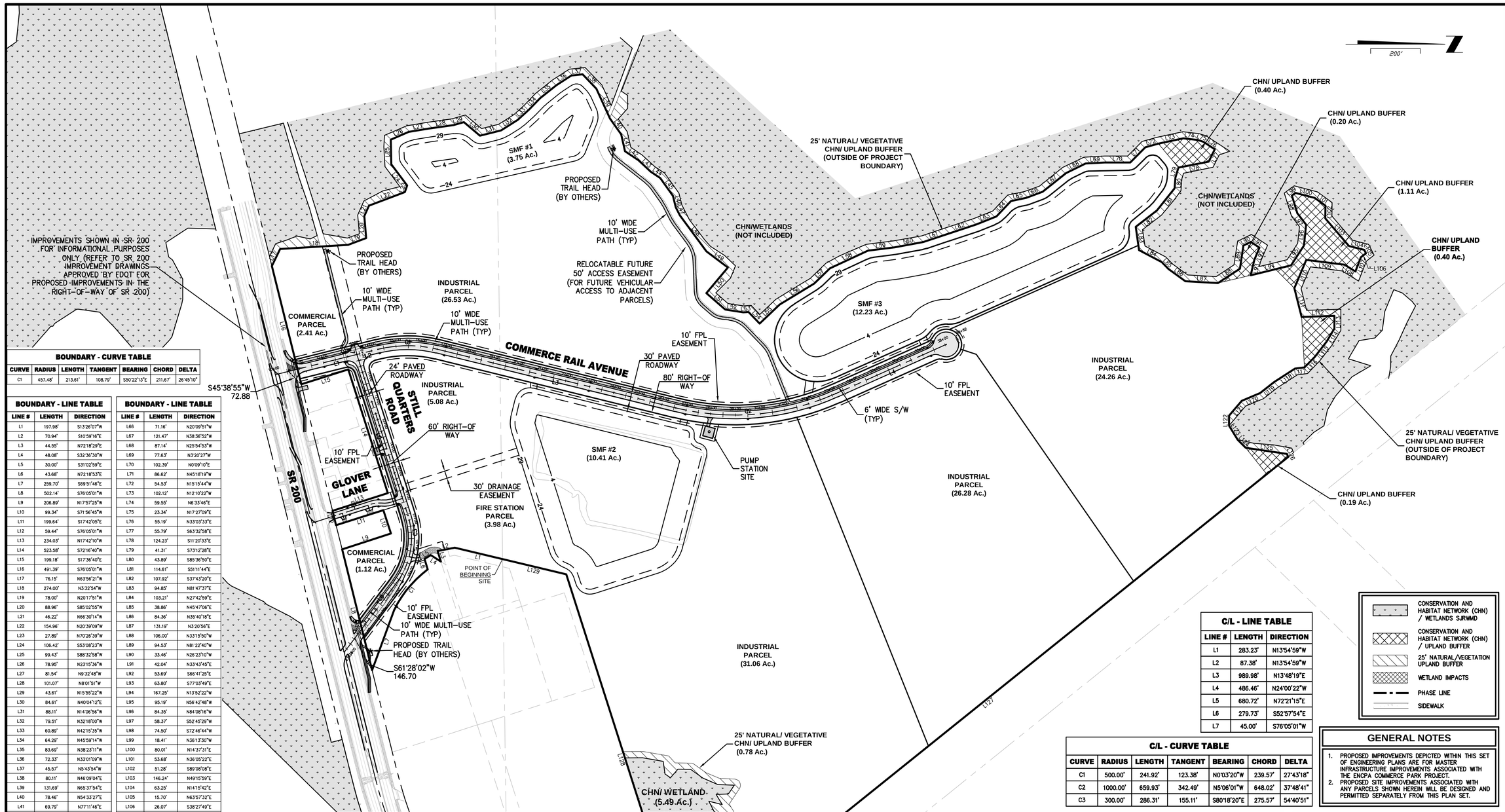

BOUNDARY - CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	457.48'	213.61'	108.79'	S50°22'13"E	211.67'	26°45'10"

