

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 \_\_\_\_\_, 2023, A.D.

CLERK OF THE CIRCUIT COURT

COUNTY ATTORNEY CERTIFICATION OF APPROVAL:

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, A.D. BY THE COUNTY ATTORNEY, OF NASSAU COUNTY, FLORIDA

COUNTY ATTORNEY

TITLE CERTIFICATION:

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

TITLE COMPANY REPRESENTATIVE

DATE:

TAX COLLECTOR CERTIFICATION OF APPROVAL:

TAX IDENTIFICATION NUMBER - 44-2N-27-0000-0002-0030

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 \_\_\_\_\_, 2023, 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 \_\_\_\_\_, 2023, 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 \_\_\_\_\_, 2023, 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 \_\_\_\_\_, 2023, A.D.

DIRECTOR OF ENGINEERING SERVICES

COUNTY HEALTH CERTIFICATE:

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, 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 \_\_\_\_\_, 2023, 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:

W.O. NO.: D-23-455

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT WILDLIGHT LLC, A LIMITED LIABILITY COMPANY ORGANIZED UNDER THE LAWS OF THE STATE OF DELAWARE AND AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA ("WILDLIGHT"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED HEREIN; THAT IT HAS CAUSED THE SAME TO BE SURVEYED; AND THAT THIS PLAT KNOWN AS EAST NASSAU - WILDLIGHT PDP 3 / POD 4 SOUTH IS MADE IN ACCORDANCE WITH SAID SURVEY AND IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

IN WITNESS WHEREOF, WILDLIGHT 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 "GROSSTOWN BOULEVARD, 150' RIGHT OF WAY" AND "LINGER LONGER AVENUE, 100' RIGHT OF WAY" ARE HEREBY DEDICATED TO NASSAU COUNTY, FLORIDA, FOR PUBLIC ROADS AND SHALL BE THE MAINTENANCE OBLIGATION OF NASSAU COUNTY, FLORIDA.

2. THOSE CERTAIN EASEMENTS 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. WILDLIGHT HEREBY DEDICATES TO NASSAU COUNTY A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, DRAINAGE, AND MAINTENANCE OF DRAINAGE IMPROVEMENTS, OVER THOSE EASEMENTS DESIGNATED AS "30' DRAINAGE EASEMENT" AND OVER "POND TRACT 1" AND "POND TRACT 2". 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 1" AND "POND TRACT 2" ARE HEREBY RETAINED BY WILDLIGHT FOR PRIVATE DRAINAGE, LANDSCAPE, AND RECREATION AREAS. THE AREAS DESIGNATED AS "LANDSCAPE TRACT" ARE HEREBY RETAINED BY WILDLIGHT FOR ITS USE AS COMMON LANDSCAPE AND OPEN SPACE.

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. WILDLIGHT 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 WILDLIGHT FOR ITS USE AS A LIFT STATION.

9. WILDLIGHT 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 WILDLIGHT AND SHALL BE HELD AND USED BY WILDLIGHT AS A LANDSCAPE BUFFER FOR THE PUMP STATION. WILDLIGHT 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, WILDLIGHT'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 THEREOF. WILDLIGHT 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. THE AREA DESIGNATED AS CONSERVATION EASEMENTS ARE HEREBY RETAINED BY WILDLIGHT FOR ITS USE AS WETLAND CONSERVATION AREAS.

12. PORTIONS OF THE PLAT ARE SUBJECT TO THE FOLLOWING CONSERVATION EASEMENTS: CONSERVATION EASEMENTS 4D 4E & 4F WHICH CONSERVATION EASEMENTS ARE RECORDED IN THE OFFICIAL RECORDS OF NASSAU COUNTY AT BOOK 2472, PAGE 1178. SUCH CONSERVATION EASEMENTS MAY BE AMENDED, RELEASED, AND/OR RELOCATED FROM TIME TO TIME IN ACCORDANCE WITH LAW AND REGULATION.

13. ALL EASEMENTS SHOWN ON THIS PLAT, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF WILDLIGHT. SUCH EASEMENTS MAY BE AMENDED, RELEASED, AND/OR RELOCATED FROM TIME TO TIME IN ACCORDANCE WITH LAW AND REGULATION.

