



SURVEYORS NOTES:

- 1). UNDERGROUND IMPROVEMENTS WERE NOT LOCATED OR SHOWN.
- 2). "UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- 3). PROPERTY HEREON LIES IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP No. 12089C0195F, DATED DECEMBER 17, 2010.
- 4). (A). THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS PD-ENCPA (EAST NASSAU COMMUNITY PLANNING AREA).
- (B). THE LANDS SHOWN ON THIS PLAT ARE SUBJECT TO THE EAST NASSAU AREA PLAN DEVELOPMENT ORDER OF THE EAST NASSAU COMMUNITY PLANNING AREA AND THE EMPLOYMENT CENTER DSAP MARKET STREET PRELIMINARY DEVELOPMENT PLAN (PDP).
- (C). ALL SETBACKS TO BE CONTROLLED PER THE STANDARDS SET FORTH IN THE EMPLOYMENT CENTER DSAP MARKET STREET PRELIMINARY DEVELOPMENT PLAN (PDP), TRACT H, REVISED 4/22/2019.
- 5). THIS PROPERTY IS NOT SUBJECT TO STORM SURGE INUNDATION DURING A HURRICANE ACCORDING TO STORM SURGE ATLAS FOR NASSAU COUNTY PER MAP PROVIDED BY NORTHEAST FLORIDA REGIONAL PLANNING COUNCIL.
- 6). UNLESS OTHERWISE NOTED MEASURED ANGLES AND DISTANCES ARE THE SAME AS PLAT OR DEED ANGLES AND DISTANCES.
- 7). NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF SURVEYOR.
- 8). BEARINGS SHOWN HEREON REFER TO FLORIDA STATE PLANE, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983(2011) ADJUSTMENT AND ARE BASED ON CONTROL POINTS PID D65905, DESIGNATION NASSAU 20 AND PID D65904, DESIGNATION NASSAU 19, THE BEARING BASE BEING THE MONUMENTED EASTERLY RIGHT OF WAY LINE OF WILDLIGHT AVENUE (78 FOOT RIGHT OF WAY) AS SHOWN ON PLAT OF MARKET STREET OFFICE SITE AS RECORDED IN PLAT BOOK 8, PAGES 156 – 160 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, SAID MONUMENTED LINE HAVING A GRID BEARING OF N 57°00'53" W.
- 9). BENCH MARK ORIGIN: CONTROL POINT DM5333, DESIGNATION W 720, ELEVATION 22.02 FEET NAVD 88, ELEVATIONS SHOWN HEREON REFER TO NAVD 1988 AND ARE IN FEET, SITE BENCHMARKS ARE BASED ON THIS CONTROL POINT AND ARE SHOWN ON THIS SURVEY.
- 10). PERMANENT CONTROL POINTS, LOT CORNERS (1/2" IRON PIPES) AND INTERIOR POINT OF CURVATURES & POINT OF TANGENCY'S ARE TO BE SET UPON COMPLETION OF ROAD AND UTILITY CONSTRUCTION.
- 11). ALL MORTGAGES HAVE BEEN SATISFIED.
- 12). NO WELLS WILL BE WITHIN 200 FEET OF PROPOSED SEWER EXTENSION.
- 13). "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."
- 14). THERE ARE NO UPLAND BUFFERS WITHIN THE BOUNDARY OF THIS PLAT.
- 15). DEVELOPMENT OF COMMERCIAL OR INDUSTRIAL CENTERS, WHERE NO NEW ROADS ARE BEING ESTABLISHED, ARE NOT SUBJECT TO THE PLATTING REQUIREMENTS OF THIS CHAPTER, PROVIDED HOWEVER, THAT SUCH COMMERCIAL DEVELOPMENT SHALL BE SUBJECT TO REVIEW AND APPROVAL IN ACCORDANCE WITH SECTION 5.07 OF THE LAND DEVELOPMENT CODE.
- 16). THIS REPLAT REMOVED 11 LOTS AND RECONFIGURED 19 LOTS THEREFORE CERTAIN LOT NUMBERS ARE NO LONGER ACCOUNTED FOR.

CLERK OF COURT CERTIFICATION OF APPROVAL AND OF RECORDING:

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH FLORIDA STATUTE 177.061 AND IS FILED FOR RECORD AND RECORDED IN PLAT BOOK _____ PAGE(S) _____, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THIS _____ DAY OF _____, 2021, A.D.

