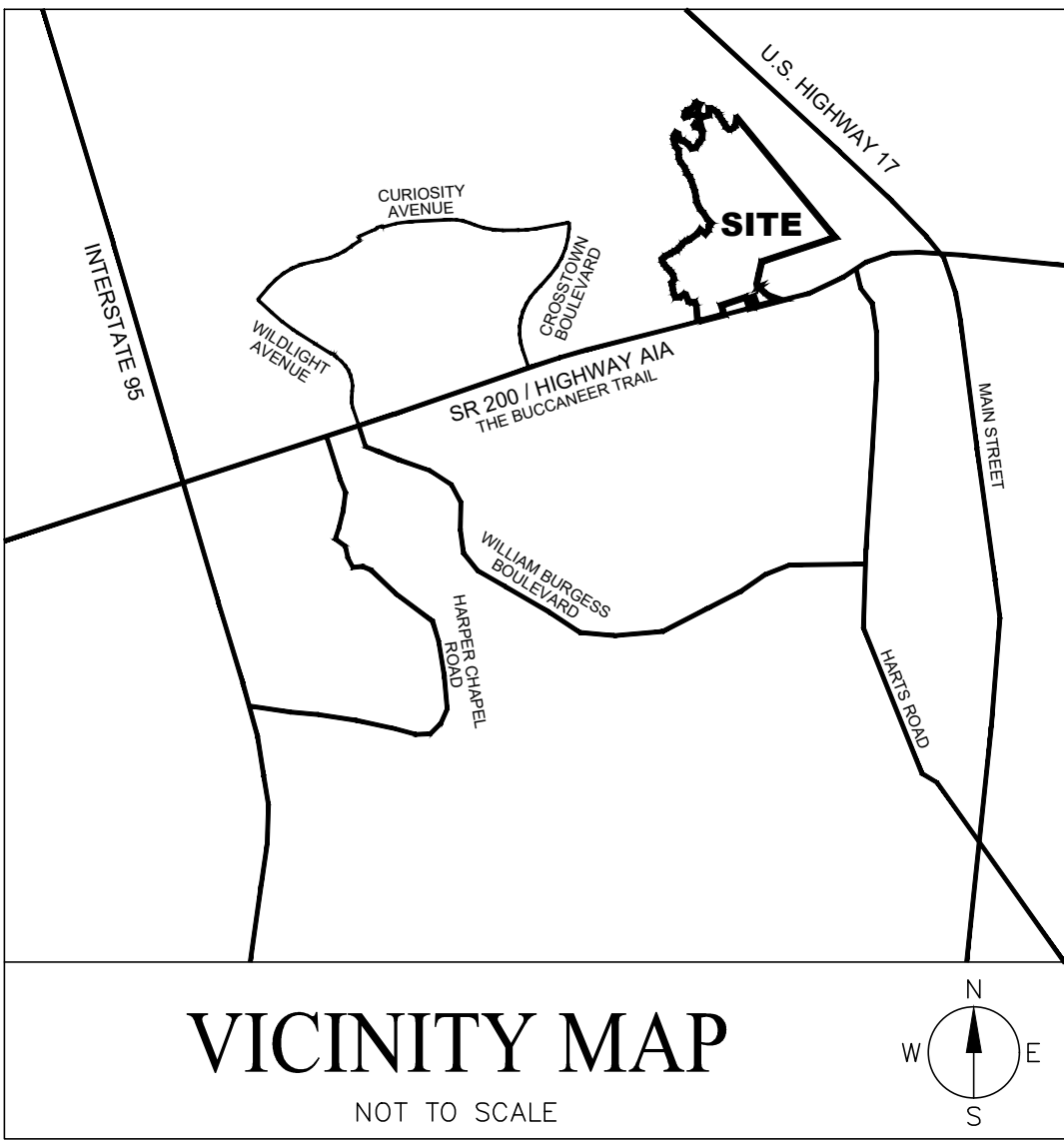
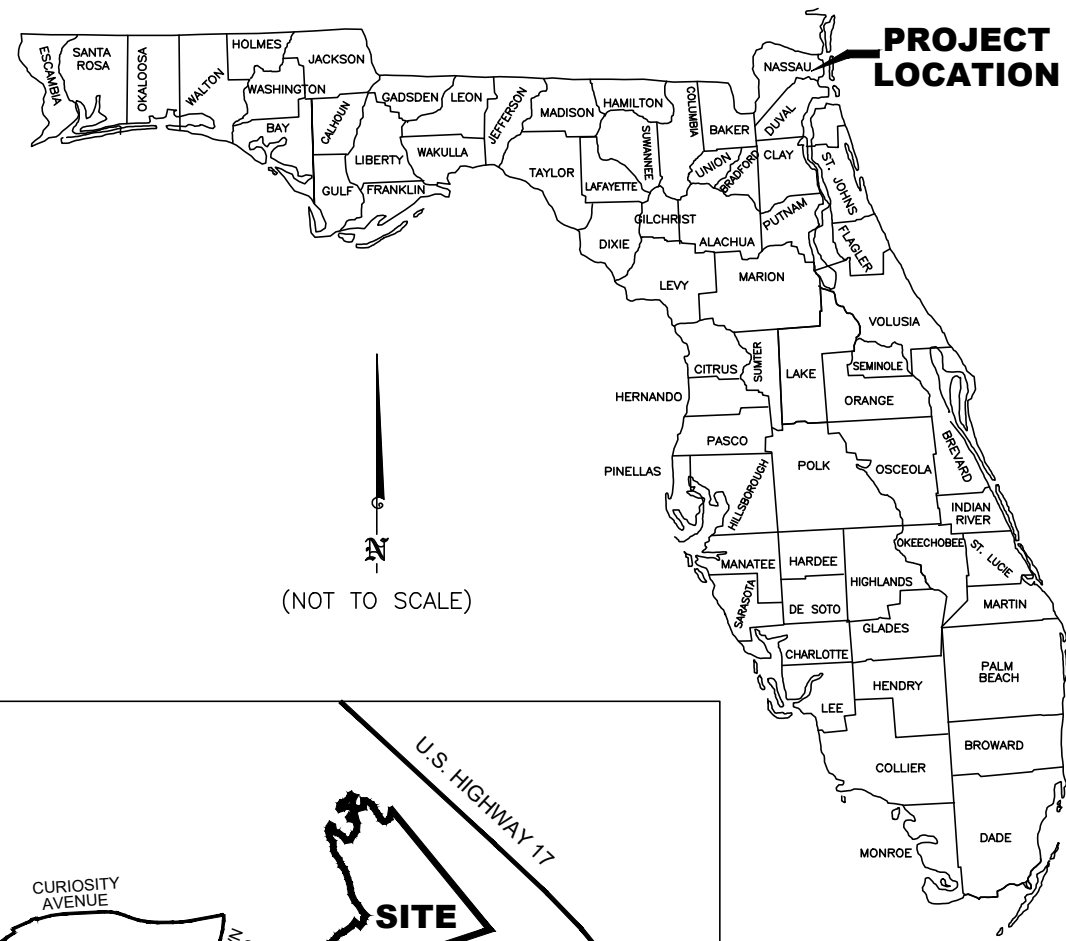




