

**EAST NASSAU  
STEWARDSHIP  
DISTRICT**

**August 21, 2025**

**GOVERNING BOARD  
PUBLIC HEARINGS  
AND REGULAR  
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**

August 14, 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 Public Hearings and a Regular Meeting on August 21, 2025 at 10:30 a.m., at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034. 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. Acceptance of Unaudited Financial Statements as of June 30, 2025
  - B. Ratification Item(s)
    - I. Brightview Landscape Services, Inc. Interim Landscape and Irrigation Maintenance Agreement
    - II. Partial Release of Collateral Assignment and Assumption of Development Rights for Certain Identified Property (PDP#4 Series 2024 Project) regarding PDP#4, Conservation Easements C through Q
    - III. 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) regarding PDP#4, Conservation Easements C through Q
    - IV. Partial Release of True-Up Agreement Series 2024 Special Assessments [PDP#4, Conservation Easements C through Q]
6. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
  - A. Proof/Affidavit of Publication

- B. Consideration of Resolution 2025-25, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
- 7. Public Hearing to Hear Comments and Objections on the Imposition of Operations and Maintenance Special Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law
  - A. Proof/Affidavit of Publication
  - B. Affidavit of Mailed Notice(s) to Property Owner(s)
  - C. Consideration of Resolution 2025-26 Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
- 8. Consideration of Work Product Acquisition Regarding Riverbluff Parkway Phases 2 and 3
- 9. Consideration of Request for Commercial Signage Easement from Parker's Kitchen
- 10. Consideration of Request for Commercial Signage Easement from Skinner
- 11. Discussion: Commercial Signage Easements
- 12. Consideration of Holiday Lighting Proposal [Dream Lighting of Florida \$3,550]
- 13. Consideration of Landscape Plant Proposals
- 14. Consideration of ETM Work Authorizations
  - A. Number 9: To Act as Purchasing Agent for the District for Series 2024 & 2025 Projects
  - B. Number 10: To provide CEI Services Associated with the Riverbluff Parkway Phase 2/3 Construction Project
- 15. Consideration of Proposed AT&T Easement - Placement of Conduit and Associated Handholes within the ENSD Landscape Tract Along SR200
- 16. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
  - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting

17. Consideration of Roadway Striping Proposals
18. Consideration of Proposal for Chester Road Signage Installation
19. Consideration of Proposal for Riverbluff (Phase 1) Parkway Signage Installation
20. Consideration of Pulte's Renewed Request for Acquisition of Stormwater and Roadway Improvements in Hawthorn Park
21. Consideration of Budget Funding Agreement Fiscal Year 2026 [DETAILED SPECIFIC AREA PLAN #2: PDP#4 SPECIAL REVENUE FUND BUDGET]
22. 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*
    - NEXT MEETING DATE: September 18, 2025 at 10:30 AM

○ QUORUM CHECK

SEAT 1	MIKE HAHAJ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	ROB FANCHER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	TOMMY JINKS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	JAIME NORTHRUP	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	ALLISON GROOMES	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

23. Board Members' Comments/Requests
24. Public Comment
25. 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 or Felix Rodriguez at (863) 510-8274.

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**

**5**

**CONSENT  
AGENDA**

**EAST NASSAU  
STEWARDSHIP DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**EAST NASSAU STEWARDSHIP DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JUNE 30, 2025**

**EAST NASSAU STEWARDSHIP DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 2025**

	General Fund	Special Revenue Fund DSAP #1	Special Revenue Fund DSAP #2	Special Revenue Fund Commerce Park	Debt Service Fund 2018	Debt Service Fund 2021	Debt Service Fund DSAP #2	Debt Service Fund WVP 3 2024	Debt Service Fund PDP4 BAN	Capital Projects Fund 2018	Capital Projects Fund 2021	Capital Projects Fund WVP 3 2024	Capital Projects Fund PDP4 BAN	Capital Projects Fund Mobility Fee	Total Governmental Funds
<b>ASSETS</b>															
Cash	\$ 977,298	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 977,298
SunTrust debit	2,428	-	-	-	-	-	-	-	-	-	-	-	-	-	2,428
Bank United - MMA	99,978	-	-	-	-	-	-	-	-	-	-	-	-	-	99,978
Bank United - ICS	632,277	-	-	-	-	-	-	-	-	-	-	-	-	-	632,277
Investments															
Revenue	-	-	-	-	187,248	312,030	-	18,509	-	-	-	-	-	-	517,787
Reserve	-	-	-	-	160,225	337,200	-	589,909	1,580,667	-	-	-	-	-	2,668,001
Capitalized interest	-	-	-	-	-	-	-	249,625	842,633	-	-	-	-	-	1,092,258
Prepayment	-	-	-	-	-	1,242	-	-	-	-	-	-	-	-	1,242
Construction	-	-	-	-	-	-	-	-	-	2,238	73,483	1,267,859	18,627,982	-	19,971,562
Construction reserve: Wildlight Ave*	-	-	-	-	-	-	-	-	-	-	385,876	-	-	-	385,876
Cost of issuance	-	-	-	-	-	-	-	-	7,564	-	-	-	-	-	7,564
Due from FPL 2022	-	1,813	-	-	-	-	-	-	-	-	-	-	-	-	1,813
Due from Wildlight Residential	-	65,075	-	-	-	-	-	-	-	-	-	-	-	-	65,075
Due from Wildlight Commercial	-	28,256	-	-	-	-	-	-	-	-	-	-	-	-	28,256
Due from general fund	-	1,062,733	-	264,552	592	777	-	-	-	-	-	-	-	-	1,328,654
Due from CPF PDP4 2024	-	-	-	-	-	-	-	-	-	-	-	6,510	-	-	6,510
Due from other	-	-	-	-	-	-	-	-	-	-	-	-	630	-	630
Security deposit	3,000	-	-	-	-	-	-	-	-	-	-	-	-	-	3,000
Utility deposits	-	350	-	-	-	-	-	-	-	-	-	-	-	-	350
Total assets	<u>\$ 1,714,981</u>	<u>\$ 1,158,227</u>	<u>\$ -</u>	<u>\$ 264,552</u>	<u>\$ 348,065</u>	<u>\$ 651,249</u>	<u>\$ -</u>	<u>\$ 858,043</u>	<u>\$ 2,430,864</u>	<u>\$ 2,238</u>	<u>\$ 459,359</u>	<u>\$ 1,274,369</u>	<u>\$18,628,612</u>	<u>\$ -</u>	<u>\$ 27,790,559</u>
<b>LIABILITIES AND FUND BALANCES</b>															
Liabilities:															
Accounts payable-onsite	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61
Retainage payable	-	-	-	-	-	-	-	-	-	-	-	103,959	463,379	-	567,338
Due to Wildlight LLC	-	-	-	-	-	-	28,496	-	-	-	-	-	-	-	28,496
Due to special revenue fund - DSAP #1	1,062,733	-	-	-	-	-	-	-	-	-	-	-	-	-	1,062,733
Due to special revenue fund - Commerce Park	264,552	-	-	-	-	-	-	-	-	-	-	-	-	-	264,552
Due to debt service fund - series 2018	592	-	-	-	-	-	-	-	-	-	-	-	-	-	592
Due to debt service fund - series 2021	777	-	-	-	-	-	-	-	-	-	-	-	-	-	777
Due to capital projects fund 2024 WVP3	-	-	-	-	-	-	-	-	-	-	-	-	6,510	-	6,510
Landowner advance	6,500	-	-	-	-	-	-	-	-	-	-	-	-	-	6,500
Total liabilities	<u>1,335,154</u>	<u>61</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>28,496</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>103,959</u>	<u>469,889</u>	<u>-</u>	<u>1,937,559</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>															
Deferred receipts	-	95,145	-	-	-	-	-	-	-	-	-	-	-	-	95,145
Total deferred inflows of resources	<u>-</u>	<u>95,145</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>95,145</u>
Fund balances:															
Restricted for:															
Debt service	-	-	-	-	348,065	651,249	(28,496)	858,043	2,430,864	-	-	-	-	-	4,259,725
Capital projects	-	-	-	-	-	-	-	-	-	2,238	459,359	1,170,410	18,158,723	-	19,790,730
Assigned															
3 months working capital	157,722	395,364	-	-	-	-	-	-	-	-	-	-	-	-	553,086
Disaster recovery	-	75,000	-	-	-	-	-	-	-	-	-	-	-	-	75,000
Unassigned	222,105	592,657	-	264,552	-	-	-	-	-	-	-	-	-	-	1,079,314
Total fund balances	<u>379,827</u>	<u>1,063,021</u>	<u>-</u>	<u>264,552</u>	<u>348,065</u>	<u>651,249</u>	<u>(28,496)</u>	<u>858,043</u>	<u>2,430,864</u>	<u>2,238</u>	<u>459,359</u>	<u>1,170,410</u>	<u>18,158,723</u>	<u>-</u>	<u>25,757,855</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,714,981</u>	<u>\$ 1,158,227</u>	<u>\$ -</u>	<u>\$ 264,552</u>	<u>\$ 348,065</u>	<u>\$ 651,249</u>	<u>\$ -</u>	<u>\$ 858,043</u>	<u>\$ 2,430,864</u>	<u>\$ 2,238</u>	<u>\$ 459,359</u>	<u>\$ 1,274,369</u>	<u>\$18,628,612</u>	<u>\$ -</u>	<u>\$ 27,790,559</u>

