

**EAST NASSAU
STEWARDSHIP
DISTRICT**

July 29, 2025

**GOVERNING BOARD
PUBLIC HEARING
AND SPECIAL
MEETING AGENDA**

**EAST NASSAU
STEWARDSHIP DISTRICT**

**AGENDA
LETTER**

East Nassau Stewardship District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

July 22, 2025

Board of Supervisors
East Nassau Stewardship District

Dear Board Members:

ATTENDEES:

Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Note: Meeting Time

The Board of Supervisors of the East Nassau Stewardship District will hold a Public Hearing and Special Meeting on July 29, 2025 at 10:00 a.m., at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 3203. The agenda is as follows:

1. Call to Order
2. Roll Call
3. Chairman's Opening Remarks
4. Public Comments *(limited to 3 minutes per person to any members of the public desiring to speak on a specific agenda item)*
5. Consent Agenda
 - A. Approval of July 17, 2025 Regular Meeting Minutes
 - B. Ratification Items
 - I. Release of Collateral Assignment and Assumption of Development Rights for Certain Identified Property (PDP#4 Series 2024)
 - II. Partial Release of True-Up Agreement Series 2024 Special Assessments [PDP#4, Conservation Easements 1B, 2B, 3, 4, 5, 6, 7, 8]
 - III. Partial Release of Collateral Assignment and Assumption of Development Rights for Certain Identified Property (PDP#4 Series 2024Project) [PDP#4, Conservation Easements 1B, 2B, 3, 4, 5, 6, 7, 8]
 - IV. Partial Release of Declaration of Consent to Jurisdiction of the ENSD and to Imposition of Series 2024 Special Assessments (PDP#4 Series 2024Project) [PDP#4, Conservation Easements 1B, 2B, 3, 4, 5, 6, 7, 8]
6. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements for Preliminary Development Plan #4 Series 2025 Project

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*
- A. Affidavit/Proof of Publication
- B. Mailed Notice to Property Owner(s)
- C. Consideration of Resolution 2025-23, Making Certain Additional Findings, Supplementing Resolutions 2024-13 and Adopting a Supplemental to Master Assessment Report; Approving, Confirming and Levying Revised Debt Assessments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date
 - Exhibit A: Engineer's Report - First Addendum for Preliminary Development Plan #4, dated June 25, 2025
 - I. Amended and Restated Engineer's Report for Preliminary Development Plan #4, dated December 18, 2023, as revised and adopted January 18, 2024 *(for informational purposes)*
 - Exhibit B: Supplemental to Amended and Restated Master Special Assessment Methodology Report for the Preliminary Development Plan #4, dated June 25, 2025
 - I. Amended and Restated Master Special Assessment Methodology Report for the Preliminary Development Plan #4, dated December 18, 2023, as revised and adopted January 18, 2024 *(for informational purposes)*
- 7. Discussion: Direct Purchase Material Policy [Resolution 2025-02, Authorizing an Individual Designated by the Board of Supervisors to Act as the District's Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of Certain Infrastructure Improvements As Provided In the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date]

8. Consideration of Resolution 2025-24, Making Certain Findings; Confirming the District's Provision of Infrastructure Improvements Comprising the Series 2025 Project and Approving the Engineer's Report And Supplemental Assessment Report; Setting Forth the Specific Terms of the East Nassau Stewardship District's Special Assessment Revenue Bonds, Series 2025 (PDP#4 Series 2025 Project); Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Series 2025 Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Series 2025 Special Assessments; Providing for Conflicts, Severability and an Effective Date
9. Consideration of Notice of Series 2025 Special Assessments (PDP#4 Series 2025)
10. Consideration of Fifth Supplemental Disclosure of Public Financing and Maintenance of Improvements to Real Property (PDP#4 Series 2025 Project)

11. Development Update/Staff Report

- A. Developer Representative
- B. District Counsel: *Kutak Rock LLP*
- C. District Engineer: *England-Thims & Miller, Inc.*
- D. Field Operations: *CCMC*
- E. District Manager: *Wrathell, Hunt and Associates, LLC*

- UPCOMING MEETINGS

- August 21, 2025 at 10:30 AM [FY2026 Budget and Assessments Hearing]

- September 18, 2025 at 10:30 AM [Regular Meeting]

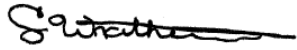
- QUORUM CHECK

SEAT 1	MIKE HAHAJ	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	ROB FANCHER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	TOMMY JINKS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	JAIME NORTHRUP	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	ALLISON GROOMES	☐ IN PERSON	☐ PHONE	☐ NO

12. Board Members' Comments/Requests
13. Public Comment
14. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres at (904) 295-5714.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 782 134 6157

**EAST NASSAU
STEWARDSHIP DISTRICT**

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**CONSENT
AGENDA**

**EAST NASSAU
STEWARDSHIP DISTRICT**

5A

**CONSENT
AGENDA**

**EAST NASSAU
STEWARDSHIP DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
EAST NASSAU STEWARDSHIP DISTRICT**

The Board of Supervisors of the East Nassau Stewardship District held a Regular Meeting on July 17, 2025 at 10:30 a.m., at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034.

Present:

Mike Hahaj	Chair
Tommy Jinks	Vice Chair
Rob Fancher	Assistant Secretary
Allison Groomes	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Michelle Rigoni (via phone)	District Counsel
Zach Brecht	District Engineer
Carol Brown	Landowner Representative
Roger Kintz	CCMC
Toni Kanfer	CCMC
Sete Zare (via phone)	MBS Capital Markets, LLC
Ashton Bligh (via phone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order

Mr. Torres called the meeting to order at 10:35 a.m.

SECOND ORDER OF BUSINESS

Roll Call

Supervisors Hahaj, Jinks, Groomes and Fancher were present. Supervisor Northrup was absent.

THIRD ORDER OF BUSINESS

Chairman's Opening Remarks

Mr. Hahaj thanked everyone in attendance for their presence at the meeting, their hard work and attention to detail.

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42 **FOURTH ORDER OF BUSINESS**

Public Comments (limited to 3 minutes per
person to any members of the public
desiring to speak on a specific agenda item)

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46 No members of the public spoke.

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48 **FIFTH ORDER OF BUSINESS****Consent Agenda**

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Mr. Torres presented the following:

51 **A. Acceptance of Unaudited Financial Statements as of May 31, 2025**52 **B. Approval of June 25, 2025 Public Hearing and Regular Meeting Minutes**

53 The following changes were made:

54 Line 102: Change "Chair" to "Todd Haskett"

55 Line 103: Change "surfaces" to "services"

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On MOTION by Mr. Hahaj and seconded by Mr. Jinks, with all in favor, the
Unaudited Financial Statements as of May 31, 2025, were accepted, and the June
25, 2025 Public Hearing and Regular Meeting Minutes, as amended and in
substantial form include any edits submitted to Management, were approved.

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63 **SIXTH ORDER OF BUSINESS****Consideration of Financing Items (PDP #4
Series 2025 Project)**

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66 **A. Consideration of Supplemental Engineer's Report for Preliminary Development Plan #4**
67 **Series 2025 Project**68 Mr. Brecht presented the Supplemental Engineer's Report for Preliminary Development
69 Plan #4 Series 2025 Project dated July 17, 2025. He noted the following:70 ➤ Sections IV and V, the Land Uses and the Proposed Development and Unit Distribution for
71 the Series 2025 Bonds, respectively, are very similar to the previous version of the Report and
72 include the same lot sizes and lot counts.

73 ➤ Approximately 4,100 residential units are anticipated.

74 ➤ The expected infrastructure improvements will include roads, utilities, stormwater
75 management/drainage, landscaping and hardscape features, and recreation areas.

➤ The 2025 Total Opinion of Probable Cost of \$84,730,590 was updated to reflect actual bids received and includes 15% Construction Cost Contingency.

➤ Table 4 describes the Proposed Reimbursable Costs for the project, in the amount of \$66,710,270.

It was noted that the Report includes 4,100 units for the 2025 Project Area; however, the current bond issuance will be limited to 2,801 units.

The following questions were posed and answered:

Ms. Rigoni: Are the cost estimates reasonable for the project as described in scope?

Mr. Brecht: They are.

Ms. Rigoni: Is there any reason to believe the District cannot carry out the project at this time?

Mr. Brecht: There is not.

Regarding Footnote 3, on Page 5, Mr. Brecht stated that the District pays the cost of installing the sleeve required to bury the conduit, but the actual lines are installed by Florida Power & Light (FPL).

On MOTION by Ms. Groomes and seconded by Mr. Hahaj, with all in favor, the Supplemental Engineer's Report for Preliminary Development Plan #4 Series 2025 Project, in substantial form, was approved.

B. Consideration of Supplemental Special Assessment Methodology Report for the Series 2025 Project of the Preliminary Development Plan #4

Mr. Torres presented the Supplemental Special Assessment Methodology Report for the Series 2025 Project of the Preliminary Development Plan #4 dated July 17, 2025. He reviewed the Tables and noted the following:

➤ The Series 2025 Assessment Area Development Plan anticipates 2,801 residential units as noted in Table 1.

➤ As detailed in the Engineer's Report, the planned Reimbursable Capital Improvements total \$66,710,270.

➤ The supplemental financing plan for the Series 2025 Project provides for the issuance of the Series 2025 Bonds in the estimated principal amount of \$54,430,000 to finance repayment

of the Series 2024 Bond Anticipation Note (BAN) in the amount of \$30,000,000 and an estimated \$15,002,480 in additional Series 2025 Project costs.

➤ The total par amount of bonds, including the costs of financing, capitalized interest and debt service reserve, is \$56,853,300 to finance the repayment of the BAN in the amount of \$30,000,000 and an estimated \$15,002,480 in additional Series 2025 Project costs. The District needs to borrow more funds and incur indebtedness in the total estimated amount of \$54,430,000. The difference is comprised of debt service reserve, capitalized interest, underwriter's discount and costs of issuance, however, the District estimates that it will be able to use the BAN's debt service reserve and capitalized interest account balances to lower the principal amount of the Series 2025 Bonds issued. Preliminary sources and uses of funding for the Series 2025 Bonds are presented in Table 3 in the Appendix.

The following questions were posed and answered:

Ms. Rigoni: Does the Series 2025 Assessment Area receive special benefits from the Series 2025 Project?

Mr. Torres: Yes.

Ms. Rigoni: Are the Series 2025 special assessments reasonably and fairly allocated to the lands subject to such assessments in accordance with the Methodology?

Mr. Torres: Yes.

Ms. Rigoni: Is it reasonable, proper and just to assess the cost of the current project against the specified assessment area in the District in accordance with the Methodology?

Mr. Torres: Yes.

Ms. Rigoni: Are the special benefits equal to or in excess of the assessments to be levied?

Mr. Torres: Yes.

Ms. Rigoni: Is the Supplemental Assessment Methodology consistent with the terms and parameters set forth in the Revised Master Assessment Methodology for PDP #4?

Mr. Torres: Yes.

Mr. Hahaj noted that the Methodology reflects the reduced the number of Series 2025 Assessment Area units of 2,801 units, within the overall total of 4,100 units.

On MOTION by Mr. Hahaj and seconded by Mr. Jinks, with all in favor, the Supplemental Special Assessment Methodology Report for the Series 2025 Project of the Preliminary Development Plan #4 dated July 17, 2025, in substantial form, was approved.

- C. Consideration of Resolution 2025-20, Authorizing the Issuance of East Nassau Stewardship District Special Assessment Revenue Bonds, Series 2025 (Pdp#4 Series 2025 Project) (the "Series 2025 Bonds"); Determining Certain Details Of the Series 2025 Bonds and Establishing Certain Parameters for the Sale Thereof; Approving the Form of and Authorizing the Execution and Delivery of a Second Supplemental Trust Indenture; Authorizing the Negotiated Sale of the Series 2025 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Agreement With Respect to the Series 2025 Bonds and Awarding the Series 2025 Bonds to the Underwriter Named Therein; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum Relating to the Series 2025 Bonds and Its Use by the Underwriter in Connection with the Offering for Sale of the Series 2025 Bonds; Approving the Execution and Delivery of a Final Limited Offering Memorandum Relating to the Series 2025 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Continuing Disclosure Agreement, a True-Up Agreement, a Completion Agreement, an Acquisition Agreement, a Declaration of Consent, and a Collateral Assignment; Providing for the Application of Series 2025 Bond Proceeds; Authorizing the Proper Officials to Do All Things Deemed Necessary In Connection with the Issuance, Sale and Delivery of the Series 2025 Bonds; Making Certain Declarations; Providing an Effective Date and for Other Purposes
- I. Exhibit A: Form of Second Supplemental Trust Indenture
- II. Exhibit B: Form of Bond Purchase Agreement
- III. Exhibit C: Form of Preliminary Limited Offering Memorandum
- IV. Exhibit D: Form of Rule 15c2-12 Certificate
- V. Exhibit E: Form of Continuing Disclosure Agreement
- VI. Exhibit F: Form of True-Up Agreement
- VII. Exhibit G: Form of Completion Agreement

VIII. Exhibit H: Form of Collateral Assignment

IX. Exhibit I: Form of Acquisition Agreement

X. Exhibit J: Form of Declaration of Consent

Ms. Bligh presented Resolution 2025-20 and the accompanying Exhibits. This Resolution accomplishes the following:

➤ Sets certain parameters in connection with the sale of the bonds to be reflected in the Bond Purchase Agreement at the time of pricing, as follows:

1. Any optional redemption of the Series 2025 Bonds will be determined at pricing.
2. The interest rate on the Series 2025 Bonds shall not exceed the maximum statutory rate.
3. The aggregate principal amount of the Series 2025 Bonds shall not exceed \$56,000,000.
4. The Series 2025 Bonds shall have a final maturity not later than the maximum term allowed by Florida law, which is currently thirty (30) years of principal amortization.
5. The price at which the Series 2025 Bonds shall be sold to the Underwriter shall not be less than 98.0% of the aggregate face amount of the Series 2025 Bonds, exclusive of original issue discount.

➤ Authorizes redemption of the Series 2024 Note.

➤ Authorizes execution and delivery of documents.

On MOTION by Mr. Jinks and seconded by Ms. Groomes, with all in favor, Resolution 2025-20, Authorizing the Issuance of East Nassau Stewardship District Special Assessment Revenue Bonds, Series 2025 (Pdp#4 Series 2025 Project) (the "Series 2025 Bonds"); Determining Certain Details Of the Series 2025 Bonds and Establishing Certain Parameters for the Sale Thereof; Approving the Form of and Authorizing the Execution and Delivery of a Second Supplemental Trust Indenture; Authorizing the Negotiated Sale of the Series 2025 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Agreement With Respect to the Series 2025 Bonds and Awarding the Series 2025 Bonds to the Underwriter Named Therein; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum Relating to the Series 2025 Bonds and Its Use by the Underwriter in Connection with the Offering for Sale of the Series 2025 Bonds; Approving the Execution and Delivery of a Final Limited Offering Memorandum Relating to the Series 2025 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Continuing Disclosure Agreement, a True-Up Agreement, a Completion Agreement, an Acquisition Agreement, a Declaration of Consent, and a Collateral Assignment; Providing for the Application of Series 2025 Bond

Proceeds; Authorizing the Proper Officials to Do All Things Deemed Necessary In Connection with the Issuance, Sale and Delivery of the Series 2025 Bonds; Making Certain Declarations; Providing an Effective Date and for Other Purposes, was adopted.

SEVENTH ORDER OF BUSINESS**Consideration of Fiscal Year 2026 Proposed Budget and Assessment Items**

Mr. Torres presented the following Resolutions to reset and/or set the specified Public Hearings to August 21, 2025 at 10:30 a.m.

- A. Consideration of Resolution 2025-21, Amending Resolution 2025-17 and to Reset the Date and Time of the Public Hearing to Consider the Fiscal Year 2026 Final Budget; Providing a Severability Clause; and Providing an Effective Date**

On MOTION by Ms. Groomes and seconded by Mr. Hahaj, with all in favor, Resolution 2025-21, Amending Resolution 2025-17 and to Reset the Date and Time of the Public Hearing to Consider the Fiscal Year 2026 Final Budget; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- B. Consideration of Resolution 2025-22, Declaring Special Assessments to Fund the Proposed Budget(s) for FY 2026 Pursuant to Chapter 2017-206, Laws of Florida and Chapters 170, and 197, Florida Statutes; Setting Public Hearing; Addressing Publication; Addressing Severability; and Providing an Effective Date**

On MOTION by Mr. Hahaj and seconded by Ms. Groomes, with all in favor, Resolution 2025-22, Declaring Special Assessments to Fund the Proposed Budget(s) for FY 2026 Pursuant to Chapter 2017-206, Laws of Florida and Chapters 170, and 197, Florida Statutes; Setting Public Hearing; Addressing Publication; Addressing Severability; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS**Consideration of Request for Landscape Easement from Southern Roost**

Ms. Rigoni presented the request for a Landscape Easement from Southern Roost to accommodate their construction plans and signage to be placed on the District's landscape buffer area. The request will be subject to the District Engineer's review and approval.

On MOTION by Mr. Jinks and seconded by Ms. Groomes, with all in favor, authorizing Staff to prepare the Southern Roost Landscape Easement and designating Mr. Hahaj to work with Staff to finalize, was approved.

NINTH ORDER OF BUSINESS**Consideration of The Greenery of North Florida, Inc., Seventh Amendment to Landscape and Irrigation Maintenance Agreement**

Mr. Torres stated this previously approved proposal has been incorporated into the Seventh Amendment to the Landscape and Irrigation Maintenance Agreement.

On MOTION by Mr. Hahaj and seconded by Mr. Fancher, with all in favor, The Greenery of North Florida, Inc., Seventh Amendment to Landscape and Irrigation Maintenance Agreement, was approved.

TENTH ORDER OF BUSINESS**Development Update/Staff Reports****A. Developer Representative**

Ms. Brown expressed appreciation for everyone's efforts.

B. District Counsel: Kutak Rock LLP

Mr. Hahaj asked when the bonds are anticipated to close.

Ms. Zare stated the Preliminary Limited Offering Memorandum will be posted today. She discussed the timeline and estimated that bonds might close as early as July 19, 2025 or as late as July 26, 2025. The Board will be apprised of the closing date, and the link to the municipal bonds website will be sent to Mr. Chris Quarles.

Ms. Rigoni stated that the intent is for preclosing to occur at the same time as the August 21, 2025 meeting.

C. District Engineer: England-Thims & Miller, Inc

There was no report.

D. Field Operations: CCMC

The June 2025 Operations Report was included for informational purposes.

E. District Manager: Wrathell, Hunt and Associates, LLC

- **1,513 Registered Voters in District as of April 15, 2025**
- **UPCOMING MEETING**
 - **July 29, 2025 at 10:00 AM [PDP4, Series 2025 Assessment Hearing]**
 - **August 21, 2025 at 10:30 AM [FY2026 Budget and Assessments Hearing]**
 - **September 4, 2025 at 11:00 AM**
 - **September 18, 2025 at 10:30 AM [Regular Meeting]**
 - **QUORUM CHECK**

The September 4, 2025 meeting will be canceled.

Supervisors Hahaj, Fancher, Jinks and Groomes confirmed their attendance at the July 29, 2025 meeting. Supervisor Northrup will not attend.

ELEVENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

It was noted that the previous issues from Julep Trail to the school have not recurred.

TWELFTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Jinks and seconded by Ms. Groomes, with all in favor, the meeting adjourned at 11:13 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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312 _____
Secretary/Assistant Secretary

Chair/Vice Chair

**EAST NASSAU
STEWARDSHIP DISTRICT**

5B

**CONSENT
AGENDA**

**EAST NASSAU
STEWARDSHIP DISTRICT**

**RATIFICATION
ITEMS I**

This instrument was prepared by and
upon recording should be returned to:

Michelle K. Rigoni, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

**RELEASE OF COLLATERAL ASSIGNMENT AND ASSUMPTION OF
DEVELOPMENT RIGHTS FOR CERTAIN IDENTIFIED PROPERTY
(PDP#4 Series 2024)**

**THIS RELEASE OF COLLATERAL ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT
RIGHTS FOR CERTAIN IDENTIFIED PROPERTY ("Release")**, is made as of this 12th day of
March 2025, by:

EAST NASSAU STEWARDSHIP DISTRICT, a local unit of special-purpose
government established and existing pursuant to Chapter 2017-206, Laws of
Florida, and Chapter 189, *Florida Statutes*, being situated in Nassau County,
Florida, whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton,
Florida 33431 ("**District**"), in favor of:

WILDLIGHT LLC, a Delaware limited liability company, the owner of certain lands
within the boundaries of the District, with an address at 1 Rayonier Way, Wildlight,
Florida 3209, together with its successors and assigns ("**Wildlight**"), and

RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, a Delaware limited
liability company and affiliated entity of Wildlight, LLC, also the owner of certain
lands within the boundaries of the District, with an address of 1 Rayonier Way,
Wildlight, Florida 32097, together with its successors and assigns ("**Raydient**", and
together with Wildlight, the "**Landowner**" and together with the District, the
"**Parties**").

WITNESSETH:

WHEREAS, District and Landowner are parties to that certain *Collateral Assignment and
Assumption of Development Rights Series 2024 Note [PDP#4 Series 2024 Project]*, dated
December 6, 2024, and recorded in the public records of Nassau County, Florida, at Official
Records Book 2754, Page 1295 ("**Collateral Assignment**"); and

WHEREAS, in order to obtain necessary permitting for certain conservation easements,
Landowner has requested that the District release certain property currently subject to the terms of
the Collateral Assignment, which property is more particularly described in **Exhibit A** attached
hereto and incorporated by reference herein ("**Released Property**"); and

WHEREAS, the District now desires to formally release the Released Property from the scope and effect of the Collateral Assignment to the extent said Collateral Assignment remains applicable to the Released Property, in accordance with and pursuant to the terms set forth herein this Release; and

WHEREAS, the Parties expressly acknowledge and agree that except as expressly set forth in this Release, the Collateral Assignment otherwise remains in full force and effect and that nothing contained herein is intended to nor shall be interpreted as waiving or otherwise releasing Landowner's obligations thereunder; and

NOW, THEREFORE, for and in consideration of the foregoing premises, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Release.

2. RELEASE OF PROPERTY SUBJECT TO COLLATERAL ASSIGNMENT. The Released Property, which property is described in **Exhibit A** attached hereto and incorporated by reference herein, is hereby released and discharged from the operation and effect of the Collateral Assignment, and, to the extent applicable, as of the effective date of this Release, such Released Property shall no longer be subject to the terms and provisions of such Collateral Assignment.

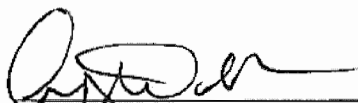
3. COLLATERAL ASSIGNMENT REMAINS IN FULL FORCE AND EFFECT. Except as to the Released Property only and any other property automatically released under the terms of the Collateral Assignment, the Parties expressly acknowledge, agree, and affirm the continuing effectiveness and intent of the Collateral Assignment in all material respects and further acknowledge, agree, and affirm that nothing contained in this Release shall be deemed to or otherwise be construed as affecting any portion of the Collateral Assignment or the Parties respective obligations thereunder.

[Signature Pages Follow]

IN WITNESS WHEREOF, the Parties have caused this Release to be executed, each respectively, by their duly authorized officers, which Release is effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

EAST NASSAU STEWARDSHIP DISTRICT



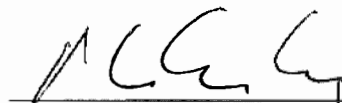
(Signature)

Crystal L. Cook

(Print Name)

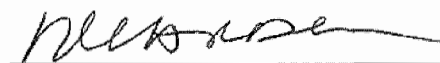
1 Rayonier Way, Wildlight, FL 32097

(Address)



Mike Hahaj

Chair, Board of Supervisors



(Signature)

Michelle Van Deren

(Print Name)

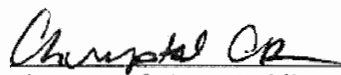
1 Rayonier Way, Wildlight, FL 32097

(Address)

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me means of ☒ physical presence or ☐ online notarization this 12th day of March 2025, by Mike Hahaj, as Chair of the Board of Supervisors of the East Nassau Stewardship District, for and on behalf of the District. He ☒ is personally known to me or ☐ produced _____ as identification.

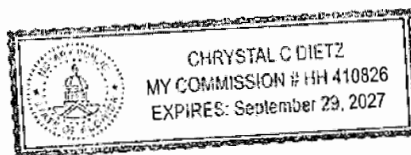
NOTARY STAMP:



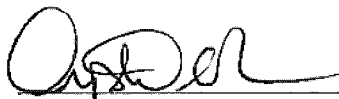
Signature of Notary Public

Chrystal C. Dietz

Printed Name of Notary Public



Signed, sealed and delivered
in the presence of:



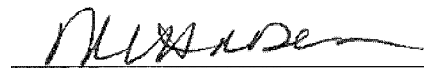
(Signature)

Crystal L. Cook

(Print Name)

1 Rayonier Way, Wildlight, FL 32097

(Address)



(Signature) Michelle Van Deren

(Print Name)

1 Rayonier Way, Wildlight, FL 32097

(Address)

WILDLIGHT LLC



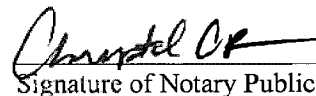
John R. Campbell

Vice President

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me means of ☒ physical presence or ☐ online
notarization this 12th day of March, 2025, by John R. Campbell, as Vice President of Wildlight
LLC, for and on behalf of company. He ☒ is personally known to me or ☐ produced
~~as identification.~~

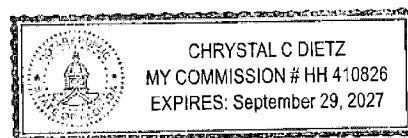
NOTARY STAMP:



Signature of Notary Public

Chrystal C. Dietz

Printed Name of Notary Public

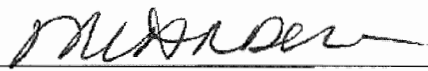


Signed, sealed and delivered
in the presence of:


(Signature) Crystal L. Cock

(Print Name)

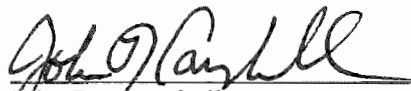
1 Rayonier Way, Wildlight, FL 32097
(Address)


(Signature) Michelle Van Deren

(Print Name)

1 Rayonier Way, Wildlight, FL 32097
(Address)

**RAYDIENT LLC DBA RAYDIENT PLACES +
PROPERTIES LLC**


John R. Campbell
Vice President

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me means of ☒ physical presence or ☐ online
notarization this 12th day of March 2025, by John R. Campbell, as Vice President of Raydient
LLC DBA Raydient Places + Properties LLC, for and on behalf of company. He ☒ is personally known to
me or ☐ produced _____ as identification.

NOTARY STAMP:


Signature of Notary Public

Chrystal C. Dietz

Printed Name of Notary Public

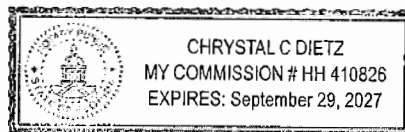
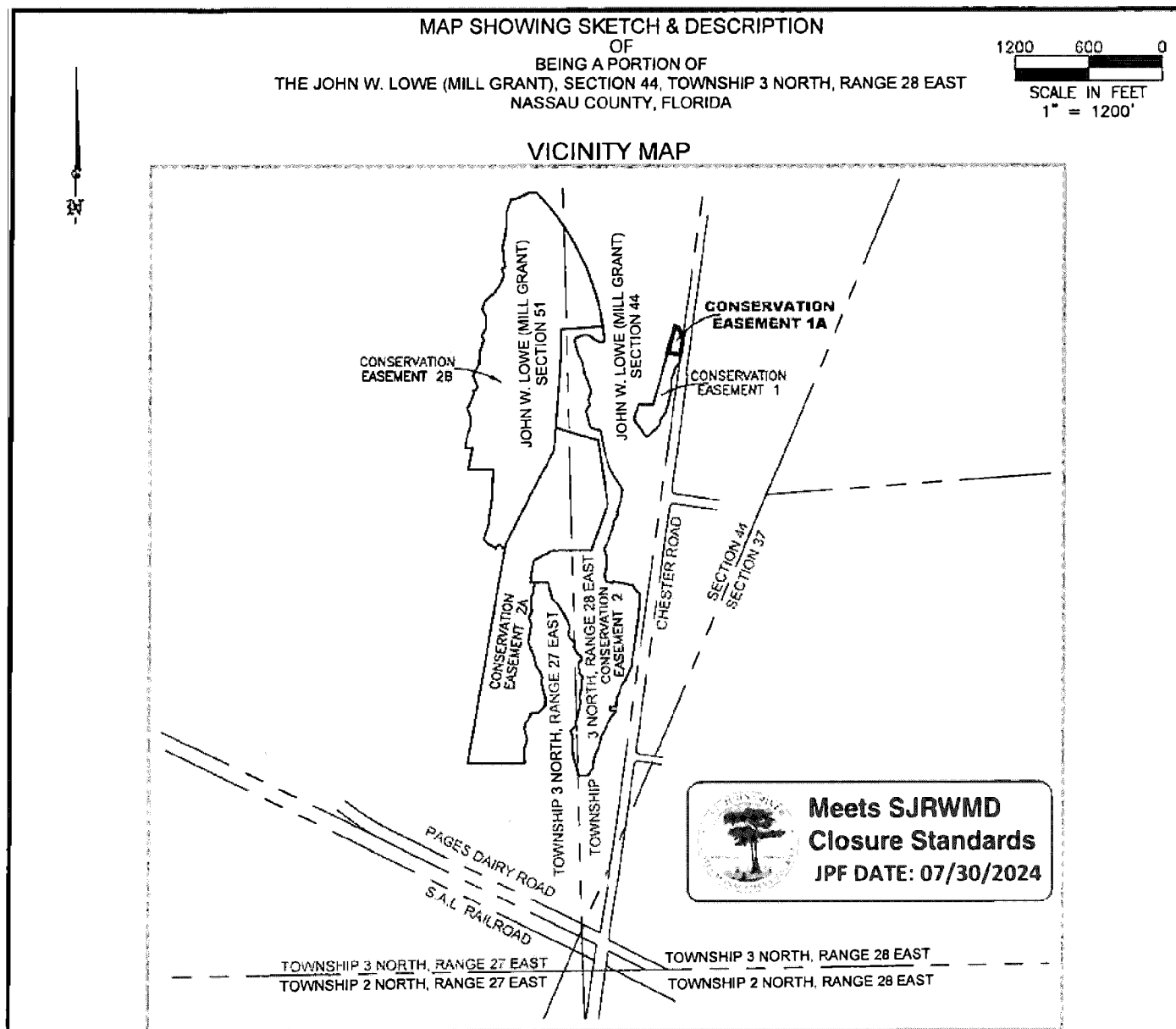


EXHIBIT A
Legal Description of Released Property



CERTIFIED TO:
WILDLIGHT LLC

REVISED: 05/02/2024 TO CHANGE CERTIFIED TO:
REVISED: 05/20/2024 TO SHOW TITLE SEARCH REPORT


RICHARD J. JENKINS, DATED 03/18/2024
FLORIDA REGISTERED LAND SURVEYOR NO. 4421
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

SHEET 1 OF 4

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.: 24-210-CE-1A

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 1A REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

A parcel of land, being a portion of the John W. Lowe Mill Grant, Section 44, Township 3 North, Range 28 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Intersection of the Northerly Right of Way line of Pages Dairy Road (100 foot Right of Way) with the Westerly Right of Way line of Chester Road (Variable Width Right of Way); thence on said Westerly Right of way line for the next 2 courses, N 08°41'14" E, a distance of 747.21 feet; thence N 07°43'19" E, a distance of 4006.13 feet to the Point of Beginning; thence departing said Westerly Right of way line, N 82°16'41" W, a distance of 108.37 feet; thence N 15°37'53" E, a distance of 220.34 feet; thence S 62°12'22" E, a distance of 36.47 feet; thence S 22°28'48" E, a distance of 42.54 feet; thence S 56°47'10" E, a distance of 24.81 feet to a point on the aforesaid Westerly Right of way line; thence on said Westerly Right of way line, S 07°43'19" W, a distance of 158.29 feet to the Point of Beginning.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 82°16'41" W	108.37'
L2	N 15°37'53" E	220.34'
L3	S 62°12'22" E	36.47'
L4	S 22°28'48" E	42.54'
L5	S 56°47'10" E	24.81'
L6	S 7°43'19" W	158.29'



**Meets SJRWMD
Closure Standards**
JPF DATE: 07/30/2024

ACREAGE TABLE				
CONSERVATION EASEMENT 1A				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
0.16 ACRES	0.20 ACRES	0.06 ACRES	0.00 ACRES	0.42 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

BRADLEY

OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 3 OF 4

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNEY, FLORIDA 32063

PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 24-210-CE-1A	DATE: 03/18/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 1A REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

SURVEYORS NOTES:

1.) I HAVE REVIEWED THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE SEARCH REPORT, FILE NO. 110298971, SEARCHED FROM: JUNE 9, 1972 THROUGH: APRIL 9, 2024 8:00 A.M., AND ALL EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THE LANDS DESCRIBED HEREIN.

O.R.B. 1486, PG. 1820: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1750, PG. 809, TRACT 10: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 1866, PG. 438: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 44: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1866, PG. 1416: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 22: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2130, PG. 727, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2214, PG. 289: NOT A SURVEY MATTER

O.R.B. 2272, PG. 1300: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2272, PG. 1445: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2518, PG. 1103: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2607, PG. 1075: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2680, PG. 837: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 381, PG. 37: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 520, PG. 1169: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 739, PG. 1275: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 675, PG. 391: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

2.) THIS IS NOT A BOUNDARY SURVEY.

3.) BEARINGS SHOWN HEREON WERE ASSUMED ON THE WESTERLY RIGHT OF WAY LINE OF CHESTER ROAD, BEING N 8°41'14" E.

4.) SOURCES OF INFORMATION:

- * DEEDS OF RECORD
- * FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 200 (A1A), SECTION 74040-2504
- * BOUNDARY SURVEY BY THIS FIRM, W.O. NO.: D-16-140, DATED 08/11/2016



**Meets SJRWMD
Closure Standards**
JPf DATE: 07/30/2024

ACREAGE TABLE				
CONSERVATION EASEMENT 1A				
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0.16 ACRES	0.20 ACRES	0.06 ACRES	0.00 ACRES	0.42 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

SHEET 4 OF 4

L. D. BRADLEY LAND SURVEYORS

510 SOUTH 5TH STREET

MACCLENLY, FLORIDA 32063

PHONE (904) 786-6400

FAX (904) 786-1479

LICENSED BUSINESS No. 6888

BRADLEY

OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

W.O. NO.: 24-210-CE-1A

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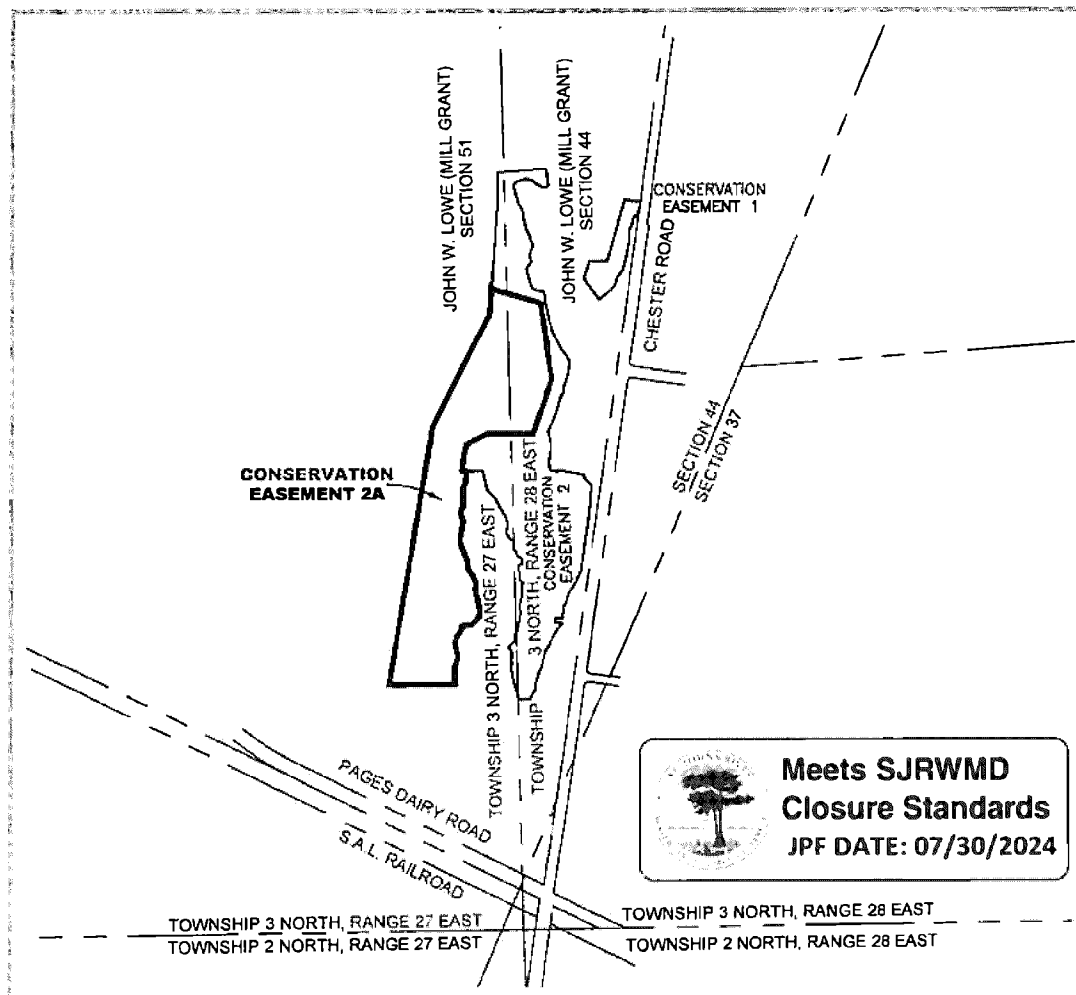
FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
AND BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

1200 600 0
SCALE IN FEET
1" = 1200'

VICINITY MAP



CERTIFIED TO:
WILDLIGHT LLC

REVISED: 05/02/2024 TO CHANGE CERTIFIED TO:
REVISED: 05/20/2024 TO SHOW TITLE SEARCH REPORT


RICHARD J. JENKINS, DATED 03/14/2024
FLORIDA REGISTERED LAND SURVEYOR NO. 4421
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SEE SHEET 8 FOR GENERAL NOTES AND SHEETS 6 & 7 FOR DESCRIPTION
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SHEET 1 OF 8

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063

PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS NO. 6888

BRADLEY

OldWorldKnowledge...NewAgeTechnology

W.O. NO.: 24-210-CE-2A

DATE: 03/14/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

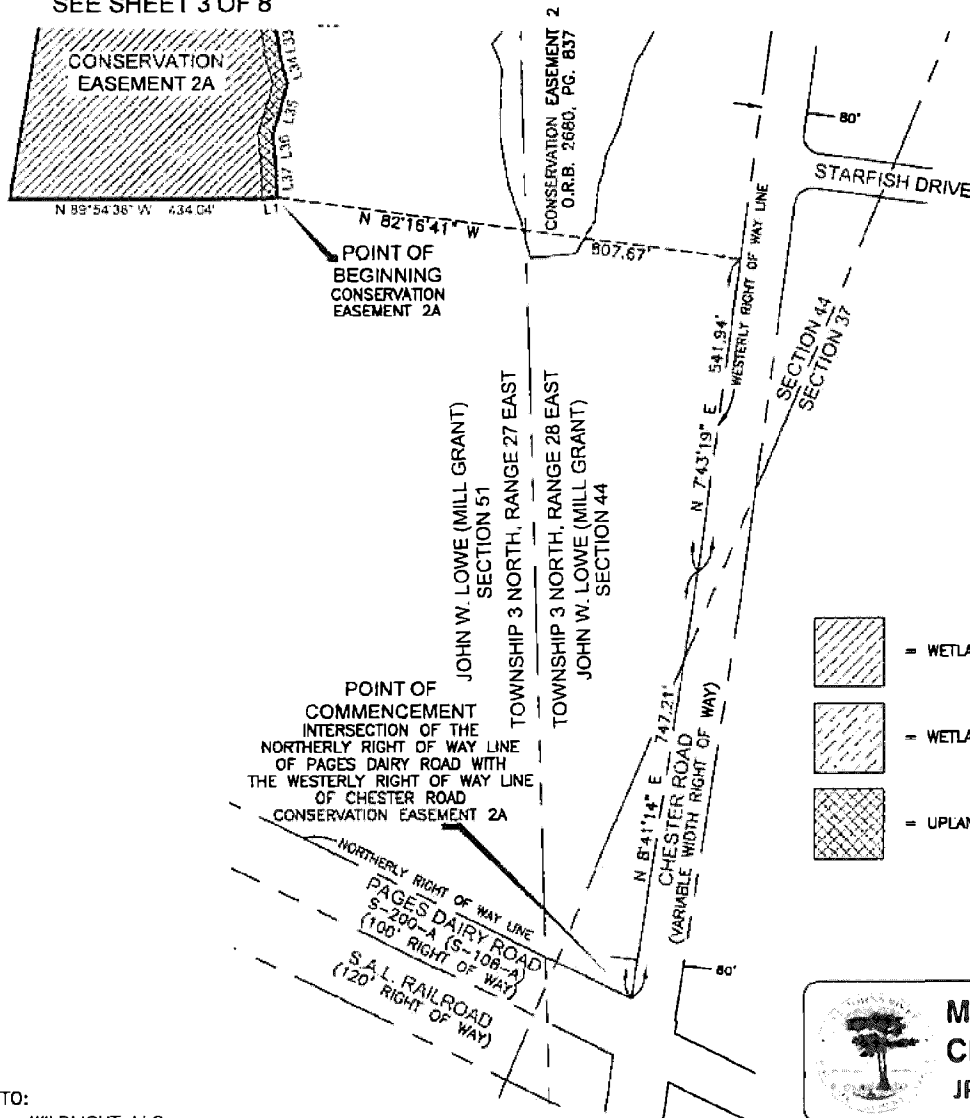
CAD FILE: 24210 CE 2A REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
AND BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

MATCH LINE
SEE SHEET 3 OF 8



CERTIFIED TO:
WILDLIGHT LLC

ACREAGE TABLE				
CONSERVATION EASEMENT 2A				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
20.91 ACRES	5.45 ACRES	0.95 ACRES	0.00 ACRES	27.31 ACRES

SEE SHEET 8 FOR GENERAL NOTES AND SHEETS 6 & 7 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 8

SHEET 2 OF 8

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENLY, FLORIDA 32063

PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

BRADLEY

OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

W.O. NO.: 24-210-CE-2A

DATE: 03/14/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 2A REVISED.DWG

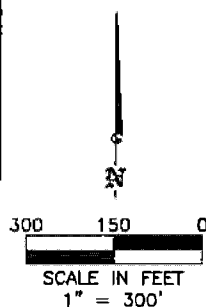
FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

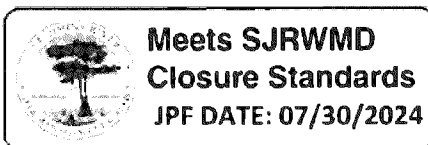
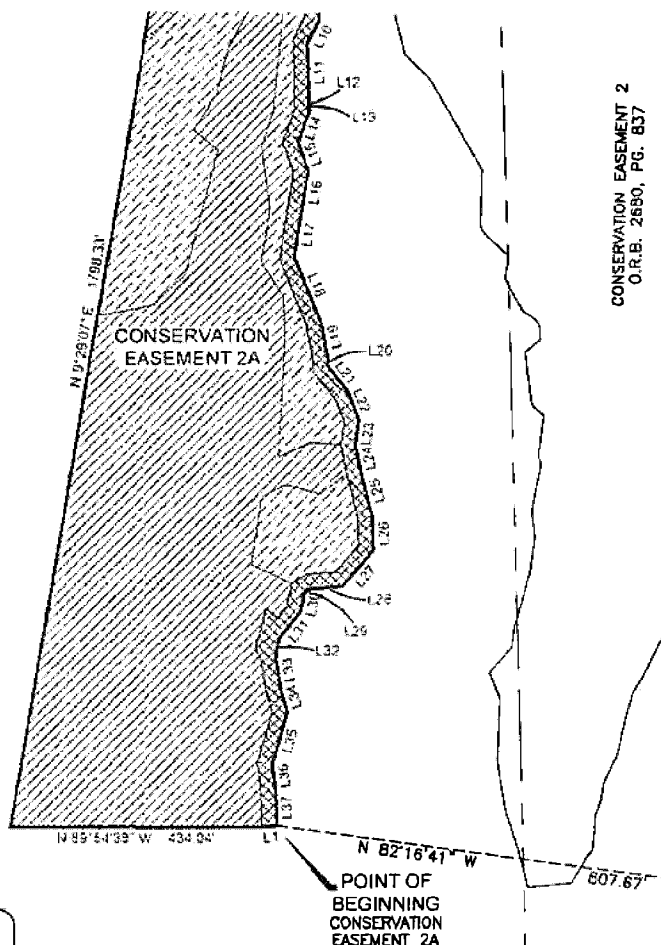
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
AND BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

MATCH LINE
SEE SHEET 4 OF 8

CONSERVATION EASEMENT 2
O.R.B. 2680, PG. 837



-  = WETLAND PRESERVATION
-  = WETLAND ENHANCEMENT / RESTORATION
-  = UPLAND BUFFER (NO CREDIT)



MATCH LINE
SEE SHEET 2 OF 8

ACREAGE TABLE				
CONSERVATION EASEMENT 2A				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
20.91 ACRES	5.45 ACRES	0.95 ACRES	0.00 ACRES	27.31 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 8 FOR GENERAL NOTES AND SHEETS 6 & 7 FOR DESCRIPTION
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SHEET 3 OF 8

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063

PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

BRADLEY

OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

W.O. NO.: 24-210-CE-2A

DATE: 03/14/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 2A REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
 BEING A PORTION OF
 THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
 AND BEING A PORTION OF
 THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
 NASSAU COUNTY, FLORIDA

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 84°02'33" W	25.05'
L2	S 48°32'53" E	10.52'
L3	N 90°00'00" W	41.67'
L4	S 62°35'33" W	168.97'
L5	S 10°27'31" W	119.33'
L6	S 5°57'46" W	31.88'
L7	S 0°43'09" W	34.71'
L8	N 90°00'00" E	25.00'
L9	S 0°43'09" W	80.74'
L10	S 27°16'25" W	41.68'
L11	S 1°29'30" E	106.46'
L12	S 11°32'54" W	0.31'
L13	S 11°50'01" E	8.40'
L14	S 20°12'40" W	60.14'
L15	S 19°23'38" E	53.67'
L16	S 9°27'12" W	66.51'
L17	S 8°58'24" W	81.71'
L18	S 22°15'48" E	119.95'

L19	S 11°00'20" E	65.00'
L20	S 2°33'52" E	16.02'
L21	S 38°52'10" E	52.49'
L22	S 23°34'39" E	54.41'
L23	S 8°23'04" W	44.37'
L24	S 11°48'38" E	45.68'
L25	S 14°42'59" E	80.67'
L26	S 1°22'48" E	58.99'
L27	S 41°22'04" W	80.47'
L28	S 85°21'36" W	53.54'
L29	S 58°53'48" W	14.02'
L30	S 11°31'09" W	32.10'
L31	S 38°46'20" W	59.25'
L32	S 11°53'23" W	33.37'
L33	S 9°18'57" E	53.47'
L34	S 16°20'13" E	45.04'
L35	S 15°54'29" W	93.15'
L36	S 6°55'26" E	43.25'
L37	S 2°18'24" E	63.73'



**Meets SJRWMD
 Closure Standards**
 JPF DATE: 07/30/2024

ACREAGE TABLE				
CONSERVATION EASEMENT 2A				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
20.91 ACRES	5.45 ACRES	0.95 ACRES	0.00 ACRES	27.31 ACRES

CERTIFIED TO:
 WILDLIGHT LLC

SEE SHEET 8 FOR GENERAL NOTES AND SHEETS 6 & 7 FOR DESCRIPTION
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SHEET 5 OF 8

BRADLEY

OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

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.: 24-210-CE-2A	DATE: 03/14/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 2A REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
AND BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

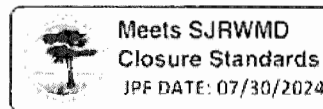
A parcel of land, being a portion of the John W. Lowe Mill Grant, Section 51, Township 3 North, Range 27 East and being a portion of the John W. Lowe Mill Grant, Section 44, Township 3 North, Range 28 East, all being in Nassau County, Florida, and being more particularly described as follows:

Commence at the Intersection of the Northerly Right of Way line of Pages Dairy Road (100 foot Right of Way) with the Westerly Right of Way line of Chester Road (Variable Width Right of Way); thence on said Westerly Right of way line for the next 2 courses, N 08°41'14" E, a distance of 747.21 feet; thence N 07°43'19" E, a distance of 541.94 feet; thence departing said Westerly Right of Way line, N 82°16'41" W, a distance of 807.67 feet to the Point of Beginning; thence S 84°02'33" W, a distance of 25.05 feet; thence N 89°54'38" W, a distance of 434.04 feet; thence N 09°29'07" E, a distance of 1798.33 feet; thence N 26°34'43" E, a distance of 871.13 feet; thence N 04°00'15" E, a distance of 186.05 feet; thence S 46°32'53" E, a distance of 10.52 feet; thence S 73°16'58" E, a distance of 347.64 feet; thence S 08°40'59" E, a distance of 535.40 feet; thence S 19°33'56" W, a distance of 393.75 feet; thence N 89°56'27" W, a distance of 268.03 feet; thence N 90°00'00" W, a distance of 41.67 feet; thence S 62°35'33" W, a distance of 168.97 feet; thence S 10°27'31" W, a distance of 119.33 feet; thence S 05°57'46" W, a distance of 31.88 feet; thence S 00°43'09" W, a distance of 34.71 feet; thence N 90°00'00" E, a distance of 25.00 feet; thence S 00°43'09" W, a distance of 80.74 feet; thence S 27°16'25" W, a distance of 41.68 feet; thence S 01°29'30" E, a distance of 106.46

CONTINUE ON SHEET 7 OF 8

ACREAGE TABLE				
CONSERVATION EASEMENT 2A				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
20.91 ACRES	5.45 ACRES	0.95 ACRES	0.00 ACRES	27.31 ACRES

CERTIFIED TO:
WILDLIGHT LLC



SEE SHEET 8 FOR GENERAL NOTES AND SHEETS 6 & 7 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 8

SHEET 6 OF 8

L. D. BRADLEY LAND SURVEYORS

510 SOUTH 5TH STREET

MACCLENNY, FLORIDA 32063

PHONE (904) 786-6400

FAX (904) 786-1479

LICENSED BUSINESS No. 6888

BRADLEY

OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

W.O. NO.: 24-210-CE-2A

DATE: 03/14/2024

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CAD FILE: 24210 CE 2A REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

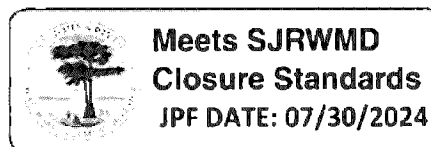
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
AND BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

CONTINUE FROM SHEET 6 OF 8

feet; thence S 11°32'54" W, a distance of 0.31 feet; thence S 11°50'01" E, a distance of 8.40 feet; thence S 20°12'40" W, a distance of 60.14 feet; thence S 19°23'38" E, a distance of 53.67 feet; thence S 09°27'12" W, a distance of 66.51 feet; thence S 08°58'24" W, a distance of 81.71 feet; thence S 22°15'48" E, a distance of 119.95 feet; thence S 11°00'20" E, a distance of 65.00 feet; thence S 02°33'52" E, a distance of 16.02 feet; thence S 38°52'10" E, a distance of 52.49 feet; thence S 23°34'39" E, a distance of 54.41 feet; thence S 08°23'04" W, a distance of 44.37 feet; thence S 11°48'38" E, a distance of 45.68 feet; thence S 14°42'59" E, a distance of 80.67 feet; thence S 01°22'48" E, a distance of 58.99 feet; thence S 41°22'04" W, a distance of 80.47 feet; thence S 85°21'36" W, a distance of 53.54 feet; thence S 58°53'48" W, a distance of 14.02 feet; thence S 11°31'09" W, a distance of 32.10 feet; thence S 38°46'20" W, a distance of 59.25 feet; thence S 11°53'23" W, a distance of 33.37 feet; thence S 09°18'57" E, a distance of 53.47 feet; thence S 16°20'13" E, a distance of 45.04 feet; thence S 15°54'29" W, a distance of 93.15 feet; thence S 06°55'26" E, a distance of 43.25 feet; thence S 02°18'24" E, a distance of 63.73 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 2A				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
20.91 ACRES	5.45 ACRES	0.95 ACRES	0.00 ACRES	27.31 ACRES

CERTIFIED TO:
WILDLIGHT LLC



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SHEET 7 OF 8

L. D. BRADLEY LAND SURVEYORS

510 SOUTH 5TH STREET

MACCLENNY, FLORIDA 32063

PHONE (904) 786-6400

FAX (904) 786-1479

LICENSED BUSINESS No. 6888

BRADLEY

OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

W.O. NO.: 24-210-CE-2A	DATE: 03/14/2024	DRAFTED BY: DH8
CHECKED BY: RJJ	CAD FILE: 24210 CE 2A REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

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BEING A PORTION OF
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AND BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

SURVEYORS NOTES:

1.) I HAVE REVIEWED THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE SEARCH REPORT, FILE NO. 110298971, SEARCHED FROM: JUNE 9, 1972 THROUGH: APRIL 9, 2024 8:00 A.M., AND ALL EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THE LANDS DESCRIBED HEREIN.

O.R.B. 1486, PG. 1820: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1750, PG. 809, TRACT 10: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 1866, PG. 438: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 44: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1866, PG. 1416: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 22: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2130, PG. 727, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2214, PG. 289: NOT A SURVEY MATTER

O.R.B. 2272, PG. 1300: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2272, PG. 1445: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2518, PG. 1103: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2607, PG. 1075: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2680, PG. 837: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 381, PG. 37: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 520, PG. 1169: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 739, PG. 1275: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 675, PG. 391: DOES NOT PERTAIN TO THE SUBJECT PROPERTY



**Meets SJRWMD
Closure Standards**
JPF DATE: 07/30/2024

2.) THIS IS NOT A BOUNDARY SURVEY.

3.) BEARINGS SHOWN HEREON WERE ASSUMED ON THE WESTERLY RIGHT OF WAY LINE OF CHESTER ROAD, BEING N 8°41'14" E.

4.) SOURCES OF INFORMATION:

- * DEEDS OF RECORD
- * FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 200 (A1A), SECTION 74040-2504
- * BOUNDARY SURVEY BY THIS FIRM, W.O. NO.: D-16-140, DATED 08/11/2016

CERTIFIED TO:

WILDLIGHT LLC

ACREAGE TABLE				
CONSERVATION EASEMENT 2A				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
20.91 ACRES	5.45 ACRES	0.95 ACRES	0.00 ACRES	27.31 ACRES

SEE SHEET 8 FOR GENERAL NOTES AND SHEETS 6 & 7 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 8

SHEET 8 OF 8

L. D. BRADLEY LAND SURVEYORS

510 SOUTH 5TH STREET

MACCLENNY, FLORIDA 32063

PHONE (904) 786-6400

FAX (904) 786-1479

LICENSED BUSINESS No. 6888

BRADLEY

OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

W.O. NO.: 24-210-CE-2A	DATE: 03/14/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 2A REVISED.DWG	FB N/A PG

**EAST NASSAU
STEWARDSHIP DISTRICT**

**RATIFICATION
ITEMS II**

This instrument was prepared by and
upon recording should be returned to:

Jonathan T. Johnson, Esq.
KUTAK ROCK LLP
107 W. College Avenue
Tallahassee, Florida 32301

(This space reserved for Clerk)

Inst: 202545010756 Date: 04/14/2025 Time: 4:14PM
Page 1 of 50 B: 2781 P: 1, Doc Type: PR
Mitch L. Keiter, Clerk of Court, Nassau County,
By: BM, Deputy Clerk

**PARTIAL RELEASE OF TRUE-UP AGREEMENT
SERIES 2024 SPECIAL ASSESSMENTS**

[PDP#4, CONSERVATION EASEMENTS 1B, 2B, 3, 4, 5, 6, 7, 8]

THIS PARTIAL RELEASE OF TRUE-UP AGREEMENT, SERIES 2024 SPECIAL ASSESSMENTS [PDP#4 Series 2024 Project] (“Partial Release”), is made as of this 14th day of April 2025, by:

EAST NASSAU STEWARDSHIP DISTRICT, a local unit of special-purpose government established pursuant to Chapter 2017-206, Laws of Florida and Chapter 189, *Florida Statutes*, being situated in Nassau County, Florida (“**District**”), in favor of:

WILDLIGHT LLC, a Delaware limited liability company, the primary landowner and developer in the District (“**Landowner**” and together with the District, “**Parties**”).

WITNESSETH:

WHEREAS, District and Landowner are parties to that certain *True-Up Agreement, Series 2024 Special Assessment [PDP#4 Series 2024 Project]*, dated December 6, 2024, and recorded in the Official Records of Nassau County, Florida in Official Records Book 2754, Page 1321 (“**Series 2024 True-Up Agreement**”); and

WHEREAS, in order to obtain necessary permitting for certain conservation easements, Landowner has requested that the District release certain property currently subject to the terms of the Series 2024 True-Up Agreement, which property is more particularly described in **Exhibit A** attached hereto and incorporated by reference herein (“**Released Property**”); and

WHEREAS, the District now desires to release the Released Property from the scope and effect of the Series 2024 True-Up Agreement to the extent said Series 2024 True-Up Agreement remains applicable to the Released Property, in accordance with and pursuant to the terms set forth herein this Partial Release; and

WHEREAS, the Parties expressly acknowledge and agree that except as expressly set forth in this Partial Release, the Series 2024 True-Up Agreement otherwise remains in full force and effect and that nothing contained herein this Partial Release is intended to nor shall be interpreted

as waiving or otherwise releasing Landowner's obligations thereunder, including Landowner's obligation to make any True-Up Payments (as such term is defined in the Series 2024 True-Up Agreement) which the District determines to be required in accordance with the terms and intent of such Series 2024 True-Up Agreement; and

NOW, THEREFORE, for and in consideration of the foregoing premises, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. RECITALS; DEFINED TERMS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Partial Release. Capitalized terms for which no definition is provided herein shall have the meaning ascribed to them in the Series 2024 True-Up Agreement or other applicable document governing the District's Series 2024 Bonds and containing such definition.

2. PARTIAL RELEASE OF PROPERTY SUBJECT TO SERIES 2024 TRUE-UP AGREEMENT PROPERTY. The Released Property, which property is described in **Exhibit A** attached hereto and incorporated by reference herein, is hereby released and discharged from the operation and effect of the Series 2024 True-Up Agreement, and, to the extent applicable, as of the effective date of this Partial Release, such Released Property shall no longer be subject to the terms and provisions of such Series 2024 True-Up Agreement.

3. SERIES 2024 TRUE-UP AGREEMENT REMAINS IN FULL FORCE AND EFFECT. Except as to the Released Property only, the Parties expressly acknowledge, agree, and affirm the continuing effectiveness and intent of the Series 2024 True-Up Agreement in all material respects and further acknowledge, agree, and affirm that nothing contained in this Partial Release shall be deemed to or otherwise be construed as affecting any portion of the Series 2024 True-Up Agreement or the Parties respective obligations thereunder, including but not limited to Landowner's obligation to make any required True-Up Payment(s) pursuant to the terms thereof, other than as expressly set forth herein this Partial Release.

[Signature Pages Follow]

IN WITNESS WHEREOF, the Parties have caused this Partial Release to be executed, each respectively, by their duly authorized officers, which Partial Release is effective as of the day and year first above written.

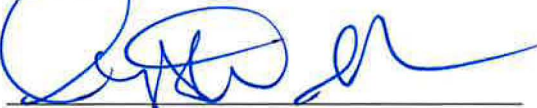
Signed, sealed and delivered
in the presence of:

EAST NASSAU STEWARDSHIP DISTRICT


(Signature)

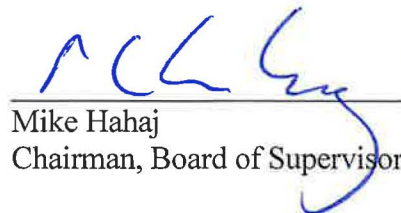
Chrystal C. Dietz

(Print Name)


(Signature)

Crystal L. Cook

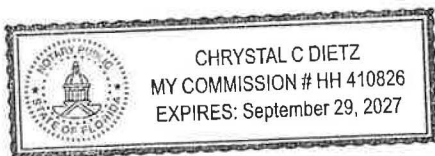
(Print Name)

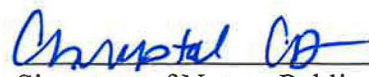

Mike Hahaj
Chairman, Board of Supervisors

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me means of ☒ physical presence or
☐ online notarization this 14th day of April 2025, by Mike Hahaj, as
Chairman of the Board of Supervisors of the East Nassau Stewardship District, for and on behalf
of the District. He ☒ is personally known to me or ☐ produced _____ as
identification.

NOTARY STAMP:




Signature of Notary Public

Chrystal C. Dietz

Printed Name of Notary Public

Signed, sealed and delivered
in the presence of:

WILDLIGHT LLC, a Delaware limited liability
company

Chrystal C Dietz
(Signature)

John R. Campbell
John R. Campbell, Vice President

Chrystal C. Dietz
(Print Name)

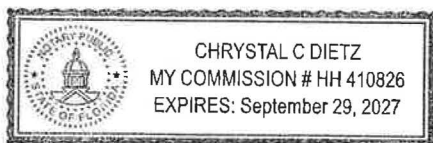
Crystal L. Cook
(Signature)

Crystal L. Cook
(Print Name)

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 14th day of April 2025, by John R. Campbell,
as Vice President, on behalf of Wildlight LLC, a Delaware limited liability company. He ☒ is
personally known to me or ☐ produced _____ as identification.

NOTARY STAMP:



Chrystal C Dietz
Signature of Notary Public

Chrystal C. Dietz
Printed Name of Notary Public

EXHIBIT A: Legal Description of Released Property

EXHIBIT A
Legal Description of Released Property

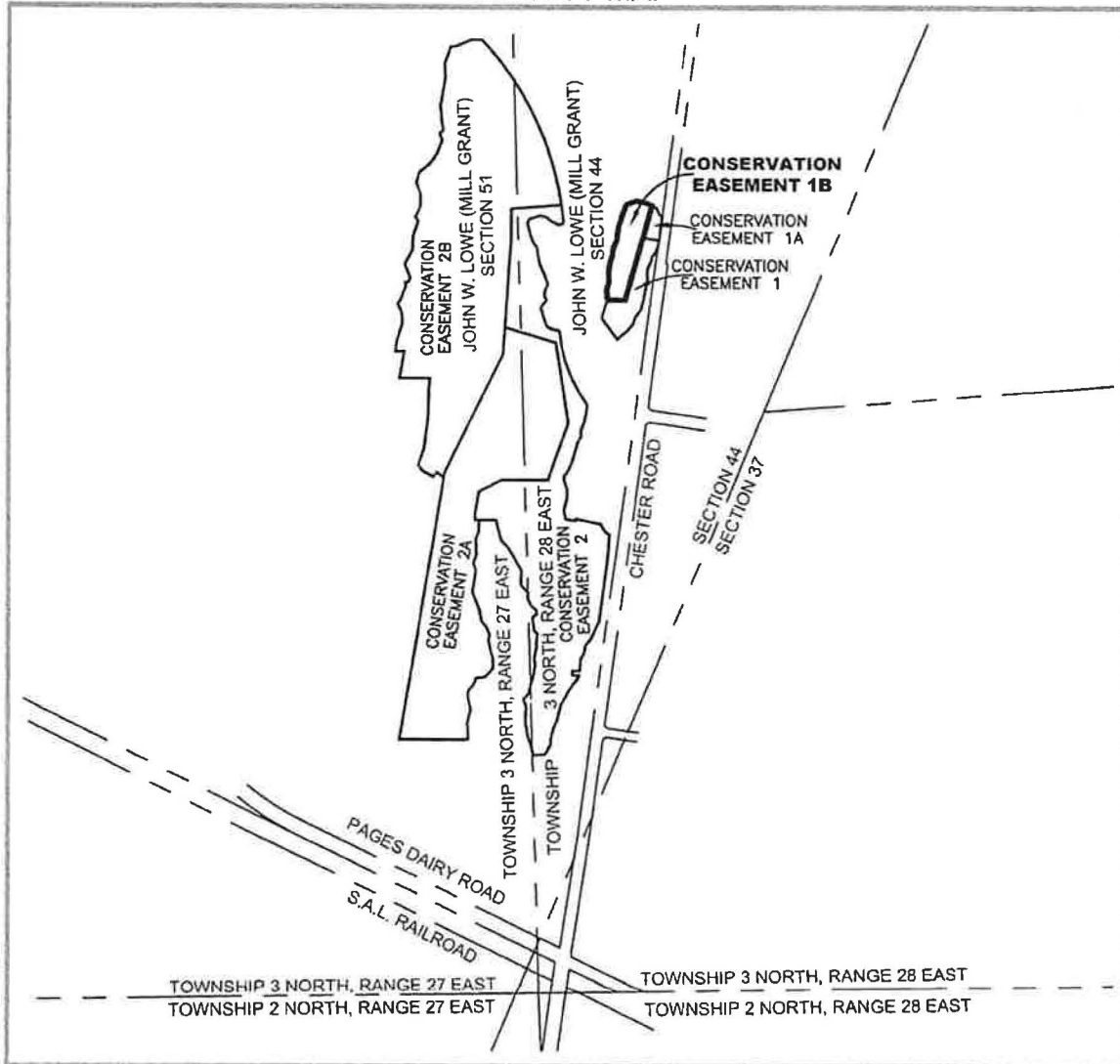
SEE ATTACHED PAGES

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

1200 600 0
SCALE IN FEET
1" = 1200'

VICINITY MAP



CERTIFIED TO:

WILDLIGHT LLC

REVISED: 05/02/2024 TO CHANGE CERTIFIED TO:

REVISED: 09/12/2024 TO SHOW TITLE SEARCH REPORT

REVISED: 10/17/2024 TO SHOW O.R.B. 675, PG 391 OF TITLE SEARCH REPORT AND ARNOLD J. JOHNS SIGNATURE BLOCK



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

Arnold J. Johns
ARNOLD J. JOHNS, DATED 10/17/2024
FLORIDA REGISTERED LAND SURVEYOR NO. 4422

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEE SHEET 5 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 5

SHEET 1 OF 5

L. D. BRADLEY LAND SURVEYORS

510 SOUTH 5TH STREET

MACCLENY, FLORIDA 32063

PHONE (904) 786-6400

FAX (904) 786-1479

LICENSED BUSINESS No. 6888

**LD
BRADLEY**
LAND SURVEYORS
Old World Knowledge... New Age Technology

W.O. NO.: 24-210-CE-1B

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 1B REVISED.DWG

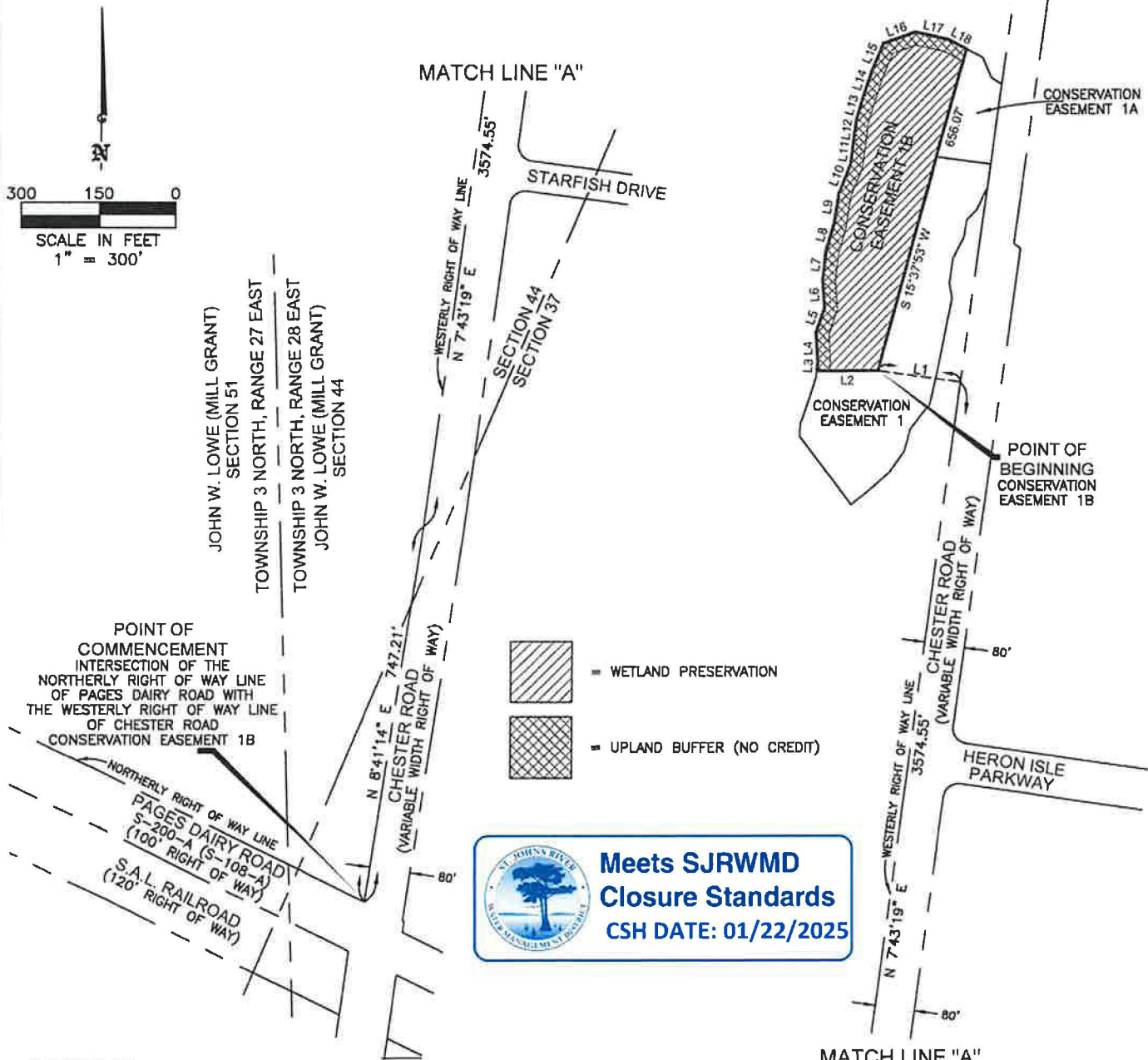
FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

ACREAGE TABLE

CONSERVATION EASEMENT 1B				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
2.00 ACRES	0.00 ACRES	0.47 ACRES	0.00 ACRES	2.47 ACRES



CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 5 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 5

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

SHEET 2 OF 5

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.: 24-210-CE-1B

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 1B REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 82°16'41" W	168.33'
L2	S 89°52'37" W	122.40'
L3	N 6°58'33" E	16.06'
L4	N 3°02'56" W	58.89'
L5	N 18°45'05" E	50.46'
L6	N 3°55'42" W	55.98'
L7	N 6°58'48" E	57.00'
L8	N 16°08'47" E	56.56'
L9	N 8°21'41" E	58.99'
L10	N 22°42'44" E	62.15'
L11	N 7°35'25" E	43.97'
L12	N 7°37'21" E	46.30'
L13	N 17°04'57" E	48.11'
L14	N 18°57'13" E	53.41'
L15	N 23°33'32" E	57.00'
L16	N 70°42'58" E	67.48'
L17	S 77°39'34" E	68.93'
L18	S 62°12'22" E	40.12'

ACREAGE TABLE				
CONSERVATION EASEMENT 1B				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
2.00 ACRES	0.00 ACRES	0.47 ACRES	0.00 ACRES	2.47 ACRES

CERTIFIED TO:
WILDLIGHT LLC



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

SEE SHEET 5 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 5

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 3 OF 5

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.: 24-210-CE-1B

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 1B REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

A parcel of land, being a portion of the John W. Lowe Mill Grant, Section 44, Township 3 North, Range 28 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Intersection of the Northerly Right of Way line of Pages Dairy Road (100 foot Right of Way) with the Westerly Right of Way line of Chester Road (Variable Width Right of Way); thence on said Westerly Right of way line for the next 2 courses, N 08°41'14" E, a distance of 747.21 feet; thence N 07°43'19" E, a distance of 3574.55 feet; thence departing said Westerly Right of way line, N 82°16'41" W, a distance of 168.33 feet to the Point of Beginning; thence S 89°52'37" W, a distance of 122.40 feet; thence N 06°58'33" E, a distance of 16.06 feet; thence N 03°02'56" W, a distance of 58.89 feet; thence N 18°45'05" E, a distance of 50.46 feet; thence N 03°55'42" W, a distance of 55.98 feet; thence N 06°58'48" E, a distance of 57.00 feet; thence N 16°08'47" E, a distance of 56.56 feet; thence N 08°21'41" E, a distance of 58.99 feet; thence N 22°42'44" E, a distance of 62.15 feet; thence N 07°35'25" E, a distance of 43.97 feet; thence N 07°37'21" E, a distance of 46.30 feet; thence N 17°04'57" E, a distance of 48.11 feet; thence N 18°57'13" E, a distance of 53.41 feet; thence N 23°33'32" E, a distance of 57.00 feet; thence N 70°42'58" E, a distance of 67.48 feet; thence S 77°39'34" E, a distance of 68.93 feet; thence S 62°12'22" E, a distance of 40.12 feet; thence S 15°37'53" W, a distance of 656.07 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 1B				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
2.00 ACRES	0.00 ACRES	0.47 ACRES	0.00 ACRES	2.47 ACRES

CERTIFIED TO:
WILDLIGHT LLC



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

SEE SHEET 5 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 5

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 4 OF 5

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.: 24-210-CE-1B	DATE: 03/18/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 1B REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

SURVEYORS NOTES:

1.) I HAVE REVIEWED THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE SEARCH REPORT, FILE NO. 110313266, SEARCHED FROM: JUNE 9, 1972 THROUGH: AUGUST 6, 2024 8:00 A.M., AND ALL EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THE LANDS DESCRIBED HEREIN.

O.R.B. 1486, PG. 1820: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1750, PG. 809, TRACT 10: COVERS ENTIRE SUBJECT PROPERTY

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O.R.B. 1993, PG. 44: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

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O.R.B. 2680, PG. 837: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 381, PG. 37: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 520, PG. 1169: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 739, PG. 1275: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 675, PG. 391: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

2.) THIS IS NOT A BOUNDARY SURVEY.

3.) BEARINGS SHOWN HEREON WERE ASSUMED ON THE WESTERLY RIGHT OF WAY LINE OF CHESTER ROAD, BEING N 08°41'14" E.

4.) SOURCES OF INFORMATION:

* DEEDS OF RECORD

* FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 200 (A1A), SECTION 74040-2504

* BOUNDARY SURVEY BY THIS FIRM, W.O. NO.: D-16-140, DATED 08/11/2016

ACREAGE TABLE				
CONSERVATION EASEMENT 1B				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
2.00 ACRES	0.00 ACRES	0.47 ACRES	0.00 ACRES	2.47 ACRES

CERTIFIED TO:
WILDLIGHT LLC



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

SEE SHEET 5 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 5

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 5 OF 5

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.: 24-210-CE-1B

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 1B REVISED.DWG

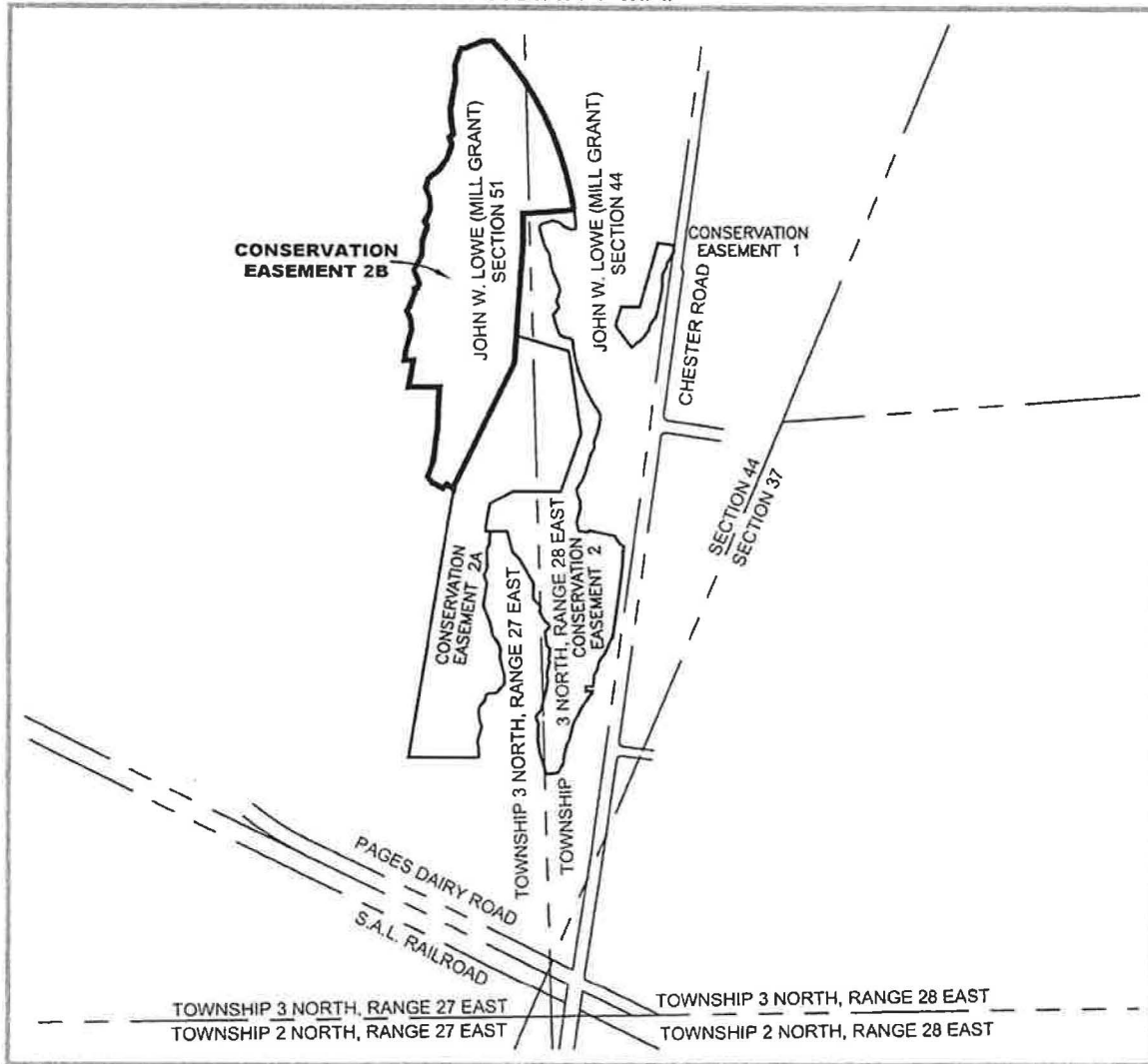
FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
AND BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

1200 600 0
SCALE IN FEET
1" = 1200'

VICINITY MAP



CERTIFIED TO:

WILDLIGHT LLC

REVISED: 05/02/2024 TO CHANGE CERTIFIED TO:

REVISED: 09/12/2024 TO SHOW TITLE SEARCH REPORT

REVISED: 10/17/2024 TO SHOW O.R.B. 675, PG 391 OF TITLE SEARCH REPORT AND ARNOLD J. JOHNS SIGNATURE BLOCK



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

Arnold J. Johns
ARNOLD J. JOHNS, DATED 10/17/2024

FLORIDA REGISTERED LAND SURVEYOR NO. 4422

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEE SHEET 9 FOR GENERAL NOTES AND SHEETS 7 & 8 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 9

**LD
BRADLEY**
LAND SURVEYORS
Old World Knowledge... New Age Technology

SHEET 1 OF 9

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.: 24-210-CE-2B

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

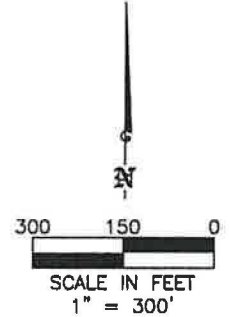
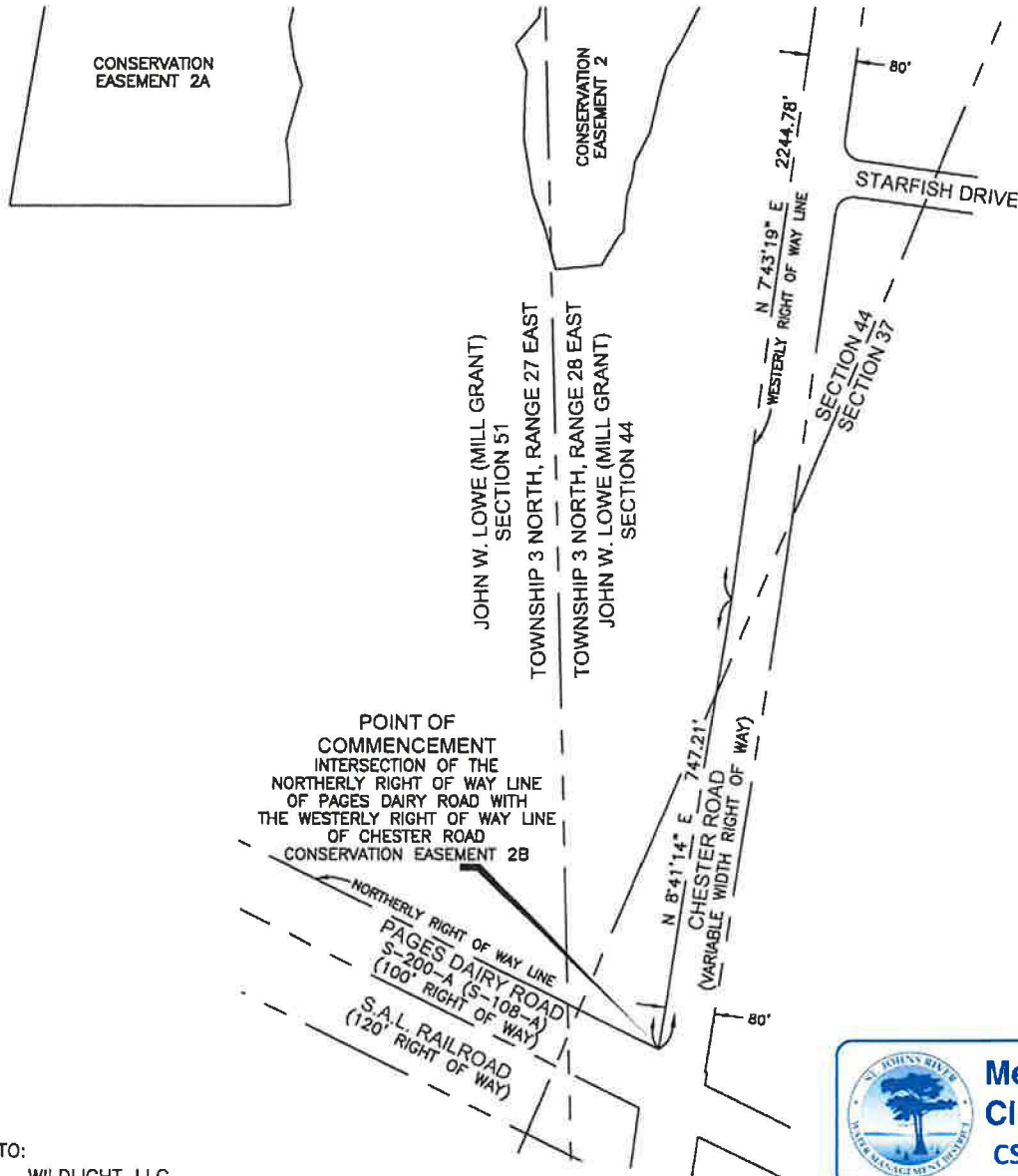
CAD FILE: 24210 CE 2B.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
AND BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

MATCH LINE
SEE SHEET 3 OF 9



CERTIFIED TO:
WILDLIGHT LLC



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

ACREAGE TABLE				
CONSERVATION EASEMENT 2B				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
19.51 ACRES	14.71 ACRES	1.28 ACRES	2.12 ACRES	37.62 ACRES

SEE SHEET 9 FOR GENERAL NOTES AND SHEETS 7 & 8 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 9

LD
BRADLEY
LAND SURVEYORS
Old World Knowledge... New Age Technology

SHEET 2 OF 9

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.: 24-210-CE-2B	DATE: 03/18/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 2B.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

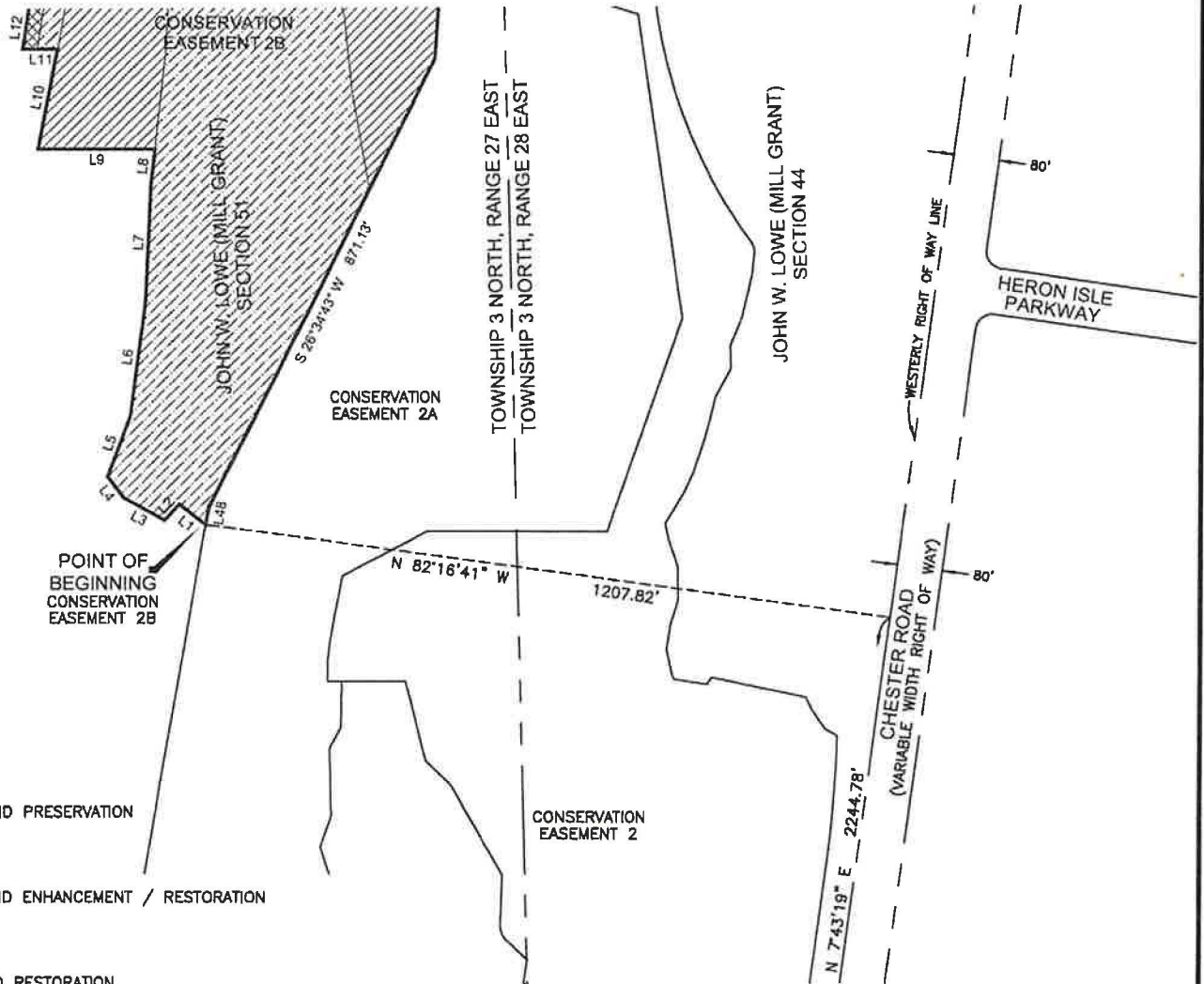
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
AND BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

300 150 0
SCALE IN FEET
1" = 300'

MATCH LINE
SEE SHEET 4 OF 9



- = WETLAND PRESERVATION
- = WETLAND ENHANCEMENT / RESTORATION
- = UPLAND RESTORATION
- = UPLAND BUFFER (NO CREDIT)

MATCH LINE
SEE SHEET 2 OF 9

CERTIFIED TO:
WILDLIGHT LLC

ACREAGE TABLE				
CONSERVATION EASEMENT 2B				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
19.51 ACRES	14.71 ACRES	1.28 ACRES	2.12 ACRES	37.62 ACRES

SEE SHEET 9 FOR GENERAL NOTES AND SHEETS 7 & 8 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 9

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 3 OF 9

L. D. BRADLEY LAND SURVEYORS

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MACCLENNY, FLORIDA 32063

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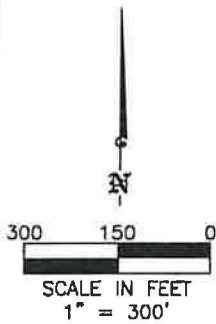
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FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

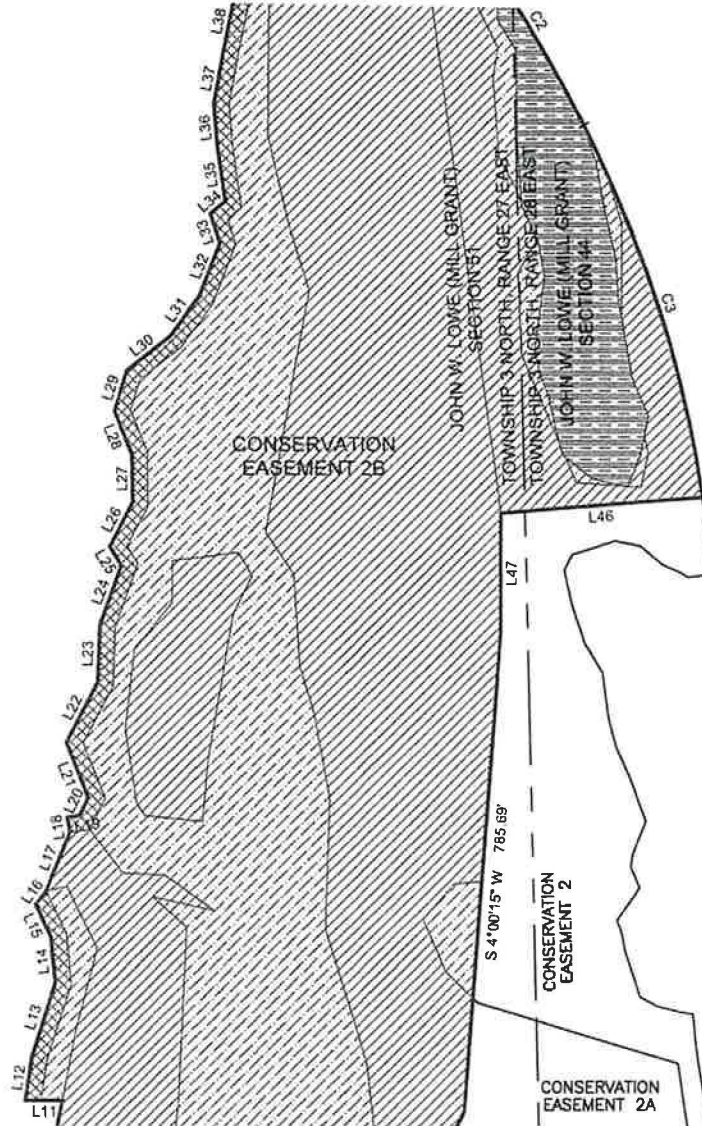
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AND BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

MATCH LINE
SEE SHEET 5 OF 9



**Meets SJRWMD
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-  = WETLAND PRESERVATION
-  = WETLAND ENHANCEMENT / RESTORATION
-  = UPLAND RESTORATION
-  = UPLAND BUFFER (NO CREDIT)



MATCH LINE
SEE SHEET 3 OF 9

ACREAGE TABLE				
CONSERVATION EASEMENT 2B				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
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LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 4 OF 9

L. D. BRADLEY LAND SURVEYORS

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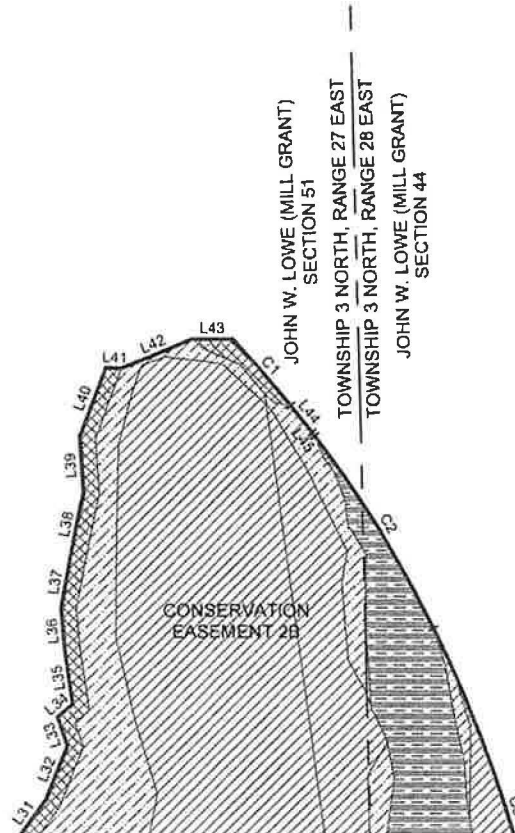
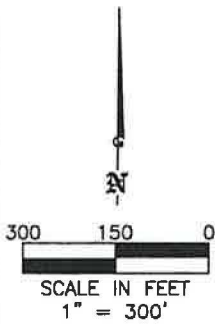
CHECKED BY: RJJ

CAD FILE: 24210 CE 2B.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
AND BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA



MATCH LINE
SEE SHEET 4 OF 9

-  = WETLAND PRESERVATION
-  = WETLAND ENHANCEMENT / RESTORATION
-  = UPLAND RESTORATION
-  = UPLAND BUFFER (NO CREDIT)

ACREAGE TABLE				
CONSERVATION EASEMENT 2B				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
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LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 5 OF 9

L. D. BRADLEY LAND SURVEYORS

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MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
AND BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 52°15'12" W	57.66'
L2	S 41°59'14" W	37.37'
L3	N 61°41'57" W	82.03'
L4	N 37°34'07" W	45.56'
L5	N 20°13'29" E	112.49'
L6	N 7°07'30" E	201.56'
L7	N 2°21'12" E	202.95'
L8	N 6°02'39" E	61.76'
L9	N 90°00'00" W	203.54'
L10	N 10°27'36" E	177.72'
L11	N 89°58'39" W	59.69'
L12	N 8°03'29" E	71.27'
L13	N 17°02'39" E	127.82'
L14	N 5°58'19" W	74.25'
L15	N 25°16'22" W	59.12'
L16	N 36°24'33" E	28.40'
L17	N 21°27'02" E	102.49'
L18	N 9°04'35" W	25.00'
L19	N 80°55'25" E	19.46'
L20	N 25°26'56" E	32.37'
L21	N 21°37'33" W	97.71'
L22	N 26°49'13" E	111.14'
L23	N 1°30'39" E	93.01'

L24	N 19°22'20" E	103.41'
L25	N 32°07'46" W	36.31'
L26	N 27°45'59" E	80.64'
L27	N 0°53'28" W	78.73'
L28	N 22°43'10" W	76.64'
L29	N 16°51'04" E	69.10'
L30	N 51°48'10" E	89.77'
L31	N 35°38'26" E	81.01'
L32	N 21°08'51" E	93.50'
L33	N 18°18'37" W	51.27'
L34	N 50°54'50" E	31.96'
L35	N 8°52'47" W	85.97'
L36	N 5°11'59" W	74.18'
L37	N 9°55'23" E	80.17'
L38	N 11°05'26" E	109.93'
L39	N 3°56'00" W	93.35'
L40	N 20°16'08" E	118.35'
L41	S 88°00'52" E	26.33'
L42	N 67°13'46" E	125.07'
L43	S 90°00'00" E	68.15'
L44	S 38°34'17" E	55.35'
L45	S 37°40'08" E	7.41'
L46	S 85°32'58" W	334.73'
L47	S 0°06'26" E	195.01'
L48	S 9°29'07" W	31.07'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	4°02'55"	2060.48'	145.60'	72.83'	S 41°28'52" E	145.56'
C2	10°30'56"	2027.42'	372.09'	186.57'	S 32°21'55" E	371.57'
C3	18°12'33"	2022.37'	642.73'	324.10'	S 17°59'27" E	640.03'

