

DEL WEBB WILDLIGHT PHASE 2B

A PORTION OF THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA

OFFICIAL RECORDS BOOK

PAGE

SHEET 1 OF 7 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

CAPTION

A PORTION OF THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "CC", AS RECORDED ON THE PLAT OF DEL WEBB WILDLIGHT PHASE 2A, IN OFFICIAL RECORDS BOOK 2571, PAGES 536 THROUGH 540 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, SAID POINT BEING ON A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY LINE OF SAID DEL WEBB WILDLIGHT PHASE 2A, THE FOLLOWING TWENTY-FIVE (25) COURSES: COURSE ONE (1): NORTHERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 29.93 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 19°27'01" WEST AND A CHORD DISTANCE OF 29.48 FEET TO A POINT OF NON-TANGENCY AND THE POINT OF BEGINNING; COURSE TWO (2): NORTH 12°30'00" WEST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 199.46 FEET; COURSE THREE (3): NORTH 77°30'00" EAST, A DISTANCE OF 205.76 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; COURSE FOUR (4): NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 39.27 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 32°30'00" EAST AND A CHORD DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; COURSE FIVE (5): NORTH 12°30'00" WEST, A DISTANCE OF 110.00 FEET; COURSE SIX (6): NORTH 77°30'00" EAST, A DISTANCE OF 184.29 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 50.00 FEET; COURSE SEVEN (7): NORTHERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 38.77 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 34°42'49" WEST AND A CHORD DISTANCE OF 37.81 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; COURSE EIGHT (8): NORTH 12°30'00" WEST, A DISTANCE OF 65.72 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 105.00 FEET; COURSE NINE (9): NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 178.68 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 36°15'00" EAST AND A CHORD DISTANCE OF 157.89 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; COURSE TEN (10): NORTH 85°00'00" EAST, A DISTANCE OF 34.31 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; COURSE ELEVEN (11): SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 49.23 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 66°47'33" EAST AND A CHORD DISTANCE OF 47.27 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 185.00 FEET; COURSE TWELVE (12): EASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 326.00 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 89°04'04" EAST AND A CHORD DISTANCE OF 285.43 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; COURSE THIRTEEN (13): NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 25.27 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 54°55'47" EAST AND A CHORD DISTANCE OF 25.00 FEET TO A POINT OF NON-TANGENCY; COURSE FOURTEEN (14): NORTH 25°30'00" EAST, A DISTANCE OF 148.76 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 225.00 FEET; COURSE FIFTEEN (15): WESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 88.36 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 75°45'00" WEST AND A CHORD DISTANCE OF 87.79 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; COURSE SIXTEEN (16): NORTH 05°00'00" EAST, A DISTANCE OF 181.76 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 58.00 FEET; COURSE SEVENTEEN (17): NORTHWESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 55.19 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 32°15'38" WEST AND A CHORD DISTANCE OF 53.13 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; COURSE EIGHTEEN (18): NORTH 05°00'00" WEST, A DISTANCE OF 174.06 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; COURSE NINETEEN (19): NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 63.70 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 31°30'00" EAST AND A CHORD DISTANCE OF 59.48 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; COURSE TWENTY (20): NORTH 68°00'00" EAST, A DISTANCE OF 28.73 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50.00 FEET; COURSE TWENTY-ONE (21): EASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 48.18 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 84°10'32" EAST AND A CHORD DISTANCE OF 46.34 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 205.00 FEET; COURSE TWENTY-TWO (22): EASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 333.49 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 76°36'13" EAST AND A CHORD DISTANCE OF 297.91 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; COURSE TWENTY-THREE (23): NORTH 30°00'00" EAST, A DISTANCE OF 108.29 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 70.00 FEET; COURSE TWENTY-FOUR (24): NORTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 73.30 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 60°00'00" EAST AND A CHORD DISTANCE OF 70.00 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; COURSE TWENTY-FIVE (25): NORTH 90°00'00" EAST, A DISTANCE OF 908.13 FEET; THENCE NORTH 48°00'00" WEST, A DISTANCE OF 506.62 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 2100.00 FEET; THENCE SOUTH 35°00'00" WEST, A DISTANCE OF 1379.43 FEET; THENCE SOUTH 32°00'00" EAST, A DISTANCE OF 1044.61 FEET TO A POINT OF NON-TANGENCY OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 331.50 FEET, SAID POINT ALSO LYING ON THE NORTHERLY LINE OF DEL WEBB WILDLIGHT PHASE 1, AS RECORDED ON THE PLAT OF DEL WEBB WILDLIGHT PHASE 1, IN OFFICIAL RECORDS BOOK 2547, PAGES 1432 THROUGH 1438 OF SAID PUBLIC RECORDS; THENCE EASTERLY, ALONG LAST SAID NORTHERLY LINE, THE FOLLOWING SIX (6) COURSES: COURSE ONE (1): EASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 57.04 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 84°10'32" EAST AND A CHORD DISTANCE OF 56.97 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; COURSE TWO (2): NORTH 31°50'32" WEST, A DISTANCE OF 257.27 FEET; COURSE THREE (3): NORTH 58°06'51" EAST, A DISTANCE OF 116.82 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 75.00 FEET; COURSE FOUR (4): EASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 83.16 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 89°54'47" EAST AND A CHORD DISTANCE OF 78.97 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 445.00 FEET; COURSE FIVE (5): EASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 353.08 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 81°03'07" EAST AND A CHORD DISTANCE OF 343.89 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; COURSE SIX (6): SOUTHEASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 58.63 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 70°11'25" EAST AND A CHORD DISTANCE OF 55.33 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 66.44 ACRES, MORE OR LESS.

ZONING CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND IS IN COMPLIANCE WITH THE ZONING RULES AND REGULATIONS OF NASSAU COUNTY, FLORIDA CURRENTLY IN EFFECT.

SIGNED THIS _____ DAY OF _____, 2022.

COUNTY PLANNER

PRINTED NAME

COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE PLAT THIS _____ DAY OF _____, 2022, AND THESE LOTS ARE APPROVED TO BE PLACED ON APPROVED PUBLIC WATER AND APPROVED PUBLIC SEWAGE SYSTEMS.

COUNTY HEALTH DEPARTMENT

PRINTED NAME

TAX COLLECTOR'S CERTIFICATE

PARCEL IDENTIFICATION NUMBER: A PORTION OF 50-3N-27-0000-0001-0430 & A PORTION OF 50-3N-27-0000-0001-0270

AD-VALOREM TAXES ARE PAID IN FULL ON ALL PARCELS DESCRIBED ON THIS PLAT FOR THE YEARS PRECEDING THE RECORDING DATE OF THIS PLAT.