BOUNDARY - LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	197.98'	S13°26'07"W
L2	70.94'	S10°59'16"E
L3	44.55'	N72°18'29"E
L4	48.08'	S32°36'30"W
L5	30.00'	S31°02'59"E
L6	43.68'	N72°18'53"E
L7	259.70'	S69°51'46"E
L8	502.14'	S76°05'01"W
L9	206.89'	N17°57'25"W
L10	99.34'	S71°56'45"W
L11	199.64'	S17°42'05"E
L12	59.44'	S76°05'01"W
L13	234.03'	N17°42'10"W
L14	523.58'	S72°16'40"W
L15	199.18'	S17°36'40"E
L16	491.39'	S76°05'01"W
L17	76.15'	N63°56'21"W
L18	274.00'	N3°32'54"W
L19	78.00'	N20°17'51"W
L20	88.96'	S85°02'55"W
L21	46.22'	N66°30'14"W
L22	154.96'	N20°39'09"W
L23	27.89'	N70°26'39"W
L24	106.42'	S53°08'23"W
L25	99.43'	S88°32'58"W
L26	78.95'	N23°15'36"W
L27	81.54'	N9°32'48"W
L28	101.07'	N8°01'51"W
L29	43.61'	N15°55'22"W
L30	84.61'	N40°04'12"E
L31	88.11'	N14°06'56"W
L32	79.51'	N32°18'00"W
L33	60.89'	N42°15'35"W
L34	64.29'	N45°59'14"W
L35	83.69'	N38°23'11"W
L36	72.33'	N33°01'09"W
L37	45.57'	N5°43'54"W
L38	80.11'	N46°09'04"E
L39	131.69'	N65°37'54"E
L40	78.46'	N54°33'27"E
L41	69.79'	N77°11'46"E
L42	64.84'	N34°00'36"E
L43	68.22'	N42°58'57"E
L44	45.59'	N33°24'45"E
L45	88.62'	N54°30'13"E
L46	47.24'	N75°51'21"E
L47	36.99'	N63°13'52"E
L48	179.41'	N53°37'48"E
L49	108.78'	N36°59'10"E
L50	135.20'	S49°53'31"E
L51	101.12'	N40°51'32"E
L52	73.45'	N8°30'50"E
L53	21.30'	N2°55'36"W
L54	64.40'	N46°01'50"E
L55	111.19'	N43°26'41"W
L56	162.61'	N31°17'44"W
L57	88.08'	N44°02'08"W
L58	168.98'	N24°56'10"W
L59	108.20'	N7°22'17"W
L60	117.38'	N10°13'02"W
L61	95.85'	N18°32'05"W
L62	128.77'	N18°11'52"W
L63	88.83'	N21°50'28"W
L64	85.32'	N46°43'06"W
L65	61.76'	N11°29'13"W

