

DEL WEBB WILDLIGHT PHASE 3

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 10 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:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT "J", AS RECORDED ON THE PLAT OF DEL WEBB WILDLIGHT PHASE 1, IN OFFICIAL RECORDS BOOK 2547, PAGES 1432 THROUGH 1438 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF CURIOSITY AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY) AND ON A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1033.00 FEET; THENCE NORTH 32°00'00" WEST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID DEL WEBB WILDLIGHT PHASE 1 AND THE WESTERLY LINE OF DEL WEBB WILDLIGHT PHASE 2B, AS RECORDED ON THE PLAT OF DEL WEBB WILDLIGHT PHASE 2B, IN OFFICIAL RECORDS BOOK 2608, PAGES 961 THROUGH 967 OF SAID PUBLIC RECORDS, A DISTANCE OF 1796.53 FEET TO THE MOST WESTERLY CORNER OF TRACT "QQ" OF SAID DEL WEBB WILDLIGHT PHASE 2B; THENCE NORTH 35°00'00" EAST, CONTINUING ALONG SAID WESTERLY LINE OF DEL WEBB WILDLIGHT PHASE 2B, A DISTANCE OF 1379.43 FEET TO THE NORTHWEST CORNER OF SAID TRACT "QQ"; THENCE NORTH 01°02'27" WEST, A DISTANCE OF 694.41 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 1650.00 FEET; THENCE SOUTH 30°00'00" WEST, A DISTANCE OF 1125.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 1500.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 647.67 FEET TO A POINT ON A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 627.00 FEET; THENCE SOUTHERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 86.82 FEET; LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 11°11'57" EAST AND A CHORD DISTANCE OF 86.85 FEET; THENCE SOUTH 85°17'00" WEST, NON-TANGENT TO LAST SAID CURVE, A DISTANCE OF 35.98 FEET; THENCE SOUTH 22°45'46" EAST, A DISTANCE OF 108.33 FEET; THENCE SOUTH 01°36'05" WEST, A DISTANCE OF 354.25 FEET; THENCE SOUTH 04°21'04" EAST, A DISTANCE OF 322.93 FEET; THENCE SOUTH 10°10'20" EAST, A DISTANCE OF 237.64 FEET TO A POINT ON A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1539.00 FEET, SAID POINT LYING ON SAID NORTHERLY RIGHT-OF-WAY LINE OF CURIOSITY AVENUE; THENCE EASTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING SEVEN (7) COURSES: COURSE ONE (1): EASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 22.05 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 71°17'22" EAST AND A CHORD DISTANCE OF 22.05 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; COURSE TWO (2): NORTH 71°42'00" EAST, A DISTANCE OF 127.30 FEET; COURSE THREE (3): NORTH 75°11'00" EAST, A DISTANCE OF 74.06 FEET; COURSE FOUR (4): NORTH 71°42'00" EAST, A DISTANCE OF 55.24 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2033.00 FEET; COURSE FIVE (5): EASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 544.07 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 79°22'00" EAST AND A CHORD DISTANCE OF 542.44 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; COURSE SIX (6): NORTH 87°02'00" EAST, A DISTANCE OF 776.63 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1053.00 FEET; COURSE SEVEN (7): EASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 84.27 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 89°22'14" EAST AND A CHORD DISTANCE OF 84.24 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 132.54 ACRES, MORE OR LESS.

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

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 _____, 2023.

CHIEF OF THE FIRE-RESCUE DEPARTMENT

PRINTED NAME

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 _____, 2023.

COUNTY PLANNER

PRINTED NAME

COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE PLAT THIS _____ DAY OF _____, 2023, 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: ALL OF 50-3N-27-0000-0001-0430 & 50-3N-27-0000-0001-0370 TOGETHER WITH PORTIONS OF 50-3N-27-0000-0001-0400 & 50-3N-27-1005-CEA5-0000

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 _____, 2023, BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD OF COMMISSIONERS

PRINTED NAME

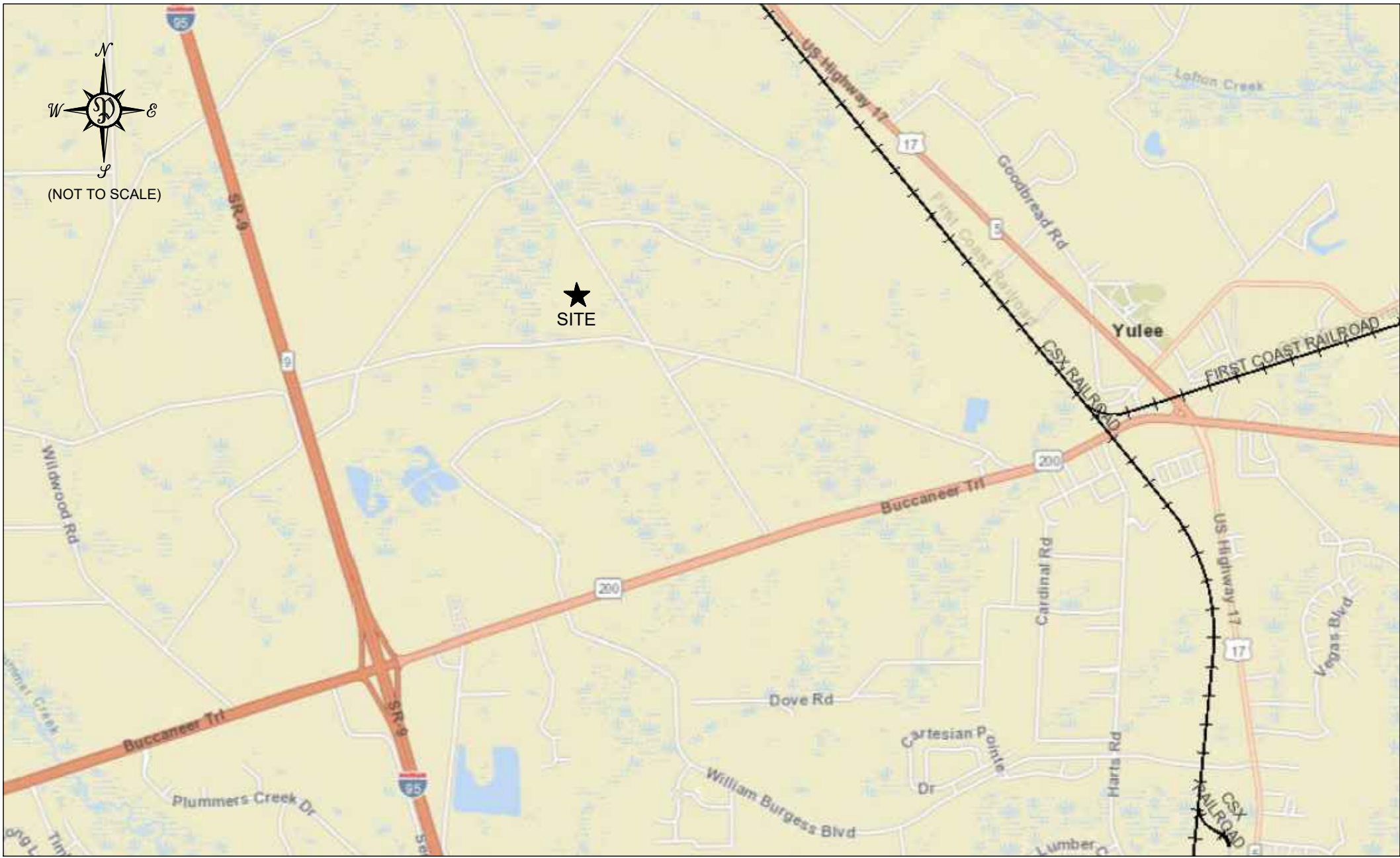
CERTIFICATE OF REVIEW BY COUNTY-EMPLOYED/CONTRACTED SURVEYOR/MAPPER