- SURVEYORS NOTES:
- 1). UNDERGROUND IMPROVEMENTS WERE NOT LOCATED OR SHOWN.
 - 2). "UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
 - 3). PROPERTY HEREON LIES IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NO. 12089C02155, DATED AUGUST 2, 2017.
 - 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 PDP 2 (PRELIMINARY DEVELOPMENT PLAN).
 - (C). ALL SETBACKS TO BE CONTROLLED PER THE STANDARDS SET FORTH IN THE PDP 2 (PRELIMINARY DEVELOPMENT PLAN).
 - 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 DE5905, DESIGNATION NASSAU 20 AND PID DE5904, DESIGNATION NASSAU 19, THE BEARING BASE BEING THE MONUMENTED NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200 (A-1-A), SAID MONUMENTED LINE HAVING A GRID BEARING OF S 76°05'01" W.
 - 9). BENCH MARK ORIGIN: CONTROL POINT BC2451, DESIGNATION DUV 35, ELEVATION 22.98 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). WE HAVE A 100 FOOT BUFFER 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 REQUIREMENTS OF THIS CHAPTER. HOWEVER, IF SUCH COMMERCIAL OR INDUSTRIAL DEVELOPMENT SHALL BE SUBJECT TO REVIEW AND APPROVAL IN ACCORDANCE WITH SECTION 5.07 OF THE LAND DEVELOPMENT CODE.
 - 16). THIS PLAT CONTAINS 6 PARCELS, A, B, C, D (FIRE STATION), E, & F.
 - 17). THIS PLAT CONTAINS 5 OPEN SPACE TRACTS, 2 POND TRACTS, 1 JEA PUMP STATION TRACT, 1 MAINTENANCE, ACCESS & LANDSCAPE EASEMENT TRACT & 6 CONSERVATION TRACTS 1, A, B, C, D, & E.
 - 18). UPLAND BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL VEGETATED CONDITION. NATIVE VEGETATION REMOVED OR DESTROYED WITHIN THE UPLAND BUFFER IN VIOLATION OF NASSAU COUNTY COMPREHENSIVE PLAN POLICY SHALL BE RESTORED. THESE AREAS SHALL BE REPLANTED WITH COMPARABLE NATIVE VEGETATIVE SPECIES AS WERE REMOVED OR DESTROYED. NOXIOUS AND NON-NATIVE INVASIVE PLANT MATERIALS CAN BE REMOVED. DEAD VEGETATION CAN BE REMOVED. LIMBING CAN OCCUR WITHIN THE BUFFERS, PROVIDED THAT THE LIMBS TO BE REMOVED ARE LESS THAN THREE (3) INCHES IN DIAMETER." (SEC.37.03.C LOC).

LD BRADLEY LANDSURVEYORS OldWorldKnowledge...NewAgeTechnology		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.: 22-045	DATE: 02/08/2022	DRAFTED BY: DHB	
CHECKED BY: RJJ	CAD FILE: 22045 PLAT.DWG	FB PG	

WIDLIGHT COMMERCE PARK

BEING A PORTION OF
THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 44
TOWNSHIP 2 NORTH, RANGE 27 EAST
AND A PORTION OF
THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 50
TOWNSHIP 3 NORTH, RANGE 27 EAST
ALL IN NASSAU COUNTY, FLORIDA

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 828, Page 1117 of said Public Records; thence departing said Southerly line and on the Westerly line of said lands for the next 2 courses, 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, S 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; thence departing said Northwest corner of those lands, 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 North line and on the West line of 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 the aforesaid Northerly Right of Way line, S 76°05'01" W, a distance of 491.39 feet; thence departing said Northerly Right of Way line, N 63°56'21" W, a distance of 761.15 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°31'47" W, a distance of 46.22 feet; thence N 20°39'09" W, a distance of 154.96 feet; thence N 70°26'30" W, a distance of 27.89 feet; thence S 83°08'23" W, a distance of 106.42 feet; thence S 83°32'58" W, a distance of 98.43 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°59'44" 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" W, 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 56.19 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" W, 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°47'08" 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°15'00" 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°13'50" 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 S 49°27'04" E, a distance of 78.76 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 Southwestly Right of Way line of CSX Railroad (200 foot Right of Way); thence on said Southwestly 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 Southwestly 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.

WITNESS _____
WIDLIGHT LLC, A DELAWARE
LIMITED LIABILITY COMPANY

PRINT OR TYPE NAME

WITNESS _____

BY: JOHN R. CAMPBELL
ITS: VICE PRESIDENT

PRINT OR TYPE NAME

STATE OF FLORIDA
COUNTY OF NASSAU

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ BY JOHN R. CAMPBELL, VICE PRESIDENT OF WIDLIGHT LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

NAME: _____
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION #: _____
MY COMMISSION EXPIRATION: _____

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT WIDLIGHT LLC, A LIMITED LIABILITY COMPANY ORGANIZED UNDER THE LAWS OF THE STATE OF DELAWARE AND AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA ("WIDLIGHT"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED HEREIN, THAT IT HAS CAUSED THE SAME TO BE SURVEYED, AND THAT THIS PLAT KNOWN AS WIDLIGHT COMMERCE PARK IS MADE IN ACCORDANCE WITH SAID SURVEY AND IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

IN WITNESS WHEREOF, WIDLIGHT HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY APPOINTED OFFICER(S) ACTING BY AND WITH THE AUTHORITY OF ITS MANAGING MEMBER.