TAX COLLECTOR, NASSAU COUNTY, FLORIDA

COMMISSIONERS APPROVAL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2022, BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD OF COMMISSIONERS

PRINTED NAME

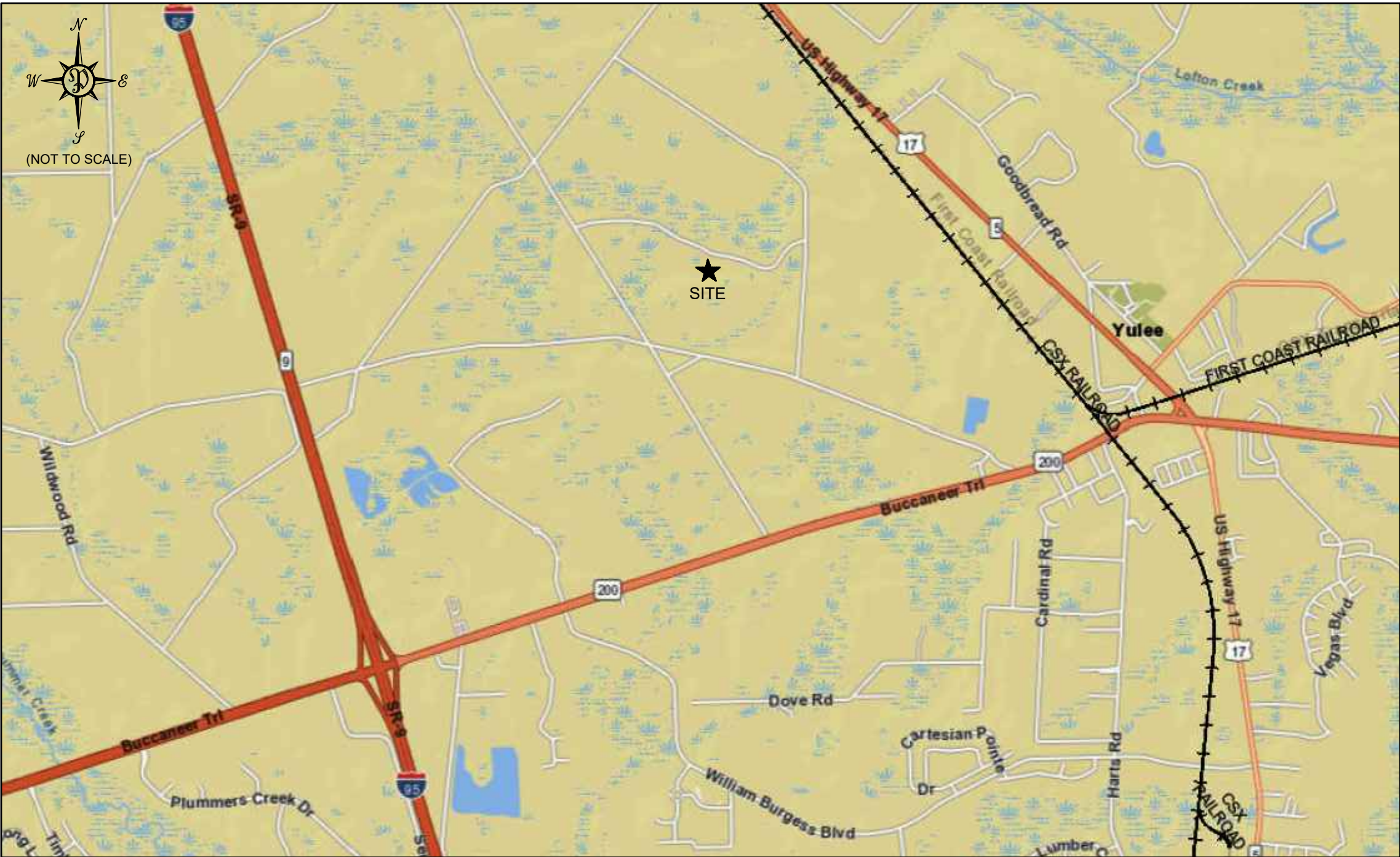
CERTIFICATE OF REVIEW BY COUNTY-EMPLOYED/CONTRACTED SURVEYOR/MAPPER

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNMENT BODY AND ACTING HERETO AS AN AGENT OF THE COUNTY THIS LIMITED CERTIFICATION AS TO FORMAL CONFORMITY OF CHAPTER 177 IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING REFLECTED ON THIS PLAT.

SIGNED THIS _____ DAY OF _____, 2022.

MICHAEL A. MANZIE, P.L.S.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 4069

VICINITY MAP



CLERKS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177.061, FLORIDA STATUTES, AND IS FILED FOR RECORD AND RECORDED IN OFFICIAL RECORDS BOOK _____, PAGES _____, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

THIS _____ DAY OF _____, 2022.

CLERK OF THE CIRCUIT COURT

PRINTED NAME

CERTIFICATE OF COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND APPROVED BY THE COUNTY ATTORNEY FOR NASSAU COUNTY, FLORIDA.

THIS _____ DAY OF _____, 2022.

OFFICE OF THE COUNTY ATTORNEY

PRINTED NAME

STATE OF FLORIDA, COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, BY JUSTIN DUDLEY AS VICE PRESIDENT OF LAND ACQUISITION, OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: _____

COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

STATE OF FLORIDA, COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, BY JOHN CAMPBELL, VICE PRESIDENT OF WIDLIGHT LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: _____

COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, AS AMENDED, THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, F.S. & CHAPTER 61G17-6.003 F.A.C. AND SAID PLAT COMPLIES WITH THE LAWS OF NASSAU COUNTY, FLORIDA.

SIGNED THIS _____ DAY OF _____, 2022.

NATHAN P. PERRET, P.S.M.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6900
PERRET AND ASSOCIATES, INC.
5627 ATLANTIC BOULEVARD SUITE #6
JACKSONVILLE, FLORIDA 32207
CERTIFICATE OF AUTHORIZATION NO. "LB 6715"

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY ("PULTE"), AND WIDLIGHT LLC ("WIDLIGHT"), A DELAWARE LIMITED LIABILITY COMPANY, (PULTE AND WIDLIGHT ARE SOMETIMES COLLECTIVELY REFERRED TO HEREIN AS "OWNER"), EACH AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ARE COLLECTIVELY THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS DEL WEBB WILDLIGHT PHASE 2B, AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS.

ALL ROAD RIGHTS OF WAYS SHOWN HEREON AND DESIGNATED AS "CONTINUUM LOOP", "TRANQUIL TRAIL CIRCLE", "WITTY BANTER COURT", "BEARING POINT LANE", "COOL BREEZE WAY" AND "GOODWILL COURT" SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF PULTE, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THAT PULTE RESERVES THE RIGHT TO CONVEY TITLE TO SAID LANDS TO AN ENTITY OR ENTITIES, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, INDEPENDENT SPECIAL DISTRICT, OR SUCH OTHER ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

ALL UNOBSTRUCTED DRAINAGE EASEMENTS, ACCESS EASEMENTS AND SIDEWALKS ARE HEREBY IRREVOCABLY DEDICATED TO THE OWNER, ITS SUCCESSORS AND ASSIGNS.