ACREAGE TABLE				
CONSERVATION EASEMENT 2B				
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CERTIFIED TO:

WDLIGHT LLC



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Closure Standards
CSH DATE: 01/22/2025

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SHEET 6 OF 9

L. D. BRADLEY LAND SURVEYORS

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MACCLENNY, FLORIDA 32063

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LICENSED BUSINESS No. 6888

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

W.O. NO.: 24-210-CE-2B

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 2B.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
AND BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

A parcel of land, being a portion of the John W. Lowe Mill Grant, Section 51, Township 3 North, Range 27 East and being a portion of the John W. Lowe Mill Grant, Section 44, Township 3 North, Range 28 East, all being in Nassau County, Florida, and being more particularly described as follows:

Commence at the Intersection of the Northerly Right of Way line of Pages Dairy Road (100 foot Right of Way) with the Westerly Right of Way line of Chester Road (Variable Width Right of Way); thence on said Westerly Right of way line for the next 2 courses, N 08°41'14" E, a distance of 747.21 feet; thence N 07°43'19" E, a distance of 2244.78 feet; thence departing said Westerly Right of Way line, N 82°16'41" W, a distance of 1207.82 feet to the Point of Beginning; thence N 52°15'12" W, a distance of 57.66 feet; thence S 41°59'14" W, a distance of 37.37 feet; thence N 61°41'57" W, a distance of 82.03 feet; thence N 37°34'07" W, a distance of 45.56 feet; thence N 20°13'29" E, a distance of 112.49 feet; thence N 07°07'30" E, a distance of 201.56 feet; thence N 02°21'12" E, a distance of 202.95 feet; thence N 06°02'39" E, a distance of 61.76 feet; thence N 90°00'00" W, a distance of 203.54 feet; thence N 10°27'36" E, a distance of 177.72 feet; thence N 89°58'39" W, a distance of 59.69 feet; thence N 08°03'29" E, a distance of 71.27 feet; thence N 17°02'39" E, a distance of 127.82 feet; thence N 05°58'19" W, a distance of 74.25 feet; thence N 25°16'22" W, a distance of 59.12 feet; thence N 36°24'33" E, a distance of 28.40 feet; thence N 21°27'02" E, a distance of 102.49 feet; thence N 09°04'35" W, a distance of 25.00 feet; thence N 80°55'25" E, a distance of 19.46 feet; thence N 25°26'56" E, a distance of 32.37 feet; thence N 21°37'33" W, a distance of 97.71 feet; thence N 26°49'13" E, a distance of 111.14 feet; thence N 01°30'39" E, a distance of 93.01 feet; thence N 19°22'20" E, a distance of 103.41 feet; thence N 32°07'46" W, a distance of 36.31 feet; thence N 27°45'59" E, a distance of 80.64 feet; thence N 00°53'28" W, a distance of 78.73 feet; thence N 22°43'10" W, a distance of 76.64 feet; thence N 16°51'04" E, a distance of 69.10 feet; thence N 51°48'10" E, a distance of 89.77 feet;

CONTINUE ON SHEET 8 OF 9

ACREAGE TABLE				
CONSERVATION EASEMENT 2B				
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LD
BRADLEY
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OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 7 OF 9

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.: 24-210-CE-28

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 28.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
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AND BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

CONTINUE FROM SHEET 7 OF 9

thence N 35°38'26" E, a distance of 81.01 feet; thence N 21°08'51" E, a distance of 93.50 feet; thence N 18°18'37" W, a distance of 51.27 feet; thence N 50°54'50" E, a distance of 31.96 feet; thence N 08°52'47" W, a distance of 85.97 feet; thence N 05°11'59" W, a distance of 74.18 feet; thence N 09°55'23" E, a distance of 80.17 feet; thence N 11°05'26" E, a distance of 109.93 feet; thence N 03°56'00" W, a distance of 93.35 feet; thence N 20°16'08" E, a distance of 118.35 feet; thence S 88°00'52" E, a distance of 26.33 feet; thence N 67°13'46" E, a distance of 125.07 feet; thence S 90°00'00" E, a distance of 66.15 feet to the beginning of a curve, concave Southwest, having a radius of 2060.48 feet and a central angle of 4°02'55"; thence on the arc of said curve, a distance of 145.60 feet said arc being subtended by a chord which bears S 41°28'52" E, a distance of 145.56 feet to the curves end; thence S 38°34'17" E, a distance of 55.35 feet; thence S 37°40'08" E, a distance of 7.41 feet to the beginning of a curve, concave Southwest, having a radius of 2027.42 feet and a central angle of 10°30'56"; thence on the arc of said curve, a distance of 372.09 feet said arc being subtended by a chord which bears S 32°21'55" E, a distance of 371.57 feet to the beginning of a curve, concave Southwest, having a radius of 2022.37 feet and a central angle of 18°12'33"; thence on the arc of said curve, a distance of 642.73 feet said arc being subtended by a chord which bears S 17°59'27" E, a distance of 640.03 feet to the curves end; thence S 85°32'58" W, a distance of 334.73 feet; thence S 00°06'26" E, a distance of 195.01 feet; thence S 04°00'15" W, a distance of 785.69 feet; thence S 26°34'43" W, a distance of 871.13 feet; thence S 09°29'07" W, a distance of 31.07 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 2B				
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WILDLIGHT LLC



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LD
BRADLEY
LAND SURVEYORS
Old World Knowledge... New Age Technology

SHEET 8 OF 9

L. D. BRADLEY LAND SURVEYORS

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MACCLENNY, FLORIDA 32063

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MAP SHOWING SKETCH & DESCRIPTION

OF
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AND BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

SURVEYORS NOTES:

- 1.) I HAVE REVIEWED THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE SEARCH REPORT, FILE NO. 110313266, SEARCHED FROM: JUNE 9, 1972 THROUGH: AUGUST 6, 2024 8:00 A.M., AND ALL EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THE LANDS DESCRIBED HEREIN.
 - O.R.B. 1486, PG. 1820: DOES NOT PERTAIN TO THE SUBJECT PROPERTY
 - O.R.B. 1750, PG. 809, TRACT 10: COVERS ENTIRE SUBJECT PROPERTY
 - O.R.B. 1866, PG. 438: DOES NOT PERTAIN TO THE SUBJECT PROPERTY
 - O.R.B. 1993, PG. 44: DOES NOT PERTAIN TO THE SUBJECT PROPERTY
 - O.R.B. 1866, PG. 1416: DOES NOT PERTAIN TO THE SUBJECT PROPERTY
 - O.R.B. 1993, PG. 22: DOES NOT PERTAIN TO THE SUBJECT PROPERTY
 - O.R.B. 2130, PG. 727, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY
 - O.R.B. 2214, PG. 289: NOT A SURVEY MATTER
 - O.R.B. 2272, PG. 1300, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY
 - O.R.B. 2272, PG. 1445: DOES NOT PERTAIN TO THE SUBJECT PROPERTY
 - O.R.B. 2518, PG. 1103: DOES NOT PERTAIN TO THE SUBJECT PROPERTY
 - O.R.B. 2607, PG. 1075: DOES NOT PERTAIN TO THE SUBJECT PROPERTY
 - O.R.B. 2680, PG. 837: DOES NOT PERTAIN TO THE SUBJECT PROPERTY
 - O.R.B. 381, PG. 37: DOES NOT PERTAIN TO THE SUBJECT PROPERTY
 - O.R.B. 520, PG. 1169: DOES NOT PERTAIN TO THE SUBJECT PROPERTY
 - O.R.B. 739, PG. 1275: DOES NOT PERTAIN TO THE SUBJECT PROPERTY
 - O.R.B. 675, PG. 391: DOES NOT PERTAIN TO THE SUBJECT PROPERTY
- 2.) THIS IS NOT A BOUNDARY SURVEY.
- 3.) BEARINGS SHOWN HEREON WERE ASSUMED ON THE WESTERLY RIGHT OF WAY LINE OF CHESTER ROAD, BEING N 08°41'14" E.
- 4.) SOURCES OF INFORMATION:
 - * DEEDS OF RECORD
 - * FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 200 (A1A), SECTION 74040-2504
 - * BOUNDARY SURVEY BY THIS FIRM, W.O. NO.: D-16-140, DATED 08/11/2016

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SHEET 9 OF 9

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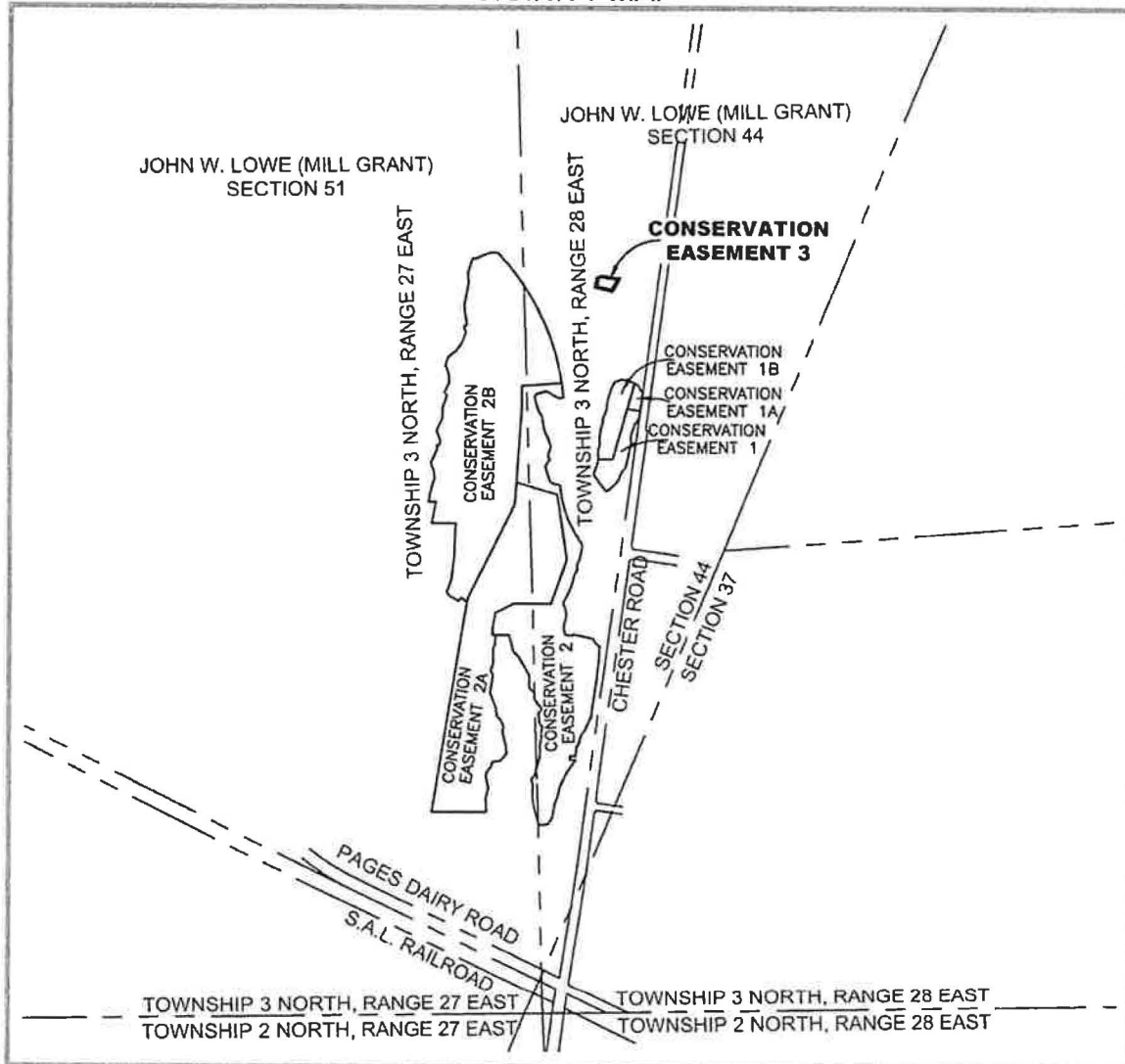
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MAP SHOWING SKETCH & DESCRIPTION
OF
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NASSAU COUNTY, FLORIDA

1500 750 0
SCALE IN FEET
1" = 1500'

VICINITY MAP



CERTIFIED TO:

WILDLIGHT LLC

REVISED: 05/02/2024 TO CHANGE CERTIFIED TO:

REVISED: 09/12/2024 TO SHOW TITLE SEARCH REPORT

REVISED: 10/17/2024 TO SHOW O.R.B. 675, PG 391 OF TITLE SEARCH REPORT AND ARNOLD J. JOHNS SIGNATURE BLOCK



Meets SJRWMD
Closure Standards
CSH DATE: 01/22/2025

Arnold J. Johns

ARNOLD J. JOHNS, DATED 10/17/2024

FLORIDA REGISTERED LAND SURVEYOR NO. 4422

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEE SHEET 5 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 5

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 1 OF 5

L. D. BRADLEY LAND SURVEYORS

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MACCLENNY, FLORIDA 32063

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LICENSED BUSINESS No. 6888

W.O. NO.: 24-210-CE-3

DATE: 03/18/2024

DRAFTED BY: DHB

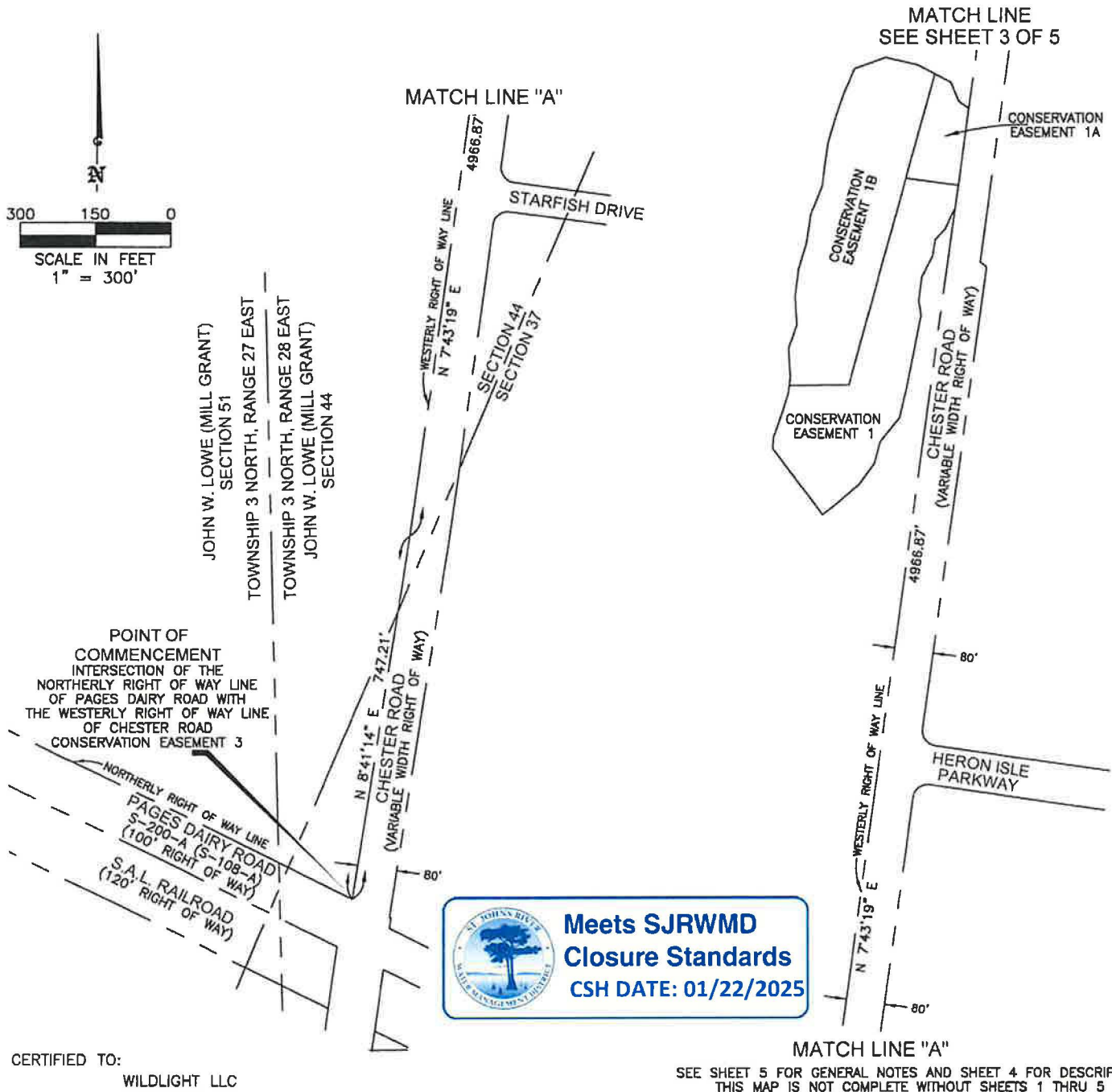
CHECKED BY: RJJ

CAD FILE: 24210 CE 3 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
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BEING A PORTION OF
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NASSAU COUNTY, FLORIDA

ACREAGE TABLE				
CONSERVATION EASEMENT 3				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
0.07 ACRES	0.00 ACRES	0.14 ACRES	0.13 ACRES	0.34 ACRES



SHEET 2 OF 5

L. D. BRADLEY LAND SURVEYORS

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LICENSED BUSINESS No. 6888

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DATE: 03/18/2024

DRAFTED BY: DHB

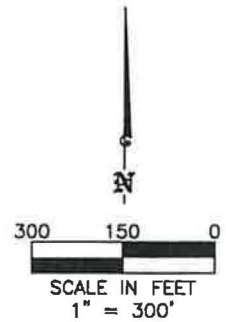
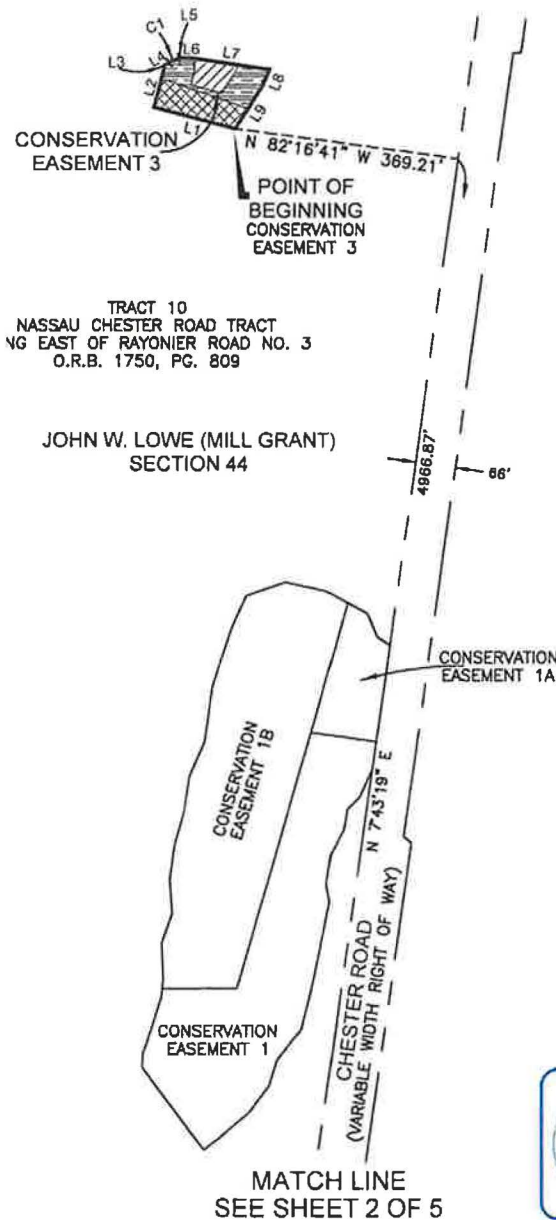
CHECKED BY: RJJ

CAD FILE: 24210 CE 3 REVISED.DWG

FB N/A PG

LD
BRADLEY
LAND SURVEYORS
 OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA



-  = WETLAND PRESERVATION
-  = UPLAND RESTORATION
-  = UPLAND BUFFER (NO CREDIT)



ACREAGE TABLE				
CONSERVATION EASEMENT 3				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
0.07 ACRES	0.00 ACRES	0.14 ACRES	0.13 ACRES	0.34 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 5 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 5

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 3 OF 5

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.: 24-210-CE-3	DATE: 03/18/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 3 REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

A parcel of land, being a portion of the John W. Lowe Mill Grant, Section 44, Township 3 North, Range 28 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Intersection of the Northerly Right of Way line of Pages Dairy Road (100 foot Right of Way) with the Westerly Right of Way line of Chester Road (Variable Width Right of Way); thence on said Westerly Right of way line for the next 2 courses, N 08°41'14" E, a distance of 747.21 feet; thence N 07°43'19" E, a distance of 4966.87 feet; thence departing said Westerly Right of way line, N 82°16'41" W, a distance of 369.21 feet to the Point of Beginning; thence N 75°19'18" W, a distance of 136.87 feet; thence N 13°37'23" E, a distance of 66.15 feet; thence N 05°27'28" W, a distance of 3.15 feet; thence N 56°47'36" E, a distance of 10.13 feet to the beginning of a curve, concave Southeast, having a radius of 48.00 feet and a central angle of 20°45'58"; thence on the arc of said curve, a distance of 17.40 feet said arc being subtended by a chord which bears N 67°10'35" E, a distance of 17.30 feet to the curves end; thence N 77°33'34" E, a distance of 4.33 feet; thence S 89°58'51" E, a distance of 14.45 feet; thence S 81°40'28" E, a distance of 130.54 feet; thence S 22°04'22" W, a distance of 27.93 feet; thence S 32°20'30" W, a distance of 83.45 feet to the Point of Beginning.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 75°19'18" W	136.87'
L2	N 13°37'23" E	66.15'
L3	N 5°27'28" W	3.15'
L4	N 56°47'36" E	10.13'
L5	N 77°33'34" E	4.33'
L6	S 89°58'51" E	14.45'
L7	S 81°40'28" E	130.54'
L8	S 22°04'22" W	27.93'
L9	S 32°20'30" W	83.45'



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	20°45'58"	48.00'	17.40'	8.79'	N 67°10'35" E	17.30'

ACREAGE TABLE					
CONSERVATION EASEMENT 3					
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES	
0.07 ACRES	0.00 ACRES	0.14 ACRES	0.13 ACRES	0.34 ACRES	

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 5 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 5

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

SHEET 4 OF 5

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.: 24-210-CE-3	DATE: 03/18/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 3 REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

SURVEYORS NOTES:

1.) I HAVE REVIEWED THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE SEARCH REPORT, FILE NO. 110313266, SEARCHED FROM: JUNE 9, 1972 THROUGH: AUGUST 6, 2024 8:00 A.M., AND ALL EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THE LANDS DESCRIBED HEREIN.

O.R.B. 1486, PG. 1820: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1750, PG. 809, TRACT 10: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 1866, PG. 438: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 44: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1866, PG. 1416: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 22: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2130, PG. 727, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2214, PG. 289: NOT A SURVEY MATTER

O.R.B. 2272, PG. 1300, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2272, PG. 1445: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2518, PG. 1103: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2607, PG. 1075: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2680, PG. 837: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 381, PG. 37: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 520, PG. 1169: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 739, PG. 1275: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 675, PG. 391: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

2.) THIS IS NOT A BOUNDARY SURVEY.

3.) BEARINGS SHOWN HEREON WERE ASSUMED ON THE WESTERLY RIGHT OF WAY LINE OF CHESTER ROAD, BEING N 8°41'14" E.

4.) SOURCES OF INFORMATION:

* DEEDS OF RECORD

* FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 200 (A1A), SECTION 74040-2504

* BOUNDARY SURVEY BY THIS FIRM, W.O. NO.: D-16-140, DATED 08/11/2016



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

ACREAGE TABLE				
CONSERVATION EASEMENT 3				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
0.07 ACRES	0.00 ACRES	0.14 ACRES	0.13 ACRES	0.34 ACRES

CERTIFIED TO:

WILDLIGHT LLC

SEE SHEET 5 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 5

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 5 OF 5

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.: 24-210-CE-3

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 3 REVISED.DWG

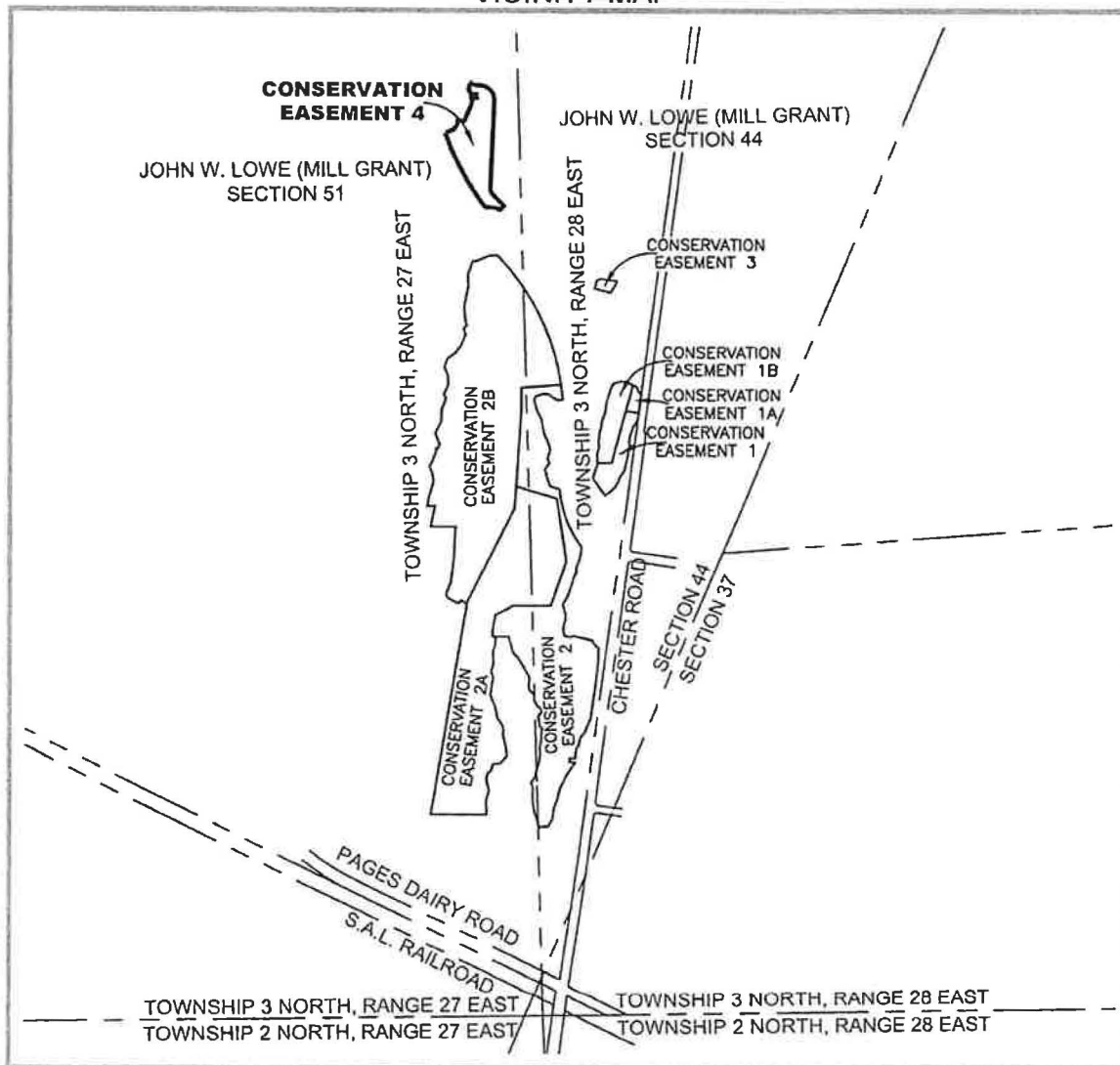
FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

1500 750 0
SCALE IN FEET
1" = 1500'

VICINITY MAP



CERTIFIED TO:

WILDLIGHT LLC

REVISED: 05/02/2024 TO CHANGE CERTIFIED TO:

REVISED: 09/12/2024 TO SHOW TITLE SEARCH REPORT

REVISED: 10/17/2024 TO SHOW O.R.B. 675, PG 391 OF TITLE SEARCH REPORT AND ARNOLD J. JOHNS SIGNATURE BLOCK

Arnold J. Johns
ARNOLD J. JOHNS, DATED 10/17/2024
FLORIDA REGISTERED LAND SURVEYOR NO. 4422

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

SEE SHEET 8 FOR GENERAL NOTES AND SHEETS 6 & 7 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 8

SHEET 1 OF 8

L. D. BRADLEY LAND SURVEYORS

510 SOUTH 5TH STREET

MACCLENNY, FLORIDA 32063

PHONE (904) 786-6400

FAX (904) 786-1479

LICENSED BUSINESS No. 6888

**LD
BRADLEY**
LAND SURVEYORS
Old World Knowledge... New Age Technology

W.O. NO.: 24-210-CE-4

DATE: 03/18/2024

DRAFTED BY: DHB

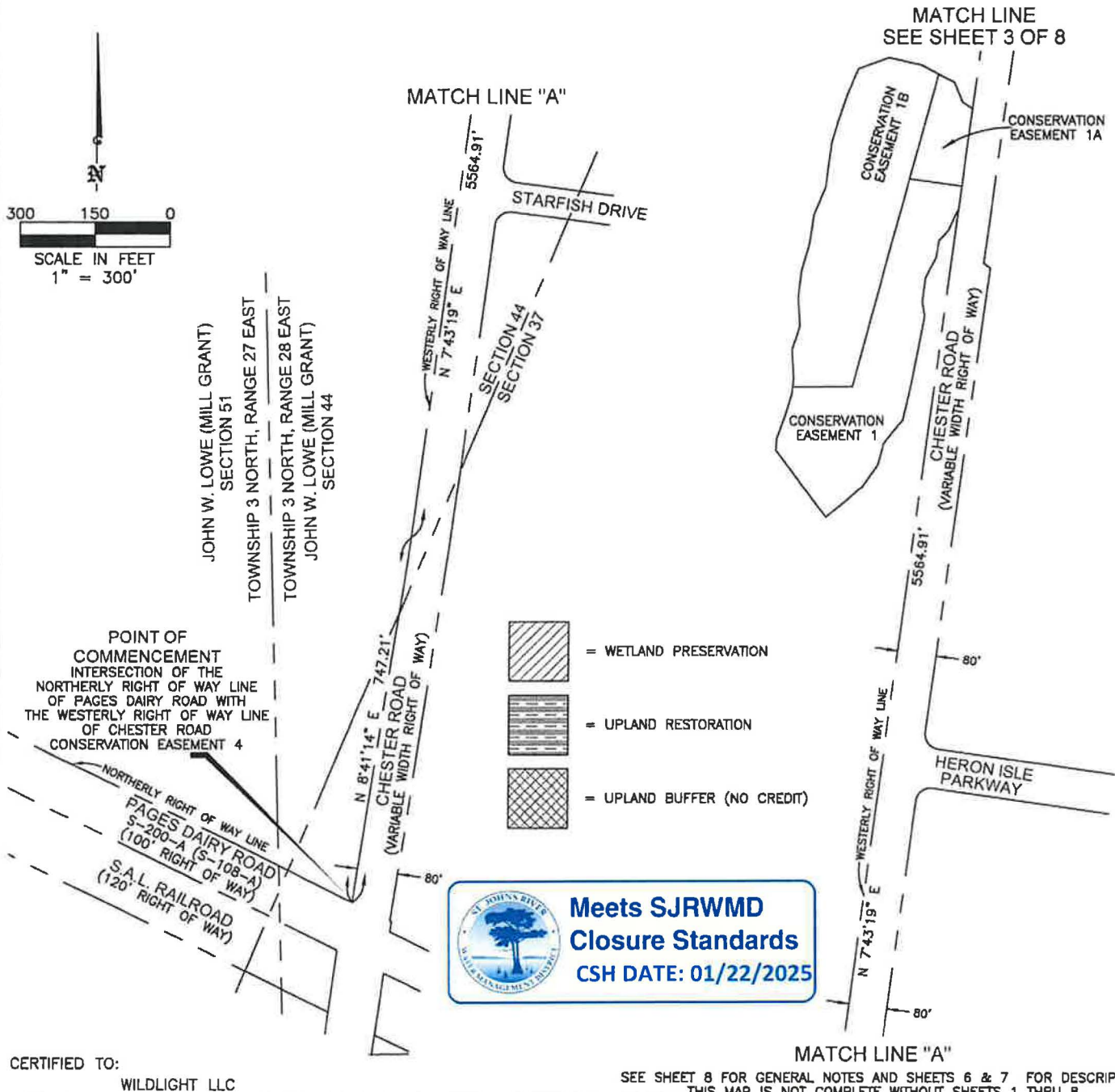
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CAD FILE: 24210 CE 4 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

ACREAGE TABLE				
CONSERVATION EASEMENT 4				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
3.82 ACRES	0.00 ACRES	0.26 ACRES	1.45 ACRES	5.53 ACRES



LD
BRADLEY
LAND SURVEYORS
 Old World Knowledge... New Age Technology

SHEET 2 OF 8

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.: 24-210-CE-4

DATE: 03/18/2024

DRAFTED BY: DHB

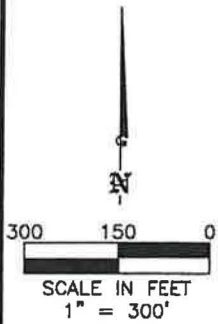
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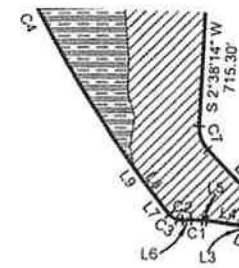
FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA



MATCH LINE
SEE SHEET 4 OF 8



JOHN W. LOWE (MILL GRANT)
SECTION 51

POINT OF
BEGINNING
CONSERVATION
EASEMENT 4

TOWNSHIP 3 NORTH, RANGE 27 EAST
TOWNSHIP 3 NORTH, RANGE 28 EAST

N 82°16'41" W 1351.98'

JOHN W. LOWE (MILL GRANT)
SECTION 44

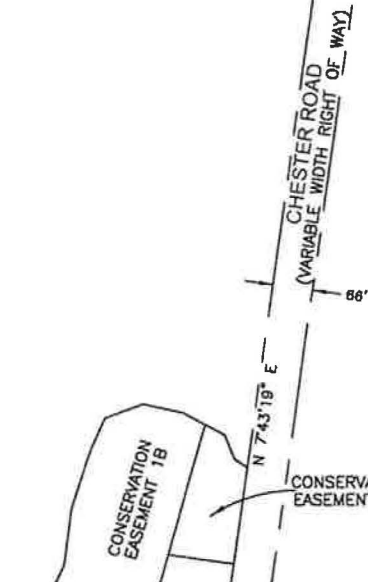
CONSERVATION
EASEMENT 3

-  = WETLAND PRESERVATION
-  = UPLAND RESTORATION
-  = UPLAND BUFFER (NO CREDIT)



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

CERTIFIED TO:
WILDLIGHT LLC



MATCH LINE
SEE SHEET 2 OF 8

ACREAGE TABLE				
CONSERVATION EASEMENT 4				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
3.82 ACRES	0.00 ACRES	0.26 ACRES	1.45 ACRES	5.53 ACRES

SEE SHEET 8 FOR GENERAL NOTES AND SHEETS 6 & 7 FOR DESCRIPTION
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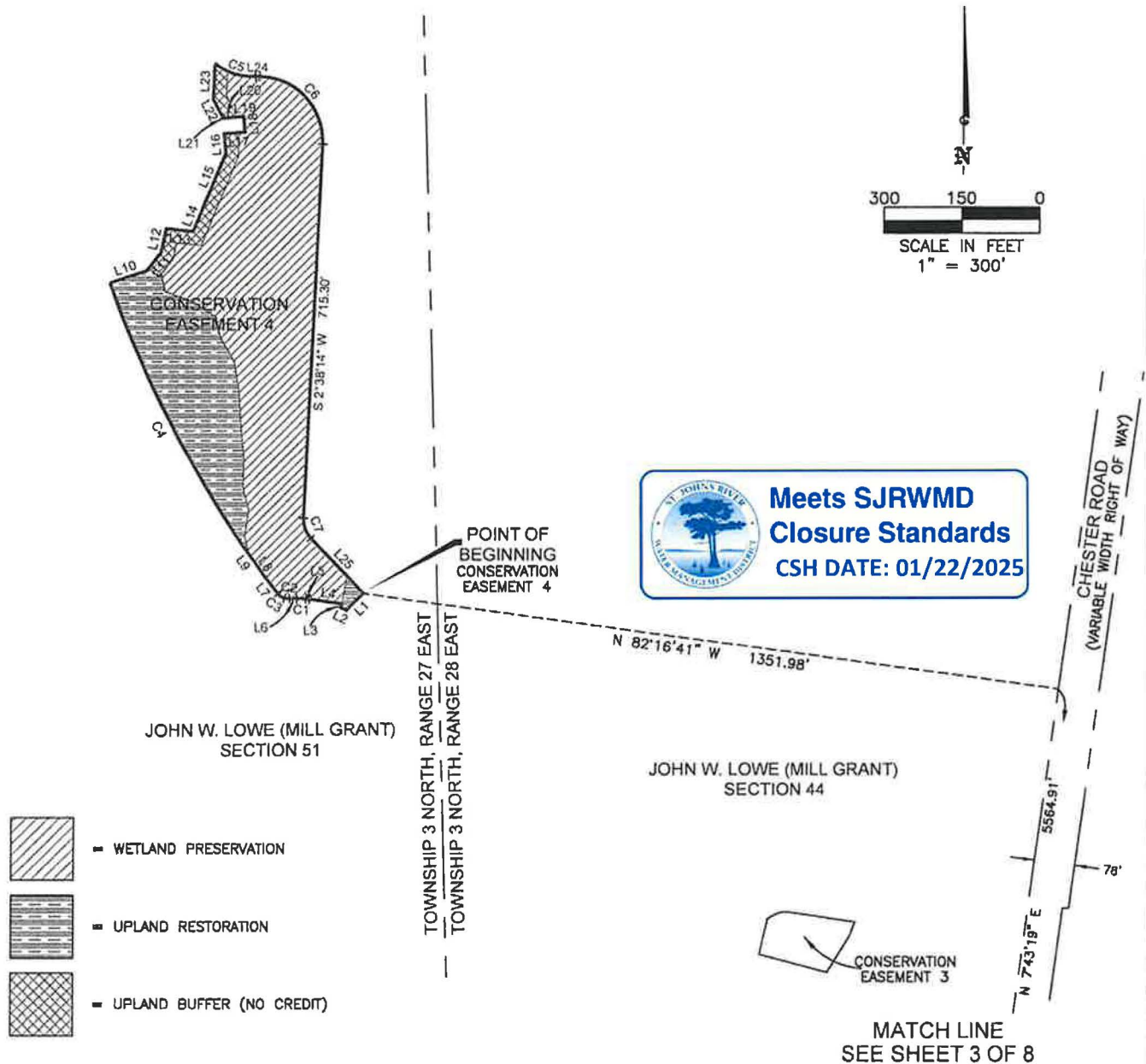
SHEET 3 OF 8

L. D. BRADLEY LAND SURVEYORS
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LICENSED BUSINESS No. 6888

**LD
BRADLEY**
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

W.O. NO.: 24-210-CE-4	DATE: 03/18/2024	DRAFTED BY: DHB
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MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA



ACREAGE TABLE				
CONSERVATION EASEMENT 4				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
3.82 ACRES	0.00 ACRES	0.26 ACRES	1.45 ACRES	5.53 ACRES

CERTIFIED TO:
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LD
BRADLEY
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SHEET 4 OF 8

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.: 24-210-CE-4

DATE: 03/18/2024

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MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 46°03'41" W	45.75'
L2	N 64°29'37" W	11.09'
L3	N 11°47'02" E	7.43'
L4	N 81°51'01" W	61.39'
L5	N 84°43'21" W	6.91'
L6	S 87°00'32" W	13.88'
L7	N 37°41'33" W	45.37'
L8	N 36°34'26" W	33.74'
L9	N 35°52'50" W	15.32'
L10	N 70°54'29" E	73.20'
L11	N 37°08'37" E	42.87'
L12	N 12°05'30" E	46.63'
L13	S 84°11'34" E	51.87'
L14	N 22°22'42" E	52.00'
L15	N 23°07'02" E	109.55'
L16	N 5°07'21" W	38.57'
L17	N 85°17'29" E	41.10'
L18	N 4°42'31" W	30.00'
L19	S 85°17'30" W	16.10'
L20	S 85°20'39" W	25.00'
L21	N 4°42'35" W	1.20'
L22	N 28°41'08" W	39.04'
L23	N 1°48'00" E	69.24'
L24	S 88°57'43" E	8.73'
L25	S 43°45'53" E	145.97'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	5°17'26"	200.00'	18.47'	9.24'	N 88°21'25" W	18.46'
C2	19°57'38"	28.33'	9.87'	4.98'	N 83°39'19" W	9.82'
C3	33°59'47"	25.00'	14.83'	7.64'	N 55°19'55" W	14.62'
C4	16°34'20"	2026.50'	586.14'	295.13'	N 27°22'41" W	584.10'
C5	41°35'09"	116.93'	84.87'	44.40'	S 72°25'16" E	83.02'
C6	91°35'57"	124.00'	198.24'	127.51'	S 43°09'45" E	177.79'
C7	46°24'07"	52.00'	42.11'	22.29'	S 20°33'50" E	40.97'



ACREAGE TABLE				
CONSERVATION EASEMENT 4				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
3.82 ACRES	0.00 ACRES	0.26 ACRES	1.45 ACRES	5.53 ACRES

CERTIFIED TO:
WILDLIGHT LLC

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SHEET 5 OF 8

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
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LICENSED BUSINESS No. 6888

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CHECKED BY: RJJ	CAD FILE: 24210 CE 4 REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

A parcel of land, being a portion of the John W. Lowe Mill Grant, Section 51, Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Intersection of the Northerly Right of Way line of Pages Dairy Road (100 foot Right of Way) with the Westerly Right of Way line of Chester Road (Variable Width Right of Way); thence on said Westerly Right of way line for the next 2 courses, N 08°41'14" E, a distance of 747.21 feet; thence N 07°43'19" E, a distance of 5564.91 feet; thence departing said Westerly Right of way line, N 82°16'41" W, a distance of 1351.98 feet to the Point of Beginning; thence S 46°03'41" W, a distance of 45.75 feet; thence N 64°29'37" W, a distance of 11.09 feet; thence N 11°47'02" E, a distance of 7.43 feet; thence N 81°51'01" W, a distance of 61.39 feet; thence N 84°43'21" W, a distance of 6.91 feet to the beginning of a curve, concave Southerly, having a radius of 200.00 feet and a central angle of 5°17'26"; thence on the arc of said curve, a distance of 18.47 feet said arc being subtended by a chord which bears N 88°21'25" W, a distance of 18.46 feet to the curves end; thence S 87°00'32" W, a distance of 13.88 feet to the beginning of a curve, concave Northeast, having a radius of 28.33 feet and a central angle of 19°57'38" thence on the arc of said curve, a distance of 9.87 feet said arc being subtended by a chord which bears N 83°39'19" W, a distance of 9.82 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and a central angle of 33°59'47"; thence on the arc of said curve, a distance of 14.83 feet said arc being subtended by a chord which bears N 55°19'55" W, a distance of 14.62 feet to the curves end; thence N 37°41'33" W, a distance of 45.37 feet; thence N 36°34'26" W, a distance of 33.74 feet; thence N 35°52'50" W, a distance of 15.32 feet to the beginning of a curve, concave Northeast, having a radius of 2026.50

CONTINUE ON SHEET 7 OF 8



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

ACREAGE TABLE				
CONSERVATION EASEMENT 4				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
3.82 ACRES	0.00 ACRES	0.26 ACRES	1.45 ACRES	5.53 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 8 FOR GENERAL NOTES AND SHEETS 6 & 7 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 8

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 6 OF 8

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.: 24-210-CE-4

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 4 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

CONTINUE FROM SHEET 6 OF 8

feet and a central angle of 16°34'20"; thence on the arc of said curve, a distance of 586.14 feet said arc being subtended by a chord which bears N 27°22'41" W, a distance of 584.10 feet to the curves end; thence N 70°54'29" E, a distance of 73.20 feet; thence N 37°08'37" E, a distance of 42.87 feet; thence N 12°05'30" E, a distance of 46.63 feet; thence S 84°11'34" E, a distance of 51.87 feet; thence N 22°22'42" E, a distance of 52.00 feet; thence N 23°07'02" E, a distance of 109.55 feet; thence N 05°07'21" W, a distance of 38.57 feet; thence N 85°17'29" E, a distance of 41.10 feet; thence N 04°42'31" W, a distance of 30.00 feet; thence S 85°17'30" W, a distance of 16.10 feet; thence S 85°20'39" W, a distance of 25.00 feet; thence N 04°42'35" W, a distance of 1.20 feet; thence N 28°41'08" W, a distance of 39.04 feet; thence N 01°48'00" E, a distance of 69.24 feet to the beginning of a curve, concave Northeast, having a radius of 116.93 feet and a central angle of 41°35'09"; thence on the arc of said curve, a distance of 84.87 feet said arc being subtended by a chord which bears S 72°25'16" E, a distance of 83.02 feet to the curves end; thence S 88°57'43" E, a distance of 8.73 feet to the beginning of a curve, concave Southwest, having a radius of 124.00 feet and a central angle of 91°35'57"; thence on the arc of said curve, a distance of 198.24 feet said arc being subtended by a chord which bears S 43°09'45" E, a distance of 177.79 feet to the curves end; thence S 02°38'14" W, a distance of 715.30 feet to the beginning of a curve, concave Northeast, having a radius of 52.00 feet and a central angle of 46°24'07"; thence on the arc of said curve, a distance of 42.11 feet said arc being subtended by a chord which bears S 20°33'50" E, a distance of 40.97 feet to the curves end; thence S 43°45'53" E, a distance of 145.97 feet to the Point of Beginning.



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

ACREAGE TABLE				
CONSERVATION EASEMENT 4				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
3.82 ACRES	0.00 ACRES	0.26 ACRES	1.45 ACRES	5.53 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 8 FOR GENERAL NOTES AND SHEETS 6 & 7 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 8

LD
BRADLEY
LAND SURVEYORS
Old World Knowledge... New Age Technology

SHEET 7 OF 8

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.: 24-210-CE-4	DATE: 03/18/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 4 REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

SURVEYORS NOTES:

1.) I HAVE REVIEWED THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE SEARCH REPORT, FILE NO. 110313266, SEARCHED FROM: JUNE 9, 1972 THROUGH: AUGUST 6, 2024 8:00 A.M., AND ALL EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THE LANDS DESCRIBED HEREIN.

O.R.B. 1486, PG. 1820: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1750, PG. 809, TRACT 10: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 1866, PG. 438: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 44: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1866, PG. 1416: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 22: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2130, PG. 727, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2214, PG. 289: NOT A SURVEY MATTER

O.R.B. 2272, PG. 1300, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2272, PG. 1445: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2518, PG. 1103: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2607, PG. 1075: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2680, PG. 837: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 381, PG. 37: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 520, PG. 1169: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 739, PG. 1275: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 675, PG. 391: DOES NOT PERTAIN TO THE SUBJECT PROPERTY



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

2.) THIS IS NOT A BOUNDARY SURVEY.

3.) BEARINGS SHOWN HEREON WERE ASSUMED ON THE WESTERLY RIGHT OF WAY LINE OF CHESTER ROAD, BEING N 08°41'14" E.

4.) SOURCES OF INFORMATION:

* DEEDS OF RECORD

* FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 200 (A1A), SECTION 74040-2504

* BOUNDARY SURVEY BY THIS FIRM, W.O. NO.: D-16-140, DATED 08/11/2016

ACREAGE TABLE				
CONSERVATION EASEMENT 4				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
3.82 ACRES	0.00 ACRES	0.26 ACRES	1.45 ACRES	5.53 ACRES

CERTIFIED TO:

WILDLIGHT LLC

SEE SHEET 8 FOR GENERAL NOTES AND SHEETS 6 & 7 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 8

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 8 OF 8

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.: 24-210-CE-4

DATE: 03/18/2024

DRAFTED BY: DHB

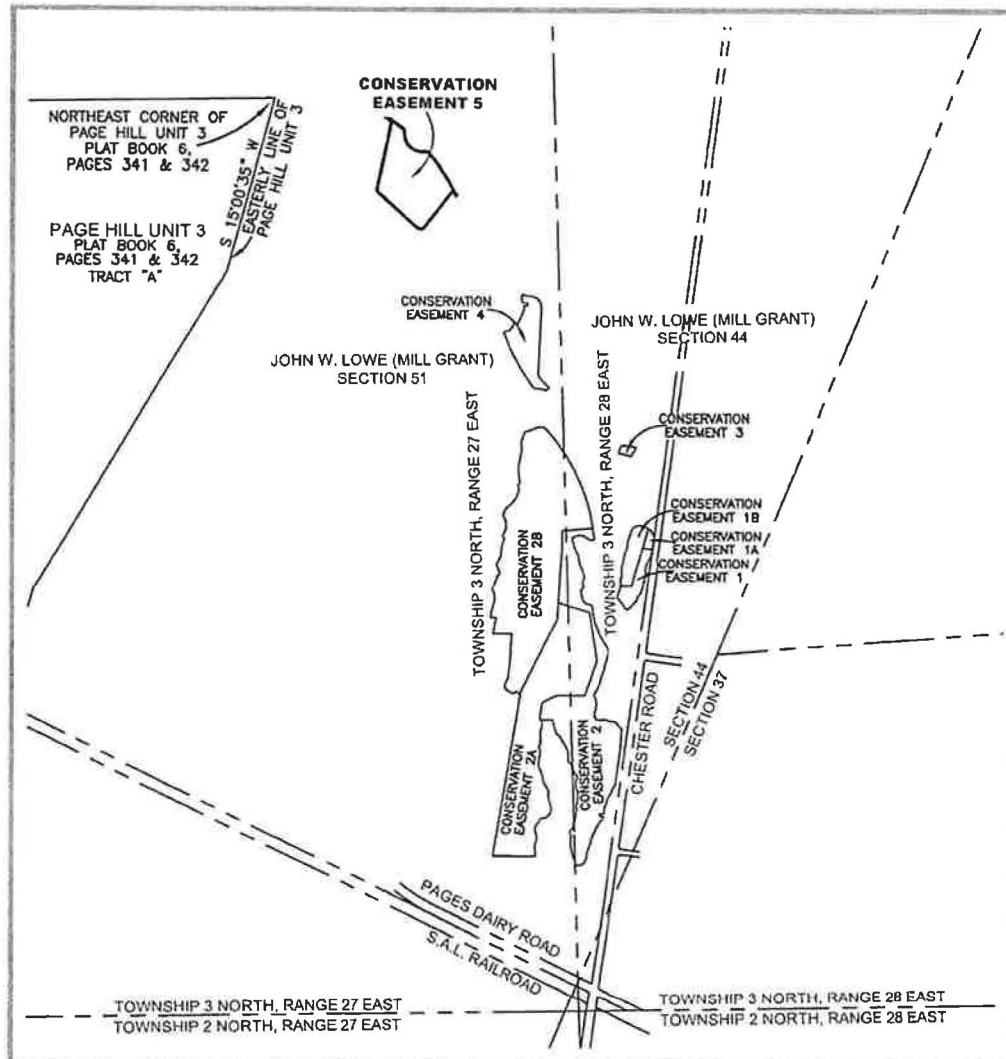
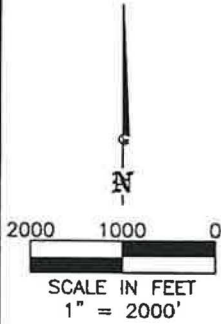
CHECKED BY: RJJ

CAD FILE: 24210 CE 4 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

VICINITY MAP



CERTIFIED TO:

WILDLIGHT LLC

REVISED: 05/02/2024 TO CHANGE CERTIFIED TO:

REVISED: 09/12/2024 TO SHOW TITLE SEARCH REPORT

REVISED: 10/17/2024 TO SHOW O.R.B. 675, PG 391 OF TITLE SEARCH REPORT AND ARNOLD J. JOHNS SIGNATURE BLOCK


ARNOLD J. JOHNS, DATED 10/17/2024
FLORIDA REGISTERED LAND SURVEYOR NO. 4422
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

SEE SHEET 6 FOR GENERAL NOTES AND SHEETS 4 & 5 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

**LD
BRADLEY**
LAND SURVEYORS
Old World Knowledge... New Age Technology

SHEET 1 OF 6

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.: 24-210-CE-5

DATE: 03/18/2024

DRAFTED BY: DHB

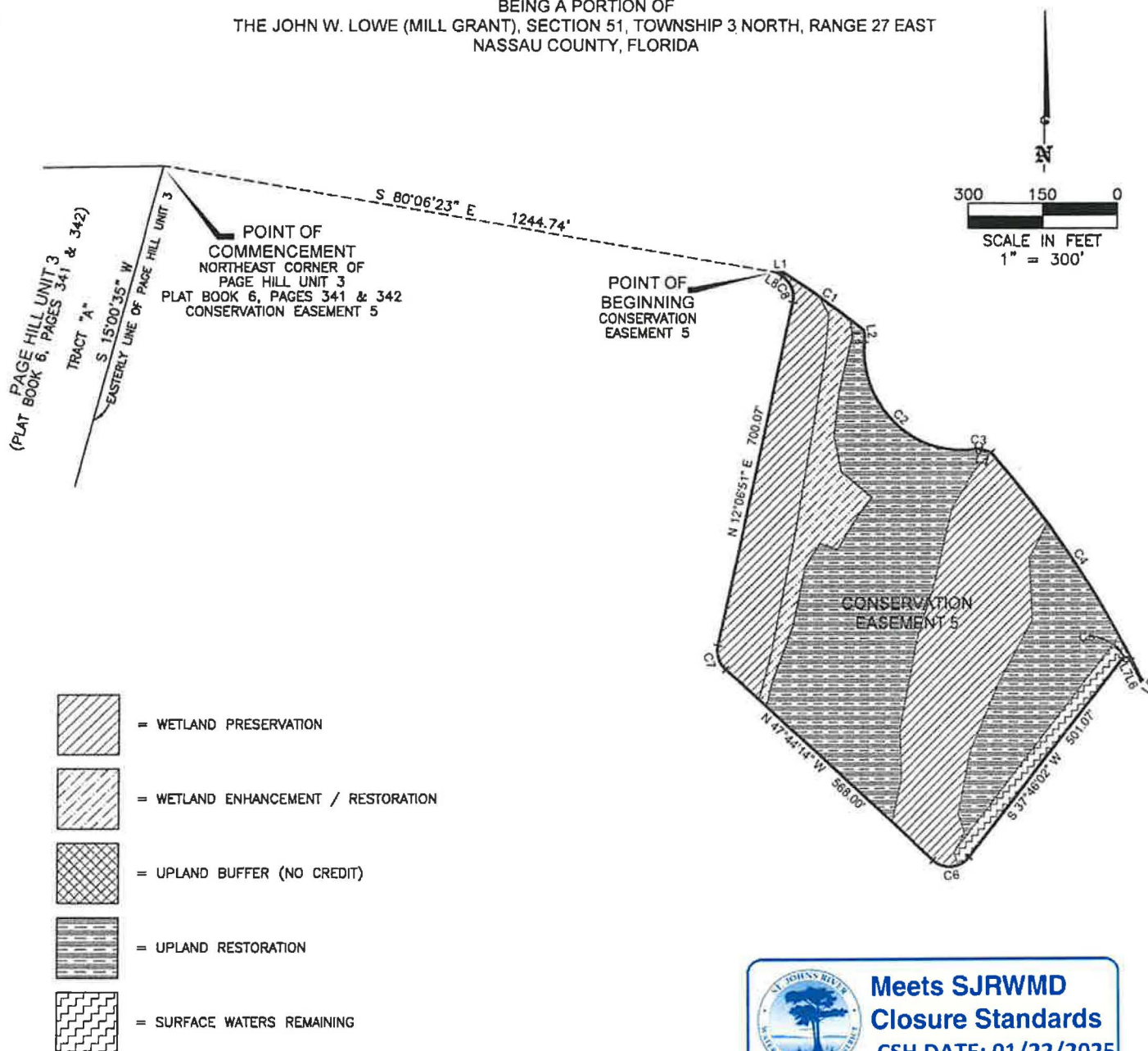
CHECKED BY: RJJ

CAD FILE: 24210 CE 5 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3, NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA



ACREAGE TABLE					
CONSERVATION EASEMENT 5					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
4.69 ACRES	0.94 ACRES	0.00 ACRES	5.84 ACRES	0.39 ACRES	11.86 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 6 FOR GENERAL NOTES AND SHEETS 4 & 5 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 2 OF 6

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.: 24-210-CE-5

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 5 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 88°05'05" E	13.05'
L2	S 8°58'21" E	10.78'
L3	S 2°44'57" W	13.33'
L4	S 73°15'56" E	20.33'
L5	S 37°24'14" W	2.50'
L6	N 25°33'38" W	13.31'
L7	N 27°45'38" W	34.41'
L8	N 57°47'29" W	13.45'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	5°34'49"	2044.00'	199.07'	99.61'	S 54°38'31" E	198.99'
C2	103°09'46"	200.00'	360.11'	252.17'	S 46°54'11" E	313.40'
C3	24°50'36"	25.00'	10.84'	5.51'	S 86°03'46" E	10.76'
C4	15°32'16"	2020.00'	547.79'	275.59'	S 33°58'30" E	546.11'
C5	114°28'21"	10.00'	19.98'	15.54'	N 84°59'48" W	16.82'
C6	94°29'44"	50.00'	82.46'	54.09'	S 85°00'54" W	73.43'
C7	59°51'06"	50.00'	52.23'	28.78'	N 17°48'42" W	49.89'
C8	66°01'04"	51.00'	58.76'	33.13'	N 21°35'12" W	55.57'

CERTIFIED TO:
WIDLIGHT LLC



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

ACREAGE TABLE					
CONSERVATION EASEMENT 5					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
4.69 ACRES	0.94 ACRES	0.00 ACRES	5.84 ACRES	0.39 ACRES	11.86 ACRES

SEE SHEET 6 FOR GENERAL NOTES AND SHEETS 4 & 5 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 3 OF 6

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.: 24-210-CE-5	DATE: 03/18/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 5 REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

A parcel of land, being a portion of the John W. Lowe Mill Grant, Section 51, Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Page Hill Unit 3 as recorded in Plat Book 6, Pages 341 and 342 of the public records of Nassau County, Florida; thence S 80°06'23" E, a distance of 1244.74 feet to the Point of Beginning; thence N 88°05'05" E, a distance of 13.05 feet to the beginning of a curve, concave Southwest, having a radius of 2044.00 feet and a central angle of 5°34'49"; thence on the arc of said curve, a distance of 199.07 feet said arc being subtended by a chord which bears S 54°38'31" E, a distance of 198.99 feet to the curves end; thence S 08°58'21" E, a distance of 10.78 feet; thence S 02°44'57" W, a distance of 13.33 feet to the beginning of a curve, concave Northeast, having a radius of 200.00 feet and a central angle of 103°09'46"; thence on the arc of said curve, a distance of 360.11 feet said arc being subtended by a chord which bears S 46°54'11" E, a distance of 313.40 feet to a point of reverse curvature of a curve having a radius of 25.00 feet and a central angle of 24°50'36"; thence on the arc of said curve, a distance of 10.84 feet said arc being subtended by a chord which bears S 86°03'46" E, a distance of 10.76 feet to the curves end; thence S 73°15'56" E, a distance of 20.33 feet to the beginning of a curve, concave Southwest, having a radius of 2020.00 feet and a central angle of 15°32'16"; thence on the arc of said curve, a distance of 547.79 feet said arc being subtended by a chord which bears S 33°58'30" E, a distance of 546.11 feet to the curves end; thence S 37°24'14" W, a distance of 2.50 feet; thence N 25°33'38" W, a

CONTINUE ON SHEET 5 OF 6



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

ACREAGE TABLE					
CONSERVATION EASEMENT 5					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
4.69 ACRES	0.94 ACRES	0.00 ACRES	5.84 ACRES	0.39 ACRES	11.86 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 6 FOR GENERAL NOTES AND SHEETS 4 & 5 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 4 OF 6

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.: 24-210-CE-5	DATE: 03/18/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 5 REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

CONTINUE FROM SHEET 4 OF 6

distance of 13.31 feet; thence N 27°45'38" W, a distance of 34.41 feet to the beginning of a curve, concave Southwest, having a radius of 10.00 feet and a central angle of 114°28'21"; thence on the arc of said curve, a distance of 19.98 feet said arc being subtended by a chord which bears N 84°59'48" W, a distance of 16.82 feet to the curves end; thence S 37°46'02" W, a distance of 501.07 feet to the beginning of a curve, concave Northerly, having a radius of 50.00 feet and a central angle of 94°29'44"; thence on the arc of said curve, a distance of 82.46 feet said arc being subtended by a chord which bears S 85°00'54" W, a distance of 73.43 feet to the curves end; thence N 47°44'14" W, a distance of 568.00 feet to the beginning of a curve, concave Northeast, having a radius of 50.00 feet and a central angle of 59°51'06"; thence on the arc of said curve, a distance of 52.23 feet said arc being subtended by a chord which bears N 17°48'42" W, a distance of 49.89 feet to the curves end; thence N 12°06'51" E, a distance of 700.07 feet to the beginning of a curve, concave Southwest, having a radius of 51.00 feet and a central angle of 66°01'04"; thence on the arc of said curve, a distance of 58.76 feet said arc being subtended by a chord which bears N 21°35'12" W, a distance of 55.57 feet to the curves end; thence N 57°47'29" W, a distance of 13.45 feet to the Point of Beginning.



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

ACREAGE TABLE					
CONSERVATION EASEMENT 5					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
4.69 ACRES	0.94 ACRES	0.00 ACRES	5.84 ACRES	0.39 ACRES	11.86 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 6 FOR GENERAL NOTES AND SHEETS 4 & 5 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

LD
BRADLEY
LAND SURVEYORS
Old World Knowledge... New Age Technology

SHEET 5 OF 6

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.: 24-210-CE-5	DATE: 03/18/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 5 REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

SURVEYORS NOTES:

1.) I HAVE REVIEWED THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE SEARCH REPORT, FILE NO. 110313266, SEARCHED FROM: JUNE 9, 1972 THROUGH: AUGUST 6, 2024 8:00 A.M., AND ALL EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THE LANDS DESCRIBED HEREIN.

O.R.B. 1486, PG. 1820: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1750, PG. 809, TRACT 10: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 1866, PG. 438: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 44: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1866, PG. 1416: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 22: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2130, PG. 727, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2214, PG. 289: NOT A SURVEY MATTER

O.R.B. 2272, PG. 1300, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2272, PG. 1445: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2518, PG. 1103: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2607, PG. 1075: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2680, PG. 837: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 381, PG. 37: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 520, PG. 1169: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 739, PG. 1275: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 675, PG. 391: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

2.) THIS IS NOT A BOUNDARY SURVEY.

3.) BEARINGS SHOWN HEREON WERE ASSUMED ON THE WESTERLY RIGHT OF WAY LINE OF CHESTER ROAD, BEING N 08°41'14" E.

4.) SOURCES OF INFORMATION:

* DEEDS OF RECORD

* FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 200 (A1A), SECTION 74040-2504

* BOUNDARY SURVEY BY THIS FIRM, W.O. NO.: D-16-140, DATED 08/11/2016

ACREAGE TABLE					
CONSERVATION EASEMENT 5					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
4.69 ACRES	0.94 ACRES	0.00 ACRES	5.84 ACRES	0.39 ACRES	11.86 ACRES



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

CERTIFIED TO:

WILDLIGHT LLC

SEE SHEET 6 FOR GENERAL NOTES AND SHEETS 4 & 5 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 6 OF 6

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.: 24-210-CE-5

DATE: 03/18/2024

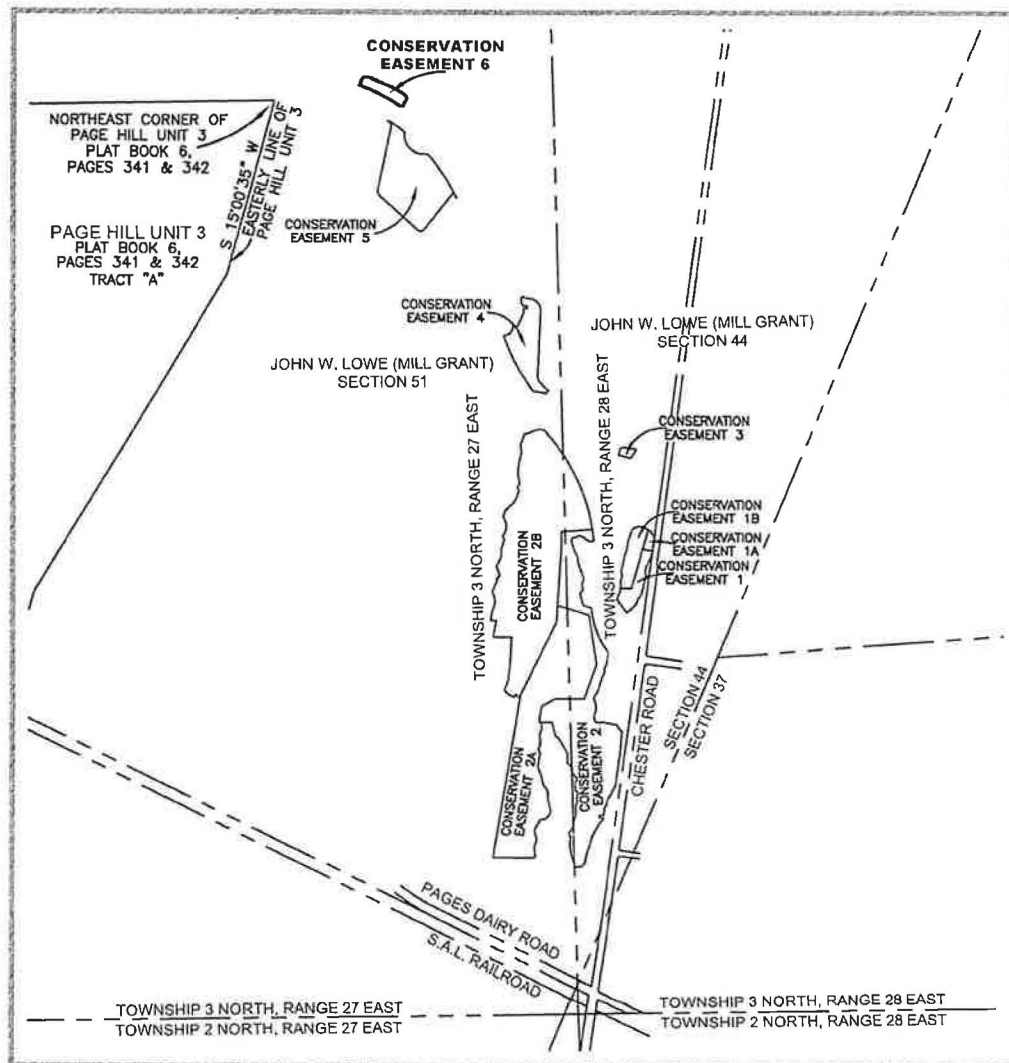
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CHECKED BY: RJJ

CAD FILE: 24210 CE 5 REVISED.DWG

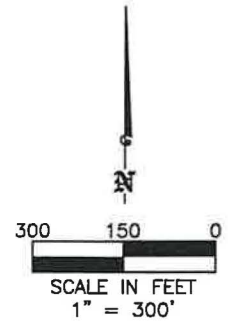
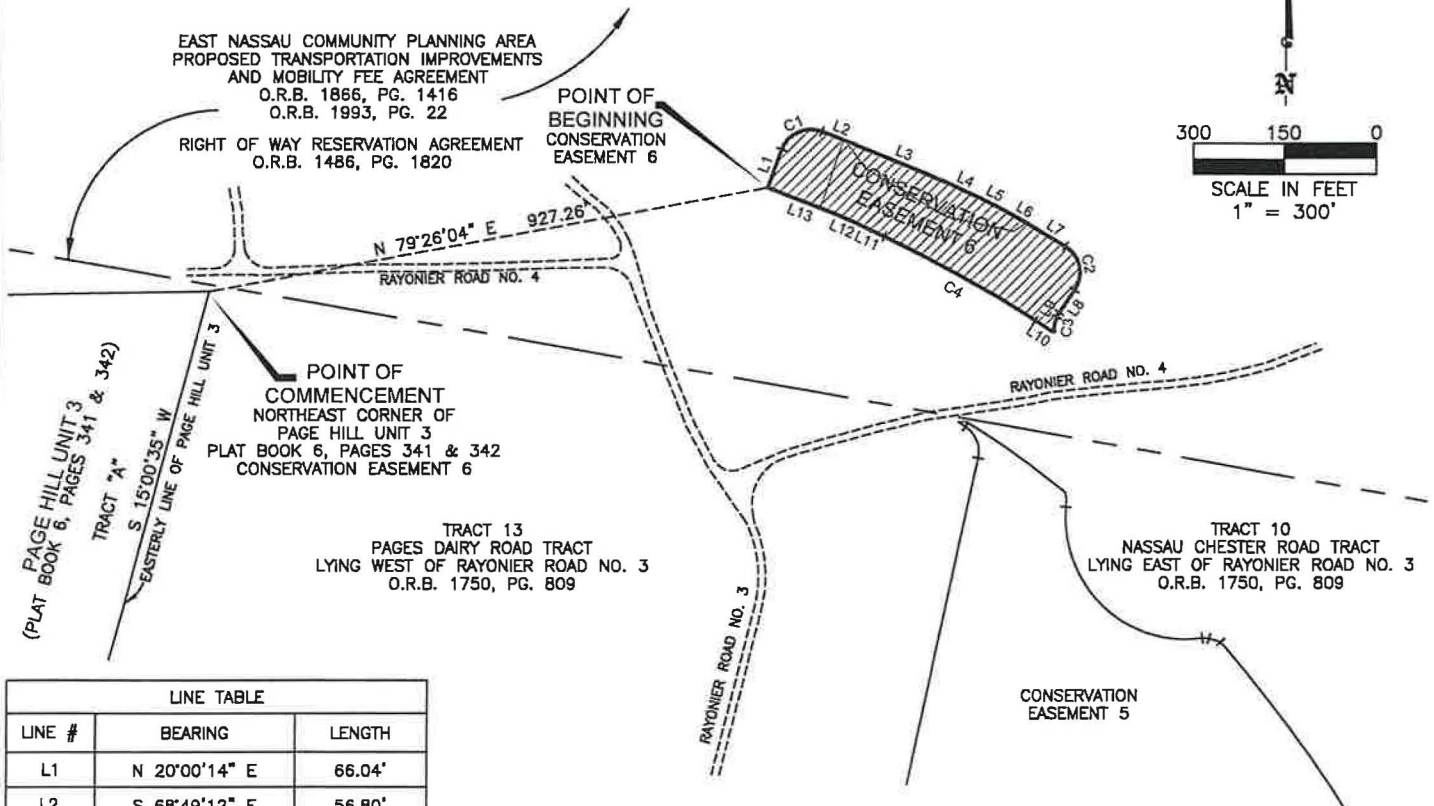
FB N/A PG

VICINITY MAP



FB	N/A	PG
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**MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA**



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 20°00'14" E	66.04'
L2	S 68°49'12" E	56.80'
L3	S 67°39'27" E	166.68'
L4	S 65°12'11" E	51.53'
L5	S 62°39'51" E	51.53'
L6	S 60°39'37" E	59.10'
L7	S 59°11'30" E	58.46'
L8	S 34°36'19" W	44.42'
L9	S 29°37'25" W	8.68'
L10	N 56°49'52" W	37.78'
L11	N 64°38'46" W	48.43'
L12	N 67°15'33" W	30.12'
L13	N 68°19'41" W	129.46'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	91°10'17"	50.00'	79.56'	51.03'	N 65°35'39" E	71.43'
C2	93°47'32"	50.00'	81.85'	53.42'	S 12°17'44" E	73.01'
C3	27°48'26"	55.00'	26.69'	13.61'	S 9°14'30" W	26.43'
C4	7°10'09"	2262.00'	283.04'	141.70'	N 60°59'29" W	282.85'



ACREAGE TABLE					
CONSERVATION EASEMENT 6					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
1.48 ACRES	0.00 ACRES	0.00 ACRES	0.00 ACRES	0.00 ACRES	1.48 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

**LD
BRADLEY
LAND SURVEYORS**
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 2 OF 4

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.: 24-210-CE-6

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 6 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

A parcel of land, being a portion of the John W. Lowe Mill Grant, Section 51, Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Page Hill Unit 3 as recorded in Plat Book 6, Pages 341 and 342 of the public records of Nassau County, Florida; thence N 79°26'04" E, a distance of 927.26 feet to the Point of Beginning; thence N 20°00'14" E, a distance of 66.04 feet to the beginning of a curve, concave Southeast, having a radius of 50.00 feet and a central angle of 91°10'17"; thence on the arc of said curve, a distance of 79.56 feet said arc being subtended by a chord which bears N 65°35'39" E, a distance of 71.43 feet to the curves end; thence S 68°49'12" E, a distance of 56.80 feet; thence S 67°39'27" E, a distance of 166.68 feet; thence S 65°12'11" E, a distance of 51.53 feet; thence S 62°39'51" E, a distance of 51.53 feet; thence S 60°39'37" E, a distance of 59.10 feet; thence S 59°11'30" E, a distance of 58.46 feet to the beginning of a curve, concave Southwest, having a radius of 50.00 feet and a central angle of 93°47'32"; thence on the arc of said curve, a distance of 81.85 feet said arc being subtended by a chord which bears S 12°17'44" E, a distance of 73.01 feet to the curves end; thence S 34°36'19" W, a distance of 44.42 feet; thence S 29°37'25" W, a distance of 8.68 feet to the beginning of a curve, concave Southeast, having a radius of 55.00 feet and a central angle of 27°48'26"; thence on the arc of said curve, a distance of 26.69 feet said arc being subtended by a chord which bears S 09°14'30" W, a distance of 26.43 feet to the curves end; thence N 56°49'52" W, a distance of 37.78 feet to the beginning of a curve, concave Southwest, having a radius of 2262.00 feet and a central angle of 7°10'09"; thence on the arc of said curve, a distance of 283.04 feet said arc being subtended by a chord which bears N 60°59'29" W, a distance of 282.85 feet to the curves end; thence N 64°38'46" W, a distance of 48.43 feet; thence N 67°15'33" W, a distance of 30.12 feet; thence N 68°19'41" W, a distance of 129.46 feet to the Point of Beginning.



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

ACREAGE TABLE					
CONSERVATION EASEMENT 6					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
1.48 ACRES	0.00 ACRES	0.00 ACRES	0.00 ACRES	0.00 ACRES	1.48 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

LD
BRADLEY
LAND SURVEYORS
Old World Knowledge... New Age Technology

SHEET 3 OF 4

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.: 24-210-CE-6	DATE: 03/18/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 6 REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

SURVEYORS NOTES:

1.) I HAVE REVIEWED THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE SEARCH REPORT, FILE NO. 110313266, SEARCHED FROM: JUNE 9, 1972 THROUGH: AUGUST 6, 2024 8:00 A.M., AND ALL EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THE LANDS DESCRIBED HEREIN.

O.R.B. 1486, PG. 1820: SHOWN ON MAP, COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 1750, PG. 809, DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1866, PG. 438: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 44: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1866, PG. 1416: SHOWN ON MAP, COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 1993, PG. 22: SHOWN ON MAP, COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2130, PG. 727, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2214, PG. 289: NOT A SURVEY MATTER

O.R.B. 2272, PG. 1300, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2272, PG. 1445: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2518, PG. 1103: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2607, PG. 1075: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2680, PG. 837: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 381, PG. 37: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 520, PG. 1169: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 739, PG. 1275: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 675, PG. 391: DOES NOT PERTAIN TO THE SUBJECT PROPERTY



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

2.) THIS IS NOT A BOUNDARY SURVEY.

3.) BEARINGS SHOWN HEREON WERE ASSUMED ON THE WESTERLY RIGHT OF WAY LINE OF CHESTER ROAD, BEING N 08°41'14" E.

4.) SOURCES OF INFORMATION:

* DEEDS OF RECORD

* FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 200 (A1A), SECTION 74040-2504

* BOUNDARY SURVEY BY THIS FIRM, W.O. NO.: D-16-140, DATED 08/11/2016

ACREAGE TABLE					
CONSERVATION EASEMENT 6					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
1.48 ACRES	0.00 ACRES	0.00 ACRES	0.00 ACRES	0.00 ACRES	1.48 ACRES

CERTIFIED TO:

WILDLIGHT LLC

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 4 OF 4

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.: 24-210-CE-6

DATE: 03/18/2024

DRAFTED BY: DHB

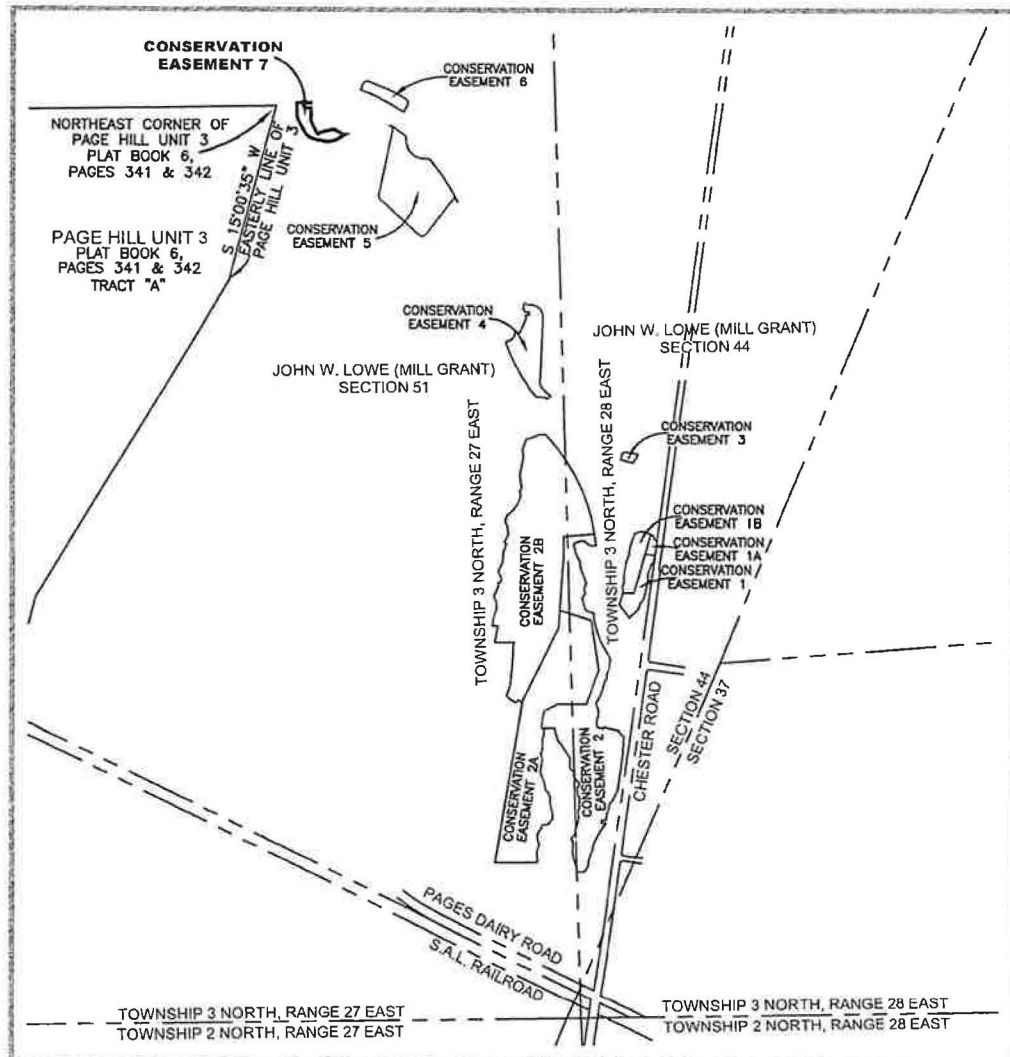
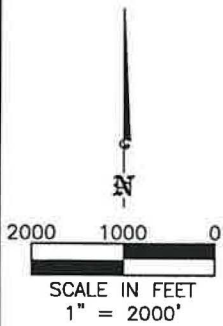
CHECKED BY: RJJ

CAD FILE: 24210 CE 6 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

VICINITY MAP



CERTIFIED TO:
WILDLIGHT LLC

REVISED: 05/02/2024 TO CHANGE CERTIFIED TO:
REVISED: 09/12/2024 TO SHOW TITLE SEARCH REPORT
REVISED: 10/17/2024 TO SHOW O.R.B. 675, PG 391 OF TITLE SEARCH REPORT AND ARNOLD J. JOHNS SIGNATURE BLOCK

**Meets SJRWMD
Closure Standards**

CSH DATE: 01/22/2025

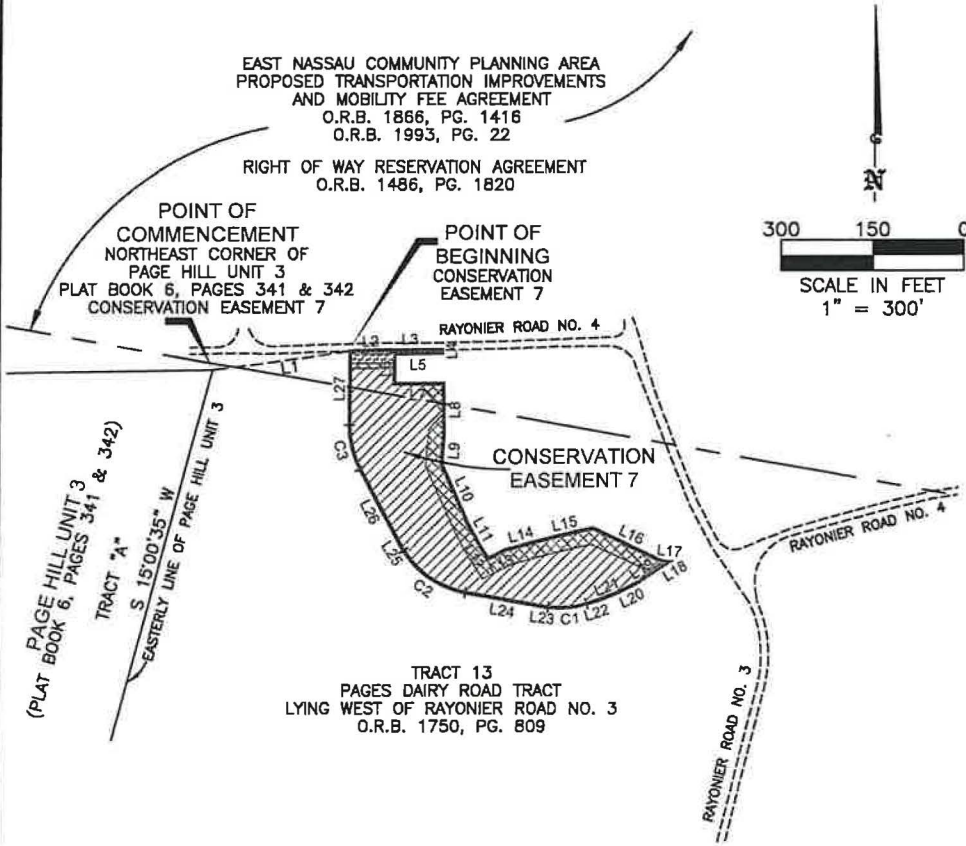
Arnold J. Johns
ARNOLD J. JOHNS, DATED 10/17/2024
FLORIDA REGISTERED LAND SURVEYOR NO. 4422
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

LD BRADLEY LAND SURVEYORS Old World Knowledge... New Age Technology	SHEET 1 OF 4	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.: 24-210-CE-7 CHECKED BY: RJJ	DATE: 03/18/2024 CAD FILE: 24210 CE 7 REVISED.DWG	DRAFTED BY: DHB FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION OF

BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 82°09'40" E	224.87'
L2	N 88°22'23" E	46.55'
L3	N 89°45'51" E	103.35'
L4	S 2°29'22" E	4.87'
L5	S 89°26'14" W	77.73'
L6	S 0°15'11" E	49.60'
L7	S 90°00'00" E	79.70'
L8	S 0°44'56" E	84.58'
L9	S 4°42'51" W	46.45'
L10	S 24°06'10" E	106.92'
L11	S 28°47'57" E	40.02'
L12	S 32°47'09" E	26.41'
L13	N 62°58'14" E	30.55'
L14	N 74°51'27" E	63.25'
L15	N 76°42'11" E	84.82'
L16	S 64°35'08" E	126.06'
L17	S 84°48'19" E	11.44'
L18	S 59°16'56" W	2.16'
L19	S 56°57'08" W	62.21'
L20	S 63°41'28" W	31.13'
L21	S 68°11'01" W	31.13'
L22	S 72°40'35" W	24.95'
L23	N 83°03'38" W	8.45'
L24	N 79°54'56" W	129.39'
L25	N 31°45'45" W	9.97'
L26	N 28°03'30" W	141.48'
L27	N 0°17'03" E	121.02'

-  = WETLAND PRESERVATION
-  = UPLAND BUFFER (NO CREDIT)
-  = SURFACE WATERS REMAINING
-  = UPLAND RESTORATION



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	24°15'47"	150.00'	63.52'	32.24'	S 84°48'28" W	63.05'
C2	47°59'28"	150.00'	125.64'	66.77'	N 55°45'30" W	122.00'
C3	28°20'33"	150.00'	74.20'	37.88'	N 13°53'14" W	73.45'

ACREAGE TABLE					
CONSERVATION EASEMENT 7					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
1.32 ACRES	0.00 ACRES	0.38 ACRES	163 SQUARE FEET	0.02 ACRES	1.72 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

SHEET 2 OF 4

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.: 24-210-CE-7	DATE: 03/18/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 7 REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

A parcel of land, being a portion of the John W. Lowe Mill Grant, Section 51, Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Page Hill Unit 3 as recorded in Plat Book 6, Pages 341 and 342 of the public records of Nassau County, Florida; thence N 82°09'40" E, a distance of 224.87 feet to the Point of Beginning; thence N 88°22'23" E, a distance of 46.55 feet; thence N 89°45'51" E, a distance of 103.35 feet; thence S 02°29'22" E, a distance of 4.87 feet; thence S 89°26'14" W, a distance of 77.73 feet; thence S 00°15'11" E, a distance of 49.60 feet; thence S 90°00'00" E, a distance of 79.70 feet; thence S 00°44'56" E, a distance of 84.58 feet; thence S 04°42'51" W, a distance of 46.45 feet; thence S 24°06'10" E, a distance of 106.92 feet; thence S 28°47'57" E, a distance of 40.02 feet; thence S 32°47'09" E, a distance of 26.41 feet; thence N 62°58'14" E, a distance of 30.55 feet; thence N 74°51'27" E, a distance of 63.25 feet; thence N 76°42'11" E, a distance of 84.82 feet; thence S 64°35'08" E, a distance of 126.06 feet; thence S 84°48'19" E, a distance of 11.44 feet; thence S 59°16'56" W, a distance of 2.16 feet; thence S 56°57'08" W, a distance of 62.21 feet; thence S 63°41'28" W, a distance of 31.13 feet; thence S 68°11'01" W, a distance of 31.13 feet; thence S 72°40'35" W, a distance of 24.95 feet to the beginning of a curve, concave Northwest, having a radius of 150.00 feet and a central angle of 24°15'47"; thence on the arc of said curve, a distance of 63.52 feet said arc being subtended by a chord which bears S 84°48'28" W, a distance of 63.05 feet to the curves end; thence N 83°03'38" W, a distance of 8.45 feet; thence N 79°54'56" W, a distance of 129.39 feet to the beginning of a curve, concave Northeast, having a radius of 150.00 feet and a central angle of 47°59'28"; thence on the arc of said curve, a distance of 125.64 feet said arc being subtended by a chord which bears N 55°45'30" W, a distance of 122.00 feet to the curves end; thence N 31°45'45" W, a distance of 9.97 feet; thence N 28°03'30" W, a distance of 141.48 feet to the beginning of a curve, concave Northeast, having a radius of 150.00 feet and a central angle of 28°20'33"; thence on the arc of said curve, a distance of 74.20 feet said arc being subtended by a chord which bears N 13°53'14" W, a distance of 73.45 feet to the curves end; thence N 00°17'03" E, a distance of 121.02 feet to the Point of Beginning.

ACREAGE TABLE					
CONSERVATION EASEMENT 7					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
1.32 ACRES	0.00 ACRES	0.38 ACRES	0.00 ACRES	0.02 ACRES	1.72 ACRES

CERTIFIED TO:
WILDLIGHT LLC



SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 3 OF 4

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.: 24-210-CE-7	DATE: 03/18/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 7 REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

SURVEYORS NOTES:

1.) I HAVE REVIEWED THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE SEARCH REPORT, FILE NO. 110313266, SEARCHED FROM: JUNE 9, 1972 THROUGH: AUGUST 6, 2024 8:00 A.M., AND ALL EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THE LANDS DESCRIBED HEREIN.

O.R.B. 1486, PG. 1820: SHOWN ON MAP, COVERS NORTHERLY PART OF SUBJECT PROPERTY

O.R.B. 1750, PG. 809, TRACT 13: SHOWN ON MAP, COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 1866, PG. 438: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 44: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1866, PG. 1416: SHOWN ON MAP, COVERS NORTHERLY PART OF SUBJECT PROPERTY

O.R.B. 1993, PG. 22: SHOWN ON MAP, COVERS NORTHERLY PART OF SUBJECT PROPERTY

O.R.B. 2130, PG. 727, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2214, PG. 289: NOT A SURVEY MATTER

O.R.B. 2272, PG. 1300, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2272, PG. 1445: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2518, PG. 1103: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2607, PG. 1075: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2680, PG. 837: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 381, PG. 37: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 520, PG. 1169: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 739, PG. 1275: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 675, PG. 391: DOES NOT PERTAIN TO THE SUBJECT PROPERTY



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

2.) THIS IS NOT A BOUNDARY SURVEY.

3.) BEARINGS SHOWN HEREON WERE ASSUMED ON THE WESTERLY RIGHT OF WAY LINE OF CHESTER ROAD, BEING N 08°41'14" E.

4.) SOURCES OF INFORMATION:

* DEEDS OF RECORD

* FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 200 (A1A), SECTION 74040--2504

* BOUNDARY SURVEY BY THIS FIRM, W.O. NO.: D-16-140, DATED 08/11/2016

ACREAGE TABLE					
CONSERVATION EASEMENT 7					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
1.32 ACRES	0.00 ACRES	0.38 ACRES	0.00 ACRES	0.02 ACRES	1.72 ACRES

CERTIFIED TO:

WILDLIGHT LLC

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 4 OF 4

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.: 24-210-CE-7

DATE: 03/18/2024

DRAFTED BY: DHB

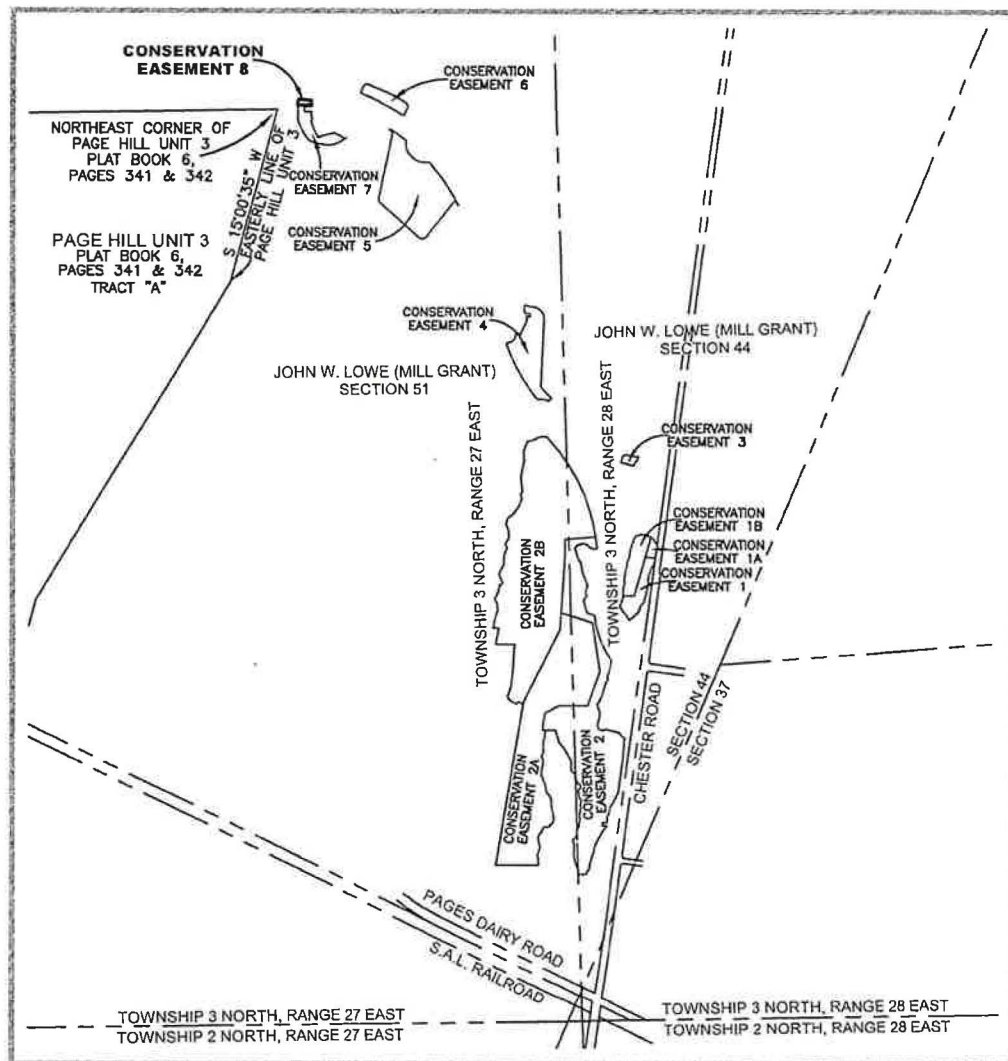
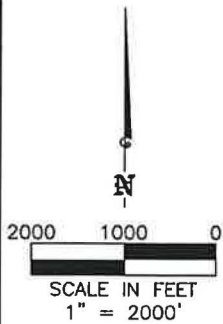
CHECKED BY: RJJ

CAD FILE: 24210 CE 7 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

VICINITY MAP



CERTIFIED TO:
WILDLIGHT LLC

REVISED: 05/02/2024 TO CHANGE CERTIFIED TO:
REVISED: 09/12/2024 TO SHOW TITLE SEARCH REPORT
REVISED: 10/17/2024 TO SHOW O.R.B. 675, PG 391 OF TITLE SEARCH REPORT AND ARNOLD J. JOHNS SIGNATURE BLOCK



Arnold J. Johns
ARNOLD J. JOHNS, DATED 10/17/2024
FLORIDA REGISTERED LAND SURVEYOR NO. 4422
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

LD
BRADLEY
LAND SURVEYORS
Old World Knowledge... New Age Technology

SHEET 1 OF 4

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

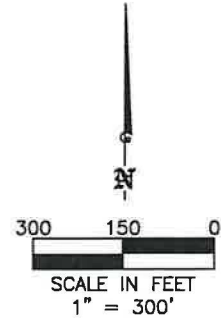
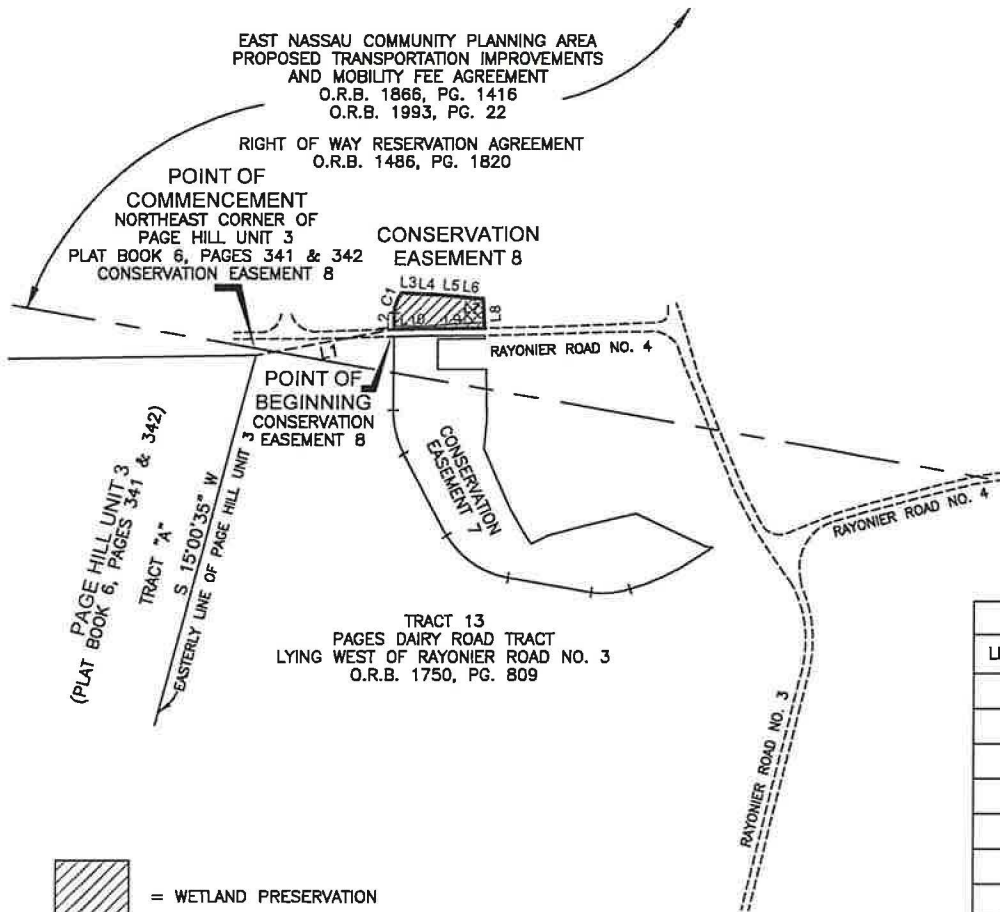
W.O. NO.: 24-210-CE-8
CHECKED BY: RJJ

DATE: 03/18/2024
CAD FILE: 24210 CE 8 REVISED.DWG

DRAFTED BY: DHB
FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA



= WETLAND PRESERVATION



= UPLAND BUFFER (NO CREDIT)



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 79°09'29" E	226.88'
L2	N 0°17'03" E	26.89'
L3	S 87°11'06" E	19.64'
L4	S 86°42'31" E	36.29'
L5	S 85°23'58" E	49.27'
L6	S 84°24'13" E	15.25'
L7	S 83°59'01" E	14.41'
L8	S 2°29'22" E	47.91'
L9	S 89°45'51" W	103.02'
L10	S 88°22'23" W	46.29'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	40°12'54"	51.00'	35.80'	18.67'	N 21°05'19" E	35.07'

ACREAGE TABLE					
CONSERVATION EASEMENT 8					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
0.13 ACRES	0.00 ACRES	0.05 ACRES	0.00 ACRES	0.00 ACRES	0.18 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 2 OF 4

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.: 24-210-CE-8

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 8 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

A parcel of land, being a portion of the John W. Lowe Mill Grant, Section 51, Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Page Hill Unit 3 as recorded in Plat Book 6, Pages 341 and 342 of the public records of Nassau County, Florida; thence N 79°09'29" E, a distance of 226.88 feet to the Point of Beginning; thence N 00°17'03" E, a distance of 26.89 feet to the beginning of a curve, concave Southeast, having a radius of 51.00 feet and a central angle of 40°12'54"; thence on the arc of said curve, a distance of 35.80 feet said arc being subtended by a chord which bears N 21°05'19" E, a distance of 35.07 feet to the curves end; thence S 87°11'06" E, a distance of 19.64 feet; thence S 86°42'31" E, a distance of 36.29 feet; thence S 85°23'58" E, a distance of 49.27 feet; thence S 84°24'13" E, a distance of 15.25 feet; thence S 83°59'01" E, a distance of 14.41 feet; thence S 02°29'22" E, a distance of 47.91 feet; thence S 89°45'51" W, a distance of 103.02 feet; thence S 88°22'23" W, a distance of 46.29 feet to the Point of Beginning.