14. ALL REFERENCES TO WILDLIGHT IN THIS PLAT SHALL INCLUDE WILDLIGHT'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, WILDLIGHT 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 \_\_\_\_\_, 2023, 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

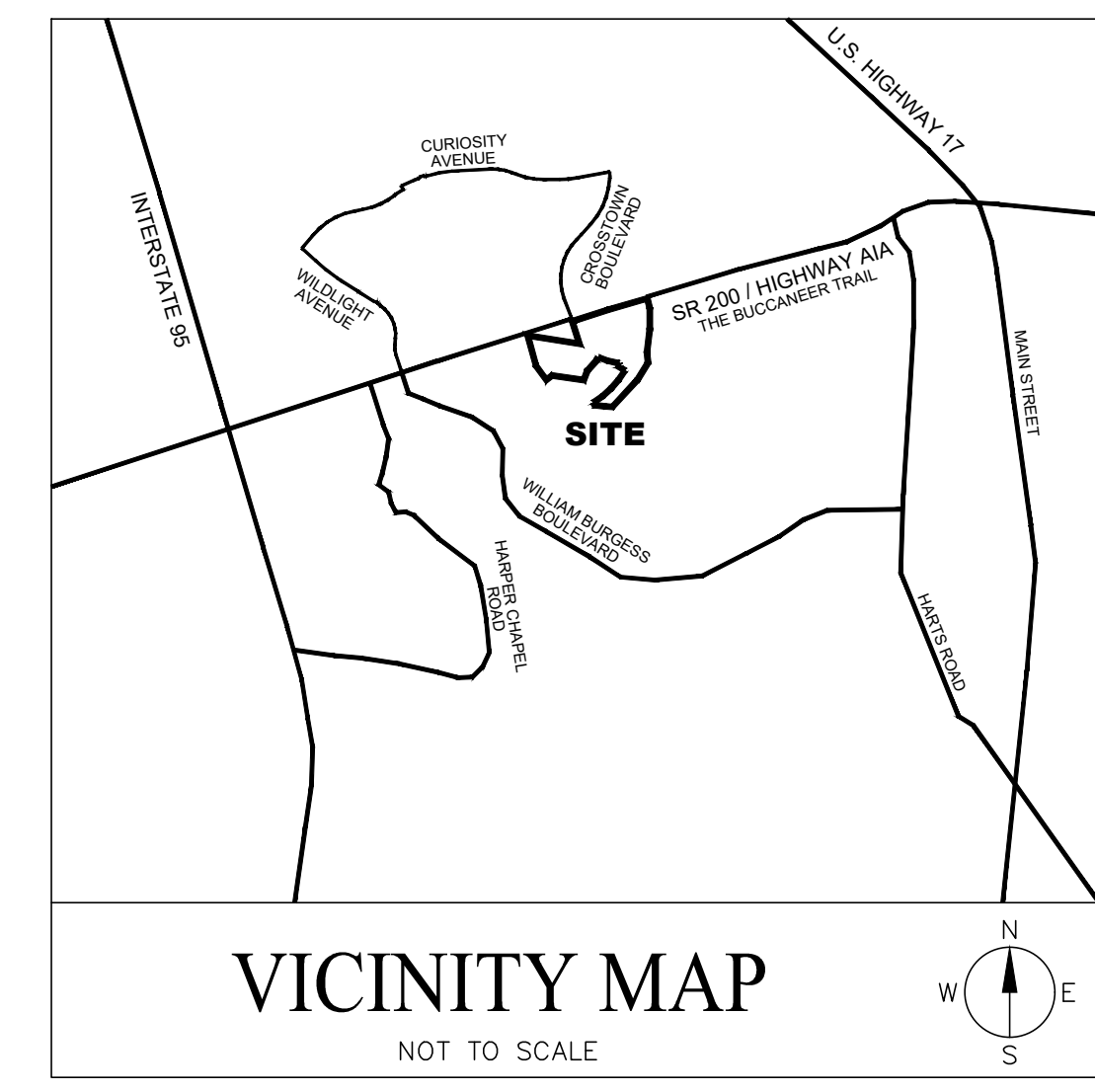
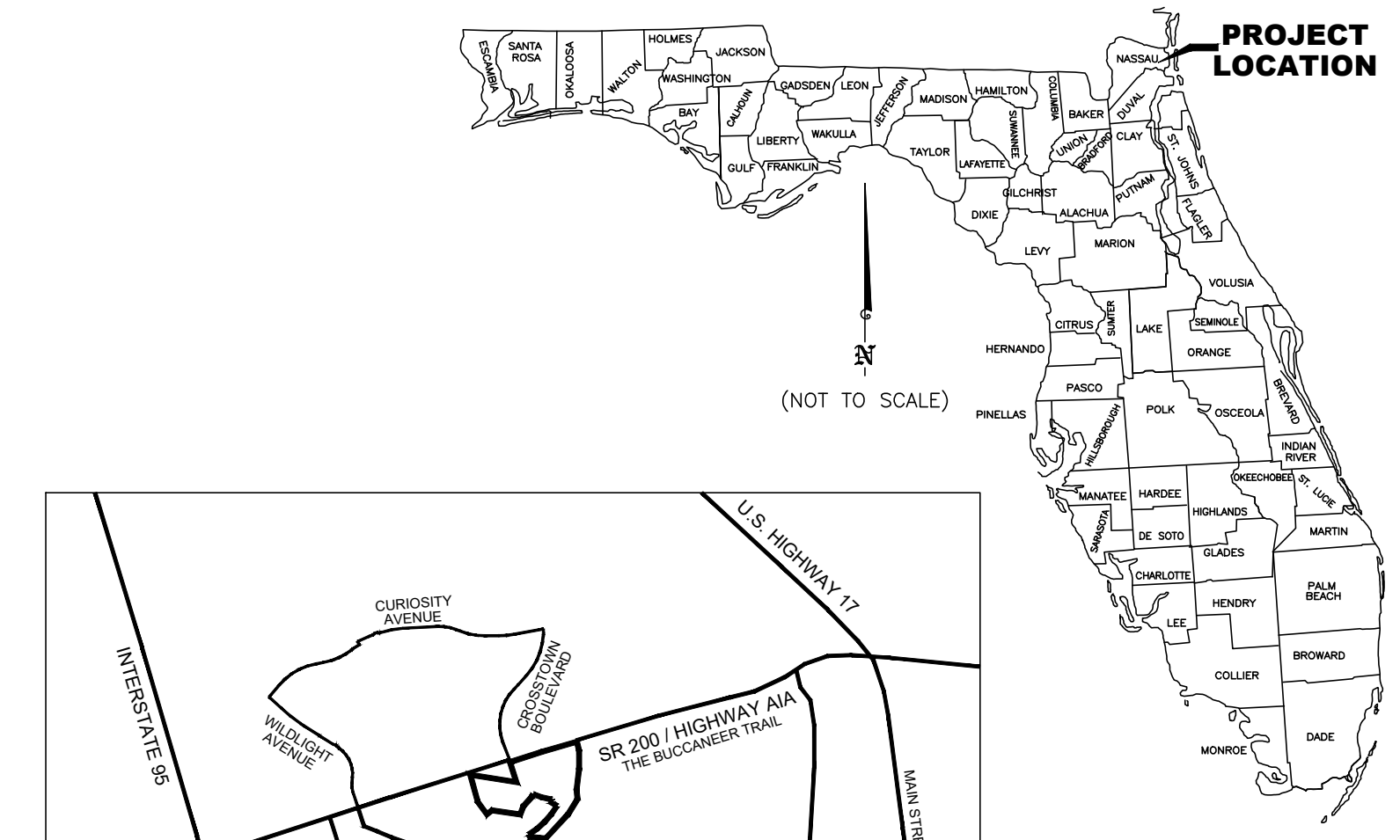
EAST NASSAU - WILDLIGHT PDP 3 / POD 4 SOUTH