TRACTS "OO", AND "PP" (STORMWATER MANAGEMENT FACILITY) AND TRACT "RR" (PARK) ARE HEREBY DEDICATED TO AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF WIDLIGHT, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THAT WIDLIGHT RESERVES THE RIGHT TO CONVEY TITLE TO SAID LANDS TO AN ENTITY OR ENTITIES, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, INDEPENDENT SPECIAL DISTRICT, OR SUCH OTHER ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

TRACT "QQ" (CONSERVATION) ARE HEREBY DEDICATED TO AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF WIDLIGHT, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THAT WIDLIGHT RESERVES THE RIGHT TO CONVEY TITLE TO SAID LANDS TO AN ENTITY OR ENTITIES, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, INDEPENDENT SPECIAL DISTRICT, OR SUCH OTHER ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO FLORIDA POWER AND LIGHT COMPANY ("FPL"), ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF FPL UTILITIES, TOGETHER WITH THE RIGHT OF FPL, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON; PROVIDED, HOWEVER, SUCH EASEMENTS SHALL NOT INTERFERE WITH THE USE OF THE ROAD RIGHTS OF WAY AS PRIVATE ROADS.

THOSE EASEMENTS DESIGNATED AS FPL-E ARE HEREBY IRREVOCABLY DEDICATED TO FPL, ITS SUCCESSORS AND ASSIGNS.

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 AS SHOWN ON THIS PLAT FOR ITS USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES, TOGETHER WITH THE RIGHT OF JEA, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON; PROVIDED, HOWEVER, SUCH EASEMENTS SHALL NOT INTERFERE WITH THE USE OF THE ROAD RIGHTS OF WAY AS PRIVATE ROADS.

THOSE EASEMENTS, IF ANY, DESIGNATED AS "JEA-E" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF PULTE, ITS SUCCESSORS AND ASSIGNS, IF ANY, OF SAID EASEMENTS, PULTE RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE PURPOSES; PROVIDED HOWEVER, PULTE RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO AN ENTITY OR ENTITIES, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, INDEPENDENT SPECIAL DISTRICT, OR SUCH OTHER ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

OWNER, AND THEIR SUCCESSORS AND ASSIGNS, HEREBY GRANTS TO THE PRESENT AND FUTURE OWNERS OF THE LOTS AND TRACTS SHOWN ON THIS PLAT AND ITS SUCCESSORS AND ASSIGNS, GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP AND FIRE PROTECTION SERVICE PROVIDERS, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES, TELECOMMUNICATION AND CABLE SERVICES COMPANIES AUTHORIZED BY PULTE IN WRITING TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS ROADWAYS SHOWN ON THIS PLAT, PULTE, ITS SUCCESSORS AND ASSIGNS, RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

IN WITNESS THEREOF, THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2022, ON BEHALF OF THE COMPANY.

WITNESS

OWNER: PULTE HOME COMPANY, LLC,
A MICHIGAN LIMITED LIABILITY COMPANY

PRINT NAME: _____

BY: JUSTIN DUDLEY
ITS VICE PRESIDENT OF LAND ACQUISITION

WITNESS

PRINT NAME: _____

IN WITNESS THEREOF, THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2022, ON BEHALF OF THE COMPANY.

OWNER: WIDLIGHT LLC
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS

PRINT NAME: _____

BY: JOHN CAMPBELL
ITS VICE PRESIDENT

WITNESS

PRINT NAME: _____

DIRECTOR OF ENGINEERING SERVICES CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE DIRECTOR OF ENGINEERING SERVICES OF NASSAU COUNTY, FLORIDA.

THIS _____ DAY OF _____, 2022.

DIRECTOR OF ENGINEERING SERVICES

PRINTED NAME

CHIEF OF FIRE RESCUE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CHIEF OF THE FIRE-RESCUE DEPARTMENT OF NASSAU COUNTY, FLORIDA.

THIS _____ DAY OF _____, 2022.

CHIEF OF THE FIRE-RESCUE DEPARTMENT

PRINTED NAME

TITLE CERTIFICATION

I/WE _____, A FLORIDA ATTORNEY OR TITLE COMPANY, DO HEREBY CERTIFY THAT I/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 PULTE HOME COMPANY, 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 OF RECORDS ARE SHOWN.

ATTORNEY AT LAW

PRINTED NAME

PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030
L.B. NO. 6715

DEL WEBB WILDLIGHT PHASE 2B

OFFICIAL RECORDS BOOK

PAGE

A PORTION OF THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA

SHEET 2 OF 7 SHEETS

NOTES:

- 1.) ALL BEARINGS SHOWN HEREON REFERENCE STATE PLANE COORDINATES AND ARE BASED ON THE NORTH LINE OF SUBJECT PARCEL AS NORTH 90°00'00" WEST.
- 2.) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83 2011), FLORIDA EAST ZONE 0901.
- 3.) "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.
- 4.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.
- 5.) REFERENCE BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT WITH DESIGNATION "W720", ELEVATION = 22.02' (NAVD 88).
- 6.) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AT THE DATE OF RECORDING IS PD-ENCPA (EAST NASSAU COMMUNITY PLANNING AREA).
- 7.) LOTS OR TRACTS SHOWN HEREON MAY NOT BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE NASSAU COUNTY GOVERNMENT.
- 8.) TOTAL NUMBER OF LOTS: 139 LOTS, 4 TRACTS
- 9.) BUILDING RESTRICTION SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CURRENT COUNTY ZONING ORDINANCE AND CURRENTLY ARE AS FOLLOWS:

SINGLE FAMILY RESIDENTIAL:

BUILDING RESTRICTION LINE (B.R.L.):

FRONT LINES-----TWENTY (20) FEET
SIDE LINES-----FIVE (5) FEET
REAR LINES-----TEN (10) FEET
SIDE STREET SETBACK-----TEN (10) FEET

FOR SECOND FRONT YARD, CORNER LOTS: 20% REDUCTION OF REQUIRED FRONT YARD.

BUILDING RESTRICTIONS:

MAXIMUM BUILDING HEIGHT-----THREE (3) STORY
MAXIMUM LOT COVERAGE BY BUILDING-----FORTY-FIVE (45) PERCENT

MINIMUM LOT REQUIREMENTS:

MINIMUM LOT WIDTH-----THIRTY (30) FEET
MINIMUM LOT AREA-----THREE THOUSAND EIGHT HUNDRED (3,800) SQUARE FEET

DUPLEXES / VILLAS:

BUILDING RESTRICTION LINE (B.R.L.):

FRONT LINES-----TEN (10) FEET
SIDE LINES (INTERIOR)-----ZERO (0) FEET
SIDE LINES (EXTERIOR)-----FIVE (5) FEET
SIDE LINES (EXTERIOR STREET)-----TEN (10) FEET

FOR SECOND FRONT YARD, CORNER LOTS: 20% REDUCTION OF REQUIRED FRONT YARD.