\*Construction Reserve for Wildlight Ave obligations

**EAST NASSAU STEWARDSHIP DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 115	\$ 61,572	\$ 61,068	101%
Assessment levy: off-roll	-	455,554	460,565	99%
Lot closing	-	5,882	-	N/A
Lease reimbursements	-	13,110	42,322	31%
Conservation lands monitoring activities	-	-	170,460	0%
Interest and miscellaneous	1,885	31,723	-	N/A
Total revenues	<u>2,000</u>	<u>567,841</u>	<u>734,415</u>	77%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
District engineer	3,505	23,543	16,000	147%
Traffic calming analysis	-	-	40,000	0%
District map portal	-	-	50,000	0%
General counsel	8,362	51,922	100,000	52%
UF environmental	-	-	20,000	0%
District manager	4,583	41,250	55,000	75%
Audit	(500)	6,400	7,000	91%
Postage	12	462	750	62%
Printing and binding	83	750	1,000	75%
Insurance - GL, POL	-	13,883	17,000	82%
Legal advertising	13,961	19,057	6,500	293%
Miscellaneous - bank charges	63	757	1,000	76%
Meeting room	-	1,510	1,000	151%
Website				
Hosting & maintenance	-	753	760	99%
ADA compliance	-	210	210	100%
Annual district filing fee	-	175	175	100%
Property taxes	-	1,724	-	N/A
Environmental long term maintenance	-	-	5,000	0%
Environmental short term monitoring	4,638	7,152	170,460	4%
Contingencies	139	160	10,000	2%
Total professional & administrative	<u>34,846</u>	<u>169,708</u>	<u>501,855</u>	34%
<b>Field operations</b>				
On-site management	-	8,270	12,000	69%
Office lease	4,306	38,343	53,274	72%
Office utilities	967	6,688	7,250	92%
Office janitorial	-	-	2,600	0%
Office supplies	-	967	1,000	97%
Total field operations	<u>5,273</u>	<u>54,268</u>	<u>76,124</u>	
<b>Other fees &amp; charges</b>				
Property appraiser and tax collector	1	1,835	1,908	96%
Total other fees & charges	<u>1</u>	<u>1,835</u>	<u>1,908</u>	96%
Total expenditures	<u>40,120</u>	<u>225,811</u>	<u>579,887</u>	39%
Excess/(deficiency) of revenues over/(under) expenditures	(38,120)	342,030	154,528	
Fund balances - beginning	417,947	37,797	71,208	
Fund balances - ending				
Assigned:				
3 months working capital	157,722	157,722	157,722	
Unassigned	222,105	222,105	68,014	
Fund balances - ending	<u>\$ 379,827</u>	<u>\$ 379,827</u>	<u>\$ 225,736</u>	

**EAST NASSAU STEWARDSHIP DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
SPECIAL REVENUE FUND - DETAILED SPECIFIC AREA PLAN #1: WILDLIGHT  
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 1,304	\$ 697,156	\$ 688,986	101%
Assessment levy: off-roll	-	316,507	316,507	100%
Lot closing	-	1,291	-	N/A
Landscape & irrigation cost share: WRA	-	147,289	192,878	76%
Landscape & irrigation cost share: WCA	-	53,344	80,278	66%
Wildlight residential association cost share: OL	-	2,895	-	N/A
Wildlight residential association cost share: OU	-	2,163	-	N/A
Wildlight commercial association cost share: OL	-	2,895	-	N/A
Wildlight commercial association cost share: OU	-	2,163	-	N/A
Total revenues	<u>1,304</u>	<u>1,225,703</u>	<u>1,278,649</u>	96%
<b>EXPENDITURES</b>				
<b>Professional &amp; administration</b>				
Administration and accounting	\$ 1,250	\$ 11,250	\$ 15,000	75%
Debt service fund accounting: series 2018	625	5,625	7,500	75%
Debt service fund accounting: series 2021	625	5,625	7,500	75%
Debt service fund accounting: series 2024	625	5,625	7,500	75%
Arbitrage rebate calculation	-	-	1,000	0%
Dissemination agent	250	2,250	3,000	75%
Trustee (series 2018 bonds)	-	4,246	4,500	94%
Trustee (series 2021 bonds)	-	4,246	4,500	94%
Trustee (series 2024 bonds)	-	-	4,500	0%
Total professional & administration	<u>3,375</u>	<u>38,867</u>	<u>55,000</u>	71%
<b>Field operations</b>				
Onsite staffing	8,125	69,007	112,000	62%
Wetland and conservation maintenance	-	-	10,000	0%
Landscape & irrigation maintenance	63,791	687,745	772,610	89%
Lake/pond maintenance	-	6,765	23,215	29%
Trail & boardwalk maintenance	-	-	18,000	0%
Playground Inspections	-	-	1,600	0%
Pest control	-	-	1,000	0%
Street cleaning	-	-	12,000	0%
Street light lease	4,769	51,352	64,100	80%
Repairs & maintenance	872	12,449	20,000	62%
Repairs & maintenance - roadways	-	4,999	150,000	3%
Electricity	129	674	1,500	45%
Irrigation (potable)	6,237	38,771	65,300	59%
Landscape replacement	-	59,114	120,600	49%
Parts & supplies	159	2,818	3,000	94%
Contingency	-	-	30,000	0%
Insurance	-	16,842	25,000	67%
Total field operations	<u>84,082</u>	<u>950,536</u>	<u>1,429,925</u>	66%
<b>Other fees &amp; charges</b>				
Property appraiser and tax collector	14	18,837	21,531	87%
Total other fees & charges	<u>14</u>	<u>18,837</u>	<u>21,531</u>	87%
Total expenditures	<u>87,471</u>	<u>1,008,240</u>	<u>1,506,456</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	(86,167)	217,463	(227,807)	
Fund balances - beginning	1,149,188	845,558	612,358	
Assigned:				
3 months working capital	395,364	395,364	395,364	
Disaster recovery	75,000	75,000	75,000	
Unassigned	592,657	592,657	(85,813)	
Fund balances - ending	<u>\$ 1,063,021</u>	<u>\$ 1,063,021</u>	<u>\$ 384,551</u>	