1. THE ROAD RIGHT OF WAY DESIGNATED AS "STILL QUARTERS ROAD, 60' RIGHT OF WAY" AND "GLOVER LANE, 59.32' RIGHT OF WAY" ARE HERBY DEDICATED TO NASSAU COUNTY, FLORIDA, FOR PUBLIC ROADS AND SHALL BE THE MAINTENANCE OBLIGATION OF NASSAU COUNTY, FLORIDA.

2. THOSE CERTAIN ALLEYS, EASEMENTS, AND PRIVATE RIGHTS OF WAY DESIGNATED AS "WILDOCKS AVENUE, 80' RIGHT OF WAY" 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.

3. WIDLIGHT HEREBY DEDICATES TO NASSAU COUNTY A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, DRAINAGE, AND MAINTENANCE OF DRAINAGE IMPROVEMENTS, OVER THOSE EASEMENTS DESIGNATED AS "15' DRAINAGE EASEMENT" AND OVER "POND TRACT 2" AND "POND TRACT 3". SAID DRAINAGE EASEMENTS AND POND TRACTS ARE SUBJECT TO THE RIGHTS AND RESERVATIONS CONTAINED HEREIN. NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON NASSAU COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS.

4. THE AREAS DESIGNATED AS "POND TRACT 2" AND "POND TRACT 3" ARE HEREBY RETAINED BY WIDLIGHT FOR PRIVATE DRAINAGE, LANDSCAPE, AND RECREATION AREAS.

5. FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS ("FPL"), IS HEREBY IRREVOCABLY DEDICATED A NON-EXCLUSIVE EASEMENT, TEN FEET IN WIDTH, ALONG THE FRONT OF EACH LOT AND/OR TRACT FOR FPL'S USE IN CONNECTION WITH FPL'S UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM ("10' FPL EASEMENT").

6. THOSE NON-EXCLUSIVE EASEMENTS DESIGNATED AS "JEA UTILITY EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR JEA'S NON-EXCLUSIVE USE IN CONNECTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF WATER REUSE, WATER, SEWER AND/OR OTHER PUBLIC UTILITIES.

7. WIDLIGHT HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, FPL, FLORIDA PUBLIC UTILITIES ("FPU"), AND THEIR SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY AND ACCESS EASEMENTS DESIGNATED HEREON, FOR THEIR NON-EXCLUSIVE USE IN CONNECTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES, FPL UTILITIES AND FPU UTILITIES, TOGETHER WITH THE RIGHT OF JEA, FPL AND FPU, THEIR SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON; PROVIDED HOWEVER, SUCH UTILITY EASEMENTS SHALL NOT INTERFERE WITH THE USE OF ROAD RIGHTS OF WAY AS ROADS.

8. THE AREA DESIGNATED AS "JEA PUMP STATION TRACT" IS HEREBY RETAINED BY WIDLIGHT FOR ITS USE AS A LIFT STATION.

9. WIDLIGHT HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES, AND INGRESS AND EGRESS, OVER, UNDER, ON, AND UPON THE MAINTENANCE, ACCESS, & LANDSCAPE EASEMENT TRACT ("LANDSCAPE EASEMENT TRACT") THAT IS LOCATED ADJACENT TO JEA PUMP STATION TRACT ("PUMP STATION") IN CONNECTION WITH JEA'S USE OF THE PUMP STATION. TITLE TO THE LANDSCAPE EASEMENT TRACT IS HEREBY RETAINED BY WIDLIGHT AND SHALL BE HELD AND USED BY WIDLIGHT AS A LANDSCAPE BUFFER FOR THE PUMP STATION. WIDLIGHT 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 LANDSCAPE EASEMENT TRACT, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF THE PUMP STATION OR JEA'S EASEMENT UPON THE LANDSCAPE EASEMENT TRACT. WITH RESPECT TO THE LANDSCAPE EASEMENT TRACT, WIDLIGHT'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH TITLE TO THE LANDSCAPE EASEMENT TRACT. 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 LANDSCAPE EASEMENT TRACT 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. WIDLIGHT RESERVES THE RIGHT TO CONVEY TITLE TO THE LANDSCAPE EASEMENT TRACT TO AN ENTITY THAT ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION OF THE LANDSCAPE EASEMENT TRACT, INCLUDING, WITHOUT LIMITATION, A STEWARDSHIP DISTRICT, PROPERTY OWNERS' ASSOCIATION, OR OTHER THIRD PARTY.

10. ALL PLATTED UTILITY EASEMENTS AND ROAD RIGHTS OF WAY 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 AND SUCH UTILITY EASEMENTS SHALL NOT INTERFERE WITH THE USE OF ROAD RIGHTS OF WAY AS ROADS. IN THE EVENT A CABLE TELEVISION OR ELECTRICAL COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, THE CABLE TELEVISION OR ELECTRICAL COMPANY 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.

11. PORTIONS OF THE PLAT ARE SUBJECT TO THE FOLLOWING CONSERVATION EASEMENTS: CONSERVATION EASEMENTS 1, A, B, C, D AND E, WHICH CONSERVATION EASEMENTS ARE RECORDED IN THE OFFICIAL RECORDS OF NASSAU COUNTY AT BOOK 2443, PAGE 1117. SUCH CONSERVATION EASEMENTS MAY BE AMENDED, RELEASED, AND/OR RELOCATED FROM TIME TO TIME IN ACCORDANCE WITH LAW AND REGULATION.

12. THE AREAS DESIGNATED AS "OPEN SPACE TRACT" ARE HEREBY RETAINED BY WIDLIGHT FOR ITS USE FOR COMMON OPEN SPACE AREAS.

13. ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THE "50' ACCESS EASEMENT" DEPICTED ON "PARCEL A" OR THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF WIDLIGHT. SUCH EASEMENTS MAY BE AMENDED, RELEASED, AND/OR RELOCATED FROM TIME TO TIME IN ACCORDANCE WITH LAW AND REGULATION.