BUILDING RESTRICTIONS:

MAXIMUM BUILDING HEIGHT-----THREE (3) STORY
MAXIMUM LOT COVERAGE BY BUILDING-----FIFTY (50) PERCENT

MINIMUM LOT REQUIREMENTS:

MINIMUM LOT WIDTH (INTERIOR)-----TWENTY (20) FEET
MINIMUM LOT AREA (INTERIOR)-----TWO THOUSAND (2,000) SQUARE FEET
MINIMUM LOT WIDTH (EXTERIOR)-----THIRTY (30) FEET
MINIMUM LOT AREA (EXTERIOR)-----THREE THOUSAND (3,000) SQUARE FEET

10.) THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X", AS PER FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBERS 12080C0195F FOR NASSAU COUNTY, FLORIDA, DATED: DECEMBER 17, 2010. FLOOD ZONE WAS SCALED FROM SAID FLOOD INSURANCE RATE MAPS.

11.) THIS PROPERTY IS NOT SUBJECT TO STORM SURGE INUNDATION DURING A HURRICANE ACCORDING TO THE NASSAU COUNTY STORM SURGE ATLAS PROVIDED BY THE NORTHEAST FLORIDA REGIONAL COUNCIL.

12.) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD-88.

13.) THE JURISDICTIONAL WETLANDS SHOWN HEREON WERE FLAGGED BY BREEDLOVE, DENNIS AND ASSOCIATES, INC. IN JUNE, 2020. THE WETLANDS SHOWN HEREON WERE LOCATED BY LD BRADLEY LAND SURVEYORS. THE WETLAND IMPACTS DEPICTED HEREON HAVE BEEN AUTHORIZED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT NO.: 139976-58 & ARMY CORPS OF ENGINEERS PERMIT NO. SAJ-2014-02316.

14.) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATER WARD OF THE JURISDICTIONAL WETLAND LINES OR WITHIN THE VEGETATED NATURAL BUFFER AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF NASSAU COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LAND OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

15.) FOR ADDITIONAL INFORMATION REGARDING THESE WETLAND JURISDICTIONAL AREAS AND THE METHODOLOGY USED TO DETERMINE THESE WETLAND AREAS, THE FOLLOWING AGENCIES MAY BE CONTACTED: US ARMY CORPS OF ENGINEERS, STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND THE ST. JOHNS WATER RIVER WATER MANAGEMENT DISTRICT.

16.) 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 1.04A.02 SHALL BE RESTORED. THESE AREAS SHALL BE REPLANTED WITH COMPARABLE NATIVE VEGETATIVE SPECIES AS WERE REMOVED OR DESTROYED. NOXIOUS AND EXOTIC PLANT MATERIALS CAN BE REMOVED. LIMBING CAN OCCUR WITHIN THE BUFFERS PROVIDED THAT THE LIMBS TO BE REMOVED ARE LESS THAN THREE (3) INCHES IN DIAMETER.

17.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE 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.

18.) SUBJECT PARCEL IS SUBJECT TO A DEED OF CONSERVATION EASEMENT THIRD PARTY BENEFICIARY RIGHTS TO THE U.S. ARMY CORPS OF ENGINEERS AND PASSIVE RECREATIONAL USES RECORDED FEBRUARY 18, 2021 IN OFFICIAL RECORDS BOOK 2434, PAGE 1683 AND RE-RECORDED APRIL 15, 2021 IN OFFICIAL RECORDS BOOK 2452, PAGE 1055, ALL OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

19.) SUBJECT PARCEL BENEFITS FROM AN ACCESS EASEMENT BY WILDLIGHT LLC, A DELAWARE LIMITED LIABILITY COMPANY AND RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY, GRANTOR, AND PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, GRANTEE, RECORDED IN OFFICIAL RECORDS BOOK 2471, PAGE 1796, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

20.) SUBJECT PARCEL IS SUBJECT TO A RIGHT-OF-WAY AGREEMENT BETWEEN ITT RAYONIER INCORPORATED, A DELAWARE CORPORATION, GRANTOR, AND FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, GRANTEE, RECORDED IN OFFICIAL RECORDS BOOK 273, PAGE 551 AND TOGETHER WITH THE SUPPLEMENT TO RIGHT-OF-WAY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 278, PAGE 607, ALL OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

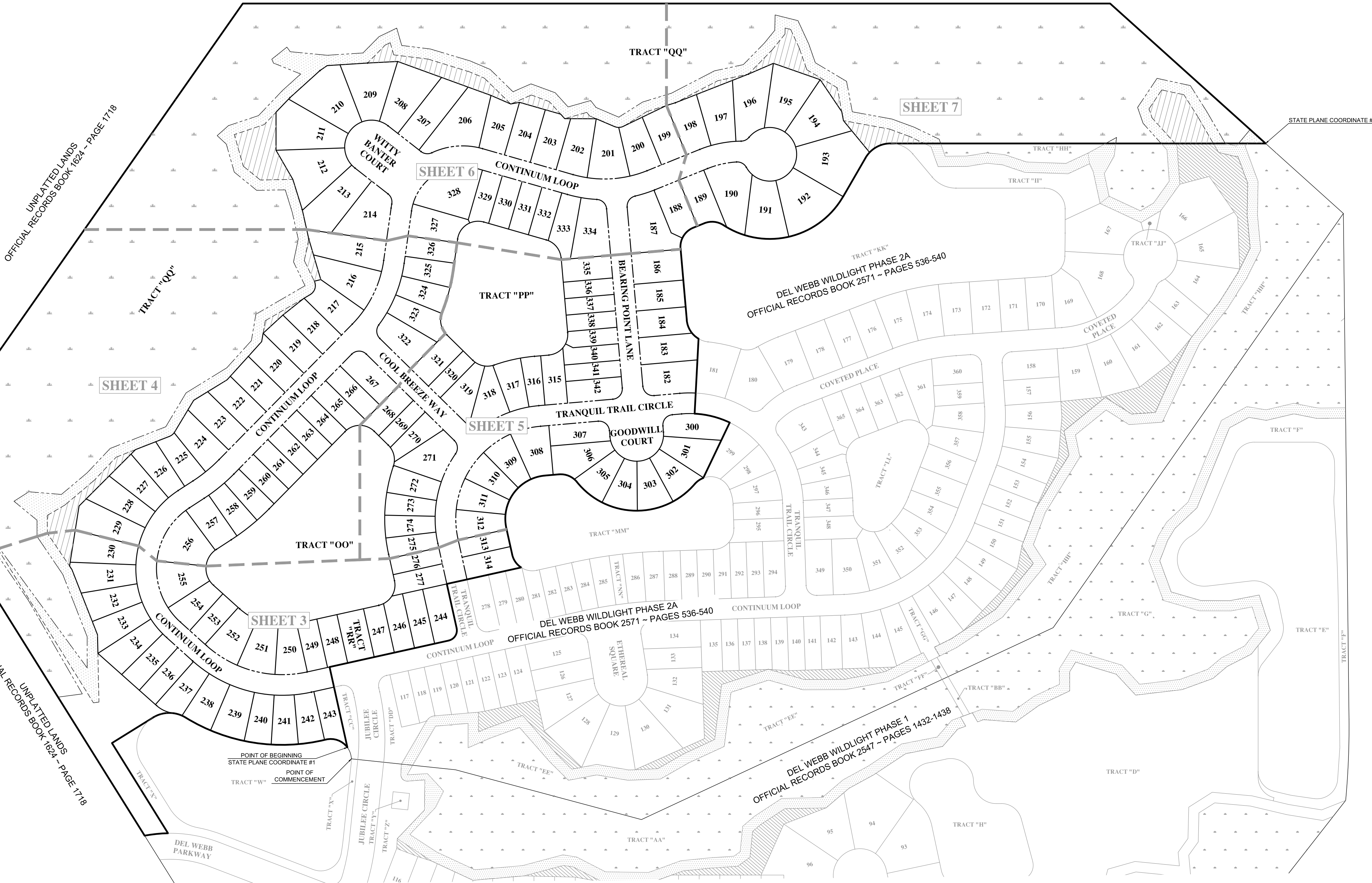
21.) SUBJECT PARCEL BENEFITS FROM AN ACCESS EASEMENT BY WILDLIGHT LLC, A DELAWARE LIMITED LIABILITY COMPANY AND RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY, GRANTOR, AND PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, GRANTEE, RECORDED IN OFFICIAL RECORDS BOOK 2471, PAGE 1796, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