ACREAGE TABLE					
CONSERVATION EASEMENT 8					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
0.13 ACRES	0.00 ACRES	0.05 ACRES	0.00 ACRES	0.00 ACRES	0.18 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 3 OF 4

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.: 24-210-CE-8	DATE: 03/18/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 8 REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

SURVEYORS NOTES:

1.) I HAVE REVIEWED THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE SEARCH REPORT, FILE NO. 110313266, SEARCHED FROM: JUNE 9, 1972 THROUGH: AUGUST 6, 2024 8:00 A.M., AND ALL EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THE LANDS DESCRIBED HEREIN.

O.R.B. 1486, PG. 1820: SHOWN ON MAP, COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 1750, PG. 809, DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1866, PG. 438: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 44: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1866, PG. 1416: SHOWN ON MAP, COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 1993, PG. 22: SHOWN ON MAP, COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2130, PG. 727, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2214, PG. 289: NOT A SURVEY MATTER

O.R.B. 2272, PG. 1300, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2272, PG. 1445: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2518, PG. 1103: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2607, PG. 1075: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2680, PG. 837: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 381, PG. 37: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 520, PG. 1169: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 739, PG. 1275: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 675, PG. 391: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

2.) THIS IS NOT A BOUNDARY SURVEY.

3.) BEARINGS SHOWN HEREON WERE ASSUMED ON THE WESTERLY RIGHT OF WAY LINE OF CHESTER ROAD, BEING N 08°41'14" E.

4.) SOURCES OF INFORMATION:

* DEEDS OF RECORD

* FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 200 (A1A), SECTION 74040-2504

* BOUNDARY SURVEY BY THIS FIRM, W.O. NO.: D-16-140, DATED 08/11/2016

ACREAGE TABLE					
CONSERVATION EASEMENT 8					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
0.13 ACRES	0.00 ACRES	0.05 ACRES	0.00 ACRES	0.00 ACRES	0.18 ACRES



**Meets SJRWMD
Closure Standards
CSH DATE: 01/22/2025**

CERTIFIED TO:

WILDLIGHT LLC

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
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LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 4 OF 4

L. D. BRADLEY LAND SURVEYORS

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PHONE (904) 786-6400

FAX (904) 786-1479

LICENSED BUSINESS No. 6888

W.O. NO.: 24-210-CE-8

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 8 REVISED.DWG

FB N/A PG

**EAST NASSAU
STEWARDSHIP DISTRICT**

**RATIFICATION
ITEMS III**

This instrument was prepared by and
upon recording should be returned to:

Michelle K. Rigoni, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

Inst: 202545010754 Date: 04/14/2025 Time: 4:14PM
Page 1 of 51 B: 2780 P: 1854, Doc Type: PR
Mitch L. Keiter, Clerk of Court, Nassau County,
By: BM, Deputy Clerk

**PARTIAL RELEASE OF COLLATERAL ASSIGNMENT AND ASSUMPTION OF
DEVELOPMENT RIGHTS FOR CERTAIN IDENTIFIED PROPERTY
(PDP#4 Series 2024 Project)**

[PDP#4, CONSERVATION EASEMENTS 1B, 2B, 3, 4, 5, 6, 7, 8]

**THIS PARTIAL RELEASE OF COLLATERAL ASSIGNMENT AND ASSUMPTION OF
DEVELOPMENT RIGHTS FOR CERTAIN IDENTIFIED PROPERTY (“Release”), is made as of this**
14~~th~~ day of April 2025, by:

EAST NASSAU STEWARDSHIP DISTRICT, a local unit of special-purpose government established and existing pursuant to Chapter 2017-206, Laws of Florida, and Chapter 189, *Florida Statutes*, being situated in Nassau County, Florida, whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District**”), in favor of:

WILDLIGHT LLC, a Delaware limited liability company, the owner of certain lands within the boundaries of the District, with an address at 1 Rayonier Way, Wildlight, Florida 3209, together with its successors and assigns (“**Wildlight**”), and

RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, a Delaware limited liability company and affiliated entity of Wildlight, LLC, also the owner of certain lands within the boundaries of the District, with an address of 1 Rayonier Way, Wildlight, Florida 32097, together with its successors and assigns (“**Raydient**”, and together with Wildlight, the “**Landowner**” and together with the District, the “**Parties**”).

WITNESSETH:

WHEREAS, District and Landowner are parties to that certain *Collateral Assignment and Assumption of Development Rights Series 2024 Note [PDP#4 Series 2024 Project]*, dated December 6, 2024, and recorded in the public records of Nassau County, Florida, at Official Records Book 2754, Page 1295 (“**Collateral Assignment**”); and

WHEREAS, in order to obtain necessary permitting for certain conservation easements, Landowner has requested that the District release certain property currently subject to the terms of

the Collateral Assignment, which property is more particularly described in **Exhibit A** attached hereto and incorporated by reference herein (“**Released Property**”); and

WHEREAS, the District now desires to formally release the Released Property from the scope and effect of the Collateral Assignment to the extent said Collateral Assignment remains applicable to the Released Property, in accordance with and pursuant to the terms set forth herein this Release; and

WHEREAS, the Parties expressly acknowledge and agree that except as expressly set forth in this Release, the Collateral Assignment otherwise remains in full force and effect and that nothing contained herein is intended to nor shall be interpreted as waiving or otherwise releasing Landowner’s obligations thereunder; and

NOW, THEREFORE, for and in consideration of the foregoing premises, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Release.

2. RELEASE OF PROPERTY SUBJECT TO COLLATERAL ASSIGNMENT. The Released Property, which property is described in **Exhibit A** attached hereto and incorporated by reference herein, is hereby released and discharged from the operation and effect of the Collateral Assignment, and, to the extent applicable, as of the effective date of this Release, such Released Property shall no longer be subject to the terms and provisions of such Collateral Assignment.

3. COLLATERAL ASSIGNMENT REMAINS IN FULL FORCE AND EFFECT. Except as to the Released Property only and any other property automatically released under the terms of the Collateral Assignment, the Parties expressly acknowledge, agree, and affirm the continuing effectiveness and intent of the Collateral Assignment in all material respects and further acknowledge, agree, and affirm that nothing contained in this Release shall be deemed to or otherwise be construed as affecting any portion of the Collateral Assignment or the Parties respective obligations thereunder.

[Signature Pages Follow]

IN WITNESS WHEREOF, the Parties have caused this Release to be executed, each respectively, by their duly authorized officers, which Release is effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

EAST NASSAU STEWARDSHIP DISTRICT

Chrystal C. Dietz
(Signature)

Chrystal C. Dietz

(Print Name)

1 Rayonier Way, Wildlight, FL 32097

(Address)

Crystal L. Cook
(Signature)

Crystal L. Cook

(Print Name)

1 Rayonier Way, Wildlight, FL 32097

(Address)

Mike Hahaj
Mike Hahaj
Chair, Board of Supervisors

STATE OF FLORIDA
COUNTY OF NASSAU

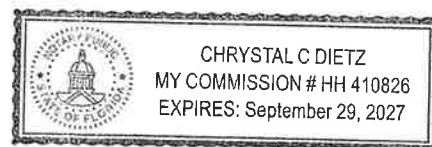
The foregoing instrument was acknowledged before me means of ☒ physical presence or ☐ online notarization this 14th day of April 2025, by Mike Hahaj, as Chair of the Board of Supervisors of the East Nassau Stewardship District, for and on behalf of the District. He ☒ is personally known to me or ☐ produced _____ as identification.

NOTARY STAMP:

Chrystal C. Dietz
Signature of Notary Public

Chrystal C. Dietz

Printed Name of Notary Public



Signed, sealed and delivered
in the presence of:

WILDLIGHT LLC
a Delaware limited liability company

Chrystal C Dietz

(Signature)

Chrystal C. Dietz

(Print Name)

1 Rayonier Way, Wildlight, FL 32097

(Address)

Crystal L. Cook

(Signature)

Crystal L. Cook

(Print Name)

1 Rayonier Way, Wildlight, FL 32097

(Address)

John R. Campbell

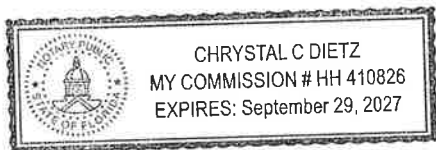
John R. Campbell

Vice President

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me means of ☒ physical presence or ☐ online notarization this 14th day of April, 2025, by John R. Campbell, as Vice President of Wildlight LLC, a Delaware limited liability company, for and on behalf of company. He ☒ is personally known to me or ☐ produced _____ as identification.

NOTARY STAMP:



Chrystal C Dietz

Signature of Notary Public

Chrystal C. Dietz

Printed Name of Notary Public

Signed, sealed and delivered
in the presence of:

**RAYDIENT LLC DBA RAYDIENT PLACES +
PROPERTIES LLC**, a Delaware limited liability
company

Crystal L. Cook
(Signature)

(Print Name)
1 Rayonier Way, Wildlight, FL 32097
(Address)

Crystal L. Cook
(Signature)
Crystal L. Cook

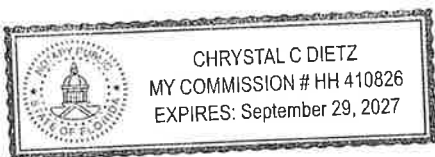
(Print Name)
1 Rayonier Way, Wildlight, FL 32097
(Address)

John R. Campbell
John R. Campbell
Vice President

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me means of ☒ physical presence or ☐ online
notarization this 14th day of April 2025, by John R. Campbell, as Vice President of Raydient
LLC DBA Raydient Places + Properties LLC, a Delaware limited liability company, for and on behalf of
company. He ☒ is personally known to me or ☐ produced _____ as identification.

NOTARY STAMP:



Chrystal C. Dietz
Signature of Notary Public

Chrystal C. Dietz
Printed Name of Notary Public

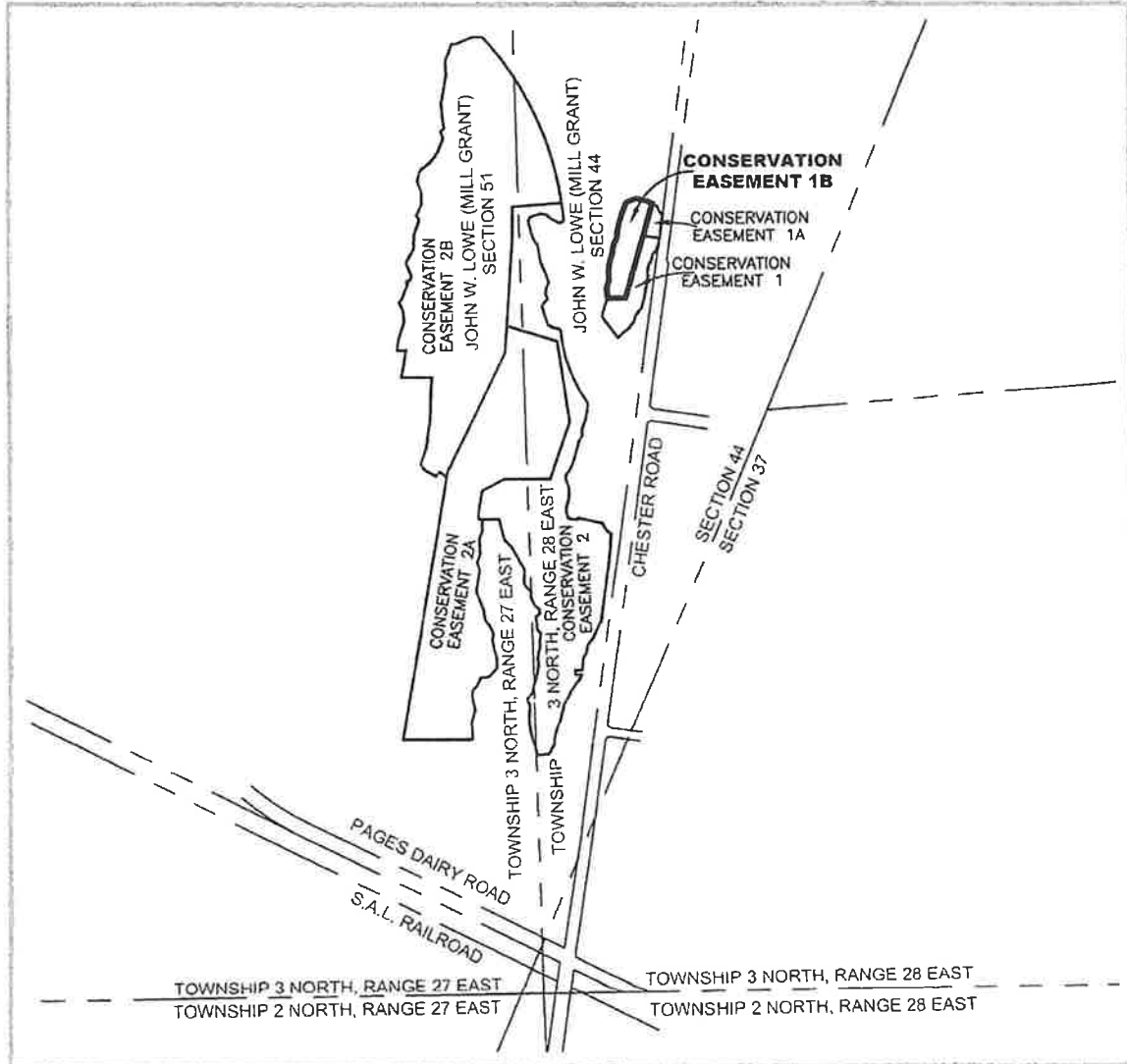
EXHIBIT A
Legal Description of Released Property

MAP SHOWING SKETCH & DESCRIPTION OF

BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

1200 600 0
SCALE IN FEET
1" = 1200'

VICINITY MAP



CERTIFIED TO:

WILDLIGHT LLC

REVISED: 05/02/2024 TO CHANGE CERTIFIED TO:

REVISED: 09/12/2024 TO SHOW TITLE SEARCH REPORT

REVISED: 10/17/2024 TO SHOW O.R.B. 675, PG 391 OF TITLE SEARCH REPORT AND ARNOLD J. JOHNS SIGNATURE BLOCK

Arnold J. Johns
ARNOLD J. JOHNS, DATED 10/17/2024

FLORIDA REGISTERED LAND SURVEYOR NO. 4422
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

SEE SHEET 5 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 5

SHEET 1 OF 5

L. D. BRADLEY LAND SURVEYORS

510 SOUTH 5TH STREET

MACCLENNY, FLORIDA 32063

PHONE (904) 786-6400

FAX (904) 786-1479

LICENSED BUSINESS No. 6888

**LD
BRADLEY**
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

W.O. NO.: 24-210-CE-1B

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

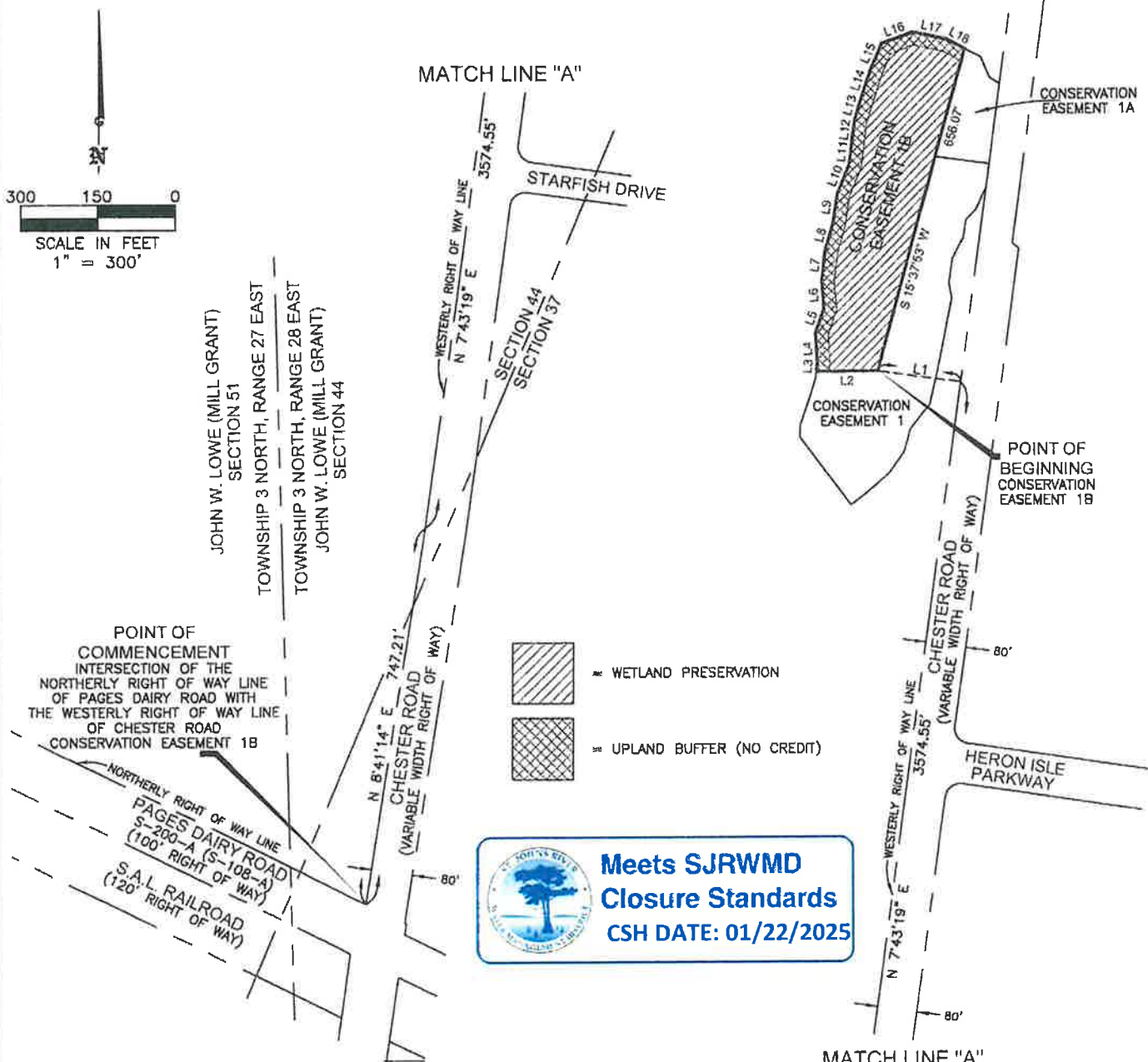
CAD FILE: 24210 CE 1B REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

ACREAGE TABLE				
CONSERVATION EASEMENT 1B				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
2.00 ACRES	0.00 ACRES	0.47 ACRES	0.00 ACRES	2.47 ACRES



CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 5 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 5

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 2 OF 5

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.: 24-210-CE-1B

DATE: 03/18/2024

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CHECKED BY: RJJ

CAD FILE: 24210 CE 1B REVISED.DWG

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MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 82°16'41" W	168.33'
L2	S 89°52'37" W	122.40'
L3	N 6°58'33" E	16.06'
L4	N 3°02'56" W	58.89'
L5	N 18°45'05" E	50.46'
L6	N 3°55'42" W	55.98'
L7	N 6°58'48" E	57.00'
L8	N 16°08'47" E	56.56'
L9	N 8°21'41" E	58.99'
L10	N 22°42'44" E	62.15'
L11	N 7°35'25" E	43.97'
L12	N 7°37'21" E	46.30'
L13	N 17°04'57" E	48.11'
L14	N 18°57'13" E	53.41'
L15	N 23°33'32" E	57.00'
L16	N 70°42'58" E	67.48'
L17	S 77°39'34" E	68.93'
L18	S 62°12'22" E	40.12'

ACREAGE TABLE				
CONSERVATION EASEMENT 1B				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
2.00 ACRES	0.00 ACRES	0.47 ACRES	0.00 ACRES	2.47 ACRES

CERTIFIED TO:
WILDLIGHT LLC



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

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**LD
BRADLEY**
LAND SURVEYORS
Old World Knowledge... New Age Technology

SHEET 3 OF 5

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.: 24-210-CE-1B

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 1B REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

A parcel of land, being a portion of the John W. Lowe Mill Grant, Section 44, Township 3 North, Range 28 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Intersection of the Northerly Right of Way line of Pages Dairy Road (100 foot Right of Way) with the Westerly Right of Way line of Chester Road (Variable Width Right of Way); thence on said Westerly Right of way line for the next 2 courses, N 08°41'14" E, a distance of 747.21 feet; thence N 07°43'19" E, a distance of 3574.55 feet; thence departing said Westerly Right of way line, N 82°16'41" W, a distance of 168.33 feet to the Point of Beginning; thence S 89°52'37" W, a distance of 122.40 feet; thence N 06°58'33" E, a distance of 16.06 feet; thence N 03°02'56" W, a distance of 58.89 feet; thence N 18°45'05" E, a distance of 50.46 feet; thence N 03°55'42" W, a distance of 55.98 feet; thence N 06°58'48" E, a distance of 57.00 feet; thence N 16°08'47" E, a distance of 56.56 feet; thence N 08°21'41" E, a distance of 58.99 feet; thence N 22°42'44" E, a distance of 62.15 feet; thence N 07°35'25" E, a distance of 43.97 feet; thence N 07°37'21" E, a distance of 46.30 feet; thence N 17°04'57" E, a distance of 48.11 feet; thence N 18°57'13" E, a distance of 53.41 feet; thence N 23°33'32" E, a distance of 57.00 feet; thence N 70°42'58" E, a distance of 67.48 feet; thence S 77°39'34" E, a distance of 68.93 feet; thence S 62°12'22" E, a distance of 40.12 feet; thence S 15°37'53" W, a distance of 656.07 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 1B				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
2.00 ACRES	0.00 ACRES	0.47 ACRES	0.00 ACRES	2.47 ACRES

CERTIFIED TO:
WILDLIGHT LLC



**Meets SJRWMD
Closure Standards
CSH DATE: 01/22/2025**

SEE SHEET 5 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
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**LD
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LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 4 OF 5

L. D. BRADLEY LAND SURVEYORS
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MACCLENNY, FLORIDA 32063

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FAX (904) 786-1479

LICENSED BUSINESS No. 6888

W.O. NO.: 24-210-CE-1B

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 1B REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

SURVEYORS NOTES:

1.) I HAVE REVIEWED THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE SEARCH REPORT, FILE NO. 110313266, SEARCHED FROM: JUNE 9, 1972 THROUGH: AUGUST 6, 2024 8:00 A.M., AND ALL EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THE LANDS DESCRIBED HEREIN.

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O.R.B. 2607, PG. 1075: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

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O.R.B. 739, PG. 1275: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 675, PG. 391: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

2.) THIS IS NOT A BOUNDARY SURVEY.

3.) BEARINGS SHOWN HEREON WERE ASSUMED ON THE WESTERLY RIGHT OF WAY LINE OF CHESTER ROAD, BEING N 08°41'14" E.

4.) SOURCES OF INFORMATION:

* DEEDS OF RECORD

* FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 200 (A1A), SECTION 74040-2504

* BOUNDARY SURVEY BY THIS FIRM, W.O. NO.: D-16-140, DATED 08/11/2016

ACREAGE TABLE				
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WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
2.00 ACRES	0.00 ACRES	0.47 ACRES	0.00 ACRES	2.47 ACRES

CERTIFIED TO:

WILDLIGHT LLC



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LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 5 OF 5

L. D. BRADLEY LAND SURVEYORS

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MACCLENNY, FLORIDA 32063

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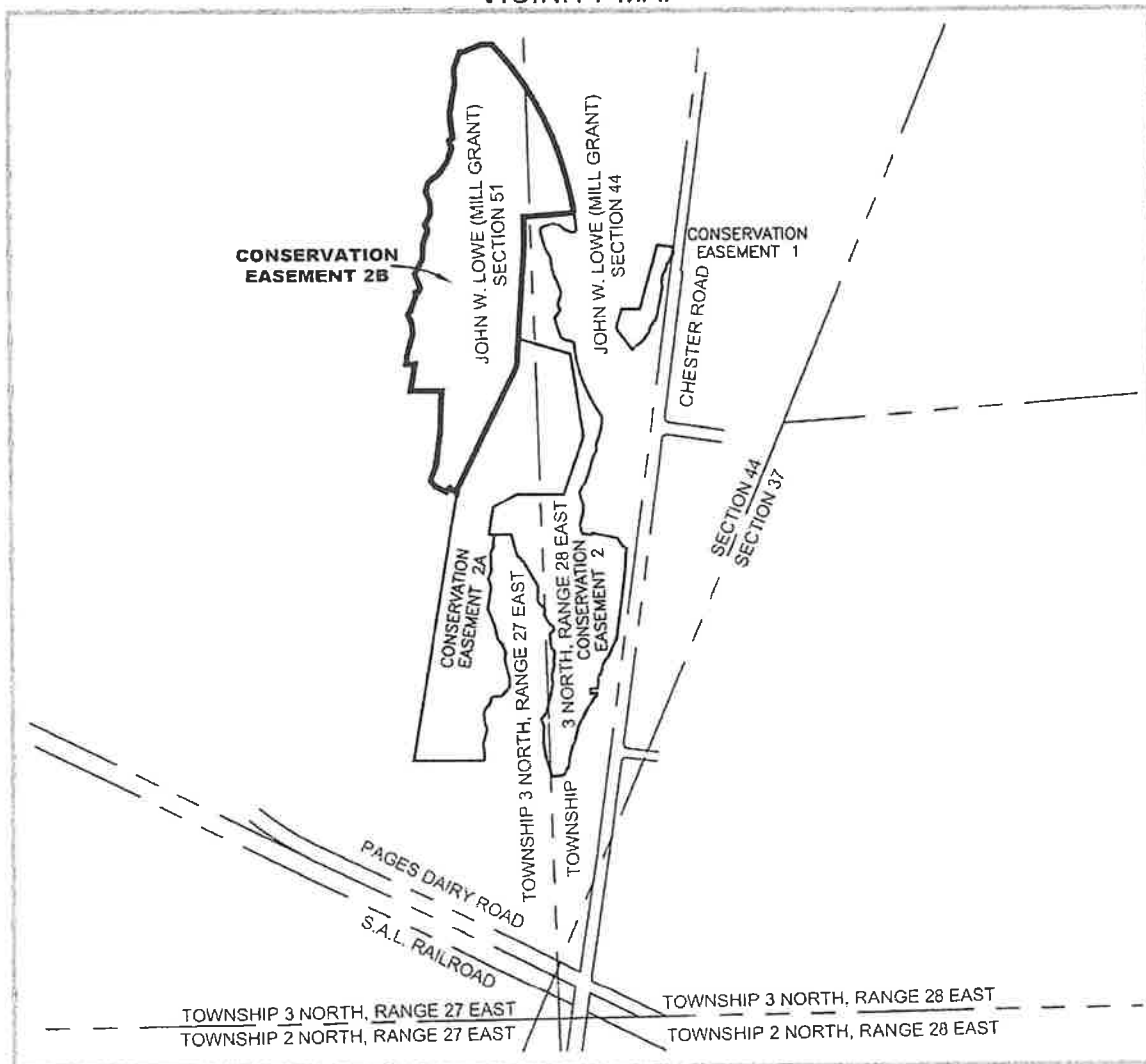
FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
AND BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

1200 600 0
SCALE IN FEET
1" = 1200'

VICINITY MAP



CERTIFIED TO:

WILDLIGHT LLC

REVISED: 05/02/2024 TO CHANGE CERTIFIED TO:

REVISED: 09/12/2024 TO SHOW TITLE SEARCH REPORT

REVISED: 10/17/2024 TO SHOW O.R.B. 675, PG 391 OF TITLE SEARCH REPORT AND ARNOLD J. JOHNS SIGNATURE BLOCK



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

Arnold J. Johns
ARNOLD J. JOHNS, DATED 10/17/2024

FLORIDA REGISTERED LAND SURVEYOR NO. 4422

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEE SHEET 9 FOR GENERAL NOTES AND SHEETS 7 & 8 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 9

SHEET 1 OF 9

L. D. BRADLEY LAND SURVEYORS

510 SOUTH 5TH STREET

MACCLENNY, FLORIDA 32063

PHONE (904) 786-6400

FAX (904) 786-1479

LICENSED BUSINESS No. 6888

**LD
BRADLEY**
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

W.O. NO.: 24-210-CE-2B

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

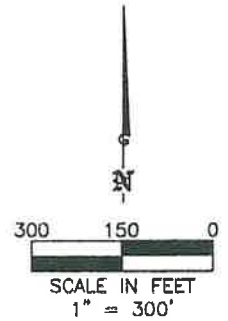
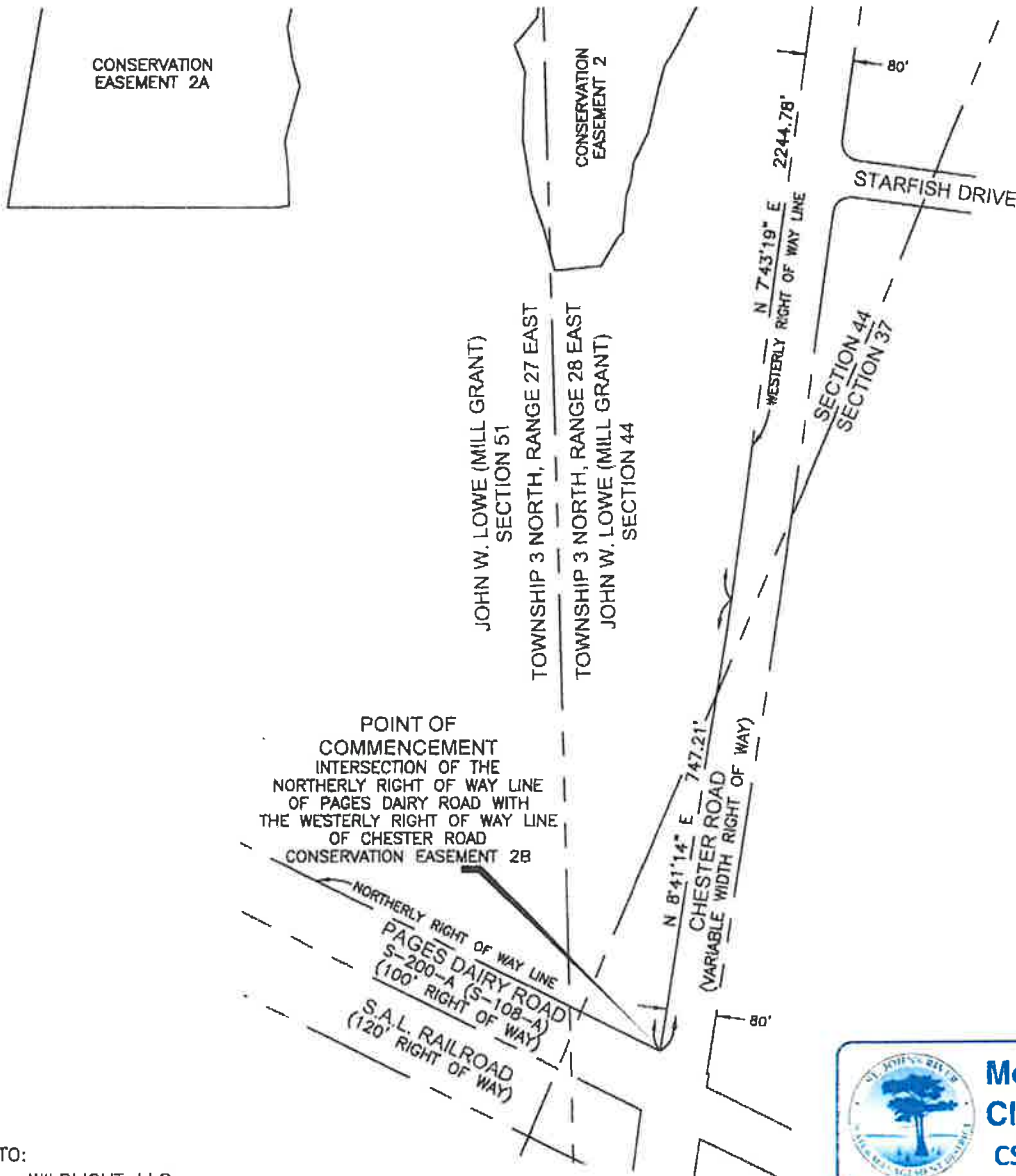
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FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
AND BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

MATCH LINE
SEE SHEET 3 OF 9



CERTIFIED TO:
WILDLIGHT LLC



ACREAGE TABLE				
CONSERVATION EASEMENT 2B				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
19.51 ACRES	14.71 ACRES	1.28 ACRES	2.12 ACRES	37.62 ACRES

SEE SHEET 9 FOR GENERAL NOTES AND SHEETS 7 & 8 FOR DESCRIPTION
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LD
BRADLEY
LAND SURVEYORS
Old World Knowledge... New Age Technology

SHEET 2 OF 9

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063

PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

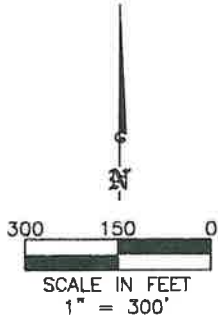
W.O. NO.: 24-210-CE-2B	DATE: 03/18/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 2B.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

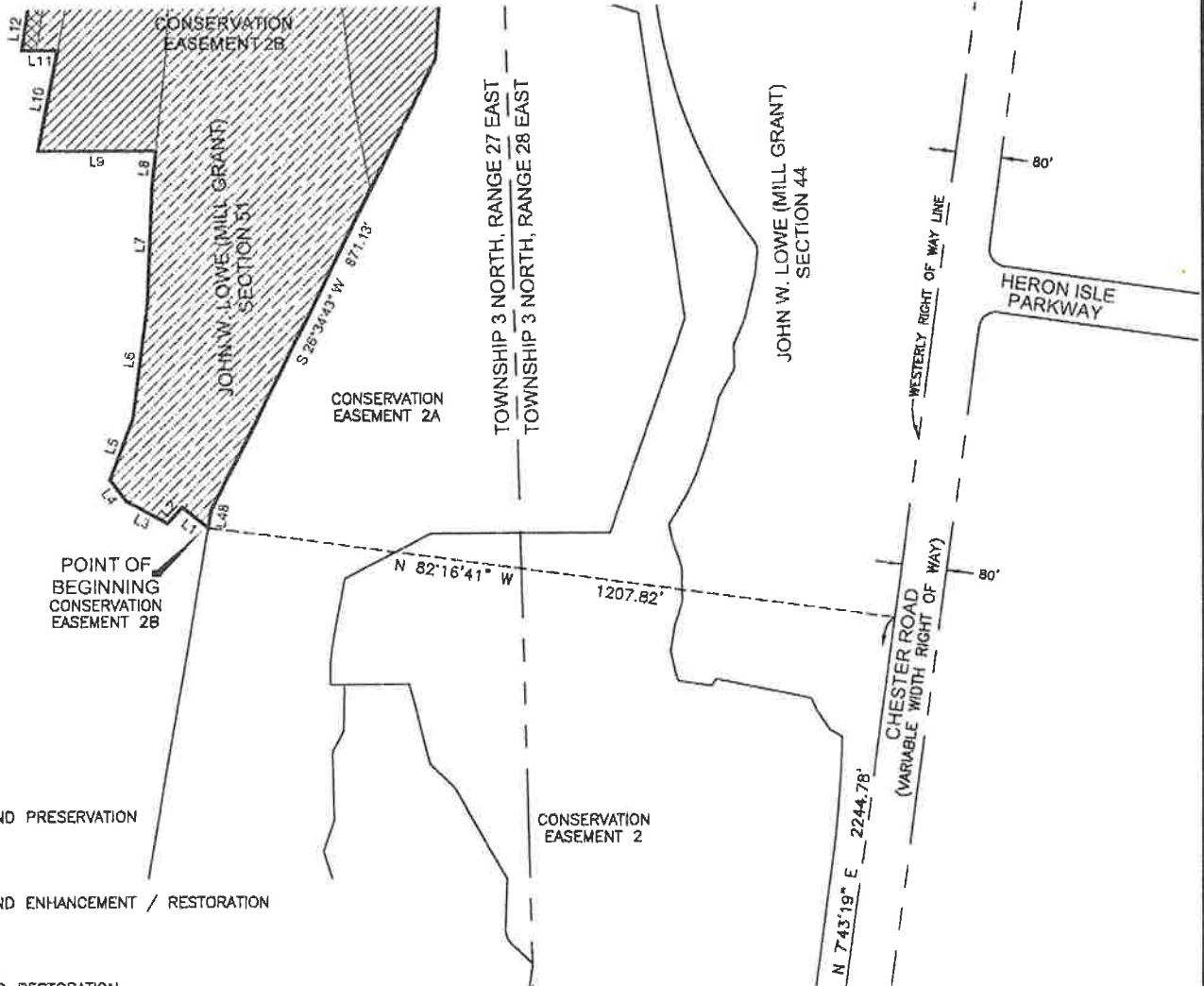
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BEING A PORTION OF
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THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

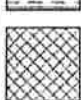


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Closure Standards**
CSH DATE: 01/22/2025



MATCH LINE
SEE SHEET 4 OF 9



-  = WETLAND PRESERVATION
-  = WETLAND ENHANCEMENT / RESTORATION
-  = UPLAND RESTORATION
-  = UPLAND BUFFER (NO CREDIT)

MATCH LINE
SEE SHEET 2 OF 9
CERTIFIED TO:
WILDLIGHT LLC

ACREAGE TABLE				
CONSERVATION EASEMENT 2B				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
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SHEET 3 OF 9

L. D. BRADLEY LAND SURVEYORS

510 SOUTH 5TH STREET

MACCLENNY, FLORIDA 32063

PHONE (904) 786-6400

FAX (904) 786-1479

LICENSED BUSINESS No. 6888

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

W.O. NO.: 24-210-CE-2B

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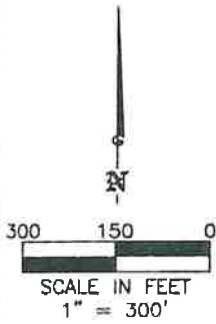
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FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

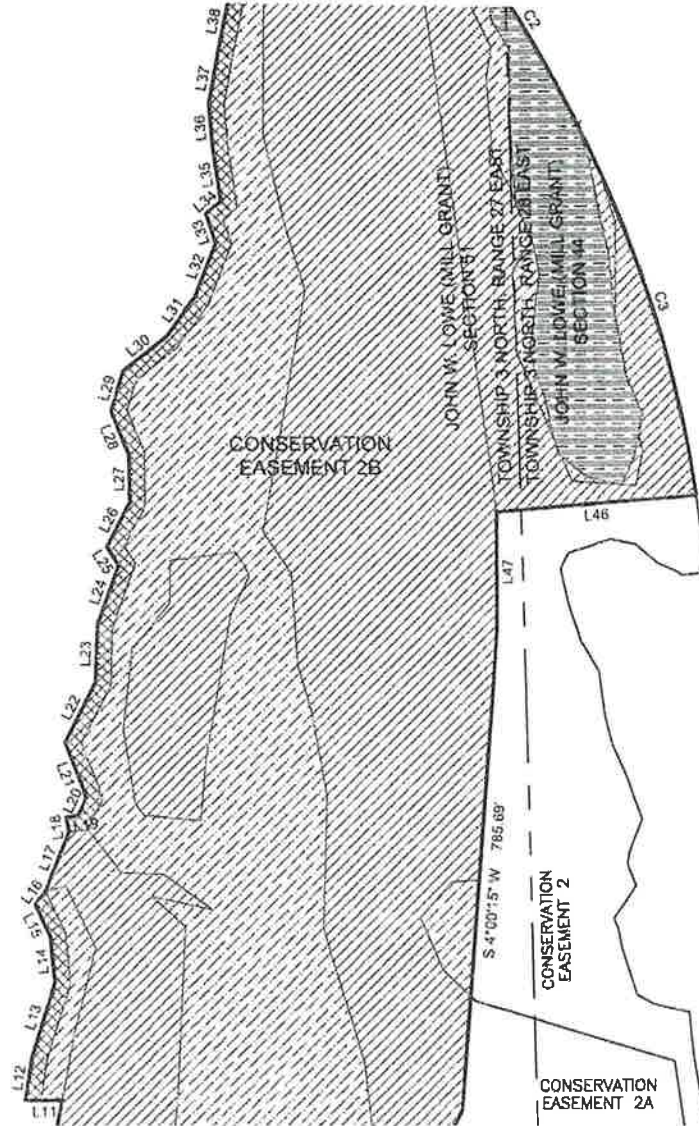
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AND BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

MATCH LINE
SEE SHEET 5 OF 9



**Meets SJRWMD
Closure Standards**
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-  = WETLAND PRESERVATION
-  = WETLAND ENHANCEMENT / RESTORATION
-  = UPLAND RESTORATION
-  = UPLAND BUFFER (NO CREDIT)



MATCH LINE
SEE SHEET 3 OF 9

ACREAGE TABLE				
CONSERVATION EASEMENT 2B				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
19.51 ACRES	14.71 ACRES	1.28 ACRES	2.12 ACRES	37.62 ACRES

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LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 4 OF 9

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063

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LICENSED BUSINESS No. 6888

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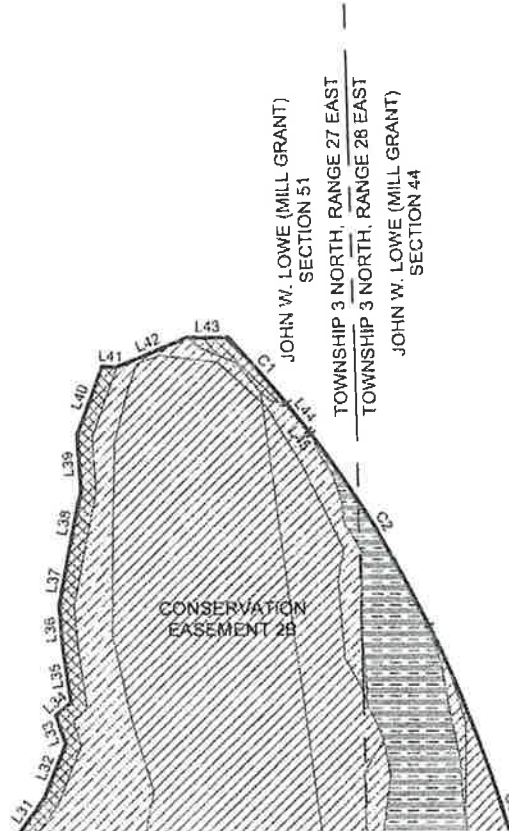
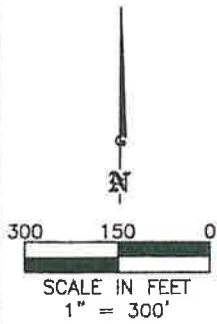
CHECKED BY: RJJ

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FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION OF

BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
AND BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA



MATCH LINE
SEE SHEET 4 OF 9

-  WETLAND PRESERVATION
-  WETLAND ENHANCEMENT / RESTORATION
-  UPLAND RESTORATION
-  UPLAND BUFFER (NO CREDIT)

ACREAGE TABLE				
CONSERVATION EASEMENT 2B				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
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SHEET 5 OF 9

L. D. BRADLEY LAND SURVEYORS

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MACCLENNY, FLORIDA 32063

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AND BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 52°15'12" W	57.86'
L2	S 41°59'14" W	37.37'
L3	N 61°41'57" W	82.03'
L4	N 37°34'07" W	45.56'
L5	N 20°13'29" E	112.49'
L6	N 7°07'30" E	201.56'
L7	N 2°21'12" E	202.95'
L8	N 6°02'39" E	61.76'
L9	N 90°00'00" W	203.54'
L10	N 10°27'36" E	177.72'
L11	N 89°58'39" W	59.69'
L12	N 8°03'29" E	71.27'
L13	N 17°02'39" E	127.82'
L14	N 5°58'19" W	74.25'
L15	N 25°16'22" W	59.12'
L16	N 36°24'33" E	28.40'
L17	N 21°27'02" E	102.49'
L18	N 9°04'35" W	25.00'
L19	N 80°55'25" E	19.46'
L20	N 25°26'56" E	32.37'
L21	N 21°37'33" W	97.71'
L22	N 26°49'13" E	111.14'
L23	N 1°30'39" E	93.01'

L24	N 19°22'20" E	103.41'
L25	N 32°07'46" W	36.31'
L26	N 27°45'59" E	80.64'
L27	N 0°53'28" W	78.73'
L28	N 22°43'10" W	76.64'
L29	N 16°51'04" E	69.10'
L30	N 51°48'10" E	89.77'
L31	N 35°38'26" E	81.01'
L32	N 21°08'51" E	93.50'
L33	N 18°18'37" W	51.27'
L34	N 50°54'50" E	31.96'
L35	N 8°52'47" W	85.97'
L36	N 5°11'59" W	74.18'
L37	N 9°55'23" E	80.17'
L38	N 11°05'26" E	109.93'
L39	N 3°56'00" W	93.35'
L40	N 20°16'08" E	118.35'
L41	S 88°00'52" E	26.33'
L42	N 67°13'46" E	125.07'
L43	S 90°00'00" E	66.15'
L44	S 38°34'17" E	55.35'
L45	S 37°40'08" E	7.41'
L46	S 85°32'58" W	334.73'
L47	S 0°06'26" E	195.01'
L48	S 9°29'07" W	31.07'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	4°02'55"	2060.48'	145.60'	72.83'	S 41°28'52" E	145.56'
C2	10°30'56"	2027.42'	372.09'	186.57'	S 32°21'55" E	371.57'
C3	18°12'33"	2022.37'	642.73'	324.10'	S 17°59'27" E	640.03'

ACREAGE TABLE				
CONSERVATION EASEMENT 2B				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
19.51 ACRES	14.71 ACRES	1.28 ACRES	2.12 ACRES	37.62 ACRES

CERTIFIED TO:

WILDLIGHT LLC



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Closure Standards
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SHEET 6 OF 9

L. D. BRADLEY LAND SURVEYORS

510 SOUTH 5TH STREET

MACCLENNY, FLORIDA 32063

PHONE (904) 786-6400

FAX (904) 786-1479

LICENSED BUSINESS No. 6888

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

W.O. NO.: 24-210-CE-2B

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 2B.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
AND BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

A parcel of land, being a portion of the John W. Lowe Mill Grant, Section 51, Township 3 North, Range 27 East and being a portion of the John W. Lowe Mill Grant, Section 44, Township 3 North, Range 28 East, all being in Nassau County, Florida, and being more particularly described as follows:

Commence at the Intersection of the Northerly Right of Way line of Pages Dairy Road (100 foot Right of Way) with the Westerly Right of Way line of Chester Road (Variable Width Right of Way); thence on said Westerly Right of way line for the next 2 courses, N 08°41'14" E, a distance of 747.21 feet; thence N 07°43'19" E, a distance of 2244.78 feet; thence departing said Westerly Right of Way line, N 82°16'41" W, a distance of 1207.82 feet to the Point of Beginning; thence N 52°15'12" W, a distance of 57.66 feet; thence S 41°59'14" W, a distance of 37.37 feet; thence N 61°41'57" W, a distance of 82.03 feet; thence N 37°34'07" W, a distance of 45.56 feet; thence N 20°13'29" E, a distance of 112.49 feet; thence N 07°07'30" E, a distance of 201.56 feet; thence N 02°21'12" E, a distance of 202.95 feet; thence N 06°02'39" E, a distance of 61.76 feet; thence N 90°00'00" W, a distance of 203.54 feet; thence N 10°27'36" E, a distance of 177.72 feet; thence N 89°58'39" W, a distance of 59.69 feet; thence N 08°03'29" E, a distance of 71.27 feet; thence N 17°02'39" E, a distance of 127.82 feet; thence N 05°58'19" W, a distance of 74.25 feet; thence N 25°16'22" W, a distance of 59.12 feet; thence N 36°24'33" E, a distance of 28.40 feet; thence N 21°27'02" E, a distance of 102.49 feet; thence N 09°04'35" W, a distance of 25.00 feet; thence N 80°55'25" E, a distance of 19.46 feet; thence N 25°26'56" E, a distance of 32.37 feet; thence N 21°37'33" W, a distance of 97.71 feet; thence N 26°49'13" E, a distance of 111.14 feet; thence N 01°30'39" E, a distance of 93.01 feet; thence N 19°22'20" E, a distance of 103.41 feet; thence N 32°07'46" W, a distance of 36.31 feet; thence N 27°45'59" E, a distance of 80.64 feet; thence N 00°53'28" W, a distance of 78.73 feet; thence N 22°43'10" W, a distance of 76.64 feet; thence N 16°51'04" E, a distance of 69.10 feet; thence N 51°48'10" E, a distance of 89.77 feet;

CONTINUE ON SHEET 8 OF 9

ACREAGE TABLE				
CONSERVATION EASEMENT 2B				
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LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 7 OF 9

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.: 24-210-CE-2B

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MAP SHOWING SKETCH & DESCRIPTION

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AND BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

CONTINUE FROM SHEET 7 OF 9

thence N 35°38'26" E, a distance of 81.01 feet; thence N 21°08'51" E, a distance of 93.50 feet; thence N 18°18'37" W, a distance of 51.27 feet; thence N 50°54'50" E, a distance of 31.96 feet; thence N 08°52'47" W, a distance of 85.97 feet; thence N 05°11'59" W, a distance of 74.18 feet; thence N 09°55'23" E, a distance of 80.17 feet; thence N 11°05'26" E, a distance of 109.93 feet; thence N 03°56'00" W, a distance of 93.35 feet; thence N 20°16'08" E, a distance of 118.35 feet; thence S 88°00'52" E, a distance of 26.33 feet; thence N 67°13'46" E, a distance of 125.07 feet; thence S 90°00'00" E, a distance of 66.15 feet to the beginning of a curve, concave Southwest, having a radius of 2060.48 feet and a central angle of 4°02'55"; thence on the arc of said curve, a distance of 145.60 feet said arc being subtended by a chord which bears S 41°28'52" E, a distance of 145.56 feet to the curves end; thence S 38°34'17" E, a distance of 55.35 feet; thence S 37°40'08" E, a distance of 7.41 feet to the beginning of a curve, concave Southwest, having a radius of 2027.42 feet and a central angle of 10°30'56"; thence on the arc of said curve, a distance of 372.09 feet said arc being subtended by a chord which bears S 32°21'55" E, a distance of 371.57 feet to the beginning of a curve, concave Southwest, having a radius of 2022.37 feet and a central angle of 18°12'33"; thence on the arc of said curve, a distance of 642.73 feet said arc being subtended by a chord which bears S 17°59'27" E, a distance of 640.03 feet to the curves end; thence S 85°32'58" W, a distance of 334.73 feet; thence S 00°06'26" E, a distance of 195.01 feet; thence S 04°00'15" W, a distance of 785.69 feet; thence S 26°34'43" W, a distance of 871.13 feet; thence S 09°29'07" W, a distance of 31.07 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 2B				
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SHEET 8 OF 9

L. D. BRADLEY LAND SURVEYORS
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MACCLENNY, FLORIDA 32063

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**LD
BRADLEY**
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

W.O. NO.: 24-210-CE-2B

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AND BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

SURVEYORS NOTES:

1.) I HAVE REVIEWED THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE SEARCH REPORT, FILE NO. 110313266, SEARCHED FROM: JUNE 9, 1972 THROUGH: AUGUST 6, 2024 8:00 A.M., AND ALL EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THE LANDS DESCRIBED HEREIN.

- O.R.B. 1486, PG. 1820: DOES NOT PERTAIN TO THE SUBJECT PROPERTY
- O.R.B. 1750, PG. 809, TRACT 10: COVERS ENTIRE SUBJECT PROPERTY
- O.R.B. 1866, PG. 438: DOES NOT PERTAIN TO THE SUBJECT PROPERTY
- O.R.B. 1993, PG. 44: DOES NOT PERTAIN TO THE SUBJECT PROPERTY
- O.R.B. 1866, PG. 1416: DOES NOT PERTAIN TO THE SUBJECT PROPERTY
- O.R.B. 1993, PG. 22: DOES NOT PERTAIN TO THE SUBJECT PROPERTY
- O.R.B. 2130, PG. 727, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY
- O.R.B. 2214, PG. 289: NOT A SURVEY MATTER
- O.R.B. 2272, PG. 1300, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY
- O.R.B. 2272, PG. 1445: DOES NOT PERTAIN TO THE SUBJECT PROPERTY
- O.R.B. 2518, PG. 1103: DOES NOT PERTAIN TO THE SUBJECT PROPERTY
- O.R.B. 2607, PG. 1075: DOES NOT PERTAIN TO THE SUBJECT PROPERTY
- O.R.B. 2680, PG. 837: DOES NOT PERTAIN TO THE SUBJECT PROPERTY
- O.R.B. 381, PG. 37: DOES NOT PERTAIN TO THE SUBJECT PROPERTY
- O.R.B. 520, PG. 1169: DOES NOT PERTAIN TO THE SUBJECT PROPERTY
- O.R.B. 739, PG. 1275: DOES NOT PERTAIN TO THE SUBJECT PROPERTY
- O.R.B. 675, PG. 391: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

2.) THIS IS NOT A BOUNDARY SURVEY.

3.) BEARINGS SHOWN HEREON WERE ASSUMED ON THE WESTERLY RIGHT OF WAY LINE OF CHESTER ROAD, BEING N 08°41'14" E.

4.) SOURCES OF INFORMATION:

- * DEEDS OF RECORD
- * FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 200 (A1A), SECTION 74040-2504
- * BOUNDARY SURVEY BY THIS FIRM, W.O. NO.: D-16-140, DATED 08/11/2016

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LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 9 OF 9

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.: 24-210-CE-2B

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 2B.DWG

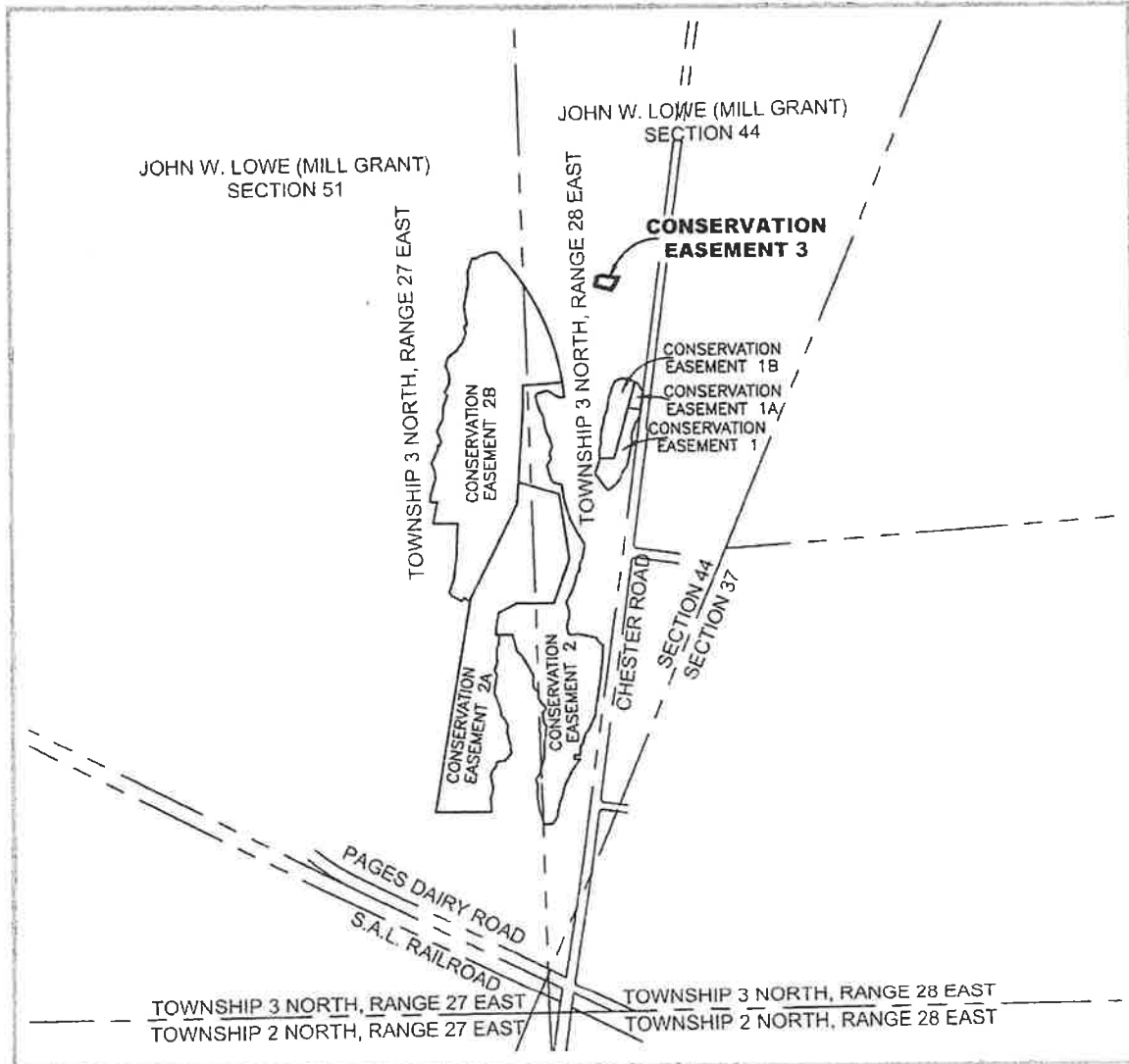
FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

1500 750 0
SCALE IN FEET
1" = 1500'

VICINITY MAP



CERTIFIED TO:

WILDLIGHT LLC

REVISED: 05/02/2024 TO CHANGE CERTIFIED TO:

REVISED: 09/12/2024 TO SHOW TITLE SEARCH REPORT

REVISED: 10/17/2024 TO SHOW O.R.B. 675, PG 391 OF TITLE SEARCH REPORT AND ARNOLD J. JOHNS SIGNATURE BLOCK

Arnold J. Johns

ARNOLD J. JOHNS, DATED 10/17/2024

FLORIDA REGISTERED LAND SURVEYOR NO. 4422

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

SEE SHEET 5 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 5

SHEET 1 OF 5

L. D. BRADLEY LAND SURVEYORS

510 SOUTH 5TH STREET

MACCLENNY, FLORIDA 32063

PHONE (904) 786-6400

FAX (904) 786-1479

LICENSED BUSINESS No. 6888

**LD
BRADLEY**
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

W.O. NO.: 24-210-CE-3

DATE: 03/18/2024

DRAFTED BY: DHB

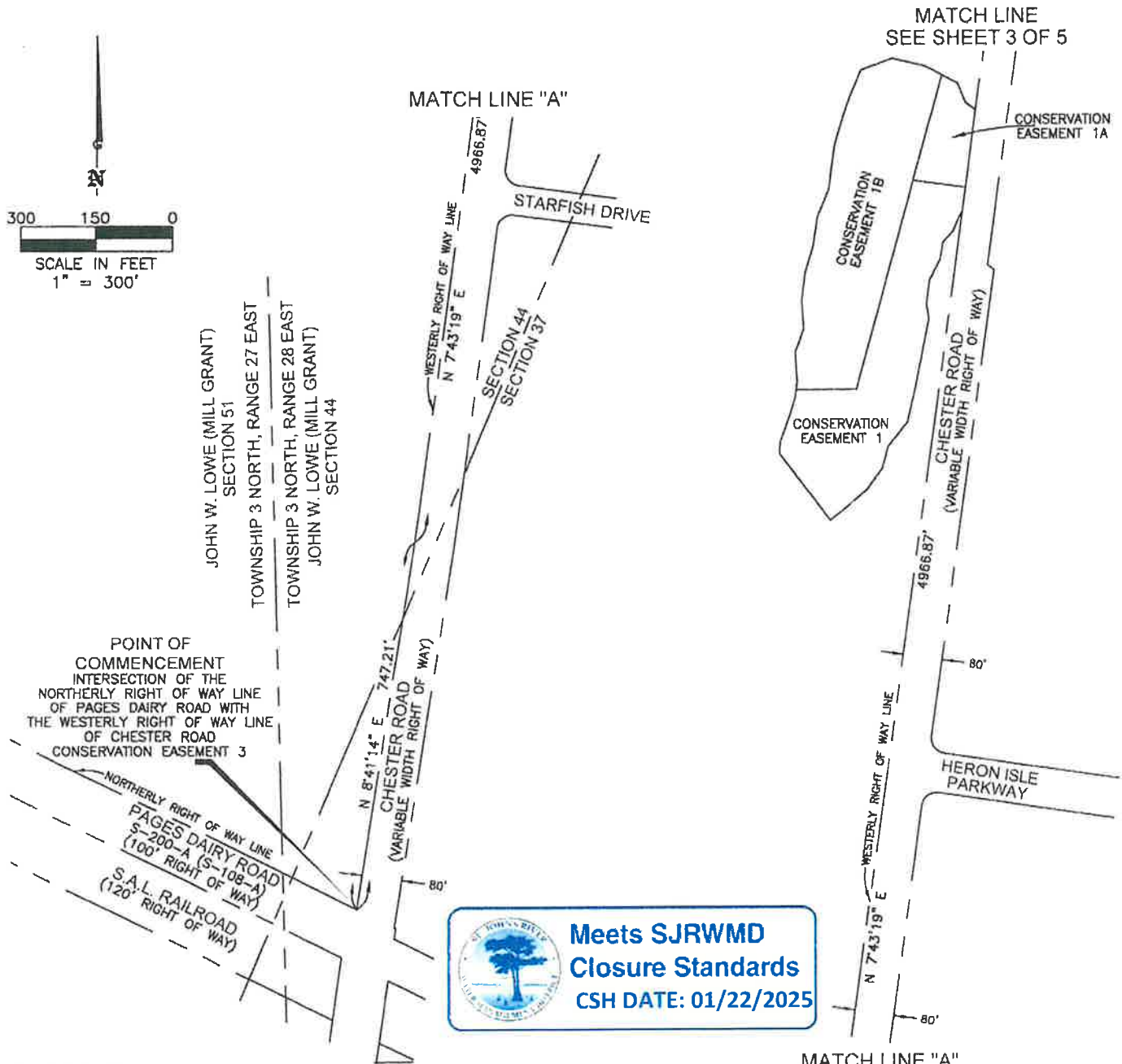
CHECKED BY: RJJ

CAD FILE: 24210 CE 3 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

ACREAGE TABLE				
CONSERVATION EASEMENT 3				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
0.07 ACRES	0.00 ACRES	0.14 ACRES	0.13 ACRES	0.34 ACRES



CERTIFIED TO:
WILDLIGHT LLC



SEE SHEET 5 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 5

SHEET 2 OF 5

L. D. BRADLEY LAND SURVEYORS

510 SOUTH 5TH STREET

MACCLENNY, FLORIDA 32063

PHONE (904) 786-6400

FAX (904) 786-1479

LICENSED BUSINESS No. 6888

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

W.O. NO.: 24-210-CE-3

DATE: 03/18/2024

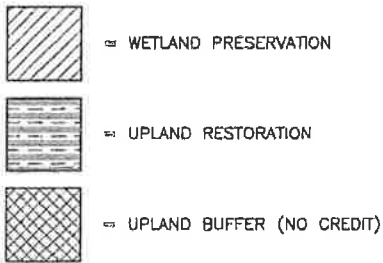
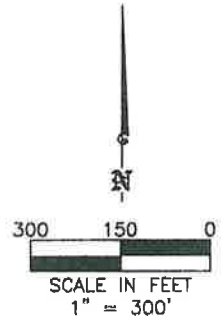
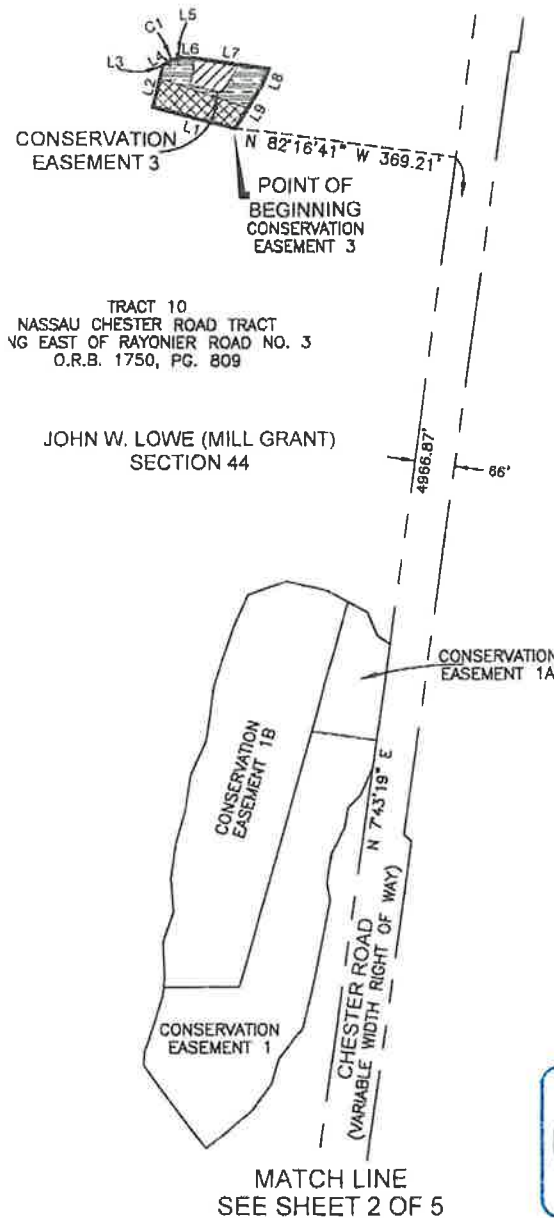
DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 3 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA



ACREAGE TABLE				
CONSERVATION EASEMENT 3				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
0.07 ACRES	0.00 ACRES	0.14 ACRES	0.13 ACRES	0.34 ACRES

CERTIFIED TO:
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BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 3 OF 5

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.: 24-210-CE-3

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 3 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

A parcel of land, being a portion of the John W. Lowe Mill Grant, Section 44, Township 3 North, Range 28 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Intersection of the Northerly Right of Way line of Pages Dairy Road (100 foot Right of Way) with the Westerly Right of Way line of Chester Road (Variable Width Right of Way); thence on said Westerly Right of way line for the next 2 courses, N 08°41'14" E, a distance of 747.21 feet; thence N 07°43'19" E, a distance of 4966.87 feet; thence departing said Westerly Right of way line, N 82°16'41" W, a distance of 369.21 feet to the Point of Beginning; thence N 75°19'18" W, a distance of 136.87 feet; thence N 13°37'23" E, a distance of 66.15 feet; thence N 05°27'28" W, a distance of 3.15 feet; thence N 56°47'36" E, a distance of 10.13 feet to the beginning of a curve, concave Southeast, having a radius of 48.00 feet and a central angle of 20°45'58"; thence on the arc of said curve, a distance of 17.40 feet said arc being subtended by a chord which bears N 67°10'35" E, a distance of 17.30 feet to the curves end; thence N 77°33'34" E, a distance of 4.33 feet; thence S 89°58'51" E, a distance of 14.45 feet; thence S 81°40'28" E, a distance of 130.54 feet; thence S 22°04'22" W, a distance of 27.93 feet; thence S 32°20'30" W, a distance of 83.45 feet to the Point of Beginning.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 75°19'18" W	136.87'
L2	N 13°37'23" E	66.15'
L3	N 5°27'28" W	3.15'
L4	N 56°47'36" E	10.13'
L5	N 77°33'34" E	4.33'
L6	S 89°58'51" E	14.45'
L7	S 81°40'28" E	130.54'
L8	S 22°04'22" W	27.93'
L9	S 32°20'30" W	83.45'



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	20°45'58"	48.00'	17.40'	8.79'	N 67°10'35" E	17.30'

ACREAGE TABLE					
CONSERVATION EASEMENT 3					
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES	
0.07 ACRES	0.00 ACRES	0.14 ACRES	0.13 ACRES	0.34 ACRES	

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 5 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 5

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 4 OF 5

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.: 24-210-CE-3	DATE: 03/18/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 3 REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

SURVEYORS NOTES:

1.) I HAVE REVIEWED THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE SEARCH REPORT, FILE NO. 110313266, SEARCHED FROM: JUNE 9, 1972 THROUGH: AUGUST 6, 2024 8:00 A.M., AND ALL EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THE LANDS DESCRIBED HEREIN.

O.R.B. 1486, PG. 1820: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1750, PG. 809, TRACT 10: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 1866, PG. 438: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 44: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1866, PG. 1416: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 22: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2130, PG. 727, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2214, PG. 289: NOT A SURVEY MATTER

O.R.B. 2272, PG. 1300, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2272, PG. 1445: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2518, PG. 1103: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2607, PG. 1075: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2680, PG. 837: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 381, PG. 37: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 520, PG. 1169: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 739, PG. 1275: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 675, PG. 391: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

2.) THIS IS NOT A BOUNDARY SURVEY.

3.) BEARINGS SHOWN HEREON WERE ASSUMED ON THE WESTERLY RIGHT OF WAY LINE OF CHESTER ROAD, BEING N 8°41'14" E.

4.) SOURCES OF INFORMATION:

* DEEDS OF RECORD

* FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 200 (A1A), SECTION 74040-2504

* BOUNDARY SURVEY BY THIS FIRM, W.O. NO.: D-16-140, DATED 08/11/2016



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

ACREAGE TABLE				
CONSERVATION EASEMENT 3				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
0.07 ACRES	0.00 ACRES	0.14 ACRES	0.13 ACRES	0.34 ACRES

CERTIFIED TO:

WILDLIGHT LLC

SEE SHEET 5 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 5

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 5 OF 5

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.: 24-210-CE-3

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 3 REVISED.DWG

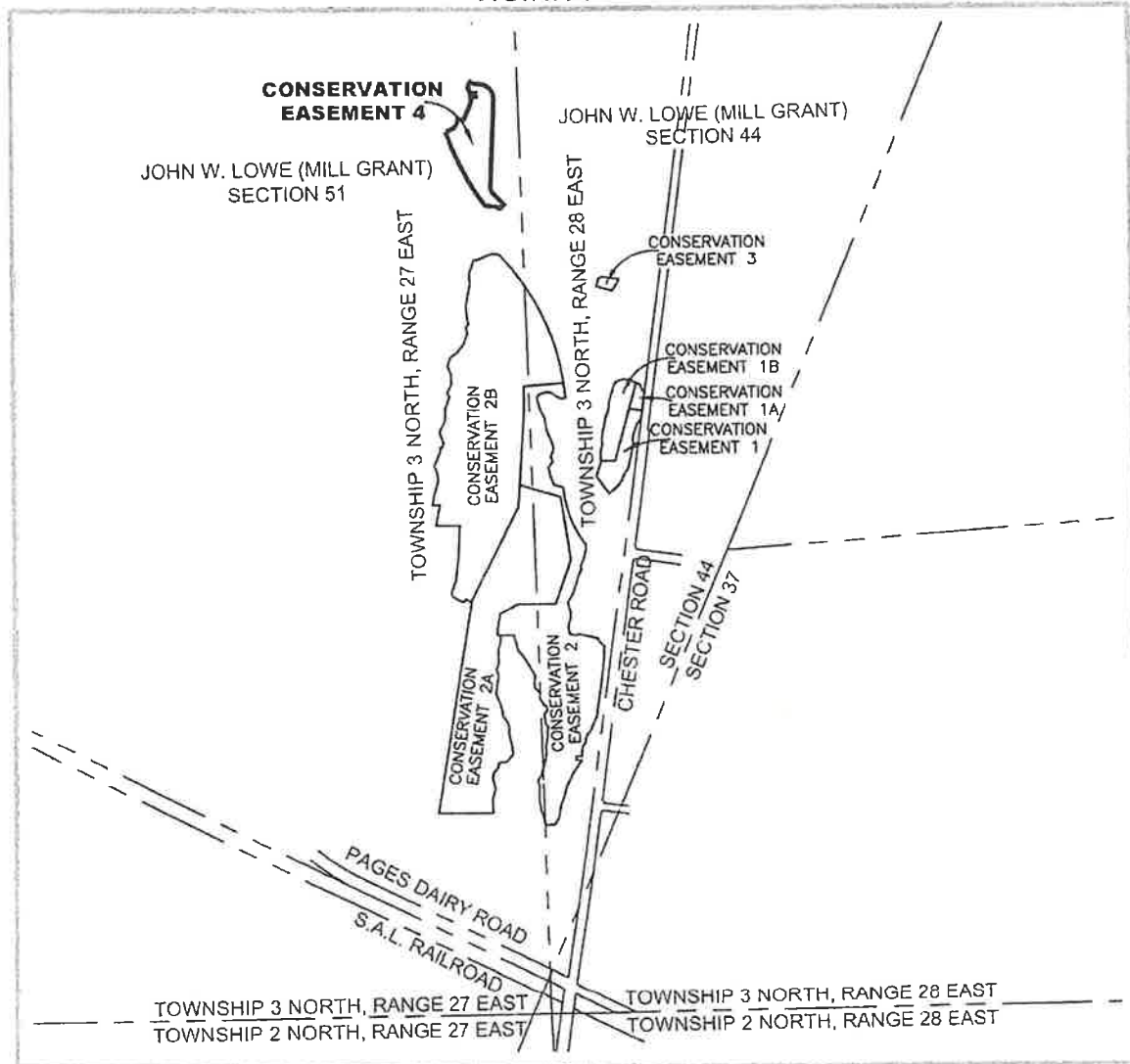
FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

1500 750 0
SCALE IN FEET
1" = 1500'

VICINITY MAP



CERTIFIED TO:

WILDLIGHT LLC

REVISED: 05/02/2024 TO CHANGE CERTIFIED TO:

REVISED: 09/12/2024 TO SHOW TITLE SEARCH REPORT

REVISED: 10/17/2024 TO SHOW O.R.B. 675, PG 391 OF TITLE SEARCH REPORT AND ARNOLD J. JOHNS SIGNATURE BLOCK



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

Arnold J. Johns
ARNOLD J. JOHNS, DATED 10/17/2024
FLORIDA REGISTERED LAND SURVEYOR NO. 4422
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEE SHEET 8 FOR GENERAL NOTES AND SHEETS 6 & 7 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 8

SHEET 1 OF 8

L. D. BRADLEY LAND SURVEYORS

510 SOUTH 5TH STREET

MACCLENNY, FLORIDA 32063

PHONE (904) 786-6400

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LICENSED BUSINESS No. 6888

BRADLEY

OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

W.O. NO.: 24-210-CE-4

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

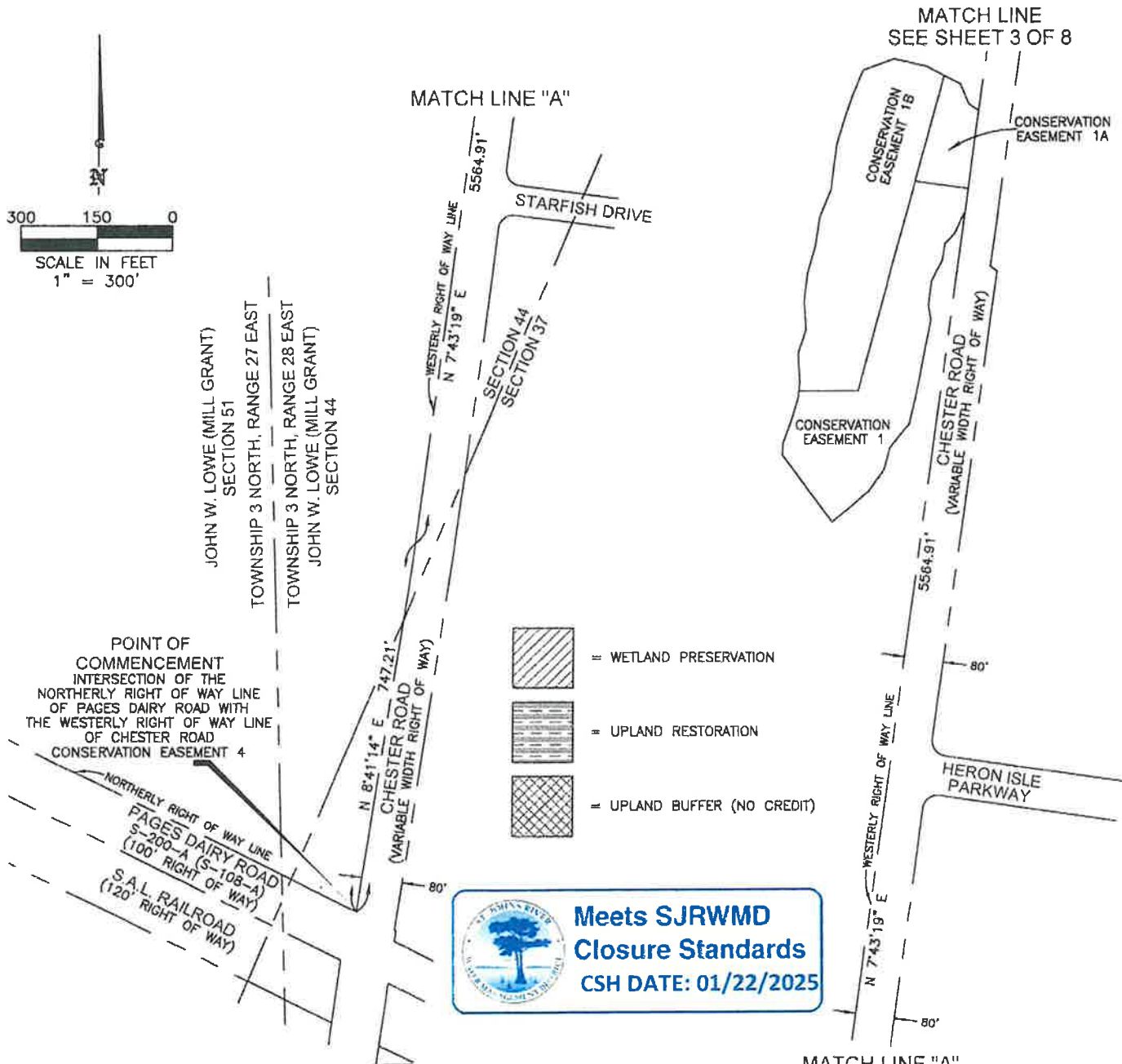
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FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

ACREAGE TABLE				
CONSERVATION EASEMENT 4				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
3.82 ACRES	0.00 ACRES	0.26 ACRES	1.45 ACRES	5.53 ACRES



CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 8 FOR GENERAL NOTES AND SHEETS 6 & 7 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 8

SHEET 2 OF 8

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

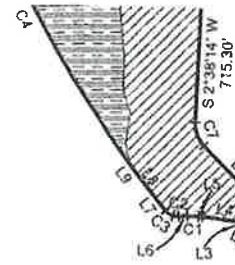
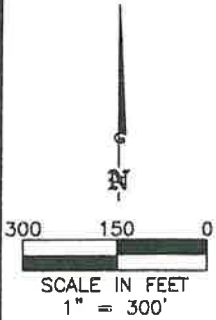
LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

W.O. NO.: 24-210-CE-4	DATE: 03/18/2024	DRAFTED BY: DHB
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MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

MATCH LINE
SEE SHEET 4 OF 8



JOHN W. LOWE (MILL GRANT)
SECTION 51

TOWNSHIP 3 NORTH, RANGE 27 EAST
TOWNSHIP 3 NORTH, RANGE 28 EAST

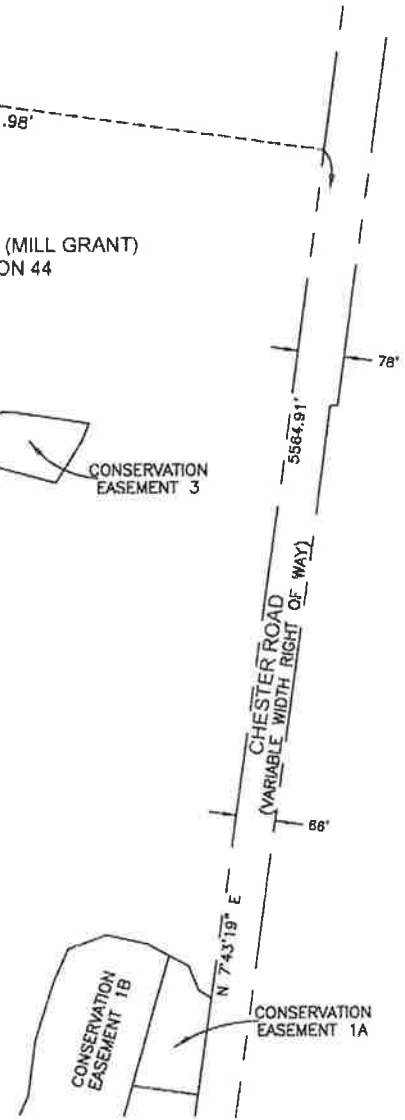
JOHN W. LOWE (MILL GRANT)
SECTION 44

N 82°16'41" W 1351.98'



-  = WETLAND PRESERVATION
-  = UPLAND RESTORATION
-  = UPLAND BUFFER (NO CREDIT)

CERTIFIED TO:
WILDLIGHT LLC



MATCH LINE
SEE SHEET 2 OF 8

ACREAGE TABLE				
CONSERVATION EASEMENT 4				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
3.82 ACRES	0.00 ACRES	0.26 ACRES	1.45 ACRES	5.53 ACRES

SEE SHEET 8 FOR GENERAL NOTES AND SHEETS 6 & 7 FOR DESCRIPTION
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SHEET 3 OF 8

L. D. BRADLEY LAND SURVEYORS

510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063

PHONE (904) 786-6400

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LD
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LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

W.O. NO.: 24-210-CE-4

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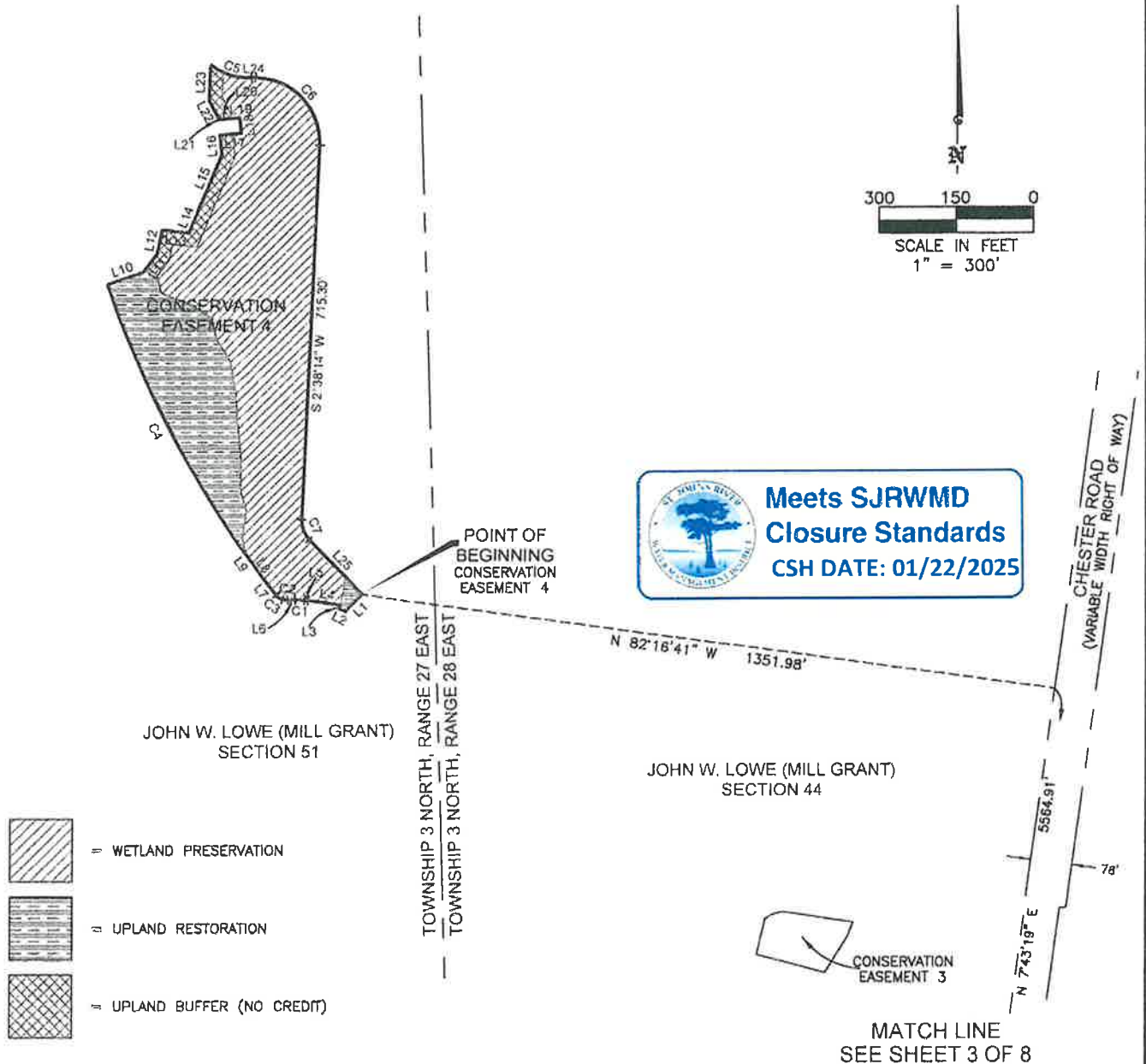
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MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA



ACREAGE TABLE				
CONSERVATION EASEMENT 4				
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3.82 ACRES	0.00 ACRES	0.26 ACRES	1.45 ACRES	5.53 ACRES

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LD
BRADLEY
LAND SURVEYORS
Old World Knowledge... New Age Technology

SHEET 4 OF 8

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
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W.O. NO.: 24-210-CE-4
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FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 46°03'41" W	45.75'
L2	N 64°29'37" W	11.09'
L3	N 11°47'02" E	7.43'
L4	N 81°51'01" W	61.39'
L5	N 84°43'21" W	6.91'
L6	S 87°00'32" W	13.88'
L7	N 37°41'33" W	45.37'
L8	N 36°34'26" W	33.74'
L9	N 35°52'50" W	15.32'
L10	N 70°54'29" E	73.20'
L11	N 37°08'37" E	42.87'
L12	N 12°05'30" E	46.63'
L13	S 84°11'34" E	51.87'
L14	N 22°22'42" E	52.00'
L15	N 23°07'02" E	109.55'
L16	N 5°07'21" W	38.57'
L17	N 85°17'29" E	41.10'
L18	N 4°42'31" W	30.00'
L19	S 85°17'30" W	16.10'
L20	S 85°20'39" W	25.00'
L21	N 4°42'35" W	1.20'
L22	N 28°41'08" W	39.04'
L23	N 1°48'00" E	69.24'
L24	S 88°57'43" E	8.73'
L25	S 43°45'53" E	145.97'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	5°17'26"	200.00'	18.47'	9.24'	N 88°21'25" W	18.46'
C2	19°57'38"	28.33'	9.87'	4.98'	N 83°39'19" W	9.82'
C3	33°59'47"	25.00'	14.83'	7.64'	N 55°19'55" W	14.62'
C4	16°34'20"	2026.50'	586.14'	295.13'	N 27°22'41" W	584.10'
C5	41°35'09"	116.93'	84.87'	44.40'	S 72°25'16" E	83.02'
C6	91°35'57"	124.00'	198.24'	127.51'	S 43°09'45" E	177.79'
C7	46°24'07"	52.00'	42.11'	22.29'	S 20°33'50" E	40.97'



ACREAGE TABLE				
CONSERVATION EASEMENT 4				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
3.82 ACRES	0.00 ACRES	0.26 ACRES	1.45 ACRES	5.53 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 8 FOR GENERAL NOTES AND SHEETS 6 & 7 FOR DESCRIPTION
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LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 5 OF 8

L. D. BRADLEY LAND SURVEYORS
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W.O. NO.: 24-210-CE-4	DATE: 03/18/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 4 REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

A parcel of land, being a portion of the John W. Lowe Mill Grant, Section 51, Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Intersection of the Northerly Right of Way line of Pages Dairy Road (100 foot Right of Way) with the Westerly Right of Way line of Chester Road (Variable Width Right of Way); thence on said Westerly Right of way line for the next 2 courses, N 08°41'14" E, a distance of 747.21 feet; thence N 07°43'19" E, a distance of 5564.91 feet; thence departing said Westerly Right of way line, N 82°16'41" W, a distance of 1351.98 feet to the Point of Beginning; thence S 46°03'41" W, a distance of 45.75 feet; thence N 64°29'37" W, a distance of 11.09 feet; thence N 11°47'02" E, a distance of 7.43 feet; thence N 81°51'01" W, a distance of 61.39 feet; thence N 84°43'21" W, a distance of 6.91 feet to the beginning of a curve, concave Southerly, having a radius of 200.00 feet and a central angle of 5°17'26"; thence on the arc of said curve, a distance of 18.47 feet said arc being subtended by a chord which bears N 88°21'25" W, a distance of 18.46 feet to the curves end; thence S 87°00'32" W, a distance of 13.88 feet to the beginning of a curve, concave Northeast, having a radius of 28.33 feet and a central angle of 19°57'38" thence on the arc of said curve, a distance of 9.87 feet said arc being subtended by a chord which bears N 83°39'19" W, a distance of 9.82 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and a central angle of 33°59'47"; thence on the arc of said curve, a distance of 14.83 feet said arc being subtended by a chord which bears N 55°19'55" W, a distance of 14.62 feet to the curves end; thence N 37°41'33" W, a distance of 45.37 feet; thence N 36°34'26" W, a distance of 33.74 feet; thence N 35°52'50" W, a distance of 15.32 feet to the beginning of a curve, concave Northeast, having a radius of 2026.50

CONTINUE ON SHEET 7 OF 8



**Meets SJRWMD
Closure Standards
CSH DATE: 01/22/2025**

ACREAGE TABLE				
CONSERVATION EASEMENT 4				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
3.82 ACRES	0.00 ACRES	0.26 ACRES	1.45 ACRES	5.53 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 8 FOR GENERAL NOTES AND SHEETS 6 & 7 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 8

LD
BRADLEY
LAND SURVEYORS
Old World Knowledge... New Age Technology

SHEET 6 OF 8

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.: 24-210-CE-4	DATE: 03/18/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 4 REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

CONTINUE FROM SHEET 6 OF 8

feet and a central angle of 16°34'20"; thence on the arc of said curve, a distance of 586.14 feet said arc being subtended by a chord which bears N 27°22'41" W, a distance of 584.10 feet to the curves end; thence N 70°54'29" E, a distance of 73.20 feet; thence N 37°08'37" E, a distance of 42.87 feet; thence N 12°05'30" E, a distance of 46.63 feet; thence S 84°11'34" E, a distance of 51.87 feet; thence N 22°22'42" E, a distance of 52.00 feet; thence N 23°07'02" E, a distance of 109.55 feet; thence N 05°07'21" W, a distance of 38.57 feet; thence N 85°17'29" E, a distance of 41.10 feet; thence N 04°42'31" W, a distance of 30.00 feet; thence S 85°17'30" W, a distance of 16.10 feet; thence S 85°20'39" W, a distance of 25.00 feet; thence N 04°42'35" W, a distance of 1.20 feet; thence N 28°41'08" W, a distance of 39.04 feet; thence N 01°48'00" E, a distance of 69.24 feet to the beginning of a curve, concave Northeast, having a radius of 116.93 feet and a central angle of 41°35'09"; thence on the arc of said curve, a distance of 84.87 feet said arc being subtended by a chord which bears S 72°25'16" E, a distance of 83.02 feet to the curves end; thence S 88°57'43" E, a distance of 8.73 feet to the beginning of a curve, concave Southwest, having a radius of 124.00 feet and a central angle of 91°35'57"; thence on the arc of said curve, a distance of 198.24 feet said arc being subtended by a chord which bears S 43°09'45" E, a distance of 177.79 feet to the curves end; thence S 02°38'14" W, a distance of 715.30 feet to the beginning of a curve, concave Northeast, having a radius of 52.00 feet and a central angle of 46°24'07"; thence on the arc of said curve, a distance of 42.11 feet said arc being subtended by a chord which bears S 20°33'50" E, a distance of 40.97 feet to the curves end; thence S 43°45'53" E, a distance of 145.97 feet to the Point of Beginning.



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

ACREAGE TABLE				
CONSERVATION EASEMENT 4				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
3.82 ACRES	0.00 ACRES	0.26 ACRES	1.45 ACRES	5.53 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 8 FOR GENERAL NOTES AND SHEETS 6 & 7 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 8

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 7 OF 8

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.: 24-210-CE-4

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 4 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

SURVEYORS NOTES:

1.) I HAVE REVIEWED THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE SEARCH REPORT, FILE NO. 110313266, SEARCHED FROM: JUNE 9, 1972 THROUGH: AUGUST 6, 2024 8:00 A.M., AND ALL EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THE LANDS DESCRIBED HEREIN.

O.R.B. 1486, PG. 1820: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1750, PG. 809, TRACT 10: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 1866, PG. 438: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 44: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1866, PG. 1416: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 22: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2130, PG. 727, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2214, PG. 289: NOT A SURVEY MATTER

O.R.B. 2272, PG. 1300, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2272, PG. 1445: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2518, PG. 1103: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2607, PG. 1075: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2680, PG. 837: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 381, PG. 37: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 520, PG. 1169: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 739, PG. 1275: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 675, PG. 391: DOES NOT PERTAIN TO THE SUBJECT PROPERTY



2.) THIS IS NOT A BOUNDARY SURVEY.

3.) BEARINGS SHOWN HEREON WERE ASSUMED ON THE WESTERLY RIGHT OF WAY LINE OF CHESTER ROAD, BEING N 08°41'14" E.