**EAST NASSAU STEWARDSHIP DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
SPECIAL REVENUE FUND - DETAILED SPECIFIC AREA PLAN #2  
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Landowner contribution	\$ 9,042	\$ 9,042	\$ 21,000	43%
Total revenues	<u>9,042</u>	<u>9,042</u>	<u>21,000</u>	43%
<b>EXPENDITURES</b>				
<b>Professional &amp; administration</b>				
Debt service fund accounting: series 2024	1,042	7,292	12,500	58%
Contingency	-	-	500	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	250	1,750	3,000	58%
Trustee (series 2024 bonds)	-	-	4,500	0%
Total expenditures	<u>1,292</u>	<u>9,042</u>	<u>21,000</u>	43%
Excess/(deficiency) of revenues over/(under) expenditures	7,750	-	-	
Fund balances - beginning	(7,750)	-	7,083	
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 7,083</u>	

**EAST NASSAU STEWARDSHIP DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
SPECIAL REVENUE FUND - COMMERCE PARK  
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 319	\$ 170,701	\$ 169,762	101%
Assessment levy: off-roll	-	8,771	8,771	100%
Total revenues	<u>319</u>	<u>179,472</u>	<u>178,533</u>	101%
<b>EXPENDITURES</b>				
<b>Field operations</b>				
Field operations	1,000	6,730	17,000	40%
Administration and accounting	208	2,083	2,500	83%
Wetland and conservation maintenance	-	-	5,000	0%
Landscape & irrigation maintenance	7,849	77,387	94,692	82%
Lake maintenance	-	-	8,522	0%
Pest control	-	-	500	0%
Street cleaning	-	-	4,200	0%
Street light lease	1,287	10,227	16,800	61%
Repairs & maintenance	-	-	5,000	0%
Electricity	146	709	3,600	20%
Landscape replacement	-	-	13,650	0%
Parts & supplies	-	-	1,500	0%
Contingency	-	-	250	0%
Total expenditures	<u>10,490</u>	<u>97,136</u>	<u>173,214</u>	56%
<b>Other fees &amp; charges</b>				
Property appraiser and tax collector	<u>3</u>	<u>5,054</u>	<u>5,305</u>	95%
Total other fees & charges	<u>3</u>	<u>5,054</u>	<u>5,305</u>	95%
Total expenditures	<u>10,493</u>	<u>102,190</u>	<u>178,519</u>	57%
Excess/(deficiency) of revenues over/(under) expenditures	(10,174)	77,282	14	
Fund balances - beginning	274,726	187,270	137,049	
Fund balances - ending				
Assigned:				
3 months working capital	44,630	44,630	44,630	
Unassigned	219,922	219,922	92,433	
Fund balances - ending	<u>\$ 264,552</u>	<u>\$ 264,552</u>	<u>\$ 137,063</u>	

**EAST NASSAU STEWARDSHIP DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2018  
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: on-roll - net	\$ 598	\$ 319,376	\$ 333,026	96%
Interest	1,133	12,267	-	N/A
Total revenues	<u>1,731</u>	<u>331,643</u>	<u>333,026</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	90,000	90,000	100%
Interest	-	222,871	223,883	100%
Total debt service	<u>-</u>	<u>312,871</u>	<u>313,883</u>	100%
<b>Other fees &amp; charges</b>				
Property appraiser	-	1,292	3,469	37%
Tax collector	6	4,676	6,938	67%
Total other fees and charges	<u>6</u>	<u>5,968</u>	<u>10,407</u>	57%
Total expenditures	<u>6</u>	<u>318,839</u>	<u>324,290</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	1,725	12,804	8,736	
Fund balances - beginning	346,340	335,261	327,978	
Fund balances - ending	<u>\$ 348,065</u>	<u>\$ 348,065</u>	<u>\$ 336,714</u>	

**EAST NASSAU STEWARDSHIP DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2021  
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: on-roll - net	\$ 786	\$ 419,828	\$ 417,510	101%
Special assessment: off-roll	-	256,830	256,830	100%
Interest	2,090	23,131	-	N/A
Total revenues	<u>2,876</u>	<u>699,789</u>	<u>674,340</u>	104%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	260,000	265,000	98%
Principal prepayment	-	15,000	-	N/A
Interest	-	403,431	410,790	98%
Total debt service	<u>-</u>	<u>678,431</u>	<u>675,790</u>	100%
<b>Other fees &amp; charges</b>				
Property appraiser	-	1,620	4,349	37%
Tax collector	8	6,569	8,698	76%
Total other fees and charges	<u>8</u>	<u>8,189</u>	<u>13,047</u>	63%
Total expenditures	<u>8</u>	<u>686,620</u>	<u>688,837</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	2,868	13,169	(14,497)	
Fund balances - beginning	648,381	638,080	821,274	
Fund balances - ending	<u>\$ 651,249</u>	<u>\$ 651,249</u>	<u>\$ 806,777</u>	

**EAST NASSAU STEWARDSHIP DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND - DETAILED SPECIFIC AREA PLAN #2  
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total debt service	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	<u>(28,496)</u>	<u>(28,496)</u>
Fund balances - ending	<u><u>\$ (28,496)</u></u>	<u><u>\$ (28,496)</u></u>

**EAST NASSAU STEWARDSHIP DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2024  
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	\$ 3,066	\$ 36,102
Total revenues	<u>3,066</u>	<u>36,102</u>
<b>EXPENDITURES</b>		
Interest	-	347,834
Cost of issuance	-	5,925
Total expenditures	<u>-</u>	<u>353,759</u>
Excess/(deficiency) of revenues over/(under) expenditures	3,066	(317,657)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers out	-	(6,470)
Total other financing sources/(uses)	<u>-</u>	<u>(6,470)</u>
Net change in fund balances	3,066	(324,127)
Fund balance - beginning	854,977	1,182,170
Fund balance - ending	<u>\$ 858,043</u>	<u>\$ 858,043</u>

**EAST NASSAU STEWARDSHIP DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND PDP4 BAN  
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Interest	\$ 8,990	\$ 62,414	-	N/A
Total revenues	<u>8,990</u>	<u>62,414</u>	<u>-</u>	N/A
<b>EXPENDITURES</b>				
Interest	-	634,375	634,375	100%
Underwriter's discount	-	450,000	450,000	100%
Cost of issuance	70,018	268,518	274,468	98%
Total expenditures	<u>70,018</u>	<u>1,352,893</u>	<u>1,358,843</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(61,028)	(1,290,479)	(1,358,843)	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Receipt of BAN proceeds	-	3,721,343	3,721,343	100%
Total other financing sources/(uses)	<u>-</u>	<u>3,721,343</u>	<u>3,721,343</u>	100%
Net change in fund balances	(61,028)	2,430,864	2,362,500	
Fund balance - beginning	2,491,892	-	-	
Fund balance - ending	<u>\$ 2,430,864</u>	<u>\$ 2,430,864</u>	<u>\$ 2,362,500</u>	

**EAST NASSAU STEWARDSHIP DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2018  
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 8	\$ 69
Total revenues	<u>8</u>	<u>69</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	8	69
Fund balances - beginning	<u>2,230</u>	<u>2,169</u>
Fund balances - ending	<u><u>\$ 2,238</u></u>	<u><u>\$ 2,238</u></u>

**EAST NASSAU STEWARDSHIP DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2021  
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 1,523	\$ 14,078
Total revenues	<u>1,523</u>	<u>14,078</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,523	14,078
Fund balances - beginning	<u>457,836</u>	<u>445,281</u>
Fund balances - ending	<u><u>\$ 459,359</u></u>	<u><u>\$ 459,359</u></u>

**EAST NASSAU STEWARDSHIP DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2024 WVP 3  
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	\$ 5,441	\$ 133,644
Total revenues	<u>5,441</u>	<u>133,644</u>
<b>EXPENDITURES</b>		
Capital outlay	<u>267,604</u>	<u>4,075,506</u>
Total expenditures	<u>267,604</u>	<u>4,075,506</u>
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	<u>-</u>	<u>6,470</u>
Total other financing sources/(uses)	<u>-</u>	<u>6,470</u>
Net increase/(decrease), fund balance	(262,163)	(3,935,392)
Fund balances - beginning	<u>1,432,573</u>	<u>5,105,802</u>
Fund balances - ending	<u><u>\$ 1,170,410</u></u>	<u><u>\$ 1,170,410</u></u>

