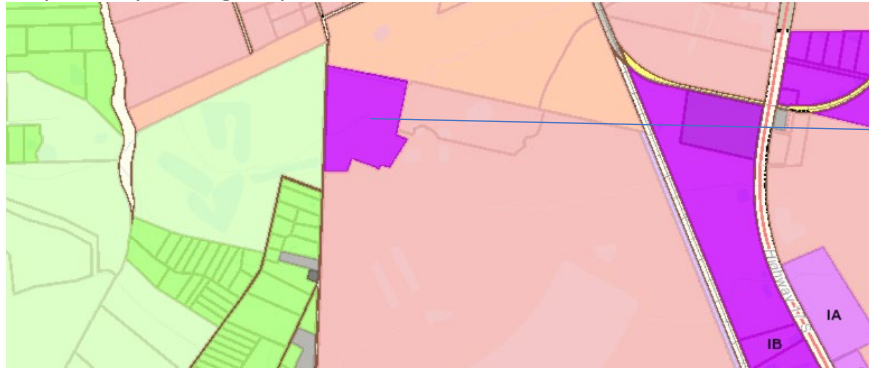
Since 2022, Truemont Materials has been an integral part of the growth of Green Cove Springs and surrounding cities including Orange Park, St. Augustine, and Jacksonville. Continued use of this property for industrial purposes will contribute to the advancement of Green Cove, Northeast Florida, and South Georgia. The additional developments mentioned above are projected to create approximately 300 jobs within the city of Green Cove Springs. As Truemont Materials further expands the city's growth, the city can ensure rapid police response time making the business a safe space work at and live near. Existing neighbors have shared their excitement for the expansion of Truemont Materials. Green Cove Springs

has much to look forward to upon the development of its first Innovation Park with its materials soon to be approved by the Florida Department of Transportation.