BOUNDARY - LINE TABLE		
LINE #	LENGTH	DIRECTION
L66	71.16'	N20°09'51"W
L67	121.47'	N38°36'52"W
L68	87.14'	N25°54'53"W
L69	77.63'	N3°20'27"W
L70	102.39'	N0°09'10"E
L71	86.62'	N45°18'19"W
L72	54.53'	N15°15'44"W
L73	102.12'	N12°10'22"W
L74	59.55'	N6°33'46"E
L75	23.34'	N17°27'09"E
L76	55.19'	N33°03'33"E
L77	55.79'	S63°32'58"E
L78	124.23'	S11°20'33"E
L79	41.31'	S73°12'28"E
L80	43.89'	S85°36'50"E
L81	114.61'	S51°11'44"E
L82	107.92'	S37°43'20"E
L83	94.85'	N81°47'37"E
L84	103.21'	N27°42'59"E
L85	38.86'	N45°47'06"E
L86	84.36'	N35°40'18"E
L87	131.19'	N3°20'56"E
L88	106.00'	N33°15'50"W
L89	94.53'	N81°22'40"W
L90	33.46'	N26°23'10"W
L91	42.04'	N33°43'45"E
L92	53.69'	S66°41'25"E
L93	63.80'	S77°03'49"E
L94	167.25'	N13°52'22"W
L95	95.19'	N56°42'48"W
L96	84.35'	N84°08'16"W
L97	58.37'	S52°45'29"W
L98	74.50'	S72°46'44"W
L99	18.41'	N36°13'30"W
L100	80.01'	N14°37'31"E
L101	53.68'	N36°05'22"E
L102	51.28'	S89°08'08"E
L103	146.24'	N49°15'59"E
L104	63.25'	N14°15'42"E
L105	15.70'	N63°57'32"E
L106	26.07'	S38°27'49"E
L107	61.24'	S68°38'40"E
L108	51.52'	S32°06'58"W
L109	155.00'	S7°09'36"W
L110	123.87'	S66°56'27"E
L111	119.50'	N75°37'34"E
L112	132.01'	N1°52'54"W
L113	51.22'	N89°50'16"E
L114	61.23'	S58°56'18"E
L115	77.55'	S52°13'08"E
L116	59.76'	S46°03'12"E
L117	38.41'	S6°39'16"E
L118	101.01'	S33°00'52"E
L119	71.03'	S38°10'23"E
L120	80.70'	S22°37'05"E
L121	78.76'	S49°27'04"E
L122	40.00'	N90°00'00"E
L123	66.74'	N58°21'13"E
L124	46.11'	N45°37'56"E
L125	168.18'	N8°17'23"E
L126	13.29'	N68°52'21"E
L127	3124.74'	S38°47'16"E
L128	1558.27'	S72°17'11"W
L129	263.96'	S13°26'07"W

C/L - LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	283.23'	N13°54'59"W
L2	87.38'	N13°54'59"W
L3	989.98'	N13°48'19"E
L4	486.46'	N24°00'22"W
L5	680.72'	N72°21'15"E
L6	279.73'	S52°57'54"E
L7	45.00'	S76°05'01"W

C/L - CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	500.00'	241.92'	123.38'	N0°03'20"W	239.57'	27°43'18"
C2	1000.00'	659.93'	342.49'	N5°06'01"W	648.02'	37°48'41"
C3	300.00'	286.31'	155.11'	S80°18'20"E	275.57'	54°40'51"

- CONSERVATION AND HABITAT NETWORK (CHN) / WETLANDS SJRWMD
- CONSERVATION AND HABITAT NETWORK (CHN) / UPLAND BUFFER
- 25' NATURAL/VEGETATION UPLAND BUFFER
- WETLAND IMPACTS
- PHASE LINE
- SIDEWALK

GENERAL NOTES

1. PROPOSED IMPROVEMENTS DEPICTED WITHIN THIS SET OF ENGINEERING PLANS ARE FOR MASTER INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE ENCPA COMMERCE PARK PROJECT.
2. PROPOSED SITE IMPROVEMENTS ASSOCIATED WITH ANY PARCELS SHOWN HEREIN WILL BE DESIGNED AND PERMITTED SEPARATELY FROM THIS PLAN SET.