**EAST NASSAU STEWARDSHIP DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES PDP4 BAN  
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	\$ 85,080	\$ 541,687
Total revenues	<u>85,080</u>	<u>541,687</u>
<b>EXPENDITURES</b>		
Capital outlay	<u>2,229,405</u>	<u>8,655,642</u>
Total expenditures	<u>2,229,405</u>	<u>8,655,642</u>
<b>OTHER FINANCING SOURCES/(USES)</b>		
Receipt of BAN proceeds	<u>-</u>	<u>26,278,657</u>
Total other financing sources/(uses)	<u>-</u>	<u>26,278,657</u>
Net increase/(decrease), fund balance	(2,144,325)	18,164,702
Fund balances - beginning	<u>20,303,048</u>	<u>(5,979)</u>
Fund balances - ending	<u><u>\$ 18,158,723</u></u>	<u><u>\$ 18,158,723</u></u>

**EAST NASSAU STEWARDSHIP DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES MOBILITY FEE  
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date
<b>REVENUES</b>		
Mobility fee credit revenue	\$ -	\$ 2,048,128
Total revenues	<u>-</u>	<u>2,048,128</u>
<b>EXPENDITURES</b>		
Capital outlay	<u>-</u>	<u>2,048,128</u>
Total expenditures	<u>-</u>	<u>2,048,128</u>
Net increase/(decrease), fund balance	-	-
Fund balances - beginning	<u>-</u>	<u>-</u>
Fund balances - ending	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

**EAST NASSAU  
STEWARDSHIP DISTRICT**

**RATIFICATION  
ITEMS BI**

## INTERIM LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT

THIS AGREEMENT ("**Agreement**") is made and entered into this 5<sup>th</sup> day of August, 2025 ("**Effective Date**"), by and between:

**EAST NASSAU STEWARDSHIP DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 2017-206, Laws of Florida, located in Nassau County, Florida (the "**District**"); and

**BRIGHTVIEW LANDSCAPE SERVICES, INC.**, a Florida corporation, with a local address of 11530 Davis Creek Court, Jacksonville, Florida 32256 ("**Contractor**").

### RECITALS

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

**WHEREAS**, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District generally known as Pod 4 South; and

**WHEREAS**, Contractor represents that it is qualified, willing and capable to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

**NOW, THEREFORE**, in consideration of the mutual covenants contained in this Agreement, it is agreed that Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and Contractor have agreed upon:

**1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

**2. CONTRACTOR OBLIGATIONS.**

**A. Scope of Services.** Contractor shall provide the services described in the Scope of Services attached hereto as **Exhibit A ("Work")**, for the areas identified in the Landscape Maintenance Map attached hereto as **Exhibit D ("Landscape Maintenance Area")**, both of which are incorporated herein by this reference. Contractor acknowledges and agrees that the Landscape Maintenance Area may be reasonably adjusted, in the sole discretion of the District, to accurately reflect areas of the Work actually being performed, which adjustments shall not result in change in the price for the Work as reflected in Contractor's fee summary attached hereto as **Exhibit B ("Fee Summary")** and incorporated herein by this reference. Should any work and/or services be required which are not specified in this Agreement or any amendments, addenda, or

change orders but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by Contractor as if described and delineated in this Agreement.

**B. *Acceptance of Site.*** By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the execution of this Agreement, and that the Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an “as is” basis. The Contractor shall be strictly liable for the decline or death of any plant material, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism. Upon the occurrence of any such exceptions, Contractor shall immediately notify the District. Contractor shall replace, at Contractor’s expense, all plant material that, in the opinion of the District, fails to maintain a healthy, vigorous condition as a result of the Contractor’s failure to perform the Work specified herein. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.

**C. *Manner of Contractor’s Performance.*** The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Work Authorization (defined herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with all applicable industry standards, and as required by the Scope of Services. The performance of all Work and additional services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

**D. *Discipline, Employment, Uniforms.*** Contractor shall maintain at all times strict discipline among its employees, subcontractors, agents and assigns and represents to the District that it has performed all necessary background checks of the same. Contractor shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.

**E. *Rain Days.*** In the event that time is lost due to heavy rains (“**Rain Days**”), Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. Contractor shall provide services on Saturdays, if needed to make up Rain Days, with prior notification to and approval by the District Representative(s) (defined herein).

**F. *Protection of Property.*** Contractor shall use all due care to protect against any harm to persons or property while performing the Work. If Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting and irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and promptly repair all damage – and/or promptly replace damaged property – to the sole satisfaction of the District. If Contractor fails to do so, the District reserves the right to make such repairs and Contractor shall reimburse the costs of such repair or replacement.

**G. *District Representative; Reporting.*** The District shall designate in writing a person to act as the District Representative with respect to the Work to be performed under this Agreement. The District Representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to Contractor's services, including the Work.

**i.** The District hereby designates the Community Manager or his or her designee, to act as the District Representative.

**ii.** The District shall have the right to change its designated Representative with written notice to Contractor.

**iii.** Contractor agrees to meet with the District's representative no less than bi-weekly to walk the property and discuss conditions, schedules, and items of concern regarding this Agreement and to provide a monthly written report summarizing, at minimum, the Work performed during the month, any issues and/or areas of concern and the schedule of Work to be performed for the upcoming month.

**iv.** Contractor agrees to attend the regularly scheduled meetings of the Board of Supervisors of the District, upon request.

**H. *Deficiencies.*** Contractor shall identify and promptly notify the District Representative of any deficient areas by written communication, including any explanations of proposed actions to remedy such deficiencies. Upon approval by the District Representative, the Contractor shall take such actions as are necessary to address the deficiencies within a reasonable time period specified by the District Representative, or if no time is specified by the District, within three (3) days and prior to submitting any invoices to the District. Contractor and the District recognize that time is of the essence with this Agreement and that the District will suffer financial loss if the deficiencies are not timely addressed. Should the Contractor fail to address any deficiencies within the time set forth by the District Representatives, the District shall have the rights to, among other remedies available at law or in equity, charge the Contractor one hundred dollars (\$100.00) per day; to withhold some or all of the Contractor's compensation under this Agreement; and to contract with outside sources to perform necessary work with all

charges for such services to be reimbursed by Contractor or deducted from the Contractor's compensation.

**I. *Compliance with Laws.*** The Contractor shall keep, observe, and perform all requirements of applicable local, state and federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

**J. *Safety.*** Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property in performing the Work, utilizing safety equipment including but not limited to bright vests and traffic cones.

**K. *Environmental Activities.*** The Contractor agrees to use best management practices, consistent with presently accepted industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

**L. *Payment of Taxes; Procurement of Licenses and Permits.*** Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and local laws or requirements.

**M. *Subcontractors.*** Contractor shall not assign any portion of the Work to subcontractors without prior, written approval of the District. In the event any portions of the Work are assigned to subcontractors, Contractor shall be responsible for the satisfactory performance of such work by subcontractors. Nothing in this Agreement shall be construed to create a contractual relationship between any subcontractor and the District.

**N. *Independent Contractor Status.*** In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

### **3. COMPENSATION; TERM.**

**A. *Term.*** The term of this Agreement shall be from August 5th, 2025, to August 4th, 2026, unless terminated earlier in accordance with the terms of this Agreement.

**B. *Compensation.*** As compensation for the Work, the District agrees to pay Contractor: **Fifty-Five Thousand One Hundred Twenty-Eight Dollars and Zero Cents (\$55,128.00)** per year, in twelve (12) equal monthly payments of Four Thousand Five Hundred Ninety-Four Dollars and Zero Cents (**\$4,591.00**) for service term beginning August 5, 2025 and ending August 4, 2026 in accordance with the Fee Summary attached hereto as **Exhibit B**. This Agreement may be renewed for up to two (2) additional one (1) year terms, at prices provided in Exhibit B, at the sole discretion of the District.