22.) SUBJECT PARCEL IS SUBJECT TO A GRANT OF EASEMENT IN FAVOR OF COMCAST OF FLORIDA/GEORGIA/ILLINOIS/MICHIGAN, LLC RECORDED IN OFFICIAL RECORDS BOOK 2176, PAGE 356, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

23.) SUBJECT PARCEL IS SUBJECT TO A DEED OF CONSERVATION EASEMENT THIRD PARTY BENEFICIARY RIGHTS TO USAGE AND PASSIVE RECREATIONAL USES IN FAVOR OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 2215, PAGE 1508, AS AFFECTED BY QUIT CLAIM DEEDS RECORDED IN OFFICIAL RECORDS BOOK 2207, PAGE 72, AND OFFICIAL RECORDS BOOK 2207, PAGE 1962, AND PARTIAL RELEASE OF REGULATORY CONSERVATION EASEMENT IN EXCHANGE FOR SUBSTITUTE MITIGATION RECORDED IN OFFICIAL RECORDS BOOK 2515, PAGE 910.

LEGEND

- DENOTES SET 4"x4" PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715.
- DENOTES SET NAIL & DISC STAMPED L.B. 6715.
- DENOTES SET NAIL & DISC STAMPED L.B. 6715.
- C1 DENOTES TABULATED CURVE DATA
- L1 DENOTES TABULATED LINE DATA
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVE
- P.C.C. DENOTES POINT OF COMPOUND CURVE
- (R) DENOTES RADIAL LINE
- (N) NORTHING
- (E) EASTING
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- CB CHORD BEARING
- Δ DELTA
- R.P. RADIUS POINT
- (100.1) DENOTES DISTANCE TO EASEMENT
- JE-AE JEA EASEMENT
- JE-AE JEA EQUIPMENT EASEMENT
- JE-AUE JEA UTILITY AND ACCESS EASEMENT
- FPL-E FLORIDA POWER AND LIGHT EASEMENT
- ORB OFFICIAL RECORDS BOOK
- POB POINT OF BEGINNING
- PRM PERMANENT REFERENCE MONUMENT
- PUDE PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
- TOB TOP OF BANK
- UDE UNOBSTRUCTED DRAINAGE EASEMENT
- UDAE UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
- SWMF STORMWATER MANAGEMENT FACILITY
- LSB LANDSCAPE BUFFER EASEMENT
- WETLANDS WETLANDS
- NATURAL VEGETATED BUFFER NATURAL VEGETATED BUFFER
- UPLAND PRESERVATION UPLAND PRESERVATION