4.) SOURCES OF INFORMATION:

- * DEEDS OF RECORD
- * FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 200 (A1A), SECTION 74040-2504
- * BOUNDARY SURVEY BY THIS FIRM, W.O. NO.: D-16-140, DATED 08/11/2016

ACREAGE TABLE				
CONSERVATION EASEMENT 4				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
3.82 ACRES	0.00 ACRES	0.26 ACRES	1.45 ACRES	5.53 ACRES

CERTIFIED TO:

WILDLIGHT LLC

SEE SHEET 8 FOR GENERAL NOTES AND SHEETS 6 & 7 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 8

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 8 OF 8

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.: 24-210-CE-4

DATE: 03/18/2024

DRAFTED BY: DHB

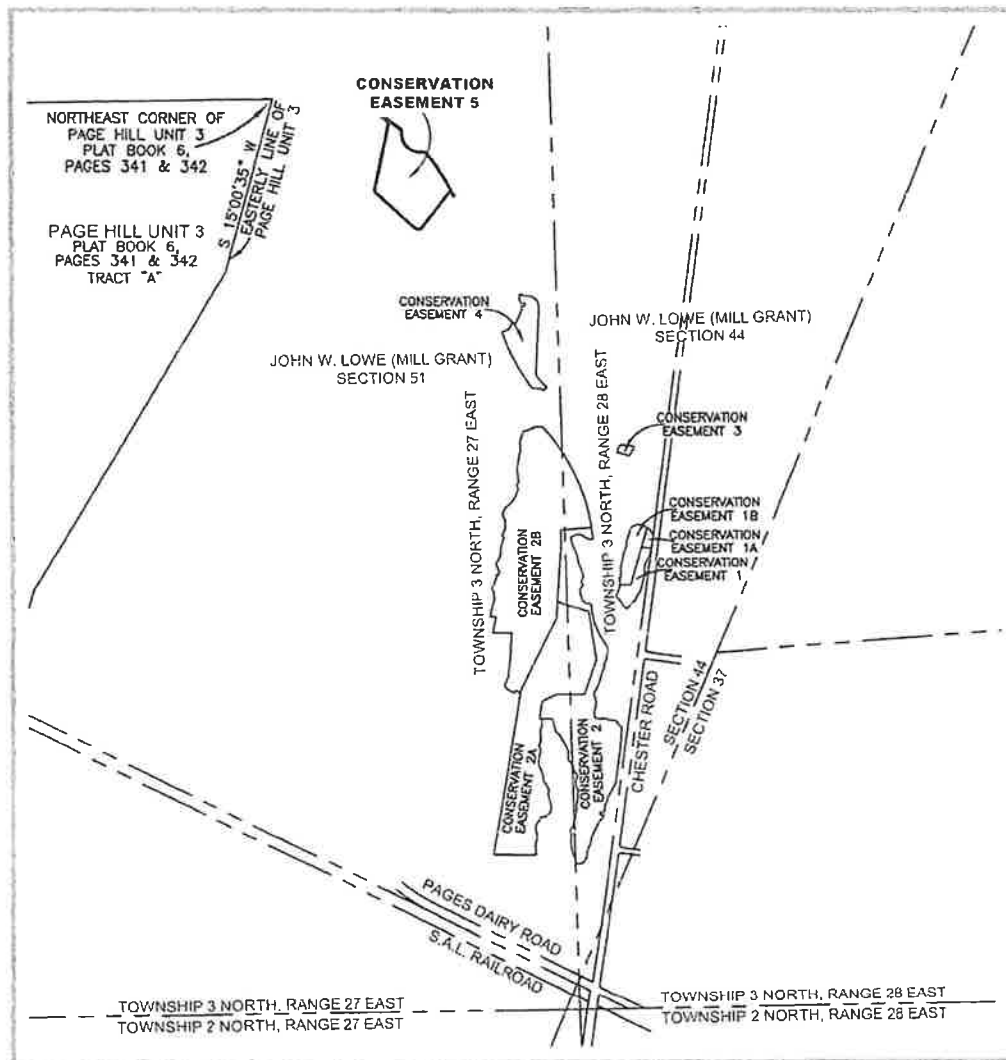
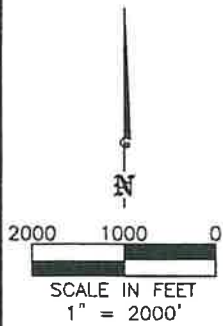
CHECKED BY: RJJ

CAD FILE: 24210 CE 4 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

VICINITY MAP



CERTIFIED TO:
WILDLIGHT LLC

REVISED: 05/02/2024 TO CHANGE CERTIFIED TO:
REVISED: 09/12/2024 TO SHOW TITLE SEARCH REPORT
REVISED: 10/17/2024 TO SHOW O.R.B. 675, PG 391 OF TITLE SEARCH REPORT AND ARNOLD J. JOHNS SIGNATURE BLOCK



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

Arnold J. Johns
ARNOLD J. JOHNS, DATED 10/17/2024
FLORIDA REGISTERED LAND SURVEYOR NO. 4422
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEE SHEET 6 FOR GENERAL NOTES AND SHEETS 4 & 5 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

SHEET 1 OF 6

L. D. BRADLEY LAND SURVEYORS

510 SOUTH 5TH STREET

MACCLENNY, FLORIDA 32063

PHONE (904) 786-6400

FAX (904) 786-1479

LICENSED BUSINESS No. 6888

LD.
BRADLEY
LAND SURVEYORS
Old World Knowledge... New Age Technology

W.O. NO.: 24-210-CE-5

DATE: 03/18/2024

DRAFTED BY: DHB

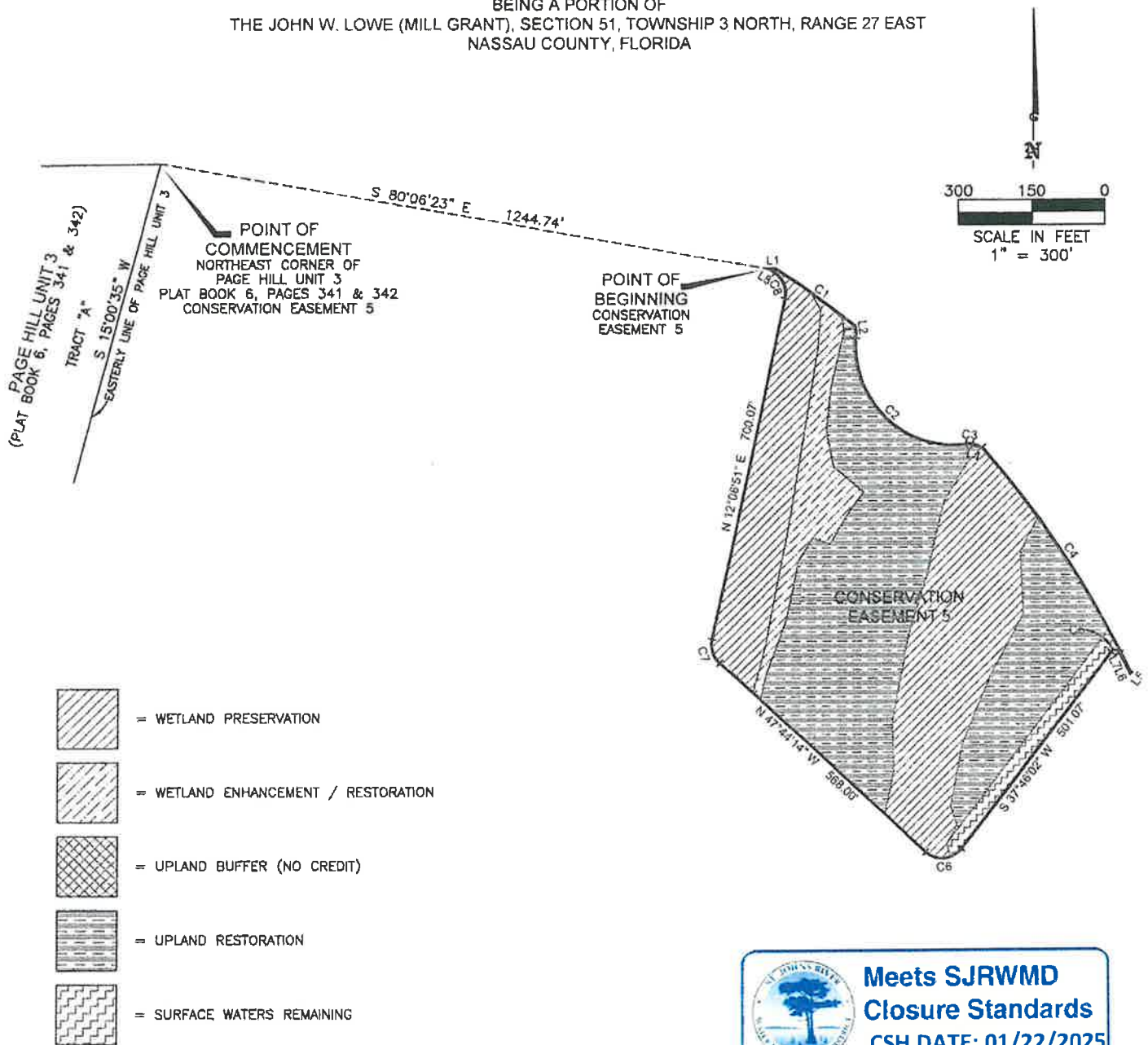
CHECKED BY: RJJ

CAD FILE: 24210 CE 5 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA



ACREAGE TABLE

CONSERVATION EASEMENT 5

WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
4.69 ACRES	0.94 ACRES	0.00 ACRES	5.84 ACRES	0.39 ACRES	11.86 ACRES

CERTIFIED TO:

WILDLIGHT LLC

SEE SHEET 6 FOR GENERAL NOTES AND SHEETS 4 & 5 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

SHEET 2 OF 6

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.: 24-210-CE-5

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 5 REVISED.DWG

FB N/A PG

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 88°05'05" E	13.05'
L2	S 8°58'21" E	10.78'
L3	S 2°44'57" W	13.33'
L4	S 73°15'56" E	20.33'
L5	S 37°24'14" W	2.50'
L6	N 25°33'38" W	13.31'
L7	N 27°45'38" W	34.41'
L8	N 57°47'29" W	13.45'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	5°34'49"	2044.00'	199.07'	99.61'	S 54°38'31" E	198.99'
C2	103°09'46"	200.00'	360.11'	252.17'	S 46°54'11" E	313.40'
C3	24°50'36"	25.00'	10.84'	5.51'	S 86°03'46" E	10.76'
C4	15°32'16"	2020.00'	547.79'	275.59'	S 33°58'30" E	546.11'
C5	114°28'21"	10.00'	19.98'	15.54'	N 84°59'48" W	16.82'
C6	94°29'44"	50.00'	82.46'	54.09'	S 85°00'54" W	73.43'
C7	59°51'06"	50.00'	52.23'	28.78'	N 17°48'42" W	49.89'
C8	66°01'04"	51.00'	58.76'	33.13'	N 21°35'12" W	55.57'

CERTIFIED TO:
WILDLIGHT LLC



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

ACREAGE TABLE					
CONSERVATION EASEMENT 5					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
4.69 ACRES	0.94 ACRES	0.00 ACRES	5.84 ACRES	0.39 ACRES	11.86 ACRES

SEE SHEET 6 FOR GENERAL NOTES AND SHEETS 4 & 5 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 3 OF 6

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.: 24-210-CE-5	DATE: 03/18/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 5 REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

A parcel of land, being a portion of the John W. Lowe Mill Grant, Section 51, Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Page Hill Unit 3 as recorded in Plat Book 6, Pages 341 and 342 of the public records of Nassau County, Florida; thence S 80°06'23" E, a distance of 1244.74 feet to the Point of Beginning; thence N 88°05'05" E, a distance of 13.05 feet to the beginning of a curve, concave Southwest, having a radius of 2044.00 feet and a central angle of 5°34'49"; thence on the arc of said curve, a distance of 199.07 feet said arc being subtended by a chord which bears S 54°38'31" E, a distance of 198.99 feet to the curves end; thence S 08°58'21" E, a distance of 10.78 feet; thence S 02°44'57" W, a distance of 13.33 feet to the beginning of a curve, concave Northeast, having a radius of 200.00 feet and a central angle of 103°09'46"; thence on the arc of said curve, a distance of 360.11 feet said arc being subtended by a chord which bears S 46°54'11" E, a distance of 313.40 feet to a point of reverse curvature of a curve having a radius of 25.00 feet and a central angle of 24°50'36"; thence on the arc of said curve, a distance of 10.84 feet said arc being subtended by a chord which bears S 86°03'46" E, a distance of 10.76 feet to the curves end; thence S 73°15'56" E, a distance of 20.33 feet to the beginning of a curve, concave Southwest, having a radius of 2020.00 feet and a central angle of 15°32'16"; thence on the arc of said curve, a distance of 547.79 feet said arc being subtended by a chord which bears S 33°58'30" E, a distance of 546.11 feet to the curves end; thence S 37°24'14" W, a distance of 2.50 feet; thence N 25°33'38" W, a

CONTINUE ON SHEET 5 OF 6



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

ACREAGE TABLE					
CONSERVATION EASEMENT 5					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
4.69 ACRES	0.94 ACRES	0.00 ACRES	5.84 ACRES	0.39 ACRES	11.86 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 6 FOR GENERAL NOTES AND SHEETS 4 & 5 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 4 OF 6

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.: 24-210-CE-5	DATE: 03/18/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 5 REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

CONTINUE FROM SHEET 4 OF 6

distance of 13.31 feet; thence N 27°45'38" W, a distance of 34.41 feet to the beginning of a curve, concave Southwest, having a radius of 10.00 feet and a central angle of 114°28'21"; thence on the arc of said curve, a distance of 19.98 feet said arc being subtended by a chord which bears N 84°59'48" W, a distance of 16.82 feet to the curves end; thence S 37°46'02" W, a distance of 501.07 feet to the beginning of a curve, concave Northerly, having a radius of 50.00 feet and a central angle of 94°29'44"; thence on the arc of said curve, a distance of 82.46 feet said arc being subtended by a chord which bears S 85°00'54" W, a distance of 73.43 feet to the curves end; thence N 47°44'14" W, a distance of 568.00 feet to the beginning of a curve, concave Northeast, having a radius of 50.00 feet and a central angle of 59°51'06"; thence on the arc of said curve, a distance of 52.23 feet said arc being subtended by a chord which bears N 17°48'42" W, a distance of 49.89 feet to the curves end; thence N 12°06'51" E, a distance of 700.07 feet to the beginning of a curve, concave Southwest, having a radius of 51.00 feet and a central angle of 66°01'04"; thence on the arc of said curve, a distance of 58.76 feet said arc being subtended by a chord which bears N 21°35'12" W, a distance of 55.57 feet to the curves end; thence N 57°47'29" W, a distance of 13.45 feet to the Point of Beginning.



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

ACREAGE TABLE					
CONSERVATION EASEMENT 5					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
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CERTIFIED TO:
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SHEET 5 OF 6

L. D. BRADLEY LAND SURVEYORS
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W.O. NO.: 24-210-CE-5	DATE: 03/18/2024	DRAFTED BY: DHB
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MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

SURVEYORS NOTES:

1.) I HAVE REVIEWED THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE SEARCH REPORT, FILE NO. 110313266, SEARCHED FROM: JUNE 9, 1972 THROUGH: AUGUST 6, 2024 8:00 A.M., AND ALL EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THE LANDS DESCRIBED HEREIN.

O.R.B. 1486, PG. 1820: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1750, PG. 809, TRACT 10: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 1866, PG. 438: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 44: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1866, PG. 1416: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 22: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2130, PG. 727, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2214, PG. 289: NOT A SURVEY MATTER

O.R.B. 2272, PG. 1300, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2272, PG. 1445: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2518, PG. 1103: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

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O.R.B. 381, PG. 37: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 520, PG. 1169: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 739, PG. 1275: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 675, PG. 391: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

2.) THIS IS NOT A BOUNDARY SURVEY.

3.) BEARINGS SHOWN HEREON WERE ASSUMED ON THE WESTERLY RIGHT OF WAY LINE OF CHESTER ROAD, BEING N 08°41'14" E.

4.) SOURCES OF INFORMATION:

* DEEDS OF RECORD

* FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 200 (A1A), SECTION 74040-2504

* BOUNDARY SURVEY BY THIS FIRM, W.O. NO.: D-16-140, DATED 08/11/2016

ACREAGE TABLE					
CONSERVATION EASEMENT 5					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
4.69 ACRES	0.94 ACRES	0.00 ACRES	5.84 ACRES	0.39 ACRES	11.86 ACRES



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

CERTIFIED TO:

WILDLIGHT LLC

SEE SHEET 6 FOR GENERAL NOTES AND SHEETS 4 & 5 FOR DESCRIPTION
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LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 6 OF 6

L. D. BRADLEY LAND SURVEYORS

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MACCLENNY, FLORIDA 32063

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LICENSED BUSINESS No. 6888

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DATE: 03/18/2024

DRAFTED BY: DHB

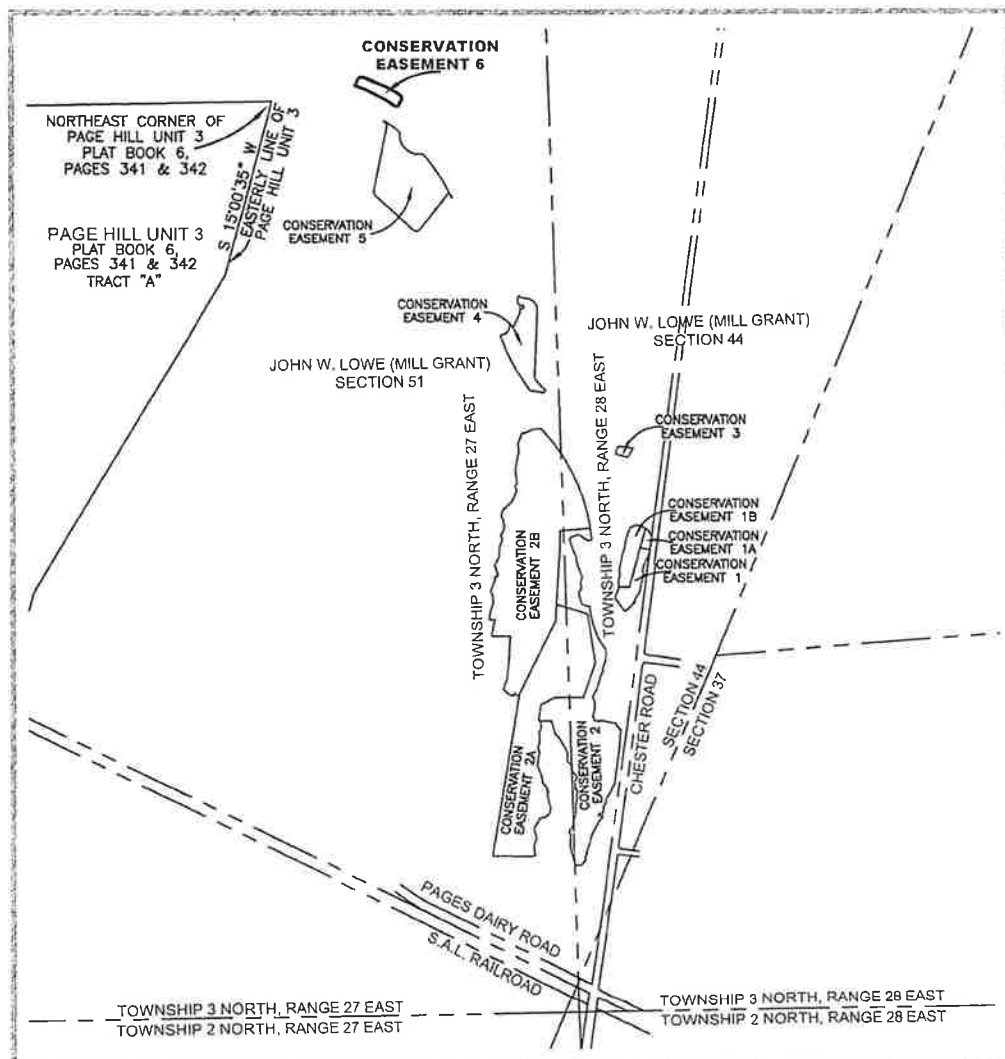
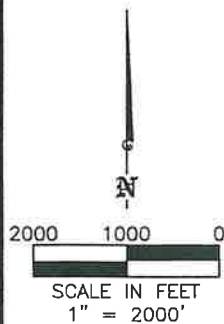
CHECKED BY: RJJ

CAD FILE: 24210 CE 5 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

VICINITY MAP



CERTIFIED TO:
WILDLIGHT LLC

REVISED: 05/02/2024 TO CHANGE CERTIFIED TO:
REVISED: 09/12/2024 TO SHOW TITLE SEARCH REPORT
REVISED: 10/17/2024 TO SHOW O.R.B. 675, PG 391 OF TITLE SEARCH REPORT AND ARNOLD J. JOHNS SIGNATURE BLOCK



Arnold J. Johns
ARNOLD J. JOHNS, DATED 10/17/2024
FLORIDA REGISTERED LAND SURVEYOR NO. 4422
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

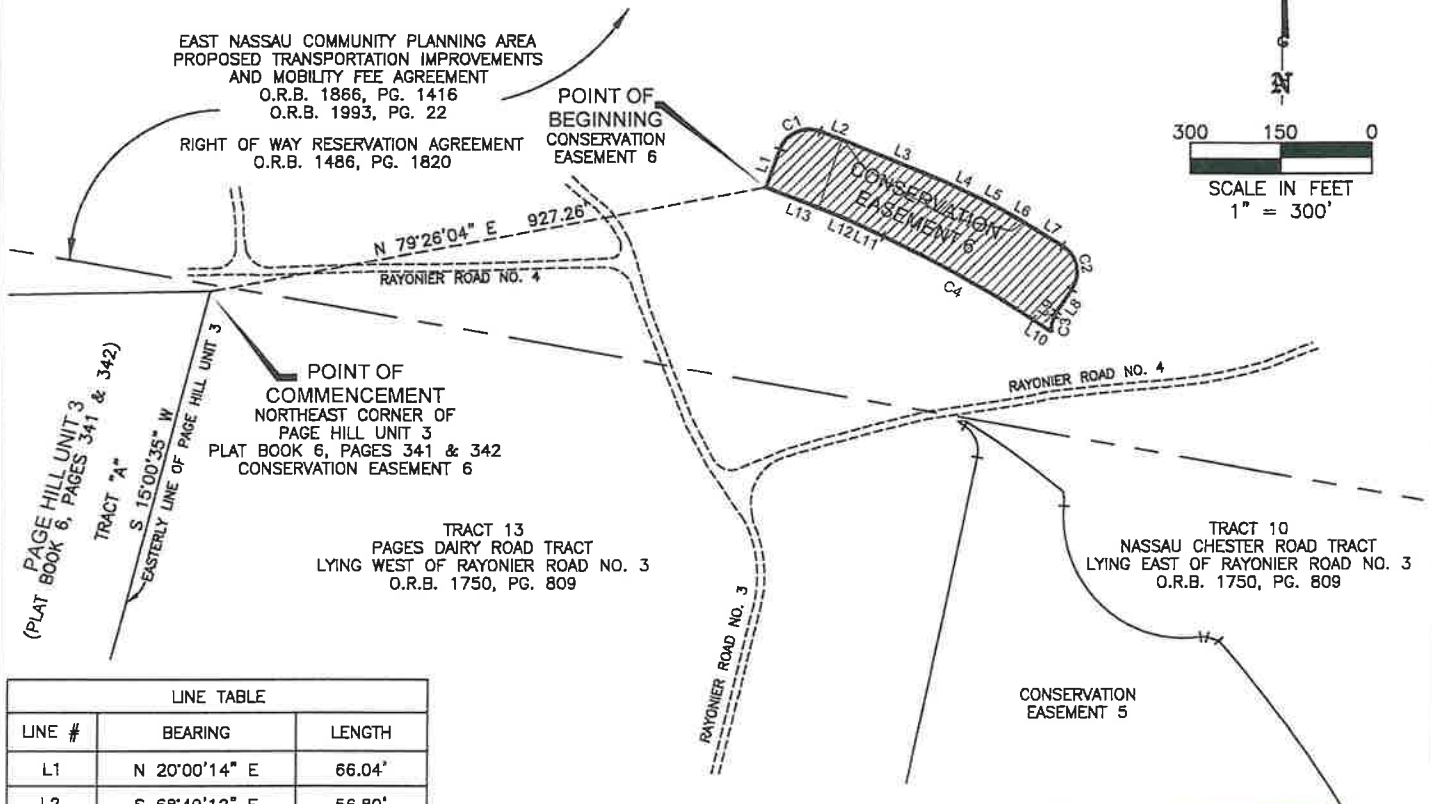
LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

SHEET 1 OF 4

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.: 24-210-CE-6	DATE: 03/18/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 6 REVISED.DWG	FB N/A PG

**MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA**



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 20°00'14" E	66.04'
L2	S 68°49'12" E	56.80'
L3	S 67°39'27" E	166.68'
L4	S 65°12'11" E	51.53'
L5	S 62°39'51" E	51.53'
L6	S 60°39'37" E	59.10'
L7	S 59°11'30" E	58.46'
L8	S 34°36'19" W	44.42'
L9	S 29°37'25" W	8.68'
L10	N 56°49'52" W	37.78'
L11	N 64°38'46" W	48.43'
L12	N 67°15'33" W	30.12'
L13	N 68°19'41" W	129.46'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	91°10'17"	50.00'	79.56'	51.03'	N 65°35'39" E	71.43'
C2	93°47'32"	50.00'	81.85'	53.42'	S 12°17'44" E	73.01'
C3	27°48'26"	55.00'	26.69'	13.61'	S 9°14'30" W	26.43'
C4	7°10'09"	2262.00'	283.04'	141.70'	N 60°59'29" W	282.85'

ACREAGE TABLE					
CONSERVATION EASEMENT 6					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
1.48 ACRES	0.00 ACRES	0.00 ACRES	0.00 ACRES	0.00 ACRES	1.48 ACRES



CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

**LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY**

SHEET 2 OF 4

**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.: 24-210-CE-6	DATE: 03/18/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 6 REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

A parcel of land, being a portion of the John W. Lowe Mill Grant, Section 51, Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Page Hill Unit 3 as recorded in Plat Book 6, Pages 341 and 342 of the public records of Nassau County, Florida; thence N 79°26'04" E, a distance of 927.26 feet to the Point of Beginning; thence N 20°00'14" E, a distance of 66.04 feet to the beginning of a curve, concave Southeast, having a radius of 50.00 feet and a central angle of 91°10'17"; thence on the arc of said curve, a distance of 79.56 feet said arc being subtended by a chord which bears N 65°35'39" E, a distance of 71.43 feet to the curves end; thence S 68°49'12" E, a distance of 56.80 feet; thence S 67°39'27" E, a distance of 166.68 feet; thence S 65°12'11" E, a distance of 51.53 feet; thence S 62°39'51" E, a distance of 51.53 feet; thence S 60°39'37" E, a distance of 59.10 feet; thence S 59°11'30" E, a distance of 58.46 feet to the beginning of a curve, concave Southwest, having a radius of 50.00 feet and a central angle of 93°47'32"; thence on the arc of said curve, a distance of 81.85 feet said arc being subtended by a chord which bears S 12°17'44" E, a distance of 73.01 feet to the curves end; thence S 34°36'19" W, a distance of 44.42 feet; thence S 29°37'25" W, a distance of 8.68 feet to the beginning of a curve, concave Southeast, having a radius of 55.00 feet and a central angle of 27°48'26"; thence on the arc of said curve, a distance of 26.69 feet said arc being subtended by a chord which bears S 09°14'30" W, a distance of 26.43 feet to the curves end; thence N 56°49'52" W, a distance of 37.78 feet to the beginning of a curve, concave Southwest, having a radius of 2262.00 feet and a central angle of 7°10'09"; thence on the arc of said curve, a distance of 283.04 feet said arc being subtended by a chord which bears N 60°59'29" W, a distance of 282.85 feet to the curves end; thence N 64°38'46" W, a distance of 48.43 feet; thence N 67°15'33" W, a distance of 30.12 feet; thence N 68°19'41" W, a distance of 129.46 feet to the Point of Beginning.



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

ACREAGE TABLE

CONSERVATION EASEMENT 6					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
1.48 ACRES	0.00 ACRES	0.00 ACRES	0.00 ACRES	0.00 ACRES	1.48 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

LD
BRADLEY
LAND SURVEYORS
Old World Knowledge... New Age Technology

SHEET 3 OF 4

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNEY, FLORIDA 32063

PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 24-210-CE-6

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 6 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

SURVEYORS NOTES:

1.) I HAVE REVIEWED THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE SEARCH REPORT, FILE NO. 110313266, SEARCHED FROM: JUNE 9, 1972 THROUGH: AUGUST 6, 2024 8:00 A.M., AND ALL EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THE LANDS DESCRIBED HEREIN.

O.R.B. 1486, PG. 1820: SHOWN ON MAP, COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 1750, PG. 809, DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1866, PG. 438: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 44: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1866, PG. 1416: SHOWN ON MAP, COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 1993, PG. 22: SHOWN ON MAP, COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2130, PG. 727, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2214, PG. 289: NOT A SURVEY MATTER

O.R.B. 2272, PG. 1300, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2272, PG. 1445: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2518, PG. 1103: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2607, PG. 1075: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2680, PG. 837: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 381, PG. 37: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 520, PG. 1169: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 739, PG. 1275: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 675, PG. 391: DOES NOT PERTAIN TO THE SUBJECT PROPERTY



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

2.) THIS IS NOT A BOUNDARY SURVEY.

3.) BEARINGS SHOWN HEREON WERE ASSUMED ON THE WESTERLY RIGHT OF WAY LINE OF CHESTER ROAD, BEING N 08°41'14" E.

4.) SOURCES OF INFORMATION:

* DEEDS OF RECORD

* FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 200 (A1A), SECTION 74040-2504

* BOUNDARY SURVEY BY THIS FIRM, W.O. NO.: D-16-140, DATED 08/11/2016

ACREAGE TABLE					
CONSERVATION EASEMENT 6					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
1.48 ACRES	0.00 ACRES	0.00 ACRES	0.00 ACRES	0.00 ACRES	1.48 ACRES

CERTIFIED TO:

WILDLIGHT LLC

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

SHEET 4 OF 4

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.: 24-210-CE-6

DATE: 03/18/2024

DRAFTED BY: DHB

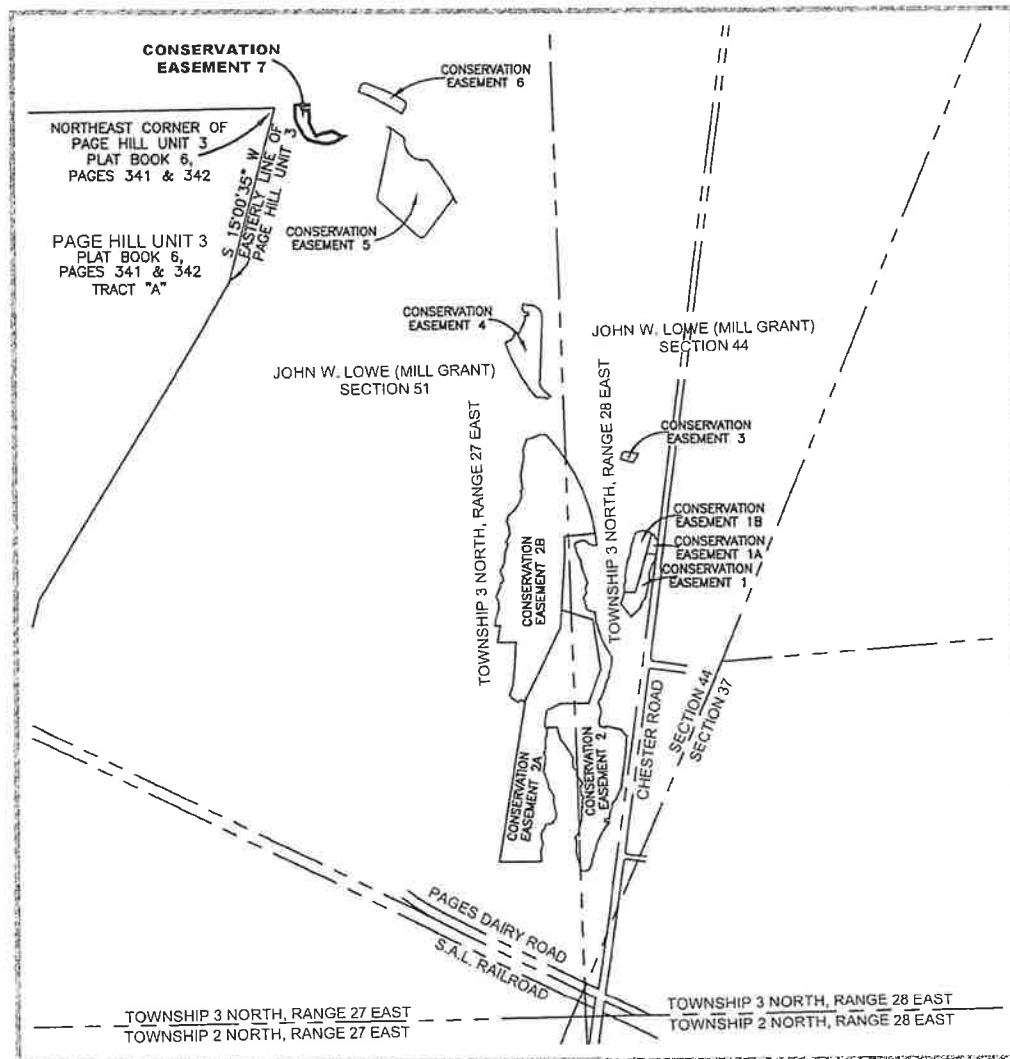
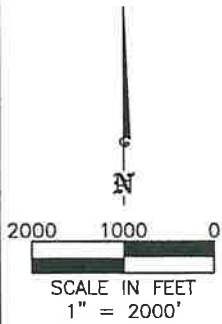
CHECKED BY: RJJ

CAD FILE: 24210 CE 6 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

VICINITY MAP



CERTIFIED TO:
WILDLIGHT LLC

REVISED: 05/02/2024 TO CHANGE CERTIFIED TO:
REVISED: 09/12/2024 TO SHOW TITLE SEARCH REPORT
REVISED: 10/17/2024 TO SHOW O.R.B. 675, PG 391 OF TITLE SEARCH REPORT AND ARNOLD J. JOHNS SIGNATURE BLOCK

Arnold J. Johns

ARNOLD J. JOHNS, DATED 10/17/2024
FLORIDA REGISTERED LAND SURVEYOR NO. 4422
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

**LD
BRADLEY**
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 1 OF 4

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.: 24-210-CE-7

DATE: 03/18/2024

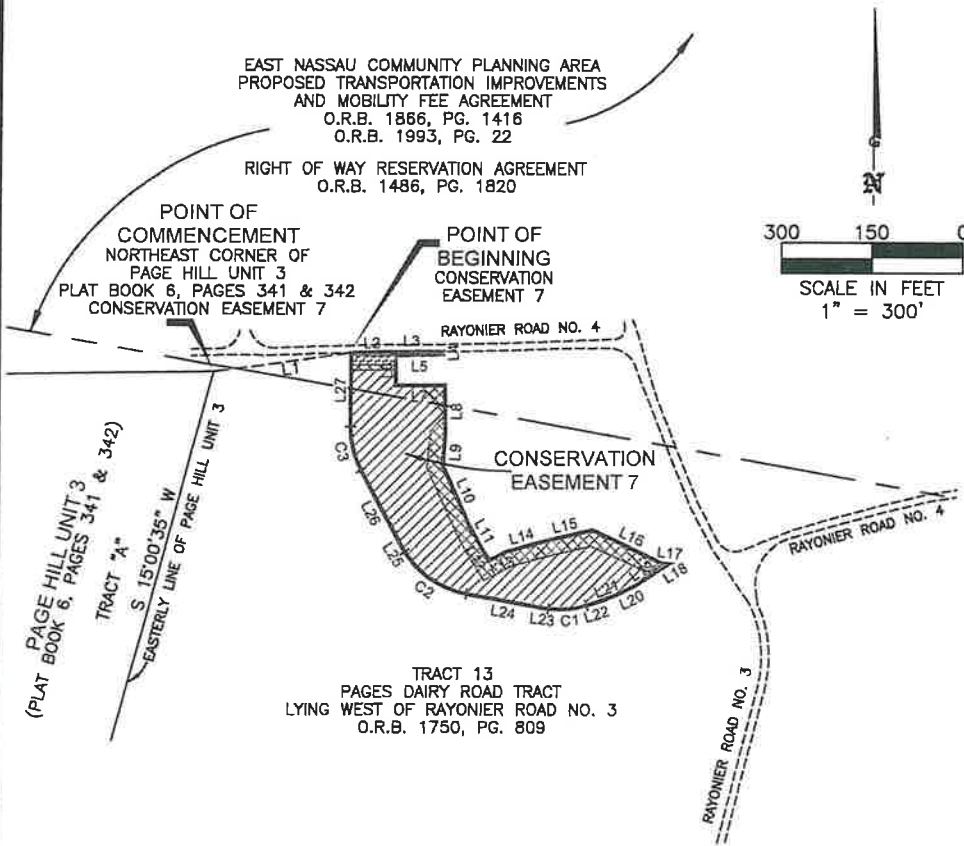
DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 7 REVISED.DWG

FB N/A PG

**MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA**



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 82°09'40" E	224.87'
L2	N 88°22'23" E	46.55'
L3	N 89°45'51" E	103.35'
L4	S 2°29'22" E	4.87'
L5	S 89°26'14" W	77.73'
L6	S 0°15'11" E	49.60'
L7	S 90°00'00" E	79.70'
L8	S 0°44'56" E	84.58'
L9	S 4°42'51" W	46.45'
L10	S 24°06'10" E	106.92'
L11	S 28°47'57" E	40.02'
L12	S 32°47'09" E	26.41'
L13	N 62°58'14" E	30.55'
L14	N 74°51'27" E	63.25'
L15	N 76°42'11" E	84.82'
L16	S 64°35'08" E	126.06'
L17	S 84°48'19" E	11.44'
L18	S 59°16'56" W	2.16'
L19	S 56°57'08" W	62.21'
L20	S 63°41'28" W	31.13'
L21	S 68°11'01" W	31.13'
L22	S 72°40'35" W	24.95'
L23	N 83°03'38" W	8.45'
L24	N 79°54'56" W	129.39'
L25	N 31°45'45" W	9.97'
L26	N 28°03'30" W	141.48'
L27	N 0°17'03" E	121.02'

-  = WETLAND PRESERVATION
-  = UPLAND BUFFER (NO CREDIT)
-  = SURFACE WATERS REMAINING
-  = UPLAND RESTORATION



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	24°15'47"	150.00'	63.52'	32.24'	S 84°48'28" W	63.05'
C2	47°59'28"	150.00'	125.64'	66.77'	N 55°45'30" W	122.00'
C3	28°20'33"	150.00'	74.20'	37.88'	N 13°53'14" W	73.45'

ACREAGE TABLE					
CONSERVATION EASEMENT 7					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
1.32 ACRES	0.00 ACRES	0.38 ACRES	163 SQUARE FEET	0.02 ACRES	1.72 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

SHEET 2 OF 4

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.: 24-210-CE-7	DATE: 03/18/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 7 REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

A parcel of land, being a portion of the John W. Lowe Mill Grant, Section 51, Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Page Hill Unit 3 as recorded in Plat Book 6, Pages 341 and 342 of the public records of Nassau County, Florida; thence N 82°09'40" E, a distance of 224.87 feet to the Point of Beginning; thence N 88°22'23" E, a distance of 46.55 feet; thence N 89°45'51" E, a distance of 103.35 feet; thence S 02°29'22" E, a distance of 4.87 feet; thence S 89°26'14" W, a distance of 77.73 feet; thence S 00°15'11" E, a distance of 49.60 feet; thence S 90°00'00" E, a distance of 79.70 feet; thence S 00°44'56" E, a distance of 84.58 feet; thence S 04°42'51" W, a distance of 46.45 feet; thence S 24°06'10" E, a distance of 106.92 feet; thence S 28°47'57" E, a distance of 40.02 feet; thence S 32°47'09" E, a distance of 26.41 feet; thence N 62°58'14" E, a distance of 30.55 feet; thence N 74°51'27" E, a distance of 63.25 feet; thence N 76°42'11" E, a distance of 84.82 feet; thence S 64°35'08" E, a distance of 126.06 feet; thence S 84°48'19" E, a distance of 11.44 feet; thence S 59°16'56" W, a distance of 2.16 feet; thence S 56°57'08" W, a distance of 62.21 feet; thence S 63°41'28" W, a distance of 31.13 feet; thence S 68°11'01" W, a distance of 31.13 feet; thence S 72°40'35" W, a distance of 24.95 feet to the beginning of a curve, concave Northwest, having a radius of 150.00 feet and a central angle of 24°15'47"; thence on the arc of said curve, a distance of 63.52 feet said arc being subtended by a chord which bears S 84°48'28" W, a distance of 63.05 feet to the curves end; thence N 83°03'38" W, a distance of 8.45 feet; thence N 79°54'56" W, a distance of 129.39 feet to the beginning of a curve, concave Northeast, having a radius of 150.00 feet and a central angle of 47°59'28"; thence on the arc of said curve, a distance of 125.64 feet said arc being subtended by a chord which bears N 55°45'30" W, a distance of 122.00 feet to the curves end; thence N 31°45'45" W, a distance of 9.97 feet; thence N 28°03'30" W, a distance of 141.48 feet to the beginning of a curve, concave Northeast, having a radius of 150.00 feet and a central angle of 28°20'33"; thence on the arc of said curve, a distance of 74.20 feet said arc being subtended by a chord which bears N 13°53'14" W, a distance of 73.45 feet to the curves end; thence N 00°17'03" E, a distance of 121.02 feet to the Point of Beginning.

ACREAGE TABLE					
CONSERVATION EASEMENT 7					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
1.32 ACRES	0.00 ACRES	0.38 ACRES	0.00 ACRES	0.02 ACRES	1.72 ACRES

CERTIFIED TO:
WILDLIGHT LLC



SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 3 OF 4

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.: 24-210-CE-7	DATE: 03/18/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 7 REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

SURVEYORS NOTES:

1.) I HAVE REVIEWED THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE SEARCH REPORT, FILE NO. 110313266, SEARCHED FROM: JUNE 9, 1972 THROUGH: AUGUST 6, 2024 8:00 A.M., AND ALL EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THE LANDS DESCRIBED HEREIN.

O.R.B. 1486, PG. 1820: SHOWN ON MAP, COVERS NORTHERLY PART OF SUBJECT PROPERTY

O.R.B. 1750, PG. 809, TRACT 13: SHOWN ON MAP, COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 1866, PG. 438: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 44: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1866, PG. 1416: SHOWN ON MAP, COVERS NORTHERLY PART OF SUBJECT PROPERTY

O.R.B. 1993, PG. 22: SHOWN ON MAP, COVERS NORTHERLY PART OF SUBJECT PROPERTY

O.R.B. 2130, PG. 727, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2214, PG. 289: NOT A SURVEY MATTER

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O.R.B. 2607, PG. 1075: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2680, PG. 837: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 381, PG. 37: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 520, PG. 1169: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 739, PG. 1275: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 675, PG. 391: DOES NOT PERTAIN TO THE SUBJECT PROPERTY



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

2.) THIS IS NOT A BOUNDARY SURVEY.

3.) BEARINGS SHOWN HEREON WERE ASSUMED ON THE WESTERLY RIGHT OF WAY LINE OF CHESTER ROAD, BEING N 08°41'14" E.

4.) SOURCES OF INFORMATION:

* DEEDS OF RECORD

* FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 200 (A1A), SECTION 74040-2504

* BOUNDARY SURVEY BY THIS FIRM, W.O. NO.: D-16-140, DATED 08/11/2016

ACREAGE TABLE					
CONSERVATION EASEMENT 7					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
1.32 ACRES	0.00 ACRES	0.38 ACRES	0.00 ACRES	0.02 ACRES	1.72 ACRES

CERTIFIED TO:

WILDLIGHT LLC

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 4 OF 4

L. D. BRADLEY LAND SURVEYORS

510 SOUTH 5TH STREET

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LICENSED BUSINESS No. 6888

W.O. NO.: 24-210-CE-7

DATE: 03/18/2024

DRAFTED BY: DHB

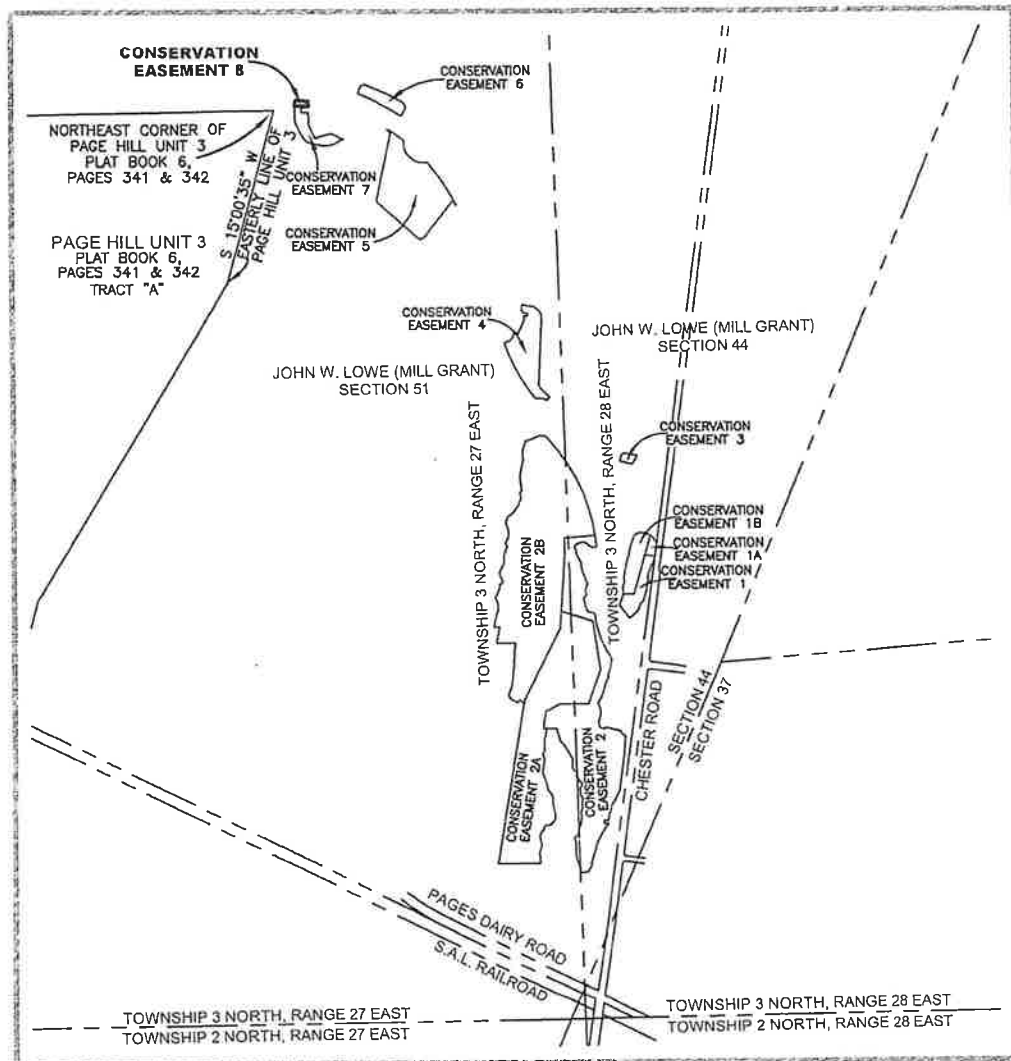
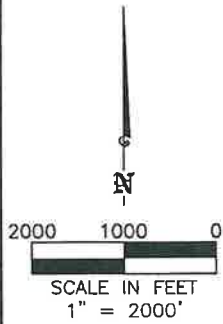
CHECKED BY: RJJ

CAD FILE: 24210 CE 7 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

VICINITY MAP



CERTIFIED TO:
WILDLIGHT LLC

REVISED: 05/02/2024 TO CHANGE CERTIFIED TO:
REVISED: 09/12/2024 TO SHOW TITLE SEARCH REPORT
REVISED: 10/17/2024 TO SHOW O.R.B. 675, PG 391 OF TITLE SEARCH REPORT AND ARNOLD J. JOHNS SIGNATURE BLOCK

Arnold J. Johns

ARNOLD J. JOHNS, DATED 10/17/2024
FLORIDA REGISTERED LAND SURVEYOR NO. 4422
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

SHEET 1 OF 4

L. D. BRADLEY LAND SURVEYORS

510 SOUTH 5TH STREET

MACCLENNY, FLORIDA 32063

PHONE (904) 786-6400

FAX (904) 786-1479

LICENSED BUSINESS No. 6888

**LD
BRADLEY**
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

W.O. NO.: 24-210-CE-8

DATE: 03/18/2024

DRAFTED BY: DHB

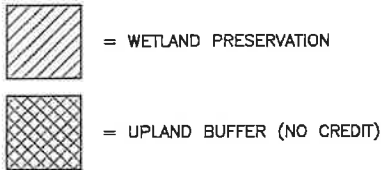
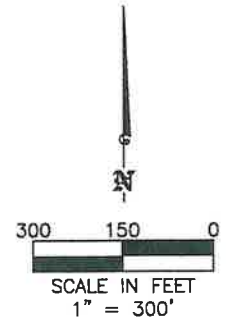
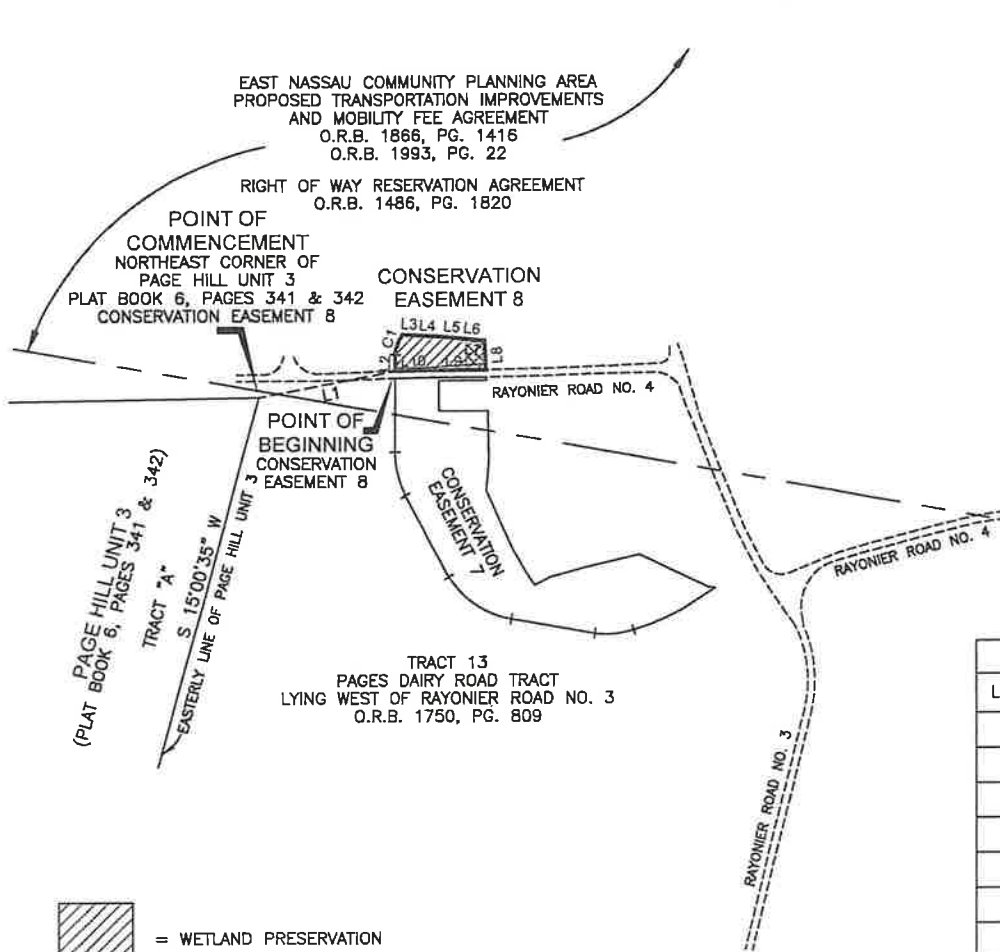
CHECKED BY: RJJ

CAD FILE: 24210 CE 8 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 79°09'29" E	226.88'
L2	N 0°17'03" E	26.89'
L3	S 87°11'06" E	19.64'
L4	S 86°42'31" E	36.29'
L5	S 85°23'58" E	49.27'
L6	S 84°24'13" E	15.25'
L7	S 83°59'01" E	14.41'
L8	S 2°29'22" E	47.91'
L9	S 89°45'51" W	103.02'
L10	S 88°22'23" W	46.29'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	40°12'54"	51.00'	35.80'	18.67'	N 21°05'19" E	35.07'

ACREAGE TABLE					
CONSERVATION EASEMENT 8					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
0.13 ACRES	0.00 ACRES	0.05 ACRES	0.00 ACRES	0.00 ACRES	0.18 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

SHEET 2 OF 4

L. D. BRADLEY LAND SURVEYORS

510 SOUTH 5TH STREET

MACCLENNY, FLORIDA 32063

PHONE (904) 786-6400

FAX (904) 786-1479

LICENSED BUSINESS No. 6888

**LD
BRADLEY**
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

W.O. NO.: 24-210-CE-8

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 8 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

A parcel of land, being a portion of the John W. Lowe Mill Grant, Section 51, Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Page Hill Unit 3 as recorded in Plat Book 6, Pages 341 and 342 of the public records of Nassau County, Florida; thence N 79°09'29" E, a distance of 226.88 feet to the Point of Beginning; thence N 00°17'03" E, a distance of 26.89 feet to the beginning of a curve, concave Southeast, having a radius of 51.00 feet and a central angle of 40°12'54"; thence on the arc of said curve, a distance of 35.80 feet said arc being subtended by a chord which bears N 21°05'19" E, a distance of 35.07 feet to the curves end; thence S 87°11'06" E, a distance of 19.64 feet; thence S 86°42'31" E, a distance of 36.29 feet; thence S 85°23'58" E, a distance of 49.27 feet; thence S 84°24'13" E, a distance of 15.25 feet; thence S 83°59'01" E, a distance of 14.41 feet; thence S 02°29'22" E, a distance of 47.91 feet; thence S 89°45'51" W, a distance of 103.02 feet; thence S 88°22'23" W, a distance of 46.29 feet to the Point of Beginning.



ACREAGE TABLE					
CONSERVATION EASEMENT 8					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
0.13 ACRES	0.00 ACRES	0.05 ACRES	0.00 ACRES	0.00 ACRES	0.18 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
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LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 3 OF 4

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.: 24-210-CE-8

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 8 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

SURVEYORS NOTES:

1.) I HAVE REVIEWED THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE SEARCH REPORT, FILE NO. 110313266, SEARCHED FROM: JUNE 9, 1972 THROUGH: AUGUST 6, 2024 8:00 A.M., AND ALL EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THE LANDS DESCRIBED HEREIN.

O.R.B. 1486, PG. 1820: SHOWN ON MAP, COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 1750, PG. 809, DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1866, PG. 438: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 44: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1866, PG. 1416: SHOWN ON MAP, COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 1993, PG. 22: SHOWN ON MAP, COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2130, PG. 727, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2214, PG. 289: NOT A SURVEY MATTER

O.R.B. 2272, PG. 1300, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2272, PG. 1445: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2518, PG. 1103: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2607, PG. 1075: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2680, PG. 837: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 381, PG. 37: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 520, PG. 1169: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 739, PG. 1275: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 675, PG. 391: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

2.) THIS IS NOT A BOUNDARY SURVEY.

3.) BEARINGS SHOWN HEREON WERE ASSUMED ON THE WESTERLY RIGHT OF WAY LINE OF CHESTER ROAD, BEING N 08°41'14" E.

4.) SOURCES OF INFORMATION:

* DEEDS OF RECORD

* FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 200 (A1A), SECTION 74040-2504

* BOUNDARY SURVEY BY THIS FIRM, W.O. NO.: D-16-140, DATED 08/11/2016

ACREAGE TABLE					
CONSERVATION EASEMENT 8					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
0.13 ACRES	0.00 ACRES	0.05 ACRES	0.00 ACRES	0.00 ACRES	0.18 ACRES



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

CERTIFIED TO:

WILDLIGHT LLC

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 4 OF 4

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.: 24-210-CE-8

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 8 REVISED.DWG

FB N/A PG

**EAST NASSAU
STEWARDSHIP DISTRICT**

**RATIFICATION
ITEMS IV**

This instrument was prepared by and
upon recording should be returned to:

Michelle K. Rigoni, Esq.
KUTAK ROCK LLP
107 W. College Avenue
Tallahassee, Florida 32301

(This space reserved for Clerk)

Inst: 202545010755 Date: 04/14/2025 Time: 4:14PM
Page 1 of 48 B: 2780 P: 1905, Doc Type: PR
Mitch L. Keiter, Clerk of Court, Nassau County,
By: BM, Deputy Clerk

**PARTIAL RELEASE OF DECLARATION OF CONSENT TO JURISDICTION
OF THE EAST NASSAU STEWARDSHIP DISTRICT AND TO IMPOSITION
OF SERIES 2024 SPECIAL ASSESSMENTS (PDP#4 SERIES 2024 PROJECT)**

[PDP#4, CONSERVATION EASEMENTS 1B, 2B, 3, 4, 5, 6, 7, 8]

PLEASE TAKE NOTICE that the East Nassau Stewardship District, a local unit of special-purpose government, whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District”), hereby releases and terminates the effectiveness of that certain Declaration of Consent to Jurisdiction of the District and Imposition of Series 2024 Special Assessments, recorded in Official Records Book 2754, Page 1311 of the public records of Nassau County, Florida (“Declaration of Consent”), solely with respect to the property more particularly described on **Exhibit A** (“Released Property”) attached hereto and incorporated by reference herein.

The scope of this Partial Release is limited to the Released Lands and nothing contained in this Partial Release is intended or shall be construed as releasing or otherwise affecting the operation and effect of the Declarations of Consent on any remaining lands described in the Declarations of Consent.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the foregoing Partial Release of Declaration of Consent to Jurisdiction of the District and Imposition of Series 2024 Special Assessments has been executed to be effective as of the 14th day of April, 2025, and recorded in the Official Records of Nassau County, Florida.

Signed, sealed and delivered
in the presence of:

EAST NASSAU STEWARDSHIP DISTRICT

Chrystal C. Dietz
(Signature)

Chrystal C. Dietz

(Print Name)

1 Rayonier Way, Wildlight, FL 32097

(Address)

Crystal L. Cook
(Signature)

Crystal L. Cook

(Print Name)

1 Rayonier Way, Wildlight, FL 32097

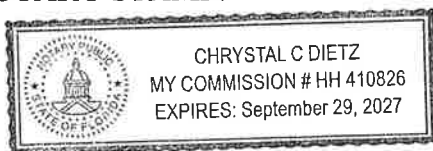
(Address)

Mike Hahaj
Mike Hahaj
Chair, Board of Supervisors

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me means of ☒ physical presence or ☐ online notarization this 14th day of April, 2025, by Mike Hahaj, as Chair of the Board of Supervisors of the East Nassau Stewardship District, for and on behalf of the District. He ☒ is personally known to me or ☐ produced _____ as identification.

NOTARY STAMP:



Chrystal C. Dietz
Signature of Notary Public

Chrystal C. Dietz

Printed Name of Notary Public

Exhibit A: Legal Description

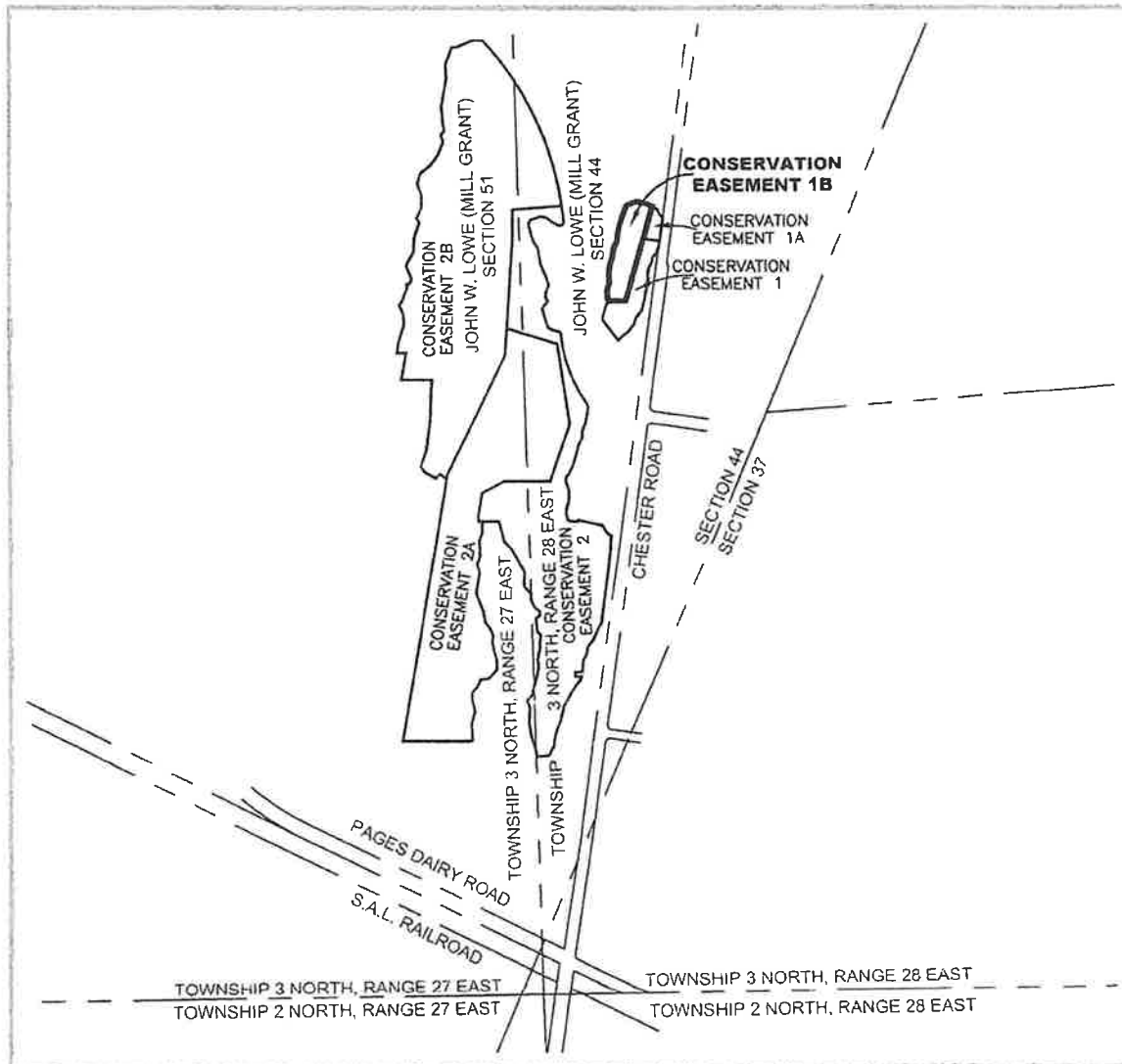
EXHIBIT A
Legal Description of Released Property

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

1200 600 0
SCALE IN FEET
1" = 1200'

VICINITY MAP



CERTIFIED TO:

WILDLIGHT LLC

REVISED: 05/02/2024 TO CHANGE CERTIFIED TO:

REVISED: 09/12/2024 TO SHOW TITLE SEARCH REPORT

REVISED: 10/17/2024 TO SHOW O.R.B. 675, PG 391 OF TITLE SEARCH REPORT AND ARNOLD J. JOHNS SIGNATURE BLOCK



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

Arnold J. Johns
ARNOLD J. JOHNS, DATED 10/17/2024
FLORIDA REGISTERED LAND SURVEYOR NO. 4422

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEE SHEET 5 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 5

SHEET 1 OF 5

L. D. BRADLEY LAND SURVEYORS

510 SOUTH 5TH STREET

MACCLENNY, FLORIDA 32063

PHONE (904) 786-6400

FAX (904) 786-1479

LICENSED BUSINESS No. 6888

**LD
BRADLEY**
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

W.O. NO.: 24-210-CE-1B

DATE: 03/18/2024

DRAFTED BY: DHB

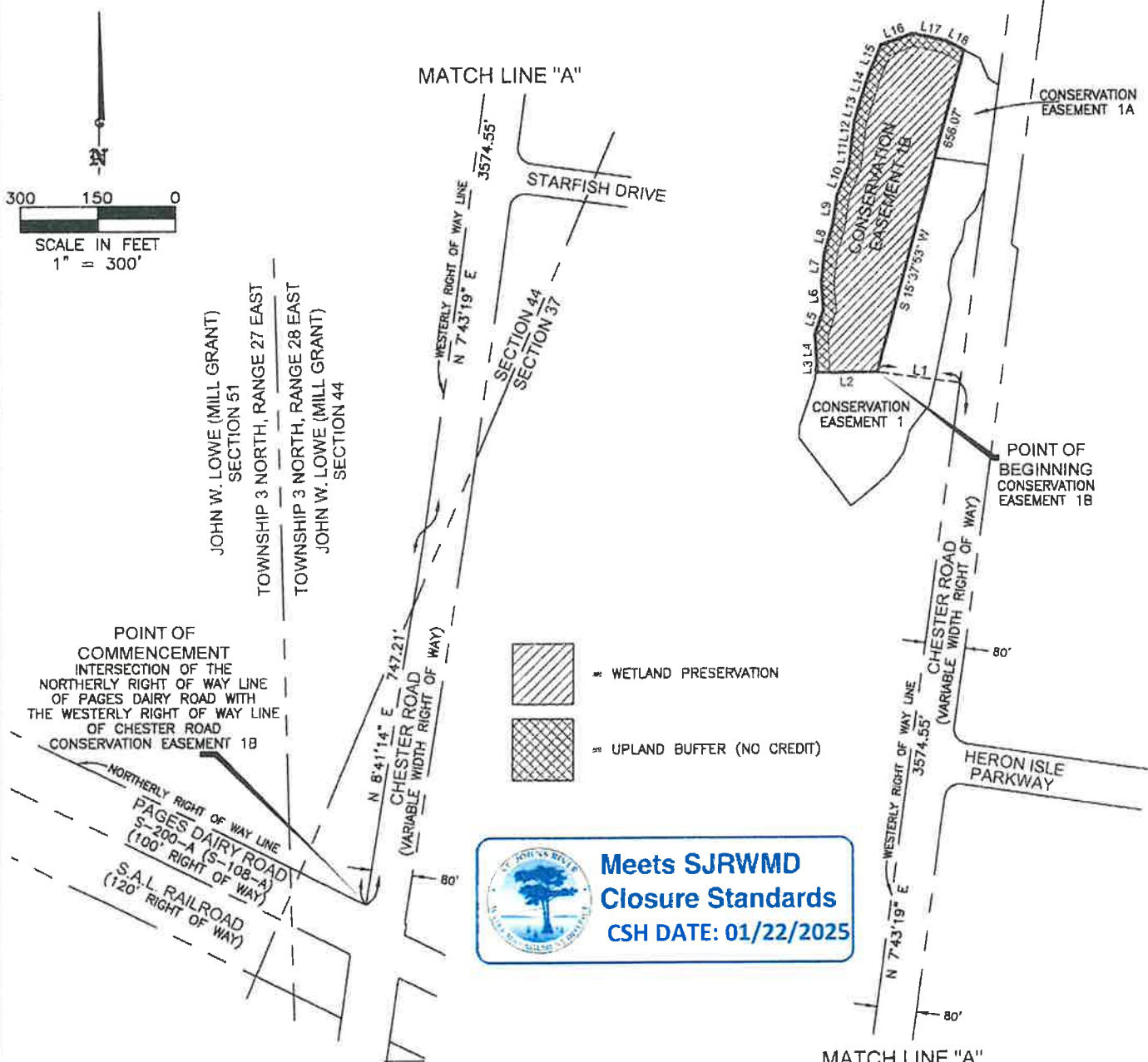
CHECKED BY: RJJ

CAD FILE: 24210 CE 1B REVISED.DWG

FB N/A PG

**MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA**

ACREAGE TABLE				
CONSERVATION EASEMENT 1B				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
2.00 ACRES	0.00 ACRES	0.47 ACRES	0.00 ACRES	2.47 ACRES



CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 5 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 5

LD
BRADLEY
LAND SURVEYORS
Old World Knowledge... New Age Technology

SHEET 2 OF 5

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.: 24-210-CE-1B

DATE: 03/18/2024

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CAD FILE: 24210 CE 1B REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 82°16'41" W	168.33'
L2	S 89°52'37" W	122.40'
L3	N 6°58'33" E	16.06'
L4	N 3°02'56" W	58.89'
L5	N 18°45'05" E	50.46'
L6	N 3°55'42" W	55.98'
L7	N 6°58'48" E	57.00'
L8	N 16°08'47" E	56.56'
L9	N 8°21'41" E	58.99'
L10	N 22°42'44" E	62.15'
L11	N 7°35'25" E	43.97'
L12	N 7°37'21" E	46.30'
L13	N 17°04'57" E	48.11'
L14	N 18°57'13" E	53.41'
L15	N 23°33'32" E	57.00'
L16	N 70°42'58" E	67.48'
L17	S 77°39'34" E	68.93'
L18	S 62°12'22" E	40.12'

ACREAGE TABLE				
CONSERVATION EASEMENT 1B				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
2.00 ACRES	0.00 ACRES	0.47 ACRES	0.00 ACRES	2.47 ACRES

CERTIFIED TO:
WILDLIGHT LLC



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

SEE SHEET 5 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
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LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 3 OF 5

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MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

A parcel of land, being a portion of the John W. Lowe Mill Grant, Section 44, Township 3 North, Range 28 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Intersection of the Northerly Right of Way line of Pages Dairy Road (100 foot Right of Way) with the Westerly Right of Way line of Chester Road (Variable Width Right of Way); thence on said Westerly Right of way line for the next 2 courses, N 08°41'14" E, a distance of 747.21 feet; thence N 07°43'19" E, a distance of 3574.55 feet; thence departing said Westerly Right of way line, N 82°16'41" W, a distance of 168.33 feet to the Point of Beginning; thence S 89°52'37" W, a distance of 122.40 feet; thence N 06°58'33" E, a distance of 16.06 feet; thence N 03°02'56" W, a distance of 58.89 feet; thence N 18°45'05" E, a distance of 50.46 feet; thence N 03°55'42" W, a distance of 55.98 feet; thence N 06°58'48" E, a distance of 57.00 feet; thence N 16°08'47" E, a distance of 56.56 feet; thence N 08°21'41" E, a distance of 58.99 feet; thence N 22°42'44" E, a distance of 62.15 feet; thence N 07°35'25" E, a distance of 43.97 feet; thence N 07°37'21" E, a distance of 46.30 feet; thence N 17°04'57" E, a distance of 48.11 feet; thence N 18°57'13" E, a distance of 53.41 feet; thence N 23°33'32" E, a distance of 57.00 feet; thence N 70°42'58" E, a distance of 67.48 feet; thence S 77°39'34" E, a distance of 68.93 feet; thence S 62°12'22" E, a distance of 40.12 feet; thence S 15°37'53" W, a distance of 656.07 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 1B				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
2.00 ACRES	0.00 ACRES	0.47 ACRES	0.00 ACRES	2.47 ACRES

CERTIFIED TO:
WILDLIGHT LLC



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

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THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 5

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 4 OF 5

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.: 24-210-CE-1B

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 1B REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

SURVEYORS NOTES:

1.) I HAVE REVIEWED THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE SEARCH REPORT, FILE NO. 110313266, SEARCHED FROM: JUNE 9, 1972 THROUGH: AUGUST 6, 2024 8:00 A.M., AND ALL EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THE LANDS DESCRIBED HEREIN.

O.R.B. 1486, PG. 1820: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1750, PG. 809, TRACT 10: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 1866, PG. 438: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 44: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1866, PG. 1416: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 22: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2130, PG. 727, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2214, PG. 289: NOT A SURVEY MATTER

O.R.B. 2272, PG. 1300, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2272, PG. 1445: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2518, PG. 1103: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2607, PG. 1075: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

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O.R.B. 381, PG. 37: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 520, PG. 1169: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 739, PG. 1275: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 675, PG. 391: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

2.) THIS IS NOT A BOUNDARY SURVEY.

3.) BEARINGS SHOWN HEREON WERE ASSUMED ON THE WESTERLY RIGHT OF WAY LINE OF CHESTER ROAD, BEING N 08°41'14" E.

4.) SOURCES OF INFORMATION:

* DEEDS OF RECORD

* FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 200 (A1A), SECTION 74040-2504

* BOUNDARY SURVEY BY THIS FIRM, W.O. NO.: D-16-140, DATED 08/11/2016

ACREAGE TABLE				
CONSERVATION EASEMENT 1B				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
2.00 ACRES	0.00 ACRES	0.47 ACRES	0.00 ACRES	2.47 ACRES

CERTIFIED TO:

WILDLIGHT LLC



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

SEE SHEET 5 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 5

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 5 OF 5

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.: 24-210-CE-1B

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 1B REVISED.DWG

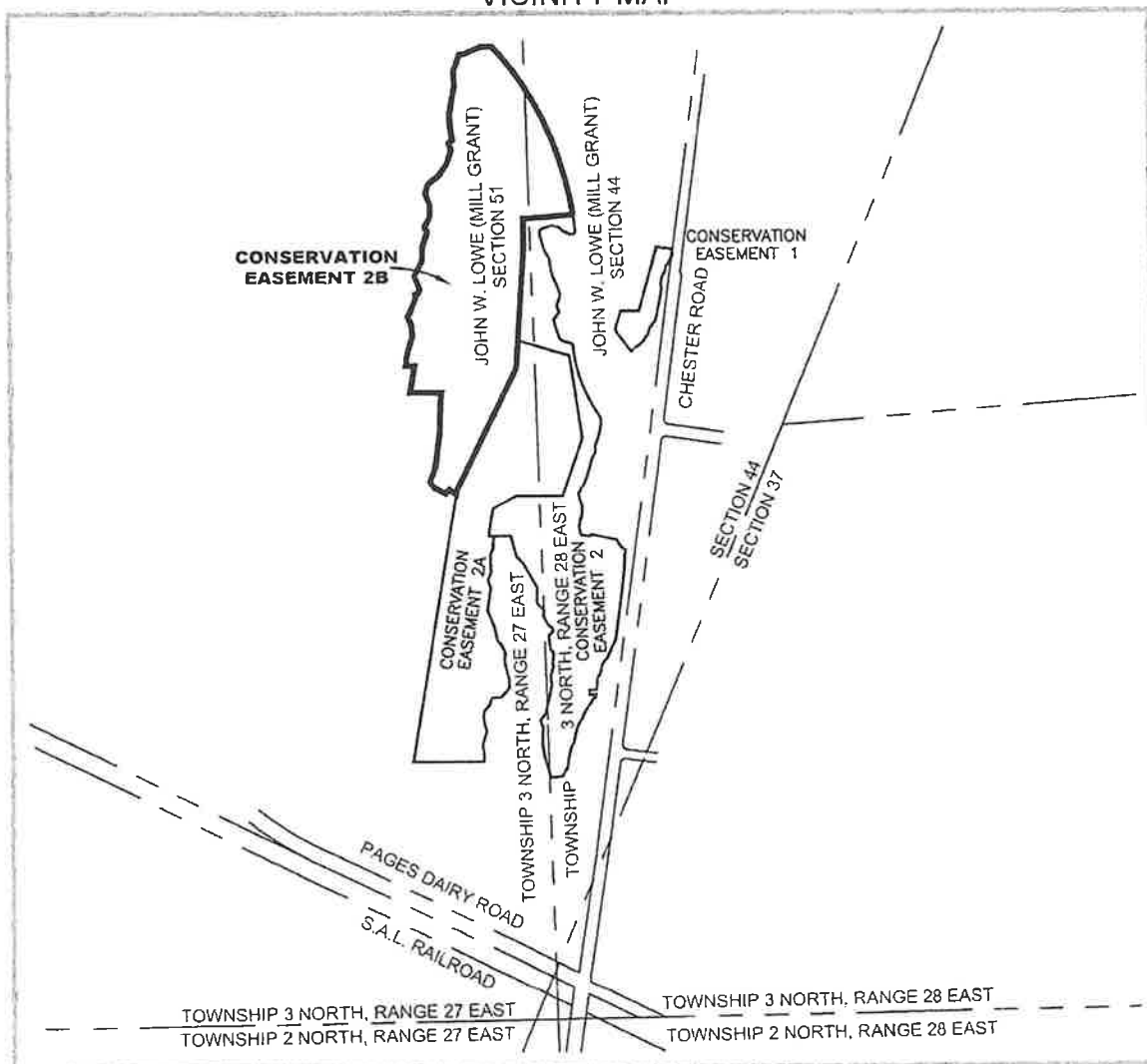
FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
AND BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

1200 600 0
SCALE IN FEET
1" = 1200'

VICINITY MAP



CERTIFIED TO:

WILDLIGHT LLC

REVISED: 05/02/2024 TO CHANGE CERTIFIED TO:

REVISED: 09/12/2024 TO SHOW TITLE SEARCH REPORT

REVISED: 10/17/2024 TO SHOW O.R.B. 675, PG 391 OF TITLE SEARCH REPORT AND ARNOLD J. JOHNS SIGNATURE BLOCK



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

Arnold J. Johns
ARNOLD J. JOHNS, DATED 10/17/2024

FLORIDA REGISTERED LAND SURVEYOR NO. 4422

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEE SHEET 9 FOR GENERAL NOTES AND SHEETS 7 & 8 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 9

SHEET 1 OF 9

L. D. BRADLEY LAND SURVEYORS

510 SOUTH 5TH STREET

MACCLENNY, FLORIDA 32063

PHONE (904) 786-6400

FAX (904) 786-1479

LICENSED BUSINESS No. 6888

**LD
BRADLEY**
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

W.O. NO.: 24-210-CE-2B

DATE: 03/18/2024

DRAFTED BY: DHB

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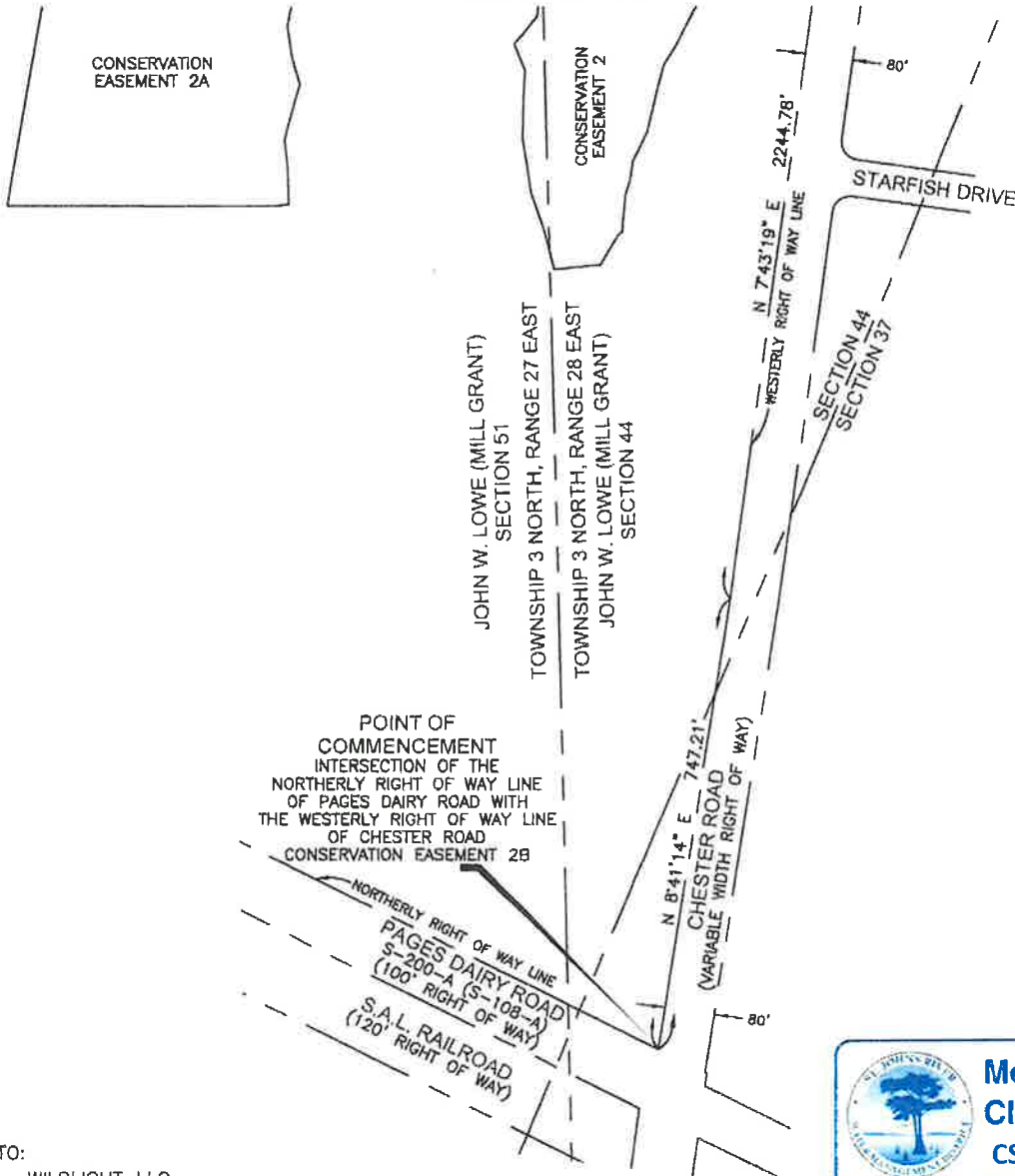
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FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
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AND BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

MATCH LINE
SEE SHEET 3 OF 9



CERTIFIED TO:
WILDLIGHT LLC



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

ACREAGE TABLE				
CONSERVATION EASEMENT 2B				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
19.51 ACRES	14.71 ACRES	1.28 ACRES	2.12 ACRES	37.62 ACRES

SEE SHEET 9 FOR GENERAL NOTES AND SHEETS 7 & 8 FOR DESCRIPTION
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**LD
BRADLEY**
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 2 OF 9

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063

PHONE (904) 786-6400

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LICENSED BUSINESS No. 6888

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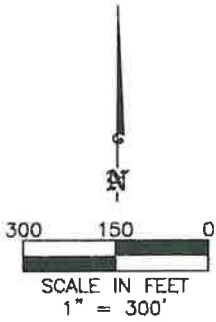
FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

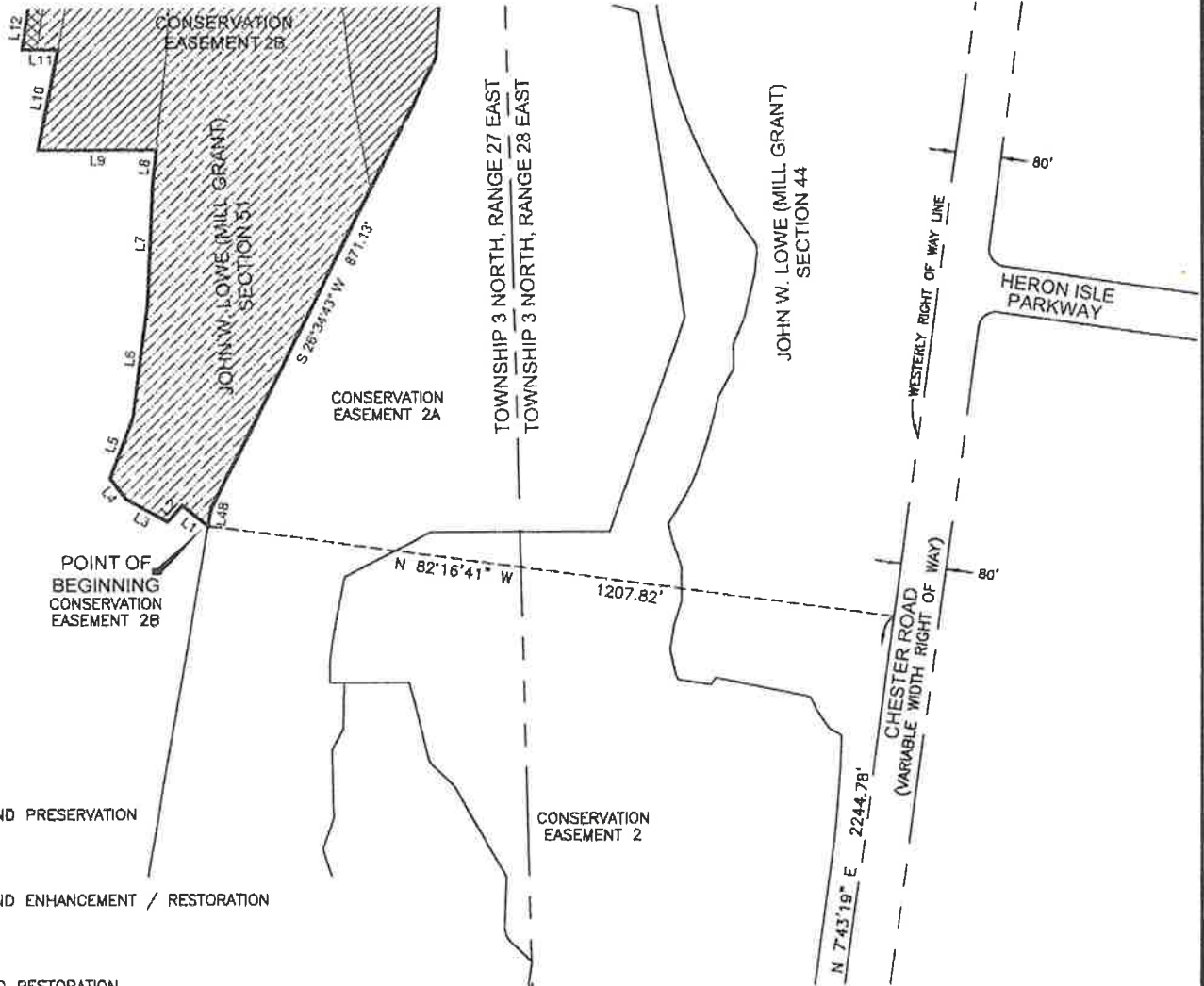
OF
BEING A PORTION OF
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THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025



MATCH LINE
SEE SHEET 4 OF 9



- = WETLAND PRESERVATION
- = WETLAND ENHANCEMENT / RESTORATION
- = UPLAND RESTORATION
- = UPLAND BUFFER (NO CREDIT)

MATCH LINE
SEE SHEET 2 OF 9

CERTIFIED TO:
WILDLIGHT LLC

ACREAGE TABLE				
CONSERVATION EASEMENT 2B				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
19.51 ACRES	14.71 ACRES	1.28 ACRES	2.12 ACRES	37.62 ACRES

SEE SHEET 9 FOR GENERAL NOTES AND SHEETS 7 & 8 FOR DESCRIPTION
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LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 3 OF 9

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.: 24-210-CE-2B
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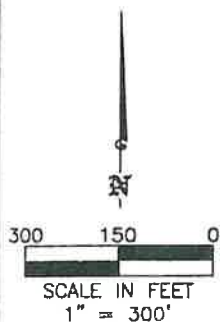
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DRAFTED BY: DHB
FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

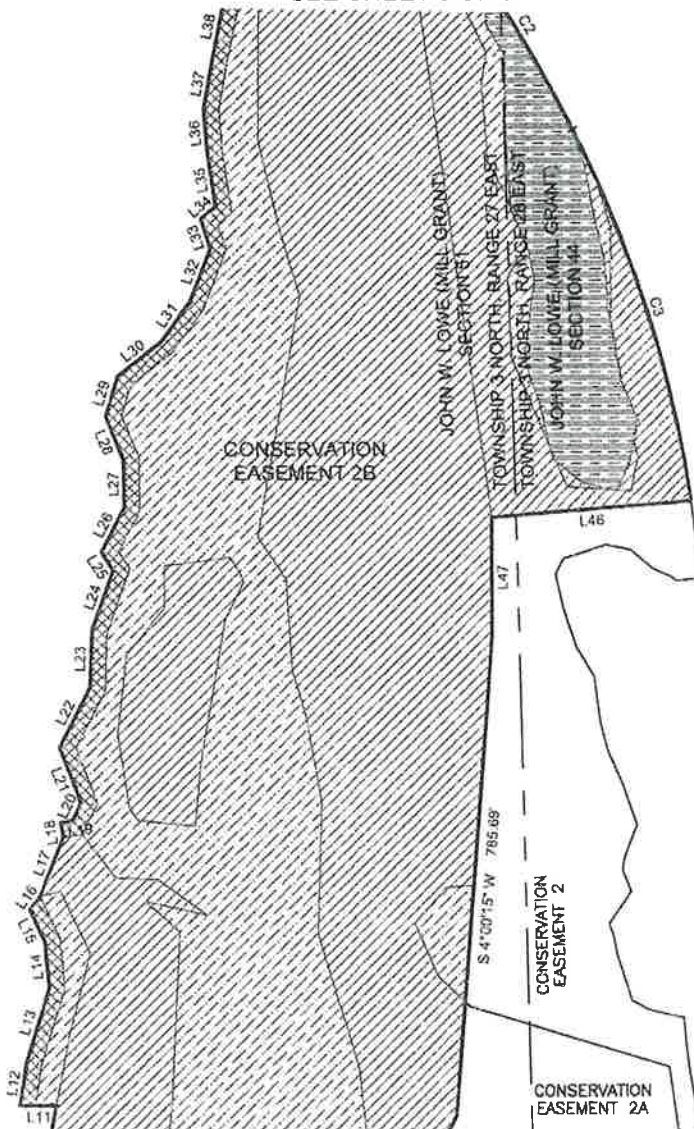
OF
BEING A PORTION OF
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AND BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

MATCH LINE
SEE SHEET 5 OF 9



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

-  = WETLAND PRESERVATION
-  = WETLAND ENHANCEMENT / RESTORATION
-  = UPLAND RESTORATION
-  = UPLAND BUFFER (NO CREDIT)



MATCH LINE
SEE SHEET 3 OF 9

ACREAGE TABLE				
CONSERVATION EASEMENT 2B				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
19.51 ACRES	14.71 ACRES	1.28 ACRES	2.12 ACRES	37.62 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 9 FOR GENERAL NOTES AND SHEETS 7 & 8 FOR DESCRIPTION
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SHEET 4 OF 9

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063

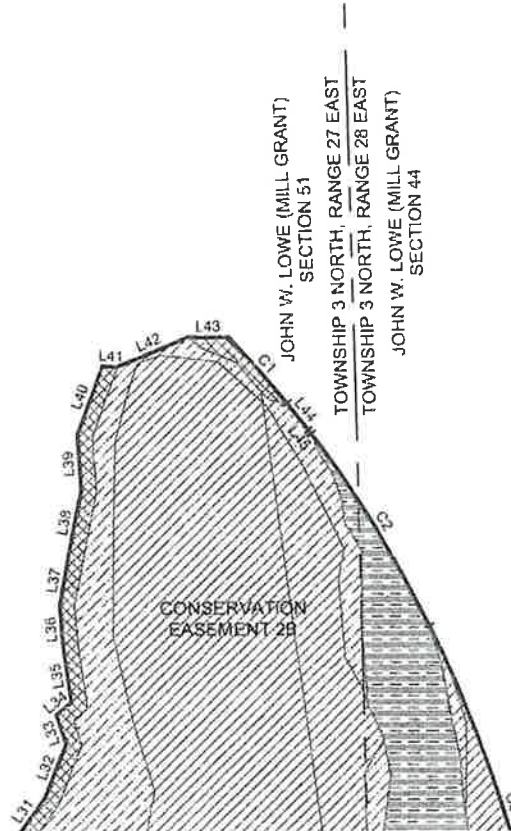
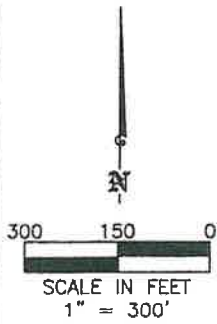
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

**LD
BRADLEY**
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

W.O. NO.: 24-210-CE-2B	DATE: 03/18/2024	DRAFTED BY: DHB
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MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
AND BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA



MATCH LINE
SEE SHEET 4 OF 9

-  WETLAND PRESERVATION
-  WETLAND ENHANCEMENT / RESTORATION
-  UPLAND RESTORATION
-  UPLAND BUFFER (NO CREDIT)

ACREAGE TABLE				
CONSERVATION EASEMENT 2B				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
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SHEET 5 OF 9

L. D. BRADLEY LAND SURVEYORS

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LICENSED BUSINESS No. 6888

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AND BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 52°15'12" W	57.66'
L2	S 41°59'14" W	37.37'
L3	N 61°41'57" W	82.03'
L4	N 37°34'07" W	45.58'
L5	N 20°13'29" E	112.49'
L6	N 7°07'30" E	201.56'
L7	N 2°21'12" E	202.95'
L8	N 6°02'39" E	61.76'
L9	N 90°00'00" W	203.54'
L10	N 10°27'36" E	177.72'
L11	N 89°58'39" W	59.69'
L12	N 8°03'29" E	71.27'
L13	N 17°02'39" E	127.82'
L14	N 5°58'19" W	74.25'
L15	N 25°16'22" W	59.12'
L16	N 36°24'33" E	28.40'
L17	N 21°27'02" E	102.49'
L18	N 9°04'35" W	25.00'
L19	N 80°55'25" E	19.46'
L20	N 25°26'56" E	32.37'
L21	N 21°37'33" W	97.71'
L22	N 26°49'13" E	111.14'
L23	N 1°30'39" E	93.01'

L24	N 19°22'20" E	103.41'
L25	N 32°07'46" W	36.31'
L26	N 27°45'59" E	80.64'
L27	N 0°53'28" W	78.73'
L28	N 22°43'10" W	76.64'
L29	N 16°51'04" E	69.10'
L30	N 51°48'10" E	89.77'
L31	N 35°38'26" E	81.01'
L32	N 21°08'51" E	93.50'
L33	N 18°18'37" W	51.27'
L34	N 50°54'50" E	31.96'
L35	N 8°52'47" W	85.97'
L36	N 5°11'59" W	74.18'
L37	N 9°55'23" E	80.17'
L38	N 11°05'26" E	109.93'
L39	N 3°56'00" W	93.35'
L40	N 20°16'08" E	118.35'
L41	S 88°00'52" E	26.33'
L42	N 67°13'46" E	125.07'
L43	S 90°00'00" E	66.15'
L44	S 38°34'17" E	55.35'
L45	S 37°40'08" E	7.41'
L46	S 85°32'58" W	334.73'
L47	S 0°06'26" E	195.01'
L48	S 9°29'07" W	31.07'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	4°02'55"	2060.48'	145.60'	72.63'	S 41°28'52" E	145.56'
C2	10°30'56"	2027.42'	372.09'	186.57'	S 32°21'55" E	371.57'
C3	18°12'33"	2022.37'	642.73'	324.10'	S 17°59'27" E	640.03'

ACREAGE TABLE				
CONSERVATION EASEMENT 2B				
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WILDLIGHT LLC



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SHEET 6 OF 9

L. D. BRADLEY LAND SURVEYORS

510 SOUTH 5TH STREET

MACCLENNY, FLORIDA 32063

PHONE (904) 786-6400

FAX (904) 786-1479

LICENSED BUSINESS NO. 6888

**LD
BRADLEY**
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

W.O. NO.: 24-210-CE-2B

DATE: 03/18/2024

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CHECKED BY: RJJ

CAD FILE: 24210 CE 2B.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
AND BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

A parcel of land, being a portion of the John W. Lowe Mill Grant, Section 51, Township 3 North, Range 27 East and being a portion of the John W. Lowe Mill Grant, Section 44, Township 3 North, Range 28 East, all being in Nassau County, Florida, and being more particularly described as follows:

Commence at the Intersection of the Northerly Right of Way line of Pages Dairy Road (100 foot Right of Way) with the Westerly Right of Way line of Chester Road (Variable Width Right of Way); thence on said Westerly Right of way line for the next 2 courses, N 08°41'14" E, a distance of 747.21 feet; thence N 07°43'19" E, a distance of 2244.78 feet; thence departing said Westerly Right of Way line, N 82°16'41" W, a distance of 1207.82 feet to the Point of Beginning; thence N 52°15'12" W, a distance of 57.66 feet; thence S 41°59'14" W, a distance of 37.37 feet; thence N 61°41'57" W, a distance of 82.03 feet; thence N 37°34'07" W, a distance of 45.56 feet; thence N 20°13'29" E, a distance of 112.49 feet; thence N 07°07'30" E, a distance of 201.56 feet; thence N 02°21'12" E, a distance of 202.95 feet; thence N 06°02'39" E, a distance of 61.76 feet; thence N 90°00'00" W, a distance of 203.54 feet; thence N 10°27'36" E, a distance of 177.72 feet; thence N 89°58'39" W, a distance of 59.69 feet; thence N 08°03'29" E, a distance of 71.27 feet; thence N 17°02'39" E, a distance of 127.82 feet; thence N 05°58'19" W, a distance of 74.25 feet; thence N 25°16'22" W, a distance of 59.12 feet; thence N 36°24'33" E, a distance of 28.40 feet; thence N 21°27'02" E, a distance of 102.49 feet; thence N 09°04'35" W, a distance of 25.00 feet; thence N 80°55'25" E, a distance of 19.46 feet; thence N 25°26'56" E, a distance of 32.37 feet; thence N 21°37'33" W, a distance of 97.71 feet; thence N 26°49'13" E, a distance of 111.14 feet; thence N 01°30'39" E, a distance of 93.01 feet; thence N 19°22'20" E, a distance of 103.41 feet; thence N 32°07'46" W, a distance of 36.31 feet; thence N 27°45'59" E, a distance of 80.64 feet; thence N 00°53'28" W, a distance of 78.73 feet; thence N 22°43'10" W, a distance of 76.64 feet; thence N 16°51'04" E, a distance of 69.10 feet; thence N 51°48'10" E, a distance of 89.77 feet;

CONTINUE ON SHEET 8 OF 9

ACREAGE TABLE				
CONSERVATION EASEMENT 2B				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
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LD
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LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 7 OF 9

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

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AND BEING A PORTION OF
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NASSAU COUNTY, FLORIDA

CONTINUE FROM SHEET 7 OF 9

thence N 35°38'26" E, a distance of 81.01 feet; thence N 21°08'51" E, a distance of 93.50 feet; thence N 18°18'37" W, a distance of 51.27 feet; thence N 50°54'50" E, a distance of 31.96 feet; thence N 08°52'47" W, a distance of 85.97 feet; thence N 05°11'59" W, a distance of 74.18 feet; thence N 09°55'23" E, a distance of 80.17 feet; thence N 11°05'26" E, a distance of 109.93 feet; thence N 03°56'00" W, a distance of 93.35 feet; thence N 20°16'08" E, a distance of 118.35 feet; thence S 88°00'52" E, a distance of 26.33 feet; thence N 67°13'46" E, a distance of 125.07 feet; thence S 90°00'00" E, a distance of 66.15 feet to the beginning of a curve, concave Southwest, having a radius of 2060.48 feet and a central angle of 4°02'55"; thence on the arc of said curve, a distance of 145.60 feet said arc being subtended by a chord which bears S 41°28'52" E, a distance of 145.56 feet to the curves end; thence S 38°34'17" E, a distance of 55.35 feet; thence S 37°40'08" E, a distance of 7.41 feet to the beginning of a curve, concave Southwest, having a radius of 2027.42 feet and a central angle of 10°30'56"; thence on the arc of said curve, a distance of 372.09 feet said arc being subtended by a chord which bears S 32°21'55" E, a distance of 371.57 feet to the beginning of a curve, concave Southwest, having a radius of 2022.37 feet and a central angle of 18°12'33"; thence on the arc of said curve, a distance of 642.73 feet said arc being subtended by a chord which bears S 17°59'27" E, a distance of 640.03 feet to the curves end; thence S 85°32'58" W, a distance of 334.73 feet; thence S 00°06'26" E, a distance of 195.01 feet; thence S 04°00'15" W, a distance of 785.69 feet; thence S 26°34'43" W, a distance of 871.13 feet; thence S 09°29'07" W, a distance of 31.07 feet to the Point of Beginning.

