



**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 1896.94 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 28°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 Southwest 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 199.84 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 Northerly 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 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 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 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°28'39" W, a distance of 27.88 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 131.89 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 N 49°53'31" 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 48°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 102.61 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 7°31'28" E, a distance of 41.31 feet; thence S 89°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 38.88 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°43'49" 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°42'46" 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 38°27'49" 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 N 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°02'23" 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 48.11 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°47'18" 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.

PARKING REQUIREMENTS	
OFF STREET PARKING REQUIREMENTS	
1 SPACE PER 2000 SF GROSS FLOOR AREA	
(68000/2000) = 34 SPACES	
REQUIRED = 34 SPACES	
PROVIDED = 62 SPACES (INCLUDES 4 HC SPACES)	
ACCESSIBLE PARKING REQUIREMENTS	
** PER FLORIDA STATUTE 316.1955 & 316.1956	
** PER ADAAG 208.2	
TOTAL PARKING IN LOT	REQUIRED ACCESSIBLE SPACES
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
REQUIRED = 3 SPACES	
PROVIDED = 4 SPACES	

LEGEND	
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT

DEVELOPMENT SUMMARY	
A. PROJECT NAME:	WILDLIGHT COMMERCE PARK PARCEL B
B. ZONING DESIGNATION:	PD-ENCPA
C. OWNER NAME, ADDRESS, PHONE NUMBER	PATILLO INDUSTRIAL REAL ESTATE 4102-1 BULLS BAY HIGHWAY JACKSONVILLE, FLORIDA (904) 321-1030
D. DEVELOPER NAME, ADDRESS, PHONE NUMBER	PATILLO INDUSTRIAL REAL ESTATE 4102-1 BULLS BAY HIGHWAY JACKSONVILLE, FLORIDA 904-394-4562
E. ENGINEER NAME, ADDRESS, PHONE NUMBER	JON-MICHAEL BARQUIN, P.E. ENGLAND-THIMS & MILLER, INC. 14775 OLD ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258 PHONE: (904) 328-7757
F. DATA SUMMARY / SITE DESCRIPTION	1. REAL ESTATE NUMBER: 50-IN-27-0000-0001-0220 2. TOTAL PROJECT AREA: 5.08 Ac. 3. TOTAL IMPERVIOUS AREA: 3.42 Ac. 4. STORMWATER MANAGEMENT FACILITIES: 10.41 Ac 5. WETLANDS (ON-SITE): N/A 6. FEMA FLOOD ZONE: N/A 7. MAXIMUM IMPERVIOUS SURFACE RATIO (ISR): 85% G. UTILITY SERVICES 1. SEWAGE TREATMENT JEA 2. WATER SUPPLY JEA 3. ELECTRICITY FPL H. IMPERVIOUS SURFACE RATIO (ISR) 1. BUILDING & PARKING LOT: 3.42 Ac. (67.32%)

PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

ETM NO. 19-239-07-002

DRAWN BY: JMB

DESIGNED BY: JMB

CHECKED BY: JZB

DATE: Issue Date

England-Thims & Miller, Inc.

14775 Old St. Augustine Road

Jacksonville, FL 32258

TEL: (904) 646-8990

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CA-00002594 LC-00003616

ETM

VISION • EXPERIENCE • RESULTS

MASTER SITE PLAN

WILDLIGHT COMMERCE PARK PARCEL B

FOR

PATILLO INDUSTRIAL REAL ESTATE

DRAWING NUMBER

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