## Rezoning Application Attachments 1 and 2

### Subject Property Designations (PIN 38-06-26-016515-001-00) and Designations of Surrounding Uses

#### Clay County Zoning Map



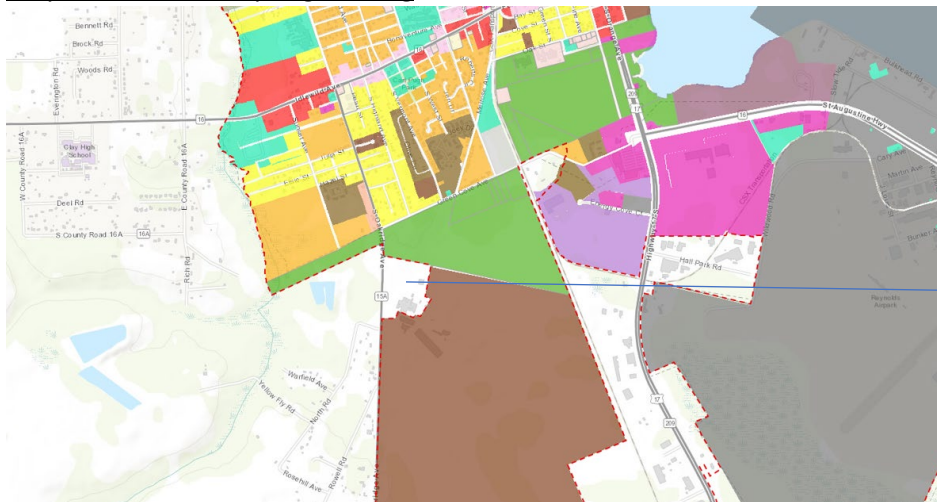
SUBJECT PROPERTY:  
IB

#### Property Appraiser Map



SUBJECT PROPERTY

#### City of Green Cove Springs Zoning



SUBJECT PROPERTY

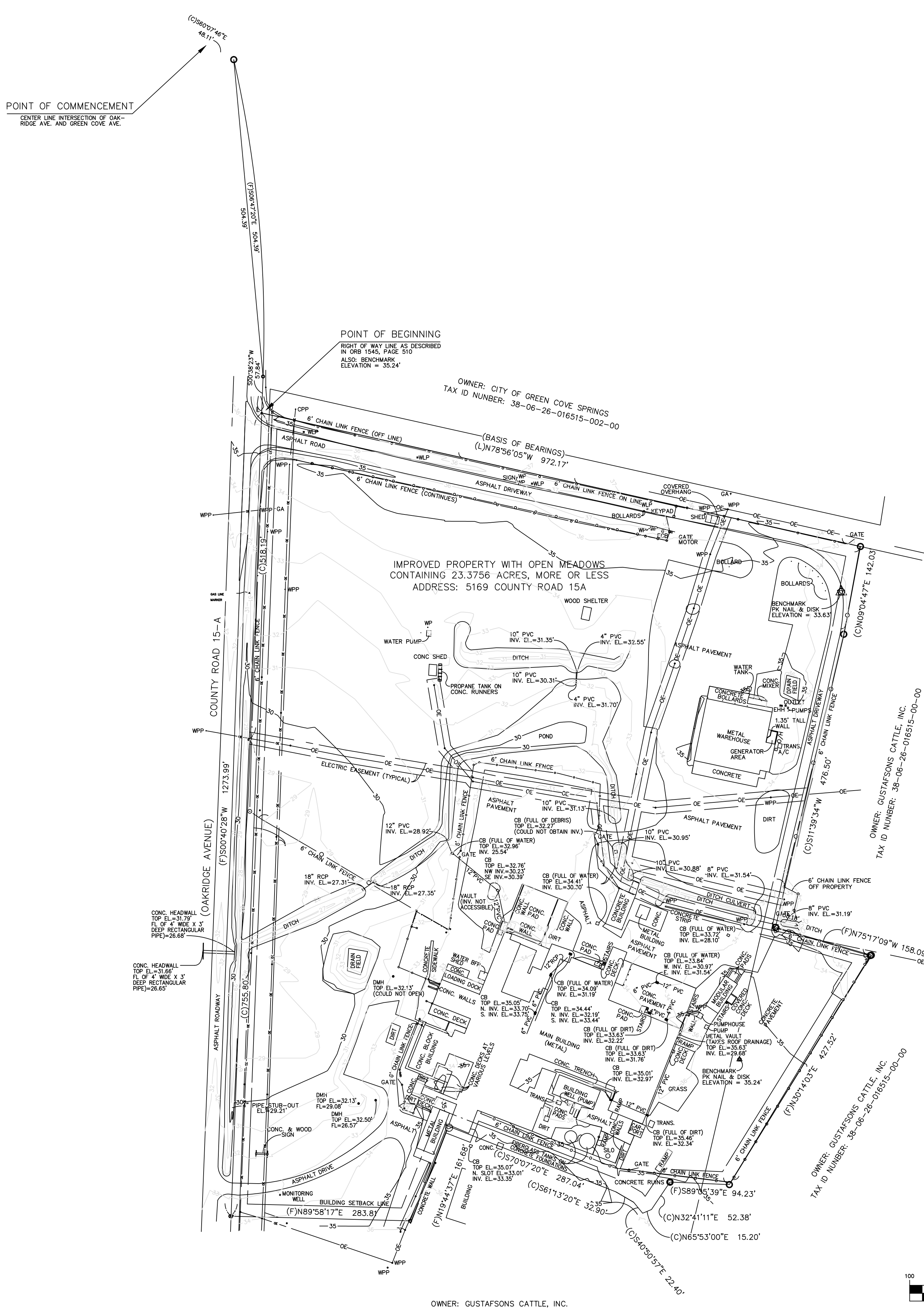
# MAP SHOWING A TOPOGRAPHIC SURVEY OF:

A PORTION OF THE FORMER GUSTAFSON DAIRY BOTTLING PLANT, LOCATED AT 4169 COUNTY ROAD 15A, IN THE CITY OF GREEN COVE SPRINGS, CLAY COUNTY, FLORIDA, AND BEING DESCRIBED BY THE DESCRIPTION BELOW:

EXHIBIT "A" (DESCRIPTION FROM TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY)

**PARCEL "B"**  
A tract of land situated in the Bayard Tract; Clay County, Florida, as per plat thereof prepared by Charles F. Smith, recorded in Deed Book "J", pages 273 and 274 of the public records of said county, said tract being a portion of Sections 6 and 7 - Block 51, Clinch Estate, as per plat thereof by Gould T. Butler recorded in Plat Book I, pages 31, 32, 33 and 34 of said public records, All lying in the G.I.F. Clark Grant; Section 38, Township 6 South, Range 26 East; Clay County, Florida; said tract being more particularly described as follows:

Commence at the intersection of the centerline of Oakridge Avenue (County Road 15A) with the Centerline of Green Cove Avenue and run South along the centerline of said Oakridge Ave. with a curve concave Westerly, said curve having a central angle of 15 deg 52 min 10 sec, a radius of 1909.86 feet, an arc length of 528.98 feet and a chord bearing and distance of S 07 deg 13 min 41 sec E, 527.29 feet; thence run S 00 deg 42 min 24 sec W, along said centerline, 51.51 feet; thence leave said centerline and run S 78 deg 56 min 05 sec E, 35.58 feet to an iron rod on the Easterly right of way line of said Oakridge Avenue, said right of way as described in Official Records Book 1545, page 510 and page 513 of said public records and the Point of Beginning; thence run S 00 deg 42 min 24 sec W, along said right of way, 518.46 feet to an iron pipe at the Northwest corner of said Official Records Book 1545, page 510; thence continue S 00 deg 42 min 24 sec W, along said right of way line and along the West line of aforesaid lands, 755.80 feet to an iron pipe at the Southwest corner of said lands; thence run East along the South line of said lands with the following courses and distances: East 283.81 feet; N 19 deg 48 min 59 sec E, 161.55 feet; S 70 deg 11 min 01 sec E, 287.10 feet; S 60 deg 56 min 01 sec E, 32.90 feet; S 40 deg 33 min 38 sec E, 22.40 feet; N 66 deg 10 min 19 sec E, 15.20 feet; N 32 deg 26 min 40 sec E, 52.20 feet; S 88 deg 48 min 20 sec E, 94.2 feet to an iron pipe at the Southeasterly corner of said lands; thence leave said South line and run N 30 deg 15 min 03 sec E, 428.28 feet to an iron rod; thence run N 75 deg 16 min 14 sec W, 158.18 feet to an iron rod; thence run N 11 deg 45 min 19 sec E, 477.17 feet to an iron rod; thence run N 09 deg 04 min 47 sec E, 142.03 feet to an iron rod; thence run N 78 deg 56 min 05 sec W, 972.65 feet to the Point of Beginning.



**ABBREVIATIONS:**

"AGS"	ATLANTIC~GULF SURVEYING CO.
N	NORTH
S	SOUTH
E	EAST
W	WEST
(P)	PLAT
(F)	FOUND
(C)	CALCULATED
(L)	LEGAL
BFP	BACKFLOW PREVENTER
CR	CORNER
CB	CATCH BASIN
CONC.	CONCRETE
CPP	CONCRETE
DMH	DRAINAGE MANHOLE
ECB	ELECTRIC CONTROL BOX
EL	ELEVATION
FL	FLOW LINE
FND	FOUND
IP	IRON PIPE
IR	IRON ROD
PK	PARKER-KALON PK NAIL & DISK
PKN&D	PARKER-KALON PK NAIL & DISK
GA	GUY ANCHOR
INV.	INVERT
LB	LICENSED BUSINESS OVERHEAD ELECTRIC
ORB	OFFICIAL RECORDS BOOK
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
TRANS.	TRANSFORMER
WP	WOOD POST
WPP	WOOD POWER POLE