14. ALL REFERENCES TO WIDLIGHT IN THIS PLAT SHALL INCLUDE WIDLIGHT'S SUCCESSORS AND ASSIGNS, WHICH MAY INCLUDE, WITHOUT LIMITATION, A STEWARDSHIP DISTRICT, PROPERTY OWNERS' ASSOCIATION, OR OTHER THIRD PARTY.

15. EXCEPT AS SET FORTH ABOVE, WIDLIGHT RESERVES TO ITSELF ALL OTHER RIGHTS AND INTERESTS IN THE PROPERTY ON THIS PLAT.

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 _____, 2022, 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

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 _____, 2022, A.D.

CLERK OF THE CIRCUIT COURT

COUNTY ATTORNEY CERTIFICATION OF APPROVAL:

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2022, 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 WIDLIGHT 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 – 50–3N–27–0000–0001–0270

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 _____, 2022, 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 _____, 2022, 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 _____, 2022, 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 _____, 2022, A.D.

DIRECTOR OF ENGINEERING SERVICES

COUNTY HEALTH CERTIFICATE:

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS _____ DAY OF _____, 2022, 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 _____, 2022, A.D. BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA

COMMISSION CHAIRMAN

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/CONTRACTED SURVEYOR/MAPPER:

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, F.S., AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT THEREOF. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING// MAPPING REFLECTED ON THIS PLAT.

SURVEYOR/MAPPER

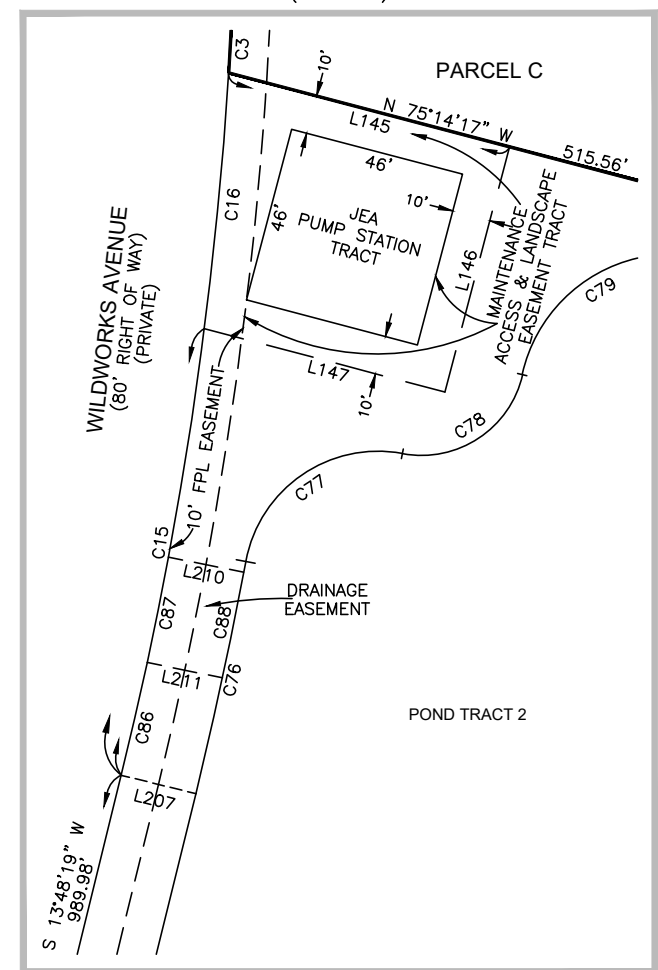
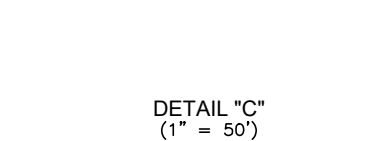
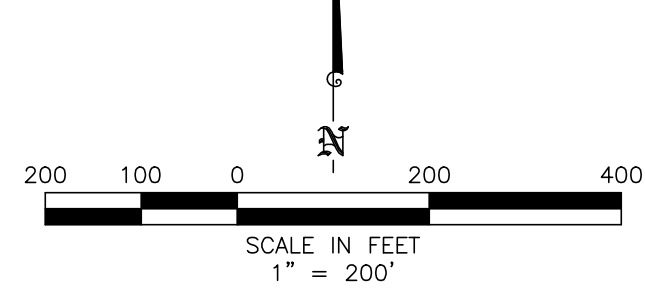
DATE

PRINT NAME:

FLORIDA REGISTRATION NUMBER: _____

WILDLIGHT COMMERCE PARK

BEING A PORTION OF
THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 44
TOWNSHIP 2 NORTH, RANGE 27 EAST
AND A PORTION OF
THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 50
TOWNSHIP 3 NORTH, RANGE 27 EAST
ALL IN NASSAU COUNTY, FLORIDA



ACREAGE TABLE	
TOTAL PLAT	168.91 ACRES

ACREAGE TABLE NET	
PARCEL A	31.82 ACRES
PARCEL B	5.08 ACRES
PARCEL C	81.60 ACRES
PARCEL D (FIRE STATION)	3.86 ACRES
PARCEL E	2.41 ACRES
PARCEL F	1.12 ACRES

ACREAGE TABLE GROSS	
PARCEL A	31.82 ACRES
PARCEL B	5.08 ACRES
PARCEL C	81.60 ACRES
PARCEL D (FIRE STATION)	3.86 ACRES
PARCEL E	2.41 ACRES
PARCEL F	1.12 ACRES

ACREAGE TABLE	
JEK PUMP STATION TRACT	0.05 ACRES
MAINTENANCE, ACCESS & LANDSCAPE EASEMENT TRACT	0.06 ACRES

ACREAGE TABLE	
POND TRACT 2	10.41 ACRES
POND TRACT 3	12.22 ACRES

ACREAGE TABLE	
OPEN SPACE TRACT 1	0.43 ACRES
OPEN SPACE TRACT 2	0.13 ACRES
OPEN SPACE TRACT 3	0.32 ACRES
OPEN SPACE TRACT 4	1.12 ACRES
OPEN SPACE TRACT 5	2.45 ACRES