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 FACIAL CONFORMITY WITH 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 REFLECTED ON THIS PLAT.

SIGNED THIS _____ DAY OF _____, 2023.

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 _____, 2023.

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 _____, 2023.

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 _____, 2023, 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 _____, 2023, 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 _____, 2023.

NATHAN P. PERRET, P.S.M.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6900
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD
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 WILDLIGHT LLC, A DELAWARE LIMITED LIABILITY COMPANY ("WILDLIGHT") (PULTE AND WILDLIGHT 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 3, 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 "FLOCO AVENUE", "ECLIPIC LOOP", "HALCYON COURT" AND "DEL WEBB PARKWAY" 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 MULTI-USE PATH EASEMENTS, UNOBSTRUCTED ACCESS AND MAINTENANCE EASEMENTS, DRAINAGE EASEMENTS, "DRAINAGE, ACCESS AND MAINTENANCE EASEMENTS", LANDSCAPE EASEMENTS, ACCESS EASEMENTS AND SIDEWALKS, ARE HEREBY IRREVOCABLY DEDICATED TO THE OWNER, 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.

TRACTS "A", "E", "I", "GG", "HH", "MM" AND "NN" (STORMWATER MANAGEMENT FACILITY), TRACTS "B", "D", "G", "H", "J", "K", "L", "M", "N", "O", "P", "Z", "FF", "II" & "LL" (PARK) ARE HEREBY DEDICATED TO AND 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.

TRACTS "C" AND "QQ" (CONSERVATION) ARE HEREBY DEDICATED TO AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF WILDLIGHT, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THAT WILDLIGHT 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 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.

TRACT "VV" (LIFT STATION) IS HEREBY IRREVOCABLY DEDICATED IN FEE SIMPLE TO JEA, ITS SUCCESSORS AND ASSIGNS. ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT OR, UPON, OVER, AND UNDER THE LANDSCAPE BUFFER EASEMENT (L.B.E.) ON A PORTION OF TRACT "VV" (THE "JEA LANDSCAPE BUFFER EASEMENT"), FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF TRACT "VV" (LIFT STATION).

OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT DESIGNATED AS JEA-UAE ON, UPON, OVER, AND UNDER A PORTION OF TRACT "W", FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF TRACT "VV" (LIFT STATION).

PULTE, ITS SUCCESSORS AND ASSIGNS, 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 JEA LANDSCAPE BUFFER EASEMENT, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF THE LIFT STATION TRACT OR JEA'S EASEMENT UPON THE JEA LANDSCAPE BUFFER EASEMENT. 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 JEA LANDSCAPE BUFFER EASEMENT 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. PULTE'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS PROVISION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREIN. PULTE, AND ITS SUCCESSORS IN TITLE TO ALL OR ANY PORTION OF DEL WEBB WILDLIGHT PHASE 3 AND ASSIGNS, SHALL BE BOUND TO THIS PROVISION ONLY DURING THE PERIOD OF SUCH OWNER'S OWNERSHIP OF ALL OR A PORTION OF DEL WEBB WILDLIGHT PHASE 3 ENCUMBERED BY SUCH EASEMENT OR DURING THE PERIOD WHEN IT IS OBLIGATED FOR MAINTENANCE AND OPERATION OF THE JEA LANDSCAPE BUFFER EASEMENT.

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.

THOSE EASEMENTS DESIGNATED AS "AT&T EASEMENT" ARE HEREBY IRREVOCABLY DEDICATED TO BELLSOUTH TELECOMMUNICATIONS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, D/B/A AT&T FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THEIR EXCLUSIVE USE. THOSE EASEMENTS DESIGNATED AS "AT&T ACCESS EASEMENT" ARE HEREBY IRREVOCABLY DEDICATED TO BELLSOUTH TELECOMMUNICATIONS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, D/B/A AT&T FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THEIR NON-EXCLUSIVE USE.

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", "JEA-U" AND "JEA-UAE" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE FOR METERS HIS IS TO CERTIFY THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY ("PULTE"), AND WILDLIGHT LLC ("WILDLIGHT"), A DELAWARE LIMITED LIABILITY COMPANY, (PULTE AND WILDLIGHT 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 3, 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 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 WHEREOF, _____ OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2023, ON BEHALF OF THE COMPANY.

WITNESS

PRINT NAME:

WITNESS

PRINT NAME:

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

BY:
JUSTIN DUDLEY
ITS VICE PRESIDENT OF LAND ACQUISITION

IN WITNESS THEREOF, _____ OF WILDLIGHT LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2023, ON BEHALF OF THE COMPANY.

WITNESS

PRINT NAME:

WITNESS

PRINT NAME:

OWNER: WILDLIGHT LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY:
JOHN CAMPBELL
ITS VICE PRESIDENT

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 _____, 2023.

DIRECTOR OF ENGINEERING SERVICES

PRINTED NAME

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 2 OF 10 SHEETS

NOTES:

- SINGLE FAMILY RESIDENTIAL: (LOTS 59-101 & 118-290)**

BUILDING RESTRICTION LINE (B.R.L.)

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

BUILDING RESTRICTIONS:

MINIMUM LOT REQUIREMENTS

TOWNHOUSES / DUPLEXES / VILLAS: (LOTS 1-58 & 102-117)

BUILDING RESTRICTION LINE (B.R.L.)

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

- 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.