ACREAGE TABLE				
CONSERVATION EASEMENT 2B				
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LD
BRADLEY
LAND SURVEYORS
Old World Knowledge... New Age Technology

SHEET 8 OF 9

L. D. BRADLEY LAND SURVEYORS

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MACCLENNY, FLORIDA 32063

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MAP SHOWING SKETCH & DESCRIPTION

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AND BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

SURVEYORS NOTES:

1.) I HAVE REVIEWED THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE SEARCH REPORT, FILE NO. 110313266, SEARCHED FROM: JUNE 9, 1972 THROUGH: AUGUST 6, 2024 8:00 A.M., AND ALL EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THE LANDS DESCRIBED HEREIN.

O.R.B. 1486, PG. 1820: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1750, PG. 809, TRACT 10: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 1866, PG. 438: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 44: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1866, PG. 1416: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 22: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2130, PG. 727, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2214, PG. 289: NOT A SURVEY MATTER

O.R.B. 2272, PG. 1300, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2272, PG. 1445: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2518, PG. 1103: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2607, PG. 1075: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2680, PG. 837: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 381, PG. 37: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 520, PG. 1169: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 739, PG. 1275: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 675, PG. 391: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

2.) THIS IS NOT A BOUNDARY SURVEY.

3.) BEARINGS SHOWN HEREON WERE ASSUMED ON THE WESTERLY RIGHT OF WAY LINE OF CHESTER ROAD, BEING N 08°41'14" E.

4.) SOURCES OF INFORMATION:

* DEEDS OF RECORD

* FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 200 (A1A), SECTION 74040-2504

* BOUNDARY SURVEY BY THIS FIRM, W.O. NO.: D-16-140, DATED 08/11/2016

ACREAGE TABLE				
CONSERVATION EASEMENT 2B				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
19.51 ACRES	14.71 ACRES	1.28 ACRES	2.12 ACRES	37.62 ACRES

CERTIFIED TO:

WILDLIGHT LLC



**Meets SJRWMD
Closure Standards
CSH DATE: 01/22/2025**

SEE SHEET 9 FOR GENERAL NOTES AND SHEETS 7 & 8 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 9

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 9 OF 9

L. D. BRADLEY LAND SURVEYORS

510 SOUTH 5TH STREET

MACCLENLY, FLORIDA 32063

PHONE (904) 786-6400

FAX (904) 786-1479

LICENSED BUSINESS No. 6888

W.O. NO.: 24-210-CE-2B

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 2B.DWG

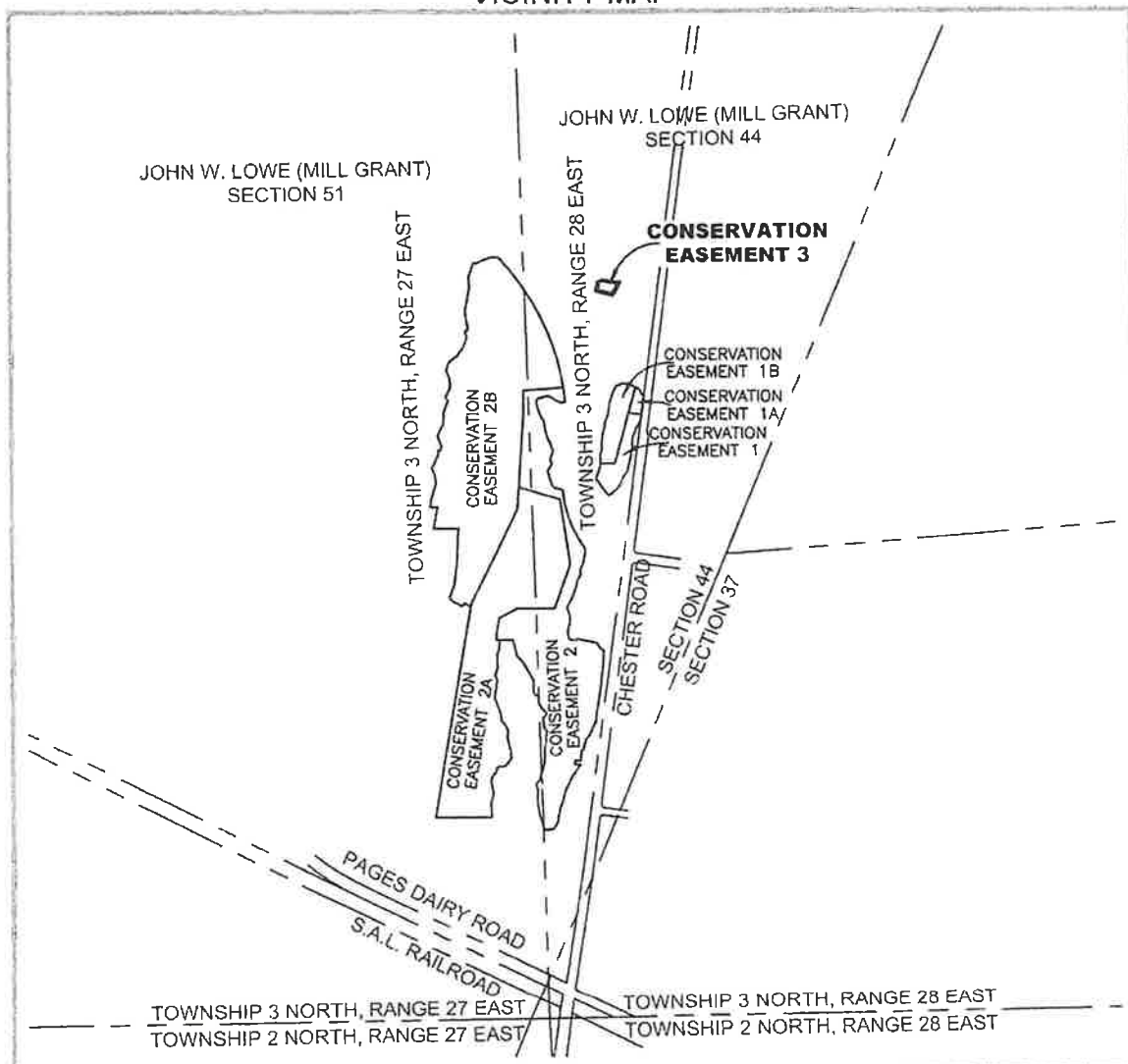
FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

1500 750 0
SCALE IN FEET
1" = 1500'

VICINITY MAP



CERTIFIED TO:

WILDLIGHT LLC

REVISED: 05/02/2024 TO CHANGE CERTIFIED TO:

REVISED: 09/12/2024 TO SHOW TITLE SEARCH REPORT

REVISED: 10/17/2024 TO SHOW O.R.B. 675, PG 391 OF TITLE SEARCH REPORT AND ARNOLD J. JOHNS SIGNATURE BLOCK

Arnold J. Johns

ARNOLD J. JOHNS, DATED 10/17/2024

FLORIDA REGISTERED LAND SURVEYOR NO. 4422

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

SEE SHEET 5 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 5

SHEET 1 OF 5

L. D. BRADLEY LAND SURVEYORS

510 SOUTH 5TH STREET

MACCLENNY, FLORIDA 32063

PHONE (904) 786-6400

FAX (904) 786-1479

LICENSED BUSINESS No. 6888

**LD
BRADLEY**
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

W.O. NO.: 24-210-CE-3

DATE: 03/18/2024

DRAFTED BY: DHB

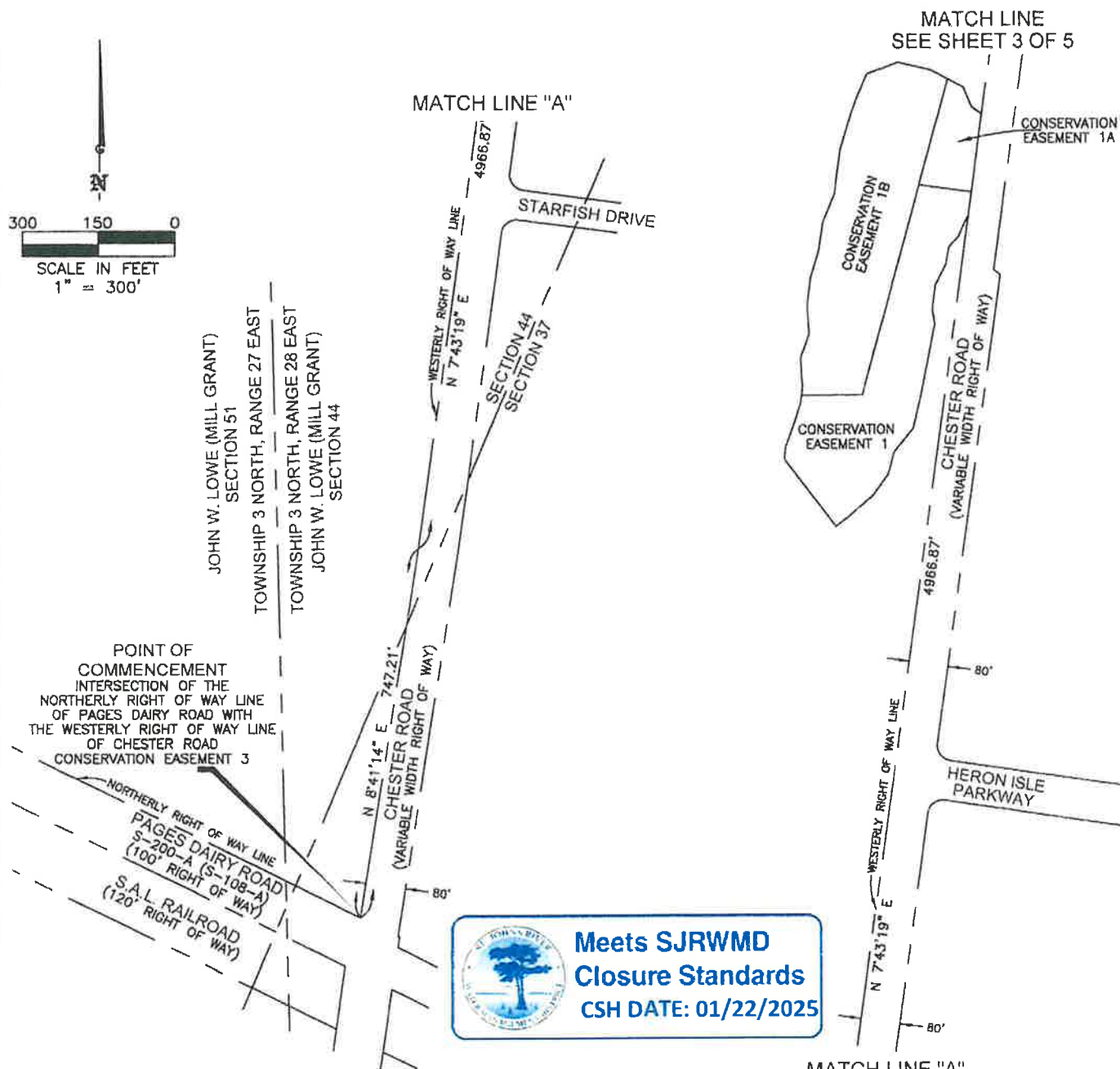
CHECKED BY: RJJ

CAD FILE: 24210 CE 3 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

ACREAGE TABLE				
CONSERVATION EASEMENT 3				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
0.07 ACRES	0.00 ACRES	0.14 ACRES	0.13 ACRES	0.34 ACRES



CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 5 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 5

SHEET 2 OF 5

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063

PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

W.O. NO.: 24-210-CE-3

DATE: 03/18/2024

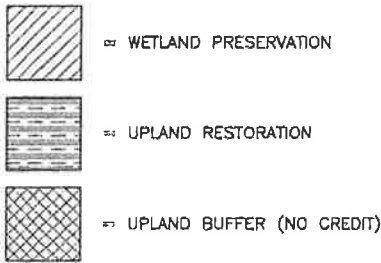
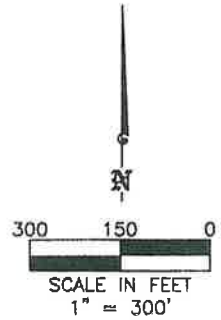
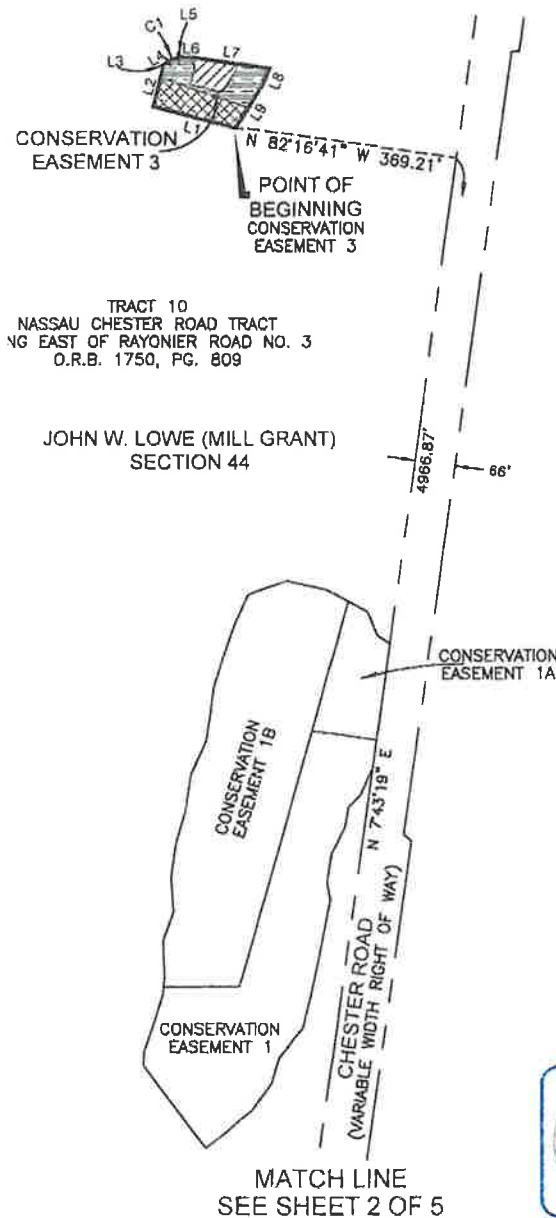
DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 3 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA



ACREAGE TABLE				
CONSERVATION EASEMENT 3				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
0.07 ACRES	0.00 ACRES	0.14 ACRES	0.13 ACRES	0.34 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 5 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 5

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 3 OF 5

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.: 24-210-CE-3

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 3 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

A parcel of land, being a portion of the John W. Lowe Mill Grant, Section 44, Township 3 North, Range 28 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Intersection of the Northerly Right of Way line of Pages Dairy Road (100 foot Right of Way) with the Westerly Right of Way line of Chester Road (Variable Width Right of Way); thence on said Westerly Right of way line for the next 2 courses, N 08°41'14" E, a distance of 747.21 feet; thence N 07°43'19" E, a distance of 4966.87 feet; thence departing said Westerly Right of way line, N 82°16'41" W, a distance of 369.21 feet to the Point of Beginning; thence N 75°19'18" W, a distance of 136.87 feet; thence N 13°37'23" E, a distance of 66.15 feet; thence N 05°27'28" W, a distance of 3.15 feet; thence N 56°47'36" E, a distance of 10.13 feet to the beginning of a curve, concave Southeast, having a radius of 48.00 feet and a central angle of 20°45'58"; thence on the arc of said curve, a distance of 17.40 feet said arc being subtended by a chord which bears N 67°10'35" E, a distance of 17.30 feet to the curves end; thence N 77°33'34" E, a distance of 4.33 feet; thence S 89°58'51" E, a distance of 14.45 feet; thence S 81°40'28" E, a distance of 130.54 feet; thence S 22°04'22" W, a distance of 27.93 feet; thence S 32°20'30" W, a distance of 83.45 feet to the Point of Beginning.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 75°19'18" W	136.87'
L2	N 13°37'23" E	66.15'
L3	N 5°27'28" W	3.15'
L4	N 56°47'36" E	10.13'
L5	N 77°33'34" E	4.33'
L6	S 89°58'51" E	14.45'
L7	S 81°40'28" E	130.54'
L8	S 22°04'22" W	27.93'
L9	S 32°20'30" W	83.45'



**Meets SJRWMD
Closure Standards
CSH DATE: 01/22/2025**

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	20°45'58"	48.00'	17.40'	8.79'	N 67°10'35" E	17.30'

ACREAGE TABLE					
CONSERVATION EASEMENT 3					
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES	
0.07 ACRES	0.00 ACRES	0.14 ACRES	0.13 ACRES	0.34 ACRES	

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 5 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 5

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 4 OF 5

L. D. BRADLEY LAND SURVEYORS

510 SOUTH 5TH STREET

MACCLENLY, FLORIDA 32063

PHONE (904) 786-6400

FAX (904) 786-1479

LICENSED BUSINESS No. 6888

W.O. NO.: 24-210-CE-3	DATE: 03/18/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 3 REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA

SURVEYORS NOTES:

1.) I HAVE REVIEWED THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE SEARCH REPORT, FILE NO. 110313266, SEARCHED FROM: JUNE 9, 1972 THROUGH: AUGUST 6, 2024 8:00 A.M., AND ALL EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THE LANDS DESCRIBED HEREIN.

O.R.B. 1486, PG. 1820: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1750, PG. 809, TRACT 10: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 1866, PG. 438: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 44: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1866, PG. 1416: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 22: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2130, PG. 727, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2214, PG. 289: NOT A SURVEY MATTER

O.R.B. 2272, PG. 1300, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2272, PG. 1445: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2518, PG. 1103: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2607, PG. 1075: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2680, PG. 837: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 381, PG. 37: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 520, PG. 1169: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 739, PG. 1275: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 675, PG. 391: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

2.) THIS IS NOT A BOUNDARY SURVEY.

3.) BEARINGS SHOWN HEREON WERE ASSUMED ON THE WESTERLY RIGHT OF WAY LINE OF CHESTER ROAD, BEING N 8°41'14" E.

4.) SOURCES OF INFORMATION:

* DEEDS OF RECORD

* FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 200 (A1A), SECTION 74040-2504

* BOUNDARY SURVEY BY THIS FIRM, W.O. NO.: D-16-140, DATED 08/11/2016



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

ACREAGE TABLE				
CONSERVATION EASEMENT 3				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
0.07 ACRES	0.00 ACRES	0.14 ACRES	0.13 ACRES	0.34 ACRES

CERTIFIED TO:

WILDLIGHT LLC

SEE SHEET 5 FOR GENERAL NOTES AND SHEET 4 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 5

LD
BRADLEY
LAND SURVEYORS
Old World Knowledge... New Age Technology

SHEET 5 OF 5

L. D. BRADLEY LAND SURVEYORS

510 SOUTH 5TH STREET

MACCLENLY, FLORIDA 32063

PHONE (904) 786-6400

FAX (904) 786-1479

LICENSED BUSINESS No. 6888

W.O. NO.: 24-210-CE-3

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 3 REVISED.DWG

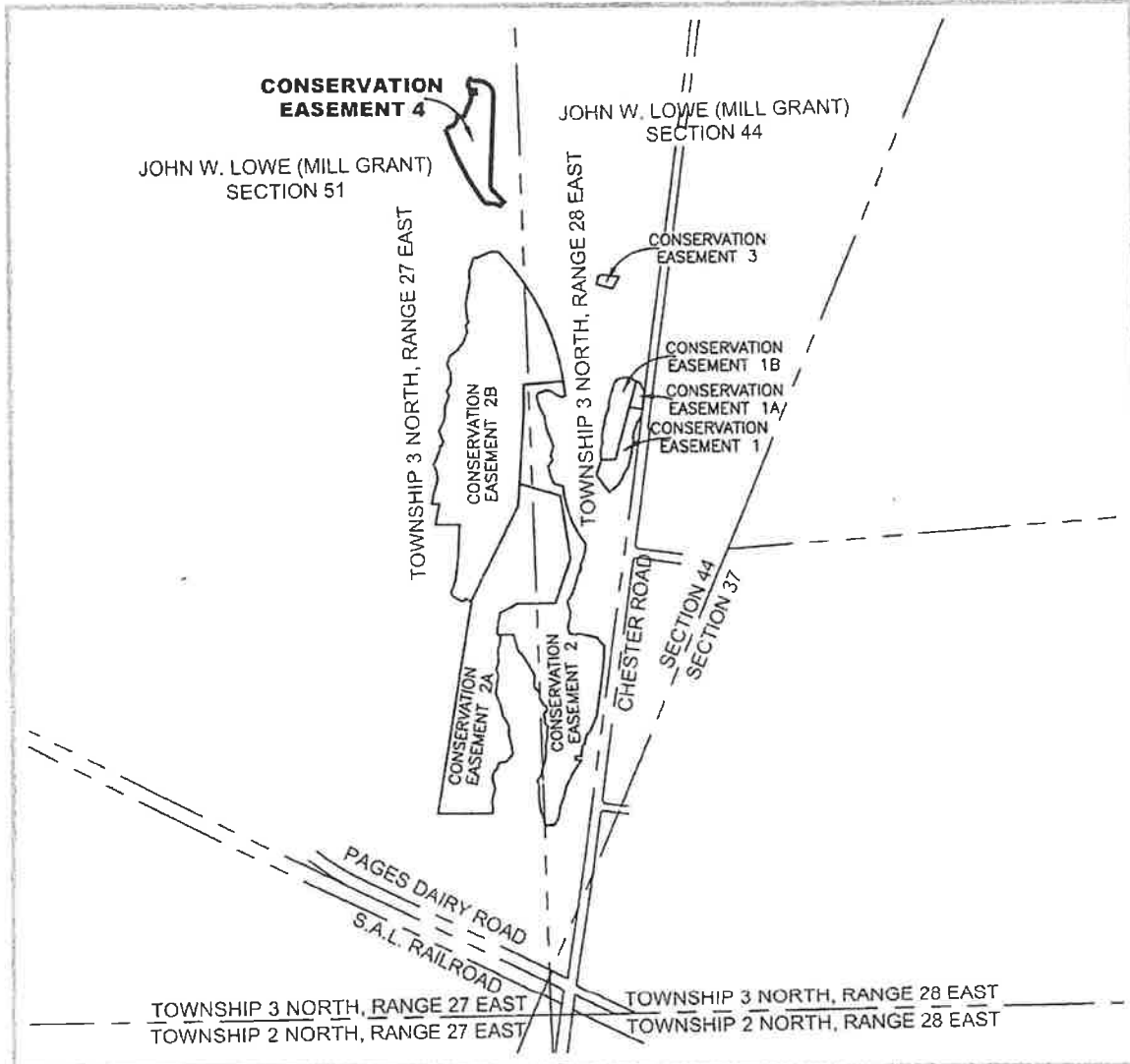
FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

1500 750 0
SCALE IN FEET
1" = 1500'

VICINITY MAP



CERTIFIED TO:

WILDLIGHT LLC

REVISED: 05/02/2024 TO CHANGE CERTIFIED TO:

REVISED: 09/12/2024 TO SHOW TITLE SEARCH REPORT

REVISED: 10/17/2024 TO SHOW Q.R.B. 675, PG 391 OF TITLE SEARCH REPORT AND ARNOLD J. JOHNS SIGNATURE BLOCK



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

Arnold J. Johns
ARNOLD J. JOHNS, DATED 10/17/2024
FLORIDA REGISTERED LAND SURVEYOR NO. 4422
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEE SHEET 8 FOR GENERAL NOTES AND SHEETS 6 & 7 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 8

SHEET 1 OF 8

L. D. BRADLEY LAND SURVEYORS

510 SOUTH 5TH STREET

MACCLENNY, FLORIDA 32063

PHONE (904) 786-6400

FAX (904) 786-1479

LICENSED BUSINESS No. 6888

**LD
BRADLEY**
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

W.O. NO.: 24-210-CE-4

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

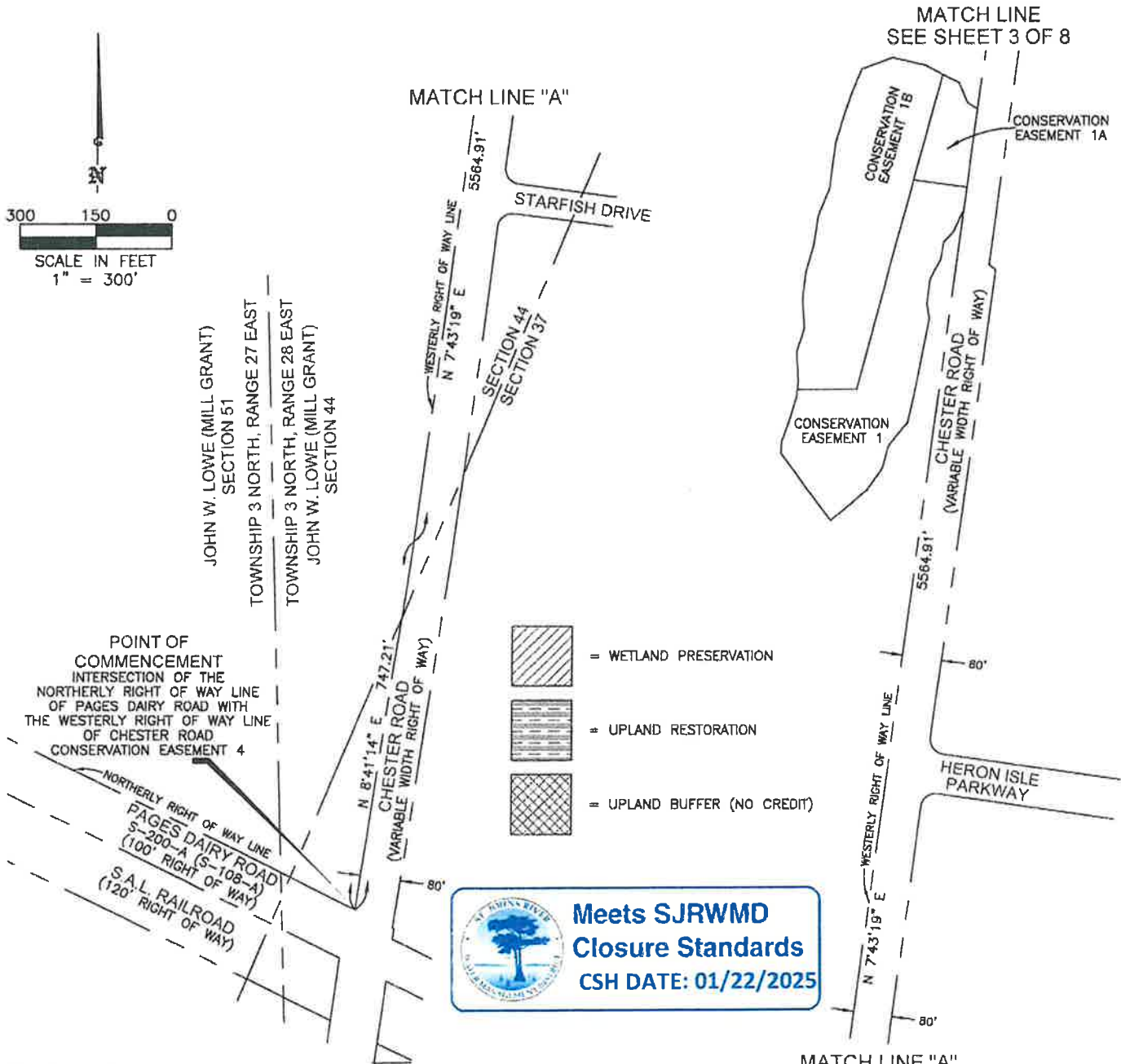
CAD FILE: 24210 CE 4 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

ACREAGE TABLE				
CONSERVATION EASEMENT 4				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
3.82 ACRES	0.00 ACRES	0.26 ACRES	1.45 ACRES	5.53 ACRES



CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 8 FOR GENERAL NOTES AND SHEETS 6 & 7 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 8

SHEET 2 OF 8

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063

PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

LD
BRADLEY
LAND SURVEYORS
Old World Knowledge... New Age Technology

W.O. NO.: 24-210-CE-4

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

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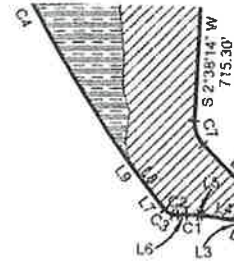
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MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

MATCH LINE
SEE SHEET 4 OF 8

300 150 0
SCALE IN FEET
1" = 300'



JOHN W. LOWE (MILL GRANT)
SECTION 51

TOWNSHIP 3 NORTH, RANGE 27 EAST
TOWNSHIP 3 NORTH, RANGE 28 EAST

POINT OF
BEGINNING
CONSERVATION
EASEMENT 4

JOHN W. LOWE (MILL GRANT)
SECTION 44

N 82°16'41" W 1351.98'

CONSERVATION
EASEMENT 3

-  = WETLAND PRESERVATION
-  = UPLAND RESTORATION
-  = UPLAND BUFFER (NO CREDIT)

CERTIFIED TO:
WILDLIGHT LLC



CONSERVATION
EASEMENT 1B
CONSERVATION
EASEMENT 1A
MATCH LINE
SEE SHEET 2 OF 8

ACREAGE TABLE				
CONSERVATION EASEMENT 4				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
3.82 ACRES	0.00 ACRES	0.26 ACRES	1.45 ACRES	5.53 ACRES

SEE SHEET 8 FOR GENERAL NOTES AND SHEETS 6 & 7 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 8

SHEET 3 OF 8

L. D. BRADLEY LAND SURVEYORS

510 SOUTH 5TH STREET
MACCLENNEY, FLORIDA 32063

PHONE (904) 786-6400

FAX (904) 786-1479

LICENSED BUSINESS No. 6888

LD
BRADLEY
LAND SURVEYORS
Old World Knowledge... New Age Technology

W.O. NO.: 24-210-CE-4

DATE: 03/18/2024

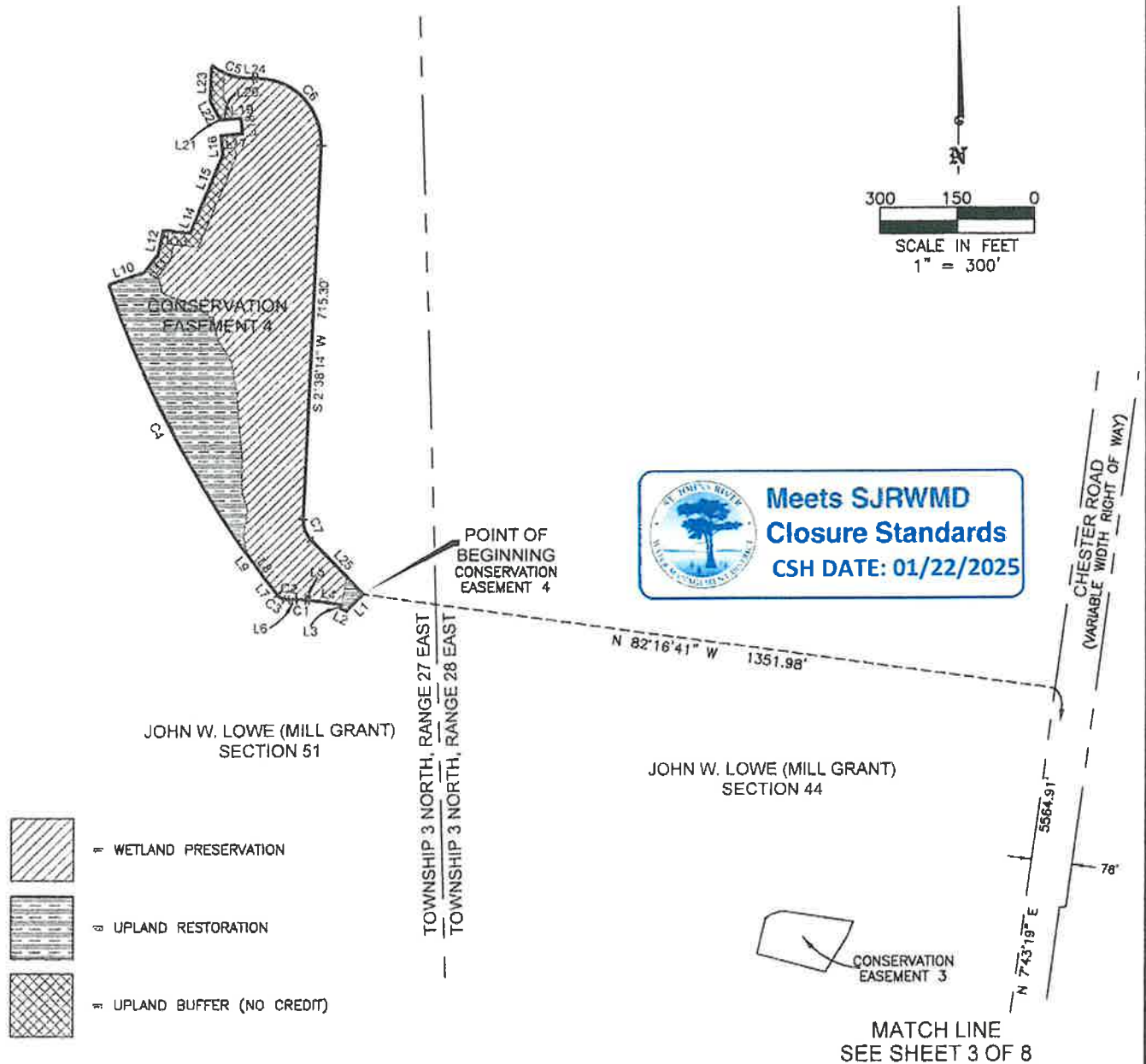
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CHECKED BY: RJJ

CAD FILE: 24210 CE 4 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA



ACREAGE TABLE				
CONSERVATION EASEMENT 4				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
3.82 ACRES	0.00 ACRES	0.26 ACRES	1.45 ACRES	5.53 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 8 FOR GENERAL NOTES AND SHEETS 6 & 7 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 8

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 4 OF 8

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.: 24-210-CE-4
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CAD FILE: 24210 CE 4 REVISED.DWG

DRAFTED BY: DHB
FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 46°03'41" W	45.75'
L2	N 64°29'37" W	11.09'
L3	N 11°47'02" E	7.43'
L4	N 81°51'01" W	61.39'
L5	N 84°43'21" W	6.91'
L6	S 87°00'32" W	13.88'
L7	N 37°41'33" W	45.37'
L8	N 36°34'26" W	33.74'
L9	N 35°52'50" W	15.32'
L10	N 70°54'29" E	73.20'
L11	N 37°08'37" E	42.87'
L12	N 12°05'30" E	46.63'
L13	S 84°11'34" E	51.87'
L14	N 22°22'42" E	52.00'
L15	N 23°07'02" E	109.55'
L16	N 5°07'21" W	38.57'
L17	N 85°17'29" E	41.10'
L18	N 4°42'31" W	30.00'
L19	S 85°17'30" W	16.10'
L20	S 85°20'39" W	25.00'
L21	N 4°42'35" W	1.20'
L22	N 28°41'08" W	39.04'
L23	N 1°48'00" E	69.24'
L24	S 88°57'43" E	8.73'
L25	S 43°45'53" E	145.97'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	5°17'26"	200.00'	18.47'	9.24'	N 88°21'25" W	18.46'
C2	19°57'38"	28.33'	9.87'	4.98'	N 83°39'19" W	9.82'
C3	33°59'47"	25.00'	14.83'	7.64'	N 55°19'55" W	14.62'
C4	16°34'20"	2026.50'	586.14'	295.13'	N 27°22'41" W	584.10'
C5	41°35'09"	116.93'	84.87'	44.40'	S 72°25'16" E	83.02'
C6	91°35'57"	124.00'	198.24'	127.51'	S 43°09'45" E	177.79'
C7	46°24'07"	52.00'	42.11'	22.29'	S 20°33'50" E	40.97'



ACREAGE TABLE				
CONSERVATION EASEMENT 4				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
3.82 ACRES	0.00 ACRES	0.26 ACRES	1.45 ACRES	5.53 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 8 FOR GENERAL NOTES AND SHEETS 6 & 7 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 8

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 5 OF 8

L. D. BRADLEY LAND SURVEYORS

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W.O. NO.: 24-210-CE-4

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 4 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

A parcel of land, being a portion of the John W. Lowe Mill Grant, Section 51, Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Intersection of the Northerly Right of Way line of Pages Dairy Road (100 foot Right of Way) with the Westerly Right of Way line of Chester Road (Variable Width Right of Way); thence on said Westerly Right of way line for the next 2 courses, N 08°41'14" E, a distance of 747.21 feet; thence N 07°43'19" E, a distance of 5564.91 feet; thence departing said Westerly Right of way line, N 82°16'41" W, a distance of 1351.98 feet to the Point of Beginning; thence S 46°03'41" W, a distance of 45.75 feet; thence N 64°29'37" W, a distance of 11.09 feet; thence N 11°47'02" E, a distance of 7.43 feet; thence N 81°51'01" W, a distance of 61.39 feet; thence N 84°43'21" W, a distance of 6.91 feet to the beginning of a curve, concave Southerly, having a radius of 200.00 feet and a central angle of 5°17'26"; thence on the arc of said curve, a distance of 18.47 feet said arc being subtended by a chord which bears N 88°21'25" W, a distance of 18.46 feet to the curves end; thence S 87°00'32" W, a distance of 13.88 feet to the beginning of a curve, concave Northeast, having a radius of 28.33 feet and a central angle of 19°57'38" thence on the arc of said curve, a distance of 9.87 feet said arc being subtended by a chord which bears N 83°39'19" W, a distance of 9.82 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet and a central angle of 33°59'47"; thence on the arc of said curve, a distance of 14.83 feet said arc being subtended by a chord which bears N 55°19'55" W, a distance of 14.62 feet to the curves end; thence N 37°41'33" W, a distance of 45.37 feet; thence N 36°34'26" W, a distance of 33.74 feet; thence N 35°52'50" W, a distance of 15.32 feet to the beginning of a curve, concave Northeast, having a radius of 2026.50

CONTINUE ON SHEET 7 OF 8



**Meets SJRWMD
Closure Standards
CSH DATE: 01/22/2025**

ACREAGE TABLE				
CONSERVATION EASEMENT 4				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
3.82 ACRES	0.00 ACRES	0.26 ACRES	1.45 ACRES	5.53 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 8 FOR GENERAL NOTES AND SHEETS 6 & 7 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 8

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 6 OF 8

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.: 24-210-CE-4	DATE: 03/18/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 4 REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

CONTINUE FROM SHEET 6 OF 8

feet and a central angle of 16°34'20"; thence on the arc of said curve, a distance of 586.14 feet said arc being subtended by a chord which bears N 27°22'41" W, a distance of 584.10 feet to the curves end; thence N 70°54'29" E, a distance of 73.20 feet; thence N 37°08'37" E, a distance of 42.87 feet; thence N 12°05'30" E, a distance of 46.63 feet; thence S 84°11'34" E, a distance of 51.87 feet; thence N 22°22'42" E, a distance of 52.00 feet; thence N 23°07'02" E, a distance of 109.55 feet; thence N 05°07'21" W, a distance of 38.57 feet; thence N 85°17'29" E, a distance of 41.10 feet; thence N 04°42'31" W, a distance of 30.00 feet; thence S 85°17'30" W, a distance of 16.10 feet; thence S 85°20'39" W, a distance of 25.00 feet; thence N 04°42'35" W, a distance of 1.20 feet; thence N 28°41'08" W, a distance of 39.04 feet; thence N 01°48'00" E, a distance of 69.24 feet to the beginning of a curve, concave Northeast, having a radius of 116.93 feet and a central angle of 41°35'09"; thence on the arc of said curve, a distance of 84.87 feet said arc being subtended by a chord which bears S 72°25'16" E, a distance of 83.02 feet to the curves end; thence S 88°57'43" E, a distance of 8.73 feet to the beginning of a curve, concave Southwest, having a radius of 124.00 feet and a central angle of 91°35'57"; thence on the arc of said curve, a distance of 198.24 feet said arc being subtended by a chord which bears S 43°09'45" E, a distance of 177.79 feet to the curves end; thence S 02°38'14" W, a distance of 715.30 feet to the beginning of a curve, concave Northeast, having a radius of 52.00 feet and a central angle of 46°24'07"; thence on the arc of said curve, a distance of 42.11 feet said arc being subtended by a chord which bears S 20°33'50" E, a distance of 40.97 feet to the curves end; thence S 43°45'53" E, a distance of 145.97 feet to the Point of Beginning.



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

ACREAGE TABLE				
CONSERVATION EASEMENT 4				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
3.82 ACRES	0.00 ACRES	0.26 ACRES	1.45 ACRES	5.53 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 8 FOR GENERAL NOTES AND SHEETS 6 & 7 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 8

**LD
BRADLEY**
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 7 OF 8

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.: 24-210-CE-4

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 4 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

SURVEYORS NOTES:

1.) I HAVE REVIEWED THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE SEARCH REPORT, FILE NO. 110313266, SEARCHED FROM: JUNE 9, 1972 THROUGH: AUGUST 6, 2024 8:00 A.M., AND ALL EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THE LANDS DESCRIBED HEREIN.

O.R.B. 1486, PG. 1820: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1750, PG. 809, TRACT 10: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 1866, PG. 438: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 44: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1866, PG. 1416: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 22: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2130, PG. 727, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2214, PG. 289: NOT A SURVEY MATTER

O.R.B. 2272, PG. 1300, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2272, PG. 1445: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2518, PG. 1103: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2607, PG. 1075: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2680, PG. 837: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 381, PG. 37: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 520, PG. 1169: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 739, PG. 1275: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 675, PG. 391: DOES NOT PERTAIN TO THE SUBJECT PROPERTY



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

2.) THIS IS NOT A BOUNDARY SURVEY.

3.) BEARINGS SHOWN HEREON WERE ASSUMED ON THE WESTERLY RIGHT OF WAY LINE OF CHESTER ROAD, BEING N 08°41'14" E.

4.) SOURCES OF INFORMATION:

* DEEDS OF RECORD

* FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 200 (A1A), SECTION 74040-2504

* BOUNDARY SURVEY BY THIS FIRM, W.O. NO.: D-16-140, DATED 08/11/2016

ACREAGE TABLE				
CONSERVATION EASEMENT 4				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
3.82 ACRES	0.00 ACRES	0.26 ACRES	1.45 ACRES	5.53 ACRES

CERTIFIED TO:

WILDLIGHT LLC

SEE SHEET 8 FOR GENERAL NOTES AND SHEETS 6 & 7 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 8

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 8 OF 8

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.: 24-210-CE-4

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

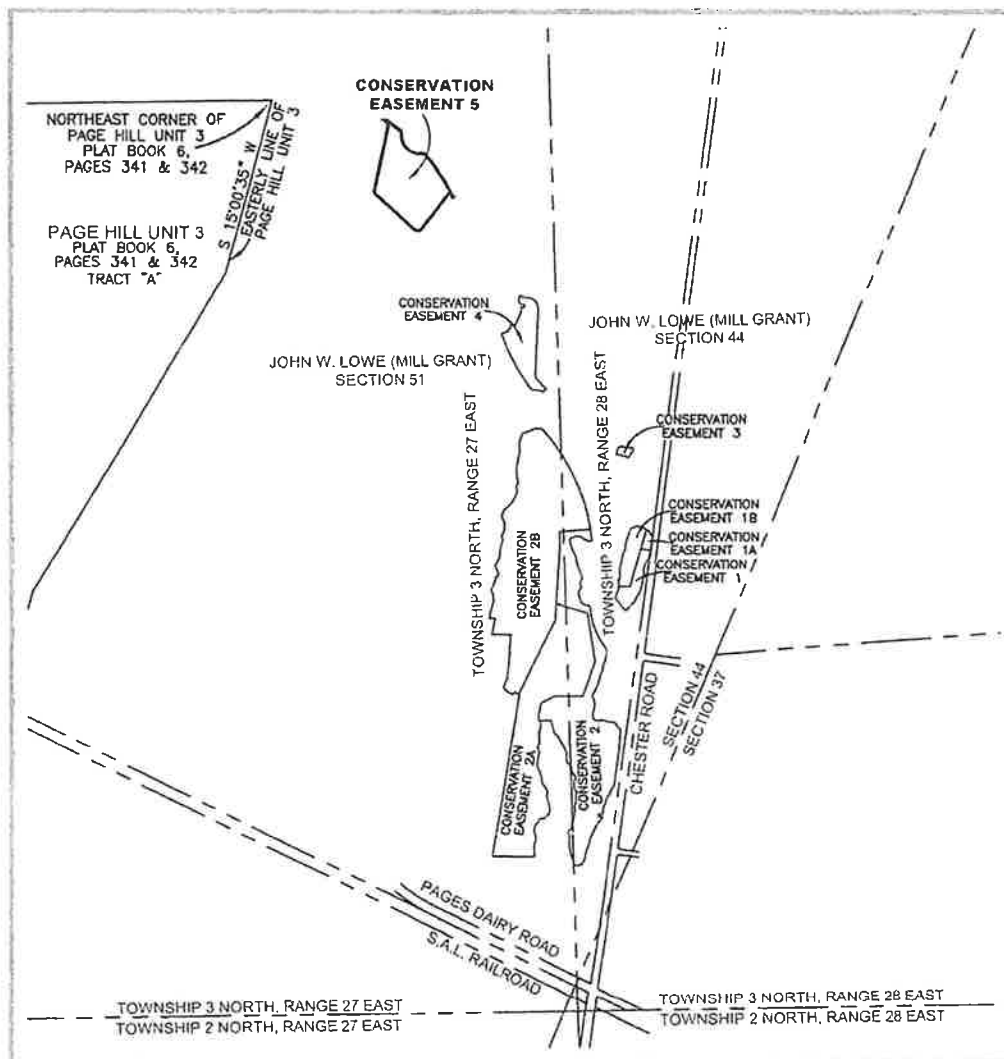
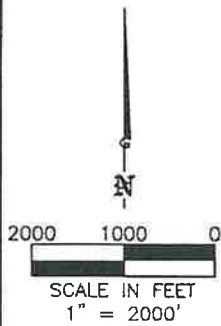
CAD FILE: 24210 CE 4 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

VICINITY MAP



CERTIFIED TO:

WILDLIGHT LLC

REVISED: 05/02/2024 TO CHANGE CERTIFIED TO:

REVISED: 09/12/2024 TO SHOW TITLE SEARCH REPORT

REVISED: 10/17/2024 TO SHOW O.R.B. 675, PG 391 OF TITLE SEARCH REPORT AND ARNOLD J. JOHNS SIGNATURE BLOCK

Arnold J. Johns

ARNOLD J. JOHNS, DATED 10/17/2024

FLORIDA REGISTERED LAND SURVEYOR NO. 4422

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED

SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

SEE SHEET 6 FOR GENERAL NOTES AND SHEETS 4 & 5 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

SHEET 1 OF 6

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.: 24-210-CE-5

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

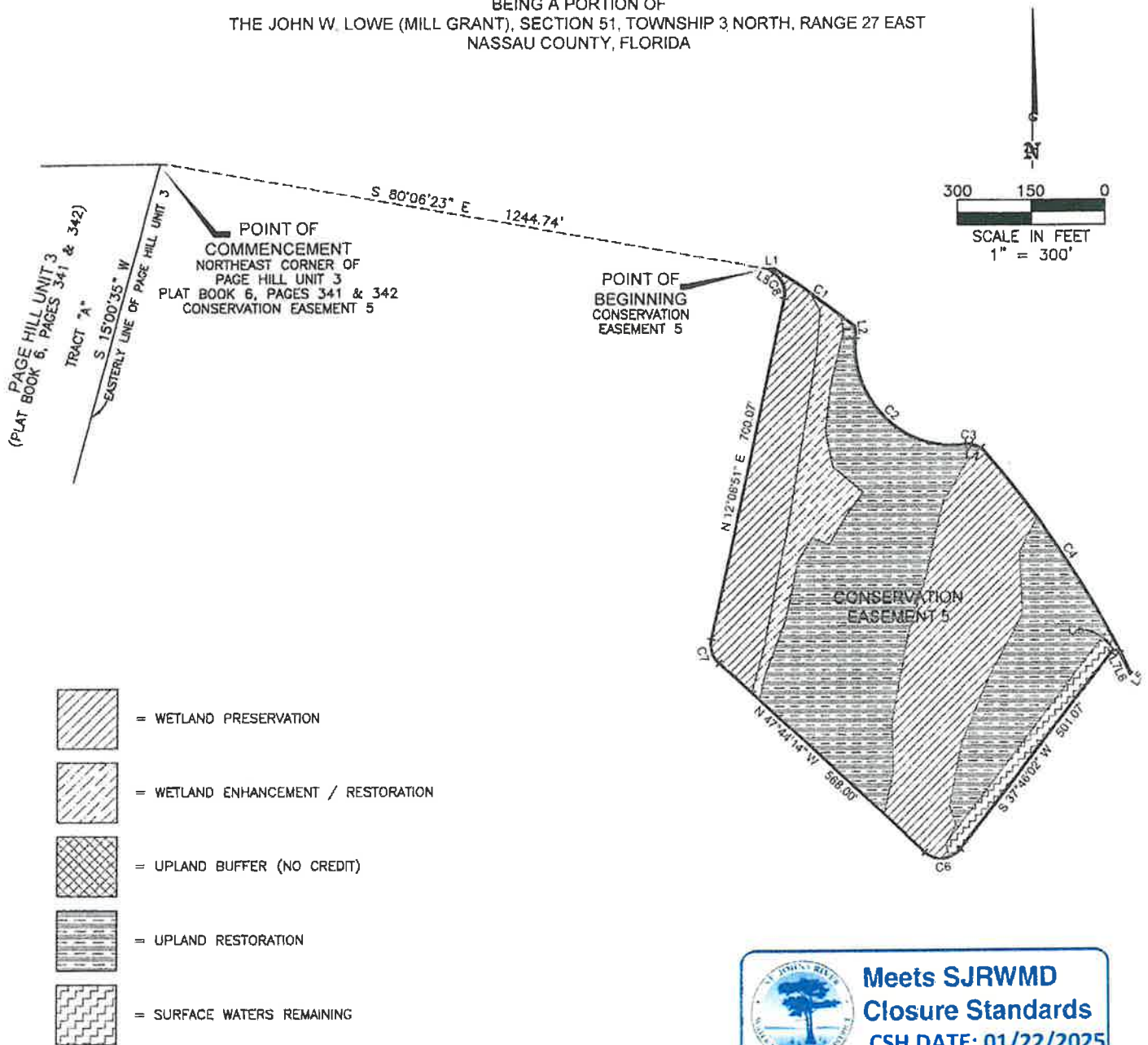
CAD FILE: 24210 CE 5 REVISED.DWG

FB N/A PG

**LD
BRADLEY**
LAND SURVEYORS
Old World Knowledge... New Age Technology

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA



ACREAGE TABLE					
CONSERVATION EASEMENT 5					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
4.69 ACRES	0.94 ACRES	0.00 ACRES	5.84 ACRES	0.39 ACRES	11.86 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 6 FOR GENERAL NOTES AND SHEETS 4 & 5 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

**LD
BRADLEY**
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 2 OF 6

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.: 24-210-CE-5	DATE: 03/18/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 5 REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 88°05'05" E	13.05'
L2	S 8°58'21" E	10.78'
L3	S 2°44'57" W	13.33'
L4	S 73°15'56" E	20.33'
L5	S 37°24'14" W	2.50'
L6	N 25°33'38" W	13.31'
L7	N 27°45'38" W	34.41'
L8	N 57°47'29" W	13.45'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	5°34'49"	2044.00'	199.07'	99.81'	S 54°38'31" E	198.99'
C2	103°09'46"	200.00'	360.11'	252.17'	S 46°54'11" E	313.40'
C3	24°50'36"	25.00'	10.84'	5.51'	S 86°03'46" E	10.76'
C4	15°32'16"	2020.00'	547.79'	275.59'	S 33°58'30" E	546.11'
C5	114°28'21"	10.00'	19.98'	15.54'	N 84°59'48" W	16.82'
C6	94°29'44"	50.00'	82.46'	54.09'	S 85°00'54" W	73.43'
C7	59°51'06"	50.00'	52.23'	28.78'	N 17°48'42" W	49.89'
C8	66°01'04"	51.00'	58.76'	33.13'	N 21°35'12" W	55.57'

CERTIFIED TO:
WILDLIGHT LLC



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

ACREAGE TABLE					
CONSERVATION EASEMENT 5					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
4.69 ACRES	0.94 ACRES	0.00 ACRES	5.84 ACRES	0.39 ACRES	11.86 ACRES

SEE SHEET 6 FOR GENERAL NOTES AND SHEETS 4 & 5 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 3 OF 6

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.: 24-210-CE-5	DATE: 03/18/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 5 REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

A parcel of land, being a portion of the John W. Lowe Mill Grant, Section 51, Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Page Hill Unit 3 as recorded in Plat Book 6, Pages 341 and 342 of the public records of Nassau County, Florida; thence S 80°06'23" E, a distance of 1244.74 feet to the Point of Beginning; thence N 88°05'05" E, a distance of 13.05 feet to the beginning of a curve, concave Southwest, having a radius of 2044.00 feet and a central angle of 5°34'49"; thence on the arc of said curve, a distance of 199.07 feet said arc being subtended by a chord which bears S 54°38'31" E, a distance of 198.99 feet to the curves end; thence S 08°58'21" E, a distance of 10.78 feet; thence S 02°44'57" W, a distance of 13.33 feet to the beginning of a curve, concave Northeast, having a radius of 200.00 feet and a central angle of 103°09'46"; thence on the arc of said curve, a distance of 360.11 feet said arc being subtended by a chord which bears S 46°54'11" E, a distance of 313.40 feet to a point of reverse curvature of a curve having a radius of 25.00 feet and a central angle of 24°50'36"; thence on the arc of said curve, a distance of 10.84 feet said arc being subtended by a chord which bears S 86°03'46" E, a distance of 10.76 feet to the curves end; thence S 73°15'56" E, a distance of 20.33 feet to the beginning of a curve, concave Southwest, having a radius of 2020.00 feet and a central angle of 15°32'16"; thence on the arc of said curve, a distance of 547.79 feet said arc being subtended by a chord which bears S 33°58'30" E, a distance of 546.11 feet to the curves end; thence S 37°24'14" W, a distance of 2.50 feet; thence N 25°33'38" W, a

CONTINUE ON SHEET 5 OF 6



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

ACREAGE TABLE					
CONSERVATION EASEMENT 5					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
4.69 ACRES	0.94 ACRES	0.00 ACRES	5.84 ACRES	0.39 ACRES	11.86 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 6 FOR GENERAL NOTES AND SHEETS 4 & 5 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 4 OF 6

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.: 24-210-CE-5	DATE: 03/18/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 5 REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

CONTINUE FROM SHEET 4 OF 6

distance of 13.31 feet; thence N 27°45'38" W, a distance of 34.41 feet to the beginning of a curve, concave Southwest, having a radius of 10.00 feet and a central angle of 114°28'21"; thence on the arc of said curve, a distance of 19.98 feet said arc being subtended by a chord which bears N 84°59'48" W, a distance of 16.82 feet to the curves end; thence S 37°46'02" W, a distance of 501.07 feet to the beginning of a curve, concave Northerly, having a radius of 50.00 feet and a central angle of 94°29'44"; thence on the arc of said curve, a distance of 82.46 feet said arc being subtended by a chord which bears S 85°00'54" W, a distance of 73.43 feet to the curves end; thence N 47°44'14" W, a distance of 568.00 feet to the beginning of a curve, concave Northeast, having a radius of 50.00 feet and a central angle of 59°51'06"; thence on the arc of said curve, a distance of 52.23 feet said arc being subtended by a chord which bears N 17°48'42" W, a distance of 49.89 feet to the curves end; thence N 12°06'51" E, a distance of 700.07 feet to the beginning of a curve, concave Southwest, having a radius of 51.00 feet and a central angle of 66°01'04"; thence on the arc of said curve, a distance of 58.76 feet said arc being subtended by a chord which bears N 21°35'12" W, a distance of 55.57 feet to the curves end; thence N 57°47'29" W, a distance of 13.45 feet to the Point of Beginning.



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

ACREAGE TABLE					
CONSERVATION EASEMENT 5					
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CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 6 FOR GENERAL NOTES AND SHEETS 4 & 5 FOR DESCRIPTION
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LD
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SHEET 5 OF 6

L. D. BRADLEY LAND SURVEYORS
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W.O. NO.: 24-210-CE-5	DATE: 03/18/2024	DRAFTED BY: DHB
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MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

SURVEYORS NOTES:

1.) I HAVE REVIEWED THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE SEARCH REPORT, FILE NO. 110313266, SEARCHED FROM: JUNE 9, 1972 THROUGH: AUGUST 6, 2024 8:00 A.M., AND ALL EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THE LANDS DESCRIBED HEREIN.

O.R.B. 1486, PG. 1820: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1750, PG. 809, TRACT 10: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 1866, PG. 438: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 44: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1866, PG. 1416: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 22: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2130, PG. 727, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2214, PG. 289: NOT A SURVEY MATTER

O.R.B. 2272, PG. 1300, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

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O.R.B. 520, PG. 1169: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 739, PG. 1275: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 675, PG. 391: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

2.) THIS IS NOT A BOUNDARY SURVEY.

3.) BEARINGS SHOWN HEREON WERE ASSUMED ON THE WESTERLY RIGHT OF WAY LINE OF CHESTER ROAD, BEING N 08°41'14" E.

4.) SOURCES OF INFORMATION:

* DEEDS OF RECORD

* FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 200 (A1A), SECTION 74040-2504

* BOUNDARY SURVEY BY THIS FIRM, W.O. NO.: D-16-140, DATED 08/11/2016

ACREAGE TABLE					
CONSERVATION EASEMENT 5					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
4.69 ACRES	0.94 ACRES	0.00 ACRES	5.84 ACRES	0.39 ACRES	11.86 ACRES



**Meets SJRWMD
Closure Standards
CSH DATE: 01/22/2025**

CERTIFIED TO:

WILDLIGHT LLC

SEE SHEET 6 FOR GENERAL NOTES AND SHEETS 4 & 5 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 6

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 6 OF 6

L. D. BRADLEY LAND SURVEYORS

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MACCLENNY, FLORIDA 32063

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FAX (904) 786-1479

LICENSED BUSINESS No. 6888

W.O. NO.: 24-210-CE-5

DATE: 03/18/2024

DRAFTED BY: DHB

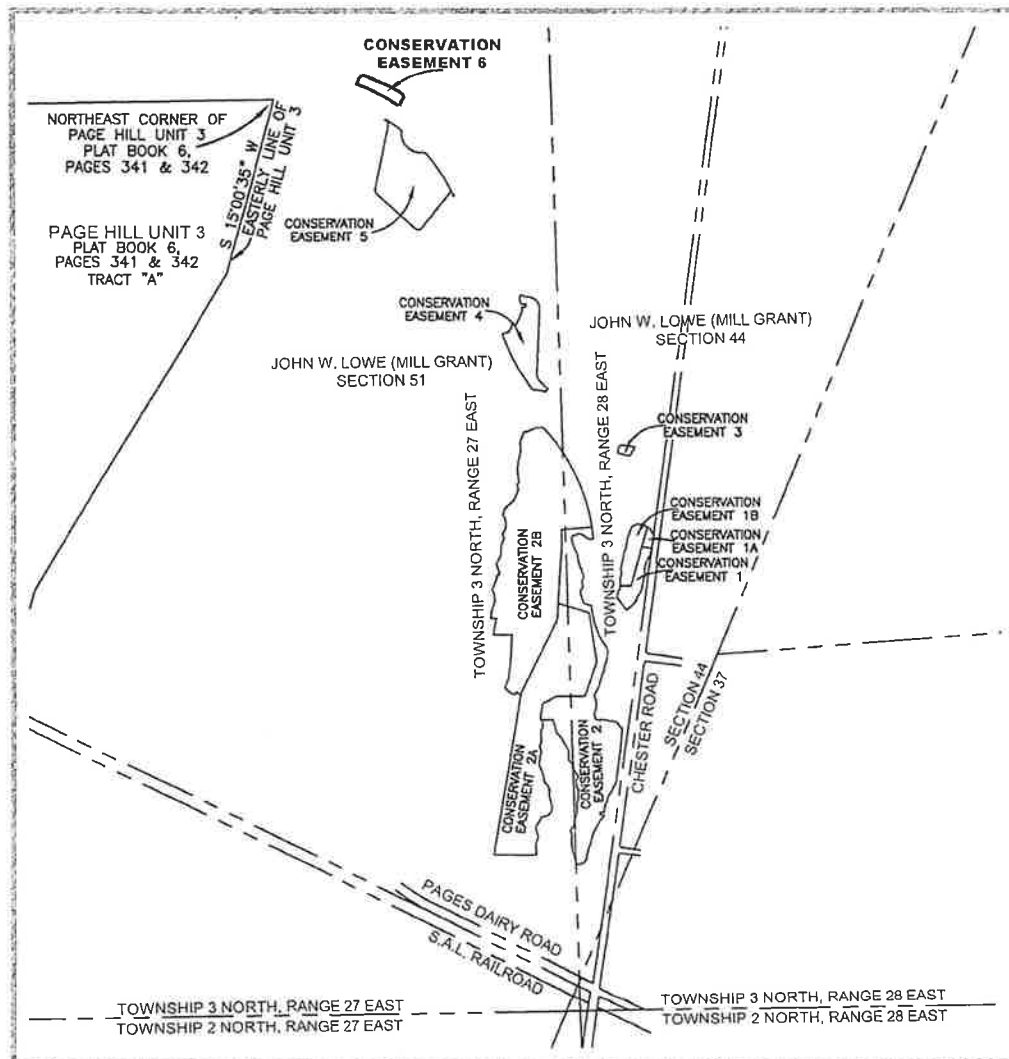
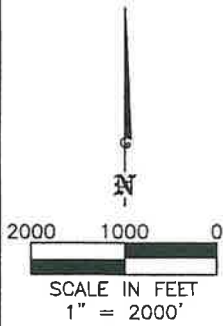
CHECKED BY: RJJ

CAD FILE: 24210 CE 5 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

VICINITY MAP



CERTIFIED TO:
WILDLIGHT LLC

REVISED: 05/02/2024 TO CHANGE CERTIFIED TO:
REVISED: 09/12/2024 TO SHOW TITLE SEARCH REPORT
REVISED: 10/17/2024 TO SHOW O.R.B. 675, PG 391 OF TITLE SEARCH REPORT AND ARNOLD J. JOHNS SIGNATURE BLOCK

Arnold J. Johns
ARNOLD J. JOHNS, DATED 10/17/2024
FLORIDA REGISTERED LAND SURVEYOR NO. 4422
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

**LD
BRADLEY**
LAND SURVEYORS
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

SHEET 1 OF 4

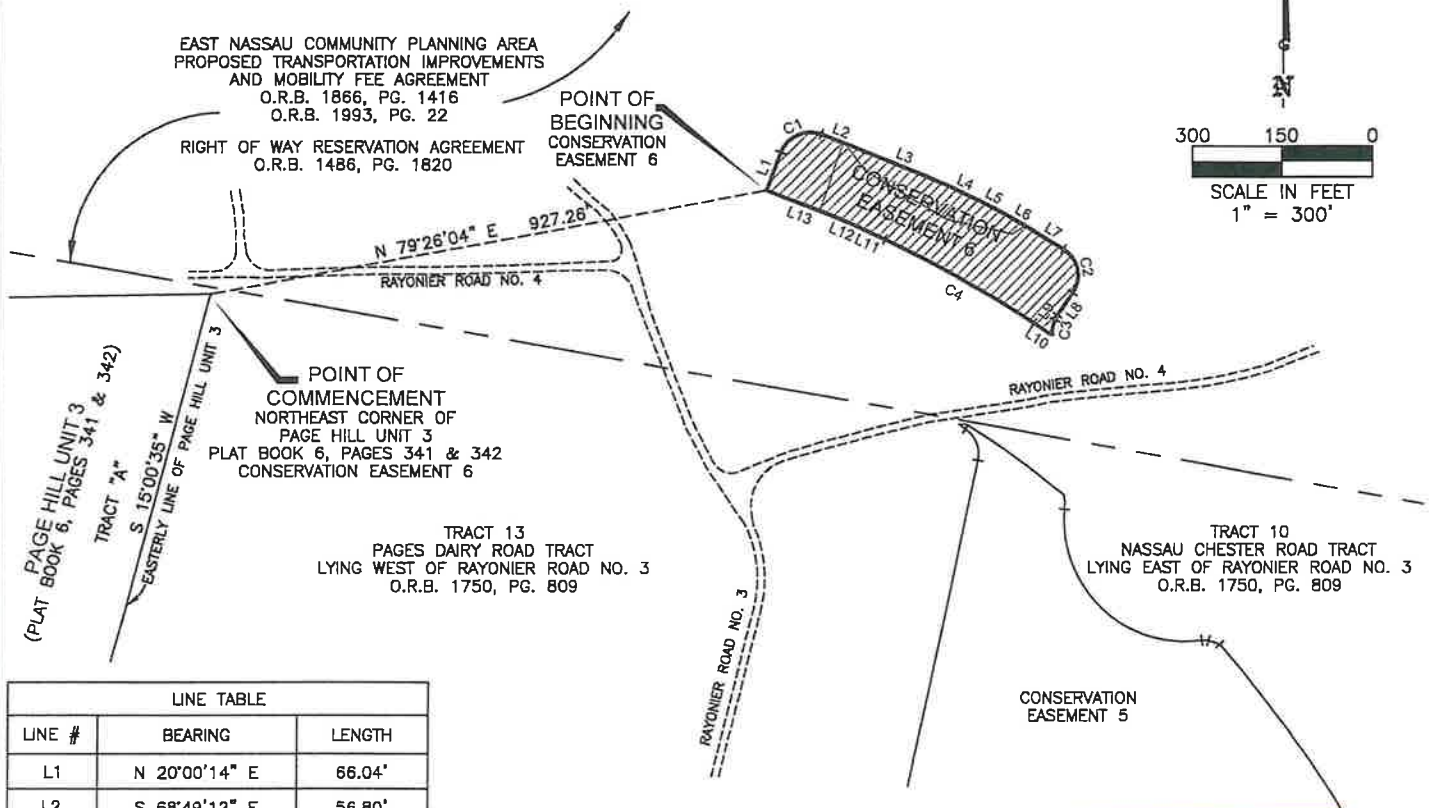
L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 24-210-CE-6
CHECKED BY: RJJ

DATE: 03/18/2024
CAD FILE: 24210 CE 6 REVISED.DWG

DRAFTED BY: DHB
FB N/A PG

**MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA**



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 20°00'14" E	66.04'
L2	S 68°49'12" E	56.80'
L3	S 67°39'27" E	166.68'
L4	S 65°12'11" E	51.53'
L5	S 62°39'51" E	51.53'
L6	S 60°39'37" E	59.10'
L7	S 59°11'30" E	58.46'
L8	S 34°36'19" W	44.42'
L9	S 29°37'25" W	8.68'
L10	N 56°49'52" W	37.78'
L11	N 64°38'46" W	48.43'
L12	N 67°15'33" W	30.12'
L13	N 68°19'41" W	129.46'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	91°10'17"	50.00'	79.56'	51.03'	N 65°35'39" E	71.43'
C2	93°47'32"	50.00'	81.85'	53.42'	S 12°17'44" E	73.01'
C3	27°48'26"	55.00'	26.69'	13.61'	S 9°14'30" W	26.43'
C4	7°10'09"	2262.00'	283.04'	141.70'	N 60°59'29" W	282.85'

ACREAGE TABLE					
CONSERVATION EASEMENT 6					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
1.48 ACRES	0.00 ACRES	0.00 ACRES	0.00 ACRES	0.00 ACRES	1.48 ACRES



CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

**LD
BRADLEY
LAND SURVEYORS**
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 2 OF 4

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.: 24-210-CE-6
CHECKED BY: RJJ

DATE: 03/18/2024
CAD FILE: 24210 CE 6 REVISED.DWG

DRAFTED BY: DHB
FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

A parcel of land, being a portion of the John W. Lowe Mill Grant, Section 51, Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Page Hill Unit 3 as recorded in Plat Book 6, Pages 341 and 342 of the public records of Nassau County, Florida; thence N 79°26'04" E, a distance of 927.26 feet to the Point of Beginning; thence N 20°00'14" E, a distance of 66.04 feet to the beginning of a curve, concave Southeast, having a radius of 50.00 feet and a central angle of 91°10'17"; thence on the arc of said curve, a distance of 79.56 feet said arc being subtended by a chord which bears N 65°35'39" E, a distance of 71.43 feet to the curves end; thence S 68°49'12" E, a distance of 56.80 feet; thence S 67°39'27" E, a distance of 166.68 feet; thence S 65°12'11" E, a distance of 51.53 feet; thence S 62°39'51" E, a distance of 51.53 feet; thence S 60°39'37" E, a distance of 59.10 feet; thence S 59°11'30" E, a distance of 58.46 feet to the beginning of a curve, concave Southwest, having a radius of 50.00 feet and a central angle of 93°47'32"; thence on the arc of said curve, a distance of 81.85 feet said arc being subtended by a chord which bears S 12°17'44" E, a distance of 73.01 feet to the curves end; thence S 34°36'19" W, a distance of 44.42 feet; thence S 29°37'25" W, a distance of 8.68 feet to the beginning of a curve, concave Southeast, having a radius of 55.00 feet and a central angle of 27°48'26"; thence on the arc of said curve, a distance of 26.69 feet said arc being subtended by a chord which bears S 09°14'30" W, a distance of 26.43 feet to the curves end; thence N 56°49'52" W, a distance of 37.78 feet to the beginning of a curve, concave Southwest, having a radius of 2262.00 feet and a central angle of 7°10'09"; thence on the arc of said curve, a distance of 283.04 feet said arc being subtended by a chord which bears N 60°59'29" W, a distance of 282.85 feet to the curves end; thence N 64°38'46" W, a distance of 48.43 feet; thence N 67°15'33" W, a distance of 30.12 feet; thence N 68°19'41" W, a distance of 129.46 feet to the Point of Beginning.



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

ACREAGE TABLE					
CONSERVATION EASEMENT 6					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
1.48 ACRES	0.00 ACRES	0.00 ACRES	0.00 ACRES	0.00 ACRES	1.48 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 3 OF 4

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.: 24-210-CE-6	DATE: 03/18/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 6 REVISED.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

SURVEYORS NOTES:

1.) I HAVE REVIEWED THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE SEARCH REPORT, FILE NO. 110313266, SEARCHED FROM: JUNE 9, 1972 THROUGH: AUGUST 6, 2024 8:00 A.M., AND ALL EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THE LANDS DESCRIBED HEREIN.

O.R.B. 1486, PG. 1820: SHOWN ON MAP, COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 1750, PG. 809, DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1866, PG. 438: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 44: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1866, PG. 1416: SHOWN ON MAP, COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 1993, PG. 22: SHOWN ON MAP, COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2130, PG. 727, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2214, PG. 289: NOT A SURVEY MATTER

O.R.B. 2272, PG. 1300, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2272, PG. 1445: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2518, PG. 1103: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2607, PG. 1075: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2680, PG. 837: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 381, PG. 37: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 520, PG. 1169: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 739, PG. 1275: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 675, PG. 391: DOES NOT PERTAIN TO THE SUBJECT PROPERTY



2.) THIS IS NOT A BOUNDARY SURVEY.

3.) BEARINGS SHOWN HEREON WERE ASSUMED ON THE WESTERLY RIGHT OF WAY LINE OF CHESTER ROAD, BEING N 08°41'14" E.

4.) SOURCES OF INFORMATION:

* DEEDS OF RECORD

* FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 200 (A1A), SECTION 74040-2504

* BOUNDARY SURVEY BY THIS FIRM, W.O. NO.: D-16-140, DATED 08/11/2016

ACREAGE TABLE					
CONSERVATION EASEMENT 6					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
1.48 ACRES	0.00 ACRES	0.00 ACRES	0.00 ACRES	0.00 ACRES	1.48 ACRES

CERTIFIED TO:

WILDLIGHT LLC

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

SHEET 4 OF 4

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.: 24-210-CE-6

DATE: 03/18/2024

DRAFTED BY: DHB

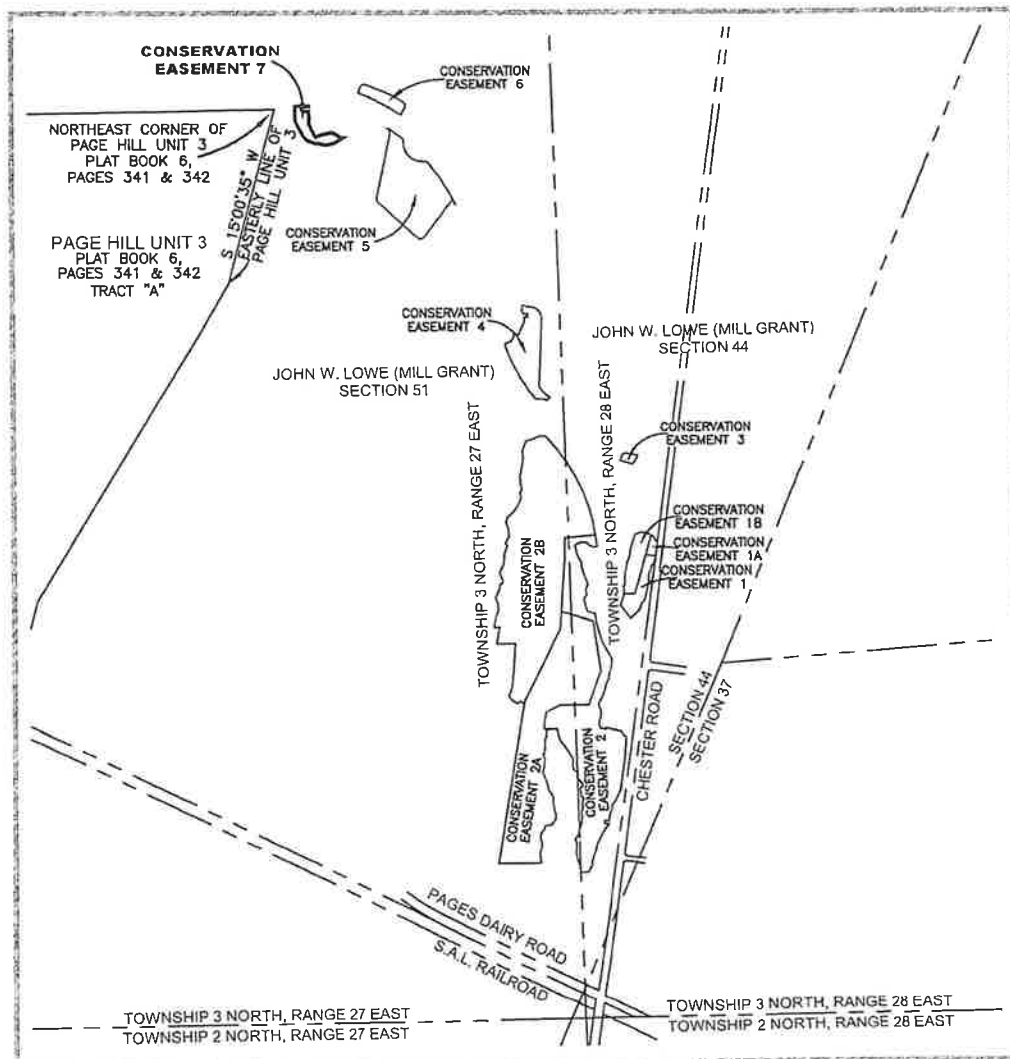
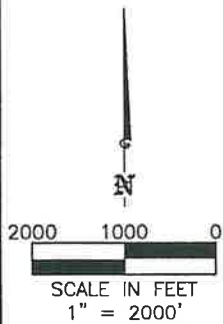
CHECKED BY: RJJ

CAD FILE: 24210 CE 6 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

VICINITY MAP



CERTIFIED TO:
WILDLIGHT LLC

REVISED: 05/02/2024 TO CHANGE CERTIFIED TO:
REVISED: 09/12/2024 TO SHOW TITLE SEARCH REPORT
REVISED: 10/17/2024 TO SHOW O.R.B. 675, PG 391 OF TITLE SEARCH REPORT AND ARNOLD J. JOHNS SIGNATURE BLOCK



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

Arnold J. Johns

ARNOLD J. JOHNS, DATED 10/17/2024
FLORIDA REGISTERED LAND SURVEYOR NO. 4422
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

**LD
BRADLEY**
LAND SURVEYORS
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

SHEET 1 OF 4

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

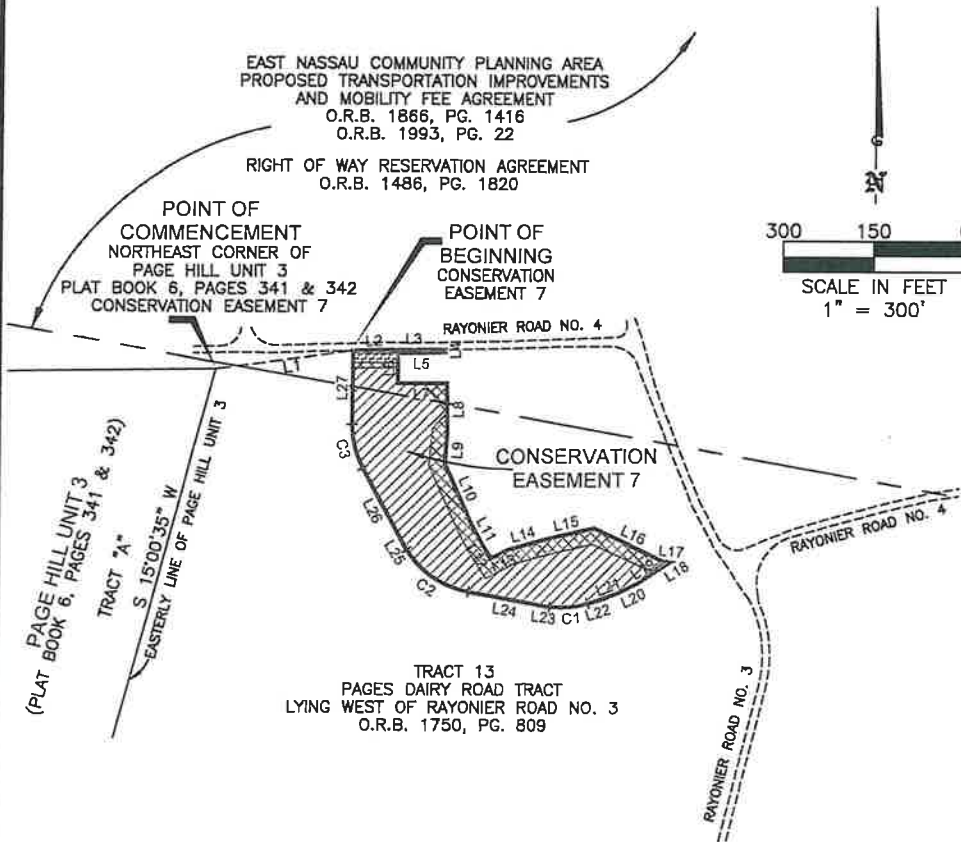
W.O. NO.: 24-210-CE-7
CHECKED BY: RJJ

DATE: 03/18/2024
CAD FILE: 24210 CE 7 REVISED.DWG

DRAFTED BY: DHB
FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION OF

BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 82°09'40" E	224.87'
L2	N 88°22'23" E	46.55'
L3	N 89°45'51" E	103.35'
L4	S 2°29'22" E	4.87'
L5	S 89°26'14" W	77.73'
L6	S 0°15'11" E	49.60'
L7	S 90°00'00" E	79.70'
L8	S 0°44'56" E	84.58'
L9	S 4°42'51" W	46.45'
L10	S 24°06'10" E	106.92'
L11	S 28°47'57" E	40.02'
L12	S 32°47'09" E	26.41'
L13	N 62°58'14" E	30.55'
L14	N 74°51'27" E	63.25'
L15	N 76°42'11" E	84.82'
L16	S 64°35'08" E	126.06'
L17	S 84°48'19" E	11.44'
L18	S 59°16'56" W	2.16'
L19	S 56°57'08" W	62.21'
L20	S 63°41'28" W	31.13'
L21	S 68°11'01" W	31.13'
L22	S 72°40'35" W	24.95'
L23	N 83°03'38" W	8.45'
L24	N 79°54'56" W	129.39'
L25	N 31°45'45" W	9.97'
L26	N 28°03'30" W	141.48'
L27	N 0°17'03" E	121.02'



= WETLAND PRESERVATION



= UPLAND BUFFER (NO CREDIT)



= SURFACE WATERS REMAINING



= UPLAND RESTORATION



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	24°15'47"	150.00'	63.52'	32.24'	S 84°48'28" W	63.05'
C2	47°59'28"	150.00'	125.64'	66.77'	N 55°45'30" W	122.00'
C3	28°20'33"	150.00'	74.20'	37.88'	N 13°53'14" W	73.45'

ACREAGE TABLE					
CONSERVATION EASEMENT 7					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
1.32 ACRES	0.00 ACRES	0.38 ACRES	163 SQUARE FEET	0.02 ACRES	1.72 ACRES

CERTIFIED TO:

WILDLIGHT LLC

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

SHEET 2 OF 4

L. D. BRADLEY LAND SURVEYORS

510 SOUTH 5TH STREET

MACCLENNY, FLORIDA 32063

PHONE (904) 786-6400

FAX (904) 786-1479

LICENSED BUSINESS No. 6888

**LD
BRADLEY**
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

W.O. NO.: 24-210-CE-7

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 7 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

A parcel of land, being a portion of the John W. Lowe Mill Grant, Section 51, Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Page Hill Unit 3 as recorded in Plat Book 6, Pages 341 and 342 of the public records of Nassau County, Florida; thence N 82°09'40" E, a distance of 224.87 feet to the Point of Beginning; thence N 88°22'23" E, a distance of 46.55 feet; thence N 89°45'51" E, a distance of 103.35 feet; thence S 02°29'22" E, a distance of 4.87 feet; thence S 89°26'14" W, a distance of 77.73 feet; thence S 00°15'11" E, a distance of 49.60 feet; thence S 90°00'00" E, a distance of 79.70 feet; thence S 00°44'56" E, a distance of 84.58 feet; thence S 04°42'51" W, a distance of 46.45 feet; thence S 24°06'10" E, a distance of 106.92 feet; thence S 28°47'57" E, a distance of 40.02 feet; thence S 32°47'09" E, a distance of 26.41 feet; thence N 62°58'14" E, a distance of 30.55 feet; thence N 74°51'27" E, a distance of 63.25 feet; thence N 76°42'11" E, a distance of 84.82 feet; thence S 64°35'08" E, a distance of 126.06 feet; thence S 84°48'19" E, a distance of 11.44 feet; thence S 59°16'56" W, a distance of 2.16 feet; thence S 56°57'08" W, a distance of 62.21 feet; thence S 63°41'28" W, a distance of 31.13 feet; thence S 68°11'01" W, a distance of 31.13 feet; thence S 72°40'35" W, a distance of 24.95 feet to the beginning of a curve, concave Northwest, having a radius of 150.00 feet and a central angle of 24°15'47"; thence on the arc of said curve, a distance of 63.52 feet said arc being subtended by a chord which bears S 84°48'28" W, a distance of 63.05 feet to the curves end; thence N 83°03'38" W, a distance of 8.45 feet; thence N 79°54'56" W, a distance of 129.39 feet to the beginning of a curve, concave Northeast, having a radius of 150.00 feet and a central angle of 47°59'28"; thence on the arc of said curve, a distance of 125.64 feet said arc being subtended by a chord which bears N 55°45'30" W, a distance of 122.00 feet to the curves end; thence N 31°45'45" W, a distance of 9.97 feet; thence N 28°03'30" W, a distance of 141.48 feet to the beginning of a curve, concave Northeast, having a radius of 150.00 feet and a central angle of 28°20'33"; thence on the arc of said curve, a distance of 74.20 feet said arc being subtended by a chord which bears N 13°53'14" W, a distance of 73.45 feet to the curves end; thence N 00°17'03" E, a distance of 121.02 feet to the Point of Beginning.

ACREAGE TABLE					
CONSERVATION EASEMENT 7					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
1.32 ACRES	0.00 ACRES	0.38 ACRES	0.00 ACRES	0.02 ACRES	1.72 ACRES

CERTIFIED TO:
WILDLIGHT LLC



SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 3 OF 4

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.: 24-210-CE-7

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 7 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

SURVEYORS NOTES:

1.) I HAVE REVIEWED THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE SEARCH REPORT, FILE NO. 110313266, SEARCHED FROM: JUNE 9, 1972 THROUGH: AUGUST 6, 2024 8:00 A.M., AND ALL EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THE LANDS DESCRIBED HEREIN.

O.R.B. 1486, PG. 1820: SHOWN ON MAP, COVERS NORTHERLY PART OF SUBJECT PROPERTY

O.R.B. 1750, PG. 809, TRACT 13: SHOWN ON MAP, COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 1866, PG. 438: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 44: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1866, PG. 1416: SHOWN ON MAP, COVERS NORTHERLY PART OF SUBJECT PROPERTY

O.R.B. 1993, PG. 22: SHOWN ON MAP, COVERS NORTHERLY PART OF SUBJECT PROPERTY

O.R.B. 2130, PG. 727, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2214, PG. 289: NOT A SURVEY MATTER

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O.R.B. 2607, PG. 1075: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2680, PG. 837: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 381, PG. 37: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 520, PG. 1169: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 739, PG. 1275: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 675, PG. 391: DOES NOT PERTAIN TO THE SUBJECT PROPERTY



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

2.) THIS IS NOT A BOUNDARY SURVEY.

3.) BEARINGS SHOWN HEREON WERE ASSUMED ON THE WESTERLY RIGHT OF WAY LINE OF CHESTER ROAD, BEING N 08°41'14" E.

4.) SOURCES OF INFORMATION:

* DEEDS OF RECORD

* FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 200 (A1A), SECTION 74040-2504

* BOUNDARY SURVEY BY THIS FIRM, W.O. NO.: D-16-140, DATED 08/11/2016

ACREAGE TABLE					
CONSERVATION EASEMENT 7					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
1.32 ACRES	0.00 ACRES	0.38 ACRES	0.00 ACRES	0.02 ACRES	1.72 ACRES

CERTIFIED TO:

WILDLIGHT LLC

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

SHEET 4 OF 4

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DATE: 03/18/2024

DRAFTED BY: DHB

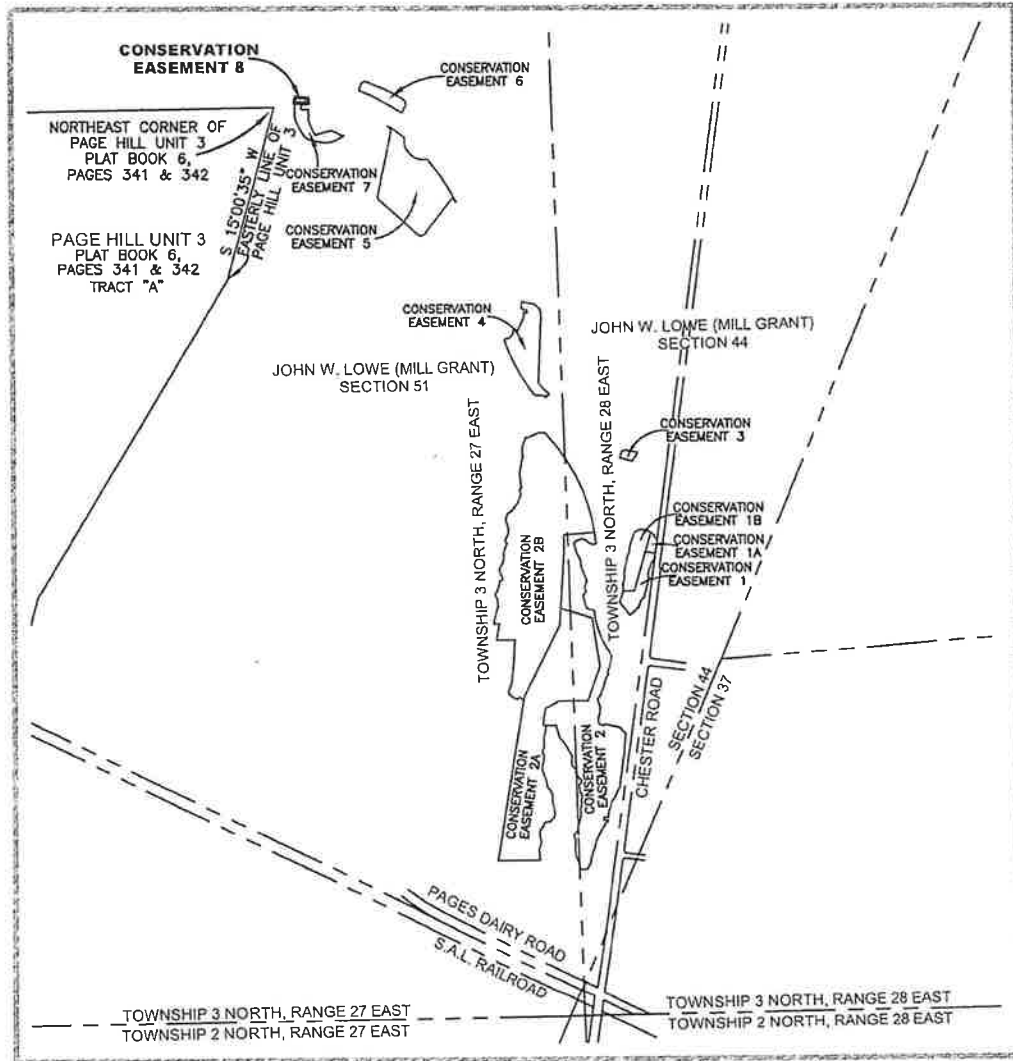
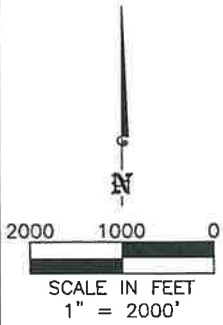
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FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

VICINITY MAP



CERTIFIED TO:
WILDLIGHT LLC

REVISED: 05/02/2024 TO CHANGE CERTIFIED TO:
REVISED: 09/12/2024 TO SHOW TITLE SEARCH REPORT
REVISED: 10/17/2024 TO SHOW O.R.B. 675, PG 391 OF TITLE SEARCH REPORT AND ARNOLD J. JOHNS SIGNATURE BLOCK

Arnold J. Johns

ARNOLD J. JOHNS, DATED 10/17/2024
FLORIDA REGISTERED LAND SURVEYOR NO. 4422
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 1 OF 4

L. D. BRADLEY LAND SURVEYORS
510 SOUTH 5TH STREET
MACCLENNY, FLORIDA 32063
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

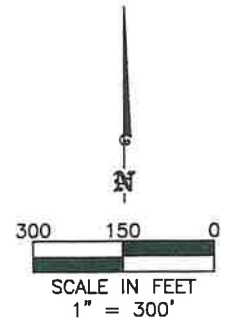
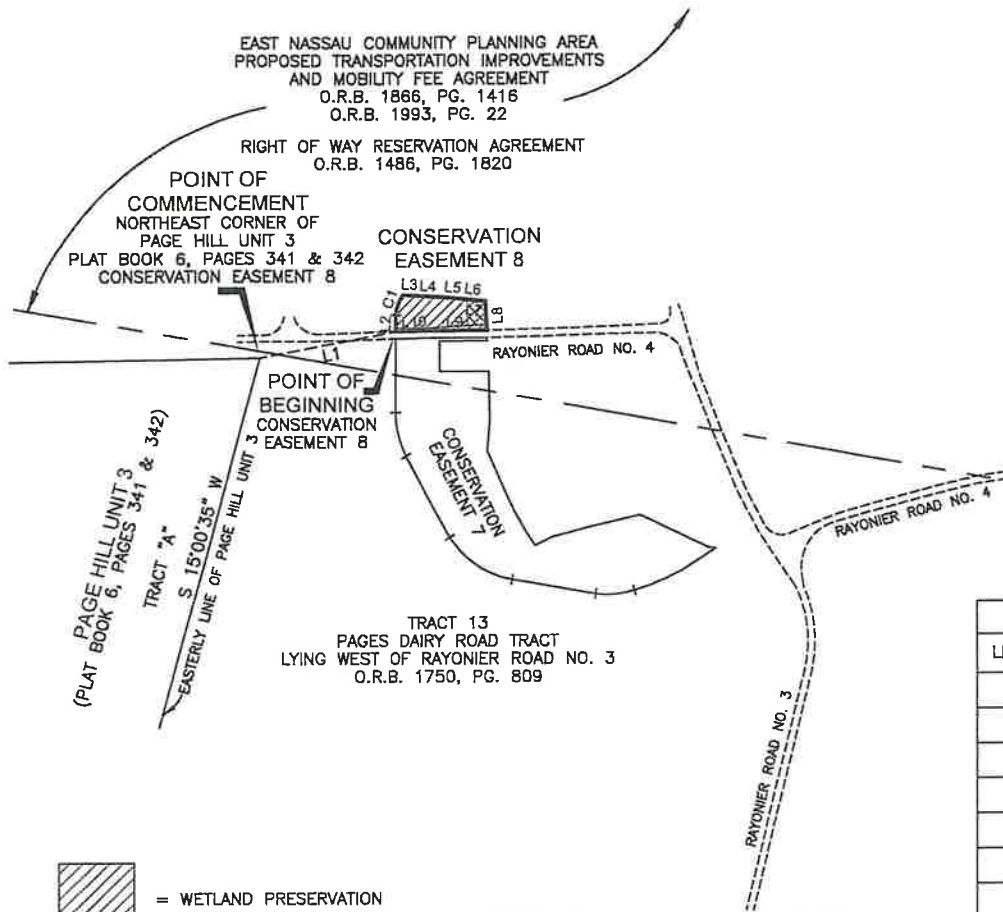
W.O. NO.: 24-210-CE-8
CHECKED BY: RJJ

DATE: 03/18/2024
CAD FILE: 24210 CE 8 REVISED.DWG

DRAFTED BY: DHB
FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA



= WETLAND PRESERVATION



= UPLAND BUFFER (NO CREDIT)



**Meets SJRWMD
Closure Standards**
CSH DATE: 01/22/2025

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 79°09'29" E	226.88'
L2	N 0°17'03" E	26.89'
L3	S 87°11'06" E	19.64'
L4	S 86°42'31" E	36.29'
L5	S 85°23'58" E	49.27'
L6	S 84°24'13" E	15.25'
L7	S 83°59'01" E	14.41'
L8	S 2°29'22" E	47.91'
L9	S 89°45'51" W	103.02'
L10	S 88°22'23" W	46.29'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	40°12'54"	51.00'	35.80'	18.67'	N 21°05'19" E	35.07'

ACREAGE TABLE					
CONSERVATION EASEMENT 8					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
0.13 ACRES	0.00 ACRES	0.05 ACRES	0.00 ACRES	0.00 ACRES	0.18 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 4

LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 2 OF 4

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.: 24-210-CE-8

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 8 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

A parcel of land, being a portion of the John W. Lowe Mill Grant, Section 51, Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Page Hill Unit 3 as recorded in Plat Book 6, Pages 341 and 342 of the public records of Nassau County, Florida; thence N 79°09'29" E, a distance of 226.88 feet to the Point of Beginning; thence N 00°17'03" E, a distance of 26.89 feet to the beginning of a curve, concave Southeast, having a radius of 51.00 feet and a central angle of 40°12'54"; thence on the arc of said curve, a distance of 35.80 feet said arc being subtended by a chord which bears N 21°05'19" E, a distance of 35.07 feet to the curves end; thence S 87°11'06" E, a distance of 19.64 feet; thence S 86°42'31" E, a distance of 36.29 feet; thence S 85°23'58" E, a distance of 49.27 feet; thence S 84°24'13" E, a distance of 15.25 feet; thence S 83°59'01" E, a distance of 14.41 feet; thence S 02°29'22" E, a distance of 47.91 feet; thence S 89°45'51" W, a distance of 103.02 feet; thence S 88°22'23" W, a distance of 46.29 feet to the Point of Beginning.