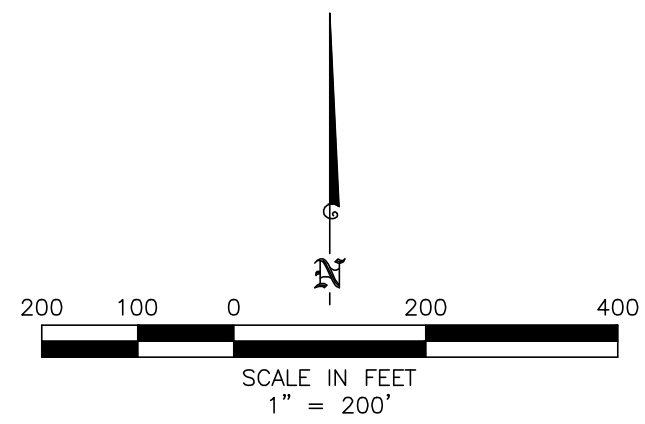
ACREAGE TABLE	
MOBILITY TRAIL HEAD EASEMENT	0.43 ACRES

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C101	5°14'08"	1525.00'	139.35'	69.72'	N 73°34'37" W	139.30'
C102	18°54'02"	200.00'	65.98'	33.29'	N 61°30'32" W	65.68'
C103	16°20'08"	150.00'	42.77'	21.53'	N 60°13'34" W	42.62'
C104	15°52'35"	200.00'	55.42'	27.89'	S 59°59'48" E	55.24'
C105	18°54'02"	150.00'	49.48'	24.97'	S 61°30'32" E	49.26'
C106	5°14'08"	1475.00'	134.78'	67.44'	S 73°34'37" E	134.73'

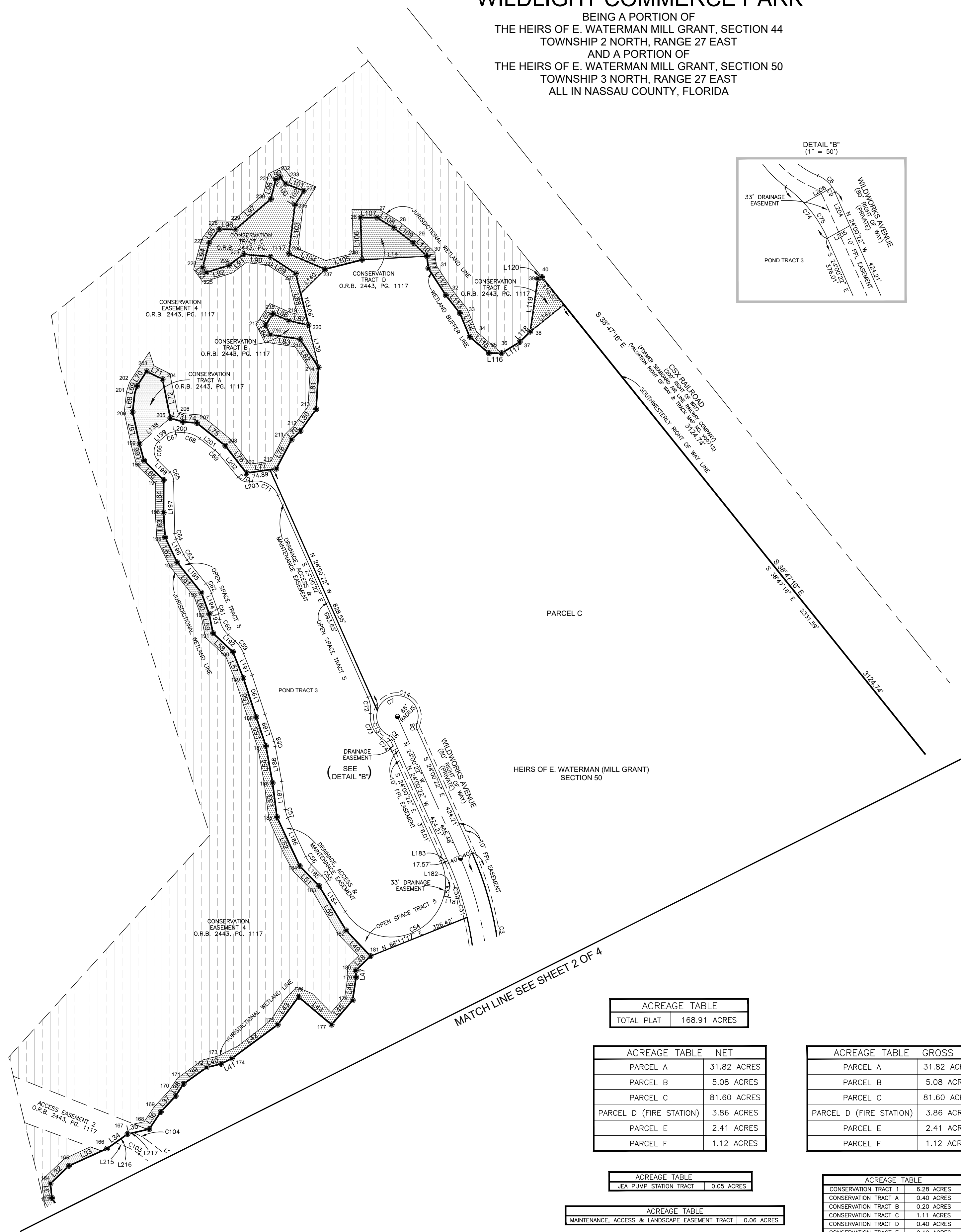
COORDINATE TABLE									
POINT	NORTH	EAST	LONGITUDE	LATITUDE	SCALE	FACTOR	CONVERGENCE		
1	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
2	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
3	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
4	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
5	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
6	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
7	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
8	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
9	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
10	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
11	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
12	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
13	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
14	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
15	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
16	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
17	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
18	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
19	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
20	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
21	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
22	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
23	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
24	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
25	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
26	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
27	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
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29	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
30	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
31	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
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45	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
46	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
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53	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
54	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
55	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
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57	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
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59	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
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98	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
99	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
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103	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
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106	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
107	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
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115	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		
116	2290699	7708	464849	7947	-81°36'29.9"	0.99998311	-00°18'25.86"		