### SURVEYOR'S REPORT AND NOTES:

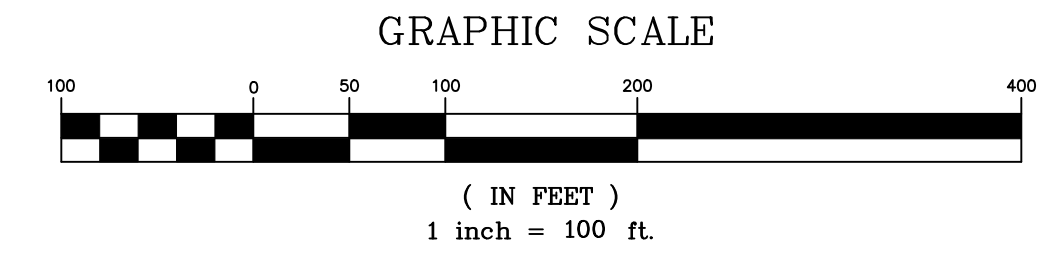
- THIS IS NOT A BOUNDARY SURVEY. FOR BOUNDARY INFORMATION, REFER TO THE BOUNDARY SURVEY PERFORMED BY THIS COMPANY, DATED DECEMBER 28, 2021.
- BOUNDARY IS BASED ON THE DESCRIPTION OF SUBJECT PARCEL AS NOTED IN EXHIBIT "A" OF THE TITLE COMMITMENT NOTED BELOW.
- BEARING BASE FOR BEARINGS SHOWN AS FOUND (F) OR CALCULATED (C) IS THE NORTH LINE OF SUBJECT PARCEL, HAVING A BEARING OF N78°56'05"W, AS STATED IN THE LEGAL DESCRIPTION PROVIDED BY THE TITLE COMPANY.
- SUBJECT SURVEY WAS DONE WITH THE BENEFIT OF A TITLE COMMITMENT PRODUCED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED DECEMBER 13, 2021, AND HAVING FILE NO. 21194297 MK, AND AN ISSUING OFFICE FILE NUMBER OF 21-1202. THOSE SCHEDULE B-II EXCEPTIONS SHOWN IN THE COMMITMENT THAT AFFECT THE SUBJECT PROPERTY AND ARE MATTERS OF SURVEY ARE ENUMERATED IN NOTE (8), BELOW.
- THE LOCATION OF UTILITIES AS SHOWN HEREON IS BASED ON SURFACE APPURTENANCES, ONLY.
- ELEVATIONS SHOWN ON THIS SURVEY REFER TO NAVD '88 (THE NORTH AMERICAN VERTICAL DATUM OF 1988), AS ESTABLISHED VIA GPS, REFERENCE TO THE HARN SYSTEM SET UP BY THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE STATE OF FLORIDA.
- FROM THE MONUMENTS FOUND IN THE FIELD, IT IS OBVIOUS THAT THERE ARE AT LEAST TWO SURVEYS REPRESENTED ON THE BOUNDARY. THESE MONUMENTS ARE IN DISAGREEMENT, SO THE MONUMENT THAT BEST FIT THE DESCRIPTION WAS USED AS THE MARKER, AND THE OTHER WAS REFERENCED, AS SHOWN ON THE SURVEY.
- THE FOLLOWING ARE NOTES CONCERNING THE EXCEPTIONS FOUND IN SCHEDULE B-II OF THE TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:  
A.) THE EASEMENT IN ORB 636, PAGE 654, IS IN MANY PARTS, AND MOST DON'T AFFECT THE SUBJECT PROPERTY. HOWEVER, THE LOCATION OF SAID EASEMENTS CAN ONLY BE SURMISED FROM ITS OVERALL LOCATION, SINCE THERE IS NO DIRECT TIE TO THIS PARTICULAR PROPERTY, AND THERE IS ONLY ONE "TIE" TO THE RIGHT OF WAY, AT THE NORTH END, WHERE THE EASEMENT TURNS EASTWARD. THIS CAN ONLY BE AT THE NORTH END OF SUBJECT PROPERTY, BUT IT IS UNKNOWN IF THE SOUTH LINE OF THE EASEMENT IS COINCIDENTAL WITH THE NORTH LINE OF SUBJECT PROPERTY. IT APPEARS IT COULD BE FURTHER NORTH, ON PROPERTY PRESENTLY OWNED BY GREEN COVE SPRINGS. THE EASEMENT(S) ARE SHOWN HEREON.  