DEL WEBB WILDLIGHT PHASE 2B

A PORTION OF THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA

OFFICIAL RECORDS BOOK

PAGE

SHEET 3 OF 7 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

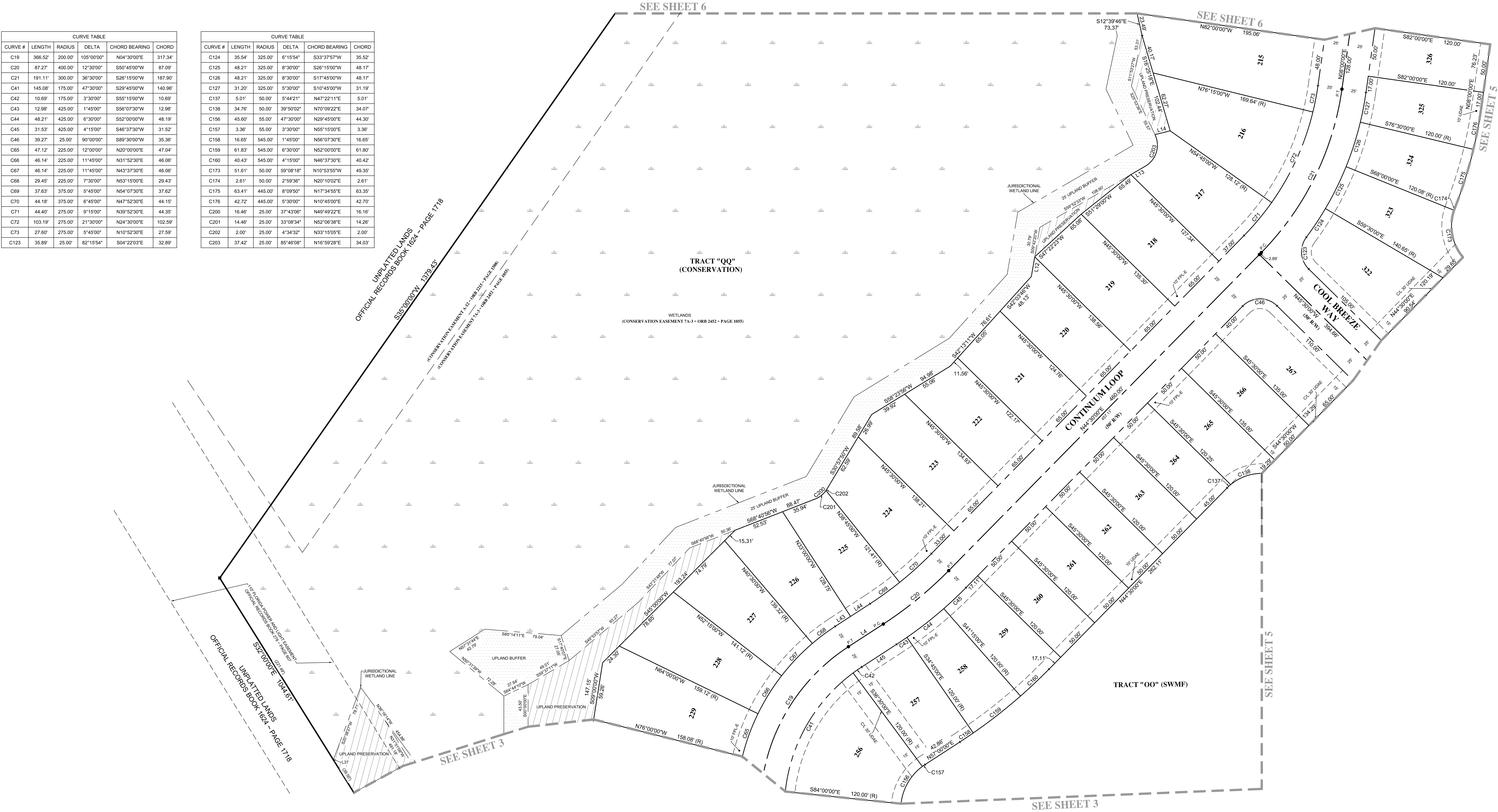


DEL WEBB WILDLIGHT PHASE 2B

A PORTION OF THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C19	366.52'	200.00'	105°00'00"	N04°30'00"E	317.34'
C20	87.27'	400.00'	12°30'00"	S50°45'00"W	87.09'
C21	191.11'	300.00'	36°30'00"	S26°15'00"W	187.90'
C41	145.08'	175.00'	47°30'00"	S29°45'00"W	140.98'
C42	10.89'	175.00'	3°30'00"	S55°15'00"W	10.89'
C43	12.98'	425.00'	1°45'00"	S56°07'30"W	12.98'
C44	48.21'	425.00'	6°30'00"	S52°00'00"W	48.19'
C45	31.53'	425.00'	4°15'00"	S46°37'30"W	31.52'
C46	39.27'	25.00'	90°00'00"	S89°30'00"W	35.36'
C65	47.12'	225.00'	12°00'00"	N20°00'00"E	47.04'
C66	46.14'	225.00'	11°45'00"	N31°52'30"E	46.06'
C67	46.14'	225.00'	11°45'00"	N43°37'30"E	46.06'
C68	29.45'	225.00'	7°30'00"	N53°15'00"E	29.43'
C69	37.63'	375.00'	5°45'00"	N54°07'30"E	37.62'
C70	44.18'	375.00'	6°45'00"	N47°52'30"E	44.15'
C71	44.40'	275.00'	9°15'00"	N39°52'30"E	44.35'
C72	103.19'	275.00'	21°30'00"	N24°30'00"E	102.59'
C73	27.80'	275.00'	5°45'00"	N10°52'30"E	27.59'
C123	35.89'	25.00'	82°15'54"	S04°22'03"E	32.89'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C124	35.54'	325.00'	6°15'54"	S33°37'57"W	35.52'
C125	48.21'	325.00'	8°30'00"	S26°15'00"W	48.17'
C126	48.21'	325.00'	8°30'00"	S17°45'00"W	48.17'
C127	31.20'	325.00'	5°30'00"	S10°45'00"W	31.19'
C137	5.01'	50.00'	5°44'21"	N47°22'11"E	5.01'
C138	34.76'	50.00'	39°50'02"	N70°09'22"E	34.07'
C156	45.60'	55.00'	47°30'00"	N29°45'00"E	44.30'
C157	3.36'	55.00'	3°30'00"	N55°15'00"E	3.36'
C158	16.65'	545.00'	1°45'00"	N56°07'30"E	16.65'
C159	61.83'	545.00'	6°30'00"	N52°00'00"E	61.80'
C160	40.43'	545.00'	4°15'00"	N46°37'30"E	40.42'
C173	51.61'	50.00'	59°08'18"	N10°53'55"W	49.35'
C174	2.61'	50.00'	2°59'36"	N20°10'02"E	2.61'
C175	63.41'	445.00'	8°09'50"	N17°34'55"E	63.35'
C176	42.72'	445.00'	5°30'00"	N10°45'00"E	42.70'
C200	16.46'	25.00'	37°43'06"	N49°49'22"E	16.16'
C201	14.46'	25.00'	33°08'34"	N52°06'38"E	14.26'
C202	2.00'	25.00'	4°34'32"	N33°15'05"E	2.00'
C203	37.42'	25.00'	85°46'08"	N16°59'28"E	34.03'



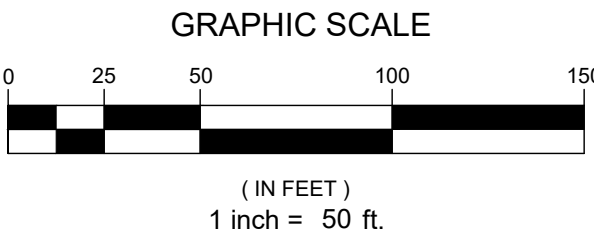
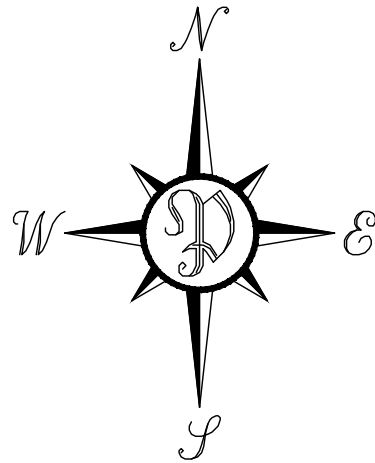
LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	42.86'	S57°00'00"W
L12	20.60'	S09°42'20"W
L13	17.27'	S59°52'33"W
L14	16.15'	S75°59'27"W
L37	1.47'	S09°06'37"W
L43	18.86'	N57°00'00"E
L44	24.00'	N57°00'00"E
L45	42.86'	S57°00'00"W