WILDLIGHT COMMERCE PARK

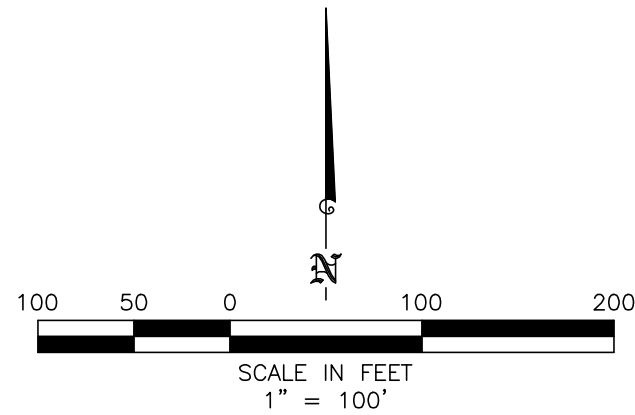
BEING A PORTION OF
THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 44
TOWNSHIP 2 NORTH, RANGE 27 EAST
AND A PORTION OF
THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 50
TOWNSHIP 3 NORTH, RANGE 27 EAST
ALL IN NASSAU COUNTY, FLORIDA



CURVE		CURVE TABLE									
		DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE				
C1	26'45"10"	457.48'	213.61'	108.79'	S 50°22'13" E	211.67'					
C2	57'30'40"	165.00'	165.62'	90.54'	N 46°28'57" W	158.75'					
C3	27'36'21"	1040.00'	501.09'	255.51'	N 10°12'11" W	496.25'					
C4	27'43'18"	540.00'	261.27'	133.25'	S 0°03'20" E	258.73'					
C5	37'48'41"	960.00'	633.54'	328.79'	S 5°06'01" E	622.10'					
C6	43'45'42"	25.00'	19.09'	10.04'	N 45°53'13" W	18.63'					
C7	26'73'12"	65.00'	303.50'	67.87'	S 65°59'38" W	93.89'					
C8	43'45'42"	25.00'	19.09'	10.04'	S 2°07'31" E	18.63'					
C9	9'58'38"	25.00'	4.35'	2.18'	N 28°59'41" W	4.35'					
C10	27'43'18"	460.00'	222.56'	113.51'	S 0°03'20" E	220.40'					
C11	93'43'46"	30.00'	49.08'	32.02'	S 6°46'52" E	43.78'					
C12	86'16'14"	30.00'	45.17'	28.11'	N 29°13'08" E	41.02'					
C13	83'28'37"	65.00'	94.70'	57.99'	S 8°01'46" E	86.55'					
C14	184'02'48"	65.00'	208.79'	1839.90'	N 72°16'03" W	129.92'					
C15	63'11'21"	1040.00'	118.35'	59.24'	N 10°32'43" E	118.29'					
C16	37'41'07"	1040.00'	66.89'	33.46'	N 5°26'33" E	66.88'					
C17	33'32'21"	960.00'	59.30'	29.66'	S 10°53'38" E	59.29'					
C18	27'11'31"	960.00'	36.73'	18.37'	S 17°55'34" E	36.73'					
C19	11'08'29"	170.00'	33.06'	16.58'	N 9°06'25" E	33.01'					
C20	17'20'21"	170.00'	510.44'	2442.23'	N 62°00'47" E	339.18'					
C21	12'03'57"	110.00'	23.16'	11.63'	N 36°00'17" W	23.12'					
C22	19'06'36"	90.00'	30.02'	15.15'	S 3°48'50" E	29.88'					
C23	17'33'15"	90.00'	27.57'	13.90'	S 16°08'55" E	27.47'					
C24	8'19'03"	110.00'	15.97'	8.00'	N 4°22'33" W	15.95'					
C25	24'52'36"	110.00'	47.76'	24.26'	N 34°16'47" W	47.39'					
C26	35'13'52"	90.00'	55.34'	28.58'	S 2°08'09" E	54.47'					
C27	8'40'38"	110.00'	16.66'	8.35'	N 15°49'32" W	16.64'					
C28	18'27'01"	110.00'	35.42'	17.87'	N 28°23'22" W	35.27'					
C29	16'21'59"	90.00'	19.95'	10.22'	S 32°15'52" E	19.91'					
C30	24'37'05"	40.00'	17.19'	8.73'	S 13°36'21" W	17.05'					
C31	43'33'50"	40.00'	30.41'	15.98'	N 23°04'43" W	29.69'					
C32	94'58'45"	40.00'	66.31'	43.64'	S 2°37'44" W	58.97'					
C33	43'52'32"	40.00'	30.63'	16.11'	S 7°20'23" W	29.89'					
C34	33'41'42"	90.00'	52.93'	27.25'	N 69°09'30" W	52.17'					
C35	12'53'21"	90.00'	20.25'	10.17'	N 45°51'58" W	20.20'					
C36	58'40'50"	40.00'	40.97'	22.48'	S 68°45'45" E	39.20'					
C37	74'05'51"	75.00'	96.99'	56.62'	N 6°10'37" W	90.37'					
C38	30'07'58"	100.00'	52.59'	26.92'	N 8°56'23" W	51.99'					
C39	60'15'56"	85.00'	89.41'	49.34'	S 24°02'22" E	85.34'					
C40	30'07'58"	100.00'	52.59'	26.92'	N 39°04'21" W	51.99'					
C41	19'02'50"	100.00'	33.24'	16.78'	N 33°13'47" W	33.09'					
C42	3'20'25"	1060.00'	61.80'	30.91'	N 12°08'07" E	61.79'					
C43	89'58'24"	35.00'	54.96'	34.98'	S 55°27'07" W	49.49'					
C44	87'47'05"	27.00'	41.37'	25.98'	N 56°32'46" E	37.44'					
C45	92'06'29"	40.00'	64.30'	41.50'	S 58°42'28" W	57.60'					
C46	57'30'40"	150.00'	150.56'	82.31'	N 46°28'57" W	144.32'					
C47	80'00'48"	60.00'	94.26'	60.01'	N 27°16'47" E	84.86'					
C48	51'44'03"	60.00'	54.18'	29.09'	S 42°25'09" W	52.35'					
C49	51'48'07"	100.00'	90.41'	48.56'	N 46°27'11" E	87.36'					
C50	31'27'05"	100.00'	54.89'	28.16'	N 88°04'47" E	54.21'					
C51	90'00'00"	60.00'	94.25'	60.00'	S 31°11'41" E	84.85'					
C52	1'39'32"	1040.00'	30.11'	15.06'	N 12°58'33" E	30.11'					
C53	1'32'33"	1040.00'	28.00'	14.00'	N 11°22'31" E	28.00'					
C54	1'30'49"	1060.00'	28.00'	14.00'	N 11°22'31" E	28.00'					
C55	27'43'18"	500.00'	241.92'	123.38'	S 0°03'20" E	239.57'					
C56	37'48'41"	1000.00'	659.93'	342.49'	N 5°06'01" W	648.02'					
C57	37'48'41"	1040.00'	686.33'	356.19'	N 5°06'01" W	673.94'					
C58	10'33'47"	60.00'	11.08'	5.55'	S 8°31'26" W	11.05'					
C59	27'05'47"	960.00'	454.00'	231.33'	N 0°15'26" E	449.78'					