- 14.1. 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 PLAN 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.

- 17.1) 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 REPAIR OF SUCH FACILITIES TO THOSE LEVELS OF MAINTENANCE 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 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.

- 19.) 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.



- 20.) SUBJECT PARCEL IS SUBJECT TO A DEED OF CONSERVATION EASEMENT THIRD PARTY BENEFICIARY RIGHTS TO USACE 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 810.

- 21.) DEED OF CONSERVATION EASEMENT THIRD PARTY BENEFICIARY RIGHTS TO THE U.S. ARMY CORPS OF ENGINEERS AND PASSIVE RECREATIONAL USES TO ST. JOHNS RIVER WATER MANAGEMENT DISTRICT RECORDED NOVEMBER 5, 2021 IN OFFICIAL RECORDS BOOK 2511, PAGE 1114.

- 22.) AGREEMENT GRANTING NON-EXCLUSIVE PERPETUAL, ACCESS AND MAINTENANCE EASEMENT FOR SIDEWALK CURIOSITY AVENUE SIDEWALK-NORTH OF WILDLIGHT PHASE LC-2 BY AND BETWEEN PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AND EAST NASSAU STEWARDSHIP DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSES GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 2017-206, RECORDED JULY 14, 2011, IN OFFICIAL RECORDS BOOK 2577, PAGE 1545.

- 23.) GRANT OF EASEMENT (NON-EXCLUSIVE) BY AND BETWEEN PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AND JEA, A BODY POLITIC AND CORPORATE RECORDED JUNE 16, 2022, IN OFFICIAL RECORDS BOOK 2571, PAGE 181.

LEGEND

- | | | | |
|---------|---|---|--|
| ■ | DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715. | JEA-JUE | JEA UTILITY EASEMENT |
| ■ | DENOTES FOUND PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715. | JEA-JUE | JEA UTILITY AND ACCESS EASEMENT |
| ■ | DENOTES SET NAIL & DISC STAMPED L.B. 6715 | FLP-E | FLORIDA POWER AND LIGHT EASEMENT |
| ■ | DENOTES FD NAIL & DISC STAMPED L.B. 6715 | ORR-B | OFFICIAL RECORD BOOK |
| ■ | DENOTES TABULATED CURVE DATA | PBB | POINT OF BEGINNING |
| L | DENOTES TABULATED LINE DATA | PRM | PERMANENT REFERENCE MONUMENT |
| P.C. | DENOTES POINT OF CURVATURE | PUD | PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT |
| P.T. | DENOTES POINT OF TANGENCY | PDE | PRIVATE DRAINAGE EASEMENT |
| P.R.C. | DENOTES POINT OF REVERSE CURVE | TOB | TOP OF BANK |
| P.C.C. | DENOTES POINT OF COMPOUND CURVE | UOE | UNOBSTRUCTED DRAINAGE EASEMENT |
| (R) | DENOTES RADIAL LINE | DE | DRAINAGE EASEMENT |
| (N) | NORTHING | UOD | UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT |
| (E) | EASTING | DAME | DRAINAGE, ACCESS AND MAINTENANCE EASEMENT |
| R/W | RIGHT-OF-WAY | SWMF | STORMWATER MANAGEMENT FACILITY |
| CL | CENTERLINE | UOE | UNOBSTRUCTED ACCESS AND MAINTENANCE EASEMENT |
| CB | CHORD BEARING | LBE | LANDSCAPE BUFFER EASEMENT |
| Δ | DELTA | AT&T-E | AT&T EASEMENT |
| R.P. | RADIUS POINT | AT&T-AE | AT&T ACCESS EASEMENT |
| (100.1) | DENOTES DISTANCE TO EASEMENT | | WETLANDS |
| JEA-E | JEA EASEMENT |  | UPLAND BUFFER |
| JEA-EE | JEA EQUIPMENT EASEMENT |  | UPLAND PRESERVATION |

[illegible]