**C. *Additional Work*** Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and/or irrigation systems (e.g., additional services or services for other areas not specified in this Agreement), such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Work Authorization. The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed Work Authorization, a form of which is attached hereto as **Exhibit C**. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's Fee Summary attached hereto as **Exhibit B**. If pricing for any such additional work or services is not specifically provided for in the exhibits hereto, Contractor agrees to negotiate in good faith on such pricing. Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

**D. *Payments by the District.*** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render

monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, section 218.70, et seq., *Florida Statutes*, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

**E. *Payments by Contractor.*** Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), *Florida Statutes*, requiring payments to subcontractors, material men, suppliers or laborers be made within ten (10) days of receipt of payment from the District. The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

**4. *TERMINATION.*** The District agrees that the Contractor may terminate this Agreement for any reason by providing ninety (90) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 2(H) of this Agreement are taken, the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Any termination by the District shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. On a default by Contractor, the District may elect not to terminate the Agreement, and instead to demand that Contractor cure any failure constituting default and make appropriate deduction or revision to the payment to become due to Contractor. Furthermore, the District reserves the right to pursue any and all available remedies under the

law, including but not limited to equitable and legal remedies and withhold payment pending outcome of such dispute.

## **5. INSURANCE.**

**A. *Insurance Required.*** Before commencing any Work, the Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with the requirements of this section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be primary and written on forms acceptable to the District. Additionally, insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of A-VII. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.

**B. *Types of Insurance Coverage Required.*** Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

**i.** Workers' Compensation Insurance in accordance with the laws of the State of Florida. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or sub-contractor operating under a worker's compensation exemption shall access or work on the site.

**ii.** Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.

**iii.** Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, property damage, contractual, products and completed operations, and personal injury, with limits of not less than \$2,000,000 per occurrence, and further, including, but not being limited to, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

**iv.** Automobile Liability Insurance for bodily injuries in limits of not less than \$2,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

v. Umbrella Excess Liability Insurance to cover any liability in excess of the limits of coverage already required and with limits of at least \$2,000,000 per occurrence and \$2,000,000 on aggregate.

vi. Pollution Insurance (covering third-party injury and property damage claims, including clean-up costs) with a limit not less than \$1,000,000.

**C. Additional Insured.** All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, and shall name the District, and its supervisors, officers, staff, agents, employees, and representatives as additional insured (with the exception of Workers' Compensation insurance) as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District and its supervisors, officers, staff, agents, employees, and representatives.

**D. Sub-Contractors.** Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all sub-contractors, if any and if approved, to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.

**E. Payment of Premiums.** The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

**F. Notice of Claims.** Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.

**G. Failure to Provide Insurance.** The District shall retain the right to review, at any time, coverage, form, and amount of insurance. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due the Contractor.

## **6. INDEMNIFICATION.**

**A.** The Contractor shall indemnify, defend, and hold harmless, the District, the District's Board of Supervisors, District staff and the District's agents, officers,

employees, contractors, and representatives from and against any and all liability, actions, claims, demands, loss, damage, injury, or harm of any nature whatsoever, arising from the acts or omissions of Contractor, or the Contractor's officers, directors, agents, assigns, employees, subcontractors, or representatives.

**B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay, awards, court costs, mediation costs, litigation expenses, attorney fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), or interests, all as actually incurred by the District.

**C.** The Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's or its staff, supervisors or consultant's limitations on liability contained in section 768.28, *Florida Statutes*, or other law. Any subcontractor retained by the Contractor shall acknowledge the same in writing, and it shall be Contractor's responsibility to secure such acknowledgments. Further, nothing herein shall be construed to limit or restrict the District's rights against the Contractor under applicable law.

**D.** In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.

**E.** It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, *Florida Statutes*, and that said statutory provision does not govern, restrict or control this Agreement

## **7. MISCELLANEOUS PROVISIONS**

**A. *Default and Protection Against Third-party Interference.*** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**B. *Custom and Usage.*** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the

District in refraining from so doing or due to oversight; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

**C. Successors.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the parties to this Agreement, except as expressly limited in this Agreement.

**D. Assignment.** Neither the District nor Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment without such written approval shall be void.

**E. Headings for Convenience Only.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**F. Attorneys' Fees.** In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**G. Agreement.** This instrument, together with its Exhibits, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. All prior agreements regarding the matters provided herein are hereby superseded and replaced by this Agreement. The Exhibits attached herein are incorporated to the extent that it clarifies certain terms of the Agreement, and to the extent there are any inconsistencies or conflict between this instrument and the Exhibits, this instrument shall control.

**H. Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

**I. Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

**J. Notices.** All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered via hand delivery,

mailed by United States certified mail, or by overnight delivery service, to the parties, as follows:

**A. If to the District:** East Nassau Stewardship District  
Wrathell, Hunt and Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431  
Attn: District Manager

**With a copy to:** Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

**B. If to Contractor:** BrightView Landscape Services, Inc.  
11530 Davis Creek Court  
Jacksonville, Florida 32256  
Attn: \_\_\_\_\_

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

**K. *Third Party Beneficiaries.*** This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective Representative, successors, and assigns.

**L. *Controlling Law; Venue.*** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of

the State of Florida. Parties consent to and agree that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction in and for Nassau County, Florida.

**M. *Public Records.*** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Craig Wrathell** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0010, OR BY EMAIL AT WRATHELLC@WHHASSOCIATES.COM, OR BY REGULAR MAIL AT WRATHELL, HUNT AND ASSOCIATES, LLC, 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.**

**N. *Severability.*** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**O. *Arm's Length Transaction.*** This Agreement has been negotiated fully between the District and Contractor as an arm's length transaction. The District and Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and

selected the language, and any doubtful language will not be interpreted or construed against any party.

**P. Counterparts; Electronic Signatures.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the parties acknowledge and agree that this Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, “electronic signature” shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

**Q. E-Verify.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, Florida Statutes, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, Florida Statutes, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement

**R. Compliance with section 20.055, Florida Statutes.** The Contractor agrees to comply with section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section

and to incorporate in all subcontracts the obligation to comply with section 20.055(5), *Florida Statutes*.

**S. *Statement Regarding Public Integrity Laws.*** Contractor acknowledges that, in addition to all laws and regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

- 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*.
- f. Section 787.06, *Florida Statutes*, titled *Human Trafficking*.

Contractor 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 District ("Prohibited Criteria").


Contractor acknowledges under penalty of perjury that in entering into this Agreement, 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 District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

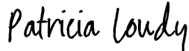
The District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws

*[Remainder of this page intentionally left blank]*


IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.


ATTEST:

Signed by:  
  
By: Felix Rodriguez  
☐ Secretary  
☐ Assistant Secretary

WITNESS:  
Signed by:  
  
By: Patricia Loudy  
Its: Regional Branch Administrator

EAST NASSAU STEWARDSHIP DISTRICT

DocuSigned by:  
  
By: Mike Hanaj  
☒ Chairperson  
☐ Vice Chairperson

BRIGHTVIEW LANDSCAPE SERVICES, INC.  
DocuSigned by:  
  
By: Todd Chestnut  
Its: Senior Vice President

**Exhibit A:** Scope of Services  
**Exhibit B:** Fee Summary  
**Exhibit C:** Form of Work Authorization  
**Exhibit D:** Landscape Maintenance Map

## **EXHIBIT A**

### **East Nassau Stewardship District**

#### **Scope of Services**

##### **I. GENERAL REQUIREMENTS**

NOTE: Contractor must comply with the following general requirements for all services performed at Wildlight Communities.