BEING A PORTION OF THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 44, TOWNSHIP 2 NORTH, RANGE 27 EAST 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, Nassau County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of Section 5, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 5 and also being on the South line of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida, N 89°13'55" E, a distance of 1582.86 feet; thence departing said South line, N 00°45'05" W, a distance of 491.46 feet to the Point of Beginning; thence N 31°09'21" W, a distance of 60.04 feet to the beginning of a curve, concave Northwest, having a radius of 2075.00 feet and a central angle of 27°17'01"; thence on the arc of said curve, a distance of 988.10 feet said arc being subtended by a chord which bears N 44°22'59" E, a distance of 978.79 feet to the curves end; thence N 59°15'31" W, a distance of 150.00 feet; thence N 30°44'29" E, a distance of 33.97 feet to the beginning of a curve, concave Westerly, having a radius of 25.00 feet and a central angle of 55°09'00"; thence on the arc of said curve, a distance of 24.06 feet said arc being subtended by a chord which bears N 03°09'59" E, a distance of 23.15 feet to a point of reverse curvature of a curve having a radius of 150.00 feet and a central angle of 03°06'18"; thence on the arc of said curve, a distance of 8.13 feet said arc being subtended by a chord which bears N 22°51'23" W, a distance of 8.13 feet to a point of reverse curvature of a curve having a radius of 25.00 feet and a central angle of 55°09'00"; thence on the arc of said curve, a distance of 24.06 feet said arc being subtended by a chord which bears N 48°52'44" W, a distance of 23.15 feet to the curves end; thence N 76°27'14" W, a distance of 253.16 feet to the beginning of a curve, concave Northeast, having a radius of 975.00 feet and a central angle of 122°3'44"; thence on the arc of said curve, a distance of 210.94 feet said arc being subtended by a chord which bears N 70°15'22" W, a distance of 210.53 feet to the curves end; thence S 25°56'30" W, a distance of 63.97 feet; thence S 42°03'31" W, a distance of 318.59 feet; thence S 20°57'08" W, a distance of 209.72 feet; thence N 82°07'00" W, a distance of 690.58 feet; thence S 53°45'21" W, a distance of 152.90 feet; thence N 36°14'39" W, a distance of 374.20 feet; thence N 15°48'06" W, a distance of 679.88 feet to point on the Southerly Right of Way line of State Road No. 200 (184 foot Right of Way); thence departing said Southerly Right of Way line, S 81°07'49" E, a distance of 1131.61 feet; thence N 17°40'59" W, a distance of 505.85 feet to point on the aforesaid Southerly Right of Way line for the next 2 courses; thence N 72°19'01" E, a distance of 814.57 feet to the beginning of a curve, concave southeast, having a radius of 17128.73 feet and a central angle of 02°57'10"; thence on the arc of said curve, a distance of 882.72 feet said arc being subtended by a chord which bears N 73°47'36" E, a distance of 882.62 feet; thence departing said Southerly Right of Way line, S 14°44'58" E, a distance of 220.06 feet; thence S 00°09'27" E, a distance of 443.84 feet; thence S 07°06'38" W, a distance of 515.32 feet; thence S 08°15'27" E, a distance of 222.92 feet; thence S 31°57'19" W, a distance of 427.52 feet; thence S 42°39'44" W, a distance of 804.77 feet; thence N 85°23'20" W, a distance of 168.52 feet; thence N 83°08'27" W, a distance of 216.40 feet to the Point of Beginning.