TABLE (NET AND GROSS)			LOT AREA TABLE (NET AND GROSS)			LOT AREA TABLE (NET AND GROSS)			LOT AREA TABLE (NET AND GROSS)			LOT AREA TABLE (NET AND GROSS)			LOT AREA TABLE (NET AND GROSS)			LOT AREA TABLE (NET AND GROSS)			LOT AREA TABLE (NET AND GROSS)			TRACT AREA TABLE (NET AND GROSS)			TRACT AREA TABLE (NET AND GROSS)							
SQUARE FOOTAGE			SQUARE FOOTAGE			SQUARE FOOTAGE			SQUARE FOOTAGE			SQUARE FOOTAGE			SQUARE FOOTAGE			SQUARE FOOTAGE			SQUARE FOOTAGE			SQUARE FOOTAGE			SQUARE FOOTAGE							
4725.00	0.11		34	4798.00	0.11	67	4990.99	0.12	100	5024.78	0.12	133	5018.85	0.12	166	10979.35	0.25	199	8750.00	0.15	232	12826.01	0.29	265	11058.87	0.25	298	"A"	10820.33	2.48	"Y"	6746.46	0.15	
4725.00	0.11		35	4798.00	0.11	68	5172.99	0.11	101	5009.09	0.12	134	5000.00	0.11	167	8885.69	0.20	200	1024.77	0.24	233	10234.42	0.28	266	8450.00	0.19	299	"B"	49452.83	1.14	"Z"	1176.36	0.03	
5441.67	0.12		36	4676.71	0.11	69	5339.29	0.12	102	4556.40	0.10	135	5000.00	0.11	168	6620.25	0.15	201	12729.95	0.29	234	13205.45	0.30	267	8450.00	0.19	300	"C"	7392.06	16.97	"Z"	121.89	0.03	
8626.91	0.13		37	5037.39	0.12	70	6673.50	0.15	103	4616.17	0.11	136	4986.12	0.11	169	6620.25	0.15	202	10158.97	0.23	235	10413.91	0.24	268	8450.00	0.19	301	"D"	11545.45	2.65	"Z"	7899.09	0.15	
8626.91	0.13		38	5155.72	0.12	71	6532.12	0.15	104	4675.60	0.11	137	7316.73	0.17	170	6620.25	0.15	203	8486.30	0.19	236	8649.65	0.22	269	12545.06	0.29	302	"E"	59639.01	1.37	"AA"	4038.37	0.15	
8626.91	0.13		39	5176.96	0.12	72	6500.00	0.15	105	4717.87	0.11	138	7193.23	0.17	171	7954.09	0.18	204	6500.00	0.15	237	8968.08	0.20	270	5248.75	0.12	303	"F"	107187.60	3.61	"BB"	855.44	0.02	
8626.91	0.13		40	5176.41	0.12	73	6500.00	0.15	106	7193.23	0.17	139	7193.23	0.17	172	8558.27	0.20	205	6500.00	0.15	238	8918.60	0.21	271	5272.45	0.12	304	"G"	10716.28	0.25	"CC"	861.12	0.02	
5646.52	0.13		41	4979.66	0.11	74	6500.00	0.15	107	4725.00	0.11	140	7193.23	0.17	173	8465.84	0.20	206	7657.48	0.18	239	10196.60	0.23	272	5272.45	0.12	305	"H"	42051.21	0.97	"DD"	1190.67	0.03	
5651.62	0.13		42	4871.93	0.11	75	6518.66	0.15	108	4725.00	0.11	141	6907.64	0.16	174	6807.64	0.16	207	10723.99	0.25	240	10723.99	0.25	273	5272.45	0.12	306	"I"	5954.33	0.14	"EE"	2653.49	0.07	
7753.18	0.18		43	4641.12	0.11	76	6853.21	0.16	109	4725.00	0.11	142	5000.00	0.11	175	681.78	0.16	208	6374.95	0.15	241	8690.25	0.15	274	7301.64	0.17	307	"J"	2090.65	0.05	"FF"	14012.66	0.32	
7885.44	0.18		44	4550.00	0.10	77	6695.48	0.15	110	7625.00	0.11	143	6725.00	0.11	176	6725.00	0.15	209	6375.00	0.15	242	7748.43	0.18	275	6704.67	0.20	308	"K"	5427.06	0.12	"GG"	388623.28	8.91	
6559.49	0.15		45	4550.00	0.10	78	5244.51	0.12	111	4725.00	0.11	144	6250.00	0.14	177	6500.00	0.15	210	6375.00	0.15	243	6683.07	0.15	276	9204.41	0.21	309	"L"	2576.82	0.06	"HH"	122613.63	2.81	
5947.20	0.14		46	4550.00	0.10	79	5120.27	0.12	112	4725.00	0.11	145	6250.00	0.14	178	6500.00	0.15	211	6375.00	0.15	244	6682.95	0.15	277	9135.33	0.19	310	"M"	1875.00	0.04	"II"	4116.08	0.08	
4892.35	0.11		47	4550.00	0.10	80	5176.89	0.12	113	4781.58	0.11	146	6949.05	0.16	179	6500.00	0.15	212	6375.00	0.15	245	6686.18	0.15	278	6500.00	0.15	311	"JL"	11432.38	0.26	"JJ"	14132.38	0.26	
4725.00	0.11		48	4916.38	0.11	81	5000.00	0.11	114	4894.74	0.11	147	7864.91	0.18	180	8553.97	0.20	213	7412.74	0.17	246	6683.01	0.15	279	6500.00	0.15	312	"O"	5657.11	0.13	"KK"	7285.54	0.18	
4725.00	0.11		49	4500.00	0.10	82	5000.00	0.11	115	4941.93	0.11	148	7804.76	0.18	181	9448.33	0.21	214	7929.29	0.18	247	6681.73	0.15	280	9499.94	0.16	313	"P"	6874.16	0.16	"LL"	3369.63	0.08	
4725.00	0.11		50	4500.00	0.10	83	5000.00	0.11	116	5024.00	0.12	149	7804.76	0.18	182	7895.13	0.20	215	6748.64	0.15	248	6651.28	0.16	281	1243.07	0.03	314	"Q"	1243.07	0.03	"MM"	173615.80	3.99	
4725.00	0.11		51	4500.00	0.10	84	5000.00	0.11	117	5131.84	0.12	150	7457.77	0.17	183	10955.13	0.23	216	6435.26	0.15	249	5848.04	0.14	282	7178.31	0.13	315	"R"	1139.78	0.03	"NN"	136498.50	3.13	
4725.00	0.11		52	4500.00	0.10	85	5000.00	0.11	118	7008.75	0.16	151	7124.55	0.16	184	12150.50	0.28	217	6300.37	0.15	250	6900.37	0.15	283	5866.53	0.13	316	"S"	1194.15	0.03	"OO"	196669.78	4.52	
4725.00	0.11		53	4715.74	0.11	86	5000.00	0.11	119	8219.59	0.19	152	7124.55	0.16	185	13328.61	0.31	218	10015.54	0.23	251	6291.85	0.14	284	6117.25	0.14	317	"T"	1117.25	0.03	"PP"	163286.19	3.75	
4725.00	0.11		54	4668.61	0.11	87	5000.00	0.11	120	7552.79	0.17	153	7124.55	0.16	186	12449.30	0.29	219	6375.00	0.15	252	5906.48	0.14	285	6379.61	0.15	318	"U"	16691.60	0.38	"QQ"	565515.76	3.13	
4742.67	0.11		55	4968.61	0.11	88	5000.00	0.11	121	7171.72	0.16	154	7124.55	0.16	187	9673.85	0.22	220	6375.00	0.15	253	5595.81	0.13	286	6605.92	0.15	319	"V"	2025.00	0.05				
4985.58	0.11		56	4968.61	0.11	89	5000.00	0.11	122	7167.23	0.16	155	7205.62	0.17	188	16668.26	0.38	221	6375.00	0.15	254	5176.09	0.12	287	7069.62	0.16								
5658.98	0.13		57	4500.00	0.10	90	5000.00	0.11	123	7102.56	0.16	156	4976.09	0.11	189	14916.70	0.34	222	6375.00	0.15	255	16011.24	0.37	288	5989.63	0.14								
4560.97	0.10		58	4500.00	0.10	91	6250.00	0.14	124	7687.50	0.18	157	5734.34	0.13	190	12992.75	0.30	223	6375.00	0.15	256	21175.20	0.49	289	7364.48	0.17								
4540.49	0.10		59	4976.09	0.11	92	6250.00	0.14	125	7687.50	0.18	158	6015.56	0.14	191	10267.63	0.21	224	6375.00	0.15	257	13472.71	0.31	290										
4550.00	0.10		60	5000.00	0.11	93	6250.00	0.14	126	6375.00	0.15	159	6015.56	0.14	192	12101.00	0.28	225	7096.57	0.16	258	10644.72	0.24	291										
4550.00	0.10		61	5000.00	0.11	94	6250.00	0.14	127	6734.17	0.15	160	6767.38	0.16	193	9624.36	0.22	226	11998.81	0.25	259	8975.62	0.21	292										
4550.00	0.10		62	5000.00	0.11	95	6250.00	0.14	128	6850.52	0.16	161	7893.24	0.18	194	7934.09	0.18	227	9588.95	0.22	260	9285.36	0.21	293										
4550.00	0.10		63	5000.00	0.11	96	6250.00	0.14	129	6850.52	0.16	162	7893.11	0.18	195	8000.00	0.18	228	9033.64	0.21	261	11706.68	0.27	294										
4550.00	0.10		64	5000.00	0.11	97	5000.00	0.11	130	6850.52	0.16	163	6417.33	0.15	196	7975.38	0.16	229	8876.42	0.20	262	11706.68	0.27	295										
4550.00	0.10		65	5000.00	0.11	98	5000.00	0.11	131	8062.04	0.19	164	6417.33	0.15	197	6951.52	0.16	230	10067.49	0.23	263	11706.68	0.27	296										
4550.00	0.10		66	5000.00	0.11	99	5004.42	0.11	132	7643.47	0.18	165	6417.33	0.15	198	6750.00	0.15	231	10353.91	0.24	264	11706.68	0.27	297										

PREPARED BY:
PERRET AND ASSOCIATES, INC.