- A. Contractor shall provide labor, equipment and materials to maintain the landscape and irrigation for the East Nassau Stewardship District for the size of the Community and the scope of work as described throughout.
- B. Contractor's equipment cannot be stored on site.
- C. Contractor's manager is to be on site at all times when services are being performed and equipped with radio/phone which will be capable of communicating with Owner's Manager.
- D. Contractor's manager shall inspect the entire Project with Owner's Representative on a weekly basis. From this inspection a written report will be generated and distributed to both parties within 48 hours. Any and all punch work noted from this punch list must be completed in 14 days of the date of the punch list. Any work not completed in regard to the punch list
- E. Contractor will endeavor to schedule all work to be completed by Friday of each week. Contractor shall be on site as required year round. A knowledgeable supervisor is required to be present during every maintenance visit. Contractor shall understand company vehicles shall not be parked in any area that may block traffic. Contractor service vehicles must be indicated by company logo, licensed, and tagged. All company personnel shall be in company uniforms. Contractor will properly place warning flags and/or cones warning of crews working in the area/on the road. Contractor will work with the District and District's legal counsel to make agreements for any credits and/ or service or payment adjustments due to continual "non – complete" of any contracted services.
- F. Contractor must insure that a licensed applicator must be present during the entire duration of any application of fertilizers, pesticides, or chemicals.
- G. Contractor shall supply an emergency phone contact list, and shall designate a crew to be immediately available to clean up any heavy storm damage.
- H. It is expected that Contractor's manager/supervisor and crew leaders will indicate problem areas of the Project while performing the Contract Work. Emergency items will be reported immediately via phone and all other items will be reported in writing weekly.
- I. Contract Work not performed according to specifications shall be deducted from the monthly invoice.
- J. No regular maintenance work may commence on Sundays or prior to 7:00 a.m., and no work may proceed past 6:00 p.m.; Monday – Saturday unless directed/authorized by Owner/Managing Agent.
- K. No materials, organic or otherwise, shall enter any ponds or waterways as a result of blowing, mowing fertilization, chemical application or seeding.
- L. Prior to application of any fertilizer, pesticides or any other chemical application, Contractor shall provide three (3) days written notice to landscape supervisors specifying the type of chemicals to be used, the location of the application and the quantity of the application.
- M. All laborers and foremen of the Contractor shall perform all work on the premises in a uniform to be approved by the Owner. Contractor shall have a reasonable time within which to obtain

uniforms for new employees. The shirt and pants shall be reasonably clean and neat. Worn and tattered uniforms shall be promptly replaced. Owner must approve all apparel.

- N. At the commencement of the Services, Contractor shall provide and regularly update a maintenance schedule showing frequency of services to be performed by line item, timing of services to be performed, and detail of services to be performed.
- O. Owner's Landscape Supervisor is the Community Manager. Unless otherwise specified in writing by Owner, all written communications required of Contractor must be delivered to the Landscape Supervisor.

II. **Winter Clean Up.** Contractor will perform bi-weekly cleanup during the winter season consisting of cleaning leaves, branches, etc., bagging and removing debris.

III. **WARRANTY.** The contractor warrants, covenants and represents to repair or replace any defect caused by the workmanship of its employees or in the materials used on the Property in performing this agreement. The Contractor's warranty obligation shall remain in effect throughout the duration of this agreement. Death or damage to plant materials resulting from contractor neglect or unreported inadequate or malfunctioning irrigation systems shall be remedied at the Contractor's expense. The Contractor shall notify the Managing Agent anytime it deems the irrigation system to be inadequate or malfunctioning and shall be responsible for the repair of any irrigation parts damaged by its employees.

IV. **Quality Control Inspections:** A qualified representative from the Contractor's firm shall accompany the Manager on quality inspections at a minimum of once monthly. Any deficiencies within the scope of services shall be corrected within seven (7) days of each inspection. A mandatory written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall include fertilization and pest control schedules as well as special projects needing attention.

V. **Debris and Trash Removal:** Policing of grounds will be completed at each visit. Trash will be bagged and removed from the property each visit. Random signage shall also be removed from common property. This includes but is not limited to realtor, yard sale, and for rent signage. A monthly trash pickup shall be done in all areas abutting common property. This includes any wood lines adjacent to a common parcel.

**General Notes:**

Traffic control through all work zones under this contract shall comply with the most current State of Florida Department of Transportation 'Roadway and Traffic Design Standards' available at:

Florida Department of Transportation  
Maps and Publication Sales

Mail Station 12  
605 Suwannee Street  
Tallahassee, FL 32399-0450  
Phone: (850) 414-4050  
Fax: (850) 414-4915

**[www11.myflorida.com/rddesign/publications/pub.htm](http://www11.myflorida.com/rddesign/publications/pub.htm)**

**Licensure:**

Contractor must have and maintain the appropriate licensure for business operation within the appropriate counties. This includes irrigation licensing, pest control business license and applicable business license. Prior to using any subcontractors, the association must first approve said subcontractors. All subcontractors are required to be licensed, insured and provide that documentation. Any intentions to utilize subcontractors to complete any portion of this RFP should be outlined and disclosed with the proposal.

## PRACTICAL SPECIFICATIONS FOR CONTRACT LANDSCAPE MANAGEMENT

### **SCOPE OF WORK:**

Contractor shall furnish all horticultural supervision, labor, material, equipment and transportation required to maintain the landscape throughout the contract period, as specified herein.

### **LAWN CARE:**

#### Mowing and Edging:

Lawns shall be mowed more frequently during the active growing season and as needed during other seasons. During extended rainy or dry periods mowing will take place as conditions dictate. Mowing height will be based on what is horticultural correct for the turf variety taking into account the season.

Clippings shall not be caught and removed from lawn area unless they are lying in swaths which may damage the lawn.

Edges shall be trimmed to maintain a neat appearance. Outside of focal areas, edging surfaces will alternate between hard surfaces and bed lines weekly.

#### Fertilization:

Lawns shall be fertilized as warranted with a commercial fertilizer. The number of applications will be dependent on the type of nitrogen used and the type of turf grass.

#### Disease control:

Disease control is maintained through proper fertilization, mowing and water management. In the event that disease problems occur Contractor will use treatments to stop or slow progression of disease. This program does not include the prevention of disease with weekly or monthly applications of disease control products although such protection is available at substantial additional cost.

#### Insect control:

Contractor will provide control of turf damaging insects using Federal and State registered insect control products as needed to prevent or mitigate turf damage. These treatments do not include the prevention of fire ant infestation which is available at added cost. Disease caused by infestation of nematodes (microscopic round worms that feed on roots) is not included.

Currently, there is no effective nematode control product registered for use on landscapes.

Contractor will recommend additional treatments and procedures to minimize damage should nematodes become a problem. These treatments will be provided at additional cost. Nematode control is available for some sports turf locations and will be quoted separately if required.

#### Weed control:

Contractor will use proper fertilization, mowing and watering practices to promote the growth of weed resistant turf. Additionally, applications of pre and post emergence weed controls will be applied at times if warranted to control weeds without damaging desirable turf. Recent changes in Federal regulations have resulted in our loss of ability to selectively control some weeds including crabgrass when they are present in St Augustine. The only control of these weeds is to treat infested turf with non-selective products such as Roundup. These treatments require the resodding which will be quoted at additional charge.

**GROUND COVER AREA/SHRUB AREAS:**

**Edging:**

Edge ground cover as needed to keep within bounds and away from obstacles.

**Pruning:**

Shrubs shall be pruned only as necessary to maintain the natural form of the plant, to maintain growth within space limitations, and to eliminate damage or diseased wood. This excludes pruning necessitated by storm damage, disease, neglected overgrowth or winterkill.

**Weed Control:**

Keep beds reasonably free of broadleaf or grassy weeds, preferably with pre-emergent and/or selective post-emergent/contact herbicides.

Pre-emerge: This type of control should be used only if a known weed problem warrants its use.

Post-emerge: Control broadleaf weeds with selective herbicides.

The chosen chemical will be recommended and legally approved for the specific weed problem.

**Fertilization:**

Apply fertilizer as warranted. The number of applications will be dependent on the type of nitrogen used and the type of plant material.

**Fungicide:**

Apply recommended, legally approved fungicides to control disease-causing damage to ornamentals if warranted.

**Pesticide:**

Apply recommended, legally approved pesticides to control insects causing damage to ornamentals if warranted.