ACREAGE TABLE					
CONSERVATION EASEMENT 8					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
0.13 ACRES	0.00 ACRES	0.05 ACRES	0.00 ACRES	0.00 ACRES	0.18 ACRES

CERTIFIED TO:
WILDLIGHT LLC

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
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LD
BRADLEY
LAND SURVEYORS
OLD WORLD KNOWLEDGE...NEW AGE TECHNOLOGY

SHEET 3 OF 4

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.: 24-210-CE-8

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 8 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION
OF
BEING A PORTION OF
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST
NASSAU COUNTY, FLORIDA

SURVEYORS NOTES:

1.) I HAVE REVIEWED THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE SEARCH REPORT, FILE NO. 110313266, SEARCHED FROM: JUNE 9, 1972 THROUGH: AUGUST 6, 2024 8:00 A.M., AND ALL EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THE LANDS DESCRIBED HEREIN.

O.R.B. 1486, PG. 1820: SHOWN ON MAP, COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 1750, PG. 809, DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1866, PG. 438: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1993, PG. 44: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 1866, PG. 1416: SHOWN ON MAP, COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 1993, PG. 22: SHOWN ON MAP, COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2130, PG. 727, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2214, PG. 289: NOT A SURVEY MATTER

O.R.B. 2272, PG. 1300, PARCEL 2: COVERS ENTIRE SUBJECT PROPERTY

O.R.B. 2272, PG. 1445: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2518, PG. 1103: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2607, PG. 1075: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 2680, PG. 837: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 381, PG. 37: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 520, PG. 1169: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 739, PG. 1275: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

O.R.B. 675, PG. 391: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

2.) THIS IS NOT A BOUNDARY SURVEY.

3.) BEARINGS SHOWN HEREON WERE ASSUMED ON THE WESTERLY RIGHT OF WAY LINE OF CHESTER ROAD, BEING N 08°41'14" E.

4.) SOURCES OF INFORMATION:

* DEEDS OF RECORD

* FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 200 (A1A), SECTION 74040-2504

* BOUNDARY SURVEY BY THIS FIRM, W.O. NO.: D-16-140, DATED 08/11/2016

ACREAGE TABLE					
CONSERVATION EASEMENT 8					
WETLAND PRESERVATION	WETLAND ENHANCEMENT/RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	SURFACE WATERS REMAINING	TOTAL ACRES
0.13 ACRES	0.00 ACRES	0.05 ACRES	0.00 ACRES	0.00 ACRES	0.18 ACRES



**Meets SJRWMD
Closure Standards
CSH DATE: 01/22/2025**

CERTIFIED TO:

WILDLIGHT LLC

SEE SHEET 4 FOR GENERAL NOTES AND SHEET 3 FOR DESCRIPTION
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OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

SHEET 4 OF 4

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.: 24-210-CE-8

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 8 REVISED.DWG

FB N/A PG

**EAST NASSAU
STEWARDSHIP DISTRICT**

6A

NEWS-LEADER
Published Weekly
P.O. Box 16766 (904) 261-3696
Fernandina Beach, Nassau County, Florida 32035

STATE OF FLORIDA
COUNTY OF NASSAU:

Before the undersigned authority personally appeared
Todd Frantz

Who on oath says that (s)he is the Publisher of the
Fernandina Beach News-Leader, a weekly newspaper published at
Fernandina Beach in Nassau County, Florida; that the attached
copy the advertisement, being a DISPLAY LEGAL NOTICE in the
matter of

NOTICE OF PUBLIC HEARING

Was published in said newspaper in the issue(s) of

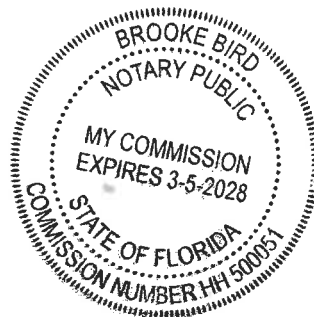
07/02/2025 07/09/2025
LEGAL DISPLAY

Affiant further says that the said News-Leader is
a newspaper published at Fernandina Beach, in said Nassau
County, Florida and that the said newspaper has heretofore been
continuously published in said Nassau County, Florida, each week
and has been entered as second class mail matter at the post office
in Fernandina Beach in said Nassau County, Florida, for a period
of one year preceding the first publication of the attached copy
of advertisement; and Affiant further says that (s)he has neither paid
nor promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing this
advertisement for publication in the said newspaper.

Sworn to and subscribed to before me
This 9th day of July, A.D. 2025

Brooke Bird, Notary Public

Personally Known



WEDNESDAY, JULY 2, 2025 News-Leader

3B

**NOTICE OF PUBLIC HEARINGS TO CONSIDER REALLOCATION OF SPECIAL
ASSESSMENTS AND ADOPTION OF A REVISED ASSESSMENT ROLL PURSUANT
TO SECTIONS 170.07 AND 197.3632(4)(b), FLORIDA STATUTES,
BY THE EAST NASSAU STEWARDSHIP DISTRICT
AND NOTICE OF SPECIAL MEETING OF BOARD OF SUPERVISORS**

The Board of Supervisors ("Board") of the East Nassau Stewardship District ("District") will hold supplemental public hearings and a regular board meeting on **July 29, 2025 at 10:00 a.m. at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034**, to consider the adoption of a revised assessment methodology, revised assessment roll, reallocation of special assessments on benefited lands within the East Nassau Stewardship District ("District"), and to provide for the levy, collection and enforcement of the reallocated special assessments. The streets and areas to be improved and the property subject to the special assessments are geographically depicted below and described in the District's Improvement Plan (defined below). The public hearings are being conducted pursuant to Chapter 2017-206, Laws of Florida, and Chapters 170, 189 and 197, Florida Statutes. All persons interested may ascertain the description of each property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained from the "District Manager's Office" located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements ("Improvements") are currently expected to include, but are not limited to, roadway improvements, stormwater management systems, water distribution, wastewater system, reclaim water system, landscaping, hard-scaping and irrigation, street lighting, recreational, utility systems, and other related public infrastructure improvements, all as more specifically described in the Amended and Restated Engineers Report for Preliminary Development Plan #4, dated December 18, 2023, as revised and adopted January 18, 2024, as supplemented by the East Nassau Stewardship District Engineers Report - First Addendum for Preliminary Development Plan #4, dated June 25, 2025 (together, the "Improvement Plan"), on file and available during normal business hours at the address provided above.

For the purpose of funding the construction, installation and/or acquisition of the Improvements, the District previously levied special on property specially benefited by the Improvements, pursuant to the Amended and Restated Master Special Assessment Methodology Report for the Preliminary Development Plan #4, dated December 18, 2023, as revised and adopted January 18, 2024, as supplemented from time to time ("Original Assessment Report"), which generally assumed product types and unit numbers may change throughout development, which would necessitate reallocation of proportionate share of the Assessments. It is now anticipated that various additional product types will be developed within PDP #4 ("New Units"), as more particularly described in the Improvement Plan. Implementation of the New Units will require a designation of EAUs to same and a corresponding reallocation of the Assessments under the Assessment Report. To address this change, on June 25, 2025, the District adopted Resolution 2025-19, declaring the intent to reallocate Assessments on certain property within PDP #4 of District ("Assessment Area"), a copy of which is being published with this notice. The purpose of any such assessment is to secure the bonds issued to fund the Improvements.

In connection with the change in the product types and corresponding unit numbers, the District desires to reallocate a portion of the Assessments against certain property located within the Assessment Area in proportion to the benefit received. The District intends to assess the property in the manner set forth in the District's Assessment Report as supplemented by that Supplemental to Amended and Restated Master Special Assessment Methodology Report for the Preliminary Development Plan #4 dated June 25, 2025 ("Supplemental Assessment Report" and together with the Original Assessment Report, the "Revised Assessment Report"), as may be further revised by the Board at the public hearings. A copy of the Supplemental Assessment Report, which includes the preliminary assessment roll, is available from the District Manager's office.

The Revised Assessment Report identifies each parcel within the Assessment Area of the District and assessments per parcel for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District is described in the Revised Assessment Report. As also explained in more detail in the Revised Assessment Report, the reallocated assessments will be levied against the Property in a manner that is consistent with the level of benefit received by that parcel, just as all benefited properties are assessed. Please consult the Revised Assessment Report for more details.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$637,070,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the District's Improvements. These annual assessments will be collected on the Nassau County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. The decision to collect special assessments by any particular method does not mean that such method will be used to collect special assessment in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices. Failure to pay the special assessments will cause a tax certificate to be issued against the property which may result in loss of title. Alternatively, if the special assessments are directly collected, the failure to pay such direct bill invoice may result in the District pursuing a foreclosure action, which may result in a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Table 7

East Nassau Stewardship District

Preliminary Development Plan #4 Project

Combined Revised Master and Neighborhood Infrastructure Improvements Annual Assessment Apportionment

NOTICE OF PUBLIC HEARINGS TO CONSIDER REALLOCATION OF SPECIAL ASSESSMENTS AND ADOPTION OF A REVISED ASSESSMENT ROLL PURSUANT TO SECTIONS 170.07 AND 197.3632(4)(b), FLORIDA STATUTES, BY THE EAST NASSAU STEWARDSHIP DISTRICT AND NOTICE OF SPECIAL MEETING OF BOARD OF SUPERVISORS

The Board of Supervisors (“Board”) of the East Nassau Stewardship District (“District”) will hold supplemental public hearings and a regular board meeting on **July 29, 2025 at 10:00 a.m. at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034**, to consider the adoption of a revised assessment methodology, revised assessment roll, reallocation of special assessments on benefited lands within the East Nassau Stewardship District (“District”), and to provide for the levy, collection and enforcement of the reallocated special assessments. The streets and areas to be improved and the property subject to the special assessments are geographically depicted below and described in the District’s Improvement Plan (defined below). The public hearings are being conducted pursuant to Chapter 2017-206, Laws of Florida, and Chapters 170, 189 and 197, Florida Statutes. All persons interested may ascertain the description of each property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained from the “District Manager’s Office” located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010.

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East Nassau Stewardship District

Preliminary Development Plan #4 Project

Combined Revised Master and Neighborhood Infrastructure Improvements Annual Assessment Apportionment

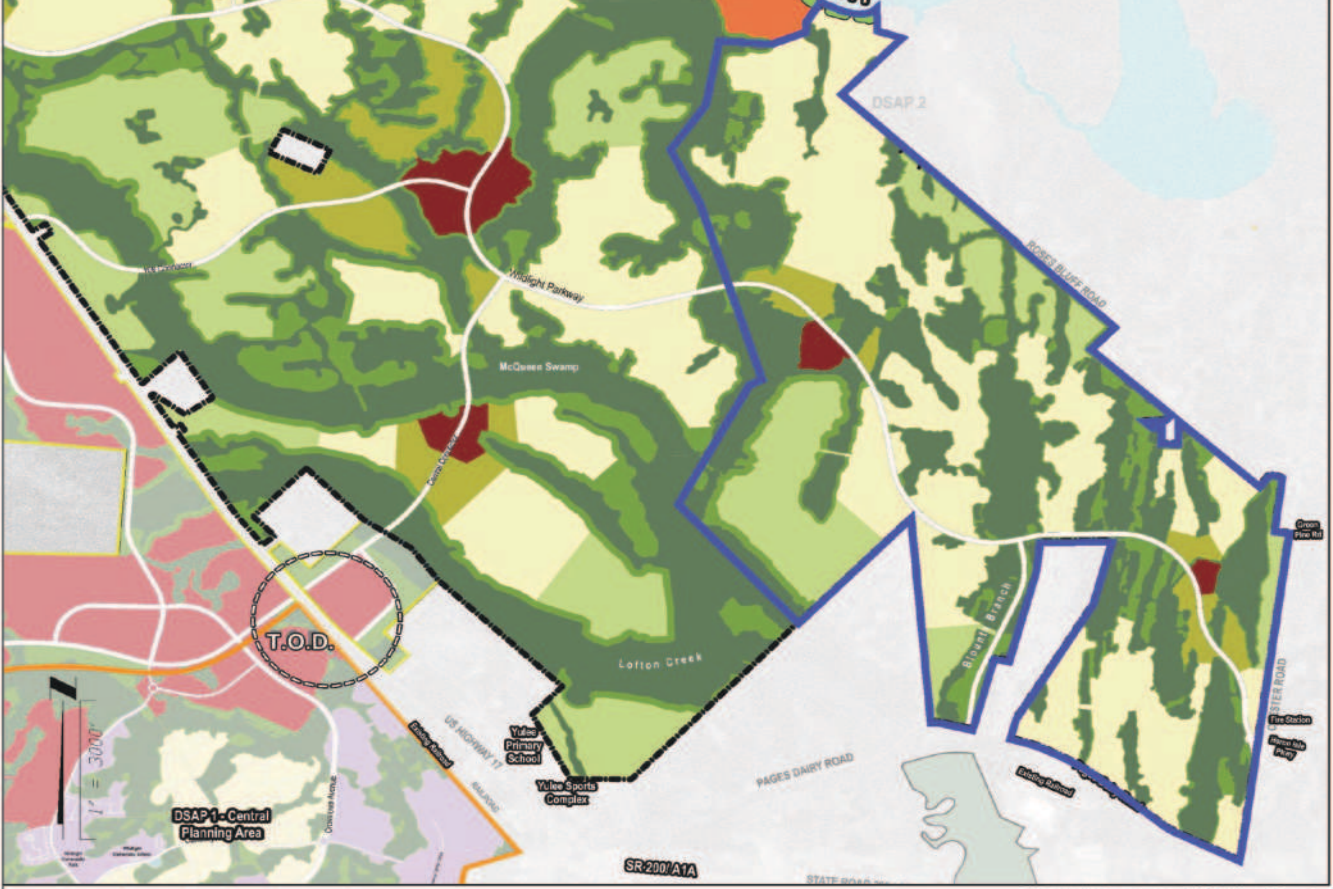
Land Use	Annual Master Assessments Debt Service per 1,000 Sq. Ft./Acre/Unit*	Annual Neighborhood Assessments Debt Service per 1,000 Sq. Ft./Acre/Unit*	Combined Annual Master and Neighborhood Assessments Debt Service per 1,000 Sq. Ft./Acre/Unit
Commercial			
Village Center	\$7,044.97	\$0.00	\$7,044.97
Residential Tier 1 - Non-Res. Sq. Ft.	\$6,172.14	\$0.00	\$6,172.14
Residential Tier 2 - Non-Res. Sq. Ft.	\$6,172.14	\$0.00	\$6,172.14
Residential			
MF 22'	\$3,740.69	\$4,194.12	\$7,934.81
SF 35'	\$0.00	\$0.00	\$0.00
SF 40'	\$5,735.72	\$7,168.14	\$12,903.86
SF 45'	\$6,172.14	\$7,625.68	\$13,797.82
SF 50'	\$6,234.48	\$7,625.68	\$13,860.16
SF 60'	\$7,107.31	\$8,693.28	\$15,800.59
SF 70'	\$7,294.34	\$8,693.28	\$15,987.62
SF 80'	\$7,419.03	\$8,693.28	\$16,112.31
SF 100'	\$8,977.65	\$10,447.18	\$19,424.84
SF Estate (1-5 Acres)	\$13,217.10	\$10,447.18	\$23,664.29
SF 33' (AA)	\$5,611.03	\$7,168.14	\$12,779.17
SF 50' (AA)	\$6,234.48	\$7,625.68	\$13,860.16
SF 65' (AA)	\$7,169.65	\$8,693.28	\$15,862.93
Total Residential			

* Included costs of collection and assumes payment in **November**

Also on July 29, 2025, at 10:00 a.m. at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager’s Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District Manager’s office.



RESOLUTION 2025-19

[SUPPLEMENTAL DECLARING RESOLUTION TO MASTER ASSESSMENTS FOR PDP #4]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT
AMENDING RESOLUTION 2024-09 DECLARING SUPPLEMENTAL SPECIAL ASSESSMENTS; ADDRESSING THE
SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING
CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the East Nassau Stewardship District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 2017-206, Laws of Florida (“Act”); and

WHEREAS, on December 18, 2024, the Board of Supervisors of the District (“Board”) adopted Resolution 2024-09 which, among other things, declared master special assessments for a portion of the development area known as the Preliminary Development Plan #4 (“PDP #4”), designated the nature and location of the proposed Improvements, and provided for an assessment plat and preliminary assessment roll; and

WHEREAS, pursuant to Resolutions 2024-09, 2024-10, and 2024-13 (collectively, “Master PDP #4 Assessment Resolutions”) the District previously levied its Assessments with the assumption that certain product types may ultimately be developed and be allocated its proportionate share of Assessments, as more particularly described in the Amended and Restated East Nassau Stewardship District Engineers Report for Preliminary Development Plan #4, dated December 18, 2023, as revised and adopted January 18, 2024 (“Master PDP #4 Engineer’s Report”) and Amended and Restated Master Special Assessment Methodology Report for the Preliminary Development Plan #4, dated January 18, 2024 (“Master PDP #4 Assessment Report”); and

WHEREAS, the Board now desires to amend Resolution 2024-09 for the limited purpose of incorporating the previously anticipated product types, reallocating assessments, and making corresponding adjustments to the prior improvement and assessment reports.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT:

1. **RECITALS.** The recitals stated above are incorporated herein as a material part of this Resolution.
2. **CONFLICTS; DEFINED TERMS.** This Resolution is intended to amend, in part, Resolution 2024-09, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2024-09 that are not amended by this Resolution apply as if those terms are fully set forth herein. Any capitalized term not otherwise defined herein shall have the meaning ascribed to same in Resolution 2024-09. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
3. **SUPPLEMENTING RESOLUTION 2024-09.** Resolution 2024-09 is hereby amended to supplement it as follows:

A. The Master PDP #4 Engineer’s Report is hereby supplemented by the East Nassau Stewardship District Engineers Report - First Addendum for Preliminary Development Plan #4, dated June 25, 2025, attached to this Resolution as Exhibit A (“Supplemental PDP #4 Engineer’s Report” and together with the Master PDP #4 Engineer’s Report, the “Revised Master PDP #4 Engineer’s Report”).

B. The Master PDP #4 Assessment Report, attached as Exhibit B to Resolution 2024-09, is hereby supplemented by the Supplemental to Amended and Restated Master Special Assessment Methodology Report for the Preliminary Development Plan #4 dated June 25, 2025, attached to this Resolution as Exhibit B (“Supplemental PDP #4 Assessment Report” and together with the Master PDP #4 Assessment Report, the “Revised Master PDP #4 Assessment Report”).

C. The assessment plat originally prepared pursuant to Section 170.04, Florida Statutes, and Resolution 2024-09 is hereby amended and supplemented to include the new product type as described in the Revised Assessment Report attached hereto, and such revised assessment plat is on file at the “District Records Office” at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

D. The preliminary assessment roll originally prepared pursuant to Section 170.06, Florida Statutes, and Resolution 2024-09 is hereby amended and supplemented to include the new product type as described in the Revised Assessment Report attached hereto, and such revised preliminary assessment roll is on file at the District Records Office.
4. **CONFIRMING REMAINING TERMS OF 2024-09.** The remainder of Resolution 2024-09 not otherwise amended and supplemented by terms of this Resolution, shall remain in full force and effect, including but not limited to the Board’s declaration therein that:

A. Assessments shall be levied to defray a portion of the cost of the Improvements.

B. The nature and general location of, and plans and specifications for, the Improvements are described in the Revised Master PDP #4 Engineer’s Report, which has a total Estimated Cost of \$465,304,000.

C. The Assessments will defray approximately \$637,070,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, contingency.

D. The manner in which the Assessments shall be apportioned and paid is set forth in the Revised Master PDP #4 Assessment Report.

E. The Assessments are levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefited thereby and further designated by the assessment plat, as revised.
5. **PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4) (b), Florida Statutes, among other provisions of Florida law, there are hereby declared two supplemental public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE	July 29, 2025
TIME	10:00 a.m.
LOCATION	Fernandina Beach Municipal Airport 700 Airport Road Fernandina Beach, Florida 32034

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the amended preliminary assessment roll, as revised, a copy of which is on file and as set forth in Exhibit B. Interested parties may appear at such hearing or submit their comments in writing, prior to the hearings, to the District Records Office.

Notice of said hearings shall be advertised in accordance with the Act and Chapters 170 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Nassau County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher’s affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved, and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

6. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (one week for two (2) weeks) in a newspaper of general circulation within Nassau County and to provide such other notice as may be required by law or desired in the best interests of the District.
7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
8. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 25th day of June 2025.

ATTEST: EAST NASSAU STEWARDSHIP DISTRICT

<u>/s/ Ernesto Torres</u> Secretary/Assistant Secretary	<u>/s/Michael Hahaj</u> Chairperson, Board of Supervisors
--	--

Exhibit A:	East Nassau Stewardship District Engineers Report - First Addendum for Preliminary Development Plan #4, dated June 25, 2025
Exhibit B:	Supplemental to Amended and Restated Master Special Assessment Methodology Report for the Preliminary Development Plan #4, dated June 25, 2025

PUBLIC NOTICES

LEGAL NOTICE ADVERTISING DEADLINE IS NOON THE FRIDAY BEFORE THE NEXT PUBLICATION. CALL 261-3696 FOR INFO.

INVITATION TO OBTAIN PROFESSIONAL SERVICES

The School Board of Nassau County, Florida is requesting proposals to select Architectual services for the following project.

Remodel of Yulee Middle School Cafeteria per state recommendations

- DINING AREA (1400 SF), 1 unit of MULTIPURPOSE ROOM (DINING) (1800 SF), KITCHEN & SERVING AREA (3000 SF)

Architectural firms interested in consideration of this project should send their qualification packets to Trey Robertson, Director of Facilities, NCSD Facilities Department, 86334 Goodbread Road, Yulee, Florida 32097. These packets shall contain six (6) bound copies including the following.

If your firm has supplied this information on a previous NCSD project within the last 3 months, the firm only needs to provide the letter of interest for this project and a signed attestation stating the information from the previous NCSD project has not changed.

- Letter of Interest
- Firms General Contact Information
- Firms Qualifications
- Proposed Team For this Project
 - Contact Info
 - Role
- Resumes of Team Members

-Relevant Professional Qualifications/ Certifications/ Work Completed (last 5 years)

- Three (3) Most Recent Relevant Projects
 - Dates of project
 - Type of Building
 - Scope
 - Budget

-Note if any proposed team members participated on the project

-List of firms partnered with on the project

- Signed Attestation form
- General Qualifications of the Firm (SF330 Part II)
- Licenses and Registrations
- Corporate Charter
- Insurance (current ACORD forms)

Outside consultants need not be included until a specific project is defined.

Professional architectural services will generally consist of the furnishing of necessary documents for planning and construction of the proposed project, educational specifications, competitive bidding of the project, construction contracts, supervision of the project during construction and submission of all required documents to the Department of Education for review and approval. Procedures for selecting Architectural/Engineering services will follow School Board Policy 7.65-Selecting Professional Services, State Requirements for Educational Facilities Section 4.1 and Florida Statutes 287.05.

The design firm selected for the

project shall obtain and maintain insurance against errors and omissions and professional liability, in sufficient amounts, to protect the Nassau County School District against all claims which may arise during the terms of this project.

Timeline:

- Publication Dates: July 2nd, 9th, 16th
- Pre-Proposal conference: Yulee Middle School 9:00 am on July 18th
- Qualification Packets due: August 1, 2025 by 2:00pm
- Selection Committee for top 5 firms: August 4th
- Presentations for top 5 firms: August 12th
- Board of Approval of Architect: August 14th

If you have questions about the project, please contact Trey Robertson, robertsonjo@nassau.k12.fl.us and Wesley Peacock, peacockwe@nassau.k12.fl.us. FNL 3T 07-02-09-16-2025 #870367

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of HALF - PINT DAIRIES located at 441072 Sandy Ford Rd. in the County of Nassau, in the city of Callahan, Florida 32011 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Fernandina Beach, Florida, this 25th day of June, 2025.

Sarah Bennett-Davis
Half - Pint Dairies
FNL 1T 07-02-2025
#870219

IN THE CIRCUIT COURT OF THE FOURTH JUDICIAL CIRCUIT IN AND FOR NASSAU COUNTY, FLORIDA 19CA000105AXYX

CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASSTHROUGH CERTIFICATES, SERIES 2007-AMC4, U.S. BANK NATIONAL, Plaintiff,

VS.
ALICE JONES; LATHERN B. JONES; UNKNOWN TENANT 1 N/K/A JOHNNY LEE JONES; UNKNOWN TENANT 2 N/K/A BERNARD JONES; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DE- VISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on January 27, 2025 in Civil

Case No. 19CA000105AXYX, of the Circuit Court of the FOURTH Judicial Circuit in and for Nassau County, Florida, wherein, CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASSTHROUGH CERTIFICATES, SERIES 2007-AMC4, U.S. BANK NATIONAL is the Plaintiff, and ALICE JONES; LATHERN B. JONES; UNKNOWN TENANT 1 N/K/A JOHNNY LEE JONES; UNKNOWN TENANT 2 N/K/A BERNARD JONES; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DE- VISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Mitch L. Keiter will sell to the highest bidder for cash at www.nassauclerk.realforeclose.com on July 31, 2025 at 11:30:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

A PORTION OF GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, BEING A PORTION OF THE LAND DESCRIBED AND DEED RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY,

IN OFFICIAL RECORD BOOK 254, PAGE 479, AND BEING ALSO KNOWN AS LOT 10, AS SHOWN ON A MAP PREPARED BY GEORGE W. LOVESEE, DATED MARCH, 1967 AND RECORDED IN SAID PUBLIC RECORDS IN OFFICIAL RECORD BOOK 148, PAGE 456; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SECTION 17, FOREMENTIONED, AND RUNNING NORTH 01° 00 00 WEST ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 1323 FEET; RUNNING THENCE SOUTH 88°42'10 WEST, A DISTANCE OF 544.63 FEET; RUNNING THENCE SOUTH 88° 37 46" WEST, A DISTANCE OF 172.71 FEET; TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 88° 37 46 WEST, A DISTANCE OF 174.25 FEET; RUNNING THENCE NORTH 01° 21' 40" WEST, A DISTANCE OF 249.98 FEET; RUNNING THENCE NORTH 88° 37 46 EAST, A DISTANCE OF 174.25 FEET; RUNNING THENCE SOUTH 01° 21'40 EAST, A DISTANCE OF 249.98 FEET, TO THE POINT OF BEGINNING. THE SOUTH 30 FEET IS SUBJECT TO EASEMENT FOR INGRESS AND EGRESS PURPOSES.

LEGAL NOTICES CONTINUED ON THE NEXT PAGE.

**EAST NASSAU
STEWARDSHIP DISTRICT**

6B

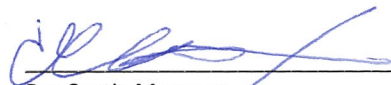
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, serve as Financial Analyst at Wrathell, Hunt & Associates, LLC.
3. Among other things, my duties include preparing and transmitting correspondence relating to the East Nassau Stewardship District.
4. I do hereby certify that on June 27, 2025, and in the regular course of business, I caused a letter, in the form attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the East Nassau Stewardship District of their rights under chapter 2017-206, Laws of Florida, Chapters 170 and 197, Florida Statutes, with respect to the District's anticipated imposition of debt special assessments. I further certify that the letters were sent for purposes of noticing for supplemental assessment hearing for area known as Preliminary Development Plan #4, to be sent via U.S. First-Class Mail to the addressees identified in **Exhibit B**.
5. I have personal knowledge of having sent the letter(s) to the addressee(s), and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.


By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 27th day of June 2025, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who is ☒ personally known to me or ☐ has provided _____ as identification.

NOTARY PUBLIC

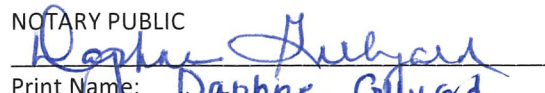

Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH390392
My Commission Expires: 8/20/2027

EXHIBIT A: Copies of Mailed Notices
EXHIBIT B: Mailing List (Assessment Roll)



DAPHNE GILLYARD
Notary Public
State of Florida
Comm# HH390392
Expires 8/20/2027

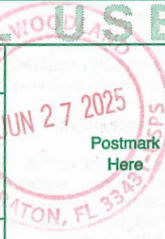
9589 0710 5270 2050 8356 53

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☐ Adult Signature Restricted Delivery	\$



Postage	
\$	
Total Postage and Fees	
\$	

Sent To	
Street and Apt. No.	
City, State, ZIP+4	

WIDLIGHT LLC
1 RAYONIER WAY
YULEE, FL 32097

East Nassau Stewardship District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

VIA FIRST-CLASS U.S. MAIL – CERTIFIED RECEIPT

June 27, 2025

WILDLIGHT LLC
1 RAYONIER WAY
YULEE, FL 32097

RE: *East Nassau Stewardship District*
Notice of Supplemental Hearing on Assessments on Property
(Preliminary Development Plan #4)
Parcel ID#: 51-3N-27-0000-0001-0290

Dear Property Owner:

You are receiving this notice because Nassau County records indicate that you are a property owner within the East Nassau Stewardship District (the “District”). The District is a special-purpose unit of local government that was established pursuant to Chapter 2017-206, Laws of Florida, and in accordance with Chapter 189, Florida Statutes. The property you own that is the subject of this notice is identified above and is within the area known as the Preliminary Development Plan #4 (“PDP #4”) within the Detailed Specific Area Plan #2, all within the boundaries of the District.

The District’s Board of Supervisors (“Board”) previously determined to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate and/or maintain the infrastructure improvements described in the District’s adopted *Amended and Restated Engineer’s Report for Preliminary Development Plan #4*, dated December 18, 2023, as revised and adopted January 18, 2024, as supplemented from time to time (“Original Master Engineer’s Report”). The Original Master Engineer’s Report describes the nature of the infrastructure improvements that may be financed, constructed and/or acquired by the District that benefit lands within PDP #4 of the District, which improvements include, but are not limited to, roadway improvements, stormwater management systems, water distribution, wastewater system, reclaim water system, landscaping, hardscaping and irrigation, street lighting, recreational, utility systems, and other related public infrastructure improvements (collectively, the “Improvements”).

To fund construction, installation and/or acquisition of the Improvements, the District previously levied special assessments (the “Assessments”) pursuant to Resolutions 2024-09, 2024-10 and 2024-13, as supplemented from time to time, (the “Assessment Resolutions”) on property specially benefited by the Improvements. Pursuant to the Assessment Resolutions, the District adopted that certain *Amended and Restated Master Special Assessment Methodology Report for the Preliminary Development Plan #4*, dated December 18, 2023, as revised and adopted January 18, 2024, as supplemented from time to time (“Original Master Assessment Report”), which generally assumed product types and unit numbers may change throughout development, which would necessitate reallocation of proportionate share of the Assessments.

The Assessments may appear on your regular tax bill issued by the Nassau County Tax Collector. However, the District may in its discretion at any time choose instead to directly collect these Assessments. As provided in the Assessment Report, the Assessments will constitute a lien against your property that may be prepaid in accordance with Chapter 170, *Florida Statutes*, or may be paid in not more than thirty (30) annual installments. The failure to pay any Assessments collected on the tax roll will cause a tax certificate to be issued against your property within the District which may result in a loss of title. Alternatively, if the Assessments are directly collected, the failure to pay such direct bill invoice may result in the District pursuing a foreclosure action, which may result in a loss of title. The decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

In accordance with Chapter 2017-206, Laws of Florida, and Chapters 170, 189 and 197, *Florida Statutes*, the District will hold public hearings on **July 29, 2025, at 10:00 a.m. at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034**. At this hearing, the Board will sit as an equalizing board to hear and consider testimony from any interested property owners as to the continued propriety and advisability of making the Improvements, or some phase thereof, as to the cost thereof, as to the manner of payment thereof, and as to the amount thereof to be assessed against each property so improved and benefited as affected by the New Units. All affected property owners have a right to appear at the hearing and to file written objections with the District's Board within twenty (20) days of this notice.

Information concerning the Assessments and copies of applicable documents are on file and available during normal business hours at the “**District Office**” located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010. You may appear at the hearing or submit your comments in advance to the attention of the District Manager at its address above. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to contact the District Office at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, for aid in contacting the District Office.

Sincerely,



Craig Wrathell
District Manager

Enclosure

Attachment A Revised Master Engineer's Report and Revised Master Assessment Report

**EAST NASSAU STEWARDSHIP DISTRICT
ENGINEERS REPORT –
FIRST ADDENDUM
For
PRELIMINARY DEVELOPMENT PLAN #4**

Prepared for

**Board of Supervisors
East Nassau
Stewardship District**

Prepared by



14775 Old St. Augustine Road
Jacksonville, Florida 32258
904-642-8990

IV. LAND USES AND PROPOSED DEVELOPMENT AND UNIT DISTRIBUTION FOR PDP #4

The previously proposed unit distribution within the Preliminary Development Plan (PDP) #4 Residential Tiers depicted in the Amended and Restated Engineer's Report for PDP #4 revised and adopted on January 18, 2024, is now revised to reflect the latest updated lot types and lot mix distribution. The development is anticipated to be distributed as follows:

Proposed Unit Distribution within PDP #4 Residential Tiers**		
Phase	Approximate Lot Width (Feet)	Number
1	22' (MF)	450
1	35' (SF)	0
1	40' (SF)	443
1	45' (SF)	219
1	50' (SF)	667
1	60' (SF)	869
1	70' (SF)	259
1	80' (SF)	53
1	100' (SF)	40
1	1 – 5 Acre (SF)	50
1	33' (AA)	222
1	50' (AA)	505
1	65' (AA)	323
TOTAL UNITS		4,100

*SF = Single Family; MF = Multi-family; AA = Active Adult

**Unit Distribution is approximate and subject to change based on final land plans

EAST NASSAU STEWARDSHIP DISTRICT

Supplemental to Amended and Restated
Master Special Assessment
Methodology Report
for the
Preliminary Development Plan #4

June 25, 2025



Provided by:

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

1.0 Introduction

1.1 Purpose

The East Nassau Stewardship District (the “District”) previously adopted the Amended and Restated Master Special Assessment Methodology Report for the Preliminary Development Plan #4 dated December 18, 2023 as revised and adopted January 18, 2024 (the “Master Report”). The Master Report sets forth the master financing plan and a master special assessment methodology for the Preliminary Development Plan #4 (“PDP #4”) portion of the District or the District’s funding of Master Infrastructure Improvements and Neighborhood Infrastructure Improvements (defined below in the Original Master Report) contemplated to be provided for the lands within the District including Preliminary Development Plan #4 (the “PDP #4 Project”).

This Supplemental to Amended and Restated Master Special Assessment Methodology Report the Preliminary Development Plan #4 (the “Supplemental Amended Report” and together with the Master Report, the “Revised Master Report”) was developed to supplement and amend the Master Report to update the development program as described in the Addendum to the Engineer’s Report (as defined below) and applying the assessment methodology, first described in the Master Report, to the updated development program. Therefore, the Master Report and Supplemental Amended Report should be read together as one Revised Master Report providing the master assessment methodology for the most current development program for PDP #4. All capitalized terms not otherwise defined herein shall have the meanings ascribed to same in the Master Report.

1.2 Scope of the Supplemental Amended Report

This Supplemental Amended Report presents the projections for financing the District’s PDP #4 Project described in the Amended and Restated East Nassau Stewardship District Engineer’s Report for Preliminary Development Plan #4 prepared by England Thims & Miller, Inc. (the “District Engineer”) dated December 18, 2023 as revised and adopted January 18, 2024 (the “Master Engineer’s Report”) as supplemented by the East Nassau Stewardship District Engineer’s Report - First Addendum for Preliminary Development Plan #4 dated June 25, 2025 (the “Addendum to the Engineer’s Report” and together with the Master Engineer’s Report, the “Revised Engineer’s Report”), and describes the method for the allocation of special benefits and the apportionment of special

3.0 Assessment Methodology

3.1 Overview

In order to fully fund the costs of the Master Infrastructure Improvements and the Neighborhood Infrastructure Improvements in the total estimated amount of \$465,304,000 it is likely that the District would have to issue an estimated \$637,070,000 in long-term bonds (the "Bonds").

The revision of the development plan for PDP #4 does not affect the special benefits that the developable lands located within PDP #4 derive from the both the Master Infrastructure Improvements and the Neighborhood Infrastructure Improvements. As more particularly described in the Master Report, these Master Infrastructure Improvements and the Neighborhood Infrastructure Improvements lead to special and general benefits, with special benefits accruing to properties within the boundaries of PDP #4 and general benefits accruing to areas outside PDP #4 and being only incidental in nature, all as more particularly described in the Master Report.

3.2 Benefit Allocation

Consistent with the allocation methodology in the Master Report, the Supplemental Amended Report proposes to assign the benefit of Master Infrastructure Improvements in proportion to the density of development and intensity of use of the Master Infrastructure Improvements as measured by a standard unit called an Equivalent Assessment Unit ("EAU") and proposes to assign the benefit of Neighborhood Infrastructure Improvements in proportion to the density of development and intensity of use of the Neighborhood Infrastructure Improvements as measured by a standard unit called an Equivalent Residential Unit ("ERU").

In following the Master Report, Table 2 in the *Appendix* illustrates the Master Infrastructure Improvements EAU weights that are proposed to be assigned to the land uses contemplated to be developed within PDP #4 based on the relative density of development and the intensity of use of master infrastructure, the total EAU counts for each land use category, and the share of the benefit received by each land use, all as currently proposed in the development program. Table 3 in the *Appendix* presents the revised apportionment of the assessment associated with the Master Infrastructure Improvements (the "Master Assessments") in accordance with the EAU benefit allocation method presented in Table 2. Table 5 also presents the annual levels of the projected Master Assessments annual debt

3.3 Assessment Roll

Following the Master Report, the Debt Assessments in the amount of \$637,070,000 are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, debt service assessment shall be paid in thirty (30) annual installments.

4.0 Additional Stipulations

4.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the Wildlight Phase 3 Project. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Supplemental Amended Report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

5.0 Appendix

Table 2

East Nassau Stewardship District

Preliminary Development Plan #4

Revised Master Infrastructure Improvements Benefit Allocation for PDP#4

Land Use	Number of Sq. Ft./Dwelling Units	Master Infrastructure Improvements EAU per 1,000 Sq. Ft./Dwelling Unit	Master Infrastructure Improvements Total EAU	Percent Share of Total
Commercial				
Village Center	49,000	1.13	55.37	1.27201%
Residential Tier 1 - Non-Res. Sq. Ft.	101,000	0.99	99.99	2.29707%
Residential Tier 2 - Non-Res. Sq. Ft.	40,000	0.99	39.60	0.90973%
Total Commercial	190,000		194.96	4.47881%
Residential				
MF 22'	450	0.60	270.00	6.20270%
SF 35'	0	0.91	0.00	0.00000%
SF 40'	443	0.92	407.56	9.36287%
SF 45'	219	0.99	216.81	4.98077%
SF 50'	667	1.00	667.00	15.32298%
SF 60'	869	1.14	990.66	22.75841%
SF 70'	259	1.17	303.03	6.96150%
SF 80'	53	1.19	63.07	1.44891%
SF 100'	40	1.44	57.60	1.32324%
SF Estate (1-5 Acres)	50	2.12	106.00	2.43514%
SF 33' (AA)	222	0.90	199.80	4.59000%
SF 50' (AA)	505	1.00	505.00	11.60135%
SF 65' (AA)	323	1.15	371.45	8.53331%
Total Residential	4,100		4,157.98	95.52119%
Total			4,352.94	100.00000%

Note: Please note that the total ERU count in the Master Report was 4,130.68

Table 4

East Nassau Stewardship District

Preliminary Development Plan #4

Revised Neighborhood Infrastructure Improvements Benefit Allocation for PDP#4

Land Use	Number of Sq. Ft./Dwelling Units	Neighborhood Infrastructure Improvements	Neighborhood Infrastructure	Percent Share of Total
		ERU per 1,000 Sq. Ft./Dwelling Unit	Improvements Total ERU	
Residential				
MF 22'	450	0.55	247.50	6.03444%
SF 35'	0	0.94	0.00	0.00000%
SF 40'	443	0.94	416.42	10.15297%
SF 45'	219	1.00	219.00	5.33956%
SF 50'	667	1.00	667.00	16.26250%
SF 60'	869	1.14	990.66	24.15384%
SF 70'	259	1.14	295.26	7.19890%
SF 80'	53	1.14	60.42	1.47313%
SF 100'	40	1.37	54.80	1.33611%
SF Estate (1-5 Acres)	50	1.37	68.50	1.67014%
SF 33' (AA)	222	0.94	208.68	5.08794%
SF 50' (AA)	505	1.00	505.00	12.31269%
SF 65' (AA)	323	1.14	368.22	8.97778%
Total Residential	4,100		4,101.46	100.00000%
Total			4,101.46	100.00000%

Note: Please note that the total ERU count in the Master Report was 3,935.96

Table 6

East Nassau Stewardship District

Preliminary Development Plan #4 Project

Combined Revised Master and Neighborhood Infrastructure Improvements Assessment Apportionment

Land Use	Total Master Assessments Apportionment	Total Neighborhood Assessments Apportionment	Combined Master and Neighborhood Total Assessment Apportionment	Combined Master and Neighborhood Assessments per 1,000 Sq. Ft./Acre/Unit
Commercial				
Village Center	\$3,764,779	\$0	\$3,764,779	\$76,832.23
Residential Tier 1 - Non-Res. Sq. Ft.	\$6,798,633	\$0	\$6,798,633	\$67,313.20
Residential Tier 2 - Non-Res. Sq. Ft.	\$2,692,528	\$0	\$2,692,528	\$67,313.20
Total Commercial	\$13,255,940	\$0	\$13,255,940	
Residential				
MF 22'	\$18,358,144	\$20,583,463	\$38,941,607	\$86,536.90
SF 35'	\$0	\$0	\$0	\$0.00
SF 40'	\$27,711,279	\$34,631,780	\$62,343,059	\$140,729.25
SF 45'	\$14,741,590	\$18,213,246	\$32,954,836	\$150,478.70
SF 50'	\$45,351,415	\$55,471,393	\$100,822,808	\$151,158.63
SF 60'	\$67,358,071	\$82,388,741	\$149,746,812	\$172,320.84
SF 70'	\$20,603,957	\$24,555,448	\$45,159,405	\$174,360.64
SF 80'	\$4,288,326	\$5,024,860	\$9,313,186	\$175,720.50
SF 100'	\$3,916,404	\$4,557,470	\$8,473,874	\$211,846.85
SF Estate (1-5 Acres)	\$7,207,271	\$5,696,837	\$12,904,109	\$258,082.17
SF 33' (AA)	\$13,585,027	\$17,354,978	\$30,940,005	\$139,369.39
SF 50' (AA)	\$34,336,529	\$41,998,581	\$76,335,110	\$151,158.63
SF 65' (AA)	\$25,256,047	\$30,623,203	\$55,879,250	\$173,000.77
Total Residential	\$282,714,060	\$341,100,000	\$623,814,060	
Total	\$295,970,000	\$341,100,000	\$637,070,000	

Exhibit "A"

Bond Assessments in the amount of \$637,070,000 are proposed to be levied over the area described below:

F:\2019\19-239\19-239-02-004 (OSAP2 PDP4 Bonds)\LandDev\Design\Plots\Exhibits\GDD\PLAT05-19-239-02-004.dwg 12, 2025 10:35 AM, BT: Chris Aquart

Description:

A parcel of land, being a portion of the William Hobkirk Grant, Section 41 and the William Hobkirk Grant and Thomas May Grant, Section 42 and the Thomas May Grant, Section 43 and the Heirs of E. Waterman Mill Grant, Section 50 and the John W. Lowe Mill Grant, Section 51, Township 3 North, Range 27 East and being a portion of Section 37 and the John W. Lowe Mill Grant, Section 44, Township 3 North, Range 28 East all in Nassau County, Florida and being more particularly described as follows:

Begin at the Most Northerly corner of the William Hobkirk Grant, Section 41, Township 3 North, Range 27 East, Nassau County, Florida; thence on the Northerly line of said Section 41, S 46°58'42" E, a distance 3347.31 feet to the Northeastly corner of said Section 41 said point also being the most Northerly corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence departing said Northerly line and on said Northerly line of Section 50, S 46°45'09" E, a distance 3141.05 feet; thence departing said Northerly line, S 43°07'50" W, a distance 47.78 feet to a point on the Southerly Right of Way line of Rose Bluff Road (66 foot Right of Way); thence on said Southerly Right of Way line, S 46°52'10" E, a distance 3672.22 feet to the Northwest corner of Creekside Unit I as recorded in Plat Book 6, Page 320 of the Public Records of Nassau County, Florida; thence departing said Southerly Right of Way line and on the Westerly line of said Creekside Unit I, S 43°56'29" W, a distance 922.51 feet to the Southwest corner of said Creekside Unit I; thence departing said Westerly line and on the Southerly line of said Creekside Unit I and on the Southerly line of Creekside Unit II as recorded in Plat Book 7, Pages 32 and 33 of said Public Records and on the Southerly line of those lands described in Official Record Book 1699, Page 1781 of said Public Records, S 47°56'22" E, a distance 2923.03 feet to the Northwest corner of said lands; thence departing said Southerly line and on the Northerly lines, Westerly lines, South line and East line of said lands for the next 7 courses, S 44°21'01" W, a distance 248.94 feet; thence S 88°38'46" W, a distance 550.24 feet; thence S 46°58'49" E, a distance 307.88 feet; thence N 88°37'03" E, a distance 237.76 feet; thence S 02°22'18" W, a distance 473.95 feet; thence S 88°16'36" E, a distance 450.33 feet; thence N 01°36'34" E, a distance 711.99 feet to the Northeast corner of said lands said point also being on the aforesaid Southerly line of those lands described in Official Record Book 1699, Page 1781; thence departing said East line and on said Southerly line of those lands described in Official Record Book 631, Page 31 of said Public Records, S 47°56'22" E, a distance 2961.43 feet to the Southeast corner of said lands; thence departing said Southerly line and on the Easterly line of said lands, N 38°10'15" E, a distance 382.73 feet to a point on the Southerly County Maintained Right of Way line of Lee Road said point being on a curve, concave Northwest, having of radius 85.46 feet and a central angle of 28°44'32"; thence departing said Easterly line and on said Southerly County Maintained Right of Way line and on the arc of said curve for the next 4 courses, a distance of 42.87 feet said arc being subtended by a chord which bears N 69°54'46" E, a distance of 42.42 feet to the curves end; thence N 53°02'00" E, a distance 40.64 feet to the beginning of a curve, concave Southeast, having of radius 73.38 feet and a central angle of 36°59'17"; thence on the arc of said curve a distance of 47.37 feet said arc being subtended by a chord which bears N 75°22'46" E, a distance of 46.55 feet to the curves end; thence S 71°13'20" E, a distance 279.61 feet to the Northwest corner of those lands described in Official Record Book 1263, Page 677 of the aforesaid Public Records; thence departing said Southerly County Maintained Right of Way line and on the Westerly line of said lands and the Southerly prolongation thereof, S 07°40'39" W, a distance 1608.34 feet to the Southwest corner of those lands described in Official Record Book 802, Page 1281 of said Public Records; thence departing said Southerly prolongation line and on the Southerly line of said lands, S 82°19'01" E, a distance 399.49 feet to a point on the Westerly Right of Way line of Chester Road (Variable Width Right of Way); thence departing said Southerly line and on said Westerly Right of Way line for the next 3 courses, S 07°40'57" W, a distance 21.94 feet; thence S 07°43'19" W, a distance 9134.66 feet; thence S 08°41'14" W, a distance 747.21 feet to a point on the Northerly Right of Way line of Pages Dairy Road (100 foot Right of Way); thence departing said Westerly Right of Way line and on said Northerly Right of Way line for the next 8 courses, N 63°45'37" W, a distance 1908.42 feet to the beginning of a curve, concave Northeast, having a radius of 1859.00 feet and a central angle of 13°19'52"; thence on the arc of said curve a distance of 432.54 feet said arc being subtended by a chord which bears N 57°05'41" W, a distance of 431.57 feet to the curves end; thence N 50°25'45" W, a distance 1077.81 feet; thence N 51°29'02" W, a distance 1087.78 feet to the beginning of a curve, concave Southwest, having a radius of 5786.70 feet and a central angle of 12°04'58"; thence on the arc of said curve a distance of 1220.33 feet said arc being subtended by a chord which bears N 57°31'31" W, a distance of 1218.07 feet to the curves end; thence N 63°34'00" W, a distance 549.97 feet to the beginning of a curve, concave Southwest, having a radius of 2914.79 feet and a central angle of 11°37'45"; thence on the arc of said curve a distance of 591.61 feet said arc being subtended by a chord which bears N 69°22'53" W, a distance of 590.59 feet to the curves end; thence N 75°11'45" W, a distance 386.35 feet to the Southeast corner of Page Hill Unit 1, as recorded in Plat Book 6, Pages 237 and 238 of the Public Records of Nassau County, Florida; thence on the Easterly line of said Page Hill Unit 1 and on the Easterly line of Page Hill Unit 2, as recorded in Plat Book 6, Pages 318 and 319 of said Public Records and on the Easterly line of Page Hill Unit 3, as recorded in Plat Book 6, Pages 341 and 342 of said Public Records for the next 6 courses, thence N 15°14'52" E, a distance of 624.51 feet; thence N 31°18'20" E, a distance of 1600.42 feet; thence N 31°16'17" E, a distance of 1617.68 feet; thence N 31°18'20" E, a distance of 77.25 feet; thence N 31°14'20" E, a distance of 712.26 feet; thence N 15°00'35" E, a distance of 1945.10 feet to the Northeast corner of said Page Hill Unit 3, as recorded in Plat Book 6, Pages 341 and 342; thence departing said Easterly line and on the North line of said Page Hill Unit 3, S 89°08'26" W, a distance 1948.04 feet to the Northwest corner of said Page Hill Unit 3; thence departing said North line and on the Westerly line of said Page Hill Unit 3 and on the Westerly line of the aforesaid Page Hill Unit 2 and on the Westerly line of Page Hill Unit 1 as recorded in Plat Book 6, Pages 237 and 238 of said Public Records and on the Westerly line of those lands described in Official Record Book 1127, Page 877 of the Public Records of Nassau County, Florida for the next 5 courses, S 06°17'22" W, a distance 846.40 feet; thence S 15°13'56" W, a distance 1678.50 feet; thence S 15°14'27" W, a distance 1129.83 feet; thence N 80°46'29" W, a distance 416.31 feet; thence S 15°10'34" W, a distance 2205.85 feet to a point on the aforesaid Northerly Right of Way line of Pages Dairy Road; thence departing said Westerly line and on said Northerly Right of Way line for the next 2 courses, N 76°11'45" W, a distance 824.27 feet to the beginning of a curve, concave Southerly, having a radius of 1004.93 feet and a central angle of 19°06'09"; thence on the arc of said curve a distance of 335.04 feet said arc being subtended by a chord which bears N 85°44'50" W, a distance of 333.49 feet to the Southeast corner of Yulee Hills as recorded in Plat Book 4, Page 31 of the aforesaid Public Records; thence departing said Northerly Right of Way line and on the Easterly line of said Yulee Hills, N 4°55'07" W, a distance 6150.59 feet to the Northeast corner of said Yulee Hills said point also being on the Easterly line of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida. thence departing said Easterly line and on the Westerly line of Yulee Hills and also being on said Easterly line of Section 50, S 43°57'08" W, a distance 4382.72 feet; thence departing said Westerly line, N 42°19'35" W, a distance of 4836.30 feet; thence N 28°23'24" E, a distance of 4055.38 feet; thence N 64°33'33" E, a distance of 374.96 feet; thence N 17°40'52" W, a distance of 5565.10 feet; thence N 26°18'18" W, a distance of 1775.18 feet; thence N 35°26'01" E, a distance of 1640.64 feet; thence N 10°53'19" E, a distance of 1947.94 feet; thence S 86°34'23" E, a distance of 1430.21 feet; thence N 69°05'53" E, a distance of 787.78 feet; thence N 65°51'30" E, a distance of 184.05 feet; thence N 04°32'09" E, a distance of 294.46 feet; thence N 31°56'39" E, a distance of 727.90 feet to a point on the Mean High Water Line of Bells River said point being referred to as reference point -A-; thence on said Mean High Water Line, Easterly, a distance of 1630 feet more or less to a point on the Westerly line of those lands described in Official Record Book 1043, Page 181 of the Public Records of Nassau County, Florida said point also being on said Mean High Water Line said point having a tie line of, S 82°18'51" E, a distance of 1521.79 feet from said reference point -A-; thence departing said Mean High Water Line and on said Westerly line and on the Westerly line of those lands described in Official Record Book 1416, Page 403 of said Public Records and on the Southerly line of last said lands for the next 2 courses, S 02°30'20" E, a distance 677.00 feet; thence S 72°00'20" E, a distance 696.00 feet to the Southeast corner of said lands said point also being on the Easterly line of the William Hobkirk Grant and Thomas May Grant, Section 42, Township 3 North, Range 27 East, Nassau County, Florida; thence departing said Southerly line and on said Easterly line, S 43°59'40" W, a distance 2341.20 feet to the Point of Beginning.

CONTAINING 4,720.50 ACRES, MORE OR LESS.



14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
CA - 00002584 LC - 0000316

PDP4 LEGAL DESCRIPTION

EAST NASSAU
STEWARDSHIP DISTRICT

ETM NO. 19-239-02-006
DRAWN BY: CAA
DATE: JUNE 13, 2025
DRAWING NO. 2A

**EAST NASSAU
STEWARDSHIP DISTRICT**

6C

RESOLUTION 2025-23

[SUPPLEMENTAL TO 170.08 MASTER ASSESSMENT RESOLUTION FOR PDP#4]

A RESOLUTION MAKING CERTAIN ADDITIONAL FINDINGS, SUPPLEMENTING RESOLUTIONS 2024-13 AND ADOPTING A SUPPLEMENTAL TO MASTER ASSESSMENT REPORT; APPROVING, CONFIRMING AND LEVYING REVISED DEBT ASSESSMENTS; PROVIDING FOR THE SUPPLEMENTATION OF THE IMPROVEMENT LIEN BOOK; AND PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the East Nassau Stewardship District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 2017-206, *Laws of Florida* ("**Act**"); and

WHEREAS, on January 18, 2024, the Board of Supervisors of the District ("**Board**") adopted Resolution 2024-13 ("**Master Assessment Resolution**"), relating to the imposition, levy, collection and enforcement of special assessments for the area known as the Preliminary Developer Plan #4 ("**PDP#4**"); and

WHEREAS, the Board now desires to supplement Resolution 2024-13 for the limited purpose of adding new product types, reallocating assessments, and making corresponding adjustments to the prior reports related to PDP#4 master debt assessments.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT AS FOLLOWS:

1. INCORPORATION OF RECITALS. All of the above representations, findings and determinations contained above are recognized as true and accurate and are expressly incorporated into this Resolution.

2. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including the Act and Chapters 170 and 197, *Florida Statutes*, and the Master Assessment Resolution.

3. CONFLICTS. This Resolution is intended to amend, in part, the Master Assessment Resolution which remain in full force and effect except as otherwise provided herein. All terms of Master Assessment Resolution that are not amended or supplemented by this Resolution apply as if those terms are fully set forth herein. All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Master Assessment Resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

4. SUPPLEMENTING RESOLUTION 2024-13. The Master Assessment Resolution is hereby amended to supplement it as follows:

- a. On June 25, 2025, and pursuant to Section 170.03, *Florida Statutes*, among other laws, the Board adopted Resolution 2025-07 (“**Supplemental Declaring Resolution**”), and in doing so confirmed its previously declared intent to undertake a capital improvement plan for PDP #4 as described in the *Amended and Restated East Nassau Stewardship District Engineers Report for Preliminary Development Plan #4*, dated December 18, 2023, as revised and adopted January 18, 2024, as supplemented by the *East Nassau Stewardship District Engineers Report – First Addendum for Preliminary Development Plan #4*, dated June 25, 2025 (together, “**Engineer’s Report**”), the latter of which is attached hereto as **Exhibit A**;
- b. The Supplemental Declaring Resolution was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met; and
- c. As directed by the Supplemental Declaring Resolution, the Board caused to be made a preliminary assessment roll as required by Section 170.06, *Florida Statutes*; and
- d. As required by Section 170.07, *Florida Statutes*, and as part of the Supplemental Declaring Resolution, the Board fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to (i) the propriety and advisability of making the improvements; (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specifically benefited property or parcel, and the Board further authorized publication of notice of such public hearing and individual mailed notice of such public hearing in accordance with the Act and Chapters 170 and 197, *Florida Statutes*; and
- f. Notice of the public hearings was given by publication and also by mail as required by Sections 170.07 and 197.3632, *Florida Statutes*, and affidavits as to such publication and mailings are on file in the office of the Secretary of the District; and
- g. On July 29, 2025, and at the time and place specified in the Supplemental Declaring Resolution, the Board conducted such public hearing and heard and considered all complaints and testimony as to the matters described above; the Board further met as an “Equalization Board” and the Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll; and

- h. The Board hereby reaffirms the prior findings provided in Section 2.K. of the Master Assessment Resolution and further supplements such resolution to provide that the Debt Assessments as set forth therein is hereby supplemented ("**Revised Debt Assessments**") by the *Supplemental to Amended and Restated Master Special Assessment Methodology Report for the Preliminary Development Plan #4* dated June 25, 2025, attached to this Resolution as **Exhibit B** ("**Supplemental Master Assessment Report**"); and
- i. The Supplemental Master Assessment Report setting forth the allocation of the Revised Debt Assessments to the benefitted lands within the Assessment Area is hereby approved, adopted, and confirmed; and
- j. The Revised Debt Assessments, as supplemented herein, are fairly and reasonably allocated across the benefitted property, as set forth in **Exhibit A**; and
- k. It is in the best interests of the District that the Revised Debt Assessments be paid and collected as provided in the Master Assessment Resolution and this Resolution; and
- l. the Revised Debt Assessments imposed on the parcels specially benefited by the Project within the Assessment Area all as specified in the final assessment roll on file at the "**District Records Office**" at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, incorporated herein by this reference, are hereby equalized, approved, confirmed and levied; and
- m. The assessment plat originally prepared pursuant to Section 170.04, *Florida Statutes*, and Resolution 2024-09 is hereby amended and supplemented to include the new product type as described in the Revised Assessment Report attached hereto, and such revised assessment plat is on file at the District Records Office; and

5. COLLECTION AND ENFORCEMENT OF REVISED DEBT ASSESSMENTS AND ASSESSMENTS. Section 8 of the Master Assessment Resolution sets forth the terms for collection and enforcement of the Revised Debt Assessments. The District hereby certifies the Assessments for collection to ensure payment of debt service as set forth in **Exhibit B**. The District Manager is directed and authorized to take all actions necessary to collect special assessments on property using methods available to the District authorized by Florida law and the applicable trust indenture in order to provide for the timely payment of debt service (and after taking into account any capitalized interest period, if any). Among other things, the District Manager shall prepare or cause to be prepared each year an assessment roll for purposes of effecting the collection of the Assessments and present same to the Board as required by law.

6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the Assessments as reflected herein shall be recorded by the Secretary of the Board

in the District's Improvement Lien Book. The Assessments shall be and shall remain a legal, valid and binding first lien against all benefitted property as described in **Exhibit A** until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

7. ADDITIONAL AUTHORIZATION. The Chairman, the Secretary, and all other Supervisors, officers and staff of the District are hereby authorized and directed to take all actions necessary or desirable in connection with the reallocation of the assessments and collection of same.

8. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

9. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED and **ADOPTED** this 29th day of July, 2025.

ATTEST:

EAST NASSAU STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: *East Nassau Stewardship District Engineers Report – First Addendum for Preliminary Development Plan #4, dated June 25, 2025*

Exhibit B: *Supplemental to Amended and Restated Master Special Assessment Methodology Report for the Preliminary Development Plan #4. dated June 25, 2025*

EXHIBIT A

*East Nassau Stewardship District Engineers Report – First Addendum for
Preliminary Development Plan #4, dated June 25, 2025*

**EAST NASSAU STEWARDSHIP DISTRICT
ENGINEERS REPORT –
FIRST ADDENDUM
For
PRELIMINARY DEVELOPMENT PLAN #4**

Prepared for

**Board of Supervisors
East Nassau
Stewardship District**

Prepared by



14775 Old St. Augustine Road
Jacksonville, Florida 32258
904-642-8990

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IV. LAND USES AND PROPOSED DEVELOPMENT AND UNIT DISTRIBUTION FOR PDP #4

The previously proposed unit distribution within the Preliminary Development Plan (PDP) #4 Residential Tiers depicted in the Amended and Restated Engineer's Report for PDP #4 revised and adopted on January 18, 2024, is now revised to reflect the latest updated lot types and lot mix distribution. The development is anticipated to be distributed as follows:

Proposed Unit Distribution within PDP #4 Residential Tiers**		
Phase	Approximate Lot Width (Feet)	Number
1	22' (MF)	450
1	35' (SF)	0
1	40' (SF)	443
1	45' (SF)	219
1	50' (SF)	667
1	60' (SF)	869
1	70' (SF)	259
1	80' (SF)	53
1	100' (SF)	40
1	1 – 5 Acre (SF)	50
1	33' (AA)	222
1	50' (AA)	505
1	65' (AA)	323
TOTAL UNITS		4,100

*SF = Single Family; MF = Multi-family; AA = Active Adult

**Unit Distribution is approximate and subject to change based on final land plans

**AMENDED AND RESTATED
EAST NASSAU STEWARDSHIP DISTRICT
ENGINEER'S REPORT
For
PRELIMINARY DEVELOPMENT PLAN #4**

Prepared for

**Board of Supervisors
East Nassau
Stewardship District**

Prepared by



14775 Old St. Augustine Road
Jacksonville, Florida 32258
904-642-8990

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Plate 2	PDP #4 BOUNDARY
Plate 2A-2B	PDP #4 LEGAL DESCRIPTION
Plate 3	PDP #4 MOBILITY ROADWAYS

I. PURPOSE

This report is to document the infrastructure associated with the East Nassau Stewardship District (District), as defined in Chapter 2017-206 Laws of Florida, that is expected to be designed, permitted, constructed, acquired, operated and/or maintained by the District ("Improvement Plan"). Infrastructure that may or may not be supplied or funded by other entities will be acknowledged to provide a more complete view of the entire District. Plate 1 depicts the location of the District.

II. BACKGROUND

The District is a 23,600 ± acre independent special district located in Nassau County, Florida ("County"). The land within the District consists of parcels within the East Nassau Community Planning Area, referred to herein as the ENCPA. The authorized land uses within the ENCPA include Regional Center, Employment Center, Village Center, Resort Development, Residential (Tier 1, 2 and 3), and Conservation Habitat Network (wetland and upland conservation).

This community has a need for significant infrastructure in order for the planned development to occur. The present use is timber, which has not required the installation of infrastructure improvements to any significant degree. The Legislature determined that the District will allow for orderly financing, construction and provision of a variety of infrastructure improvements. Either the District, Nassau County, utility companies, property owners associations, or in some cases private parties, are expected to operate and maintain the infrastructure improvements contemplated within the District. The District will provide for environmental features, stormwater management systems, utility systems, common areas, street lights, roads, civic uses embodied in development approvals or permit conditions, among other improvements and services authorized by Chapter 2017-206 Laws of Florida. The environmental features include the wetland and upland systems (CHNs) within the District. Utilities to be provided include the distribution and collection systems for water, sewer and reuse systems, communications, electric supply facilities and other types of utilities. The primary utilities will be maintained by JEA, which is a public utility with a franchise area that extends over the entire District. The construction of the utilities will be funded by the District. The roads will include onsite major and minor roads. The civic use commitments include but are not limited to the conveyance of land for schools, parks and other of property for public purposes. All improvements to be funded by the District will be owned by the District or other governmental entity and will be on land owned by, or subject to a permanent easement in favor of, the District or other governmental entity. Any improvements funded by the District that are maintained or operated by utility companies, property owners associations, or any other private parties must be operated and maintained pursuant to an agreement that complies with the applicable IRS management contract safe harbor (currently Revenue Procedure 2017-13).

The infrastructure construction for the District began in 2016 and is expected to continue through the year 2066, and will consist of numerous phases. The timeline could be lengthened or shortened and the number of phases could be modified based on actual developer sales, economic conditions and future development trends in the area.

III. GENERAL INFORMATION

The terrain within the District is generally flat, with elevations ranging from elevation 50 feet down to 5 feet North American Vertical Datum (NAVD). Soils are generally clayey, typical for Nassau County. Groundwater generally is located zero to five feet below natural grade. A series of stormwater ponds and control structures will control stormwater discharge. St. Johns River Water Management District (SJRWMD) design criteria will be utilized for design of all stormwater management facilities within the District. The stormwater management design criteria of Nassau County will also be utilized for design.

The District is served or planned to be served by entry from several major roadways including I-95, US-17, State Road 200, Pages Dairy Road, and Chester Road.

Potable water will be provided by JEA, which is a community owned public utility. Reclaim water for irrigation and wastewater treatment will also be provided by JEA.

IV. LAND USES AND PROPOSED DEVELOPMENT AND UNIT DISTRIBUTION FOR PDP #4

The full development within the District boundaries is currently anticipated to include the following:

TYPE	Acreage (approximate)	Entitlements
Regional Center	1,923	11,000,000 S.F.
Employment Center	1,907	
Village Center	456	
Resort Development	943	
Residential Tier 1	799	24,000 Units
Residential Tier 2	4,517	
Residential Tier 3	1,947	
Wetland System	7,219	CHN
Upland Conservation	3,167	10,386 Acres
TOTAL	22,887	

This Improvement Plan is specific to the Preliminary Development Plan (PDP) #4 area, which is 4,720 +/- acres within DSAP #2 and a subset of the ENCPA. The mix of land uses within the PDP #4 area is anticipated to include the following:

TYPE	Acreage (approximate)**	Residential Units* (approximate)	Non-Res. Sq. Ft. (approximate)
Village Center	44	0	49,000
Residential Tier 1	133	240 (SF) 250 (MF)	101,000
Residential Tier 2	1,517	2,460 (SF) 200 (MF) 850 (AA)	40,000
Residential Tier 3	721	100 (SF)	
Conservation Habit Network	2,247	0	N/A
Recreation/Open Space	58	N/A	N/A
TOTAL	4,720	4,100	190,000

*SF = Single Family; MF = Multi-family; AA = Active Adult

**Approximate acreage based on data received as of the date of this report for final anticipated development areas

Proposed Unit Distribution within PDP #4 Residential Tiers**		
Residential Tier	Approximate Lot Width (Feet)	Number
1	22' (MF)	250
1	40'	144
1	50'	96
2	22' (MF)	200
2	40'	738
2	50'	1,230
2	60'	492
2	40' (AA)	255
2	50' (AA)	425
2	60' (AA)	170
3	60'	100
TOTAL UNITS		4,100

*SF = Single Family; MF = Multi-family; AA = Active Adult

**Unit Distribution is approximate and subject to change based on final land plans

(Refer to Plate 2 for the limits of PDP #4 area and Plates 2A and 2B for its associated legal description.)

V. INFRASTRUCTURE IMPROVEMENTS

The District is expected to fund, finance, construct, acquire and/or otherwise provide public infrastructure improvements within the District including but not limited to the following: roadways and (including landscaping and lighting) stormwater management systems (i.e., stormwater management facilities, control structures, stormwater conveyance systems, etc.), recreation (i.e., trails, neighborhood parks), decorative walls, buffer fences, water, sewer, and reclaim facilities together with technical and permitting fees. Table 1 lists anticipated operation and maintenance entities.

The District is located within the franchise areas of Florida Power & Light for electrical supply. Private entities are expected to provide telephone service and cable television for the lands within the District.

The capital improvements described in this report represent the present intentions of the District. The implementation of any improvements discussed in this plan requires the final approval by regulatory agencies including local, state and federal agencies. The cost estimates provided in this report have been prepared based upon recent cost data. The actual cost of construction, final design, planning, approvals and permitting may vary from the cost estimates provided. The improvements are further described in the following sections.

A. Roads

Numerous roads within the District will be constructed concurrent with development of the land within the District. The roadways will be designed and constructed in accordance with Nassau County standards and specifications. Roads outside the District boundaries may be constructed, widened or extended as required to allow for development of the property to comply with local criteria. Rights-of-way for roads inside the District may be acquired by the District. These roadways may include (but are not to be limited to):

1. Mobility Roads
2. Local Roads
3. Internal Subdivision roadways
4. Other roadways affected by the development as may be required by development approval or permit
5. Mobility trails (as part of a Mobility Road or standalone)

Mobility Roads as identified below in Table 2 may be eligible for mobility fee credits or reimbursement issued by the County (also referred to as “Arterial/Collector Roads”). Mobility fee credits or reimbursement issued for District-funded improvements will be addressed in a separate agreement(s) between the District, the County, and/or a landowner or developer, as appropriate.

B. Utilities

The District will construct the potable water, sanitary sewer and reclaim systems necessary to support the District’s residents and industrial and commercial activities. Potable water, sewer and reclaim facilities will be designed and constructed to the appropriate standards and specifications, including JEA and the State of Florida. Utilities may include offsite systems (i.e., offsite force mains, water mains, pumping facilities and treatment facilities) and onsite systems constructed as part of roadways or subdivisions.

C. Stormwater Management/Drainage

The stormwater management/drainage system for the District will be designed and constructed in accordance with St. Johns River Water Management District (SJRWMD) and Nassau County regulations. System elements will include stormwater management facilities, swales, piping, control structures, storm inlets, bio swales, etc. Land acquisition for some or all of the system elements is possible. Each portion of the system will be required to be reviewed and approved by the appropriate agencies prior to construction.

D. Landscaping and Hardscape Features

Landscaping and hardscape features will be an integral part of the District infrastructure. Typically (though not always required), major roadways will be landscaped, irrigated, and street lights provided. Development areas and various neighborhoods will have entry features and various hardscape features designed to provide a distinctive look for the community.

E. Recreation

Recreation areas throughout the District may include (but are not limited to) community and neighborhood parks (some with ball fields, playground equipment, restrooms, tennis courts, etc.), mobility trails, greenways, and active recreation amenities.

TABLE 1

Proposed Operation and Maintenance Responsibilities	
Description	Anticipated Obligated Party for Maintenance ¹
I-95 Interchange	FDOT
Arterial/Collector Roads	Nassau County
Local/Neighborhood Roads ²	Nassau County/ District/ Property Owners Assoc.
Alleys ²	Property Owners Association
Potable Water/Sanitary Sewer/Reclaim	JEA
Electric ³	Florida Power and Light
Natural Gas	Florida Public Utilities
Mobility Trails	District/County
Sidewalks	District/ Property Owners Association
Schools	Nassau County School Board
Recreation Facilities	Nassau County/District
Conservation Habitat Networks	District
Communication Networks	Utility Provider or District

¹ In the District's discretion, the District may elect to enter into an agreement with a third-party or an applicable property owner's association(s) to maintain any District-owned improvements

² Road and alleys and related landscape/hardscape/irrigation improvements, if behind hard-gates, will not be part of the District-financed improvements

³ only the differential cost of undergrounding of conduit will be financed by the District

VI. PERMITS

Permits that will be required or that have been obtained for development include those from Nassau County, St. Johns River Water Management District, Florida Department of Transportation, U.S. Army Corps of Engineers and Florida Department of Environmental Protection. These permits are a normal part of the development process and are expected to be issued upon submittal and processing of the appropriate applications. However, all permits are subject to final agency action.

VII. OPINION OF PROBABLE COST

Table 2 presents a summary of the District financed improvements for the PDP #4 area, as described in Section V. INFRASTRUCTURE IMPROVEMENTS of this report. In developing the estimates presented in Table 2, the Engineer estimated the cost to construct the Project based on other projects of similar sizes and types. The following estimates are based upon sound engineering principles and judgment. To the estimated construction cost, professional/technical service fees were estimated at 12% and a 15% contingency was added. Initial costs are in 2023 dollars; inflation is applied based upon a 10-year buildout, at 5% per year, averaged with the 2023 cost.

TABLE 2
PROPOSED IMPROVEMENT COSTS – PDP #4

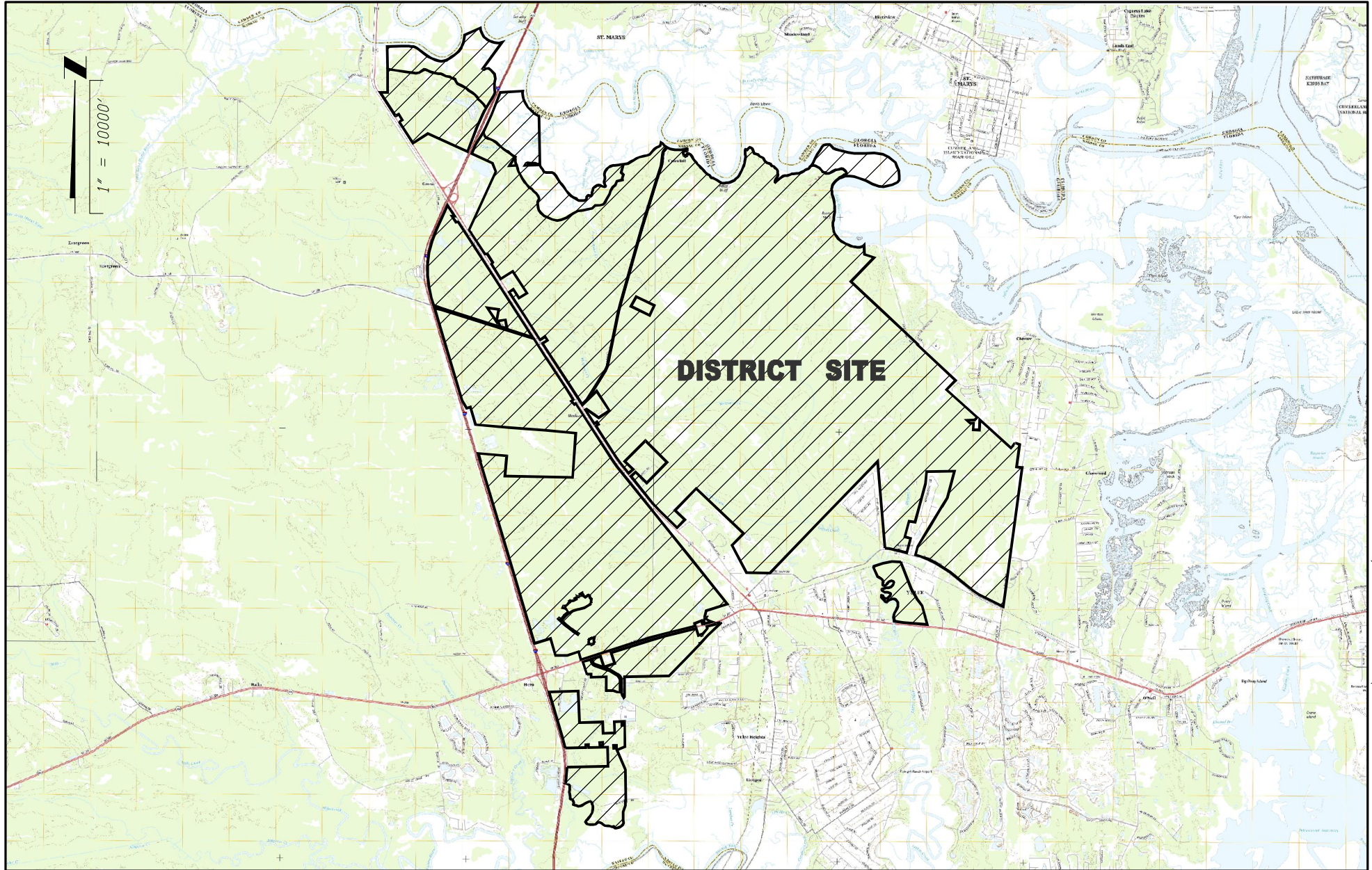
Improvement Category	Master Infrastructure Improvement	Neighborhood Infrastructure Improvement
Mobility Roads	\$21,571,000	
Local Roads	\$8,921,000	
Neighborhood Roads		\$71,440,000
Mobility/Public Trails	\$4,300,000	
Stormwater Management Facilities	\$19,150,000	
Utilities (Water Mains, Force Mains, Reclaim Mains, Services and Lift Stations)	\$50,951,000	\$74,137,000
Street Lighting	\$1,687,000	\$8,211,000
Landscaping/Hardscape/Irrigation	\$1,840,000	
Recreation	\$20,000,000	
Entry Features/Signage	\$5,000,000	
SUBTOTAL	\$133,420,000	\$153,788,000
Design, Engineering, Surveying & Permitting (12%)	\$16,010,400	\$18,454,560
Construction Cost Contingency (15%)	\$20,013,000	\$23,068,200
2023 TOTAL	\$169,443,400	\$195,310,760
BUILDOUT TOTAL	\$216,153,000	\$249,151,000

- Proposed Neighborhood Infrastructure Improvement Costs are based on the proposed residential improvements associated with the alleyways within PDP #4*
- District will enter into a Lighting Agreement with FPL for the street light poles and lighting service. Street lighting costs depicted are for the incremental cost of the undergrounding of conduit piping, transformer pads, manholes, and handholes necessary to provide electricity for adequate and appropriate street lighting along the proposed roadways. These costs do not include the leasing of or maintenance of the street lights or associated equipment.*
- Only roads, mobility/public trails and landscaping/hardscape/irrigation that are open to and accessible by the public (and not behind any hard gates) will be funded by the District.*
- No transportation or delivery of fill to, no grading of any private lots and no lines within private lots or property will be funded by the District.*
- No hard gates will be funded by the District and all landscaping improvements will be either perennial or permanent installations.*
- The District will only fund professional, surveying and permitting costs that are allocable to improvements funded by the District.*

VIII. SUMMARY AND CONCLUSION

The project as outlined is necessary for the functional development of the District. The project is being designed in accordance with current regulatory requirements. The project will serve its intended function provided that the construction is in substantial compliance with the design. Items of construction for the project are based upon current development plans.

It is our professional opinion that the infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the lands within the District. The estimated costs are based upon prices currently being experienced for similar items of work in North Florida. Actual costs may vary based on final engineering, planning and approvals from regulatory agencies.



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LOCATION MAP

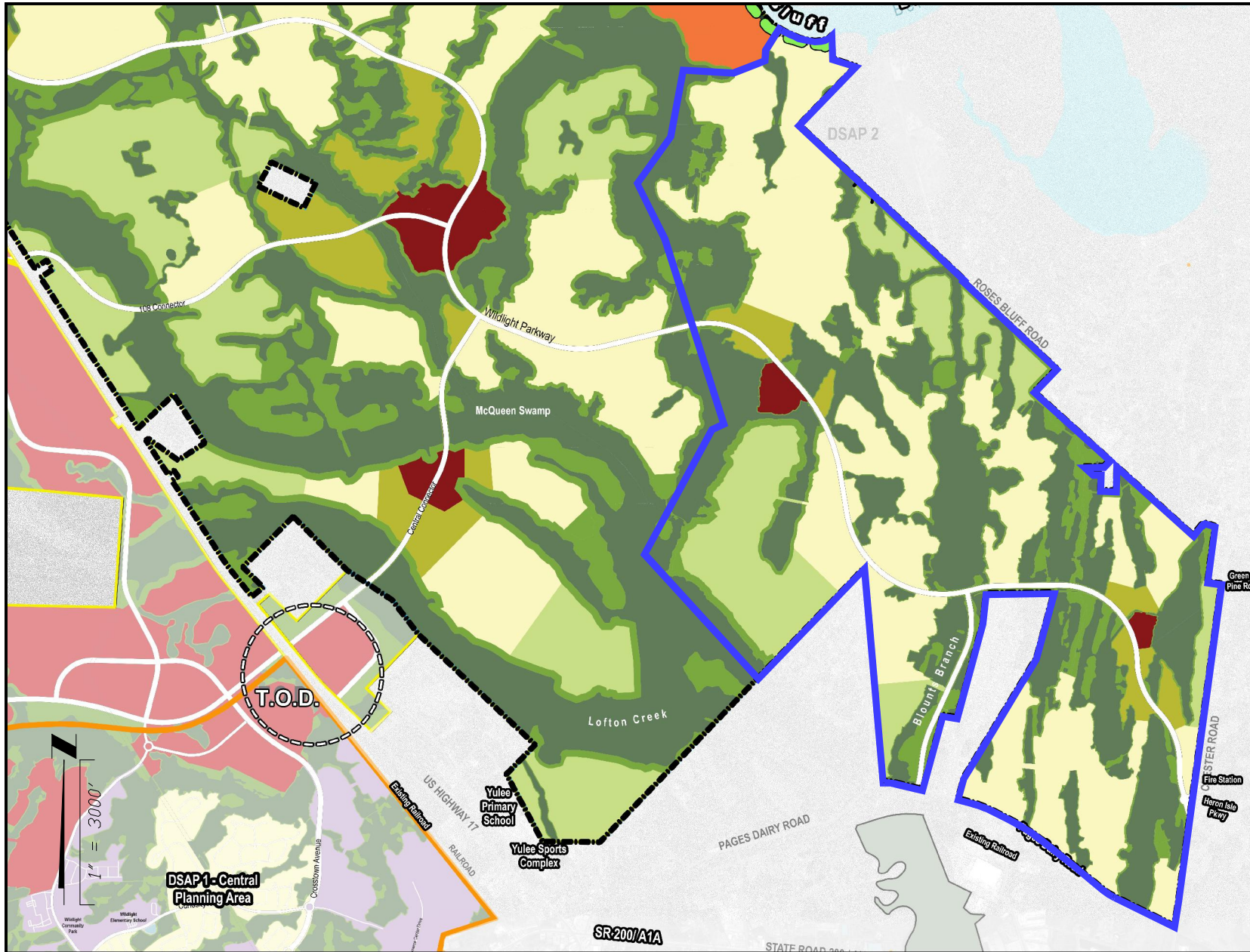
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PDP #4 AREA

EAST NASSAU STEWARDSHIP DISTRICT

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Description:

A parcel of land, being a portion of the William Hobkirk Grant, Section 41 and the William Hobkirk Grant and Thomas May Grant, Section 42 and the Thomas May Grant, Section 43 and the Heirs of E. Waterman Mill Grant, Section 50 and the John W. Lowe Mill Grant, Section 51, Township 3 North, Range 27 East and being a portion of Section 37 and the John W. Lowe Mill Grant, Section 44, Township 3 North, Range 28 East all in Nassau County, Florida and being more particularly described as follows:

Begin at the Most Northerly corner of the William Hobkirk Grant, Section 41, Township 3 North, Range 27 East, Nassau County, Florida; thence on the Northerly line of said Section 41, S 46°58'42" E, a distance 3347.31 feet to the Northeasterly corner of said Section 41 said point also being the most Northerly corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence departing said Northerly line and on said Northerly line of Section 50, S 46°45'09" E, a distance 3141.05 feet; thence departing said Northerly line, S 43°07'50" W, a distance 47.78 feet to a point on the Southerly Right of Way line of Rose Bluff Road (66 foot Right of Way); thence on said Southerly Right of Way line, S 46°52'10" E, a distance 3672.22 feet to the Northwest corner of Creekside Unit I as recorded in Plat Book 6, Page 320 of the Public Records of Nassau County, Florida; thence departing said Southerly Right of Way line and on the Westerly line of said Creekside Unit I, S 43°56'29" W, a distance 922.51 feet to the Southwest corner of said Creekside Unit I; thence departing said Westerly line and on the Southerly line of said Creekside Unit I and on the Southerly line of Creekside Unit II as recorded in Plat Book 7, Pages 32 and 33 of said Public Records and on the Southerly line of those lands described in Official Record Book 1699, Page 1781 of said Public Records, S 47°56'22" E, a distance 2923.03 feet to the Northwest corner of said lands; thence departing said Southerly line and on the Northerly lines, Westerly lines, South line and East line of said lands for the next 7 courses, S 44°21'01" W, a distance 248.94 feet; thence S 88°38'46" W, a distance 550.24 feet; thence S 46°58'49" E, a distance 307.88 feet; thence N 88°37'03" E, a distance 237.76 feet; thence S 02°22'18" W, a distance 473.95 feet; thence S 88°16'36" E, a distance 450.33 feet; thence N 01°36'34" E, a distance 711.99 feet to the Northeast corner of said lands said point also being on the aforesaid Southerly line of those lands described in Official Record Book 1699, Page 1781; thence departing said East line and on said Southerly line of those lands described in Official Record Book 631, Page 31 of said Public Records, S 47°56'22" E, a distance 2961.43 feet to the Southeast corner of said lands; thence departing said Southerly line and on the Easterly line of said lands, N 38°10'15" E, a distance 382.73 feet to a point on the Southerly County Maintained Right of Way line of Lee Road said point being on a curve, concave Northwest, having of radius 85.46 feet and a central angle of 28°44'32"; thence departing said Easterly line and on said Southerly County Maintained Right of Way line and on the arc of said curve for the next 4 courses, a distance of 42.87 feet said arc being subtended by a chord which bears N 69°54'46" E, a distance of 42.42 feet to the curves end; thence N 53°02'00" E, a distance 40.64 feet to the beginning of a curve, concave Southeast, having of radius 73.38 feet and a central angle of 36°59'17"; thence on the arc of said curve a distance of 47.37 feet said arc being subtended by a chord which bears N 75°22'46" E, a distance of 46.55 feet to the curves end; thence S 71°13'20" E, a distance 279.61 feet to the Northwest corner of those lands described in Official Record Book 1263, Page 677 of the aforesaid Public Records; thence departing said Southerly County Maintained Right of Way line and on the Westerly line of said lands and the Southerly prolongation thereof, S 07°40'39" W, a distance 1608.34 feet to the Southwest corner of those lands described in Official Record Book 802, Page 1281 of said Public Records; thence departing said Southerly prolongation line and on the Southerly line of said lands, S 82°19'01" E, a distance 399.49 feet to a point on the Westerly Right of Way line of Chester Road (Variable Width Right of Way); thence departing said Southerly line and on said Westerly Right of Way line for the next 3 courses, S 07°40'57" W, a distance 21.94 feet; thence S 07°43'19" W, a distance 9134.66 feet; thence S 08°41'14" W, a distance 747.21 feet to a point on the Northerly Right of Way line of Pages Dairy Road (100 foot Right of Way); thence departing said Westerly Right of Way line and on said Northerly Right of Way line for the next 8 courses, N 63°45'37" W, a distance 1908.42 feet to the beginning of a curve, concave Northeast, having a radius of 1859.00 feet and a central angle of 13°19'52"; thence on the arc of said curve a distance of 432.54 feet said arc being subtended by a chord which bears N 57°05'41" W, a distance of 431.57 feet to the curves end; thence N 50°25'45" W, a distance 1077.81 feet; thence N 51°29'02" W, a distance 1087.78 feet to the beginning of a curve, concave Southwest, having a radius of 5786.70 feet and a central angle of 12°04'58"; thence on the arc of said curve a distance of 1220.33 feet said arc being subtended by a chord which bears N 57°31'31" W, a distance of 1218.07 feet to the curves end; thence N 63°34'00" W, a distance 549.97 feet to the beginning of a curve, concave Southwest, having a radius of 2914.79 feet and a central angle of 11°37'45"; thence on the arc of said curve a distance of 591.61 feet said arc being subtended by a chord which bears N 69°22'53" W, a distance of 590.59 feet to the curves end; thence N 75°11'45" W, a distance 386.35 feet to the Southeast corner of Page Hill Unit 1, as recorded in Plat Book 6, Pages 237 and 238 of the Public Records of Nassau County, Florida; thence on the Easterly line of said Page Hill Unit 1 and on the Easterly line of Page Hill Unit 2, as recorded in Plat Book 6, Pages 318 and 319 of said Public Records and on the Easterly line of Page Hill Unit 3, as recorded in Plat Book 6, Pages 341 and 342 of said Public Records for the next 6 courses, thence N 15°14'52" E, a distance of 624.51 feet; thence N 31°18'20" E, a distance of 1600.42 feet; thence N 31°16'17" E, a distance of 1617.68 feet; thence N 31°18'20" E, a distance of 77.25 feet; thence N 31°14'20" E, a distance of 712.26 feet; thence N 15°00'35" E, a distance of 1945.10 feet to the Northeast corner of said Page Hill Unit 3, as recorded in Plat Book 6, Pages 341 and 342; thence departing said Easterly line and on the North line of said Page Hill Unit 3, S 89°08'26" W, a distance 1948.04 feet to the Northwest corner of said Page Hill Unit 3; thence departing said North line and on the Westerly line of said Page Hill Unit 3 and on the Westerly line of the aforesaid Page Hill Unit 2 and on the Westerly line of Page Hill Unit 1 as recorded in Plat Book 6, Pages 237 and 238 of said Public Records and on the Westerly line of those lands described in Official Record Book 1127, Page 877 of the Public Records of Nassau County, Florida for the next 5 courses, S 06°17'22" W, a distance 846.40 feet; thence S 15°13'56" W, a distance 1678.50 feet; thence S 15°14'27" W, a distance 1129.83 feet; thence N 80°46'29" W, a distance 416.31 feet; thence S 15°10'34" W, a distance 2205.85 feet to a point on the aforesaid Northerly Right of Way line of Pages Dairy Road; thence departing said Westerly line and on said Northerly Right of Way line for the next 2 courses, N 76°11'45" W, a distance 824.27 feet to the beginning of a curve, concave Southerly, having a radius of 1004.93 feet and a central angle of 19°06'09"; thence on the arc of said curve a distance of 335.04 feet said arc being subtended by a chord which bears N 85°44'50" W, a distance of 333.49 feet to the Southeast corner of Yulee Hills as recorded in Plat Book 4, Page 31 of the aforesaid Public Records; thence departing said Northerly Right of Way line and on the Easterly line of said Yulee Hills, N 4°55'07" W, a distance 6150.59 feet to the Northeast corner of said Yulee Hills said point also being on the Easterly line of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida. thence departing said Easterly line and on the Westerly line of Yulee Hills and also being on said Easterly line of Section 50, S 43°57'08" W, a distance 4382.72 feet; thence departing said Westerly line, N 42°19'35" W, a distance of 4836.30 feet; thence N 28°23'24" E, a distance of 4055.38 feet; thence N 64°33'33" E, a distance of 374.96 feet; thence N 17°40'52" W, a distance of 5565.10 feet; thence N 26°18'18" W, a distance of 1775.18 feet; thence N 35°26'01" E, a distance of 1640.64 feet; thence N 10°53'19" E, a distance of 1947.94 feet; thence S 86°34'23" E, a distance of 1430.21 feet; thence N 69°05'53" E, a distance of 787.78 feet; thence N 65°51'30" E, a distance of 184.05 feet; thence N 04°32'09" E, a distance of 294.46 feet; thence N 31°56'39" E, a distance of 727.90 feet to a point on the Mean High Water Line of Bells River said point being referred to as reference point "A";



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PDP #4 LEGAL DESCRIPTION

EAST NASSAU STEWARDSHIP DISTRICT

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PLATE NO. 2A

thence on said Mean High Water Line, Easterly, a distance of 1630 feet more or less to a point on the Westerly line of those lands described in Official Record Book 1043, Page 181 of the Public Records of Nassau County, Florida said point also being on said Mean High Water Line said point having a tie line of, S 82°18'51" E, a distance of 1521.79 feet from said reference point "A"; thence departing said Mean High Water Line and on said Westerly line and on the Westerly line of those lands described in Official Record Book 1416, Page 403 of said Public Records and on the Southerly line of last said lands for the next 2 courses, S 02°30'20" E, a distance 677.00 feet; thence S 72°00'20" E, a distance 696.00 feet to the Southeast corner of said lands said point also being on the Easterly line of the William Hobkirk Grant and Thomas May Grant, Section 42, Township 3 North, Range 27 East, Nassau County, Florida; thence departing said Southerly line and on said Easterly line, S 43°59'40" W, a distance 2341.20 feet to the Point of Beginning.



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14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
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PDP #4 LEGAL DESCRIPTION

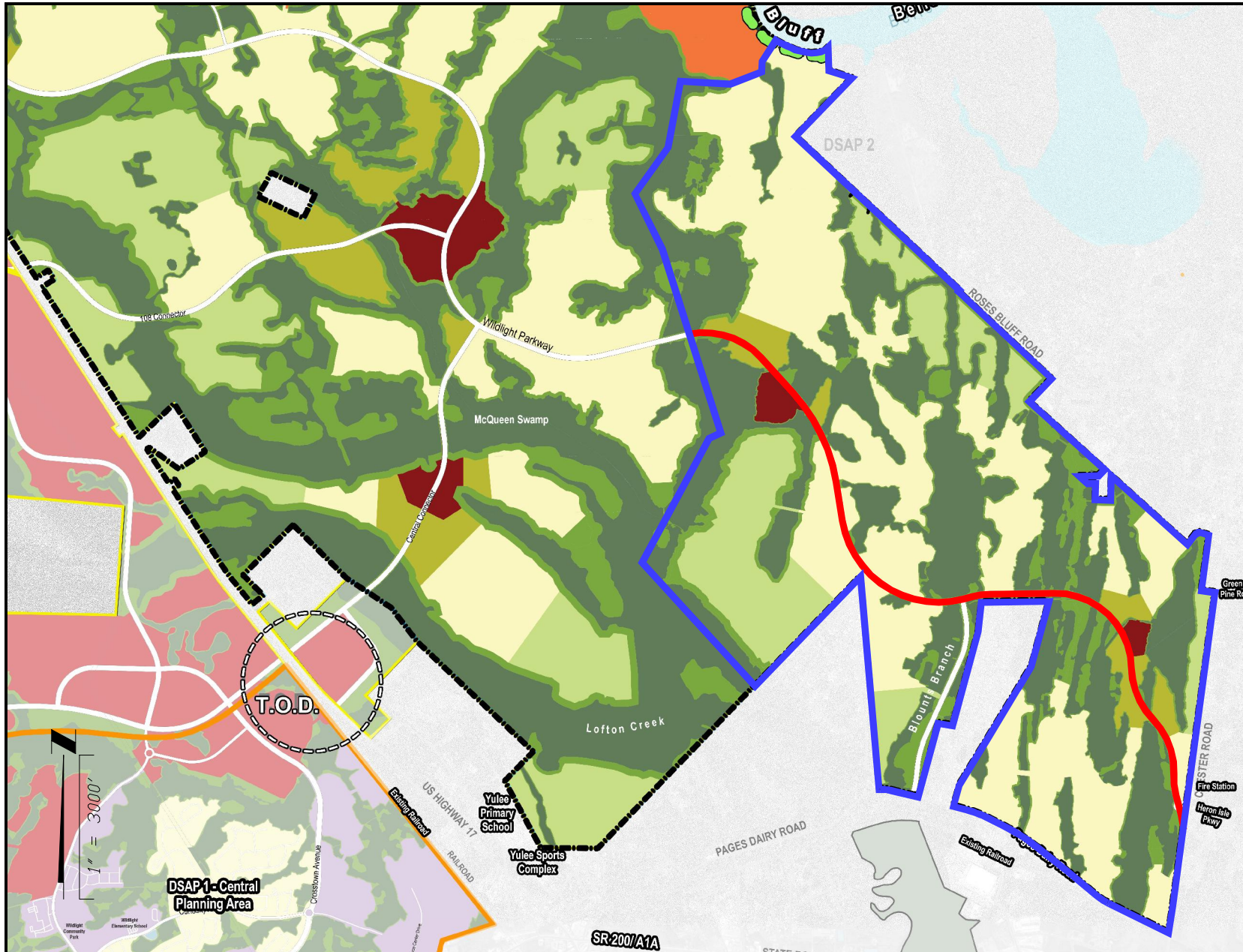
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PDP #4 MOBILITY ROADWAYS

EAST NASSAU STEWARDSHIP DISTRICT

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PLATE NO. 3

EXHIBIT B

*Supplemental to Amended and Restated Master Special Assessment Methodology Report for
the Preliminary Development Plan #4, dated June 25, 2025*

EAST NASSAU STEWARDSHIP DISTRICT

Supplemental to Amended and Restated
Master Special Assessment
Methodology Report
for the
Preliminary Development Plan #4

June 25, 2025



Provided by:

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

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1.0 Introduction

1.1 Purpose

The East Nassau Stewardship District (the “District”) previously adopted the Amended and Restated Master Special Assessment Methodology Report for the Preliminary Development Plan #4 dated December 18, 2023 as revised and adopted January 18, 2024 (the “Master Report”). The Master Report sets forth the master financing plan and a master special assessment methodology for the Preliminary Development Plan #4 (“PDP #4”) portion of the District or the District’s funding of Master Infrastructure Improvements and Neighborhood Infrastructure Improvements (defined below in the Original Master Report) contemplated to be provided for the lands within the District including Preliminary Development Plan #4 (the “PDP #4 Project”).