DEL WEBB WILDLIGHT PHASE 2B

A PORTION OF THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA

SHEET 5 OF 7 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C4	178.68'	105.00'	97°30'00"	N36°15'00"E	157.89'
C5	49.23'	50.00'	56°24'50"	S86°47'35"E	47.27'
C6	326.00'	185.00'	100°57'47"	S89°04'04"E	285.43'
C7	25.27'	50.00'	28°57'29"	N54°55'47"E	25.00'
C8	88.36'	225.00'	22°30'00"	N75°45'00"W	87.79'
C9	55.19'	58.00'	54°31'15"	N32°15'38"W	53.13'
C31	425.42'	250.00'	97°30'00"	N36°15'00"E	375.92'
C32	246.71'	250.00'	57°00'00"	N16°00'00"E	238.58'
C33	176.71'	250.00'	40°30'00"	N64°45'00"E	173.06'
C34	128.81'	41.00'	180°00'00"	S85°00'00"W	82.00'
C35	34.91'	250.00'	8°00'00"	N89°00'00"E	34.88'
C47	35.08'	25.00'	80°24'21"	N05°17'49"W	32.27'
C48	76.34'	275.00'	15°54'21"	N26°57'11"E	76.10'
C49	46.80'	275.00'	9°45'00"	N14°07'30"E	46.74'
C50	38.40'	275.00'	8°00'00"	N05°15'00"E	38.37'
C51	38.40'	275.00'	8°00'00"	N02°45'00"W	38.37'
C52	27.60'	275.00'	5°45'00"	N09°37'30"W	27.59'
C104	39.27'	25.00'	90°00'00"	S50°00'00"E	35.36'
C105	38.40'	275.00'	8°00'00"	N89°00'00"E	38.37'
C106	31.42'	225.00'	8°00'00"	S88°00'00"W	31.39'
C107	39.27'	25.00'	90°00'00"	S40°00'00"W	35.36'
C108	10.21'	65.00'	9°00'00"	S00°30'00"E	10.20'
C109	32.90'	65.00'	29°00'00"	S18°30'00"W	32.55'
C110	32.33'	65.00'	28°30'00"	S47°15'00"W	32.00'
C111	31.76'	65.00'	28°00'00"	S75°30'00"W	31.45'
C112	31.20'	65.00'	27°30'00"	N76°45'00"W	30.90'
C113	30.91'	65.00'	27°15'00"	N49°22'30"W	30.62'
C114	24.84'	65.00'	21°54'00"	N24°48'00"W	24.69'
C115	10.04'	65.00'	8°51'00"	N09°28'30"W	10.03'
C116	39.27'	25.00'	90°00'00"	N50°00'00"W	35.36'
C117	75.59'	225.00'	19°15'00"	S75°22'30"W	75.24'
C118	79.52'	225.00'	20°15'00"	S55°37'30"W	79.11'
C119	77.56'	225.00'	19°45'00"	S35°37'30"W	77.17'
C120	78.54'	225.00'	20°00'00"	S15°45'00"W	78.14'
C121	71.67'	225.00'	18°15'00"	S03°22'30"E	71.37'
C122	35.08'	25.00'	80°24'21"	S85°42'11"E	32.27'
C133	39.27'	25.00'	90°00'00"	N40°00'00"E	35.36'
C134	24.00'	275.00'	5°00'00"	N82°30'00"E	23.99'
C135	48.00'	275.00'	10°00'00"	N75°00'00"E	47.94'
C136	76.34'	275.00'	15°54'21"	N62°02'49"E	76.10'
C139	38.77'	50.00'	44°25'37"	S67°42'49"E	37.81'
C140	7.60'	50.00'	8°42'14"	S41°06'53"E	7.59'
C141	37.27'	50.00'	42°42'38"	S15°26'27"E	36.41'
C142	8.58'	50.00'	9°49'37"	S10°49'40"W	8.57'
C143	2.53'	50.00'	2°53'40"	S17°11'18"W	2.53'
C144	65.03'	397.00'	9°23'08"	S13°56'34"W	64.96'
C145	55.43'	397.00'	8°00'00"	S05°15'00"W	55.39'
C146	55.43'	397.00'	8°00'00"	S02°45'00"E	55.39'
C147	39.84'	397.00'	5°45'00"	S09°37'30"E	39.82'
C163	27.93'	50.00'	32°00'00"	S11°00'00"W	27.56'
C164	11.84'	50.00'	13°34'23"	S33°47'11"W	11.82'
C165	38.77'	50.00'	44°25'37"	S62°47'11"W	37.81'
C166	34.47'	395.00'	5°00'00"	S82°30'00"W	34.46'
C167	65.57'	395.00'	9°30'39"	S75°14'41"W	65.49'
C168	3.38'	50.00'	3°52'09"	S72°25'26"W	3.38'
C169	19.74'	50.00'	22°37'19"	S85°40'10"W	19.61'
C170	25.56'	50.00'	29°17'20"	N68°22'30"W	25.28'
C171	7.18'	50.00'	8°13'50"	N49°36'55"W	7.18'
C172	4.39'	50.00'	5°01'57"	N42°59'02"W	4.39'
C179	67.97'	185.00'	21°02'58"	N50°58'31"E	67.58'
C180	90.41'	185.00'	28°00'00"	N75°30'00"E	89.51'
C181	88.79'	185.00'	27°30'00"	S16°45'00"E	87.94'
C182	78.83'	185.00'	24°24'50"	S50°47'35"E	78.23'
C183	9.26'	50.00'	10°36'42"	N43°53'32"W	9.25'
C184	39.97'	50.00'	45°48'07"	N72°05'56"W	38.91'
C185	35.28'	105.00'	19°15'00"	N75°22'30"E	35.11'
C186	37.11'	105.00'	20°15'00"	N55°37'30"E	36.92'
C187	36.19'	105.00'	19°45'00"	N35°37'30"E	36.01'
C188	36.65'	105.00'	20°00'00"	N15°45'00"E	36.47'
C189	33.44'	105.00'	18°15'00"	N03°22'30"W	33.30'
C215	34.32'	58.00'	33°54'00"	N21°15'00"W	33.82'
C216	20.87'	58.00'	20°37'15"	N49°12'37"W	20.76'



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	34.31'	N85°00'00"E
L6	65.00'	N05°00'00"W
L7	65.00'	S05°00'00"E
L8	35.08'	S85°00'00"W
L9	20.08'	S85°00'00"W
L10	15.00'	S85°00'00"W
L46	15.00'	N05°00'00"W
L47	15.00'	S05°00'00"E
L50(R)	20.41'	S63°00'00"E

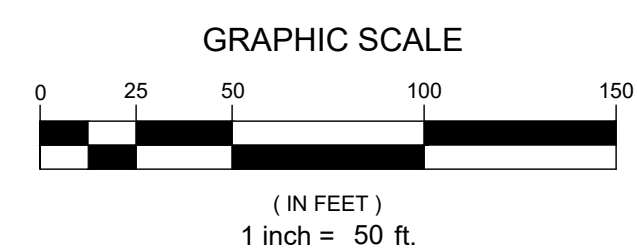
DEL WEBB WILDLIGHT PHASE 2A
OFFICIAL RECORDS BOOK 2571 ~ PAGES 536-540