**Control of imported pests:**

Certain locations in the United States have a record of accidental introduction of pests from other countries. These imported pests can be very damaging and difficult or impossible to control with available products. Where such pests become a problem Contractor will recommend the most cost-effective alternatives for pest mitigation. Such recommendations may include plant replacement or intensified treatment schedules that may require additional cost to the customer.

**TREE CARE:**

Pruning:

Height limitation for tree pruning covered in the specification is 8 feet. On trees over 8 feet in height only low-hanging branches that present a hazard to pedestrian or vehicular traffic will be raised. Trees under 10 feet are scheduled to be pruned in the winter months except for safety-related pruning, which will be done only if necessary.

Staking:

Stakes are to be inspected and adjusted or removed as necessary. When trees attain a trunk caliper of 4" or substantial root development stability, removal will be discussed with client.

Palm Pruning:

Dead or dying fronds should be removed annually. It is best to leave healthy fronds when possible and defer to specific pruning methods and finished cuts per palm type.

**MULCHED AREA:**

Mulched areas will be inspected on our days of service. Weeds and grasses shall be controlled with recommended, legally approved herbicides only if necessary. Mulch beds should be replenished with up to 2" of mulch annually. In those areas with excessive mulch build up, alternatives will be discussed with the client.

**IRRIGATION SYSTEM:**

Watering shall be scheduled with automatic controllers to supply quantities and frequencies consistent with seasonal requirements of the plant materials in the landscape. In some circumstances, water scheduling may be limited by local watering restrictions.

Where practical, watering shall be done at night or early morning if the system is automatic, unless notified otherwise by the owner.

Any damages to the irrigation system caused by the Contractor while carrying out maintenance operations shall be repaired without charge. Where practical, repairs shall be made within one watering period.

Faulty equipment, vandalism or accidental damage caused by others shall be reported promptly to owner. Cost of labor and material to perform repair is an extra and shall be paid for by the owner upon authorization.

Whenever possible, owner's representative shall be instructed on how to turn off system in case of emergency. Our office is to be advised at once or by next business day.

If the Contractor is required to make emergency repairs or adjustments on other than regularly scheduled visits, a minimum charge of \$75.00 emergency calls will apply.

**DEBRIS CLEANUP:**

All landscape areas shall be inspected on days of service and excess debris removed.

Gardening debris, generated from our work, shall be removed from paved areas on days of service. This excludes heavy leaf fall pickup from parking areas, sidewalks, pools, etc.

## **Exhibit B: Fee Summary**

### **EAST NASSAU STEWARDSHIP DISTRICT AREAS**

#### **LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

#### **2025 – 2027 PROPOSAL SUMMARY**

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

I. General Requirement: Supervisors, staffing and reporting.	<u>\$1,200</u>
II. Turf Maintenance: Mowing, edging, weeding eating and blowing of areas	<u>\$29,100</u>
III. Shrubs, Vines, Grasses and Ground Cover Maintenance	<u>\$1,810</u>
IV. Tree Maintenance <u>Included</u>	
V. General Site Maintenance: Debris, trash and culvert clean-up, trash cans and dog stations, etc.	<u>Included</u>
VI. Plant Material Disposal	<u>Included</u>
VII. Irrigation Maintenance	<u>\$5,000</u>
VIII. Fertilization, Weed and Insect Specifications Sheet	<u>\$4,004</u>
IX. Native/Natural Pockets	<u>\$1,200</u>
X. Winter Clean-up	<u>Included</u>
XI. Mulch Maintenance and Replenishment	<u>\$11,384 (Pinestraw)</u> <u>\$1,430 (Pine Fines)</u>

**Totals: 2025: \$55,128.00 2026: \$60,132.00 2027: \$65,028.00**

**Exhibit C: Form of Work Authorization**

**WORK AUTHORIZATION NUMBER \_\_\_\_\_  
FOR ADDITIONAL SERVICES**

**THIS WORK AUTHORIZATION** ("Work Authorization"), dated \_\_\_\_\_, \_\_\_\_ 202\_\_, authorizes certain work in accordance with that certain *Landscape and Irrigation Maintenance Agreement*, effective \_\_\_\_\_, 2025 (the "Agreement"), by and between:

**EAST NASSAU STEWARDSHIP DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 2017-206, Laws of Florida, located in Nassau County, Florida (the "District"); and

\_\_\_\_\_, A \_\_\_\_\_ ("Contractor").

**SECTION 1. SCOPE OF SERVICES.** in addition to the services described in the Agreement and any exhibits, amendments and addenda thereto, Contractor shall provide additional \_\_\_\_\_ services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the "Additional Services"). To the extent that the terms of **Exhibit A** conflict with terms of this Work Authorization or the Agreement, the Work Authorization and the Agreement shall control.

**SECTION 2. COMPENSATION.** As compensation for the Additional Services, the District agrees to pay Contractor \_\_\_\_\_ Dollars (\$\_\_\_\_\_). Contractor shall invoice the District for Additional Services upon completion of the same and the District shall pay Contractor in accordance with the terms of the Agreement.

**SECTION 3. ACCEPTANCE.** Acceptance of this Work Authorization authorizes Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and Contractor. Contractor shall commence the aforesaid Additional Services upon the full execution of this Work Authorization and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remains in full force and effect.

**IN WITNESS WHEREOF**, the parties execute this agreement the day and year first written above.

ATTEST:

**EAST NASSAU STEWARDSHIP DISTRICT**

By: \_\_\_\_\_  
☐ Secretary  
☐ Assistant Secretary

By: \_\_\_\_\_  
☐ Chairperson  
☐ Vice Chairperson

WITNESS:

**[CONTRACTOR]**

By: \_\_\_\_\_  
Its: \_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A**      Proposal for Additional Services

**Exhibit D: Maintenance Map**



**EAST NASSAU  
STEWARDSHIP DISTRICT**

**RATIFICATION  
ITEMS BII**

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**

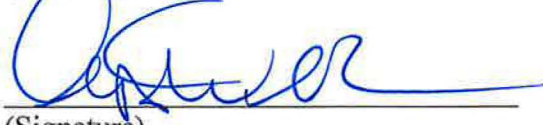
  
(Signature)

Chrystal C. Dietz

(Print Name)

1 Rayonier Way, Wildlight, FL 32097

(Address)

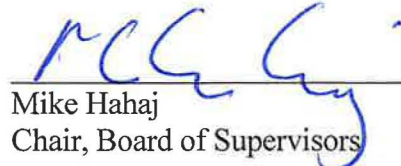
  
(Signature)

Crystal L. Cook

(Print Name)

1 Rayonier Way, Wildlight, FL 32097


(Address)

  
Mike Hahaj  
Chair, Board of Supervisors

STATE OF FLORIDA  
COUNTY OF NASSAU

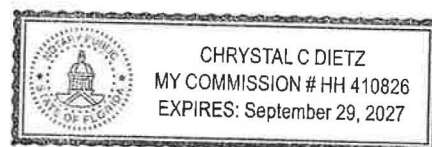
The foregoing instrument was acknowledged before me means of ☒ physical presence or ☐ online notarization this 14th day of April 2025, by Mike Hahaj, as Chair of the Board of Supervisors of the East Nassau Stewardship District, for and on behalf of the District. He ☒ is personally known to me or ☐ produced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

NOTARY STAMP:

  
Signature of Notary Public

Chrystal C. Dietz

Printed Name of Notary Public



**WILDLIGHT LLC**  
a Delaware limited liability company

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 C  
(Signature)

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

Crystal L. Cook  
(Signature)  
Crystal L. Cook

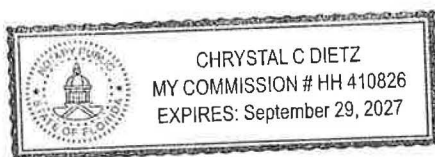
(Print Name)  
1 Rayonier Way, Wildlight, FL 32097  
(Address)

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  
Signature of Notary Public  
Chrystal C. Dietz  
Printed Name of Notary Public