This Supplemental to Amended and Restated Master Special Assessment Methodology Report the Preliminary Development Plan #4 (the “Supplemental Amended Report” and together with the Master Report, the “Revised Master Report”) was developed to supplement and amend the Master Report to update the development program as described in the Addendum to the Engineer’s Report (as defined below) and applying the assessment methodology, first described in the Master Report, to the updated development program. Therefore, the Master Report and Supplemental Amended Report should be read together as one Revised Master Report providing the master assessment methodology for the most current development program for PDP #4. All capitalized terms not otherwise defined herein shall have the meanings ascribed to same in the Master Report.

1.2 Scope of the Supplemental Amended Report

This Supplemental Amended Report presents the projections for financing the District’s PDP #4 Project described in the Amended and Restated East Nassau Stewardship District Engineer’s Report for Preliminary Development Plan #4 prepared by England Thims & Miller, Inc. (the “District Engineer”) dated December 18, 2023 as revised and adopted January 18, 2024 (the “Master Engineer’s Report”) as supplemented by the East Nassau Stewardship District Engineer’s Report - First Addendum for Preliminary Development Plan #4 dated June 25, 2025 (the “Addendum to the Engineer’s Report” and together with the Master Engineer’s Report, the “Revised Engineer’s Report”), and describes the method for the allocation of special benefits and the apportionment of special

assessment debt resulting from the provision and funding of the PDP #4 Project.

1.3 Organization of the Supplemental Amended Report

Section Two describes the revised development program for PDP #4 as proposed by the Developer, as defined below.

Section Three introduces the amended master special assessment methodology for PDP #4.

2.0 Revised Development Program

2.1 Overview

PDP #4 will serve a portion of the Detailed Specific Area Plan #2 of the East Nassau Community Planning Area within the District. PDP #4 is generally located directly east of Interstate I-95 and primarily north of S.R. 200 in unincorporated Nassau County, Florida. The land within the District consists of approximately 23,600 +/- acres, while the area of PDP #4 consists of approximately 4,720 +/- acres.

2.2 The Revised Development Program

The development of PDP #4 has already commenced and is anticipated to be conducted by the District and Wildlight, LLC, or its affiliates (the "Developer"). The original development plan is provided in the Master Report. Subsequent to the commencement of construction of a portion of the PDP#4 Project, Developer advised the District that the development program plans were modified to include certain new products. Based upon such information provided by the Developer and as summarized by the District Engineer in the Addendum to the Engineer's Report, the current updated development plan for PDP #4 envisions a total of approximately 190,000 square feet of commercial uses and 4,100 residential units of various product mix, although land use and product types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the revised development plan for PDP #4. Please note that the residential portion of the development plan changed from that presented in the Master Report, with new product types/lot sizes necessitating the development of this Supplemental Amended Report.

3.0 Assessment Methodology

3.1 Overview

In order to fully fund the costs of the Master Infrastructure Improvements and the Neighborhood Infrastructure Improvements in the total estimated amount of \$465,304,000 it is likely that the District would have to issue an estimated \$637,070,000 in long-term bonds (the "Bonds").

The revision of the development plan for PDP #4 does not affect the special benefits that the developable lands located within PDP #4 derive from the both the Master Infrastructure Improvements and the Neighborhood Infrastructure Improvements. As more particularly described in the Master Report, these Master Infrastructure Improvements and the Neighborhood Infrastructure Improvements lead to special and general benefits, with special benefits accruing to properties within the boundaries of PDP #4 and general benefits accruing to areas outside PDP #4 and being only incidental in nature, all as more particularly described in the Master Report.

3.2 Benefit Allocation

Consistent with the allocation methodology in the Master Report, the Supplemental Amended Report proposes to assign the benefit of Master Infrastructure Improvements in proportion to the density of development and intensity of use of the Master Infrastructure Improvements as measured by a standard unit called an Equivalent Assessment Unit ("EAU") and proposes to assign the benefit of Neighborhood Infrastructure Improvements in proportion to the density of development and intensity of use of the Neighborhood Infrastructure Improvements as measured by a standard unit called an Equivalent Residential Unit ("ERU").

In following the Master Report, Table 2 in the *Appendix* illustrates the Master Infrastructure Improvements EAU weights that are proposed to be assigned to the land uses contemplated to be developed within PDP #4 based on the relative density of development and the intensity of use of master infrastructure, the total EAU counts for each land use category, and the share of the benefit received by each land use, all as currently proposed in the development program. Table 3 in the *Appendix* presents the revised apportionment of the assessment associated with the Master Infrastructure Improvements (the "Master Assessments") in accordance with the EAU benefit allocation method presented in Table 2. Table 5 also presents the annual levels of the projected Master Assessments annual debt

service assessments per 1,000 square feet for commercial land uses and dwelling unit for residential land uses.

In following the Master Report, Table 4 in the *Appendix* illustrates the Neighborhood Infrastructure Improvements ERU weights that are proposed to be assigned to the land uses contemplated to be developed within PDP #4 based on the relative density of development and the intensity of use of neighborhood infrastructure, the total ERU counts for each land use category, and the share of the benefit received by each land use, all as currently proposed in the development program. Table 5 in the *Appendix* presents the revised apportionment of the assessment associated with the Neighborhood Infrastructure Improvements (the "Neighborhood Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 7 also presents the annual levels of the projected Neighborhood Assessments annual debt service assessments per dwelling unit.

Finally, Tables 6 and 7 in the *Appendix* present the combined Master Assessments and Neighborhood Assessments levels for the different land uses, all as currently proposed in the development program.

New Product Types – Generally stated, the Master Assessments and Neighborhood Assessments have been established based on the EAU and ERU values per land use category and product type and the share of the benefit received by each land use category and product type, as further described in this Supplemented Amended Report. As generally noted in the Master Report and more particularly provided herein, additional land use categories and product types may be developed throughout the development period, including the updates as reflected herein. To that end, the District's Assessment Consultant will use the benefit allocation methodology used in the Master Report to (i) derive EAU and ERU factors for the following new product types; and (ii) allocate proportionate share of the Master Assessments and Neighborhood Assessments to such new product types, including those which although not currently projected to be developed in any number (SF 35') may nevertheless be developed during the development period for the PDP #4. In the event that further revision and allocation may be necessary as the development plan continues to finalize, such allocation may be considered and finalized by the Board after due notice and public hearing, as may be necessary and/or desired by the Board.

3.3 Assessment Roll

Following the Master Report, the Debt Assessments in the amount of \$637,070,000 are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, debt service assessment shall be paid in thirty (30) annual installments.

4.0 Additional Stipulations

4.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the Wildlight Phase 3 Project. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Supplemental Amended Report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

5.0 Appendix

Table 1

East Nassau Stewardship District

Preliminary Development Plan #4

Revised Development Plan for PDP#4

Land Use	Unit of Measurement	Total Number of Sq. Ft./Dwelling Units
Commercial		
Village Center	Square Foot	49,000
Residential Tier 1 - Non-Res. Sq. Ft.	Square Foot	101,000
Residential Tier 2 - Non-Res. Sq. Ft.	Square Foot	40,000
Total Commercial		190,000
Residential		
MF 22'	Dwelling Unit	450
SF 35'	Dwelling Unit	0
SF 40'	Dwelling Unit	443
SF 45'	Dwelling Unit	219
SF 50'	Dwelling Unit	667
SF 60'	Dwelling Unit	869
SF 70'	Dwelling Unit	259
SF 80'	Dwelling Unit	53
SF 100'	Dwelling Unit	40
SF Estate (1-5 Acres)	Dwelling Unit	50
SF 33' (AA)	Dwelling Unit	222
SF 50' (AA)	Dwelling Unit	505
SF 65' (AA)	Dwelling Unit	323
Total Residential		4,100

Table 2

East Nassau Stewardship District

Preliminary Development Plan #4

Revised Master Infrastructure Improvements Benefit Allocation for PDP#4

Land Use	Number of Sq. Ft./Dwelling Units	Master Infrastructure Improvements EAU per 1,000 Sq. Ft./Dwelling Unit	Master Infrastructure Improvements Total EAU	Percent Share of Total
Commercial				
Village Center	49,000	1.13	55.37	1.27201%
Residential Tier 1 - Non-Res. Sq. Ft.	101,000	0.99	99.99	2.29707%
Residential Tier 2 - Non-Res. Sq. Ft.	40,000	0.99	39.60	0.90973%
Total Commercial	190,000		194.96	4.47881%
Residential				
MF 22'	450	0.60	270.00	6.20270%
SF 35'	0	0.91	0.00	0.00000%
SF 40'	443	0.92	407.56	9.36287%
SF 45'	219	0.99	216.81	4.98077%
SF 50'	667	1.00	667.00	15.32298%
SF 60'	869	1.14	990.66	22.75841%
SF 70'	259	1.17	303.03	6.96150%
SF 80'	53	1.19	63.07	1.44891%
SF 100'	40	1.44	57.60	1.32324%
SF Estate (1-5 Acres)	50	2.12	106.00	2.43514%
SF 33' (AA)	222	0.90	199.80	4.59000%
SF 50' (AA)	505	1.00	505.00	11.60135%
SF 65' (AA)	323	1.15	371.45	8.53331%
Total Residential	4,100		4,157.98	95.52119%
Total			4,352.94	100.00000%

Note: Please note that the total ERU count in the Master Report was 4,130.68

Table 3

East Nassau Stewardship District

Preliminary Development Plan #4 Project

Revised Master Infrastructure Improvements Assessment Apportionment

Land Use	Number of Sq. Ft./Dwelling Units	Total Master Assessments Apportionment	Master Assessments Apportionment per 1,000 Sq. Ft./Acre/Unit	Annual Master Assessments Debt Service per 1,000 Sq. Ft./Acre/Unit*
Commercial				
Village Center	49,000	\$3,764,779.41	\$76,832.23	\$7,044.97
Residential Tier 1 - Non-Res. Sq. Ft.	101,000	\$6,798,632.72	\$67,313.20	\$6,172.14
Residential Tier 2 - Non-Res. Sq. Ft.	40,000	\$2,692,527.81	\$67,313.20	\$6,172.14
Total Commercial	190,000	\$13,255,939.94		
Residential				
MF 22'	450	\$18,358,144.15	\$40,795.88	\$3,740.69
SF 35'	0	\$0.00	\$0.00	\$0.00
SF 40'	443	\$27,711,278.63	\$62,553.68	\$5,735.72
SF 45'	219	\$14,741,589.75	\$67,313.20	\$6,172.14
SF 50'	667	\$45,351,415.37	\$67,993.13	\$6,234.48
SF 60'	869	\$67,358,070.68	\$77,512.16	\$7,107.31
SF 70'	259	\$20,603,957.12	\$79,551.96	\$7,294.34
SF 80'	53	\$4,288,326.49	\$80,911.82	\$7,419.03
SF 100'	40	\$3,916,404.09	\$97,910.10	\$8,977.65
SF Estate (1-5 Acres)	50	\$7,207,271.41	\$144,145.43	\$13,217.10
SF 33' (AA)	222	\$13,585,026.67	\$61,193.81	\$5,611.03
SF 50' (AA)	505	\$34,336,528.87	\$67,993.13	\$6,234.48
SF 65' (AA)	323	\$25,256,046.83	\$78,192.10	\$7,169.65
Total Residential	4,100	\$282,714,060.06		
Total		\$295,970,000.00		

* Included costs of collection and assumes payment in **November**

Table 4

East Nassau Stewardship District

Preliminary Development Plan #4

Revised Neighborhood Infrastructure Improvements Benefit Allocation for PDP#4

Land Use	Number of Sq. Ft./Dwelling Units	Neighborhood Infrastructure Improvements	Neighborhood Infrastructure	Percent Share of Total
		ERU per 1,000 Sq. Ft./Dwelling Unit	Total ERU	
Residential				
MF 22'	450	0.55	247.50	6.03444%
SF 35'	0	0.94	0.00	0.00000%
SF 40'	443	0.94	416.42	10.15297%
SF 45'	219	1.00	219.00	5.33956%
SF 50'	667	1.00	667.00	16.26250%
SF 60'	869	1.14	990.66	24.15384%
SF 70'	259	1.14	295.26	7.19890%
SF 80'	53	1.14	60.42	1.47313%
SF 100'	40	1.37	54.80	1.33611%
SF Estate (1-5 Acres)	50	1.37	68.50	1.67014%
SF 33' (AA)	222	0.94	208.68	5.08794%
SF 50' (AA)	505	1.00	505.00	12.31269%
SF 65' (AA)	323	1.14	368.22	8.97778%
Total Residential	4,100		4,101.46	100.00000%
Total			4,101.46	100.00000%

Note: Please note that the total ERU count in the Master Report was 3,935.96

Table 5

East Nassau Stewardship District

Preliminary Development Plan #4 Project

Revised Neighborhood Infrastructure Improvements Assessment Apportionment

Land Use	Number of Sq. Ft./Dwelling Units	Total Neighborhood Assessments Apportionment	Neighborhood Assessments Apportionment per 1,000 Sq. Ft./Acre/Unit	Annual Neighborhood Assessment Debt Service per 1,000 Sq. Ft./Acre/Unit*
Residential				
MF 22'	450	\$20,583,462.96	\$45,741.03	\$4,194.12
SF 35'	0	\$0.00	\$0.00	\$0.00
SF 40'	443	\$34,631,780.39	\$78,175.58	\$7,168.14
SF 45'	219	\$18,213,246.01	\$83,165.51	\$7,625.68
SF 50'	667	\$55,471,393.11	\$83,165.51	\$7,625.68
SF 60'	869	\$82,388,741.08	\$94,808.68	\$8,693.28
SF 70'	259	\$24,555,447.57	\$94,808.68	\$8,693.28
SF 80'	53	\$5,024,859.93	\$94,808.68	\$8,693.28
SF 100'	40	\$4,557,469.78	\$113,936.74	\$10,447.18
SF Estate (1-5 Acres)	50	\$5,696,837.22	\$113,936.74	\$10,447.18
SF 33' (AA)	222	\$17,354,977.98	\$78,175.58	\$7,168.14
SF 50' (AA)	505	\$41,998,580.99	\$83,165.51	\$7,625.68
SF 65' (AA)	323	\$30,623,202.96	\$94,808.68	\$8,693.28
Total Residential	4,100	\$341,100,000.00		
Total		\$341,100,000.00		

* Included costs of collection and assumes payment in November

Table 6

East Nassau Stewardship District

Preliminary Development Plan #4 Project

Combined Revised Master and Neighborhood Infrastructure Improvements Assessment Apportionment

Land Use	Total Master Assessments Apportionment	Total Neighborhood Assessments Apportionment	Combined Master and Neighborhood Total Assessment Apportionment	Combined Master and Neighborhood Assessments per 1,000 Sq. Ft./Acre/Unit
Commercial				
Village Center	\$3,764,779	\$0	\$3,764,779	\$76,832.23
Residential Tier 1 - Non-Res. Sq. Ft.	\$6,798,633	\$0	\$6,798,633	\$67,313.20
Residential Tier 2 - Non-Res. Sq. Ft.	\$2,692,528	\$0	\$2,692,528	\$67,313.20
Total Commercial	\$13,255,940	\$0	\$13,255,940	
Residential				
MF 22'	\$18,358,144	\$20,583,463	\$38,941,607	\$86,536.90
SF 35'	\$0	\$0	\$0	\$0.00
SF 40'	\$27,711,279	\$34,631,780	\$62,343,059	\$140,729.25
SF 45'	\$14,741,590	\$18,213,246	\$32,954,836	\$150,478.70
SF 50'	\$45,351,415	\$55,471,393	\$100,822,808	\$151,158.63
SF 60'	\$67,358,071	\$82,388,741	\$149,746,812	\$172,320.84
SF 70'	\$20,603,957	\$24,555,448	\$45,159,405	\$174,360.64
SF 80'	\$4,288,326	\$5,024,860	\$9,313,186	\$175,720.50
SF 100'	\$3,916,404	\$4,557,470	\$8,473,874	\$211,846.85
SF Estate (1-5 Acres)	\$7,207,271	\$5,696,837	\$12,904,109	\$258,082.17
SF 33' (AA)	\$13,585,027	\$17,354,978	\$30,940,005	\$139,369.39
SF 50' (AA)	\$34,336,529	\$41,998,581	\$76,335,110	\$151,158.63
SF 65' (AA)	\$25,256,047	\$30,623,203	\$55,879,250	\$173,000.77
Total Residential	\$282,714,060	\$341,100,000	\$623,814,060	
Total	\$295,970,000	\$341,100,000	\$637,070,000	

Table 7

East Nassau Stewardship District

Preliminary Development Plan #4 Project

Combined Revised Master and Neighborhood Infrastructure Improvements Annual Assessment Apportionment

Land Use	Annual Master Assessments Debt Service per 1,000 Sq. Ft./Acre/Unit*	Annual Neighborhood Assessments Debt Service per 1,000 Sq. Ft./Acre/Unit*	Combined Annual Master and Neighborhood Assessments Debt Service per 1,000 Sq. Ft./Acre/Unit
Commercial			
Village Center	\$7,044.97	\$0.00	\$7,044.97
Residential Tier 1 - Non-Res. Sq. Ft.	\$6,172.14	\$0.00	\$6,172.14
Residential Tier 2 - Non-Res. Sq. Ft.	\$6,172.14	\$0.00	\$6,172.14
Residential			
MF 22'	\$3,740.69	\$4,194.12	\$7,934.81
SF 35'	\$0.00	\$0.00	\$0.00
SF 40'	\$5,735.72	\$7,168.14	\$12,903.86
SF 45'	\$6,172.14	\$7,625.68	\$13,797.82
SF 50'	\$6,234.48	\$7,625.68	\$13,860.16
SF 60'	\$7,107.31	\$8,693.28	\$15,800.59
SF 70'	\$7,294.34	\$8,693.28	\$15,987.62
SF 80'	\$7,419.03	\$8,693.28	\$16,112.31
SF 100'	\$8,977.65	\$10,447.18	\$19,424.84
SF Estate (1-5 Acres)	\$13,217.10	\$10,447.18	\$23,664.29
SF 33' (AA)	\$5,611.03	\$7,168.14	\$12,779.17
SF 50' (AA)	\$6,234.48	\$7,625.68	\$13,860.16
SF 65' (AA)	\$7,169.65	\$8,693.28	\$15,862.93
Total Residential			

* Included costs of collection and assumes payment in **November**

Exhibit "A"

Bond Assessments in the amount of \$637,070,000 are proposed to be levied over the area described below:

Description:

A parcel of land, being a portion of the William Hobkirk Grant, Section 41 and the William Hobkirk Grant and Thomas May Grant, Section 42 and the Thomas May Grant, Section 43 and the Heirs of E. Waterman Mill Grant, Section 50 and the John W. Lowe Mill Grant, Section 51, Township 3 North, Range 27 East and being a portion of Section 37 and the John W. Lowe Mill Grant, Section 44, Township 3 North, Range 28 East all in Nassau County, Florida and being more particularly described as follows:

Begin at the Most Northerly corner of the William Hobkirk Grant, Section 41, Township 3 North, Range 27 East, Nassau County, Florida; thence on the Northerly line of said Section 41, S 46°58'42" E, a distance 3347.31 feet to the Northeastly corner of said Section 41 said point also being the most Northerly corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence departing said Northerly line and on said Northerly line of Section 50, S 46°45'09" E, a distance 3141.05 feet; thence departing said Northerly line, S 43°07'50" W, a distance 47.78 feet to a point on the Southerly Right of Way line of Rose Bluff Road (66 foot Right of Way); thence on said Southerly Right of Way line, S 46°52'10" E, a distance 3672.22 feet to the Northwest corner of Creekside Unit I as recorded in Plat Book 6, Page 320 of the Public Records of Nassau County, Florida; thence departing said Southerly Right of Way line and on the Westerly line of said Creekside Unit I, S 43°56'29" W, a distance 922.51 feet to the Southwest corner of said Creekside Unit I; thence departing said Westerly line and on the Southerly line of said Creekside Unit I and on the Southerly line of Creekside Unit II as recorded in Plat Book 7, Pages 32 and 33 of said Public Records and on the Southerly line of those lands described in Official Record Book 1699, Page 1781 of said Public Records, S 47°56'22" E, a distance 2923.03 feet to the Northwest corner of said lands; thence departing said Southerly line and on the Northerly lines, Westerly lines, South line and East line of said lands for the next 7 courses, S 44°21'01" W, a distance 248.94 feet; thence S 88°38'46" W, a distance 550.24 feet; thence S 46°58'49" E, a distance 307.88 feet; thence N 88°37'03" E, a distance 237.76 feet; thence S 02°22'18" W, a distance 473.95 feet; thence S 88°16'36" E, a distance 450.33 feet; thence N 01°36'34" E, a distance 711.99 feet to the Northeast corner of said lands said point also being on the aforesaid Southerly line of those lands described in Official Record Book 1699, Page 1781; thence departing said East line and on said Southerly line of those lands described in Official Record Book 631, Page 31 of said Public Records, S 47°56'22" E, a distance 2961.43 feet to the Southeast corner of said lands; thence departing said Southerly line and on the Easterly line of said lands, N 38°10'15" E, a distance 382.73 feet to a point on the Southerly County Maintained Right of Way line of Lee Road said point being on a curve, concave Northwest, having of radius 85.46 feet and a central angle of 28°44'32"; thence departing said Easterly line and on said Southerly County Maintained Right of Way line and on the arc of said curve for the next 4 courses, a distance of 42.87 feet said arc being subtended by a chord which bears N 69°54'46" E, a distance of 42.42 feet to the curves end; thence N 53°02'00" E, a distance 40.64 feet to the beginning of a curve, concave Southeast, having of radius 73.38 feet and a central angle of 36°59'17"; thence on the arc of said curve a distance of 47.37 feet said arc being subtended by a chord which bears N 75°22'46" E, a distance of 46.55 feet to the curves end; thence S 71°13'20" E, a distance 279.61 feet to the Northwest corner of those lands described in Official Record Book 1263, Page 677 of the aforesaid Public Records; thence departing said Southerly County Maintained Right of Way line and on the Westerly line of said lands and the Southerly prolongation thereof, S 07°40'39" W, a distance 1608.34 feet to the Southwest corner of those lands described in Official Record Book 802, Page 1281 of said Public Records; thence departing said Southerly prolongation line and on the Southerly line of said lands, S 82°19'01" E, a distance 399.49 feet to a point on the Westerly Right of Way line of Chester Road (Variable Width Right of Way); thence departing said Southerly line and on said Westerly Right of Way line for the next 3 courses, S 07°40'57" W, a distance 21.94 feet; thence S 07°43'19" W, a distance 9134.66 feet; thence S 08°41'14" W, a distance 747.21 feet to a point on the Northerly Right of Way line of Pages Dairy Road (100 foot Right of Way); thence departing said Westerly Right of Way line and on said Northerly Right of Way line for the next 8 courses, N 63°45'37" W, a distance 1908.42 feet to the beginning of a curve, concave Northeast, having a radius of 1859.00 feet and a central angle of 13°19'52"; thence on the arc of said curve a distance of 432.54 feet said arc being subtended by a chord which bears N 57°05'41" W, a distance of 431.57 feet to the curves end; thence N 50°25'45" W, a distance 1077.81 feet; thence N 51°29'02" W, a distance 1087.78 feet to the beginning of a curve, concave Southwest, having a radius of 5786.70 feet and a central angle of 12°04'58"; thence on the arc of said curve a distance of 1220.33 feet said arc being subtended by a chord which bears N 57°31'31" W, a distance of 1218.07 feet to the curves end; thence N 63°34'00" W, a distance 549.97 feet to the beginning of a curve, concave Southwest, having a radius of 2914.79 feet and a central angle of 11°37'45"; thence on the arc of said curve a distance of 591.61 feet said arc being subtended by a chord which bears N 69°22'53" W, a distance of 590.59 feet to the curves end; thence N 75°11'45" W, a distance 386.35 feet to the Southeast corner of Page Hill Unit 1, as recorded in Plat Book 6, Pages 237 and 238 of the Public Records of Nassau County, Florida; thence on the Easterly line of said Page Hill Unit 1 and on the Easterly line of Page Hill Unit 2, as recorded in Plat Book 6, Pages 318 and 319 of said Public Records and on the Easterly line of Page Hill Unit 3, as recorded in Plat Book 6, Pages 341 and 342 of said Public Records for the next 6 courses, thence N 15°14'52" E, a distance of 624.51 feet; thence N 31°18'20" E, a distance of 1600.42 feet; thence N 31°16'17" E, a distance of 1617.68 feet; thence N 31°18'20" E, a distance of 77.25 feet; thence N 31°14'20" E, a distance of 712.26 feet; thence N 15°00'35" E, a distance of 1945.10 feet to the Northeast corner of said Page Hill Unit 3, as recorded in Plat Book 6, Pages 341 and 342; thence departing said Easterly line and on the North line of said Page Hill Unit 3, S 89°08'26" W, a distance 1948.04 feet to the Northwest corner of said Page Hill Unit 3; thence departing said North line and on the Westerly line of said Page Hill Unit 3 and on the Westerly line of the aforesaid Page Hill Unit 2 and on the Westerly line of Page Hill Unit 1 as recorded in Plat Book 6, Pages 237 and 238 of said Public Records and on the Westerly line of those lands described in Official Record Book 1127, Page 877 of the Public Records of Nassau County, Florida for the next 5 courses, S 06°17'22" W, a distance 846.40 feet; thence S 15°13'56" W, a distance 1678.50 feet; thence S 15°14'27" W, a distance 1129.83 feet; thence N 80°46'29" W, a distance 416.31 feet; thence S 15°10'34" W, a distance 2205.85 feet to a point on the aforesaid Northerly Right of Way line of Pages Dairy Road; thence departing said Westerly line and on said Northerly Right of Way line for the next 2 courses, N 76°11'45" W, a distance 824.27 feet to the beginning of a curve, concave Southerly, having a radius of 1004.93 feet and a central angle of 19°06'09"; thence on the arc of said curve a distance of 335.04 feet said arc being subtended by a chord which bears N 85°44'50" W, a distance of 333.49 feet to the Southeast corner of Yulee Hills as recorded in Plat Book 4, Page 31 of the aforesaid Public Records; thence departing said Northerly Right of Way line and on the Easterly line of said Yulee Hills, N 4°55'07" W, a distance 6150.59 feet to the Northeast corner of said Yulee Hills said point also being on the Easterly line of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida. thence departing said Easterly line and on the Westerly line of Yulee Hills and also being on said Easterly line of Section 50, S 43°57'08" W, a distance 4382.72 feet; thence departing said Westerly line, N 42°19'35" W, a distance of 4836.30 feet; thence N 28°23'24" E, a distance of 4055.38 feet; thence N 64°33'33" E, a distance of 374.96 feet; thence N 17°40'52" W, a distance of 5565.10 feet; thence N 26°18'18" W, a distance of 1775.18 feet; thence N 35°26'01" E, a distance of 1640.64 feet; thence N 10°53'19" E, a distance of 1947.94 feet; thence S 86°34'23" E, a distance of 1430.21 feet; thence N 69°05'53" E, a distance of 787.78 feet; thence N 65°51'30" E, a distance of 184.05 feet; thence N 04°32'09" E, a distance of 294.46 feet; thence N 31°56'39" E, a distance of 727.90 feet to a point on the Mean High Water Line of Bells River said point being referred to as reference point -A-; thence on said Mean High Water Line, Easterly, a distance of 1630 feet more or less to a point on the Westerly line of those lands described in Official Record Book 1043, Page 181 of the Public Records of Nassau County, Florida said point also being on said Mean High Water Line said point having a tie line of, S 82°18'51" E, a distance of 1521.79 feet from said reference point -A-; thence departing said Mean High Water Line and on said Westerly line and on the Westerly line of those lands described in Official Record Book 1416, Page 403 of said Public Records and on the Southerly line of last said lands for the next 2 courses, S 02°30'20" E, a distance 677.00 feet; thence S 72°00'20" E, a distance 696.00 feet to the Southeast corner of said lands said point also being on the Easterly line of the William Hobkirk Grant and Thomas May Grant, Section 42, Township 3 North, Range 27 East, Nassau County, Florida; thence departing said Southerly line and on said Easterly line, S 43°59'40" W, a distance 2341.20 feet to the Point of Beginning.

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PDP4 LEGAL DESCRIPTION

EAST NASSAU
STEWARDSHIP DISTRICT

ETM NO. 19-239-02-006

DRAWN BY: CAA

DATE: JUNE 13, 2025

DRAWING NO. 2A

T:\2019\19-239-02-004 (DSAP2 PDP4 Bonds)\LandDev\Design\Plots\Exhibits\CDD\PDPA 2025 Project\CDD-PLATE5.1.DWG, dwg 12, 2025 - 10:35 AM, BY: Chris Aquart

EAST NASSAU STEWARDSHIP DISTRICT

Amended and Restated
Master Special Assessment
Methodology Report
for the
Preliminary Development Plan #4

December 18, 2023
as revised and adopted January 18, 2024



Provided by:

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

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1.0 Introduction

1.1 Purpose

This Amended and Restated Master Special Assessment Methodology Report the Preliminary Development Plan #4 (the "Report") was developed to provide a master financing plan and a master special assessment methodology for the Preliminary Development Plan #4 ("PDP #4") portion of the East Nassau Stewardship District (the "District"), located in unincorporated Nassau County, Florida, for the District's funding of Master Infrastructure Improvements (defined below) contemplated to be provided for the lands within the District including Preliminary Development Plan #4 (the "PDP #4 Project").

1.2 Scope of the Report

This Report presents the projections for financing the District's PDP #4 Project described in the Amended and Restated East Nassau Stewardship District Engineer's Report for Preliminary Development Plan #4 prepared by England Thims & Miller, Inc. (the "District Engineer") dated December 18, 2023 as revised and adopted January 18, 2024 (the "Engineer's Report"), and describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the PDP #4 Project.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded by the District as part of the PDP #4 Project create special and peculiar benefits, different in kind and degree than general benefits, for properties within PDP #4, as well as general benefits to the areas outside PDP #4, areas outside the District, and public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within PDP #4. The District's PDP #4 Project enables properties within its boundaries to be developed.

There is no doubt that the general public, property owners of property outside the District, and property owners of property outside PDP #4 will benefit from the provision of the PDP #4 Project. However, these benefits are only incidental since the PDP #4 Project is designed solely to provide special benefits peculiar to property within PDP #4. Properties outside the PDP #4 are not directly served by the PDP #4 Project and do not depend upon the PDP #4 Project to obtain or to

maintain their development entitlements. This fact alone clearly distinguishes the special benefits which PDP #4 properties receive compared to those lying outside of PDP #4.

The PDP #4 Project will provide the public infrastructure improvements necessary to make the lands within PDP #4 and the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within PDP #4 and the District to increase by more than the sum of the financed cost of the individual components of the PDP #4 Project. Even though the exact value of the benefits provided by the PDP #4 Project is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Report

Section Two describes the development program for PDP #4 as proposed by the Developer, as defined below.

Section Three provides a summary of the PDP #4 Project as determined by the District Engineer.

Section Four discusses the financing program for PDP #4.

Section Five introduces the master special assessment methodology for PDP #4.

2.0 Development Program

2.1 Overview

PDP #4 will serve a portion of the Detailed Specific Area Plan #2 of the East Nassau Community Planning Area within the District. PDP #4 is generally located directly east of Interstate I-95 and primarily north of S.R. 200 in unincorporated Nassau County, Florida. The land within the District consists of approximately 23,600 +/- acres, while the area of PDP #4 consists of approximately 4,720 +/- acres.

2.2 The Development Program

The development of PDP #4 is anticipated to be conducted by Wildlight, LLC, or its affiliates (the "Developer"). Based upon the information provided by the Developer and the District Engineer, the current development plan for PDP #4 envisions a total of approximately 49,000 square feet of village center and 141,000

square feet of residential-tier commercial uses, 450 MF 22' residential units, 882 SF 40' residential units, 1,326 SF 50' residential units, 592 SF 60' residential units, 255 SF 40' Active Adult residential units, 425 SF 50' Active Adult residential units and 170 SF 60' Active Adult residential units, although land use and product types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for PDP #4.

3.0 The PDP #4 Project

3.1 Overview

The public infrastructure costs to be funded by the District for PDP #4 are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 2017-206, Laws of Florida, Chapter 189, Florida Statutes, and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 PDP #4 Project

The PDP #4 Project needed to serve PDP #4 is projected to consist of improvements in PDP #4 (collectively, the "Master Infrastructure Improvements") and improvements which will only serve the PDP #4 residential neighborhood within PDP #4 (the "Neighborhood Infrastructure Improvements").

The Master Infrastructure Improvements will consist of mobility roads, local roads, neighborhood roads, mobility/public trails, stormwater management facilities, utilities (water mains, force mains, reclaim mains and lift stations), street lighting, landscaping/hardscape/irrigation, recreation facilities and entry features/signage. The cost of the PDP #4 Master Infrastructure Improvements is estimated to total approximately \$169,443,400 in 2023 dollars and due to anticipated cost escalation during the multi-year infrastructure construction period, \$216,153,000 at buildout. According to the District Engineer, the Master Infrastructure Improvements will serve and provide benefit both to the non-residential and residential land uses within PDP #4 and will comprise an interrelated system of improvements, which means all of the Master Infrastructure Improvements will serve the entire PDP #4.

The Neighborhood Infrastructure Improvements will consist of neighborhood roads, utilities (water mains, force mains, reclaim mains and lift stations), and street lighting, all within the residential

neighborhoods. The cost of the Neighborhood Infrastructure Improvements is estimated to total approximately \$195,310,760 in 2023 dollars and due to anticipated cost escalation during the multi-year infrastructure construction period, \$249,151,000 at buildout. According to the District Engineer, the Neighborhood Infrastructure Improvements will only serve and provide benefit to PDP #4 residential neighborhoods only.

Table 2 in the *Appendix* illustrates the specific components of the PDP #4 Project, Master Infrastructure Improvements and Neighborhood Infrastructure Improvements and their costs, which total approximately \$465,304,000 at buildout.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within PDP #4. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. The choice of the exact mechanism for providing public infrastructure has not yet been made at the time of this writing, and the District may either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund costs of the PDP #4 Project as described in *Section 3.2* in two financing transactions, the District would have to issue approximately \$637,070,000 in par amount of special assessment bonds (the "Bonds"), with the special assessment bonds financing the Master Infrastructure Improvements totaling approximately \$295,970,000 in par amount (the "Master Bonds"), and the special assessment bonds financing the Neighborhood Infrastructure Improvements totaling approximately \$341,100,000 in par amount (the "Neighborhood Bonds").

Please note that the purpose of this Report is to allocate the benefit of the PDP #4 Project to the various land uses in PDP #4 and based on such benefit allocation to apportion the maximum amount of debt necessary to fund the PDP #4 Project. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed master financing plan for PDP #4 provides for the issuance of the Bonds in the approximate principal amount of \$637,070,000 to finance approximately \$465,304,000 in PDP #4 Project costs. The Bonds as projected under this master financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or November 1.

In order to finance the improvements and related costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$637,070,000. The difference is comprised of debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the PDP #4 Project outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements provide special and general benefits, with special benefits accruing to the assessable properties within the boundaries of PDP #4 and general benefits accruing to areas outside of PDP #4 and being only incidental in nature. The debt incurred in financing the PDP #4 Project will be secured by assessing properties that derive special and peculiar benefits from the PDP #4 Project. All properties that receive special benefits from the PDP #4 Project will be assessed for their fair share of the debt issued in order to finance all or a portion of the PDP #4 Project.

5.2 Benefit Allocation

The most current revised development plan for PDP #4 envisions the development of approximately 49,000 square feet of village center and 141,000 square feet of residential-tier commercial uses, 450 MF 22' residential units, 882 SF 40' residential units, 1,326 SF 50' residential units, 592 SF 60' residential units, 255 SF 40' Active Adult residential units, 425 SF 50' Active Adult residential units and 170 SF 60' Active Adult residential units, although land use and product types and unit numbers may change throughout the development period.

As indicated in *Section 3.2*, according to the District Engineer, the Master Infrastructure Improvements will serve and provide benefit both to the non-residential and residential land uses and will comprise an interrelated system of improvements, which means all of the Master Infrastructure Improvements will serve the entire PDP #4, and such public improvements will be interrelated such that they will reinforce one another. Additionally, according to the District Engineer, the Neighborhood Infrastructure Improvements will only serve and provide benefit to the PDP #4 residential neighborhoods.

By allowing for the land in PDP #4 to be developable, both the Master Infrastructure Improvements and the Neighborhood Infrastructure Improvements will reinforce each other, and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within PDP #4 will benefit from each infrastructure improvement category of the Master Infrastructure Improvements, as the improvements provide basic infrastructure to all land within PDP #4 and benefit all land within PDP #4 as an integrated system of improvements. Further, the residential land uses within the PDP #4 residential neighborhoods will benefit from each infrastructure improvement category of the Neighborhood Infrastructure Improvements.

As stated previously, the PDP #4 Project has a logical connection to the special and peculiar benefits received by the land within PDP #4, as without such improvements, the development of the properties within PDP #4 would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within PDP #4, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is

more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

The benefit associated with the Master Infrastructure Improvements is proposed to be allocated to the different land uses within PDP #4 in proportion to the density of development and intensity of use of the Master Infrastructure Improvements as measured by a standard unit called an Equivalent Assessment Unit ("EAU"). Table 4 in the *Appendix* illustrates the Master Infrastructure Improvements EAU weights that are proposed to be assigned to the land uses contemplated to be developed within PDP #4 based on the relative density of development and the intensity of use of master infrastructure, the total EAU counts for each land use category, and the share of the benefit received by each land use.

The rationale behind different EAU weights is supported by the fact that generally and on average smaller units or units with a lower intensity of use will use and benefit from the District's Master Infrastructure Improvements less than larger units or units with a higher intensity of use, as for instance, generally and on average smaller units or units with lower intensity of use produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. Additionally, the value of the larger units or units with a higher intensity of use is likely to appreciate by more in terms of dollars than that of the smaller units or units with a lower intensity of use as a result of the implementation of the Master Infrastructure Improvements. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of EAU measures serves as a reasonable approximation of the relative amount of benefit received from the District's Master Infrastructure Improvements. The EAU weights are based on the current best estimate of the impact that the different unit types and land uses will have on the use of the infrastructure categories within PDP #4.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with the Master Infrastructure Improvements (the "Master Assessment") in accordance with the EAU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected Master Assessment annual debt service assessments per 1,000 square feet for commercial land uses and dwelling unit for residential land uses.

The benefits of Neighborhood Infrastructure Improvements will be allocated to the residential land uses within PDP #4 in proportion to the density of development and intensity of use of the neighborhood

infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Based on the determination made by the District Engineer that the benefit of the Neighborhood Infrastructure Improvements accrues only to the residential land uses within PDP #4 residential neighborhoods, only residential land uses within PDP #4 will be assessed for the costs of Neighborhood Infrastructure Improvements.

Table 6 in the *Appendix* illustrates the Neighborhood Infrastructure Improvements ERU weights proposed to be assigned to the different residential land uses within PDP #4 contemplated within PDP #4 based on the relative density of development and the intensity of use of neighborhood infrastructure, the total ERU counts for each land use category, and the share of the benefit received by each land use.

The rationale behind different ERU weights is supported by the fact that generally and on average smaller units or units with a lower intensity of use will use and benefit from the District's Neighborhood Infrastructure Improvements less than larger units or units with a higher intensity of use, as for instance, generally and on average smaller units or units with lower intensity of use may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. Additionally, the value of the larger units or units with a higher intensity of use is likely to appreciate by more in terms of dollars than that of the smaller units or units with a lower intensity of use as a result of the implementation of the Neighborhood Infrastructure Improvements. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the Neighborhood Infrastructure Improvements.

Table 7 in the *Appendix* presents the apportionment of the assessment associated with the Neighborhood Infrastructure Improvements (the "Neighborhood Assessment") in accordance with the ERU benefit allocation method presented in Table 6. Table 7 also presents the annual levels of the projected Neighborhood Assessment annual debt service assessments per dwelling unit.

Finally, Tables 8 and 9 in the *Appendix* present the combined Master Assessment and Neighborhood Assessment levels for the different land uses.

5.3 Assigning Debt Assessments

The assessment associated with repayment of the Bonds comprises the sum of the Master Assessment and Neighborhood Assessment (cumulatively the “Assessment”) and will initially be levied on all of the gross acre land in PDP #4. Consequently, the Assessment will be levied on approximately 4,720 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$637,070,000 will be preliminarily levied on approximately 4,720 +/- gross acres at a maximum of \$134,972.46 per acre.

For residential land uses, as the land is platted, Master Assessment will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*, and Neighborhood Assessment (if applicable) will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 7 in the *Appendix*. Such allocation of Assessments to platted parcels will reduce the amount of Master Assessment levied on unplatted gross acres within PDP #4 and also reduce the amount of Neighborhood Assessment levied on unplatted gross acres.

For commercial land uses, as they receive a development or site approval, Master Assessment will be allocated to such parcels that received development or site approval based on the planned use for that parcel as reflected in Table 5 in the *Appendix*.

Further, to the extent that any residential land which has not been platted or non-residential land which has not received a development or site approval, is sold to another developer or builder, the Assessment will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Assessment transferred at sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, the PDP #4 Project creates special and peculiar benefits to certain properties within PDP #4. The PDP #4 Project benefits assessable properties within PDP #4 and accrues to all such assessable properties on an EAU and ERU basis.

The PDP #4 Project can be shown to be creating special and peculiar benefits to the property within PDP #4. The special and peculiar benefits resulting from each improvement include but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums;
- d. increased marketability and value of the property.

The PDP #4 Project makes the land in PDP #4 developable and saleable and provides special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

As noted herein, the PDP #4 Project functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund master improvements within any benefitted property within the PDP #4 Project of the District, regardless of where the Assessments are levied, provided that Assessments are fairly and reasonably allocated across all benefitted properties.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the PDP #4 Project is delineated in Table 4 (expressed as EAU factors) in the *Appendix* and Table 6 (expressed as ERU factors) in the *Appendix*.

The apportionment of the Assessment is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* initially across all assessable property within PDP #4 according to reasonable estimates of the special and peculiar benefits derived from the PDP #4 Project by different land uses.

Accordingly, no acre or parcel of property within the District will be lienied for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The Assessment Methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs it is possible that the number of EAUs and ERUs may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Assessment on a per EAU and ERU basis never exceeds the maximum assessment levels in Tables 8 and 9 in the *Appendix*. Master Assessment per EAU preliminarily equals \$71,651.64 (\$295,970,000 in Master Assessment divided by 4,130.68 EAUs), and Neighborhood Assessment per ERU preliminarily equals \$86,662.47 (\$341,100,000 in Neighborhood Assessments divided by 3,935.96 Neighborhood Assessment residential ERUs) and may change based on the final bond sizing. If such changes occur, the Assessment Methodology is applied to the land based on the number of and type of units of particular land uses within each and every parcel as shown in Table 4 and 6 in the *Appendix*.

As the land for residential land uses is platted or as land for non-residential land uses receives a development or site approval, the Assessment is assigned to platted parcels with respect to land for residential land uses or assigned to parcels based on development or site approval with respect to land for non-residential land uses based on the figures in Tables 8 and 9 in the *Appendix*. If as a result of platting and apportionment of the Assessment to the platted parcel of land for residential land uses or if a result of development or site approval and apportionment of the Assessment to the parcel of land for non-residential land uses that obtained development or site approval, the Master Assessment per EAU for land that remains unplatted with respect to parcels for residential land uses or does not have development or site approval with respect to parcels for non-residential land uses within PDP #4 remains equal to \$71,651.64, and the Neighborhood Assessment per ERU (if applicable, that is for units in the PDP #4 residential neighborhoods only) for land that remains unplatted within PDP #4 remains equal to \$86,662.47, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Assessment to the platted land for residential land uses or if a result of development or site approval and apportionment of the Assessment to the parcels for non-residential land uses that obtained development or site approval, the Master Assessment per EAU for land within parcels for residential land uses that remain unplatted or land within parcels for

non-residential land uses that do not have development or site approval within PDP #4 equals less than \$71,651.64, and the Neighborhood Assessment per ERU (if applicable, that is for units in the PDP #4 residential neighborhoods only) for the land that remains unplatted within PDP #4 equals less than \$86,662.47, (either as a result of a larger number of units, different units or both), then the per EAU/ERU Assessment for all parcels within PDP #4 will be lowered if that state persists at the conclusion of platting of all land within PDP #4 with respect to land for residential land uses and obtaining development or site approval with respect to land for non-residential land uses.

If, in contrast, a result of platting and apportionment of the Assessment to the platted land for residential land uses or if a result of development or site approval and apportionment of the Assessment to the land for non-residential land uses that obtained development or site approval, the Master Assessment per EAU for land that remains unplatted for residential land uses or does not have development or site approval for land for non-residential land uses within PDP #4 equals more than \$71,651.64, and/or the Neighborhood Assessment per ERU (if applicable, that is for units in the PDP #4 residential neighborhoods only) for the residential land that remains unplatted within PDP #4 equals more than \$86,662.47, (either as a result of a smaller number of units, different units or both), then the difference in Assessment plus accrued interest will be collected from the owner of the property which platting or development or site approval caused the increase of assessment per EAU/ERU to occur, in accordance with a true-up agreement to be entered into between the District and the Developer, which will be binding on assignees.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Master Assessment per EAU and \$71,651.64, and, if applicable, the difference between the actual Neighborhood Assessment per ERU and \$86,662.47, multiplied by the actual number of EAUs/ERUs plus accrued interest to the next succeeding interest payment date on the respective series of Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date.

In addition to platting of property within PDP #4 or any development or site approval within PDP #4, any planned sale of an unplatted land for residential land uses or sale of land for non-residential land uses that does not have development or site approval by the Developer to

another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Master Assessment per EAU for land for residential land uses that remains unplatted or land for non-residential land uses that does not have development or site approval and is also unsold by the Developer within PDP #4 remains equal to \$71,651.64, and the Neighborhood Assessment per ERU (if applicable) for land that remains unplatted and unsold by the Developer within PDP #4 (if applicable, that is for units in the PDP #4 residential neighborhoods only) remains equal to \$86,662.47. The test will be based upon the development rights as signified by the number of EAUs/ERUs associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Assessment transferred at sale.

5.7 Assessment Roll

The Assessment of \$637,070,000 is proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, debt service assessment shall be paid in thirty (30) annual installments.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the Wildlight Phase 3 Project. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt

and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

East Nassau Stewardship District

Preliminary Development Plan #4

Development Plan for PDP#4

Land Use	Unit of Measurement	Total Number of Sq. Ft./Dwelling Units
Commercial		
Village Center	Square Foot	49,000
Residential Tier 1 - Non-Res. Sq. Ft.	Square Foot	101,000
Residential Tier 2 - Non-Res. Sq. Ft.	Square Foot	40,000
Total Commercial		190,000
Residential		
MF 22'	Dwelling Unit	450
SF 40'	Dwelling Unit	882
SF 40' (AA)	Dwelling Unit	255
SF 50'	Dwelling Unit	1,326
SF 50' (AA)	Dwelling Unit	425
SF 60'	Dwelling Unit	592
SF 60' (AA)	Dwelling Unit	170
Total Residential		4,100

Table 2

East Nassau Stewardship District

Preliminary Development Plan #4

Proposed Improvement Costs - PDP#4

Improvement	Master Infrastructure Improvements	Neighborhood Infrastructure Improvements	Total Cost
Mobility Roads	\$21,571,000		\$21,571,000
Local Roads	\$8,921,000		\$8,921,000
Neighborhood Roads	\$0	\$71,440,000	\$71,440,000
Mobility/Public Trails	\$4,300,000		\$4,300,000
Stormwater Management Facilities	\$19,150,000		\$19,150,000
Utilities (Water Mains, Force Mains, Services and Lift Stations)	\$50,951,000	\$74,137,000	\$125,088,000
Street Lighting	\$1,687,000	\$8,211,000	\$9,898,000
Landscaping/Hardscape/Irrigation	\$1,840,000		\$1,840,000
Recreation	\$20,000,000		\$20,000,000
Entry Features/Signage	\$5,000,000		\$5,000,000
Design, Engineering, Surveying & Permitting	\$16,010,400	\$18,454,560	\$34,464,960
Construction Cost Contingency	\$20,013,000	\$23,068,200	\$43,081,200
2023 Total	\$169,443,400	\$195,310,760	\$364,754,160
Buildout Total	\$216,153,000	\$249,151,000	\$465,304,000

Table 3

East Nassau Stewardship District

Preliminary Development Plan #4

Preliminary Sources and Uses of Funds

	Master Bonds	Neighborhood Bonds	Total - All Bonds
Sources			
Bond Proceeds:			
Par Amount	\$295,970,000	\$341,100,000	\$637,070,000
Total Sources	\$295,970,000	\$341,100,000	\$637,070,000
Uses			
Project Fund Deposits:			
Project Fund	\$216,153,000	\$249,151,000	\$465,304,000
Other Fund Deposits:			
Debt Service Reserve Fund	\$26,290,255	\$30,299,038	\$56,589,293
Capitalized Interest Fund	\$47,355,200	\$54,576,000	\$101,931,200
	\$73,645,455	\$84,875,038	\$158,520,493
Delivery Date Expenses:			
Costs of Issuance	\$6,169,400	\$7,072,000	\$13,241,400
Rounding	\$2,145	\$1,962	\$4,107
Total Uses	\$295,970,000	\$341,100,000	\$637,070,000
Financing Assumptions:			
Coupon Rate:	8.00%		
Length of Capitalized Interest Period:	24 Months		
Debt Service Reserve:	Max Annual Debt Service		
Underwriter's Discount:	2.00%		
Costs of Issuance:	\$250,000.00		

Table 4

East Nassau Stewardship District

Preliminary Development Plan #4

Master Infrastructure Improvements Benefit Allocation for PDP#4

Land Use	Number of Sq. Ft./Dwelling Units	Master Infrastructure Improvements EAU per 1,000 Sq. Ft./Dwelling Unit	Master Infrastructure Improvements Total EAU	Percent Share of Total
Commercial				
Village Center	49,000	1.13	55.37	1.34046%
Residential Tier 1 - Non-Res. Sq. Ft.	101,000	0.99	99.99	2.42067%
Residential Tier 2 - Non-Res. Sq. Ft.	40,000	0.99	39.60	0.95868%
Total Commercial	190,000		194.96	4.71980%
Residential				
MF 22'	450	0.60	270.00	6.53645%
SF 40'	882	0.92	811.44	19.64422%
SF 40' (AA)	255	0.92	234.60	5.67945%
SF 50'	1,326	1.00	1,326.00	32.10125%
SF 50' (AA)	425	1.00	425.00	10.28886%
SF 60'	592	1.14	674.88	16.33823%
SF 60' (AA)	170	1.14	193.80	4.69172%
Total Residential	4,100		3,935.72	95.28020%
Total			4,130.68	100.00000%

Table 5

East Nassau Stewardship District

Preliminary Development Plan #4 Project

Master Infrastructure Improvements Assessment Apportionment

Land Use	Number of Sq. Ft./Dwelling Units	Total Master Assessment Apportionment	Master Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit	Annual Master Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit*
Commercial				
Village Center	49,000	\$3,967,351.36	\$80,966.35	\$7,424.03
Residential Tier 1 - Non-Res. Sq. Ft.	101,000	\$7,164,447.57	\$70,935.12	\$6,504.24
Residential Tier 2 - Non-Res. Sq. Ft.	40,000	\$2,837,404.98	\$70,935.12	\$6,504.24
Total Commercial	190,000	\$13,969,203.91		
Residential				
MF 22'	450	\$19,345,943.04	\$42,990.98	\$3,941.97
SF 40'	882	\$58,141,007.49	\$65,919.51	\$6,044.35
SF 40' (AA)	255	\$16,809,474.95	\$65,919.51	\$6,044.35
SF 50'	1,326	\$95,010,075.82	\$71,651.64	\$6,569.94
SF 50' (AA)	425	\$30,451,947.38	\$71,651.64	\$6,569.94
SF 60'	592	\$48,356,259.41	\$81,682.87	\$7,489.73
SF 60' (AA)	170	\$13,886,088.00	\$81,682.87	\$7,489.73
Total Residential	4,100	\$282,000,796.09		
Total		\$295,970,000.00		

* Included costs of collection and assumes payment in **November**

Table 6

East Nassau Stewardship District

Preliminary Development Plan #4

Neighborhood Infrastructure Improvements Benefit Allocation for PDP#4

Land Use	Number of Sq. Ft./Dwelling Units	Neighborhood Infrastructure Improvements ERU per 1,000 Sq. Ft./Dwelling Unit	Neighborhood Infrastructure Improvements Total ERU	Percent Share of Total
Residential				
MF 22'	450	0.55	247.50	6.28817%
SF 40'	882	0.94	829.08	21.06424%
SF 40' (AA)	255	0.94	239.70	6.09000%
SF 50'	1,326	1.00	1,326.00	33.68937%
SF 50' (AA)	425	1.00	425.00	10.79787%
SF 60'	592	1.14	674.88	17.14652%
SF 60' (AA)	170	1.14	193.80	4.92383%
Total Residential	4,100		3,935.96	100.00000%
Total			3,935.96	100.00000%

Table 7

East Nassau Stewardship District

Preliminary Development Plan #4 Project

Neighborhood Infrastructure Improvements Assessment Apportionment

Land Use	Number of Sq. Ft./Dwelling Units	Total Neighborhood Assessment Apportionment	Neighborhood Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit	Annual Neighborhood Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit*
Residential				
MF 22'	450	\$21,448,960.36	\$47,664.36	\$4,370.48
SF 40'	882	\$71,850,117.38	\$81,462.72	\$7,469.55
SF 40' (AA)	255	\$20,772,993.12	\$81,462.72	\$7,469.55
SF 50'	1,326	\$114,914,430.02	\$86,662.47	\$7,946.33
SF 50' (AA)	425	\$36,831,548.08	\$86,662.47	\$7,946.33
SF 60'	592	\$58,486,765.11	\$98,795.21	\$9,058.81
SF 60' (AA)	170	\$16,795,185.93	\$98,795.21	\$9,058.81
Total Residential	4,100	\$341,100,000.00		
Total		\$341,100,000.00		

* Included costs of collection and assumes payment in **November**

Table 8

East Nassau Stewardship District

Preliminary Development Plan #4 Project

Combined Master and Neighborhood Infrastructure Improvements Assessment Apportionment

Land Use	Total Master Assessment Apportionment	Total Neighborhood Assessment Apportionment	Combined Master and Neighborhood Total Assessment Apportionment	Combined Master and Neighborhood Assessment Apportionment per 1,000 Sq.
Commercial				
Village Center	\$3,967,351	\$0	\$3,967,351	\$80,966.35
Residential Tier 1 - Non-Res. Sq. Ft.	\$7,164,448	\$0	\$7,164,448	\$70,935.12
Residential Tier 2 - Non-Res. Sq. Ft.	\$2,837,405	\$0	\$2,837,405	\$70,935.12
Total Commercial	\$13,969,204	\$0	\$13,969,204	
Residential				
MF 22'	\$19,345,943	\$21,448,960	\$40,794,903	\$90,655.34
SF 40'	\$58,141,007	\$71,850,117	\$129,991,125	\$147,382.23
SF 40' (AA)	\$16,809,475	\$20,772,993	\$37,582,468	\$147,382.23
SF 50'	\$95,010,076	\$114,914,430	\$209,924,506	\$158,314.11
SF 50' (AA)	\$30,451,947	\$36,831,548	\$67,283,495	\$158,314.11
SF 60'	\$48,356,259	\$58,486,765	\$106,843,025	\$180,478.08
SF 60' (AA)	\$13,886,088	\$16,795,186	\$30,681,274	\$180,478.08
Total Residential	\$282,000,796	\$341,100,000	\$623,100,796	
Total	\$295,970,000	\$341,100,000	\$637,070,000	

Table 9

East Nassau Stewardship District

Preliminary Development Plan #4 Project

Combined Master and Neighborhood Infrastructure Improvements Annual Assessment Apportionment

Land Use	Annual Master Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit*	Annual Neighborhood Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit*	Combined Annual Master and Neighborhood Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit
<u>Commercial</u>			
Village Center	\$7,424.03	\$0.00	\$7,424.03
Residential Tier 1 - Non-Res. Sq. Ft.	\$6,504.24	\$0.00	\$6,504.24
Residential Tier 2 - Non-Res. Sq. Ft.	\$6,504.24	\$0.00	\$6,504.24
<u>Residential</u>			
MF 22'	\$3,941.97	\$4,370.48	\$8,312.45
SF 40'	\$6,044.35	\$7,469.55	\$13,513.89
SF 40' (AA)	\$6,044.35	\$7,469.55	\$13,513.89
SF 50'	\$6,569.94	\$7,946.33	\$14,516.27
SF 50' (AA)	\$6,569.94	\$7,946.33	\$14,516.27
SF 60'	\$7,489.73	\$9,058.81	\$16,548.55
SF 60' (AA)	\$7,489.73	\$9,058.81	\$16,548.55
Total Residential			

* Included costs of collection and assumes payment in **November**

Exhibit “A”

Bond Assessments in the amount of \$637,070,000 are proposed to be levied over the area described below:

Description:

A parcel of land, being a portion of the William Hobkirk Grant, Section 41 and the William Hobkirk Grant and Thomas May Grant, Section 42 and the Thomas May Grant, Section 43 and the Heirs of E. Waterman Mill Grant, Section 50 and the John W. Lowe Mill Grant, Section 51, Township 3 North, Range 27 East and being a portion of Section 37 and the John W. Lowe Mill Grant, Section 44, Township 3 North, Range 28 East all in Nassau County, Florida and being more particularly described as follows:

Begin at the Most Northerly corner of the William Hobkirk Grant, Section 41, Township 3 North, Range 27 East, Nassau County, Florida; thence on the Northerly line of said Section 41, S 46°58'42" E, a distance 3347.31 feet to the Northeasterly corner of said Section 41 said point also being the most Northerly corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence departing said Northerly line and on said Northerly line of Section 50, S 46°45'09" E, a distance 3141.05 feet; thence departing said Northerly line, S 43°07'50" W, a distance 47.78 feet to a point on the Southerly Right of Way line of Rose Bluff Road (66 foot Right of Way); thence on said Southerly Right of Way line, S 46°52'10" E, a distance 3672.22 feet to the Northwest corner of Creekside Unit I as recorded in Plat Book 6, Page 320 of the Public Records of Nassau County, Florida; thence departing said Southerly Right of Way line and on the Westerly line of said Creekside Unit I, S 43°56'29" W, a distance 922.51 feet to the Southwest corner of said Creekside Unit I; thence departing said Westerly line and on the Southerly line of said Creekside Unit I and on the Southerly line of Creekside Unit II as recorded in Plat Book 7, Pages 32 and 33 of said Public Records and on the Southerly line of those lands described in Official Record Book 1699, Page 1781 of said Public Records, S 47°56'22" E, a distance 2923.03 feet to the Northwest corner of said lands; thence departing said Southerly line and on the Northerly lines, Westerly lines, South line and East line of said lands for the next 7 courses, S 44°21'01" W, a distance 248.94 feet; thence S 88°38'46" W, a distance 550.24 feet; thence S 46°58'49" E, a distance 307.88 feet; thence N 88°37'03" E, a distance 237.76 feet; thence S 02°22'18" W, a distance 473.95 feet; thence S 88°16'36" E, a distance 450.33 feet; thence N 01°36'34" E, a distance 711.99 feet to the Northeast corner of said lands said point also being on the aforesaid Southerly line of those lands described in Official Record Book 1699, Page 1781; thence departing said East line and on said Southerly line of those lands described in Official Record Book 631, Page 31 of said Public Records, S 47°56'22" E, a distance 2961.43 feet to the Southeast corner of said lands; thence departing said Southerly line and on the Easterly line of said lands, N 38°10'15" E, a distance 382.73 feet to a point on the Southerly County Maintained Right of Way line of Lee Road said point being on a curve, concave Northwest, having of radius 85.46 feet and a central angle of 28°44'32"; thence departing said Easterly line and on said Southerly County Maintained Right of Way line and on the arc of said curve for the next 4 courses, a distance of 42.87 feet said arc being subtended by a chord which bears N 69°54'46" E, a distance of 42.42 feet to the curves end; thence N 53°02'00" E, a distance 40.64 feet to the beginning of a curve, concave Southeast, having of radius 73.38 feet and a central angle of 36°59'17"; thence on the arc of said curve a distance of 47.37 feet said arc being subtended by a chord which bears N 75°22'46" E, a distance of 46.55 feet to the curves end; thence S 71°13'20" E, a distance 279.61 feet to the Northwest corner of those lands described in Official Record Book 1263, Page 677 of the aforesaid Public Records; thence departing said Southerly County Maintained Right of Way line and on the Westerly line of said lands and the Southerly prolongation thereof, S 07°40'39" W, a distance 1608.34 feet to the Southwest corner of those lands described in Official Record Book 802, Page 1281 of said Public Records; thence departing said Southerly prolongation line and on the Southerly line of said lands, S 82°19'01" E, a distance 399.49 feet to a point on the Westerly Right of Way line of Chester Road (Variable Width Right of Way); thence departing said Southerly line and on said Westerly Right of Way line for the next 3 courses, S 07°40'57" W, a distance 21.94 feet; thence S 07°43'19" W, a distance 9134.66 feet; thence S 08°41'14" W, a distance 747.21 feet to a point on the Northerly Right of Way line of Pages Dairy Road (100 foot Right of Way); thence departing said Westerly Right of Way line and on said Northerly Right of Way line for the next 8 courses, N 63°45'37" W, a distance 1908.42 feet to the beginning of a curve, concave Northeast, having a radius of 1859.00 feet and a central angle of 13°19'52"; thence on the arc of said curve a distance of 432.54 feet said arc being subtended by a chord which bears N 57°05'41" W, a distance of 431.57 feet to the curves end; thence N 50°25'45" W, a distance 1077.81 feet; thence N 51°29'02" W, a distance 1087.78 feet to the beginning of a curve, concave Southwest, having a radius of 5786.70 feet and a central angle of 12°04'58"; thence on the arc of said curve a distance of 1220.33 feet said arc being subtended by a chord which bears N 57°31'31" W, a distance of 1218.07 feet to the curves end; thence N 63°34'00" W, a distance 549.97 feet to the beginning of a curve, concave Southwest, having a radius of 2914.79 feet and a central angle of 11°37'45"; thence on the arc of said curve a distance of 591.61 feet said arc being subtended by a chord which bears N 69°22'53" W, a distance of 590.59 feet to the curves end; thence N 75°11'45" W, a distance 386.35 feet to the Southeast corner of Page Hill Unit 1, as recorded in Plat Book 6, Pages 237 and 238 of the Public Records of Nassau County, Florida; thence on the Easterly line of said Page Hill Unit 1 and on the Easterly line of Page Hill Unit 2, as recorded in Plat Book 6, Pages 318 and 319 of said Public Records and on the Easterly line of Page Hill Unit 3, as recorded in Plat Book 6, Pages 341 and 342 of said Public Records for the next 6 courses, thence N 15°14'52" E, a distance of 624.51 feet; thence N 31°18'20" E, a distance of 1600.42 feet; thence N 31°16'17" E, a distance of 1617.68 feet; thence N 31°18'20" E, a distance of 77.25 feet; thence N 31°14'20" E, a distance of 712.26 feet; thence N 15°00'35" E, a distance of 1945.10 feet to the Northeast corner of said Page Hill Unit 3, as recorded in Plat Book 6, Pages 341 and 342; thence departing said Easterly line and on the North line of said Page Hill Unit 3, S 89°08'26" W, a distance 1948.04 feet to the Northwest corner of said Page Hill Unit 3; thence departing said North line and on the Westerly line of said Page Hill Unit 3 and on the Westerly line of the aforesaid Page Hill Unit 2 and on the Westerly line of Page Hill Unit 1 as recorded in Plat Book 6, Pages 237 and 238 of said Public Records and on the Westerly line of those lands described in Official Record Book 1127, Page 877 of the Public Records of Nassau County, Florida for the next 5 courses, S 06°17'22" W, a distance 846.40 feet; thence S 15°13'56" W, a distance 1678.50 feet; thence S 15°14'27" W, a distance 1129.83 feet; thence N 80°46'29" W, a distance 416.31 feet; thence S 15°10'34" W, a distance 2205.85 feet to a point on the aforesaid Northerly Right of Way line of Pages Dairy Road; thence departing said Westerly line and on said Northerly Right of Way line for the next 2 courses, N 76°11'45" W, a distance 824.27 feet to the beginning of a curve, concave Southerly, having a radius of 1004.93 feet and a central angle of 19°06'09"; thence on the arc of said curve a distance of 335.04 feet said arc being subtended by a chord which bears N 85°44'50" W, a distance of 333.49 feet to the Southeast corner of Yulee Hills as recorded in Plat Book 4, Page 31 of the aforesaid Public Records; thence departing said Northerly Right of Way line and on the Easterly line of said Yulee Hills, N 4°55'07" W, a distance 6150.59 feet to the Northeast corner of said Yulee Hills said point also being on the Easterly line of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida. thence departing said Easterly line and on the Westerly line of Yulee Hills and also being on said Easterly line of Section 50, S 43°57'08" W, a distance 4382.72 feet; thence departing said Westerly line, N 42°19'35" W, a distance of 4836.30 feet; thence N 28°23'24" E, a distance of 4055.38 feet; thence N 64°33'33" E, a distance of 374.96 feet; thence N 17°40'52" W, a distance of 5565.10 feet; thence N 26°18'18" W, a distance of 1775.18 feet; thence N 35°26'01" E, a distance of 1640.64 feet; thence N 10°53'19" E, a distance of 1947.94 feet; thence S 86°34'23" E, a distance of 1430.21 feet; thence N 69°05'53" E, a distance of 787.78 feet; thence N 65°51'30" E, a distance of 184.05 feet; thence N 04°32'09" E, a distance of 294.46 feet; thence N 31°56'39" E, a distance of 727.90 feet to a point on the Mean High Water Line of Bells River said point being referred to as reference point "A";



VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.
14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
CA — 00002584 LC — 0000316

PDP #4 LEGAL DESCRIPTION

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 19-239-02-004

DRAWN BY: LOL

DATE: OCTOBER 19, 2023

PLATE NO. 2A

thence on said Mean High Water Line, Easterly, a distance of 1630 feet more or less to a point on the Westerly line of those lands described in Official Record Book 1043, Page 181 of the Public Records of Nassau County, Florida said point also being on said Mean High Water Line said point having a tie line of, S 82°18'51" E, a distance of 1521.79 feet from said reference point "A"; thence departing said Mean High Water Line and on said Westerly line and on the Westerly line of those lands described in Official Record Book 1416, Page 403 of said Public Records and on the Southerly line of last said lands for the next 2 courses, S 02°30'20" E, a distance 677.00 feet; thence S 72°00'20" E, a distance 696.00 feet to the Southeast corner of said lands said point also being on the Easterly line of the William Hobkirk Grant and Thomas May Grant, Section 42, Township 3 North, Range 27 East, Nassau County, Florida; thence departing said Southerly line and on said Easterly line, S 43°59'40" W, a distance 2341.20 feet to the Point of Beginning.

ETM VISION - EXPERIENCE - RESULTS ENGLAND - THIMS & MILLER, INC. 14775 Old St. Augustine Road, Jacksonville, FL 32258 TEL: (904) 642-8990, FAX: (904) 646-9485 CA - 00002584 LC - 0000316	PDP #4 LEGAL DESCRIPTION		ETM NO. 19-239-02-004
			DRAWN BY: LOL
	EAST NASSAU STEWARDSHIP DISTRICT		DATE: OCTOBER 19, 2023
			PLATE NO. 2B

**EAST NASSAU
STEWARDSHIP DISTRICT**

7

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT AUTHORIZING AN INDIVIDUAL DESIGNATED BY THE BOARD OF SUPERVISORS TO ACT AS THE DISTRICT'S PURCHASING AGENT FOR THE PURPOSE OF PROCURING, ACCEPTING, AND MAINTAINING ANY AND ALL CONSTRUCTION MATERIALS NECESSARY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE OR COMPLETION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS AS PROVIDED IN THE DISTRICT'S ADOPTED IMPROVEMENT PLAN; PROVIDING FOR THE APPROVAL OF A WORK AUTHORIZATION; PROVIDING FOR PROCEDURAL REQUIREMENTS FOR THE PURCHASE OF MATERIALS; APPROVING THE FORM OF A PURCHASE REQUISITION REQUEST; APPROVING THE FORM OF A PURCHASE ORDER; APPROVING THE FORM OF A CERTIFICATE OF ENTITLEMENT; AUTHORIZING THE PURCHASE OF INSURANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the East Nassau Stewardship District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 2017-206, Laws of Florida, and Chapter 189, Florida Statutes; and

WHEREAS, Chapter 2017-206, Laws of Florida, authorizes the District to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure; and

WHEREAS, the District Board of Supervisors (the "Board"), upon recommendation of the District Engineer, has adopted an improvement plan, as will be supplemented and amended from time to time for the construction and installation of certain infrastructure improvements within and without the District (the "Improvements"); and

WHEREAS, the District has entered or will enter into various construction contracts for the construction and installation of the Improvements, as the same may be amended and supplemented by applicable change orders, work authorizations, work orders, or other amendments and addendums to same (collectively, the "Construction Contracts"); and

WHEREAS, the Construction Contracts allow, or may be amended to allow, for the direct purchase by the District of certain construction materials necessary for those contracts; and

WHEREAS, the District has determined that such direct purchase of construction materials will provide a significant construction cost reduction that is in the best interest of the District; and

WHEREAS, the District desires to have a District representative who is familiar with the project and who is knowledgeable in the area of procuring and handling construction materials act as its representative.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. DESIGNATION OF PURCHASING AGENT. The District Engineer is hereby appointed by the Board (the "Purchasing Agent") shall have the full authority of the District to issue purchase orders or enter into purchase agreements on behalf of the District at such times and intervals as it determines necessary for the timely receipt of construction materials required by the Contractor for the prosecution of the construction project. The form of work authorization attached hereto as **Exhibit A** is hereby approved and/or ratified, and the District Engineer shall be paid such reasonable fees, costs and expenses, related to its actions as the District's Purchasing Agent as provided for in the applicable Construction Contract(s) with the District.

SECTION 3. AUTHORIZATION TO PURCHASE FOR PURCHASING AGENT. The Purchasing Agent shall purchase on behalf of the District only those materials identified in the Construction Contracts and in amounts not to exceed the cost amount contained therein and as included in the Construction Contracts. The Purchasing Agent shall be authorized to purchase on behalf of the District any additional construction materials that are identified in a schedule of values associated with any change order(s) to the Construction Contracts or that of any subcontractor to the Contractor which is approved by the District.

SECTION 4. GENERAL AUTHORIZATION FOR PURCHASING AGENT. The Purchasing Agent is further authorized to take any other administrative actions that are consistent with his/her duties as the District's Purchasing Agent, including but not limited to, negotiating for lower prices on materials from other suppliers, arranging for the storage, delivery, and protection of purchased materials, and sending and receiving notices and releases as are required by law.

SECTION 5. BUILDERS ALL RISK INSURANCE. The District Manager is hereby directed to purchase Builders All Risk Insurance on behalf of the District and with the District as the named insured in such amounts as are necessary to cover the estimated costs of the construction materials pursuant to the Construction Contract.

SECTION 6. PROCUREMENT PROCEDURES. The procurement procedures and its exhibits, attached hereto as **Composite Exhibit B** and incorporated herein by reference, are hereby approved and/or ratified, and shall be used by the Purchasing Agent for the purchase of construction materials on behalf of the District.

SECTION 7. APPROVAL OF PRIOR AND SUBSEQUENT ACTIONS. The actions of current and prior members of the Board and District staff in effectuating the District's direct purchase of materials relative to the Construction Contracts, including but not limited to the execution of any documents related therewith, are hereby determined to be in accordance with the prior

authorizations of the District's Chairman, Vice Chair in the Chairman's absence, and/or the Board, and are hereby ratified, approved and confirmed all respects.

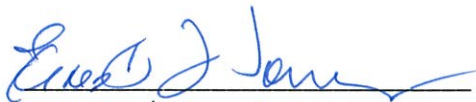
SECTION 8. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 9. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 17th day of October, 2024.

ATTEST:

EAST NASSAU STEWARDSHIP DISTRICT


Secretary/Assistant Secretary

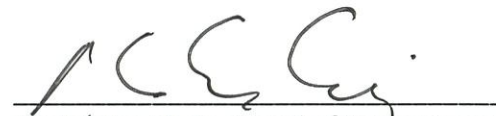

Chair/Vice Chair, Board of Supervisors

EXHIBIT A

Work Authorization

_____, 2024

Board of Supervisors
East Nassau Stewardship District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Subject: **Work Authorization Number ____**
East Nassau Stewardship District

Dear Chairman, Board of Supervisors:

_____ (the "Engineer") is pleased to submit this work authorization to provide engineering services for the East Nassau Stewardship District (the "District"). We will provide these services pursuant to our current agreement dated _____ (the "Engineering Agreement") as follows:

I. Scope of Work

The Engineer will act as Purchasing Agent for the District with respect to the direct purchase of construction materials for the Improvements in accordance with the procurement procedures adopted by the Board of Supervisors.

II. Compensation

The Engineer will be compensated for this work at the hourly rates established pursuant to the Engineering Agreement.

III. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

Engineer hereby represents it understands and will abide by all terms of the District's Procurement Procedures for Owner Purchased Material. In preparing and executing any documentation for purposes of ordering or purchasing materials in the name of and on behalf of the District, the Engineer will affirm that the vendor supplying the Owner Purchased Materials is not also the installer of the Owner Purchased Materials, and further, will affirm that the installer of the Owner Purchased Materials did not manufacture, fabricate or furnish the Owner Purchased Materials.

This work authorization, together with the Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced services and supersedes any previously executed proposal or agreement related to the provision of such services. If you wish to accept this work authorization, please sign where indicated and return to our office. Thank you for the opportunity to be of service.

APPROVED AND ACCEPTED

Sincerely,

ENGLAND-THIMS & MILLER, INC.

By:

Authorized Representative of District

Date:

By: _____

COMPOSITE EXHIBIT B

PROCUREMENT PROCEDURES FOR OWNER PURCHASED MATERIAL

1. Purchase Requisition Request Forms. At least ten (10) calendar days prior to CONTRACTOR ordering construction materials, CONTRACTOR shall prepare and forward to the East Nassau Stewardship District (the "OWNER" of "DISTRICT") a separate Purchasing Requisition Request Form for each supplier in the form attached hereto as **Attachment 1**, specifically identifying the construction materials which CONTRACTOR plans to order from each supplier so that OWNER may, in its sole discretion, elect to purchase directly such construction materials.
2. Purchase Orders. After receipt of the Purchasing Requisition Request Form, the OWNER shall prepare Purchase Orders in the form attached hereto as **Attachment 2**, or as modified from time to time in the Owner's discretion in accordance with applicable law, for construction materials which the OWNER wishes to purchase directly. Purchase Orders shall require that the supplier provide required shipping and handling insurance. Purchase Orders shall also require the delivery of the Owner Purchased Materials on the delivery dates provided by the CONTRACTOR in the Purchasing Requisition Request Form. Pursuant to the Purchase Order, the supplier will provide the CONTRACTOR the required quantities of construction material at the price established in the supplier's quote less any associated sales tax.
3. Certificate of Entitlement. The OWNER shall execute a separate Certificate of Entitlement for each Purchase Order in the form attached hereto as **Attachment 3**, and furnish a copy of same to the supplier and to the CONTRACTOR in accordance with Section 4. Each Certificate of Entitlement must have attached thereto the corresponding Purchase Order.

Each Certificate of Entitlement shall acknowledge that if the Department of Revenue determines the purchase is not a tax exempt purchase by a governmental entity, then the governmental entity will be responsible for any tax, penalties and interest determined to be due.

Each Certificate of Entitlement shall affirm that: (1) the attached Purchase Order is being issued directly to the vendor supplying the tangible personal property the CONTRACTOR will use in the identified public works; (2) the vendor's invoice will be issued directly to the governmental entity; (3) payment of the vendor's invoice will be made directly by the governmental entity to the vendor from public funds; (4) the governmental entity will take title to the tangible personal property from the vendor at the time of purchase or of delivery by the vendor; and (5) the governmental entity assumes the risk of damage or loss at the time of purchase or delivery by the vendor.

4. Transmission of Certificate of Entitlement and Attached Purchase Order. At least two (2) calendar days prior to CONTRACTOR placing OWNER'S order for the construction materials, OWNER shall forward each Certificate of Entitlement, together with the attached Purchase Order, to CONTRACTOR and to supplier. Promptly upon receipt of the Owner Purchased Materials specified in each Purchase Order, CONTRACTOR shall verify the purchase of the Owner Purchased Materials

in accordance with the terms of the Purchase Order and in a manner to assure timely delivery of the Owner Purchased Materials.

5. Notice of Reduction in Contract Price. On or about the last business day of each month, OWNER shall deliver to the CONTRACTOR a Notice of Reduction in Contract Price (hereinafter "Notice"). Each Notice shall list all Owner Purchased Materials for the respective month and the total price for all such construction materials, plus all sales taxes which would have been associated with such construction materials had the CONTRACTOR purchased the construction materials. Each Notice may also include the total price and sales tax (had CONTRACTOR purchased) for any previously purchased Owner Purchased Materials which for any reason were not previously deducted from the contract price. The contract price will be reduced automatically and as a ministerial task by the amount set forth in each Notice. Each Notice will also reflect the amended contract balance reflecting the deductions taken in said Notice.

The intent of this provision is to cause the contract price to be reduced automatically by the amount OWNER pays for Owner Purchased Materials plus the amount of applicable sales tax that would have been paid for such construction materials, had the CONTRACTOR or any other non-tax exempt entity purchased the construction materials. All savings of sales taxes shall accrue solely to the benefit of OWNER, and CONTRACTOR shall not benefit whatsoever from savings of any such taxes.

6. Payment for Owner Purchased Materials. In order to arrange for the prompt payment to suppliers, the CONTRACTOR shall provide to the OWNER a list indicating on behalf of the owner of the Owner Purchased Materials within fifteen (15) calendar days of receipt of said Owner Purchased Materials. The list shall include a copy of the applicable Purchase Orders, invoices, delivery tickets, written acceptance of the delivered items, and such other documentation as may be reasonably required by the OWNER. Upon receipt of the appropriate documentation, the OWNER shall prepare a check drawn to the supplier based upon the receipt of data provided. OWNER will make payment to each supplier. The CONTRACTOR agrees to assist the OWNER to immediately obtain appropriate partial or final release of waivers.

OWNER shall be responsible for the full payment of all valid and due invoices for Owner Purchased Materials and shall not be entitled to retain the standard five (5%) percent amount of the progress payment due to the CONTRACTOR as is otherwise provided for in the contract documents.

CONTRACTOR shall affirm that the vendor supplying the Owner Purchased Materials is not also the installer of the Owner Purchased Materials. CONTRACTOR shall further affirm that the installer of the Owner Purchased Materials did not manufacture, fabricate or furnish the Owner Purchased Materials.

7. CONTRACTOR Responsibilities. CONTRACTOR shall be fully responsible for all matters relating to ordering, storing, protecting, receipt, and handling for all construction materials including Owner Purchased Materials, in accordance with these procedures including, but not limited to, verifying correct quantities, verifying documents of orders in a timely manner, coordinating

purchases, providing and obtaining all warranties and guarantees required by the contract documents, inspection and acceptance on behalf of the owner of the construction materials at the time of delivery, and loss or damage to the construction materials following acceptance of construction materials, due to the negligence of the CONTRACTOR. CONTRACTOR shall serve as bailee with respect to such Owner Purchased Materials. The CONTRACTOR shall coordinate delivery schedules, sequence of delivery, loading orientation, and other arrangements normally required by the CONTRACTOR for the construction materials furnished including Owner Purchased Materials. The CONTRACTOR shall provide all services required for the unloading, handling and storage of construction materials through installation including Owner Purchased Materials. The CONTRACTOR agrees to indemnify and hold harmless the OWNER from any and all claims of whatever nature resulting from non-payment for Owner Purchased Materials arising from CONTRACTOR actions.

7.1 Inspection and Documentation. As Owner Purchased Materials are delivered to the job site, CONTRACTOR shall visually inspect all shipments from the suppliers, and approve the vendor's invoice for construction materials delivered. The CONTRACTOR shall assure that each delivery of Owner Purchased Material is accompanied by documentation adequate to identify the Purchase Order against which the purchase is made. This documentation may consist of a delivery ticket and an invoice from the supplier conforming to the Purchase Order together with such additional information as the OWNER may require. All invoices for Owner Purchase Materials shall include the Owner's consumer certificate of exemption number. The CONTRACTOR will then forward all such invoices to the OWNER. On or about the 15th and last day of each month (or the next succeeding business day), CONTRACTOR shall review all invoices submitted by all suppliers of Owner Purchased Materials delivered to the Project site(s) during that month and either concur or object to the OWNER's issuance of payment to the suppliers, based upon CONTRACTOR's records of Owner Purchased Materials delivered to the site and whether any defects or non-conformities exist in such Owner Purchased Materials.

7.2 Warranties, Guarantees, Repairs and Maintenance. The CONTRACTOR shall be responsible for obtaining and managing on behalf of the Owner all warranties and guarantees for all construction materials as required by the contract documents and shall fully warrant all construction materials including all Owner Purchased Materials. OWNER's purchase of various construction materials shall not in any manner impact or reduce CONTRACTOR's duty to warrant said construction materials. The OWNER may forward all repair, maintenance, non-conforming construction materials calls, or any other issues relating to the construction materials to the CONTRACTOR for resolution with the appropriate supplier, vendor, or subcontractor. The CONTRACTOR shall resolve all such calls or issues.

7.3 Records and Accountings. The CONTRACTOR shall maintain records of all Owner Purchased Materials it incorporates into the work from the stock of Owner Purchased Materials in its possession as bailee. The CONTRACTOR shall account monthly to the OWNER for any Owner Purchased Materials delivered into the CONTRACTOR's possession, indicating portions of all such construction materials which have been incorporated into the work.

7.4 Defective or Non-conforming Construction Materials. The CONTRACTOR shall ensure that Owner Purchased Materials conform to specifications, and determine prior to incorporation into the work if such construction materials are defective or non-conforming, whether such construction materials are identical to the construction materials ordered, and match the description on the bill of lading. If the CONTRACTOR discovers defective or non-conforming Owner Purchased Material upon such visual inspection, the CONTRACTOR shall not utilize such non-conforming or defective construction materials in the work and instead shall promptly notify the OWNER of the defective or non-conforming conditions so repair or replacement of such construction materials can occur without any undue delay or interruption to the project. If the CONTRACTOR fails to adequately and properly perform such inspection or otherwise incorporates into the Project defective or non-conforming Owner Purchased Materials, the condition of which it either knew or should have known by performance of an inspection, CONTRACTOR shall be responsible for all damages to OWNER resulting from CONTRACTOR's incorporation of such construction materials into the project, including liquidated or delay damages.

8. Title. Notwithstanding the transfer of Owner Purchased Materials by the OWNER to the CONTRACTOR's possession as bailee for the OWNER, the OWNER shall retain legal and equitable title to any and all Owner Purchased Materials.

9. Insurance and Risk of Loss. The OWNER shall purchase and maintain Builder's Risk Insurance sufficient to protect against any loss or damage to Owner Purchased Materials. Owner shall be the named insured and such insurance shall cover the full value of any Owner Purchased Materials not yet incorporated into the Project during the period between the time the OWNER first takes title to any such Owner Purchased Materials and the time when the last of such Owner Purchased Materials is incorporated into the Project or consumed in the process of completing the Project.

10. No Damages for Delay. The OWNER shall in no way be liable for, and CONTRACTOR waives all claims for, any damages relating to or caused by alleged interruption or delay due to ordering or arrival of Owner Purchased Materials, defects, or other problems of any nature with such construction materials, late payment for such construction materials, or any other circumstance associated with Owner Purchased Materials, regardless of whether OWNER's conduct caused, in whole or in part, such alleged damages. The foregoing waiver by CONTRACTOR includes damages for acceleration and inefficiencies. CONTRACTOR accepts from OWNER as further and specific consideration for the foregoing waivers, OWNER's undertaking to pay for and finance all Owner Purchased Materials.

Attachment 1

PURCHASE REQUISITION REQUEST FORM

1. Contact Person for the material supplier.

NAME: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

2. Manufacturer or brand, model or specification number of the item.

3. Quantity needed as estimated by CONTRACTOR. _____

4. The price quoted by the supplier for the construction materials identified above.
\$ _____

5. The sales tax associated with the price quote. \$ _____

6. Shipping and handling insurance cost. \$ _____

7. Delivery dates as established by CONTRACTOR. _____

OWNER: East Nassau Stewardship District

Authorized Signature (Title)

Date

CONTRACTOR: _____

Authorized Signature (Title)

Date

Attachment 2
PURCHASE ORDER
East Nassau Stewardship District

1. SEE ATTACHED PURCHASE REQUISITION REQUEST FORM DATED _____, 20__.
2. East Nassau Stewardship District State of Florida sales tax exemption certificate number: _____

"Owner"		"Seller"	
Owner:	East Nassau Stewardship District	Seller:	
Address:	c/o Wrathell Hunt & Associates 2300 Glades Road, Suite 410W Boca Raton, Florida 33431	Address:	
Phone:		Phone:	

"Project"			
Project Name:		Contract Date:	
Project Address:			

Description of Goods or Services – The Owner and Seller are entering into this Purchase Order Agreement for the purpose of the Owner purchasing the items ("**Goods**") listed in the proposal attached as **Exhibit A**.

Schedule – The Goods shall be delivered within _____ days from the date of this Order.

Price – \$ _____

Certificate of Exemption # _____

IN WITNESS HEREOF, the parties have executed this Purchase Order effective as of the date executed below. By executing this document below, Seller acknowledges that it has read all of the terms and provisions of this Purchase Order, including the Terms and Conditions attached hereto as **Exhibit B**, and agrees to deliver the Goods as described herein and comply fully with the terms and conditions hereof.

East Nassau Stewardship District
Owner

By:

Name:

Title:

Date Executed:

Seller

By:

Name:

Title:

Date Executed:

EXHIBIT A: Proposal
EXHIBIT B: Terms and Conditions

EXHIBIT A
Proposal

[insert proposal from vendor]

EXHIBIT B
TERMS AND CONDITIONS

1. **PRICE.** The Price set forth above includes all Goods, insurance, warranties and other materials or services (including without limitation all packing, loading or freight) necessary to produce and deliver the Goods.
2. **SCHEDULE.** Time is of the essence with respect to this Order, and all Goods shall be produced and delivered within the times set forth in the Schedule. Owner may cancel this Order or any part thereof or reject delivery of Goods if such delivery or performance is not in material accordance with the specifications of this Order, including the Schedule.
3. **DELIVERY AND INSPECTION.**
 - a. All shipments of Goods are to be made, with all shipping costs prepaid by Seller (e.g., insurance, packing, loading, freight, etc.), to the receiving point specified above. Title, and risk of loss, shall pass to Owner at the time such Goods are delivered at the Project site and accepted by Owner or Owner's contractor, provided however that Owner shall have a reasonable opportunity to inspect such Goods prior to acceptance.
 - b. All Goods are subject to inspection and approval by Owner at a reasonable time post-delivery. Owner may return Goods not meeting specifications (including over-shipments) at the Seller's expense and risk. Owner will notify Seller of failure. Return authorizations for Goods not received within 30 days will deem such Goods as donations to Owner.
4. **TERMS OF PAYMENT.** Seller's Invoice ("**Invoice**") must be submitted in the Owner's name before payment will be made by Owner pursuant to this Order. Owner shall make payment within 30 days of receipt of a proper invoice, and pursuant to the Local Government Prompt Payment Act, Sections 218.70 et seq., *Florida Statutes* (2017). Any indebtedness of Seller to Owner may, at Owner's option, be credited against amounts owing by Owner hereunder.
5. **WARRANTY.** Seller shall take all necessary steps to assign any manufacturer's warranties to the Owner. Seller warrants that the title to Goods conveyed shall be good, that the transfer of the Goods shall be rightful, and that the Goods shall be free from any security interest, lien or encumbrance. Seller further warrants that the Goods are free of any rightful claim of infringement, and shall indemnify, defend, and hold harmless the Indemnitees (defined below) against any such claim. Further, the Goods shall be new, shall be free from defects, shall be of merchantable quality, and shall be fit for use on the District's Project. Seller agrees, without prejudice to any other rights Owner may have, to replace or otherwise remedy any defective Goods without further cost to Owner or, at Owner's option, to reimburse Owner for its cost of replacing defective Goods. All Goods are subject to inspection by Owner before, upon, and within a reasonable time after delivery. Goods shall not be replaced without Owner's prior written instructions. Any acceptance by Owner shall not prevent Owner from later rejecting non-conforming Goods. The warranty provided herein shall survive the completion or termination of this Order and is in addition to any warranties provided by law.
6. **COMPLIANCE WITH LAW.** Seller agrees that at all times it will comply with all applicable federal, state, municipal and local laws, orders and regulations.
7. **INDEMNITY.** To the fullest extent permitted by law, and in addition to any other obligations of Seller under the Order or otherwise, Seller shall indemnify, hold harmless, and defend Owner, and Owner's supervisors, staff, consultants, agents, subcontractors, and employees (together, "**Indemnitees**") from all liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused in whole or in part by the negligence, recklessness or intentional wrongful misconduct of the Seller, or any subcontractor, any supplier, or any individual or entity directly or indirectly employed by any of them, and arising out of or incidental to the performance of this Order. The Seller shall ensure that any and all subcontractors include this express provision for the benefit of the Indemnitees. The parties agree that this paragraph is fully enforceable pursuant to Florida law. In the event that this section is determined to be unenforceable, this paragraph shall be reformed to give the paragraph the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The provisions of this section shall survive the completion or earlier termination of this Order and are not intended to limit any of the other rights and/or remedies provided to the District hereunder.

8. **INSURANCE.** At all times during the term of this Order agreement, Seller, at its sole cost and expense, shall maintain insurance coverages of the types and amounts set forth below:
 - a. Commercial general liability insurance with minimum limits of liability not less than \$1,000,000. Such insurance shall include coverage for contractual liability.
 - b. Workers' Compensation Insurance covering all employees of Seller in statutory amounts, and employer's liability insurance with limits of not less than \$100,000 each accident.
 - c. Comprehensive automobile liability insurance covering all automobiles used by Seller, with limits of liability of not less than \$1,000,000 each occurrence combined single limit bodily injury and property damage.
9. **DEFAULT.** Upon any material default by Seller hereunder, Owner may, in addition to any other remedies available to Owner at law or in equity, cancel this Order without penalty or liability by written notice to Seller.
10. **LIMITATION OF LIABILITY.** Nothing herein shall be construed to be a waiver of the Owner's limit of liability contained in Section 768.28, Florida Statutes or other statute or law.
11. **WAIVER.** Any failure of Owner to enforce at any time, or for any period of time, any of the provisions of this Order shall not constitute a waiver of such provisions or a waiver of Owner's right to enforce each and every provision.
12. **MODIFICATIONS.** This Order supersedes all prior discussions, agreements and understandings between the parties and constitutes the entire agreement between the parties with respect to the transaction herein contemplated. Changes, modifications, waivers, additions or amendments to the terms and conditions of this Order shall be binding on Owner only if such changes, modifications, waivers, additions or amendments are in writing and signed by a duly authorized representative of Owner.
13. **APPLICABLE LAW.** The validity, interpretation, and performance of this Order shall be governed by the laws of the State of Florida, in force at the date of this Order. Where not modified by the terms herein, the provisions of Florida's enactment of Article 2 of the Uniform Commercial Code shall apply to this transaction.
14. **MECHANIC'S LIENS.** Notwithstanding that Owner is a local unit of special purpose government and not subject to the lien provisions of Chapter 713, Florida Statutes, Seller agrees to keep the District's property free of all liens, including equitable liens, claims or encumbrances (collectively, "**Liens**") arising out of the delivery of any Goods by Seller, and shall furnish Owner with appropriate lien waivers from all potential claimants upon request of Owner. If any Liens are filed, Owner may without waiving its rights based on such breach by Seller or releasing Seller from any obligations hereunder, pay or satisfy the same and in such event the sums so paid by Owner shall be due and payable by Seller immediately and without notice or demand, with interest from the date paid by Owner through the date paid by Seller, at the highest rate permitted by law.
15. **PERMITS AND LICENSES.** Before commencing performance hereunder, Seller shall obtain all permits, approvals, certificates and licenses necessary for the proper performance of this Order and pay all fees and charges therefore. The originals of all such documents shall be delivered to Owner upon receipt by Seller.
16. **PARTIAL INVALIDITY.** If in any instance any provision of this Order shall be determined to be invalid or unenforceable under any applicable law, such provision shall not apply in such instance, but the remaining provisions shall be given effect in accordance with their terms.
17. **ASSIGNMENT AND SUBCONTRACTING.** This Order shall not be assigned or transferred by Seller without prior written approval by Owner, and any attempted assignment or transfer without such consent shall be void.
18. **RELATIONSHIP.** The relationship between Owner and Seller shall be that of independent contractor, and Seller, its agents and employees, shall under no circumstances be deemed employees, agents or representatives of Owner.

19. NOTICES. Any notice, approval or other communication required hereunder must be in writing and shall be deemed given if delivered by hand or mailed by registered mail or certified mail addressed to the parties hereto as indicated on page 1.
20. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Seller acknowledges that, in addition to all laws and regulations that apply to this Purchase Order, the following provisions of Florida law ("Public Integrity Laws") apply to this Purchase Order:
- a. Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities;
 - b. Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities;
 - c. Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies;
 - d. Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and
 - e. Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited.

Seller acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the Owner ("Prohibited Criteria").

Seller acknowledges that the District may terminate this Purchase Order if the Seller is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Seller certifies that in entering into this Purchase Order, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the Owner. By entering into this Purchase Order, Seller agrees that any amendments, supplements, change order or work authorization of this Purchase Order shall be deemed a recertification of such status.

21. TERMINATION. Notwithstanding anything herein to the contrary, Owner shall have the right, at its sole election, to terminate this Order for any cause whatsoever upon the delivery of written notice to Seller. Upon such termination, Seller shall have no remedy against Owner, other than for payment of Goods already produced pursuant to specific written direction by Owner pursuant to Section 2 above, subject to any offsets or claims that Owner may have.
22. PUBLIC RECORDS. Seller acknowledges that this Agreement and all the documents pertaining thereto may be public records and subject to the provisions of Chapter 119, Florida Statutes.
23. CONFLICTS. To the extent of any conflict between this Exhibit B, Terms and Conditions document, and the Purchase Order or Exhibit A, this Exhibit B, Terms and Conditions document shall control.

Attachment 3

CERTIFICATE OF ENTITLEMENT

The undersigned authorized representative of East Nassau Stewardship District (hereinafter "Governmental Entity"), Florida Consumer's Certificate of Exemption Number _____, affirms that the tangible personal property purchased pursuant to Purchase Order Number _____ from _____ (Vendor) on or after _____, 20__ (date) will be incorporated into or become a part of a public facility as part of a public works contract pursuant to Contract # _____ with _____ (Name of Contractor) for the construction of _____.

The Governmental Entity affirms that the purchase of the tangible personal property contained in the attached Purchase Order meets the following exemption requirements contained in Section 212.08(6), F.S., and Rule 12A-1.094, F.A.C.:

You must initial each of the following requirements.

____ 1. The attached Purchase Order is issued directly to the vendor supplying the tangible personal property the Contractor will use in the identified public works.

____ 2. The vendor's invoice will be issued directly to Governmental Entity.

____ 3. Payment of the vendor's invoice will be made directly by Governmental Entity to the vendor from public funds.

____ 4. Governmental Entity will take title to the tangible personal property from the vendor at the time of purchase or of delivery by the vendor.

____ 5. Governmental Entity assumes the risk of damage or loss at the time of purchase or delivery by the vendor.

The Governmental Entity affirms that if the tangible personal property identified in the attached Purchase Order does not qualify for the exemption provided in Section 212.08(6), F.S., and Rule 12A-1.094, F.A.C., the Governmental Entity will be subject to the tax, interest, and penalties due on the tangible personal property purchased. If the Florida Department of Revenue determines that the tangible personal property purchased tax-exempt by issuing this Certificate does not qualify for the exemption, the Governmental Entity will be liable for any tax, penalty, and interest determined to be due.