LEGAL DESCRIPTION

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, S 89°13'27" W, a distance of 1696.94 feet to a point on the Westerly line of those lands described in Official Record Book 1976, Page 1941 of the Public Records of Nassau County, Florida and the Point of Beginning; thence departing said North line and on said Westerly line for the next 2 courses and on the Westerly line of those lands described in Official Record Book 1205, Page 1158 of said Public Records, thence S 13°26'07" W, a distance of 197.98 feet; thence S 10°59'16" E, a distance of 70.94 feet to the Southwest corner of last said lands; thence departing said Westerly line and on the Southerly line of said lands, N 72°18'29" E, a distance of 44.55 feet to the Northwest corner of those lands described in Official Record Book 826, Page 1117 of said Public Records; thence departing said Southerly line and on the Westerly line of said lands for the next 2 courses, S 32°36'30" W, a distance of 48.08 feet; thence S 31°02'59" E, a distance of 30.00 feet to the Southwest corner of said lands; thence departing said Westerly line and on the Southerly line of said lands, N 72°18'53" E, a distance of 43.68 feet to the Northwest corner of those lands described in Official Record Book 1588, Page 1340 of said Public Records and said point being on a curve, concave Northeast, having a radius of 457.48 feet and a central angle of 26°45'10"; thence on the Westerly line of said lands and on the arc of said curve for the next 2 courses, a distance of 213.61 feet said arc being subtended by a chord which bears S 50°22'13" E, a distance of 211.67 feet to the curves end; thence S 69°51'46" E, a distance of 259.70 feet to the Southwest corner of said lands said point also being on the Northerly Right of way line of State Road No. 200 (A1A) (184 foot Right of Way); thence departing said Westerly line and on said Northerly Right of way line, S 76°05'01" W, a distance of 502.14 feet to the Southeast corner of those lands described in Official Record Book 142, Page 441 of the aforesaid Public Records; thence departing said Northerly Right of way line and on the East line of said lands, N 17°57'25" W, a distance of 206.89 feet to the Northeast corner of said lands; thence departing said East line and on the North line of said lands, S 71°56'45" W, a distance of 99.34 feet to the Northwest corner of said lands; thence departing said North line and on the West line of said lands, S 17°42'05" E, a distance of 199.64 feet to the Southwest corner of said lands said point also being on the aforesaid Northerly Right of Way line of State Road No. 200 (A1A); thence departing said West line and on said Northerly Right of Way line, S 76°05'01" W, a distance of 59.44 feet to the Southeast corner of those lands described in Official Record Book 330, Page 44 of the aforesaid Public Records; thence departing said Northerly Right of Way line and on the East line of said lands and on the Northerly prolongation of said East line, N 17°42'10" W, a distance of 234.03 feet to the Northeast corner of those lands described in Official Record Book 2126, Page 1467 of the aforesaid Public Records; thence departing said East line and on the Northerly line of said lands and on the Westerly prolongation of said Northerly line, S 72°16'40" W, a distance of 523.58 feet to the Northwest corner of those lands described in Official Record Book 2020, Page 39 of the aforesaid Public Records; thence departing said Northerly line and on the West line of last said lands, S 17°36'40" E, a distance of 199.18 feet to the Southwest corner of said lands said point also being on the aforesaid Northerly Right of Way line of State Road No. 200 (A1A); thence departing said West line and on said Northerly Right of Way line, N 63°56'21" W, a distance of 76.15 feet; thence N 03°32'54" W, a distance of 274.00 feet; thence N 20°17'51" W, a distance of 78.00 feet; thence S 85°02'55" W, a distance of 88.96 feet; thence N 66°30'14" W, a distance of 46.22 feet; thence N 20°39'09" W, a distance of 154.96 feet; thence N 70°26'39" W, a distance of 27.89 feet; thence S 53°08'23" W, a distance of 106.42 feet; thence S 88°32'58" W, a distance of 99.43 feet; thence N 23°15'36" W, a distance of 78.95 feet; thence N 09°32'48" W, a distance of 81.54 feet; thence N 08°01'51" W, a distance of 101.07 feet; thence N 15°55'22" W, a distance of 43.61 feet; thence N 40°04'12" E, a distance of 84.61 feet; thence N 14°06'56" W, a distance of 88.11 feet; thence N 32°18'00" W, a distance of 79.51 feet; thence N 42°15'35" W, a distance of 60.89 feet; thence N 45°59'14" W, a distance of 64.29 feet; thence N 38°23'11" W, a distance of 83.69 feet; thence N 33°01'09" W, a distance of 72.33 feet; thence N 05°43'54" W, a distance of 45.57 feet; thence N 46°09'04" E, a distance of 80.11 