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

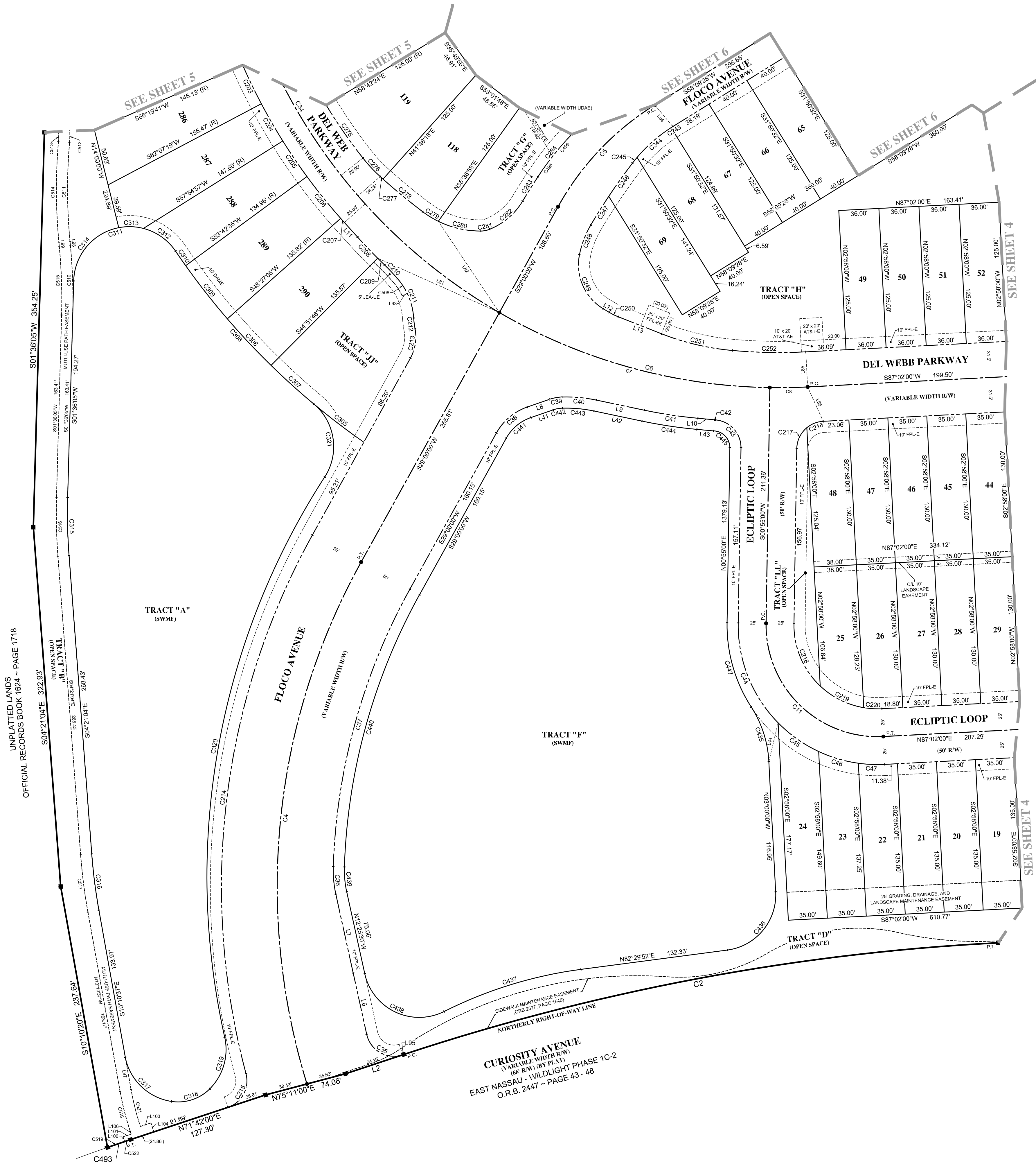
DEL WEBB WILDLIGHT PHASE 3

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 10 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

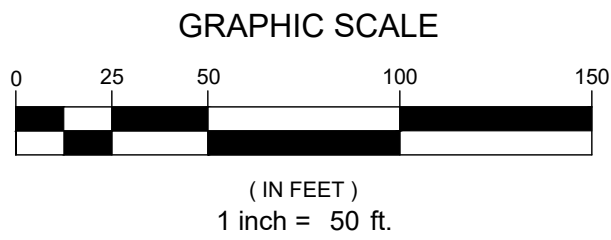
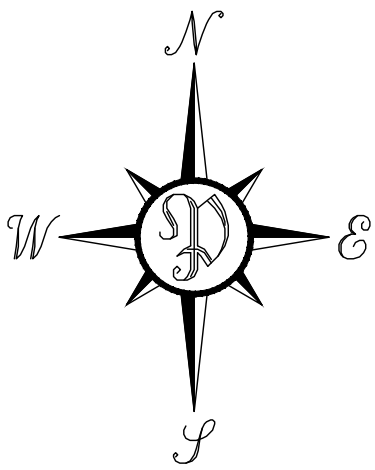


CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C2	544.07'	2033.00'	15°20'00"	N79°22'00"E
C4	483.25'	600.00'	46°08'49"	S05°55'35"W
C5	127.23'	250.00'	29°09'28"	S43°34'44"W
C6	288.35'	500.00'	33°02'35"	N76°26'43"W
C7	254.47'	500.00'	29°09'34"	N74°30'12"W
C8	33.89'	500.00'	3°53'00"	S88°56'30"W
C11	163.86'	100.00'	93°53'00"	S46°01'30"E
C34	522.93'	500.00'	59°55'25"	N29°57'43"W
C35	41.83'	25.00'	96°52'30"	S60°21'45"E
C36	24.98'	100.00'	14°17'55"	S05°16'32"E
C37	260.39'	550.00'	27°07'35"	S15°26'12"W
C38	36.93'	50.50'	41°54'13"	S49°57'06"W
C39	11.49'	38.00'	17°19'29"	S79°33'57"W
C40	30.87'	129.50'	13°39'29"	N84°56'34"W
C41	48.69'	420.50'	6°38'05"	N81°25'52"W
C42	0.90'	531.27'	0°05'48"	N84°47'49"W
C43	37.02'	25.00'	84°50'43"	N42°25'22"W
C44	99.01'	125.00'	45°22'55"	N21°46'27"W
C45	44.80'	125.00'	20°32'02"	N54°43'56"W
C46	37.25'	125.00'	17°04'29"	N73°32'11"W
C47	23.76'	125.00'	10°53'34"	N87°31'13"W
C203	38.54'	525.00'	4°12'22"	N25°46'30"W
C204	38.54'	525.00'	4°12'22"	N29°58'52"W
C205	38.54'	525.00'	4°12'22"	N34°11'14"W
C206	48.18'	525.00'	5°15'30"	N38°56'10"W
C207	5.06'	525.00'	0°33'06"	N41°49'28"W
C208	26.24'	495.00'	3°02'13"	N43°37'08"W
C209	8.63'	495.00'	0°59'55"	N45°38'12"W
C210	16.81'	186.00'	5°10'46"	N43°32'46"W
C211	39.04'	60.00'	37°16'40"	N22°19'03"W
C212	9.70'	77.00'	7°12'52"	N07°17'10"W
C213	27.15'	39.00'	39°53'35"	N09°03'11"E
C214	488.63'	650.00'	43°57'11"	N07°01'25"E
C215	37.81'	25.00'	86°39'11"	N28°22'25"E
C216	16.02'	25.00'	36°42'20"	S68°40'50"W
C217	21.56'	25.00'	49°24'39"	S25°37'20"W
C218	62.32'	75.00'	47°36'44"	S22°53'22"E
C219	44.24'	75.00'	33°47'59"	S63°35'43"E
C220	16.33'	75.00'	12°28'17"	S86°43'51"E
C243	1.81'	136.00'	0°45'49"	S57°46'34"W
C244	40.69'	136.00'	17°06'30"	S48°49'25"W
C245	6.63'	136.00'	2°47'43"	S38°51'18"W
C246	36.55'	551.00'	3°48'03"	S35°33'25"W
C247	30.18'	551.00'	3°08'18"	S32°05'14"W
C248	28.77'	86.00'	19°10'11"	S20°56'00"W
C249	56.55'	46.00'	70°26'30"	S23°52'21"E
C250	9.02'	54.50'	9°28'45"	S63°49'58"E
C251	65.38'	229.50'	16°19'17"	S76°43'59"E
C252	66.01'	468.50'	8°04'23"	S88°55'49"E
C275	57.77'	475.00'	6°58'07"	S34°46'39"E
C276	22.74'	136.00'	9°34'53"	S43°03'09"E
C277	3.38'	551.00'	0°21'07"	S48°01'09"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C278	46.08'	551.00'	4°47'31"	S50°36'27"E
C279	16.42'	86.00'	10°56'24"	S58°27'25"E
C280	39.49'	86.00'	26°18'42"	S77°04'57"E
C281	8.20'	21.04'	22°20'17"	N78°35'10"E
C282	39.49'	61.00'	37°05'16"	N49°29'46"E
C283	25.87'	619.89'	2°23'29"	N32°08'53"E
C284	48.70'	264.00'	10°34'10"	N38°37'43"E
C305	56.62'	661.50'	4°54'14"	S52°36'15"E
C306	185.20'	661.50'	16°02'27"	N42°07'55"W
C307	51.51'	661.50'	4°27'43"	S47°55'17"E
C308	57.28'	661.50'	4°57'35"	S43°12'38"E
C309	60.61'	661.50'	5°15'00"	S38°06'20"E
C310	15.81'	661.50'	1°22'09"	S34°47'46"E
C311	125.91'	50.00'	144°17'14"	S73°44'42"W
C312	36.14'	50.00'	41°25'08"	S84°49'15"E
C313	22.24'	50.00'	25°29'19"	S88°16'29"E
C314	67.53'	50.00'	77°22'47"	N40°17'28"E
C315	51.94'	500.00'	5°57'09"	S01°22'30"E
C316	50.80'	499.22'	5°49'49"	S07°15'42"E
C317	69.99'	50.00'	69°53'03"	S46°17'37"E
C318	37.79'	40.00'	54°07'43"	N71°42'00"E
C319	49.96'	50.00'	57°14'56"	N16°00'41"E
C320	523.90'	660.00'	45°28'51"	N10°07'39"E
C321	72.45'	50.00'	83°01'13"	N08°38'32"W
C435	52.14'	100.00'	29°53'30"	N17°56'15"W
C436	74.61'	50.00'	86°29'52"	N39°44'56"E
C437	128.93'	385.00'	19°11'15"	N72°54'15"E
C438	90.99'	50.00'	104°15'53"	S64°33'26"E
C439	22.48'	90.00'	14°17'55"	S05°16'32"E
C440	255.66'	540.00'	27°07'35"	S15°26'12"W
C441	29.62'	40.50'	41°54'13"	S49°57'06"W
C442	8.47'	28.00'	17°19'29"	S78°33'57"W
C443	28.49'	119.50'	13°39'29"	N84°56'34"W
C444	49.85'	430.50'	6°38'05"	N81°25'52"W
C445	23.06'	15.05'	87°47'45"	N44°14'36"W
C447	79.62'	135.00'	33°47'31"	N15°58'45"W
C493	22.05'	1539.00'	0°49'16"	N71°17'22"E
C498	22.54'	264.00'	4°53'28"	N35°47'22"E
C499	26.16'	264.00'	5°40'43"	N41°04'27"E
C508	15.00'	60.00'	15°16'59"	N33°18'54"W
C510	63.03'	510.00'	7°04'53"	N01°56'22"W
C511	88.83'	490.00'	10°23'13"	N00°17'12"W
C512	110.58'	85.00'	74°32'28"	N32°21'50"W
C513	87.55'	75.00'	66°53'02"	N28°32'07"W
C514	90.64'	500.00'	10°23'13"	N00°17'12"W
C515	61.80'	500.00'	7°04'53"	N01°56'22"W
C516	52.98'	510.00'	5°57'09"	S01°22'30"E
C517	51.86'	510.00'	5°49'33"	N07°15'50"W
C518	36.86'	260.00'	8°07'23"	S14°41'18"E
C519	16.25'	1539.00'	0°36'18"	S71°10'53"W
C521	34.30'	250.00'	7°51'39"	S14°06'26"E
C522	5.81'	1539.00'	0°12'58"	S71°35'31"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L2	65.24'	N71°42'00"E
L6	56.38'	S12°25'48"E
L7	72.24'	S12°25'16"E
L8	21.08'	S70°54'13"W
L9	44.01'	N78°08'49"W
L10	15.09'	N84°44'54"W
L11	17.46'	N42°08'01"W
L12	6.16'	S59°05'35"E
L13	41.68'	S88°34'20"E
L41	21.08'	S70°54'13"W
L42	44.01'	N78°08'49"W
L43	15.09'	N84°44'54"W
L44	35.74'	S13°25'03"W
L81	119.55'	S65°55'54"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L82	98.50'	N33°48'12"W
L84	25.24'	N39°43'07"W
L85	31.50'	N02°58'00"W
L86	33.83'	S24°21'24"E
L93	5.00'	S64°19'35"W
L95	1.10'	S71°42'00"W
L97	29.24'	N10°10'37"W
L98	3.02'	S05°28'48"E
L99	3.02'	S05°28'48"E
L100	4.51'	S18°18'00"E
L101	7.67'	S71°42'00"W
L103	10.00'	N71°40'38"E
L104	8.42'	S18°18'00"E
L106	2.78'	S18°18'00"E