WILDLIGHT COMMERCE PARK
BEING A PORTION OF
THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 44
TOWNSHIP 2 NORTH, RANGE 27 EAST
AND A PORTION OF
THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 50
TOWNSHIP 3 NORTH, RANGE 27 EAST
ALL IN NASSAU COUNTY, FLORIDA



ACREAGE TABLE	
TOTAL PLAT	168.91 ACRES

ACREAGE TABLE		NET
PARCEL A	31.82 ACRES	
PARCEL B	5.08 ACRES	
PARCEL C	81.60 ACRES	
PARCEL D (FIRE STATION)	3.86 ACRES	
PARCEL E	2.41 ACRES	
PARCEL F	1.12 ACRES	

ACREAGE TABLE		GROSS
PARCEL A	31.82 ACRES	
PARCEL B	5.08 ACRES	
PARCEL C	81.60 ACRES	
PARCEL D (FIRE STATION)	3.86 ACRES	
PARCEL E	2.41 ACRES	
PARCEL F	1.12 ACRES	

ACREAGE TABLE	
JEA PUMP STATION TRACT	0.05 ACRES

ACREAGE TABLE	
MAINTENANCE, ACCESS & LANDSCAPE EASEMENT TRACT	0.06 ACRES

ACREAGE TABLE	
POND TRACT 2	10.41 ACRES
POND TRACT 3	12.22 ACRES

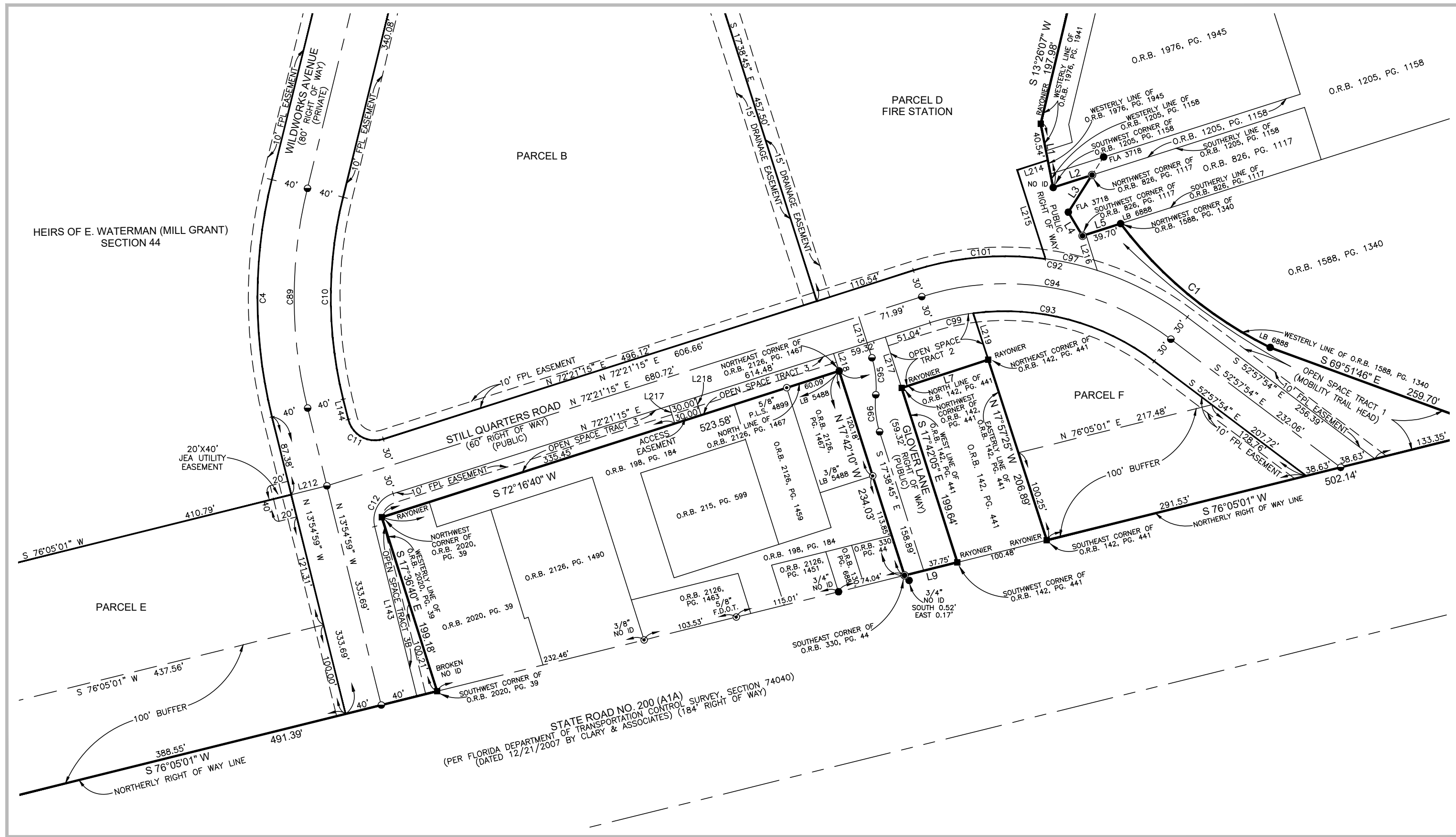
ACREAGE TABLE	
OPEN SPACE TRACT 1	0.43 ACRES
OPEN SPACE TRACT 2	0.13 ACRES
OPEN SPACE TRACT 3	0.32 ACRES
OPEN SPACE TRACT 4	1.12 ACRES
OPEN SPACE TRACT 5	2.45 ACRES