feet; thence N 65°37'54" E, a distance of 131.69 feet; thence N 54°33'27" E, a distance of 78.46 feet; thence N 77°11'46" E, a distance of 69.79 feet; thence N 34°00'36" E, a distance of 64.84 feet; thence N 42°58'57" E, a distance of 68.22 feet; thence N 33°24'45" E, a distance of 45.59 feet; thence N 54°30'13" E, a distance of 88.62 feet; thence N 75°51'21" E, a distance of 47.24 feet; thence N 63°13'52" E, a distance of 36.99 feet; thence N 53°37'48" E, a distance of 179.41 feet; thence N 36°59'10" E, a distance of 108.78 feet; thence S 49°53'31" E, a distance of 135.20 feet; thence N 40°51'32" E, a distance of 101.12 feet; thence N 08°30'50" E, a distance of 73.45 feet; thence N 02°55'36" W, a distance of 21.30 feet; thence N 46°01'50" E, a distance of 64.40 feet; thence N 43°26'41" W, a distance of 111.19 feet; thence N 31°17'44" W, a distance of 162.61 feet; thence N 44°02'08" W, a distance of 88.08 feet; thence N 24°56'10" W, a distance of 168.98 feet; thence N 07°22'17" W, a distance of 108.20 feet; thence N 10°13'02" W, a distance of 117.38 feet; thence N 18°32'05" W, a distance of 95.85 feet; thence N 18°11'52" W, a distance of 128.77 feet; thence N 21°50'28" W, a distance of 88.83 feet; thence N 46°43'06" W, a distance of 85.32 feet; thence N 11°29'13" W, a distance of 61.76 feet; thence N 20°09'51" W, a distance of 71.16 feet; thence N 38°36'52" W, a distance of 121.47 feet; thence N 25°54'53" W, a distance of 87.14 feet; thence N 03°20'27" W, a distance of 77.63 feet; thence N 00°09'10" E, a distance of 102.39 feet; thence N 45°18'19" W, a distance of 86.62 feet; thence N 15°15'44" W, a distance of 54.53 feet; thence N 12°10'22" W, a distance of 102.12 feet; thence N 06°33'46" E a distance of 59.55 feet; thence N 17°27'09" E, a distance of 23.34 feet; thence N 33°03'33" E, a distance of 55.19 feet; thence S 63°32'58" E, a distance of 55.79 feet; thence S 11°20'33" E, a distance of 124.23 feet; thence S 73°12'28" E, a distance of 41.31 feet; thence S 85°36'50" E, a distance of 43.89 feet; thence S 51°11'44" E, a distance of 114.61 feet; thence S 37°43'20" E, a distance of 107.92 feet; thence N 81°47'37" E, a distance of 94.85 feet; thence N 27°42'59" E, a distance of 103.21 feet; thence N 45°47'06" E, a distance of 38.86 feet; thence N 35°40'18" E, a distance of 84.36 feet; thence N 03°20'56" E, a distance of 131.19 feet; thence N 33°15'50" W, a distance of 106.00 feet; thence N 81°22'40" W, a distance of 94.53 feet; thence N 26°23'10" W, a distance of 33.46 feet; thence N 33°43'45" E, a distance of 42.04 feet; thence S 66°41'25" E, a distance of 53.69 feet; thence S 77°03'49" E, a distance of 63.80 feet; thence N 13°52'22" W, a distance of 167.25 feet; thence N 56°42'48" W, a distance of 95.19 feet; thence N 84°08'16" W, a distance of 84.35 feet; thence S 52°45'29" W, a distance of 58.37 feet; thence S 72°46'44" W, a distance of 74.50 feet; thence N 36°13'30" W, a distance of 18.41 feet; thence N 14°37'31" E, a distance of 80.01 feet; thence N 36°05'22" E, a distance of 53.68 feet; thence S 89°08'08" E, a distance of 51.28 feet; thence N 49°15'59" E, a distance of 146.24 feet; thence N 14°15'42" E, a distance of 63.25 feet; thence N 63°57'32" E, a distance of 15.70 feet; thence S 38°27'49" E, a distance of 26.07 feet; thence S 68°38'40" E, a distance of 61.24 feet; thence S 32°06'58" W, a distance of 51.52 feet; thence S 07°09'35" W, a distance of 155.00 feet; thence S 66°56'27" E, a distance of 123.87 feet; thence N 75°37'34" E, a distance of 119.50 feet; thence N 01°52'54" W, a distance of 132.01 feet; thence N 89°50'16" E, a distance of 51.22 feet; thence S 58°56'18" E, a distance of 61.23 feet; thence S 52°13'08" E, a distance of 77.55 feet; thence S 46°03'12" E, a distance of 59.76 feet; thence S 06°39'16" E, a distance of 38.41 feet; thence S 33°00'52" E, a distance of 101.01 feet; thence S 38°10'23" E, a distance of 71.03 feet; thence S 22°37'05" E, a distance of 80.70 feet; thence N 90°00'00" E, a distance of 40.00 feet; thence N 58°21'13" E, a distance of 66.74 feet; thence N 45°37'56" E, a distance of 46.11 feet; thence N 08°17'23" E, a distance of 168.18 feet; thence N 68°52'21" E, a distance of 13.29 feet to a point on the Southwesterly Right of Way line of CSX Railroad (200 foot Right of Way); thence on said Southwesterly Right of Way line, S 38°47'16" E, a distance of 3124.74 feet to the Northeast corner of those lands described in aforesaid Official Record Book 1976, Page 1941 of the Public Records of Nassau County, Florida; thence departing said Southwesterly Right of Way line and on the Northerly line of said lands, S 72°17'11" W, a distance of 1558.27 feet to the Northwest corner of said lands; thence departing said North line and on the Westerly line of said lands, S 13°26'07" W, a distance of 263.96 feet to the Point of Beginning.