DEL WEBB WILDLIGHT PHASE 2A
OFFICIAL RECORDS BOOK 2571 ~ PAGES 536-540

PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030
L.B. NO. 6715

OFFICIAL RECORDS BOOK PAGE

SHEET 6 OF 7 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

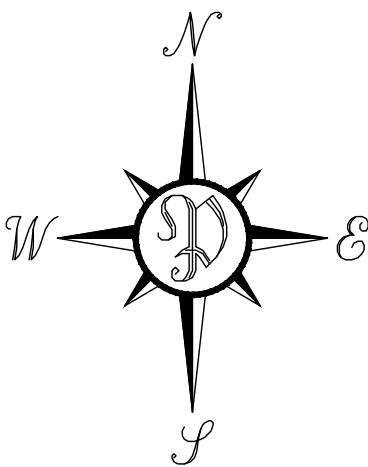
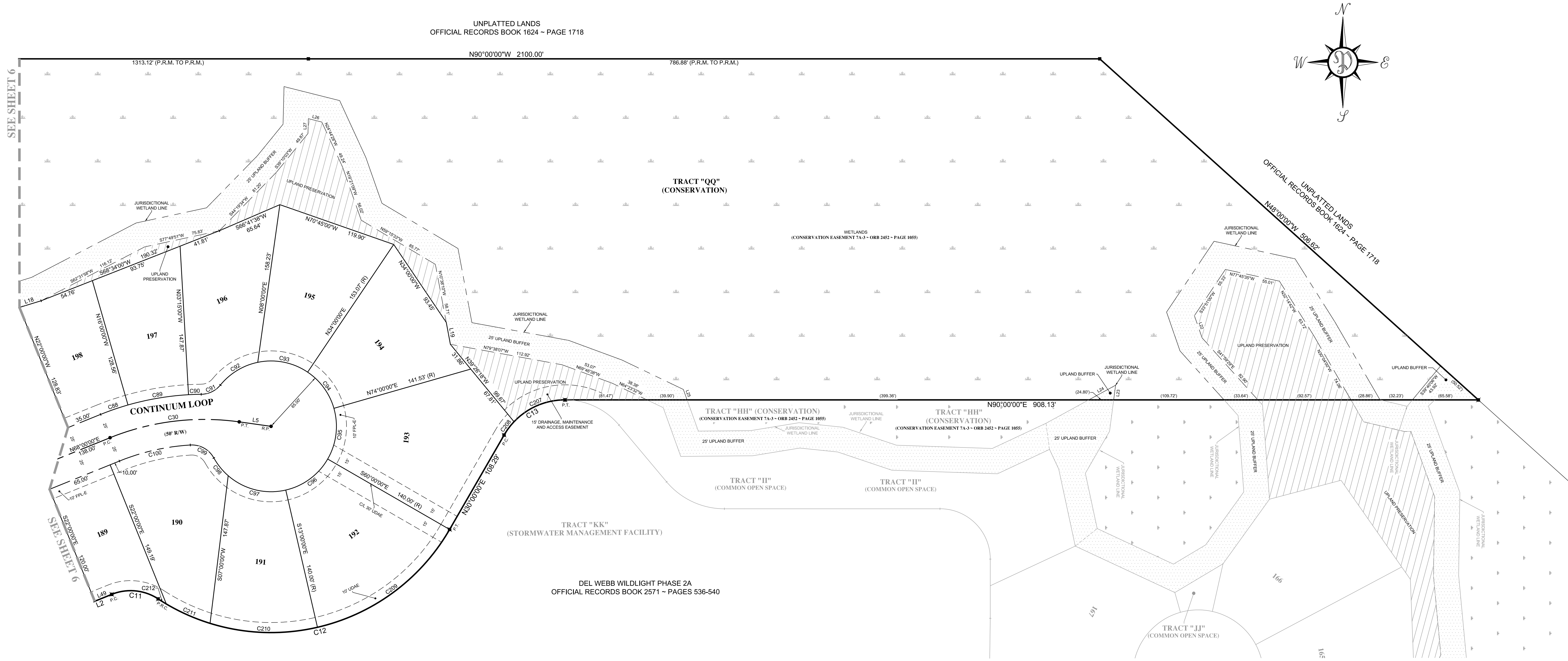


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JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030
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DEL WEBB WILDLIGHT PHASE 2B

A PORTION OF THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA

SHEET 7 OF 7 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



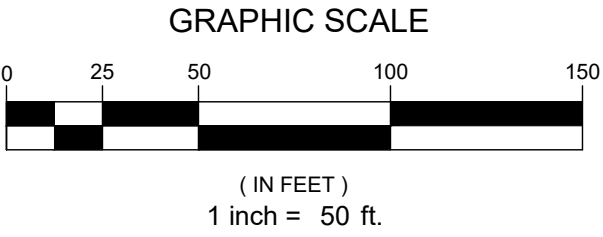
SEE SHEET 6

SEE SHEET 6

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C11	48.18'	50.00'	50°12'25"	S84°23'47"E	46.34'
C12	333.49'	205.00'	93°12'25"	N76°36'13"E	297.91'
C13	73.30'	70.00'	60°00'00"	N60°00'00"E	70.00'
C30	130.90'	250.00'	30°00'00"	N83°00'00"E	129.41'
C88	28.80'	275.00'	6°00'00"	N71°00'00"E	28.78'
C89	61.20'	275.00'	12°45'00"	N80°22'30"E	61.07'
C90	12.60'	275.00'	2°37'29"	N88°03'44"E	12.60'
C91	21.90'	25.00'	50°11'10"	N64°16'54"E	21.20'
C92	44.28'	65.00'	39°01'42"	N58°42'10"E	43.43'
C93	51.94'	65.00'	45°46'59"	S78°53'30"E	50.57'
C94	45.38'	65.00'	40°00'00"	S36°00'00"E	44.46'
C95	52.19'	65.00'	46°00'00"	S07°00'00"W	50.80'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C96	53.32'	65.00'	47°00'00"	S53°30'00"W	51.84'
C97	61.27'	65.00'	54°00'41"	N75°59'40"W	59.03'
C98	22.79'	65.00'	20°05'26"	N38°56'36"W	22.68'
C99	28.20'	25.00'	64°37'52"	N61°12'49"W	26.73'
C100	72.53'	225.00'	18°28'19"	S77°14'07"W	72.22'
C207	56.69'	70.00'	46°24'11"	S66°47'55"W	55.16'
C208	16.61'	70.00'	13°35'49"	S36°47'55"W	16.57'
C209	168.16'	205.00'	47°00'00"	N53°30'00"E	163.49'
C210	108.11'	205.00'	30°12'57"	S87°53'31"E	106.86'
C211	47.65'	205.00'	13°19'08"	S66°07'29"E	47.55'
C212	9.56'	205.00'	2°40'21"	S58°07'45"E	9.56'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L2	28.73'	N68°00'00"E
L5	32.00'	S82°00'00"E
L18	22.51'	S72°56'38"W
L19	22.16'	N10°38'10"W
L22	23.37'	S19°05'07"E
L23	14.74'	N07°28'56"E
L24	30.45'	S61°19'54"W
L25	11.05'	N19°48'56"W
L26	13.83'	N75°53'26"W
L27	14.71'	S01°25'35"W
L49	18.30'	N68°00'00"E



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