B.) THE EASEMENT IN ORB 1371, PAGE 1307, IS VAGUE, AT BEST, WITH NO DELINEATION OF THE PARTICULAR POWER LINES ON SUBJECT PROPERTY THAT ARE REFERRED TO IN THE RECORD. IT IS ASSUMED, BY THE LANGUAGE IN THE DEED, THAT ALL LINES CROSSING THE SUBJECT PROPERTY ARE INCLUDED IN THIS EASEMENT. THEREFORE, ALL THE LINES CROSSING THE SITE ARE SHOWN IN A 20' WIDE EASEMENT.  
C.) THE EASEMENT IN ORB 1375, PAGE 2334, IS NOT IN THE AREA OF SUBJECT PROPERTY. THEREFORE IT HAS NO EFFECT.  
D.) THE EASEMENT IN ORB 1394, PAGE 717, IS NOT IN THE AREA OF SUBJECT PROPERTY. THEREFORE IT HAS NO EFFECT.  
E.) THE EASEMENT IN ORB 1403, PAGE 1223, IS NOT IN THE AREA OF SUBJECT PROPERTY. THEREFORE IT HAS NO EFFECT.  
F.) THE EASEMENT IN ORB 1613, PAGE 2154, SEEMS TO BE A REITERATION OF THE EASEMENT IN NOTE (B.), ABOVE. IT REFERS TO TAX PARCEL NO. 38-06-26-016515-000-00, FROM WHICH THE SUBJECT PARCEL WAS PARTITIONED, SO IT LIKELY AFFECTS THIS PARCEL. HOWEVER, THE EASEMENT IS ALREADY SHOWN, AS WAS PREVIOUSLY STATED IN ORB 1371, PAGE 1307.  
G.) THE EASEMENT IN ORB 1746, PAGE 242, IS AN EXACT REITERATION OF THE EASEMENT IN NOTE (F.), ABOVE. IT ALSO REFERS TO TAX PARCEL NO. 38-06-26-016515-000-00, FROM WHICH THE SUBJECT PARCEL WAS PARTITIONED, SO IT LIKELY AFFECTS THIS PARCEL. HOWEVER, THE EASEMENT IS ALREADY SHOWN, AS WAS PREVIOUSLY STATED IN ORB 1371, PAGE 1307.  
H.) THE DRAINAGE EASEMENT IN ORB 2360, PAGE 1786, REFERS TO AN AREA THAT COVERS THE ENTIRE PROPERTY, AS WELL AS A PORTION OFF-SITE, TO THE EAST AND THE SOUTH. THE RECORD GRANTS BOTH A DRAINAGE AND ACCESS EASEMENT ACROSS THE PROPERTY, BUT BOTH EASEMENTS ARE UNDEFINED. THE AFFECTED AREA IS SHOWN HEREON.  
I.) THE EASEMENT PARCEL IN ORB 3218, PAGE 1244, ENCUMBERS AN AREA THAT IS SHOWN AS EXHIBIT "A" TO THE SOUTH OF THE SUBJECT PARCEL. THE EASEMENT (EXHIBIT "B" OF THE RECORD) PROVIDES ACCESS ACROSS EXHIBIT "A" TO ENTER SUBJECT PARCEL ON THE SOUTH LINE. EASEMENT IS SHOWN HEREON.