DEVELOPMENT SUMMARY

A. PROJECT NAME: ENCPA COMMERCE PARK
B. ZONING DESIGNATION: PD-ENCPA
C. OWNER NAME, ADDRESS, PHONE NUMBER
RAYDIENT PLACES + PROPERTIES, LLC
ONE RAYONIER WAY
WILDLIGHT, FLORIDA 32097
(904) 321-1030
D. DEVELOPER NAME, ADDRESS, PHONE NUMBER
RAYDIENT PLACES + PROPERTIES
1 RAYONIER WAY
WILDLIGHT, FL 32097
(844) 877-5263
E. ENGINEER NAME, ADDRESS, PHONE NUMBER
JOHN ZACHARY BRECHT, P.E.
ENGLAND-THIMS & MILLER, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FLORIDA 32258
PHONE: (904) 642-8990
F. DATA SUMMARY/ SITE DESCRIPTION
1. REAL ESTATE NUMBER: 50-3N-27-0000-0001-0220
2. TOTAL PROJECT AREA: 168.91 Ac.
3. TOTAL IMPERVIOUS AREA (PROPOSED ROADWAY): 3.72 Ac.
4. STORMWATER MANAGEMENT FACILITIES: 26.39 Ac.
5. WETLANDS (ON-SITE): 5.49 Ac.
6. FEMA FLOOD ZONE: X
I. UTILITY SERVICES
1. SEWAGE TREATMENT JEA
2. WATER SUPPLY JEA
3. ELECTRICITY FPL

PLANS PREPARED UNDER THE DIRECTION OF:
JOHN ZACHARY BRECHT
P.E. NUMBER: 66559

PLOTTED: September 16, 2021 – 11:54 AM, BY: Zach Brecht

REVISIONS:

ETM NO. 19-239-01-031
DRAWN BY: A.J.A.
DESIGNED BY: J.Z.B.
CHECKED BY: J.Z.B.
DATE: SEPTEMBER 2021

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

ETM
VISION • EXPERIENCE • RESULTS

MASTER SITE PLAN

ENCPA COMMERCE PARK FOR RAYDIENT PLACES + PROPERTIES

DRAWING NUMBER
5

T:\2019\19-239\19-239-01 – Rayonier Work\19-239-01-031 Commerce Park\LandDev\Design\Plots\MSite_19-239-01-031.dwg