



May 29, 2018

Addressee: Nassau County Board of County Commissioners
96135 Nassau Place, Suite 1
Yulee, Florida 32097

PLAT PROPERTY INFORMATION REPORT

Proposed Plat of: Heartwood Farms

In accordance with Section 177.041, Florida Statutes this will certify that Fidelity National Title Insurance Company has made a search of the Public Records of Nassau County, Florida, through May 21, 2018 at 8:00 AM on real property described and shown on the proposed plat which description reads as follows:

See Exhibit A attached hereto for Legal Description

As of the effective date of this report, the record title to the land described and shown on the proposed plat is in the name of Raydient LLC DBA Raydient Places + Properties LLC, a Delaware limited liability company, formerly Terrapointe LLC, a Delaware limited liability company

The search has revealed the following:

1. Right of Way Agreement recorded in Official Records Book 117, Page 690, together with Supplement to Right of Way Agreement recorded in Official Records Book 247, Page 576.
2. Road Right of Way Easement recorded in Official Records Book 383, Page 71.
3. Easement recorded in Official Records Book 1255, Page 57.

NOTE: Taxes through and including the year 2017 and all prior years are Paid.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This report is not to be construed as an opinion, warranty, or guarantee of title or other similar assurance, nor as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the above Addressee only, and it may not be used or relied upon by any other party. This Report may not be used for the purpose of issuing a title insurance commitment or policy.



Fidelity National Title Insurance Company

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

File No.: 5996488

By:  _____
Authorized Signature



MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

HEARTWOOD

OCTOBER 28, 2017

PREPARED FOR

"Raydient LLC dba Raydient Places + Properties LLC,
a Delaware limited liability company."

A PORTION OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 25 EAST AND SECTION 6, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 89°04'59" EAST, ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 68.78 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF GRIFFIN ROAD, A 60 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE; THENCE SOUTH 13°30'57" EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID GRIFFIN ROAD, A DISTANCE OF 513.09 FEET; THENCE SOUTH 14°18'38" EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID GRIFFIN ROAD, A DISTANCE OF 2,296.92 FEET; THENCE NORTH 72°08'21" WEST A DISTANCE OF 732.46 FEET; THENCE SOUTH 75°41'22" WEST A DISTANCE OF 1,414 FEET MORE OR LESS TO INTERSECT THE CENTERLINE OF BOGGY CREEK; THENCE NORTHERLY, ALONG THE CENTERLINE OF BOGY CREEK, A DISTANCE OF 315 FEET MORE OR LESS TO THE CONFLUENCE OF BOGGY CREEK AND SPELL CREEK; THENCE NORTHERLY, ALONG THE CENTERLINE OF SPELL CREEK, A DISTANCE OF 2,155 FEET MORE OR LESS TO INTERSECT THE NORTHERLY LINE OF SAID SECTION 1, TOWNSHIP 2 NORTH, RANGE 25 EAST; THENCE NORTH 50°10'48" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 1, TOWNSHIP 2 NORTH, RANGE 25 EAST, A DISTANCE OF 491 FEET MORE OR LESS TO INTERSECT THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1899, PAGE 128, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 85°00'15" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1899, PAGE 128 AND THE NORTHERLY LINE OF SAID SECTION 1, TOWNSHIP 2 NORTH, RANGE 25 EAST, A DISTANCE OF 669.32 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1899, PAGE 128; THENCE NORTH 04°39'26" EAST, ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1899, PAGE 128 AND THE NORTHERLY LINE OF SAID SECTION 1, TOWNSHIP 2 NORTH, RANGE 25 EAST, A DISTANCE OF A DISTANCE OF 635.57 FEET; THENCE NORTH 89°04'59" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 1, TOWNSHIP 2 NORTH, RANGE 25 EAST, A DISTANCE OF 1,113.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 121.5 ACRES MORE OR LESS.

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