ACREAGE TABLE	
MOBILITY TRAIL HEAD EASEMENT	0.43 ACRES

ACREAGE TABLE	
CONSERVATION TRACT 1	6.28 ACRES
CONSERVATION TRACT A	0.40 ACRES
CONSERVATION TRACT B	0.20 ACRES
CONSERVATION TRACT C	1.11 ACRES
CONSERVATION TRACT D	0.40 ACRES
CONSERVATION TRACT E	0.19 ACRES

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 10°59'16" E	70.94'
L2	N 72°18'29" E	44.55'
L3	S 32°36'30" W	48.08'
L4	S 31°02'59" E	30.00'
L5	N 72°18'53" E	43.68'
L7	S 71°56'45" W	99.34'
L9	S 76°05'01" W	59.44'
L12	N 63°56'21" W	76.15'
L13	N 20°17'51" W	78.00'
L14	S 85°02'55" W	88.96'
L15	N 66°30'14" W	46.22'
L212	S 76°05'01" W	40.00'
L213	S 17°38'45" E	47.07'
L214	S 72°21'15" W	35.01'
L215	S 17°38'45" E	101.88'
L216	S 17°38'45" E	41.09'
L217	N 17°38'45" W	20.25'
L218	S 17°38'45" E	20.21'
L143	N 13°54'59" W	190.75'
L144	S 13°54'59" E	22.69'
L209	N 76°11'41" W	74.82'
L214	S 72°21'15" W	35.01'
L215	S 17°38'45" E	101.88'
L216	S 17°38'45" E	41.09'
L217	S 17°42'05" E	58.25'
L218	S 17°42'10" E	20.00'
L219	N 17°57'25" W	53.23'

DETAIL "D"



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	26°45'10"	457.48'	213.61'	108.79'	S 50°22'13" E	211.67'
C4	27°43'18"	540.00'	261.27'	133.25'	S 0°03'20" E	258.73'
C10	27°43'18"	460.00'	222.56'	113.51'	S 0°03'20" E	220.40'
C11	9°34'48"	30.00'	49.08'	32.02'	S 80°48'52" E	43.78'
C12	86°16'14"	30.00'	45.17'	28.11'	N 29°13'08" E	41.02'
C81	90°00'48"	60.00'	94.26'	60.01'	N 27°16'47" E	84.86'
C82	51°44'03"	60.00'	54.18'	29.09'	S 46°25'09" W	52.35'
C83	51°48'07"	100.00'	90.41'	48.56'	N 46°27'11" E	87.36'
C84	31°27'05"	100.00'	54.89'	28.16'	N 88°04'47" E	54.21'
C85	90°00'00"	60.00'	94.25'	60.00'	S 31°11'41" E	84.85'
C92	54°40'51"	330.00'	314.94'	170.62'	N 80°18'20" W	303.12'
C93	54°40'51"	270.00'	257.68'	139.60'	S 80°18'20" E	248.01'
C94	54°40'51"	300.00'	286.31'	155.11'	N 80°18'20" W	275.57'
C95	23°25'06"	100.00'	40.87'	20.73'	N 5°56'12" W	40.59'
C96	23°25'06"	100.00'	40.87'	20.73'	S 5°56'12" E	40.59'
C97	10°04'28"	330.00'	58.03'	29.09'	N 77°16'43" W	57.95'
C98	10°33'47"	60.00'	11.06'	5.55'	S 8°31'26" W	11.05'
C99	10°15'17"	270.00'	48.32'	24.23'	S 77°28'53" W	48.26'
C101	25°19'48"	330.00'	145.89'	74.16'	S 85°01'09" W	144.70'

LEGEND:

- = FOUND 1/2" IRON PIPE & CAP STAMPED P.R.M. LB 6888
- = SET 1/2" IRON PIPE & CAP STAMPED P.R.M. LB 6888
- = FOUND 1/2" IRON PIPE UNLESS OTHERWISE NOTED
- ⊙ = FOUND IRON ROD UNLESS OTHERWISE NOTED
- = SET 1/2" IRON PIPE & CAP STAMPED LB 6888
- = SET 4"x4" CONCRETE MONUMENT STAMPED LB 6888
- = FOUND 4"x4" CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- = SET PARKER-KALON NAIL & DISK STAMPED LB 6888
- = FOUND PARKER-KALON NAIL & DISK
- = CALCULATED CORNER
- R.L.S. = REGISTERED LAND SURVEYOR
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- L.S. = LICENSED SURVEYOR
- D.B. = DEED BOOK
- O.R.B. = OFFICIAL RECORD BOOK
- PG. = PAGE
- 1 = COORDINATE POINT NUMBER
- (F) = FIELD MEASURED
- (D) = DEED
- (P) = PLAT
- (C) = CALCULATED
- ID = IDENTIFICATION
- LB = LICENSED BUSINESS
- (CH) = CHORD DISTANCE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- R.P. = RADIUS POINT
- B.R.L. = BUILDING RESTRICTION LINE
- SQ. FT. = SQUARE FEET
- F.F.E. = FINISH FLOOR ELEVATION
- (CH) = CHORD DISTANCE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- R.P. = RADIUS POINT
- (TYP) = TYPICAL
- P.R.M. = PERMANENT REFERENCE MONUMENT

CONSERVATION EASEMENT AREA

UPLAND BUFFER

LD
BRADLEY
LAND SURVEYORS
Old World Knowledge... New Age Technology

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.: 22-045

DATE: 02/08/2022

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 22045 PLAT DETAIL.DWG

FB PG

W.O. NO.: D-22-045

SEE SHEET 1 FOR GENERAL NOTES AND DESCRIPTIONS
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4