PRELIMINARY

WITNESS \_\_\_\_\_ WILDLIGHT 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 WILDLIGHT LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

- 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 MAPS, MAP NO. 12089C0195F, DATED DECEMBER 17, 2010, MAP NO. 12089C0335F, DATED DECEMBER 17, 2010, MAP NO. 12089C0215G, DATED AUGUST 2, 2017 AND MAP NO. 12089C0351G, 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 COMMUNITY PLANNING AREA DSAP 1 DEVELOPMENT ORDER AND THE PDP 3 (PRELIMINARY DEVELOPMENT PLAN).
(C). ALL SETBACKS TO BE CONTROLLED PER THE STANDARDS SET FORTH IN THE PDP 3 (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 D5905, DESIGNATION NASSAU 20 AND PID D5904, DESIGNATION NASSAU 19, THE BEARING BASE BEING THE MONUMENTED SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200 (A-1-A), SAID MONUMENTED LINE HAVING A GRID BEARING OF N 72 19'01" E.
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). DEVELOPMENT OF COMMERCIAL OR INDUSTRIAL CENTERS, WHERE NO NEW ROADS ARE BEING ESTABLISHED, ARE NOT SUBJECT TO THE PLATING REQUIREMENTS OF THIS CHAPTER, PROVIDED HOWEVER, THAT SUCH COMMERCIAL DEVELOPMENT SHALL BE SUBJECT TO REVIEW AND APPROVAL IN ACCORDANCE WITH SECTION 5.07 OF THE LAND DEVELOPMENT CODE.
15). THIS PLAT CONTAINS 5 PARCELS, 4E, 4F, 4G, 4H-1 & 4H-2.
16). THIS PLAT CONTAINS POND TRACTS 1 & 2, 1 JEA PUMP STATION TRACT, 1 MAINTENANCE, ACCESS & LANDSCAPE EASEMENT TRACT, LANDSCAPE TRACTS 1, 2, 3, 4, 5 & 6, CONSERVATION TRACTS 1, 2, 3 & 4 & FUTURE ROAD TRACT 1.
17). 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 LDC).
18). WHERE THE UPLAND BUFFER IS SHOWN AND SUBJECT TO A CONSERVATION EASEMENT, IT HAS THAT MEANING AS PRESCRIBED BY 704.06, F.S.
19). WETLAND AREAS DEPICTED WERE DETERMINED BY BREEDLOVE, DENNIS AND ASSOCIATES, INC AND PERMITTED BY SJRWMD ON MAY 5, 2021, ERP NO. 139976-55.