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

DEL WEBB WILDLIGHT PHASE 3

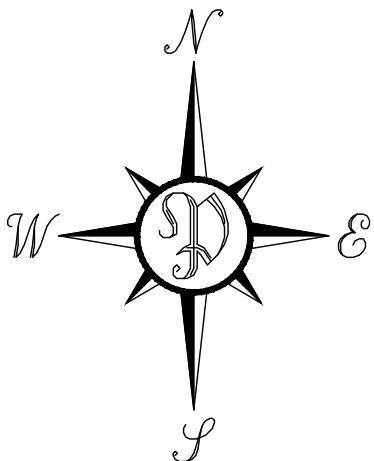
A PORTION OF THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA

SHEET 4 OF 10 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C3	84.27'	1033.00'	4°40'26"	N89°22'14"E
C9	239.27'	661.79'	21°02'00"	S76°31'00"W
C10	81.71'	300.00'	15°36'18"	S73°48'09"W
C12	310.06'	160.00'	111°02'00"	N31°31'00"E
C13	191.59'	1399.62'	7°50'32"	N27°55'16"W
C48	3.69'	185.00'	1°08'30"	S86°27'45"W
C49	31.62'	185.00'	9°47'39"	S80°59'40"W
C50	31.62'	185.00'	9°47'39"	S71°12'01"W
C51	31.62'	185.00'	9°47'39"	S61°24'23"W
C52	31.62'	185.00'	9°47'39"	S51°36'44"W
C53	30.64'	185.00'	9°29'27"	S41°58'11"W
C54	20.00'	185.00'	6°11'42"	S34°07'36"W
C55	30.64'	185.00'	9°29'27"	S26°17'02"W
C56	31.62'	185.00'	9°47'39"	S16°38'29"W
C57	31.62'	185.00'	9°47'39"	S06°50'50"W
C58	31.62'	185.00'	9°47'39"	S02°56'49"E
C59	31.62'	185.00'	9°47'39"	S12°44'28"E
C60	20.54'	185.00'	6°21'43"	S20°49'09"E
C61	39.27'	25.00'	90°00'00"	S21°00'00"W
C62	24.25'	268.50'	5°10'27"	S68°35'14"W
C63	62.81'	268.50'	13°24'12"	S77°52'33"W
C64	61.20'	331.50'	10°34'39"	N73°57'28"E
C65	15.44'	331.50'	2°40'08"	N67°20'04"E
C66	26.81'	25.00'	61°25'57"	S83°17'01"E
C67	11.49'	25.00'	26°20'03"	S39°24'02"E
C68	23.45'	1424.82'	0°56'34"	S26°42'17"E
C69	34.52'	1424.82'	1°23'17"	S27°52'13"E
C70	34.52'	1424.82'	1°23'17"	S29°15'30"E
C71	34.52'	1424.82'	1°23'17"	S30°38'46"E
C221	11.52'	135.00'	4°53'27"	N84°35'16"E
C222	35.96'	135.00'	15°15'41"	N74°30'42"E
C223	40.03'	135.00'	16°59'19"	N58°23'12"E
C224	174.10'	135.00'	73°53'33"	N12°56'46"E
C225	24.17'	25.00'	55°23'03"	N51°41'31"W
C226	13.34'	25.00'	30°34'04"	S85°19'55"W
C227	21.37'	683.29'	1°47'31"	S70°56'39"W
C228	34.57'	683.29'	2°53'54"	S73°17'21"W
C229	34.01'	683.29'	2°51'06"	S78°09'52"W