CERTIFIED AS BEING CORRECT TO:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 6J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*Brian R. Marie*  
BRIAN R. MARIE, P.S.M., FL. REG. #4852      DATE: 04/19/2022

OWNER: GUSTAFSONS CATTLE, INC.  
TAX ID NUMBER: 38-06-26-016515-00-00



DATE	REVISION DESCRIPTION

DATE OF SURVEY	4/19/22
FIELD FILE #	33023.M.A-18-22
DATE	12/29/21
DRAWER	BRM
SCALE	1" = 100'

ASTER BRANDS  
GUSTAFSONS DAIRY  
GREEN COVE SPRINGS, FL

ATLANTIC~GULF SURVEYING CO., INC.  
LAND AND ENGINEERING SURVEYS  
LICENSED BUSINESS NO. 6276  
5734 TIMMIGALLA ROAD JACKSONVILLE FLORIDA 32210  
PHONE NO. (904) 771-6412 FAX (904) 778-8578

PROJECT No. **S3023**

THIS DRAWING IS THE INSTRUMENT OF SERVICE AND PROPERTY OF ATLANTIC~GULF SURVEYING CO., INC. ANY USE OR REPRODUCTION WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THIS CORPORATION IS PROHIBITED.

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

RECORD AND RETURN TO:  
Bryan C. Goode III, P.A.  
320 1<sup>st</sup> Street North, Suite 613  
Jacksonville Beach, FL 32250

TAX PARCEL ID. NO. 38-06-26-016515-001-00

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, made and executed as of this 7<sup>th</sup> day of March, 2022, by **Green Cove Development Group, LLC**, a Florida limited liability company, whose address for purposes of this instrument is 2415 S. Ponte Vedra Blvd, Ponte Vedra Beach, FL 32082 (hereinafter referred to as the "Grantor"), to and in favor of **AB TRUEMONT, LLC**, a Michigan limited liability company, whose address for the purpose of this instrument is 2940 Parkview Ave., Petoskey, MI 49770 (hereinafter referred to as the "Grantee").

**WITNESSETH:**

**THAT GRANTOR**, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, does, by these presents, grant, bargain, sell, transfer, convey and confirm unto the Grantee, the following described real property lying and being situated in Clay County, Florida (the "Property"), to wit:

See **Exhibit "A"** attached hereto and by this reference made a part hereof.

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** the above described property unto Grantee in fee simple forever.

**AND SUBJECT TO** all matters of record, including those matters set forth on **Exhibit "B"** attached hereto, without the intent to reimpose same, Grantor does hereby covenant with said Grantee that the Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed as of the day and year first above written.

Signed, sealed and delivered in the presence of the following witnesses:

Green Cove Development Group, LLC, a Florida limited liability company

[Signature]  
Name: Bryan C. Goode, III

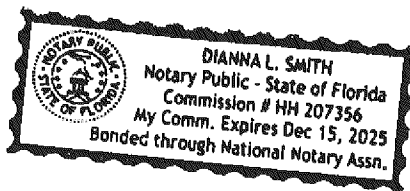
By: [Signature]  
Name: Alan Bock,  
Its: Member and President

[Signature]  
Name: Dianna L. Smith

By: [Signature]  
Name: Barry Freedman,  
Its: Member and Vice President

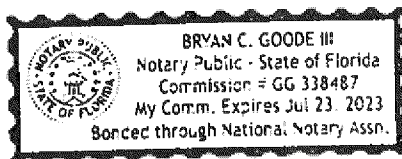
STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 4<sup>th</sup> day of March, 2022 by Barry Freedman, Member, of Green Cove Development Group, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced Drivers License as identification and did take an oath.



[Signature]  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 1<sup>st</sup> day of March, 2022 by Alan Bock, Member, of Green Cove Development Group, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced Drivers License as identification and did take an oath.



[Signature]  
Notary Public  
Print Name: Bryan C. Goode, III  
My Commission Expires: \_\_\_\_\_



**EXHIBIT "A"**

**A tract of land situated in the Bayard Tract; Clay County, Florida, as per plat thereof prepared by Charles F. Smith recorded in Deed Book "J", pages 273 and 274 of the public records of said county, said tract being a portion of Sections 6 and 7 - Block 51, Clinch Estate, as per plat thereof by Gould T. Butler recorded in Plat Book 1, pages 31, 32, 33 and 34 of said public records, All lying in the G.I.F. Clark Grant; Section 38, Township 6 South, Range 26 East; Clay County, Florida; said tract being more particularly described as follows:**

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**EXHIBIT "B"**

1. The following matters shown on that certain Survey dated 12/28/2021 produced by Brian R. Marie, P.S.M., FL REG. #4852 under Project No.: S3023: (i) the encroachment into the building setback of the asphalt drive along a southerly and easterly boundary line, (ii) the encroachment into the building setback of the boat workshop along a southerly and easterly boundary line, (iii) the encroachment into the building setback of a portion of a building along a southerly boundary line, (iv) the departure of a chain link fence from the easterly boundary line, and (v) the encroachment of a shed into the building setback along the northerly boundary line.
2. General or special taxes and assessments required to be paid in the year 2022 and subsequent years.
3. Easement in favor in Clay Electric Cooperative as recorded in O.R. Book 1371, page 1307, of the public records of Clay County, Florida.
5. Right of way easement as recorded in O.R. Book 1613, page 2154, of the public records of Clay County, Florida.
9. Right of way easement as recorded in O.R. Book 1746, page 242, of the public records of Clay County, Florida.
10. Drainage easement as recorded in O.R. Book 2360, page 1786, of the public records of Clay County, Florida.