CLERK OF THE CIRCUIT COURT

COUNTY ATTORNEY CERTIFICATION OF APPROVAL:

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2021, A.D. BY THE COUNTY ATTORNEY, OF NASSAU COUNTY, FLORIDA

COUNTY ATTORNEY

TITLE CERTIFICATION:

WE FIDELITY NATIONAL INSURANCE COMPANY, A TITLE COMPANY, DO HEREBY CERTIFY THAT WE HAVE SEARCHED THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AS TO THE TITLE TO THE HEREON DESCRIBED PROPERTY AND WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY IS VESTED IN WILDLIGHT LLC, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OTHER THAN SHOWN HEREON AND THAT ALL EASEMENTS RECORDED ARE SHOWN.

TITLE COMPANY REPRESENTATIVE

DATE:

TAX COLLECTOR CERTIFICATION OF APPROVAL:

TAX IDENTIFICATION NUMBER – 44-2N-27-1003-0001-0000
TAX IDENTIFICATION NUMBER – 44-2N-27-1003-0002-0000
TAX IDENTIFICATION NUMBER – 44-2N-27-1003-0003-0000
TAX IDENTIFICATION NUMBER – 44-2N-27-1003-0004-0000
TAX IDENTIFICATION NUMBER – 44-2N-27-1003-0005-0000
TAX IDENTIFICATION NUMBER – 44-2N-27-1003-0006-0000
TAX IDENTIFICATION NUMBER – 44-2N-27-1003-0007-0000
TAX IDENTIFICATION NUMBER – 44-2N-27-1003-0008-0000
TAX IDENTIFICATION NUMBER – 44-2N-27-1003-0009-0000
TAX IDENTIFICATION NUMBER – 44-2N-27-1003-0010-0000
TAX IDENTIFICATION NUMBER – 44-2N-27-1003-0022-0000
TAX IDENTIFICATION NUMBER – 44-2N-27-1003-0023-0000
TAX IDENTIFICATION NUMBER – 44-2N-27-1003-0037-0000
TAX IDENTIFICATION NUMBER – 44-2N-27-1003-0038-0000
TAX IDENTIFICATION NUMBER – 44-2N-27-1003-0039-0000
TAX IDENTIFICATION NUMBER – 44-2N-27-1003-0040-0000
TAX IDENTIFICATION NUMBER – 44-2N-27-1003-0041-0000
TAX IDENTIFICATION NUMBER – 44-2N-27-1003-0042-0000
TAX IDENTIFICATION NUMBER – 44-2N-27-1003-0043-0000
TAX IDENTIFICATION NUMBER – 44-2N-27-1003-0044-0000
TAX IDENTIFICATION NUMBER – 44-2N-27-1003-0045-0000
TAX IDENTIFICATION NUMBER – 44-2N-27-1003-0103-0000
TAX IDENTIFICATION NUMBER – 44-2N-27-1003-0104-0000
TAX IDENTIFICATION NUMBER – 44-2N-27-1003-0109-0000
TAX IDENTIFICATION NUMBER – 44-2N-27-1003-0110-0000
TAX IDENTIFICATION NUMBER – 44-2N-27-1003-0111-0000
TAX IDENTIFICATION NUMBER – 44-2N-27-1003-0112-0000
TAX IDENTIFICATION NUMBER – 44-2N-27-1003-0113-0000
TAX IDENTIFICATION NUMBER – 44-2N-27-1003-0121-0000
TAX IDENTIFICATION NUMBER – 44-2N-27-1003-0122-0000

I, THE UNDERSIGNED DO HEREBY AFFIRM THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO UNPAID REAL PROPERTY TAXES APPLICABLE TO THE LANDS SUBJECT TO THIS PLAT SIGNED THIS _____ DAY OF _____, 2021, A.D.

TAX COLLECTOR
NASSAU COUNTY, FLORIDA

CHIEF OF THE FIRE RESCUE DEPARTMENT CERTIFICATION OF APPROVAL:

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE NASSAU COUNTY CHIEF OF THE FIRE RESCUE DEPARTMENT, NASSAU COUNTY FLORIDA, THIS _____ DAY OF _____, 2021, A.D.

CHIEF OF FIRE RESCUE DEPARTMENT

COUNTY PLANNER CERTIFICATION OF APPROVAL:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND IS IN COMPLIANCE WITH THE ZONING RULES AND REGULATION OF NASSAU COUNTY, FLORIDA, THIS _____ DAY OF _____, 2021, A.D.

DIRECTOR OF PLANNING

DIRECTOR OF ENGINEERING SERVICES CERTIFICATION OF APPROVAL:

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE DIRECTOR OF ENGINEERING SERVICES OF NASSAU COUNTY, FLORIDA. THIS _____ DAY OF _____, 2021, A.D.