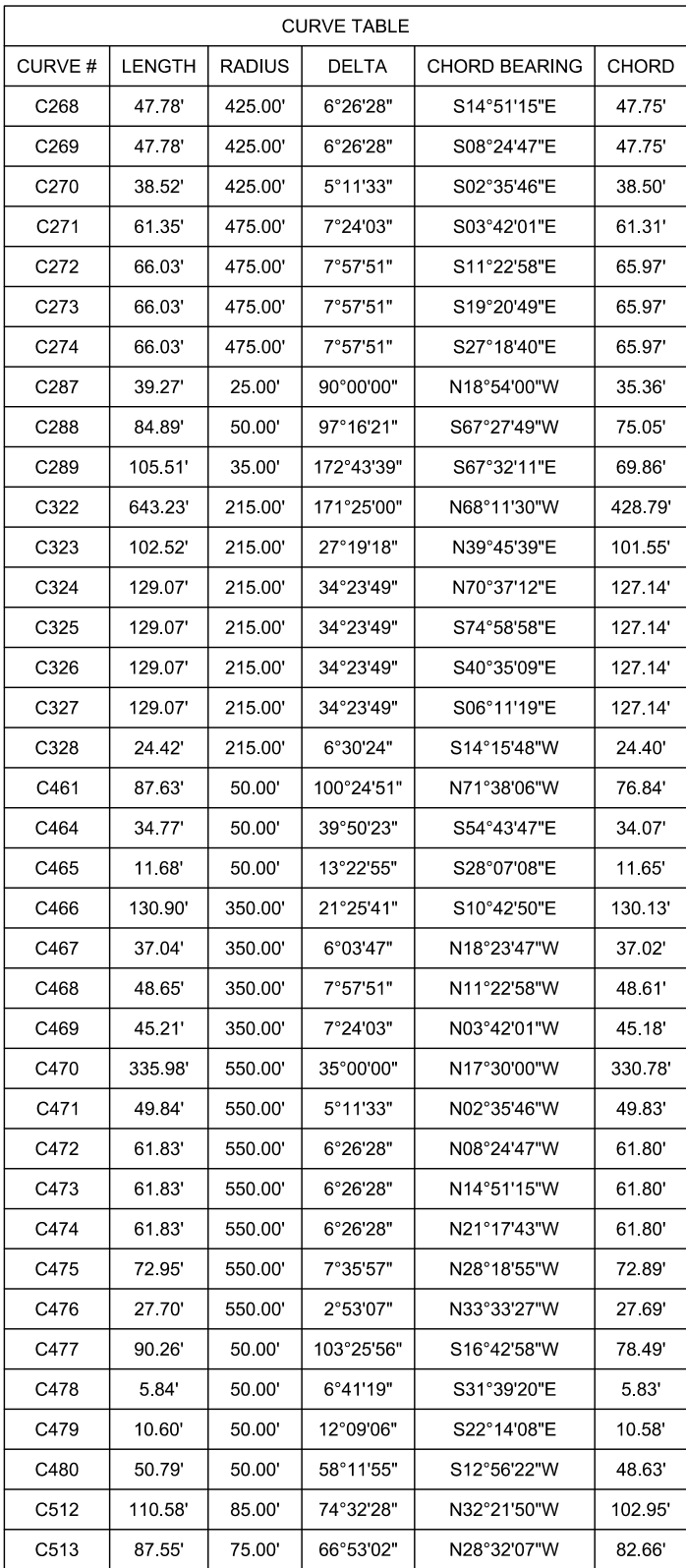
CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C230	34.01'	683.29'	2°51'06"	S79°05'58"W
C231	34.01'	683.29'	2°51'06"	S81°52'04"W
C232	34.01'	683.29'	2°51'06"	S84°43'10"W
C233	10.59'	683.29'	0°53'17"	S86°35'22"W
C234	20.37'	620.29'	1°52'53"	N86°05'33"E
C235	44.20'	620.29'	4°04'59"	N83°06'38"E
C236	44.20'	620.29'	4°04'59"	N79°01'39"E
C237	44.20'	620.29'	4°04'59"	N74°56'40"E
C238	21.23'	620.29'	1°57'41"	N71°55'20"E
C239	42.51'	25.00'	97°26'04"	N22°13'27"E
C240	128.35'	1374.82'	5°20'57"	N29°10'03"W
C418	120.00'	50.00'	137°30'27"	S23°59'47"E
C419	19.35'	50.00'	22°10'10"	N81°39'55"W
C420	89.58'	50.00'	102°38'10"	N19°15'15"W
C421	11.07'	50.00'	12°41'07"	S38°24'53"W
C422	195.19'	320.00'	34°56'55"	S27°16'59"W
C423	42.07'	320.00'	7°32'00"	N40°59'27"E
C424	34.60'	320.00'	6°11'42"	N34°07'36"E
C425	53.01'	320.00'	9°29'27"	N26°17'02"E
C426	54.70'	320.00'	9°47'39"	N16°38'29"E
C427	10.81'	320.00'	1°56'07"	N10°46'36"E
C428	120.59'	50.00'	138°11'28"	S78°54'16"W
C429	104.07'	50.00'	119°15'00"	N27°37'30"E
C430	188.82'	320.00'	33°48'32"	S07°05'44"E
C431	43.89'	320.00'	7°51'32"	N05°52'46"E
C432	54.70'	320.00'	9°47'39"	N02°56'49"W
C433	54.70'	320.00'	9°47'39"	N12°44'28"W
C434	35.53'	320.00'	6°21'43"	N20°49'09"W
C448	122.15'	495.29'	14°07'50"	N79°58'05"E
C449	16.26'	495.29'	1°52'53"	S86°05'33"W
C450	35.30'	495.29'	4°04'59"	S83°06'38"W
C451	35.30'	495.29'	4°04'59"	S79°01'39"W
C452	35.30'	495.29'	4°04'59"	S74°56'40"W
C500	5.02'	185.00'	1°33'12"	N30°15'09"E
C501	5.02'	185.00'	1°33'12"	N38°00'03"E
C502	30.86'	320.00'	5°31'29"	N07°02'48"E
C503	13.04'	320.00'	2°20'03"	N03°07'02"E
C504	103.85'	60.00'	99°10'01"	N89°42'45"W



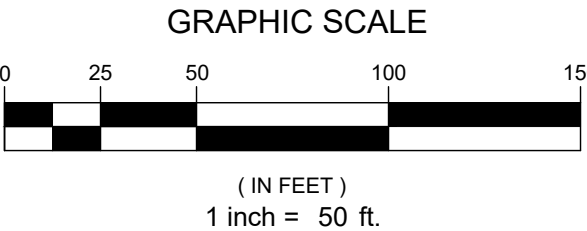
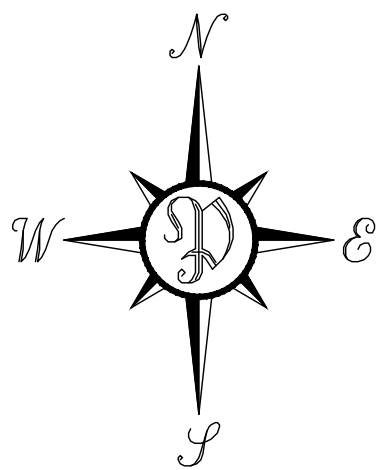
LINE TABLE		
LINE #	LENGTH	DIRECTION
L64	10.00'	S49°52'16"W

OFFICIAL RECORDS BOOK PAGE

SHEET 5 OF 10 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	35.98"	S85°17'00"W
L14	27.33"	N90°00'00"W
L15	20.70"	S68°35'24"W
L16	51.14"	S68°35'24"W
L17	15.56"	S68°35'24"W
L47	4.75"	S69°21'19"E
L49(R)	24.87"	S15°21'01"W
L68	16.86"	S14°08'44"E
L69	7.60"	S14°17'53"W
L70	36.16"	S66°23'00"W
L112	135.88"	N35°00'00"W
L113	130.66"	S35°00'00"E
L114	121.48"	N35°00'00"W
L115	126.62"	S35°00'00"E
L116	11.93"	N69°16'28"W
L117	2.67"	S69°16'28"E
L129	16.68"	S78°30'00"W



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