I understand that if I fraudulently issue this certificate to evade the payment of sales tax I will be liable for payment of the sales tax plus a penalty of 200% of the tax and may be subject to conviction of a third degree felony. Under the penalties of perjury, I declare that I have read the foregoing Certificate of Entitlement and the facts stated in it are true.

Signature of Authorized Representative
of Governmental Entity

Title

East Nassau Stewardship District

Purchaser's Name

Date

Federal Employer Identification Number: _____

Telephone Number: _____

You must attach a copy of the Purchase Order to this Certificate of Entitlement. Do not send to the Florida Department of Revenue. This Certificate of Entitlement must be retained in the Vendor's and the Contractor's books and records.

**EAST NASSAU
STEWARDSHIP DISTRICT**

8

RESOLUTION 2025-24

[SUPPLEMENTAL ASSESSMENT RESOLUTION – PDP#4 SERIES 2025 PROJECT]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT MAKING CERTAIN FINDINGS; CONFIRMING THE DISTRICT’S PROVISION OF INFRASTRUCTURE IMPROVEMENTS COMPRISING THE SERIES 2025 PROJECT AND APPROVING THE ENGINEER’S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT; SETTING FORTH THE SPECIFIC TERMS OF THE EAST NASSAU STEWARDSHIP DISTRICT’S SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025 (PDP#4 SERIES 2025 PROJECT); CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING SERIES 2025 BONDS; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2025 SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the East Nassau Stewardship District (“**District**”) has previously indicated its intention to undertake, install, establish, construct or acquire certain public infrastructure improvements and to finance such public infrastructure improvements through the imposition of special assessments on benefitted property within the District and the issuance of notes, bonds or other indebtedness; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) has previously adopted after notice and public hearings, Resolution 2024-13 as supplemented by Resolution 2025-23 (together, “**Master Assessment Levy Resolution**”) relating to the imposition, levy, collection and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolutions Master Assessment Levy Resolution, this Resolution shall set forth the terms of bonds actually issued by the District, and apply the adopted special assessment methodology to the actual scope of the project to be completed with such series of bonds and the terms of the bond issue; and

WHEREAS, on [BPA DATE], 2025, the District entered into a Bonds Purchase Agreement whereby it agreed to sell its \$[PAR] East Nassau Stewardship District (Nassau County, Florida) Special Assessment Revenue Bonds, Series 2025 (PDP#4 Series 2025 Project) (“**Series 2025 Bonds**”); and

WHEREAS, pursuant to and consistent with Master Assessment Levy Resolution, the District desires to set forth the particular terms of the sale of the Series 2025 Bonds and confirm

the lien of the special assessments securing the Series 2025 Bonds ("**Series 2025 Special Assessments**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapter 2017-206, Laws of Florida, and Chapters 170, 189 and 197, Florida Statutes, and Master Assessment Levy Resolution.

SECTION 2. FINDINGS; APPROVING THE ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT. The Board of Supervisors of the East Nassau Stewardship District hereby finds and determines as follows:

(a) On January 18, 2024, and July 29, 2025, the District, after due notice and public hearings, adopted Master Assessment Levy Resolution, which, among other things, equalized, approved, confirmed and levied special assessments on property benefitting from the infrastructure improvements, including the Series 2025 Project, authorized by the District. That Resolution provided that as each series of bonds are issued to fund all or any portion of the District's infrastructure improvements, a supplemental resolution would be adopted to set forth the specific terms of the Bonds and certifying the amount of the lien of the special assessments securing any portion of the Bonds, including interest, costs of issuance, the number of payments due, the True-Up amounts and the application of receipt of True-Up proceeds.

(b) The *Amended and Restated East Nassau Stewardship District Engineer's Report for Preliminary Development Plan #4*, dated December 18, 2023, as revised and adopted January 18, 2024 ("**Original Master Engineer's Report**"), as amended and supplemented by the *East Nassau Stewardship District Engineers Report - First Addendum for Preliminary Development Plan #4*, dated June 25, 2025 ("**Addendum to Original Master Engineer's Report**" and together, the "**Master Engineer's Report**"), and as latest updated by the *Supplemental Engineer's Report for Preliminary Development Plan #4 Series 2025 Project*, dated July 17, 2025 (attached to this Agreement as **Exhibit A**) ("**2025 Supplemental Report**"), as may be supplemented and amended from time to time and all of the foregoing collectively referred to hereinafter as "**Engineer's Report**" identifies and describes Preliminary Development Plan #4 portion of master infrastructure improvements to be financed with the Series 2025 Bonds ("**Series 2025 Project**"). The District hereby confirms that the Series 2025 Project serves a proper, essential and valid public purpose. The finalization and use of the Engineer's Report is hereby confirmed. The District ratifies its use in connection with the sale of the Series 2025 Bonds.

(c) The *[Final] Special Assessment Revenue Bonds Special Assessment Methodology Report for Preliminary Development Plan #4 Series 2025 Project*, dated [BPA DATE], 2025 ("**Supplemental Assessment Report**"), applies the *Amended and Restated Master Special*

Assessment Methodology Report for the Preliminary Development Plan #4, dated December 18, 2023, as revised and adopted January 18, 2024 (the “**Original Master Assessment Report**”), and the *Supplemental to Amended and Restated Master Special Assessment Methodology Report for the Preliminary Development Plan #4* dated June 25, 2025 (“**Supplemental to Original Master Assessment Report**” and together with the Original Master Assessment Report, the “**Master Assessment Report**” and such Master Assessment Report together with the Supplemental Assessment Report, the “**Series 2025 Assessment Report**”), to the Series 2025 Project and the actual terms of the Series 2025 Bonds. The Supplemental Assessment Report, attached to this Resolution as **Exhibit B**, is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Series 2025 Bonds.

(d) The Series 2025 Project will specially benefit all of the developable acreage within the areas comprising the Series 2025 Assessment Area within the District, as set forth in the Supplemental Assessment Report. It is reasonable, proper, just and right to assess the portion of the costs of the Series 2025 Project financed with the Series 2025 Bonds to the specially benefited properties within the District as set forth in Master Assessment Levy Resolution and this Resolution.

SECTION 3. SETTING FORTH THE TERMS OF THE SERIES 2025 BONDS; CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2025 BONDS. As provided in Master Assessment Levy Resolution, this Resolution is intended to set forth the terms of the Series 2025 Bonds and the final amount of the lien of the special assessments securing such bonds. The Series 2025 Bonds, in an aggregate par amount of \$[PAR] shall bear such rates of interest and mature as shown on **Exhibit C** attached hereto. The sources and uses of funds of the Series 2025 Bonds shall be as set forth in **Exhibit D** attached hereto. The debt service due on the Series 2025 Bonds is set forth on **Exhibit E** attached hereto. The lien of the Series 2025 Special Assessments securing the Series 2025 Bonds on all benefitted, assessable and developable land within the areas comprising the Series 2025 Assessment Area within the District as described in **Exhibit B** shall be the principal amount due on the Series 2025 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection.

SECTION 4. ALLOCATION OF ASSESSMENTS SECURING SERIES 2025 Bonds.

(a) The Series 2025 Special Assessments securing the Series 2025 Bonds shall be allocated in accordance with **Exhibit B** which allocation shall initially be on a per gross acre basis and further allocated as lands are platted, site planned, or specific entitlements are assigned thereto. The Supplemental Assessment Report is consistent with the District’s Master Assessment Methodology. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the District’s Series 2025 Bonds. The estimated costs of collection of the Series 2025 Special Assessments for the Series 2025 Bonds, based on current collection costs, are as set forth in the Supplemental Assessment Report.

(b) The lien of the Series 2025 Special Assessments securing the Series 2025 Bonds includes all developable land within the Series 2025 Assessment Area of the District, and as such land is ultimately defined and set forth in plats or other designations of developable acreage. To the extent land is added to the District, the District may, by supplemental resolution, determine such land to be benefited by the Series 2025 Project and reallocate the Series 2025 Special Assessments securing the Series 2025 Bonds and impose Series 2025 Special Assessments on the newly added and benefited property.

(c) [Taking into account capitalized interest and earnings on certain funds and accounts set forth in the Master Trust Indenture, dated December 1, 2024, and Second Supplemental Trust Indenture dated August 1, 2025,] the District shall begin annual collection of Series 2025 Special Assessments for the Series 2025 Bonds debt service payments using the methods available to it by law. Debt service payments and semi-annual installments of interest are reflected on Exhibit E. [The Series 2025 Bonds include an amount for capitalized interest through _____, 202_].

(d) The District hereby certifies the Series 2025 Special Assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by Nassau County, Florida, for collection and other applicable Florida law. The District intends, to the extent possible and subject to entering into the appropriate agreements with the Nassau County Tax Collector and Nassau County Property Appraiser, to collect the Series 2025 Special Assessments on platted lands using the Uniform Method in Chapter 197, Florida Statutes unless otherwise required by the Master Trust Indenture, dated December 1, 2024, as supplemented by that Second Supplemental Trust Indenture, dated August 1, 2025 (together, “**Indenture**”). The District intends, to the extent possible, to directly bill, collect and enforce the Series 2025 Special Assessments on unplatted lands. The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the Series 2025 Special Assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect any prepayments of debt as and when due and to collect Series 2025 Special Assessments on unplatted property using methods available to the District authorized by Florida law.

SECTION 5. APPLICATION OF TRUE-UP PAYMENTS. Pursuant to Master Assessment Levy Resolution, there may be required from time to time certain True-Up Payments. As lands are platted, approved for development, and/or sold by developer with specific entitlements assigned thereto, the Series 2025 Special Assessments securing the Series 2025 Bonds shall be allocated to the platted lands and the unplatted lands as set forth in Master Assessment Levy Resolution, this Resolution, and the Series 2025 Assessment Report, including, without limitation, the application of the True-Up process set forth in Master Assessment Levy Resolution. Based on the final par amount of \$[PAR] of the Series 2025 Bonds, the True-Up calculations will be made in accordance with the process set forth in the Series 2025 Assessment Report. The District shall apply all True-Up payments related to the Series 2025 Bonds only to the credit of the Series 2025 Bonds. All True-Up payments, as well as all other prepayments of Series 2025 Special

Assessments, shall be deposited into the accounts specified in the Indenture governing the Series 2025 Bonds.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, these Series 2025 Special Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The Series 2025 Special Assessments levied and imposed against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles and claims.

SECTION 7. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement Master Assessment Levy Resolution, which remains in full force and effect. This Resolution and Master Assessment Levy Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 8. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a *Notice of Series 2025 Special Assessments* securing the Series 2025 Bonds in the Official Records of Nassau County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 9. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 10. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

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PASSED AND ADOPTED this 29th day of July, 2025.

ATTEST:

**EAST NASSAU STEWARDSHIP
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT LIST

- EXHIBIT A:** *Supplemental Engineer's Report for Preliminary Development Plan #4 Series 2025 Project, dated July 17, 2025*
- EXHIBIT B:** *[Final] Special Assessment Revenue Bonds Special Assessment Methodology Report for Preliminary Development Plan #4 Series 2025 Project, dated [BPA DATE], 2025*
- EXHIBIT C:** Maturities and Coupons of Series 2025 Bonds
- EXHIBIT D:** Sources and Uses of Funds for Series 2025 Bonds
- EXHIBIT E:** Annual Debt Service Payment Schedule for Series 2025 Bonds

EXHIBIT A

*Supplemental Engineer's Report for Preliminary Development Plan #4 Series 2025 Project, dated
July 17, 2025*

**EAST NASSAU STEWARDSHIP DISTRICT
SUPPLEMENTAL ENGINEER'S REPORT
For
PRELIMINARY DEVELOPMENT PLAN #4
SERIES 2025 PROJECT**

Prepared for

**Board of Supervisors
East Nassau
Stewardship District**

Prepared by



14775 Old St. Augustine Road
Jacksonville, Florida 32258
904-642-8990

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LIST OF EXHIBITS

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I. PURPOSE

This report supplements the Amended and Restated East Nassau Stewardship District Engineer's Report for Preliminary Development Plan #4, dated December 18, 2023, as revised and adopted January 18, 2024, as supplemented by that East Nassau Stewardship District Engineers Report - First Addendum for Preliminary Development Plan #4, dated June 25, 2025 (the foregoing reports together, "PDP4 Master Engineer's Report") and amends that certain East Nassau Stewardship District Supplemental Engineer's Report for Preliminary Development Plan #4 Series 2024 Project, dated June 20, 2024 as amended November 12, 2024, all relating to the East Nassau Stewardship District Bond Anticipation Note, Series 2024 (PDP#4 Series 2024 Project) ("2024 BAN") and the proposed East Nassau Stewardship District Special Assessment Revenue Bonds, (PDP#4 Series 2025 Project) ("Series 2025 Bonds") for the purpose to document the infrastructure associated with the development of a portion of the Preliminary Development Plan #4 ("PDP4"), all within the East Nassau Stewardship District (District), as defined in Chapter 2017-206 Laws of Florida, that is part of the overall, system of interrelated master improvements expected to be designed, permitted, constructed, acquired, operated and/or maintained by the District ("Improvement Plan"). The overall PDP#4 capital improvement plan ("PDP#4 CIP") will be constructed in multiple phases over time. This phase of the PDP#4 CIP allocable to the Series 2025 Project (defined below) is estimated to cost approximately \$85 million at build out and includes a portion of the master infrastructure for PDP#4 as further described herein. Infrastructure that may or may not be supplied or funded by other entities will be acknowledged to provide a more complete view of development plans for the entire District. Drawing 1 depicts the location of the District.

Wildlight LLC ("Developer") and the District commenced development of the lands within PDP4 prior to the issuance of the 2024 BAN which financed a portion of the Master Infrastructure Improvements within PDP#4 CIP ("Series 2024 Project"). The Series 2025 Bonds will fund the remainder of the Series 2024 Project not previously funded with the BAN and finance additional costs of the Master Infrastructure Improvements within the PDP#4 CIP ("Series 2025 Project") which have been updated with current market conditions and data available to the District, as presented in Tables 3 and 4 of this report.

II. BACKGROUND

The District is a 23,600 ± acre independent special district located in Nassau County, Florida ("County"). The land within the District consists of parcels within the East Nassau Community Planning Area, referred to herein as the ENCPA. The authorized land uses within the ENCPA include Regional Center, Employment Center, Village Center, Resort Development, Residential (Tier 1, 2 and 3), and Conservation Habitat Network (wetland and upland conservation).

This community has a need for significant infrastructure in order for the planned development to occur. The present use is timber, which has not required the installation of infrastructure improvements to any significant degree. The Legislature determined that the District will allow for orderly financing, construction and provision of a variety of infrastructure improvements. Either the District, Nassau County, utility companies, property owners associations, or in some cases private parties, are expected to operate and maintain the infrastructure improvements contemplated within the District. The District will provide for environmental features, stormwater management systems, utility systems, common areas, street lights, roads, and civic uses embodied in development approvals or permit conditions, among other improvements and services authorized by Chapter 2017-206 Laws of Florida. The environmental features include the wetland and upland systems (CHNs) within the District, including conservation areas that are used for mitigation purposes. Utilities to be provided include the distribution and collection systems for water, sewer and reuse systems, communications, electric supply facilities and other types of utilities. The primary utilities will be maintained by JEA, which is a public utility with a franchise area that extends over the entire District. The construction of the utilities within the District will be funded by either the District or the developer. The roads will include onsite major and minor roads. The civic use commitments include but are not limited to the conveyance of land for schools, parks and other property for public purposes.

The infrastructure construction for the District began in 2016 and is expected to continue through the year 2066, and will consist of numerous phases. The timeline could be lengthened or shortened and the number of phases could be modified based on actual developer sales, economic conditions and future development trends in the area.

III. GENERAL INFORMATION

The terrain within the District is generally flat, with elevations ranging from elevation 50 feet down to 5 feet North American Vertical Datum (NAVD). Soils are generally clayey, typical for Nassau County. Groundwater generally is located zero to five feet below natural grade. A series of stormwater ponds and control structures will control stormwater discharge. St. Johns River Water Management District (SJRWMD) design criteria will be utilized for design of all stormwater management facilities within the District. The stormwater management design criteria of Nassau County will also be utilized for design.

The District is served or planned to be served by entry from several major roadways including I-95, US-17, State Road 200, Pages Dairy Road, and Chester Road.

Potable water will be provided by JEA, which is a community owned public utility. Reclaim water (as applicable) for irrigation and wastewater treatment will also be provided by JEA.

IV. LAND USES

The full development within the District boundaries is currently anticipated to include the following:

TYPE	Acreage (approximate)	Entitlements
Regional Center	2,139	11,000,000 S.F.
Employment Center	1,213	
Village Center	429	
Resort Development	943	
Residential Tier 1	799	24,000 Units
Residential Tier 2	4,483	
Residential Tier 3	1,859	
Wetland System	7,289	CHN
Upland Conservation	3,188	10,477 Acres
TOTAL	22,342	

V. PROPOSED DEVELOPMENT AND UNIT DISTRIBUTION FOR THE SERIES 2025 BONDS

The mix of land uses and development within PDP#4 is anticipated to include the following:

TYPE	Acreage (approximate)**	Residential Units* (approximate)	Non-Res. Sq. Ft. (approximate)
Village Center	51	0	49,000
Residential Tier 1	178	168 (SF) 250 (MF) 120 (AA)	26,000
Residential Tier 2	1,744	2,332 (SF) 200 (MF) 930 (AA)	40,000
Residential Tier 3	678	100 (SF)	
Conservation Habit Network	2,069	N/A	N/A
TOTAL	4,720	4,100	115,000

*SF = Single Family; MF = Multi-family; AA = Active Adult

**Approximate acreage based on acreages provided in the County approved PDP#4.

The table on the following page provides a further breakdown of the planned number of residential units that are planned within PDP#4.

Series 2025 Bonds				
Phase	Parcel No.	Residential Tier	Approximate Lot Width (Feet) ^{1,3}	Number ^{2,3}
1	20-1, 20-4, 22-2	1, 2	33' (AA)	222
1	20-1, 20-4, 22-2	1, 2	50' (AA)	505
1	20-1, 20-4, 22-2	1, 2	65' (AA)	323
Subtotal Units				1,050
1	14-5	2	40' (SF)	36
1	14-5	2	50' (SF)	268
1	14-5	2	60' (SF)	430
1	14-5	2	70' (SF)	102
Subtotal Units				836
1	21-1	2	40' (SF)	110
1	21-1	2	50' (SF)	193
1	21-1	2	60' (SF)	122
Subtotal Units				425
1	21-4	2	40' (SF)	22
1	21-4	2	50' (SF)	6
1	21-4	2	60' (SF)	31
Subtotal Units				59
1	22-4	2	60' (SF)	86
1	22-4	2	70' (SF)	86
Subtotal Units				172
1	22-7	2	40' (SF)	40
1	22-7	2	45' (SF)	219
Subtotal Units				259
1	21-5	1	22' (MF)	250
1	22-6A	2	22' (MF)	200
Subtotal Units				450
1	Future	1, 2, 3	40' (SF)	235
1	Future	1, 2, 3	50' (SF)	200
1	Future	1, 2, 3	60' (SF)	200
1	Future	1, 2, 3	70' (SF)	71
1	Future	1, 2, 3	80' (SF)	53
1	Future	1, 2, 3	100' (SF)	40
1	Future	1, 2, 3	1 – 5 Acre (SF)	50
Subtotal Units				849
TOTAL UNITS				4,100
1			Non-Residential	115,000 s.f.

¹ SF = Single Family; MF = Multi-family; AA = Active Adult

² Unit Distribution is approximate and subject to change based on final land plans

³ Units and widths depicted herein are for assessment purposes. Distribution, product type, width, and unit amounts shall conform to the development requirements within PDP#4.

VI. INFRASTRUCTURE IMPROVEMENTS

The District is expected to fund, finance, construct, acquire and/or otherwise provide all or a portion of public infrastructure improvements within the District including but not limited to the following: roadways and mobility trails (including landscaping and lighting) stormwater management systems (e.g., stormwater management facilities, control structures, stormwater conveyance systems, etc.), recreation (e.g., trails, neighborhood parks), decorative walls, fences, water, sewer, and reclaim facilities together with technical and permitting fees. Table 1 lists anticipated operation and maintenance entities.

The District is located within the franchise areas of Florida Power & Light for electrical supply. Private entities are expected to provide telephone service and cable television for the lands within the District.

The capital improvements described in this report represent the present intentions of the District. The implementation of any improvements discussed in this plan requires the final approval by regulatory agencies including local, state and federal agencies. The cost estimates provided in this report have been prepared based upon recent cost data. The actual cost of construction, final design, planning, approvals and permitting may vary from the cost estimates provided. The improvements are further described in the following sections.

A. Roads

Numerous roads within the District will be constructed concurrent with development of the land within the District. The roadways will be designed and constructed in accordance with Nassau County standards and specifications. Roads outside the District boundaries may be constructed, widened or extended as required to allow for development of the property to comply with local criteria. Rights-of-way for roads inside the District may be acquired by the District. These roadways may include (but are not to be limited to):

1. Mobility Roads
2. Local Roads
3. Internal Subdivision roadways
4. Other roadways affected by the development as may be required by development approval or permit
5. Mobility trails (as part of a Mobility Road or standalone)

Mobility Roads as identified below in Table 3 may be eligible for mobility fee credits or reimbursement issued by the County (generally referred to as "Mobility Roads" and "Arterial/Collector Roads"). Mobility fee credits or reimbursement issued for District-funded improvements will be addressed in a separate agreement(s) between the District, the County, and/or a landowner or developer, as appropriate. Pursuant to any such agreement, the landowner and/or developer may elect to retain such credits if the landowner and/or developer provides consideration equal to the market value of the credits in the form of work product, improvements and/or land (based on the lesser of appraised value or the landowner's and/or developer's cost basis as it relates to land), or in the form of a cash paydown of certain debt assessments or a reduction in the acquisition cost to the District equal to the value of the credits.

B. Utilities

Construction of potable water, sanitary sewer and reclaim systems necessary to support the District's residents and nonresidential activities will be constructed within the District. Potable water, sewer and reclaim facilities will be designed and constructed to the appropriate standards and specifications, including JEA and the State of Florida. Utilities may include offsite systems (i.e., offsite force mains, water mains, pumping facilities and treatment facilities) and onsite systems constructed as part of roadways or subdivisions.

C. Stormwater Management/Drainage

The stormwater management/drainage system for the District will be designed and constructed in accordance with St. Johns River Water Management District (SJRWMD) and Nassau County regulations. System elements will include stormwater management facilities, swales, piping, control structures, storm inlets, bio swales, etc. Land acquisition for some or all of the system elements is possible. Any such land acquisition will be based on the lesser of appraised value of and/or developer's cost basis of such land. Each portion of the system will be required to be reviewed and approved by the appropriate agencies prior to construction.

D. Landscaping and Hardscape Features

Landscaping and hardscape features will be an integral part of the District infrastructure. Typically (though not always required), major roadways will be landscaped and irrigated; and the incremental cost of undergrounding the electrical system to provide power will be funded. Development areas and various neighborhoods will have entry features and various hardscape features designed to provide a distinctive look for the community.

E. Recreation

Recreation areas throughout the District may include (but are not limited to) community (funded and constructed by the County) and neighborhood parks (some with ball fields, playground equipment, restrooms, tennis courts, etc.), mobility trails, greenways, and active recreation amenities.

TABLE 1

Proposed Operation and Maintenance Responsibilities	
Description	Anticipated Obligated Party for Ownership and/or Maintenance ¹
I-95 Interchange	FDOT
Mobility Roads	Nassau County
Arterial/Collector Roads	Nassau County/ District/ Property Owners Assoc.
Local/Neighborhood Roads ²	Nassau County/District/ Property Owners Assoc.
Alleys ²	Property Owners Association
Potable Water/Sanitary Sewer/Reclaim	JEA
Electric ³	Florida Power and Light
Natural Gas ⁵	Florida Public Utilities
Mobility Trails	District/County
Sidewalks	District/ Property Owners Association
Schools	Nassau County School Board
Recreation Facilities ⁴	Nassau County/District
Conservation Habitat Networks	District
Communication Networks ⁵	Utility Provider or District

¹ In the District's discretion, the District may elect to enter into an agreement with a third-party or an applicable property owner's association(s) to maintain any District-owned improvements as long as such agreement fits within the safe harbor of IRS Rev. Proc. 2017-13, or any successor guidance.

² Road and alleys and related landscape/hardscape/irrigation improvements, if behind hard-gates, will not be part of the District-financed improvements.

³ Only the differential cost of undergrounding of conduit will be financed by the District.

⁴ Any recreation facilities financed by the District will be open to, and accessible by, the general public

⁵ will not be funded by the District.

VII. PERMITS

Permits that will be required or that have been obtained for development include those from Nassau County, St. Johns River Water Management District, Florida Department of Transportation, U.S. Army Corps of Engineers and Florida Department of Environmental Protection. These permits are a normal part of the development process and are expected to be issued upon submittal and processing of the appropriate applications. However, all permits are subject to final agency action. Table 2 presents a summary of the anticipated development permits to be issued for proposed improvements for the Series 2025 Project.

TABLE 2
PERMIT SUMMARY –SERIES 2025 PROJECT

Preliminary Development Plan #4 (PDP4) Area					
Item #	Permit Agency	File Number / Permit Number	Description	Issue Date	Expiration Date
1	ACOE	SAJ-2016-00118	Individual Permit	09-24-24	09-24-44
2	SJRWMD	139976-78	Conceptual Permit	02-26-24	02-26-44
Series 2025 Assessment Area					
Item #	Permit Agency	File Number / Permit Number	Description	Issue Date	Expiration Date
1	SJRWMD	139976-87	ERP Individual	03-27-25	03-27-30
2	SJRWMD	139976-94	ERP Individual (Clearing and Grading)	05-21-24	05-21-29
3	Nassau County	SP23-032	Construction Plan Approval	04-23-24	04-23-29
4	FDEP	0083071-304-DSGP	Water Distribution System Permit	05-14-24	05-13-29
5	FDEP	0003013-333-DWC	Sanitary Sewer Collection System Permit	05-14-24	05-13-29
6	SJRWMD	139976-90	ERP Individual	04-04-25	04-04-30
7	SJRWMD	139976-97	ERP Individual (Clearing and Grading)	07-03-24	07-03-29
8	Nassau County	SP23-046	Construction Plan Approval	06-18-24	06-18-29
9	FDEP	0083071-313-DSGP	Water Distribution System Permit	10-07-24	10-06-29
10	FDEP	0003013-340-DWC	Sanitary Sewer Collection System Permit	10-04-24	10-03-29
11	SJRWMD	139976-115	ERP Individual	<i>In process*</i>	
12	Nassau County	SP24-044	Construction Plan Approval	04-01-25	04-01-30
13	FDEP	<i>N/A</i>	Water Distribution System Permit	<i>In process*</i>	
14	FDEP	<i>N/A</i>	Sanitary Sewer Collection System Permit	<i>In process*</i>	

NOTE: Permits are anticipated to be received in due course of the standard development permitting process. The specific permits listed above are anticipated to be received by the end of the third quarter of 2025.

VIII. OPINION OF PROBABLE COST

Table 3 presents a summary of the anticipated improvements for the Series 2025 Project necessary to support the development of the Series 2025 Assessment Area as well as the overall development of the District, as generally described in Section VI. INFRASTRUCTURE IMPROVEMENTS of this report based on current, estimated costs. The District intends to finance all or a portion of the costs of the Series 2025 Project with the anticipated issue of bond proceeds or other sources of funds available to the District. The developer may also finance all or a portion of the costs of the Series 2025 Project. In developing the estimates presented in Table 3, the Engineer estimated the cost to construct the Series 2025 Project based on other projects of similar sizes and types. The following estimates are based upon construction cost data related to proposals and active District construction contracts for the construction of portion of the Series 2025 Project, specifically associated with the Chester Road, Riverbluff Parkway Phase 1, and Riverbluff Parkway Phase 2/3 projects combined with sound engineering principles and judgment. To the estimated construction cost, professional/technical service fees were estimated at 12% and a 15% contingency were added.

TABLE 3
PROPOSED IMPROVEMENT COSTS –SERIES 2025 PROJECT

Improvement Category	Master Infrastructure Improvement ³
Mobility Roads ²	\$32,395,000
Arterial/Collector Roads ²	-
Mobility/Public Trails ²	\$2,693,000
Stormwater Management Facilities	\$2,712,000
Utilities (Water Mains, Force Mains, Reclaim Mains, Services and Lift Stations)	\$21,975,000
Street Lighting ¹	\$1,059,000
Landscaping/Hardscape/Irrigation ²	\$1,456,000
Recreation	\$927,000
Entry Features and Signage ⁴	\$3,500,000
SUBTOTAL	\$66,717,000
Design, Engineering, Surveying & Permitting (12%) ⁵	\$8,006,040
Construction Cost Contingency (15%)	\$10,007,550
2025 TOTAL	\$84,730,590

1. District will enter into a Lighting Agreement with FPL for the street light poles and lighting service. Street lighting costs depicted are for the incremental cost of the undergrounding of conduit piping, transformer pads, manholes, and handholes necessary to provide electricity for adequate and appropriate street lighting along the proposed roadways. These costs do not include the leasing of or maintenance of the street lights or associated equipment.
2. Only roads, mobility/public trails and landscaping/hardscape/irrigation that are open to and accessible by the public (and not behind any hard gates) will be funded by the District.
3. No transportation or delivery of fill to, no grading of any private lots and no lines within private lots or property will be funded by the District.
4. No hard gates will be funded by the District and all landscaping improvements will be either perennial or permanent installations.
5. The District will only fund professional, surveying, permitting, and other soft costs that are allocable to improvements funded by the District.

Additionally, certain District financed master infrastructure improvements for the Series 2025 Project, as generally described in Section VI. INFRASTRUCTURE IMPROVEMENTS of this report, may be eligible for reimbursement via mobility and/or infrastructure impact fee credit to be issued by Nassau County and/or JEA based on agreements associated with the ENCPA. This may include reimbursements from the County related to Mobility Roadway and Trail improvements and reimbursements from JEA for large infrastructure utility mains ("Reimbursable Costs"). Table 4 presents a summary of the District financed improvements for the Series 2025 Project and estimated costs that are eligible for reimbursement and the estimated reimbursement per improvement category.

TABLE 4
PROPOSED REIMBURSABLE COSTS – SERIES 2025 PROJECT

Improvement Category	Master Infrastructure Improvement
Mobility Roads ^{1,2}	\$50,125,581
Mobility/Public Trails ^{1,2}	\$1,689,689
Utilities (Water Mains, Force Mains, and Reclaim Mains) ³	\$14,895,000
2025 TOTAL	\$66,710,270

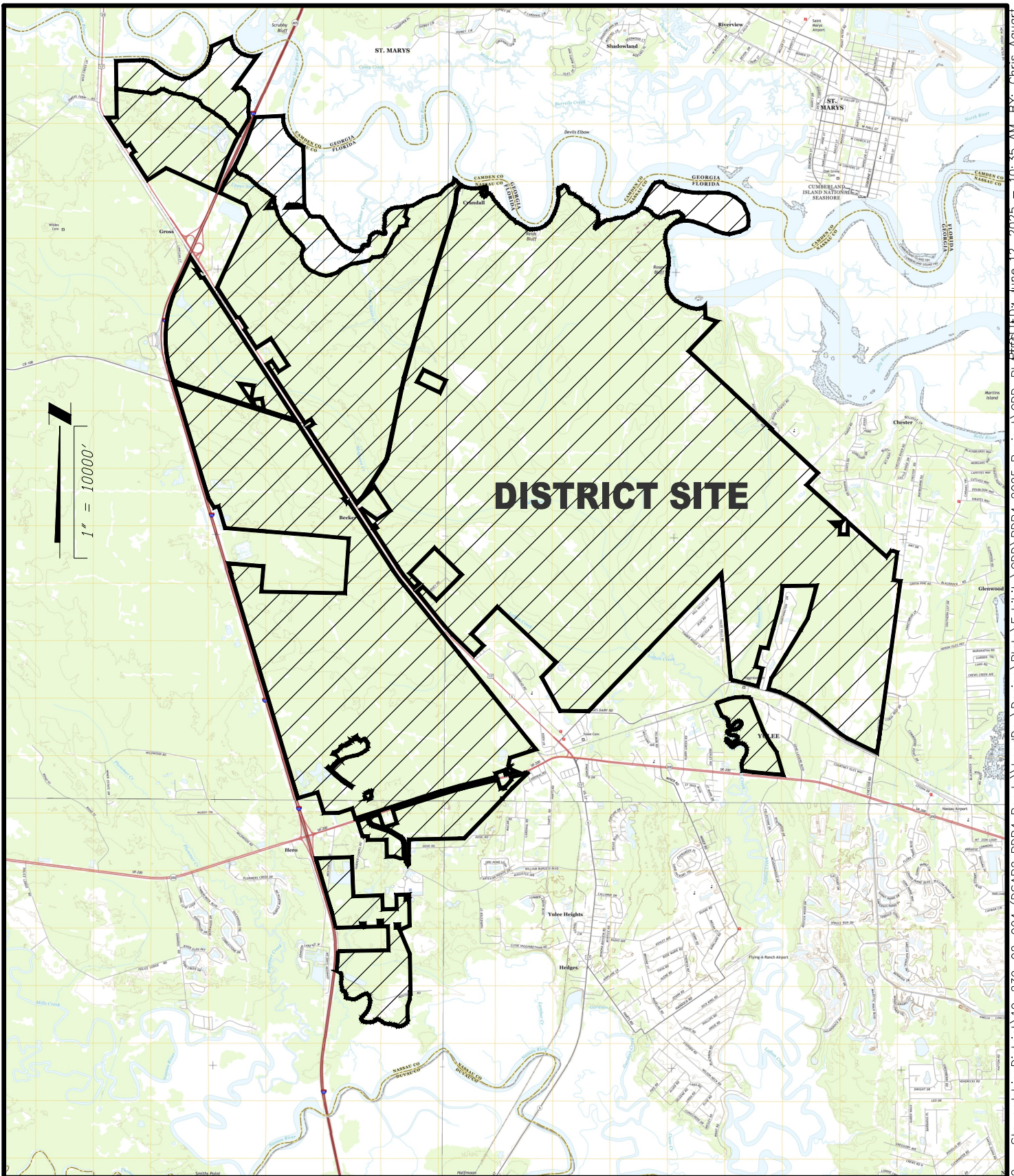
1. *Mobility roadway and trail reimbursement costs based on FDOT cost per mile estimates as stipulated within the County's Mobility Fee Agreement and includes estimated costs associated with landscape and irrigation improvements within the mobility roadway rights-of-way*
2. *Mobility roadway and trail reimbursement costs include estimated soft costs (engineering, construction administration, etc.) with the design and construction of the mobility roadway*
3. *Utility reimbursement costs are estimated to be 90% of the total anticipated costs to construct the master infrastructure utilities per the JEA Master Service Agreement to reimburse costs for only the transmission mains and associated appurtenances and not anticipated service stubs to development parcels.*

IX. SUMMARY AND CONCLUSION

The project as outlined is necessary for the functional development of the District. The project is being designed in accordance with current regulatory requirements. The project will serve its intended function provided that the construction is in substantial compliance with the design. Items of construction for the project are based upon current development plans.

All improvements funded by the District will be owned by the District or other governmental units and such improvements are intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the improvements funded by the District are or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The District will pay the lesser of the actual cost of the improvements or fair market value.

It is our professional opinion that the infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the lands within the District. The estimated costs are based upon prices currently being experienced for similar items of work in North Florida. Actual costs may vary based on final engineering, planning and approvals from regulatory agencies.



ETM

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14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
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LOCATION MAP

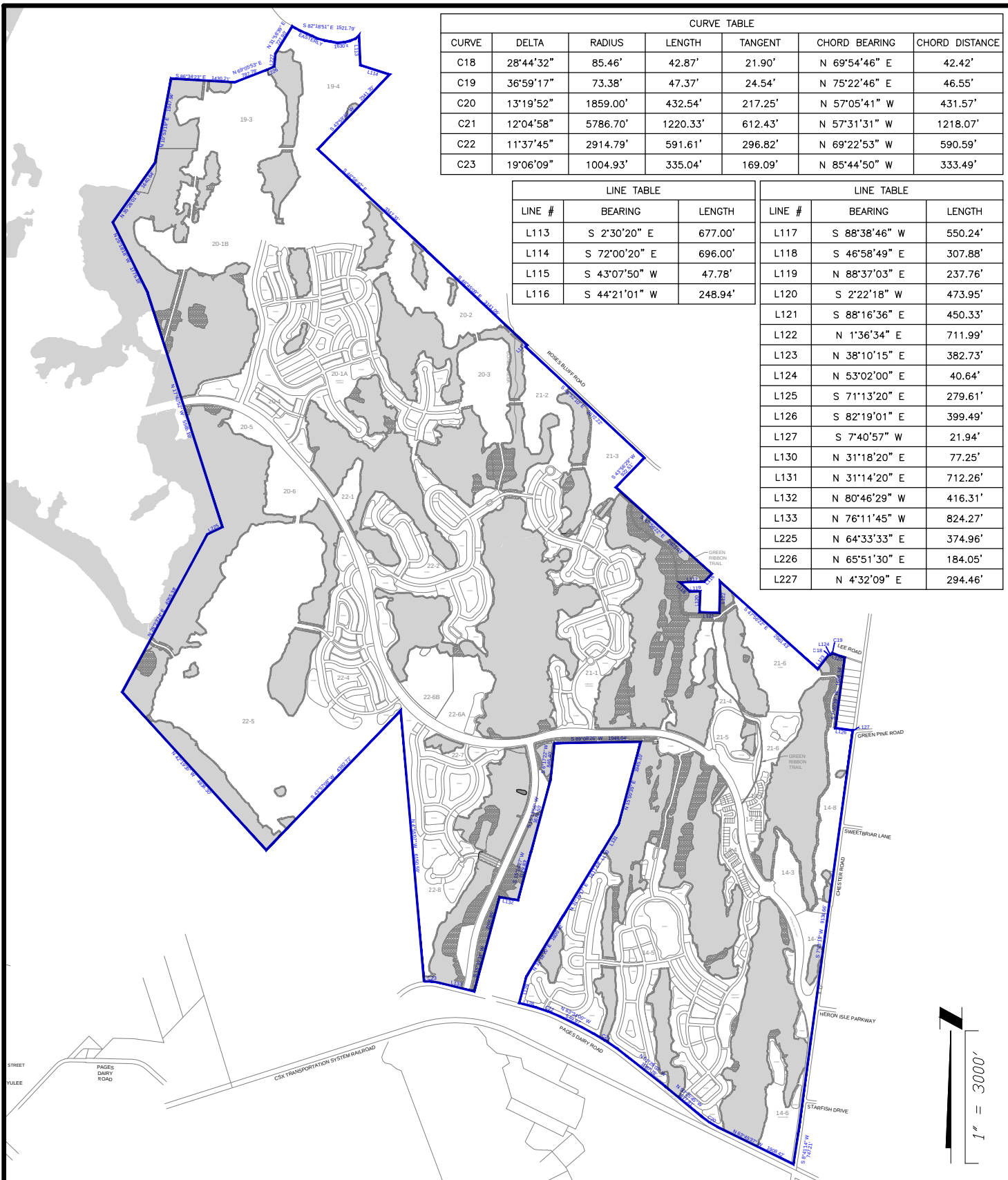
EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 19-239-02-006

DRAWN BY: CAA

DATE: JUNE 13, 2025

DRAWING NO. 1



ETM

VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
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PDP4 BOUNDARY

**EAST NASSAU
STEWARDSHIP DISTRICT**

ETM NO. 19-239-02-006

DRAWN BY: CAA

DATE: JUNE 13, 2025

DRAWING NO. 2

I: \\2019\\19-239\\19-239-02 - Stewardship District\\19-239-02-004 (DSAP2 PDP4 Bonds)\\LandDev\\Design\\Plots\\Exhibits\\CDD\\PDP4 2025 Project\\CDD-PLATES\\PDP4.dwg 12, 2025 - 10:35 AM, BY: Chris Aquart

Description:

A parcel of land, being a portion of the William Hobkirk Grant, Section 41 and the William Hobkirk Grant and Thomas May Grant, Section 42 and the Thomas May Grant, Section 43 and the Heirs of E. Waterman Mill Grant, Section 50 and the John W. Lowe Mill Grant, Section 51, Township 3 North, Range 27 East and being a portion of Section 37 and the John W. Lowe Mill Grant, Section 44, Township 3 North, Range 28 East all in Nassau County, Florida and being more particularly described as follows:

Begin at the Most Northerly corner of the William Hobkirk Grant, Section 41, Township 3 North, Range 27 East, Nassau County, Florida; thence on the Northerly line of said Section 41, S 46°58'42" E, a distance 3347.31 feet to the Northeasterly corner of said Section 41 said point also being the most Northerly corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence departing said Northerly line and on said Northerly line of Section 50, S 46°45'09" E, a distance 3141.05 feet; thence departing said Northerly line, S 43°07'50" W, a distance 47.78 feet to a point on the Southerly Right of Way line of Rose Bluff Road (66 foot Right of Way); thence on said Southerly Right of Way line, S 46°52'10" E, a distance 3672.22 feet to the Northwest corner of Creekside Unit I as recorded in Plat Book 6, Page 320 of the Public Records of Nassau County, Florida; thence departing said Southerly Right of Way line and on the Westerly line of said Creekside Unit I, S 43°56'29" W, a distance 922.51 feet to the Southwest corner of said Creekside Unit I; thence departing said Westerly line and on the Southerly line of said Creekside Unit I and on the Southerly line of Creekside Unit II as recorded in Plat Book 7, Pages 32 and 33 of said Public Records and on the Southerly line of those lands described in Official Record Book 1699, Page 1781 of said Public Records, S 47°56'22" E, a distance 2923.03 feet to the Northwest corner of said lands; thence departing said Southerly line and on the Northerly lines, Westerly lines, South line and East line of said lands for the next 7 courses, S 44°21'01" W, a distance 248.94 feet; thence S 88°38'46" W, a distance 550.24 feet; thence S 46°58'49" E, a distance 307.88 feet; thence N 88°37'03" E, a distance 237.76 feet; thence S 02°22'18" W, a distance 473.95 feet; thence S 88°16'36" E, a distance 450.33 feet; thence N 01°36'34" E, a distance 711.99 feet to the Northeast corner of said lands said point also being on the aforesaid Southerly line of those lands described in Official Record Book 1699, Page 1781; thence departing said East line and on said Southerly line of those lands described in Official Record Book 631, Page 31 of said Public Records, S 47°56'22" E, a distance 2961.43 feet to the Southeast corner of said lands; thence departing said Southerly line and on the Easterly line of said lands, N 38°10'15" E, a distance 382.73 feet to a point on the Southerly County Maintained Right of Way line of Lee Road said point being on a curve, concave Northwest, having of radius 85.46 feet and a central angle of 28°44'32"; thence departing said Easterly line and on said Southerly County Maintained Right of Way line and on the arc of said curve for the next 4 courses, a distance of 42.87 feet said arc being subtended by a chord which bears N 69°54'46" E, a distance of 42.42 feet to the curves end; thence N 53°02'00" E, a distance 40.64 feet to the beginning of a curve, concave Southeast, having of radius 73.38 feet and a central angle of 36°59'17"; thence on the arc of said curve a distance of 47.37 feet said arc being subtended by a chord which bears N 75°22'46" E, a distance of 46.55 feet to the curves end; thence S 71°13'20" E, a distance 279.61 feet to the Northwest corner of those lands described in Official Record Book 1263, Page 677 of the aforesaid Public Records; thence departing said Southerly County Maintained Right of Way line and on the Westerly line of said lands and the Southerly prolongation thereof, S 07°40'39" W, a distance 1608.34 feet to the Southwest corner of those lands described in Official Record Book 802, Page 1281 of said Public Records; thence departing said Southerly prolongation line and on the Southerly line of said lands, S 82°19'01" E, a distance 399.49 feet to a point on the Westerly Right of Way line of Chester Road (Variable Width Right of Way); thence departing said Southerly line and on said Westerly Right of Way line for the next 3 courses, S 07°40'57" W, a distance 21.94 feet; thence S 07°43'19" W, a distance 9134.66 feet; thence S 08°41'14" W, a distance 747.21 feet to a point on the Northerly Right of Way line of Pages Dairy Road (100 foot Right of Way); thence departing said Westerly Right of Way line and on said Northerly Right of Way line for the next 8 courses, N 63°45'37" W, a distance 1908.42 feet to the beginning of a curve, concave Northeast, having a radius of 1859.00 feet and a central angle of 13°19'52"; thence on the arc of said curve a distance of 432.54 feet said arc being subtended by a chord which bears N 57°05'41" W, a distance of 431.57 feet to the curves end; thence N 50°25'45" W, a distance 1077.81 feet; thence N 51°29'02" W, a distance 1087.78 feet to the beginning of a curve, concave Southwest, having a radius of 5786.70 feet and a central angle of 12°04'58"; thence on the arc of said curve a distance of 1220.33 feet said arc being subtended by a chord which bears N 57°31'31" W, a distance of 1218.07 feet to the curves end; thence N 63°34'00" W, a distance 549.97 feet to the beginning of a curve, concave Southwest, having a radius of 2914.79 feet and a central angle of 11°37'45"; thence on the arc of said curve a distance of 591.61 feet said arc being subtended by a chord which bears N 69°22'53" W, a distance of 590.59 feet to the curves end; thence N 75°11'45" W, a distance 386.35 feet to the Southeast corner of Page Hill Unit 1, as recorded in Plat Book 6, Pages 237 and 238 of the Public Records of Nassau County, Florida; thence on the Easterly line of said Page Hill Unit 1 and on the Easterly line of Page Hill Unit 2, as recorded in Plat Book 6, Pages 318 and 319 of said Public Records and on the Easterly line of Page Hill Unit 3, as recorded in Plat Book 6, Pages 341 and 342 of said Public Records for the next 6 courses, thence N 15°14'52" E, a distance of 624.51 feet; thence N 31°18'20" E, a distance of 1600.42 feet; thence N 31°16'17" E, a distance of 1617.68 feet; thence N 31°18'20" E, a distance of 77.25 feet; thence N 31°14'20" E, a distance of 712.26 feet; thence N 15°00'35" E, a distance of 1945.10 feet to the Northeast corner of said Page Hill Unit 3, as recorded in Plat Book 6, Pages 341 and 342; thence departing said Easterly line and on the North line of said Page Hill Unit 3, S 89°08'26" W, a distance 1948.04 feet to the Northwest corner of said Page Hill Unit 3; thence departing said North line and on the Westerly line of said Page Hill Unit 3 and on the Westerly line of the aforesaid Page Hill Unit 2 and on the Westerly line of Page Hill Unit 1 as recorded in Plat Book 6, Pages 237 and 238 of said Public Records and on the Westerly line of those lands described in Official Record Book 1127, Page 877 of the Public Records of Nassau County, Florida for the next 5 courses, S 06°17'22" W, a distance 846.40 feet; thence S 15°13'56" W, a distance 1678.50 feet; thence S 15°14'27" W, a distance 1129.83 feet; thence N 80°46'29" W, a distance 416.31 feet; thence S 15°10'34" W, a distance 2205.85 feet to a point on the aforesaid Northerly Right of Way line of Pages Dairy Road; thence departing said Westerly line and on said Northerly Right of Way line for the next 2 courses, N 76°11'45" W, a distance 824.27 feet to the beginning of a curve, concave Southerly, having a radius of 1004.93 feet and a central angle of 19°06'09"; thence on the arc of said curve a distance of 335.04 feet said arc being subtended by a chord which bears N 85°44'50" W, a distance of 333.49 feet to the Southeast corner of Yulee Hills as recorded in Plat Book 4, Page 31 of the aforesaid Public Records; thence departing said Northerly Right of Way line and on the Easterly line of said Yulee Hills, N 4°55'07" W, a distance 6150.59 feet to the Northeast corner of said Yulee Hills said point also being on the Easterly line of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida. thence departing said Easterly line and on the Westerly line of Yulee Hills and also being on said Easterly line of Section 50, S 43°57'08" W, a distance 4382.72 feet; thence departing said Westerly line, N 42°19'35" W, a distance of 4836.30 feet; thence N 28°23'24" E, a distance of 4055.38 feet; thence N 64°33'33" E, a distance of 374.96 feet; thence N 17°40'52" W, a distance of 5565.10 feet; thence N 26°18'18" W, a distance of 1775.18 feet; thence N 35°26'01" E, a distance of 1640.64 feet; thence N 10°53'19" E, a distance of 1947.94 feet; thence S 86°34'23" E, a distance of 1430.21 feet; thence N 69°05'53" E, a distance of 787.78 feet; thence N 65°51'30" E, a distance of 184.05 feet; thence N 04°32'09" E, a distance of 294.46 feet; thence N 31°56'39" E, a distance of 727.90 feet to a point on the Mean High Water Line of Bells River said point being referred to as reference point "A"; thence on said Mean High Water Line, Easterly, a distance of 1630 feet more or less to a point on the Westerly line of those lands described in Official Record Book 1043, Page 181 of the Public Records of Nassau County, Florida said point also being on said Mean High Water Line said point having a tie line of, S 82°18'51" E, a distance of 1521.79 feet from said reference point "A"; thence departing said Mean High Water Line and on said Westerly line and on the Westerly line of those lands described in Official Record Book 1416, Page 403 of said Public Records and on the Southerly line of last said lands for the next 2 courses, S 02°30'20" E, a distance 677.00 feet; thence S 72°00'20" E, a distance 696.00 feet to the Southeast corner of said lands said point also being on the Easterly line of the William Hobkirk Grant and Thomas May Grant, Section 42, Township 3 North, Range 27 East, Nassau County, Florida; thence departing said Southerly line and on said Easterly line, S 43°59'40" W, a distance 2341.20 feet to the Point of Beginning.

CONTAINING 4,720.50 ACRES, MORE OR LESS.



ENGLAND - THIMS & MILLER, INC.

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PDP4 LEGAL DESCRIPTION

EAST NASSAU

STEWARDSHIP DISTRICT

ETM NO. 19-239-02-006

DRAWN BY: CAA

DATE: JUNE 13, 2025

DRAWING NO. 2A



UNIT DISTRIBUTION			
RESIDENTIAL TIER 1	22' (MF)	250	
RESIDENTIAL TIER 1	33' (AA)	50	
RESIDENTIAL TIER 1	50' (AA)	40	
RESIDENTIAL TIER 1	65' (AA)	30	
RESIDENTIAL TIER 2	22' (MF)	200	
RESIDENTIAL TIER 2	40'	208	
RESIDENTIAL TIER 2	45'	219	
RESIDENTIAL TIER 2	50'	467	
RESIDENTIAL TIER 2	60'	669	
RESIDENTIAL TIER 2	70'	188	
RESIDENTIAL TIER 2	33' (AA)	172	
RESIDENTIAL TIER 2	50' (AA)	465	
RESIDENTIAL TIER 2	65' (AA)	293	
FUTURE	40' (SF)	235	
FUTURE	50' (SF)	200	
FUTURE	60' (SF)	200	
FUTURE	70' (SF)	71	
FUTURE	80' (SF)	53	
FUTURE	100' (SF)	40	
FUTURE	1-5 ACRE (SF)	50	
TOTAL		4,100	



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PDP4 MASTER DEVELOPMENT PLAN

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 19-239-02-006

DRAWN BY: CAA

DATE: JUNE 13, 2025

DRAWING NO. 3

I:\2019\19-239\19-239-02 - Stewardship District\19-239-02-004 (DSAP2 PDP4 Bonds)\LandDev\Design\Plots\Exhibits\CDD\PDP4 2025 Project\CDD\4 PLATE 3.DWG 7, 2025 - 3:08 PM, BY: Jon-Michael Barquin



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MOBILITY ROADS

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 19-239-02-006

DRAWN BY: CAA

DATE: JUNE 13, 2025

DRAWING NO. 5

I:\2019\19-239-02 - Stewardship District\19-239-02-004 (DSAP2 PDP4 Bonds) LandDev\Design\Plots\Exhibits\CDD\PD4 2025 Project\CDD-PLATES\19-239-02-004.dwg 12, 2025 - 10:36 AM, BY: Chris Aquart




 DENOTES PUBLIC TRAILS



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14775 Old St. Augustine Road, Jacksonville, FL 32258
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MOBILITY - PUBLIC TRAILS

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 19-239-02-006

DRAWN BY: CAA

DATE: JUNE 13, 2025

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STORMWATER MANAGEMENT FACILITY

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 19-239-02-006

DRAWN BY: CAA

DATE: JUNE 13, 2025

DRAWING NO. 7



LABELED LIFT STATIONS
AND FORCEMAIN

ETM

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SANITARY SEWER LIFT STATIONS AND FORCEMAINS

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 19-239-02-006

DRAWN BY: CAA

DATE: JUNE 13, 2025

DRAWING NO. 8

I:\2019\19-239\19-239-02 - Stewardship District\19-239-02-004 (DSAP2 PDP4 Bonds) LandDev\Design\Plots\Exhibits\CDD\PD4 2025 Project\CDD\PLATES July 4 2025 - 8:54 AM, BY: Jon-Michael Barquin



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14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
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POTABLE WATER DISTRIBUTION SYSTEM

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 19-239-02-006

DRAWN BY: CAA

DATE: JUNE 13, 2025

DRAWING NO. 9



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RECLAIM WATER DISTRIBUTION SYSTEM

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 19-239-02-006

DRAWN BY: CAA

DATE: JUNE 13, 2025

DRAWING NO. 10



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STREET LIGHTING

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 19-239-02-006

DRAWN BY: CAA

DATE: JUNE 13, 2025

DRAWING NO. 11

I:\2019\19-239\19-239-02 - Stewardship District\19-239-02-004 (DSAP2 PDP4 Bonds) LandDev\Design\Plots\Exhibits\CDD\PDPA 2025 Project\CDD-PLATES\19-239-02-004.dwg 12, 2025 - 10:37 AM, BY: Chris Aquart

EXHIBIT B

*[Final] Special Assessment Revenue Bonds Special Assessment Methodology Report for
Preliminary Development Plan #4 Series 2025 Project, dated [BPA DATE], 2025*

EXHIBIT C
MATURITIES AND COUPON OF SERIES 2025 BONDS

EXHIBIT D
SOURCES AND USES OF FUNDS FOR SERIES 2025 BONDS

EXHIBIT E
ANNUAL DEBT SERVICE PAYMENT DUE ON SERIES 2025 BONDS

**EAST NASSAU
STEWARDSHIP DISTRICT**

9

This instrument was prepared by and
upon recording should be returned to:

Michelle K. Rigoni, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

(This space reserved for Clerk)

**NOTICE OF SERIES 2025 SPECIAL ASSESSMENTS
EAST NASSAU STEWARDSHIP DISTRICT
[PDP#4 Series 2025]**

PLEASE TAKE NOTICE that the Board of Supervisors of the East Nassau Stewardship District (“**District**”), in accordance with Chapters 170, 189, and 197, *Florida Statutes*, and Chapter 2017-206, Laws of Florida, adopted Resolution Nos. 2024-09, 2024-10, 2024-13, 2025-19, 2025-23, and 2025-24 (collectively, “**Assessment Resolutions**”) providing for, levying and setting forth the terms of non-ad valorem special assessments on real property within the boundaries of the District that are specially benefitted by the Series 2025 Project as defined in the *Amended and Restated East Nassau Stewardship District Engineer’s Report for Preliminary Development Plan #4*, dated December 18, 2023, as revised and adopted January 18, 2024, as amended and supplemented by the *East Nassau Stewardship District Engineers Report - First Addendum for Preliminary Development Plan #4*, dated June 25, 2025, and the *Supplemental Engineer’s Report for Preliminary Development Plan #4 Series 2025 Project*, dated July 15, 2025, as may be supplemented and amended from time to time and all of the foregoing collectively referred to hereinafter as “**Engineer’s Report**”. To finance a portion of the costs of the Series 2025 Project, the District issued its \$[PAR] East Nassau Stewardship District (Nassau County, Florida) Special Assessment Revenue Bonds, Series 2025 (PDP#4 Series 2025 Project) (“**Series 2025 Bonds**”), which are secured by the non-ad valorem assessments levied and imposed by the Assessment

Resolutions (“**Series 2025 Special Assessments**”). The legal description of the lands on which said Series 2025 Special Assessments are imposed is attached to this Notice as **Exhibit A**. As provided in the Assessment Resolutions, the Series 2025 Special Assessments do not apply to governmental properties dedicated by plat, including right-of-ways or common areas. Copies of the Engineer’s Report and the Assessment Resolutions may be obtained by contacting the District at:

East Nassau Stewardship District
c/o Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

The Series 2025 Special Assessments provided for in the Assessment Resolutions were legally and validly determined and levied in accordance with all applicable requirements of Florida law, and the Series 2025 Special Assessments constitute and will at all relevant times in the future constitute legal, valid and binding first liens on the land against which assessed until paid, coequal with the lien of all state, county, district and municipal taxes, and superior in dignity to all other liens, titles, and claims. The District may collect assessments on any of the lands described in the attached **Exhibit A** by any method authorized by law, which method may change from year to year.

The District is a special-purpose form of local government established pursuant to and governed by Chapter 2017-206, Laws of Florida, and Chapter 189, *Florida Statutes*, as amended.

Pursuant to Chapter 2017-206(6)(28), Laws of Florida, you are hereby notified that:

THE EAST NASSAU STEWARDSHIP DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC SYSTEMS, FACILITIES, AND

SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

IN WITNESS WHEREOF, this Notice has been executed to be effective as of the ____ day of _____, 2025, and recorded in the Official Records of Nassau County, Florida.

WITNESSES:

EAST NASSAU STEWARDSHIP DISTRICT

Witness Signature

Printed Name: _____

Address: _____

Michael A. Hahaj

Chairperson, Board of Supervisors

Witness Signature

Printed Name: _____

Address: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2025, by Michael Hahaj, as Chairperson of the Board of Supervisors of the East Nassau Stewardship District, for and on behalf of the District. He [] is personally known to me or [] produced _____ as identification.

NOTARY STAMP:

Signature of Notary Public

Printed Name of Notary Public

EXHIBIT A
LEGAL DESCRIPTION OF SERIES 2025 ASSESSMENT AREA

Description:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 50 and the John W. Lowe Mill Grant, Section 51, Township 3 North, Range 27 East and being a portion of Section 37 and the John W. Lowe Mill Grant, Section 44, Township 3 North, Range 28 East all in Nassau County, Florida and being more particularly described as follows:

Begin at the Northeast corner of Yulee Hills as recorded in Plat Book 4, Page 31 of the Public Records of Nassau County, Florida; thence on the Westerly line of said Yulee Hills and said line also being the Easterly line of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida, S 43°57'08" W, a distance of 1005.34 feet; thence departing said Westerly line, N 46°02'52" W, a distance of 2349.91 feet; thence N 20°46'44" E, a distance of 2329.60 feet; thence N 00°00'00" E, a distance of 961.35 feet; thence N 63°49'03" E, a distance of 658.70 feet; thence N 17°38'52" E, a distance of 752.89 feet; thence N 47°21'28" E, a distance of 1217.11 feet; thence S 80°41'35" E, a distance of 1203.08 feet; thence N 90°00'00" E, a distance of 1353.55 feet; thence S 82°37'40" E, a distance of 682.68 feet; thence S 54°31'59" E, a distance of 775.79 feet; thence S 12°15'49" E, a distance of 403.10 feet; thence S 50°23'17" E, a distance of 558.28 feet; thence N 39°36'43" E, a distance of 719.21 feet to a point on the Southerly line of Creekside Unit I as recorded in Plat Book 6, Page 320 of the Public Records of Nassau County, Florida and on the Southerly line of Creekside Unit II as recorded in Plat Book 7, Pages 32 and 33 of said Public Records and on the Southerly line of those lands described in Official Record Book 1699, Page 1781 of said Public Records, S 47°56'22" E, a distance 2776.01 feet to the Northwest corner of said lands; thence departing said Southerly line and on the Northerly lines, Westerly lines, South line and East line of said lands for the next 7 courses, S 44°21'01" W, a distance 248.94 feet; thence S 88°38'46" W, a distance 550.24 feet; thence S 46°58'49" E, a distance 307.88 feet; thence N 88°37'03" E, a distance 237.76 feet; thence S 02°22'18" W, a distance 473.95 feet; thence S 88°16'36" E, a distance 450.33 feet; thence N 01°36'34" E, a distance 711.99 feet to the Northeast corner of said lands said point also being on the aforesaid Southerly line of those lands described in Official Record Book 1699, Page 1781; thence departing said East line and on said Southerly line of those lands described in Official Record Book 631, Page 31 of said Public Records, S 47°56'22" E, a distance 2961.43 feet to the Southeast corner of said lands; thence departing said Southerly line and on the Easterly line of said lands, N 38°10'15" E, a distance 382.73 feet to a point on the Southerly County Maintained Right of Way line of Lee Road said point being on a curve, concave Northwest, having of radius 85.46 feet and a central angle of 28°44'32"; thence departing said Easterly line and on said Southerly County Maintained Right of Way line and on the arc of said curve for the next 4 courses, a distance of 42.87 feet said arc being subtended by a chord which bears N 69°54'46" E, a distance of 42.42 feet to the curves end; thence N 53°02'00" E, a distance 40.64 feet to the beginning of a curve, concave Southeast, having of radius 73.38 feet and a central angle of 36°59'17"; thence on the arc of said curve a distance of 47.37 feet said arc being subtended by a chord which bears N 75°22'46" E, a distance of 46.55 feet to the curves end; thence S 71°13'20" E, a distance 279.61 feet to the Northwest corner of those lands described in Official Record Book 1263, Page 677 of the aforesaid Public Records; thence departing said Southerly County Maintained Right of Way line and on the Westerly line of said lands and the Southerly prolongation thereof, S 07°40'39" W, a distance 1608.34 feet to the Southwest corner of those lands described in Official Record Book 802, Page 1281 of said Public Records; thence departing said Southerly prolongation line and on the Southerly line of said lands, S 82°19'01" E, a distance 399.49 feet to a point on the Westerly Right of Way line of Chester Road (Variable Width Right of Way); thence departing said Southerly line and on said Westerly Right of Way line for the next 3 courses, S 07°40'57" W, a distance 21.94 feet; thence S 07°43'19" W, a distance 9134.66 feet; thence S 08°41'14" W, a distance 747.21 feet to a point on the Northerly Right of Way line of Pages Dairy Road (100 foot Right of Way); thence departing said Westerly Right of Way line and on said Northerly Right of Way line for the next 8 courses, N 63°45'37" W, a distance 1908.42 feet to the beginning of a curve, concave Northeast, having a radius of 1859.00 feet and a central angle of 13°19'52"; thence on the arc of said curve a distance of 432.54 feet said arc being subtended by a chord which bears N 57°05'41" W, a distance of 431.57 feet to the curves end; thence N 50°25'45" W, a distance 1077.81 feet; thence N

51°29'02" W, a distance 1087.78 feet to the beginning of a curve, concave Southwest, having a radius of 5786.70 feet and a central angle of 12°04'58"; thence on the arc of said curve a distance of 1220.33 feet said arc being subtended by a chord which bears N 57°31'31" W, a distance of 1218.07 feet to the curves end; thence N 63°34'00" W, a distance 549.97 feet to the beginning of a curve, concave Southwest, having a radius of 2914.79 feet and a central angle of 11°37'45"; thence on the arc of said curve a distance of 591.61 feet said arc being subtended by a chord which bears N 69°22'53" W, a distance of 590.59 feet to the curves end; thence N 75°11'45" W, a distance 386.35 feet to the Southeast corner of Page Hill Unit 1, as recorded in Plat Book 6, Pages 237 and 238 of the Public Records of Nassau County, Florida; thence on the Easterly line of said Page Hill Unit 1 and on the Easterly line of Page Hill Unit 2, as recorded in Plat Book 6, Pages 318 and 319 of said Public Records and on the Easterly line of Page Hill Unit 3, as recorded in Plat Book 6, Pages 341 and 342 of said Public Records for the next 6 courses, thence N 15°14'52" E, a distance of 624.51 feet; thence N 31°18'20" E, a distance of 1600.42 feet; thence N 31°16'17" E, a distance of 1617.68 feet; thence N 31°18'20" E, a distance of 77.25 feet; thence N 31°14'20" E, a distance of 712.26 feet; thence N 15°00'35" E, a distance of 1945.10 feet to the Northeast corner of said Page Hill Unit 3, as recorded in Plat Book 6, Pages 341 and 342; thence departing said Easterly line and on the North line of said Page Hill Unit 3, S 89°08'26" W, a distance 1948.04 feet to the Northwest corner of said Page Hill Unit 3; thence departing said North line and on the Westerly line of said Page Hill Unit 3 and on the Westerly line of the aforesaid Page Hill Unit 2 and on the Westerly line of Page Hill Unit 1 as recorded in Plat Book 6, Pages 237 and 238 of said Public Records and on the Westerly line of those lands described in Official Record Book 1127, Page 877 of the Public Records of Nassau County, Florida for the next 5 courses, S 06°17'22" W, a distance 846.40 feet; thence S 15°13'56" W, a distance 1678.50 feet; thence S 15°14'27" W, a distance 1129.83 feet; thence N 80°46'29" W, a distance 416.31 feet; thence S 15°10'34" W, a distance 2205.85 feet to a point on the aforesaid Northerly Right of Way line of Pages Dairy Road; thence departing said Westerly line and on said Northerly Right of Way line for the next 2 courses, N 76°11'45" W, a distance 824.27 feet to the beginning of a curve, concave Southerly, having a radius of 1004.93 feet and a central angle of 19°06'09"; thence on the arc of said curve a distance of 335.04 feet said arc being subtended by a chord which bears N 85°44'50" W, a distance of 333.49 feet to the Southeast corner of Yulee Hills as recorded in Plat Book 4, Page 31 of the aforesaid Public Records; thence departing said Northerly Right of Way line and on the Easterly line of said Yulee Hills, N 4°55'07" W, a distance 6150.59 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING:

A PORTION OF SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST AND A PORTION OF SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST, ALL LYING WITHIN THE JOHN W. LOWE (MILL GRANT), NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 631, PAGE 31, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE N47°56'16"W, ALONG THE SOUTHWESTERLY LINE OF LAST SAID LANDS AND ITS WESTERLY PROLONGATION THEREOF, A DISTANCE OF 2603.60 FEET; THENCE S29°12'46"E, A DISTANCE OF 45.82 FEET; THENCE S02°01'03"E, A DISTANCE OF 31.50 FEET; THENCE S29°29'29"E, A DISTANCE OF 58.89 FEET; THENCE S07°09'38"W, A DISTANCE OF 33.35 FEET; THENCE S12°16'48"W, A DISTANCE OF 27.55 FEET; THENCE S20°40'52"E, A DISTANCE OF 62.44 FEET ; THENCE S26°08'42"E, A DISTANCE OF 14.42 FEET; THENCE S33°17'24"E, A DISTANCE OF 51.67 FEET; THENCE S21°15'20"E, A DISTANCE OF 100.48 FEET; THENCE S19°59'44"W, A DISTANCE OF 37.35 FEET; THENCE S14°21'34"E, A DISTANCE OF 75.00 FEET; THENCE S09°59'50"W, A DISTANCE OF 30.88 FEET; THENCE S28°35'39"E, A DISTANCE OF 41.75 FEET; THENCE S38°55'36"E, A DISTANCE OF 66.67 FEET; THENCE S37°55'25"E, A DISTANCE OF 73.88 FEET; THENCE S18°35'38"E, A DISTANCE OF 77.72 FEET; THENCE S32°10'33"E, A DISTANCE OF 59.16 FEET; THENCE S05°47'31"W, A DISTANCE OF 55.95 FEET ; THENCE S00°00'00"E, A DISTANCE OF 44.30 FEET; THENCE S20°59'51"E, A DISTANCE OF 52.62 FEET; THENCE S34°07'58"W, A DISTANCE OF 54.09 FEET; THENCE S00°20'46"E, A DISTANCE OF 55.78 FEET; THENCE S15°51'13"W, A DISTANCE OF 53.72 FEET; THENCE S18°05'20"W, A DISTANCE OF 81.78 FEET; THENCE S29°55'35"W, A DISTANCE OF 30.06 FEET; THENCE S46°46'47"E, A DISTANCE OF 31.17 FEET; THENCE S61°44'01"E, A DISTANCE OF 40.58 FEET; THENCE N78°13'41"E, A DISTANCE OF 64.10 FEET; THENCE S36°07'27"E, A DISTANCE OF 80.42 FEET; THENCE S48°23'53"E, A DISTANCE OF 80.78 FEET; THENCE S15°07'39"E, A DISTANCE OF 83.70 FEET; THENCE S10°05'33"E, A DISTANCE OF 65.32 FEET; THENCE S40°12'24"W, A DISTANCE OF 37.07 FEET; THENCE S02°24'40"E, A DISTANCE OF 39.27 FEET; THENCE S15°57'09"W, A DISTANCE OF 23.54 FEET; THENCE S27°05'26"W, A DISTANCE OF 39.76 FEET; THENCE S20°50'20"E, A DISTANCE OF 46.64 FEET; THENCE S08°11'06"E, A DISTANCE OF 43.58 FEET; THENCE S37°20'14"E, A DISTANCE OF 57.57 FEET; THENCE S02°26'18"E, A DISTANCE OF 45.14 FEET; THENCE S01°53'08"W, A DISTANCE OF 54.87 FEET; THENCE S09°30'13"E, A DISTANCE OF 40.30 FEET; THENCE S36°06'16"E, A DISTANCE OF 55.32 FEET; THENCE S29°37'29"E, A DISTANCE OF 60.69 FEET; THENCE S16°08'52"E, A DISTANCE OF 73.47 FEET; THENCE S26°04'02"E, A DISTANCE OF 68.22 FEET; THENCE S10°01'30"W, A DISTANCE OF 56.25 FEET; THENCE S72°59'59"E, A DISTANCE OF 50.33

FEET; THENCE S62°56'05"E, A DISTANCE OF 80.72 FEET; THENCE S51°27'43"E, A DISTANCE OF 67.72 FEET; THENCE S22°23'55"E, A DISTANCE OF 77.71 FEET; THENCE S05°35'39"W, A DISTANCE OF 77.10 FEET; THENCE S13°42'28"E, A DISTANCE OF 66.02 FEET; THENCE S16°00'04"W, A DISTANCE OF 54.70 FEET; THENCE S12°56'21"W, A DISTANCE OF 11.77 FEET; THENCE S82°17'09"E, A DISTANCE OF 30.61 FEET; THENCE S07°54'25"E, A DISTANCE OF 71.27 FEET; THENCE S08°55'25"W, A DISTANCE OF 41.12 FEET; THENCE S24°39'04"W, A DISTANCE OF 50.00 FEET; THENCE S48°23'02"W, A DISTANCE OF 39.34 FEET; THENCE S00°35'25"E, A DISTANCE OF 44.38 FEET; THENCE S24°32'11"W, A DISTANCE OF 5.66 FEET; THENCE S24°34'28"W, A DISTANCE OF 37.23 FEET; THENCE S88°09'13"W, A DISTANCE OF 70.65 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 3.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S84°34'15"W, 3.12 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 525.82 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 60.37 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S84°16'37"W, 60.34 FEET TO A POINT OF NON-TANGENCY OF SAID CURVE THENCE S37°50'19"W, A DISTANCE OF 70.89 FEET TO A POINT ON A NON-TANGENT CURVE, SAID CURVE HAVING A RADIAL BEARING OF S37°50'19"W, BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 49°32'16", AN ARC DISTANCE OF 108.07 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S27°23'33"E, 104.74 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE N88°23'35"E, A DISTANCE OF 301.34 FEET; THENCE S71°12'25"E, A DISTANCE OF 573.83 FEET; THENCE N31°45'06"E, A DISTANCE OF 107.14 FEET; THENCE N11°10'03"E, A DISTANCE OF 71.04 FEET; THENCE N11°55'57"E, A DISTANCE OF 101.85 FEET; THENCE N13°34'53"W, A DISTANCE OF 26.67 FEET; THENCE N12°08'06"W, A DISTANCE OF 53.71 FEET; THENCE N14°14'18"W, A DISTANCE OF 88.36 FEET; THENCE N22°10'19"E, A DISTANCE OF 54.80 FEET; THENCE N34°22'27"W, A DISTANCE OF 52.10 FEET; THENCE N13°56'10"W, A DISTANCE OF 74.81 FEET; THENCE N12°10'15"W, A DISTANCE OF 71.44 FEET; THENCE N27°25'16"E, A DISTANCE OF 80.22 FEET; THENCE N30°13'09"E, A DISTANCE OF 63.63 FEET; THENCE N27°51'27"E, A DISTANCE OF 60.28 FEET; THENCE N30°14'09"E, A DISTANCE OF 113.09 FEET; THENCE N64°17'58"E, A DISTANCE OF 99.54 FEET; THENCE N57°15'43"E, A DISTANCE OF 105.34 FEET; THENCE N32°11'57"E, A DISTANCE OF 61.50 FEET; THENCE N42°41'04"E, A DISTANCE OF 99.26 FEET; THENCE N49°58'29"E, A DISTANCE OF 65.54 FEET; THENCE N42°29'11"E, A DISTANCE OF 20.15 FEET; THENCE N27°31'38"E, A DISTANCE OF 57.99 FEET; THENCE N16°09'43"W, A DISTANCE OF 2.50 FEET; THENCE N09°29'08"W, A DISTANCE OF 74.03 FEET; THENCE N31°31'40"W, A DISTANCE OF 80.24 FEET; THENCE N31°34'50"W, A DISTANCE OF 21.64 FEET TO THE SOUTHEASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 631, PAGE 31 OF SAID CURRENT PUBLIC RECORDS; THENCE S38°00'30"W, ALONG LAST SAID LINE, A DISTANCE OF 31.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 57.8 ACRES, MORE OR LESS.

**EAST NASSAU
STEWARDSHIP DISTRICT**

10

This instrument was prepared by and
upon recording should be returned to:

(This space reserved for Clerk)

Michelle K. Rigoni, Esq.
Kutak Rock LLP
107 W. College Avenue
Tallahassee, Florida 32301

**FIFTH SUPPLEMENTAL DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF
IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE EAST NASSAU STEWARDSHIP
DISTRICT**

PDP#4 SERIES 2025 PROJECT

The East Nassau Stewardship District (“District”) is an independent special taxing district created pursuant to and existing under the provisions of Chapter 2017-206, Laws of Florida, enacted on June 6, 2017, and Chapter 189, *Florida Statutes*, as amended. Under Florida law, special districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. This disclosure supplements that prior Master Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the East Nassau Stewardship District, Official Records Book 2272, Page 1300, as amended and supplemented, which all prior disclosure collectively otherwise remain in full force and effect.

DESCRIPTION OF PDP#4 SERIES 2025 PROJECT, BONDS & ASSESSMENTS

On _____, 2025, the District issued \$_____ East Nassau Stewardship District (Nassau County, Florida) Special Assessment Revenue Bonds, Series 2025 (PDP#4 Series 2025 Project) (“Bonds”) to repay and redeem the outstanding principal amount of the District’s Bond Anticipation Note, Series 2024 (PDP#4 Series 2024 Project) (“Note”) in full and finance a portion of the costs associated with the financing, acquisition, construction, and equipping the PDP#4 Series 2025 Project (“Project”), which includes, among other things, master infrastructure improvements such as roadways and mobility trails (including landscaping and lighting), stormwater management systems (stormwater management facilities, control structures, stormwater conveyance systems), recreation (trails, neighborhood parks), decorative walls, fences, water, sewer and reclaim facilities. The Project is estimated to cost approximately \$84,730,590, and is described in more detail in the Amended and Restated East Nassau Stewardship District Engineer’s Report for Preliminary Development Plan #4, dated December 18, 2023, as revised and adopted January 18, 2024, as amended and supplemented by the Supplemental Engineer’s Report for Preliminary Development Plan #4 Series 2024 Project, dated June 20, 2024, the East Nassau Stewardship District Engineers Report - First Addendum for Preliminary Development Plan #4, dated June 25, 2025, and the Supplemental Engineer’s Report for Preliminary Development Plan #4 Series 2025 Project, dated June 25, 2025 (collectively, “Engineer’s Report”).

The Bonds are secured by special assessments (“Assessments”) levied and imposed on the benefitted lands within the District known as “Series 2025 Assessment Area”. The Assessments are further described in the Amended and Restated Master Special Assessment Methodology Report for Preliminary Development Plan #4, dated December 18, 2023, as revised and adopted January 18, 2024, the Supplemental to Amended and Restated Master Special Assessment Methodology Report the Preliminary Development Plan #4 dated June 25, 2025 and the [Final] Supplemental Special Assessment Methodology Report for the Series 2025 Project of the Preliminary Development Plan #4, dated _____, 2025 (together, the “Assessment Report”).

A detailed description of all of the District’s assessments, fees and charges, as well as copies of the Engineer’s Report, Assessment Report, and other District records described herein, may be obtained from the registered agent of the District as designated to the Florida Department of Economic Opportunity in accordance with Section 189.014, Florida Statutes, or by contacting the District’s Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. Please note that changes to the District’s capital improvement plans and financing plans may affect the information contained herein and all such information is subject to change at any time and without further notice.

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IN WITNESS WHEREOF, this Fifth Supplemental Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed on ____ day of _____ 2025, and recorded in the Official Records of Nassau County, Florida.

WITNESSES:

EAST NASSAU STEWARDSHIP DISTRICT

Witness Signature
Printed Name: _____
Address: _____

Chairperson, Board of Supervisors

Witness Signature
Printed Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____ 2025, by Michael Hahaj, Chairperson of the East Nassau Stewardship District, who is ☐ personally known to me or who has produced _____ as identification.

Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

Exhibit A: Legal Description

Exhibit A

LEGAL DESCRIPTION OF SERIES 2025 ASSESSMENT AREA

A parcel of land, being a portion of the William Hobkirk Grant, Section 41 and the William Hobkirk Grant and Thomas May Grant, Section 42 and the Thomas May Grant, Section 43 and the Heirs of E. Waterman Mill Grant, Section 50 and the John W. Lowe Mill Grant, Section 51, Township 3 North, Range 27 East and being a portion of Section 37 and the John W. Lowe Mill Grant, Section 44, Township 3 North, Range 28 East all in Nassau County, Florida and being more particularly described as follows:

Begin at the Most Northerly corner of the William Hobkirk Grant, Section 41, Township 3 North, Range 27 East, Nassau County, Florida; thence on the Northerly line of said Section 41, S 46°58'42" E, a distance 3347.31 feet to the Northeasterly corner of said Section 41 said point also being the most Northerly corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence departing said Northerly line and on said Northerly line of Section 50, S 46°45'09" E, a distance 3141.05 feet; thence departing said Northerly line, S 43°07'50" W, a distance 47.78 feet to a point on the Southerly Right of Way line of Rose Bluff Road (66 foot Right of Way); thence on said Southerly Right of Way line, S 46°52'10" E, a distance 3672.22 feet to the Northwest corner of Creekside Unit I as recorded in Plat Book 6, Page 320 of the Public Records of Nassau County, Florida; thence departing said Southerly Right of Way line and on the Westerly line of said Creekside Unit I, S 43°56'29" W, a distance 922.51 feet to the Southwest corner of said Creekside Unit I; thence departing said Westerly line and on the Southerly line of said Creekside Unit I and on the Southerly line of Creekside Unit II as recorded in Plat Book 7, Pages 32 and 33 of said Public Records and on the Southerly line of those lands described in Official Record Book 1699, Page 1781 of said Public Records, S 47°56'22" E, a distance 2923.03 feet to the Northwest corner of said lands; thence departing said Southerly line and on the Northerly lines, Westerly lines, South line and East line of said lands for the next 7 courses, S 44°21'01" W, a distance 248.94 feet; thence S 88°38'46" W, a distance 550.24 feet; thence S 46°58'49" E, a distance 307.88 feet; thence N 88°37'03" E, a distance 237.76 feet; thence S 02°22'18" W, a distance 473.95 feet; thence S 88°16'36" E, a distance 450.33 feet; thence N 01°36'34" E, a distance 711.99 feet to the Northeast corner of said lands said point also being on the aforesaid Southerly line of those lands described in Official Record Book 1699, Page 1781; thence departing said East line and on said Southerly line of those lands described in Official Record Book 631, Page 31 of said Public Records, S 47°56'22" E, a distance 2961.43 feet to the Southeast corner of said lands; thence departing said Southerly line and on the Easterly line of said lands, N 38°10'15" E, a distance 382.73 feet to a point on the Southerly County Maintained Right of Way line of Lee Road said point being on a curve, concave Northwest, having of radius 85.46 feet and a central angle of 28°44'32"; thence departing said Easterly line and on said Southerly County Maintained Right of Way line and on the arc of said curve for the next 4 courses, a distance of 42.87 feet said arc being subtended by a chord which bears N 69°54'46" E, a distance of 42.42 feet to the curves end; thence N 53°02'00" E, a distance 40.64 feet to the beginning of a curve, concave Southeast, having of radius 73.38 feet and a central angle of 36°59'17"; thence on the arc of said curve a distance of 47.37 feet said arc being subtended by a chord which bears N 75°22'46" E, a distance of 46.55 feet to the curves end; thence S 71°13'20" E, a distance 279.61 feet to the Northwest corner of those lands described in Official Record Book 1263, Page 677 of the aforesaid Public Records; thence departing said Southerly County Maintained Right of Way line and on the Westerly line of said lands and the Southerly prolongation thereof, S 07°40'39" W, a distance 1608.34 feet to the Southwest corner of those lands described in Official Record Book 802, Page 1281 of said Public Records; thence departing said Southerly prolongation line and on the Southerly line of said lands, S 82°19'01" E, a distance 399.49 feet to a point on the Westerly Right of Way line of Chester Road (Variable Width Right of Way); thence departing said Southerly line and on said Westerly Right of Way line for the next 3 courses, S 07°40'57" W, a distance 21.94 feet; thence S 07°43'19" W, a distance 9134.66 feet; thence S 08°41'14" W, a distance 747.21 feet to a point on the Northerly Right of Way line of Pages Dairy Road (100 foot Right of Way); thence departing said Westerly Right of Way line and on said Northerly Right of Way line for the next 8 courses, N 63°45'37" W, a distance 1908.42 feet to the beginning of a curve, concave Northeast, having a radius of 1859.00 feet and a central angle of 13°19'52"; thence on the arc of said curve a distance of 432.54 feet said arc being subtended by a chord which bears N 57°05'41" W, a distance of 431.57 feet to the curves end; thence N 50°25'45" W, a distance 1077.81 feet; thence N

51°29'02" W, a distance 1087.78 feet to the beginning of a curve, concave Southwest, having a radius of 5786.70 feet and a central angle of 12°04'58"; thence on the arc of said curve a distance of 1220.33 feet said arc being subtended by a chord which bears N 57°31'31" W, a distance of 1218.07 feet to the curves end; thence N 63°34'00" W, a distance 549.97 feet to the beginning of a curve, concave Southwest, having a radius of 2914.79 feet and a central angle of 11°37'45"; thence on the arc of said curve a distance of 591.61 feet said arc being subtended by a chord which bears N 69°22'53" W, a distance of 590.59 feet to the curves end; thence N 75°11'45" W, a distance 386.35 feet to the Southeast corner of Page Hill Unit 1, as recorded in Plat Book 6, Pages 237 and 238 of the Public Records of Nassau County, Florida; thence on the Easterly line of said Page Hill Unit 1 and on the Easterly line of Page Hill Unit 2, as recorded in Plat Book 6, Pages 318 and 319 of said Public Records and on the Easterly line of Page Hill Unit 3, as recorded in Plat Book 6, Pages 341 and 342 of said Public Records for the next 6 courses, thence N 15°14'52" E, a distance of 624.51 feet; thence N 31°18'20" E, a distance of 1600.42 feet; thence N 31°16'17" E, a distance of 1617.68 feet; thence N 31°18'20" E, a distance of 77.25 feet; thence N 31°14'20" E, a distance of 712.26 feet; thence N 15°00'35" E, a distance of 1945.10 feet to the Northeast corner of said Page Hill Unit 3, as recorded in Plat Book 6, Pages 341 and 342; thence departing said Easterly line and on the North line of said Page Hill Unit 3, S 89°08'26" W, a distance 1948.04 feet to the Northwest corner of said Page Hill Unit 3; thence departing said North line and on the Westerly line of said Page Hill Unit 3 and on the Westerly line of the aforesaid Page Hill Unit 2 and on the Westerly line of Page Hill Unit 1 as recorded in Plat Book 6, Pages 237 and 238 of said Public Records and on the Westerly line of those lands described in Official Record Book 1127, Page 877 of the Public Records of Nassau County, Florida for the next 5 courses, S 06°17'22" W, a distance 846.40 feet; thence S 15°13'56" W, a distance 1678.50 feet; thence S 15°14'27" W, a distance 1129.83 feet; thence N 80°46'29" W, a distance 416.31 feet; thence S 15°10'34" W, a distance 2205.85 feet to a point on the aforesaid Northerly Right of Way line of Pages Dairy Road; thence departing said Westerly line and on said Northerly Right of Way line for the next 2 courses, N 76°11'45" W, a distance 824.27 feet to the beginning of a curve, concave Southerly, having a radius of 1004.93 feet and a central angle of 19°06'09"; thence on the arc of said curve a distance of 335.04 feet said arc being subtended by a chord which bears N 85°44'50" W, a distance of 333.49 feet to the Southeast corner of Yulee Hills as recorded in Plat Book 4, Page 31 of the aforesaid Public Records; thence departing said Northerly Right of Way line and on the Easterly line of said Yulee Hills, N 4°55'07" W, a distance 6150.59 feet to the Northeast corner of said Yulee Hills said point also being on the Easterly line of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida. thence departing said Easterly line and on the Westerly line of Yulee Hills and also being on said Easterly line of Section 50, S 43°57'08" W, a distance 4382.72 feet; thence departing said Westerly line, N 42°19'35" W, a distance of 4836.30 feet; thence N 28°23'24" E, a distance of 4055.38 feet; thence N 64°33'33" E, a distance of 374.96 feet; thence N 17°40'52" W, a distance of 5565.10 feet; thence N 26°18'18" W, a distance of 1775.18 feet; thence N 35°26'01" E, a distance of 1640.64 feet; thence N 10°53'19" E, a distance of 1947.94 feet; thence S 86°34'23" E, a distance of 1430.21 feet; thence N 69°05'53" E, a distance of 787.78 feet; thence N 65°51'30" E, a distance of 184.05 feet; thence N 04°32'09" E, a distance of 294.46 feet; thence N 31°56'39" E, a distance of 727.90 feet to a point on the Mean High Water Line of Bells River said point being referred to as reference point "A"; thence on said Mean High Water Line, Easterly, a distance of 1630 feet more or less to a point on the Westerly line of those lands described in Official Record Book 1043, Page 181 of the Public Records of Nassau County, Florida said point also being on said Mean High Water Line said point having a tie line of, S 82°18'51" E, a distance of 1521.79 feet from said reference point "A"; thence departing said Mean High Water Line and on said Westerly line and on the Westerly line of those lands described in Official Record Book 1416, Page 403 of said Public Records and on the Southerly line of last said lands for the next 2 courses, S 02°30'20" E, a distance 677.00 feet; thence S 72°00'20" E, a distance 696.00 feet to the Southeast corner of said lands said point also being on the Easterly line of the William Hobkirk Grant and Thomas May Grant, Section 42, Township 3 North, Range 27 East, Nassau County, Florida; thence departing said Southerly line and on said Easterly line, S 43°59'40" W, a distance 2341.20 feet to the Point of Beginning.

CONTAINING 4,720.50 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING:

A PORTION OF SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST AND A PORTION OF SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST, ALL LYING WITHIN THE JOHN W. LOWE (MILL GRANT), NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 631, PAGE 31, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE N47°56'16"W, ALONG THE SOUTHWESTERLY LINE OF LAST SAID LANDS AND ITS WESTERLY PROLONGATION THEREOF, A DISTANCE OF 2603.60 FEET; THENCE S29°12'46"E, A DISTANCE OF 45.82 FEET; THENCE S02°01'03"E, A DISTANCE OF 31.50 FEET; THENCE S29°29'29"E, A DISTANCE OF 58.89 FEET; THENCE S07°09'38"W, A DISTANCE OF 33.35 FEET; THENCE S12°16'48"W, A DISTANCE OF 27.55 FEET; THENCE S20°40'52"E, A DISTANCE OF 62.44 FEET ; THENCE S26°08'42"E, A DISTANCE OF 14.42 FEET; THENCE S33°17'24"E, A DISTANCE OF 51.67 FEET; THENCE S21°15'20"E, A DISTANCE OF 100.48 FEET; THENCE S19°59'44"W, A DISTANCE OF 37.35 FEET; THENCE S14°21'34"E, A DISTANCE OF 75.00 FEET; THENCE S09°59'50"W, A DISTANCE OF 30.88 FEET; THENCE S28°35'39"E, A DISTANCE OF 41.75 FEET; THENCE S38°55'36"E, A DISTANCE OF 66.67 FEET; THENCE S37°55'25"E, A DISTANCE OF 73.88 FEET; THENCE S18°35'38"E, A DISTANCE OF 77.72 FEET; THENCE S32°10'33"E, A DISTANCE OF 59.16 FEET; THENCE S05°47'31"W, A DISTANCE OF 55.95 FEET ; THENCE S00°00'00"E, A DISTANCE OF 44.30 FEET; THENCE S20°59'51"E, A DISTANCE OF 52.62 FEET; THENCE S34°07'58"W, A DISTANCE OF 54.09 FEET; THENCE S00°20'46"E, A DISTANCE OF 55.78 FEET; THENCE S15°51'13"W, A DISTANCE OF 53.72 FEET; THENCE S18°05'20"W, A DISTANCE OF 81.78 FEET; THENCE S29°55'35"W, A DISTANCE OF 30.06 FEET; THENCE S46°46'47"E, A DISTANCE OF 31.17 FEET; THENCE S61°44'01"E, A DISTANCE OF 40.58 FEET; THENCE N78°13'41"E, A DISTANCE OF 64.10 FEET; THENCE S36°07'27"E, A DISTANCE OF 80.42 FEET; THENCE S48°23'53"E, A DISTANCE OF 80.78 FEET; THENCE S15°07'39"E, A DISTANCE OF 83.70 FEET; THENCE S10°05'33"E, A DISTANCE OF 65.32 FEET; THENCE S40°12'24"W, A DISTANCE OF 37.07 FEET; THENCE S02°24'40"E, A DISTANCE OF 39.27 FEET; THENCE S15°57'09"W, A DISTANCE OF 23.54 FEET; THENCE S27°05'26"W, A DISTANCE OF 39.76 FEET; THENCE S20°50'20"E, A DISTANCE OF 46.64 FEET; THENCE S08°11'06"E, A DISTANCE OF 43.58 FEET; THENCE S37°20'14"E, A DISTANCE OF 57.57 FEET; THENCE S02°26'18"E, A DISTANCE OF 45.14 FEET; THENCE S01°53'08"W, A DISTANCE OF 54.87 FEET; THENCE S09°30'13"E, A DISTANCE OF 40.30 FEET; THENCE S36°06'16"E, A DISTANCE OF 55.32 FEET; THENCE S29°37'29"E, A DISTANCE OF 60.69 FEET; THENCE S16°08'52"E, A DISTANCE OF 73.47 FEET; THENCE S26°04'02"E, A DISTANCE OF 68.22 FEET; THENCE S10°01'30"W, A DISTANCE OF 56.25 FEET; THENCE S72°59'59"E, A DISTANCE OF 50.33

FEET; THENCE S62°56'05"E, A DISTANCE OF 80.72 FEET; THENCE S51°27'43"E, A DISTANCE OF 67.72 FEET; THENCE S22°23'55"E, A DISTANCE OF 77.71 FEET; THENCE S05°35'39"W, A DISTANCE OF 77.10 FEET; THENCE S13°42'28"E, A DISTANCE OF 66.02 FEET; THENCE S16°00'04"W, A DISTANCE OF 54.70 FEET; THENCE S12°56'21"W, A DISTANCE OF 11.77 FEET; THENCE S82°17'09"E, A DISTANCE OF 30.61 FEET; THENCE S07°54'25"E, A DISTANCE OF 71.27 FEET; THENCE S08°55'25"W, A DISTANCE OF 41.12 FEET; THENCE S24°39'04"W, A DISTANCE OF 50.00 FEET; THENCE S48°23'02"W, A DISTANCE OF 39.34 FEET; THENCE S00°35'25"E, A DISTANCE OF 44.38 FEET; THENCE S24°32'11"W, A DISTANCE OF 5.66 FEET; THENCE S24°34'28"W, A DISTANCE OF 37.23 FEET; THENCE S88°09'13"W, A DISTANCE OF 70.65 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 3.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S84°34'15"W, 3.12 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 525.82 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 60.37 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S84°16'37"W, 60.34 FEET TO A POINT OF NON-TANGENCY OF SAID CURVE THENCE S37°50'19"W, A DISTANCE OF 70.89 FEET TO A POINT ON A NON-TANGENT CURVE, SAID CURVE HAVING A RADIAL BEARING OF S37°50'19"W, BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 49°32'16", AN ARC DISTANCE OF 108.07 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S27°23'33"E, 104.74 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE N88°23'35"E, A DISTANCE OF 301.34 FEET; THENCE S71°12'25"E, A DISTANCE OF 573.83 FEET; THENCE N31°45'06"E, A DISTANCE OF 107.14 FEET; THENCE N11°10'03"E, A DISTANCE OF 71.04 FEET; THENCE N11°55'57"E, A DISTANCE OF 101.85 FEET; THENCE N13°34'53"W, A DISTANCE OF 26.67 FEET; THENCE N12°08'06"W, A DISTANCE OF 53.71 FEET; THENCE N14°14'18"W, A DISTANCE OF 88.36 FEET; THENCE N22°10'19"E, A DISTANCE OF 54.80 FEET; THENCE N34°22'27"W, A DISTANCE OF 52.10 FEET; THENCE N13°56'10"W, A DISTANCE OF 74.81 FEET; THENCE N12°10'15"W, A DISTANCE OF 71.44 FEET; THENCE N27°25'16"E, A DISTANCE OF 80.22 FEET; THENCE N30°13'09"E, A DISTANCE OF 63.63 FEET; THENCE N27°51'27"E, A DISTANCE OF 60.28 FEET; THENCE N30°14'09"E, A DISTANCE OF 113.09 FEET; THENCE N64°17'58"E, A DISTANCE OF 99.54 FEET; THENCE N57°15'43"E, A DISTANCE OF 105.34 FEET; THENCE N32°11'57"E, A DISTANCE OF 61.50 FEET; THENCE N42°41'04"E, A DISTANCE OF 99.26 FEET; THENCE N49°58'29"E, A DISTANCE OF 65.54 FEET; THENCE N42°29'11"E, A DISTANCE OF 20.15 FEET; THENCE N27°31'38"E, A DISTANCE OF 57.99 FEET; THENCE N16°09'43"W, A DISTANCE OF 2.50 FEET; THENCE N09°29'08"W, A DISTANCE OF 74.03 FEET; THENCE N31°31'40"W, A DISTANCE OF 80.24 FEET; THENCE N31°34'50"W, A DISTANCE OF 21.64 FEET TO THE SOUTHEASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 631, PAGE 31 OF SAID CURRENT PUBLIC RECORDS; THENCE S38°00'30"W, ALONG LAST SAID LINE, A DISTANCE OF 31.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 57.8 ACRES, MORE OR LESS.

**EAST NASSAU
STEWARDSHIP DISTRICT**

**STAFF
REPORTS**

EAST NASSAU STEWARDSHIP DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION <i>Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034</i> <i>¹Florida State College at Jacksonville, Nassau Center, Building T, Nassau Room (T126)</i> <i>76346 William Burgess Boulevard, Yulee, Florida 32097</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 17, 2024	Regular Meeting	10:00 AM
November 5, 2024	Landowners' Meeting	10:00 AM
November 21, 2024	Regular Meeting	10:00 AM
December 4, 2024	Continued Meeting	10:00 AM
December 19, 2024 CANCELED	Regular Meeting	12:00 PM
January 16, 2025	Regular Meeting	10:00 AM
February 20, 2025	Regular Meeting	10:30 AM
March 20, 2025 CANCELED	Regular Meeting	10:30 AM
April 17, 2025	Regular Meeting	10:30 AM
May 15, 2025 CANCELED	Regular Meeting	10:30 AM
June 19, 2025 <i>Rescheduled to June 25, 2025</i>	Regular Meeting	10:30 AM
June 25, 2025¹	Public Hearing & Regular Meeting <i>Adoption of Policy Regarding Easement</i> <i>Encroachment Requests</i> <i>Presentation of FY2026 Proposed Budget</i>	11:00 AM
July 17, 2025	Regular Meeting	10:30 AM

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
July 29, 2025	Public Hearing and Special Meeting <i>Reallocation of Special Assessments</i>	10:00 AM
August 21, 2025	Public Hearing and Regular Meeting <i>Adoption of FY2026 Budget and O&M Assessments</i>	10:30 AM
September 4, 2025 CANCELED	Regular Meeting	11:00 AM
September 18, 2025	Regular Meeting	10:30 AM