DIRECTOR OF ENGINEERING SERVICES

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT WILDLIGHT LLC, A LIMITED LIABILITY COMPANY ORGANIZED UNDER THE LAWS FOR THE STATE OF DELAWARE, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED HEREIN; THAT IT HAS CAUSED THE SAME TO BE SURVEYED; AND, THAT THIS PLAT KNOWN AS "EAST NASSAU – WILDLIGHT PHASE 1c – 1, REPLAT" IS MADE IN ACCORDANCE WITH SAID SURVEY AND IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

IN WITNESS WHEREOF, WILDLIGHT LLC HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY IT'S DULY APPOINTED OFFICERS ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

1. ALL EASEMENTS ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR THE USES AND PURPOSES THEREON STATED AND REMAIN THE MAINTENANCE OBLIGATION OF THE OWNER OR RESPONSIBLE PROPERTY OWNERS' ASSOCIATION, INDEPENDENT SPECIAL DISTRICT OR SIMILAR ENTITY. NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON NASSAU COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS.
2. FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, ARE HEREBY IRREVOCABLY DEDICATED A TEN-FOOT NON-EXCLUSIVE EASEMENT ALONG THE FRONT OF EACH LOT AND/OR TRACT FOR ITS USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
3. THOSE EASEMENTS DESIGNATED AS "JEA UTILITY EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF WATER REUSE, WATER, SEWER AND/OR OTHER PUBLIC UTILITIES.
4. THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA AND FPL, THEIR SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY AND ACCESS EASEMENTS DESIGNATED HEREON, FOR THEIR NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES AND FPL UTILITIES, TOGETHER WITH THE RIGHT OF JEA AND FPL, THEIR SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.
5. ALL PLATTED UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE NON-EXCLUSIVE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND ELECTRICAL SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND ELECTRICAL SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION OR ELECTRICAL COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
6. THE PROPERTY OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE MAINTENANCE, ACCESS & LANDSCAPE EASEMENT, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF THE PROPERTY OR JEA'S EASEMENT UPON THE 10 FOOT MAINTENANCE, ACCESS & LANDSCAPE EASEMENT. THE PROPERTY OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. JEA SHALL RESTORE AND/OR REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON THE MAINTENANCE, ACCESS & LANDSCAPE EASEMENT WITH LIKE-KIND MATERIALS; PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREFORE.

OWNER

WITNESS BY: WILDLIGHT LLC
JOHN R. CAMPBELL
ITS: VICE PRESIDENT

PRINT OR TYPE NAME

WITNESS

PRINT OR TYPE NAME

STATE OF: _____

COUNTY OF: _____

NOTARY

THIS IS TO CERTIFY THAT ON THIS DAY _____, 2020 A.D., PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JOHN R. CAMPBELL, VICE PRESIDENT OF WILDLIGHT LLC TO ME WELL KNOWN AND KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING ADOPTION AND DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USE AND PURPOSES THEREIN EXPRESSED.

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____ 2021 BY _____

AS _____ ON BEHALF OF _____,

A _____, WHO PRODUCED _____,

AS IDENTIFICATION OR WHO IS PERSONALLY KNOWN.

NOTARY PUBLIC – STATE OF FLORIDA

PRINT NAME: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

COUNTY HEALTH CERTIFICATE:

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS _____ DAY OF _____, 2021, A.D. AND IS APPROVED TO BE PLACED ON APPROVED PUBLIC WATER AND APPROVED PUBLIC SEWER SYSTEMS.

COUNTY HEALTH DEPARTMENT

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS CERTIFICATION OF APPROVAL:

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2021, A.D. BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA

COMMISSION CHAIRMAN

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WILL BE SET ACCORDING TO CHAPTER 177.091 (7); AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET ACCORDING TO THE CHAPTER 177.091 (8); ALL ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

SIGNED THIS _____ DAY OF _____, 2021 A.D.

RICHARD J. JENKINS, P.L.S.
FLORIDA CERTIFICATE NO. 4421

L.D. BRADLEY LAND SURVEYORS, INC.
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063

PRELIMINARY

W.O. NO.: D-20-514

LD BRADLEY LANDSURVEYORS <small>OldWorldKnowledge...NewAgeTechnology</small>		L. D. BRADLEY LAND SURVEYORS 510 SOUTH 5TH STREET MACCLENNY, FLORIDA 32063 PHONE (904) 786-6400 FAX (904) 786-1479 LICENSED BUSINESS NO. 6888	
W.O. NO.: 20-514	DATE: 11/11/2020	DRAFTED BY: DHB	
CHECKED BY: RJJ	CAD FILE: 20514 REPLAT DETAIL.DWG	FB	PG

SEE SHEET 1 FOR GENERAL NOTES AND DESCRIPTIONS
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 AND 2