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.: 23-455 DATE: 07/24/2023 DRAFTED BY: DHB
CHECKED BY: RJJ CAD FILE: 23455 PLAT.DWG FB PG



EAST NASSAU - WILDLIGHT PDP 3 / POD 4 SOUTH

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

ACREAGE TABLE

TOTAL PLAT	70.17 ACRES±
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ACREAGE TABLE

PARCEL 4E	1.78 ACRES
PARCEL 4F	3.70 ACRES
PARCEL 4G	10.52 ACRES
PARCEL 4H-1	3.32 ACRES
PARCEL 4H-2	1.61 ACRES

ACREAGE TABLE

UPLAND BUFFER 1	1.11 ACRES±
UPLAND BUFFER 2	0.88 ACRES±
UPLAND BUFFER 3	0.67 ACRES±
UPLAND BUFFER 4	2.58 ACRES±

ACREAGE TABLE

FUTURE ROADWAY TRACT 1	0.57 ACRES±
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ACREAGE TABLE

CONSERVATION TRACT 1	6.44 ACRES
CONSERVATION TRACT 2	4.80 ACRES
CONSERVATION TRACT 3	3.46 ACRES
CONSERVATION TRACT 4	7.62 ACRES

ACREAGE TABLE

POND TRACT 1	6.00 ACRES
POND TRACT 2	2.35 ACRES

ACREAGE TABLE

MAINTENANCE, ACCESS & UTILITY EASEMENT TRACT	0.14 ACRES
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ACREAGE TABLE

MAINTENANCE, ACCESS & LANDSCAPE EASEMENT TRACT	0.09 ACRES
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ACREAGE TABLE

JEJA PUMP STATION TRACT	0.06 ACRES
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ACREAGE TABLE

LANDSCAPE TRACT 1	0.98 ACRES±
LANDSCAPE TRACT 2	0.38 ACRES±
LANDSCAPE TRACT 3	0.35 ACRES±
LANDSCAPE TRACT 4	0.06 ACRES±
LANDSCAPE TRACT 5	1.88 ACRES±
LANDSCAPE TRACT 6	5.11 ACRES±

COORDINATE TABLE

POINT	NORTH	EAST	LONGITUDE	LATITUDE	SCALE FACTOR	CONVERGENCE
1	288514.0520	452118.1780	-81°38'53.0"	30°37'07.2"	0.9999878	-00°19'01.79"
2	288513.9070	452118.0840	-81°38'53.0"	30°37'07.2"	0.9999878	-00°19'01.85"
3	288514.5619	452118.0807	-81°37'52.9"	30°37'08.1"	0.9999878	-00°19'01.93"
4	288514.0345	452118.9459	-81°37'52.9"	30°37'08.1"	0.9999878	-00°19'02.10"
5	288514.7218	452118.4285	-81°38'19.5"	30°37'07.7"	0.9999874	-00°19'02.21"
6	288514.2405	452118.8163	-81°38'21.9"	30°37'07.6"	0.9999875	-00°19'02.30"
7	288514.5103	452118.9573	-81°38'22.4"	30°37'07.6"	0.9999875	-00°19'02.31"
8	288514.6259	452118.6831	-81°37'51.6"	30°37'28.0"	0.9999830	-00°19'01.18"
9	2887416.2134	458815.7626	-81°37'38.8"	30°37'28.4"	0.9999880	-00°19'02.59"
10	2887416.1661	458815.1089	-81°37'40.6"	30°37'31.1"	0.9999887	-00°19'02.64"
11	2888145.9928	459435.1914	-81°37'31.7"	30°37'33.6"	0.9999892	-00°19'02.86"
12	2888145.9928	459435.1914	-81°37'31.7"	30°37'33.6"	0.9999892	-00°19'02.86"
13	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
14	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
15	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
16	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
17	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
18	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
19	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
20	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
21	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
22	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
23	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
24	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
25	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
26	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
27	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
28	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
29	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
30	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
31	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
32	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
33	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
34	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
35	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
36	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
37	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
38	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
39	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
40	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
41	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
42	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
43	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
44	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
45	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
46	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
47	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
48	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
49	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
50	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
51	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
52	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
53	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
54	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
55	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
56	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
57	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
58	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
59	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
60	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
61	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
62	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
63	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
64	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
65	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
66	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
67	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
68	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
69	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
70	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
71	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
72	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
73	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
74	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
75	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
76	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
77	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
78	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
79	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
80	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
81	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
82	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
83	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
84	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
85	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
86	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
87	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
88	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
89	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
90	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
91	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
92	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
93	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
94	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
95	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
96	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
97	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
98	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
99	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"
100	2888179.1251	460338.7608	-81°37'21.3"	30°37'34.0"	0.9999891	-00°19'10.65"

- 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. =