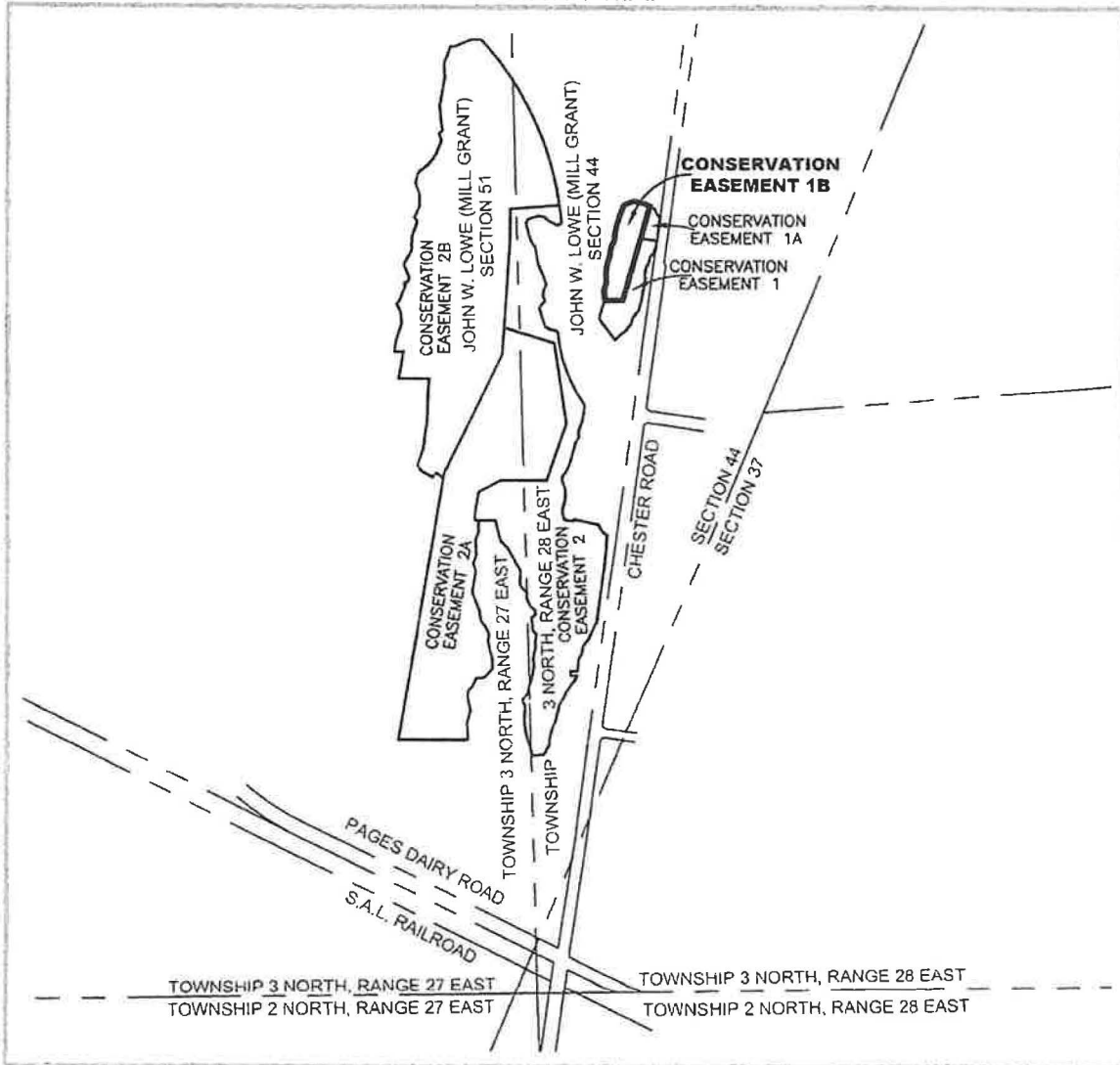
**EXHIBIT A**  
**Legal Description of Released Property**

# 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. 875, 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**

OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

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

DATE: 03/18/2024

DRAFTED BY: DHB

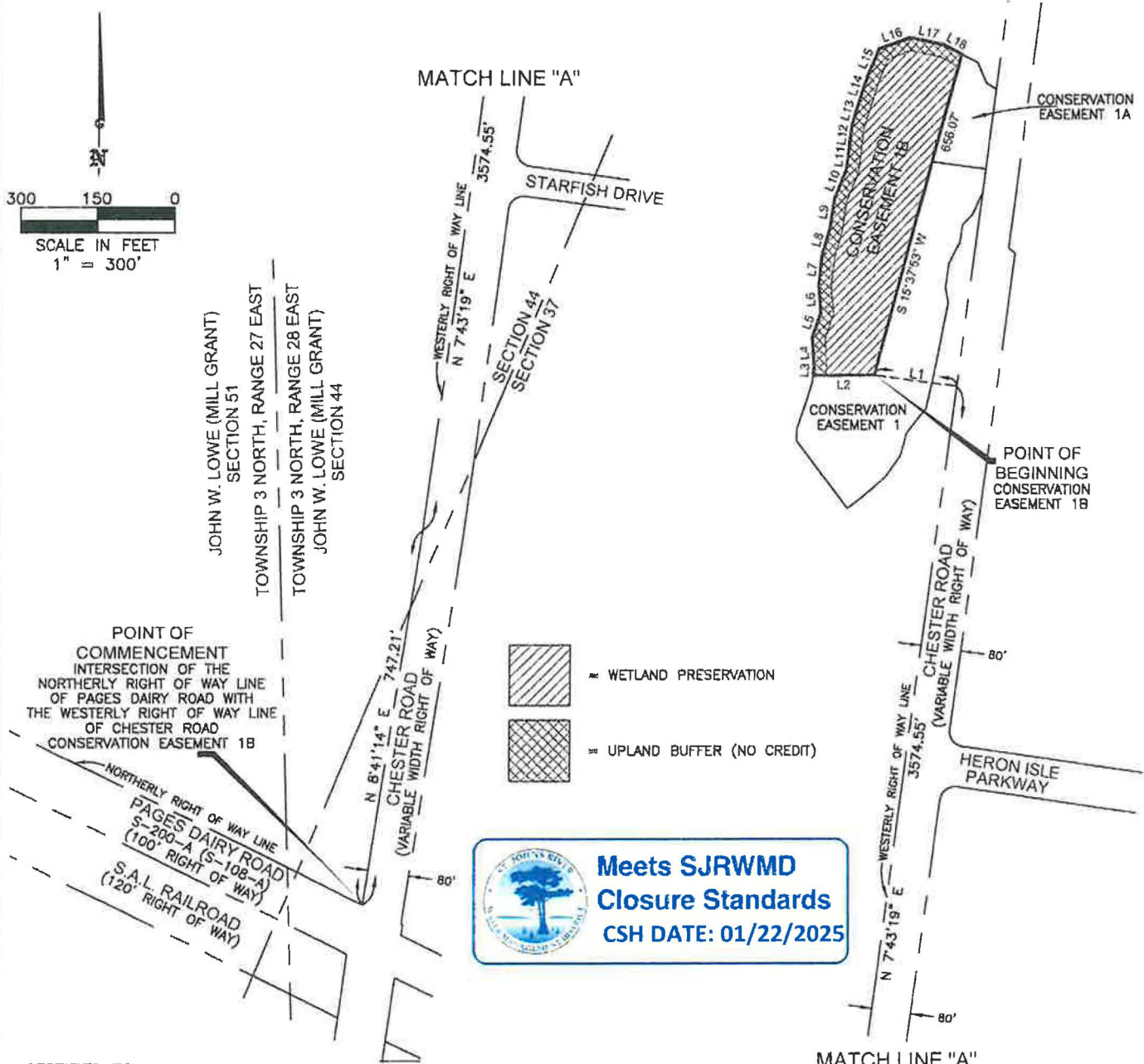
CHECKED BY: RJJ

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

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  
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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

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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  
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  
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

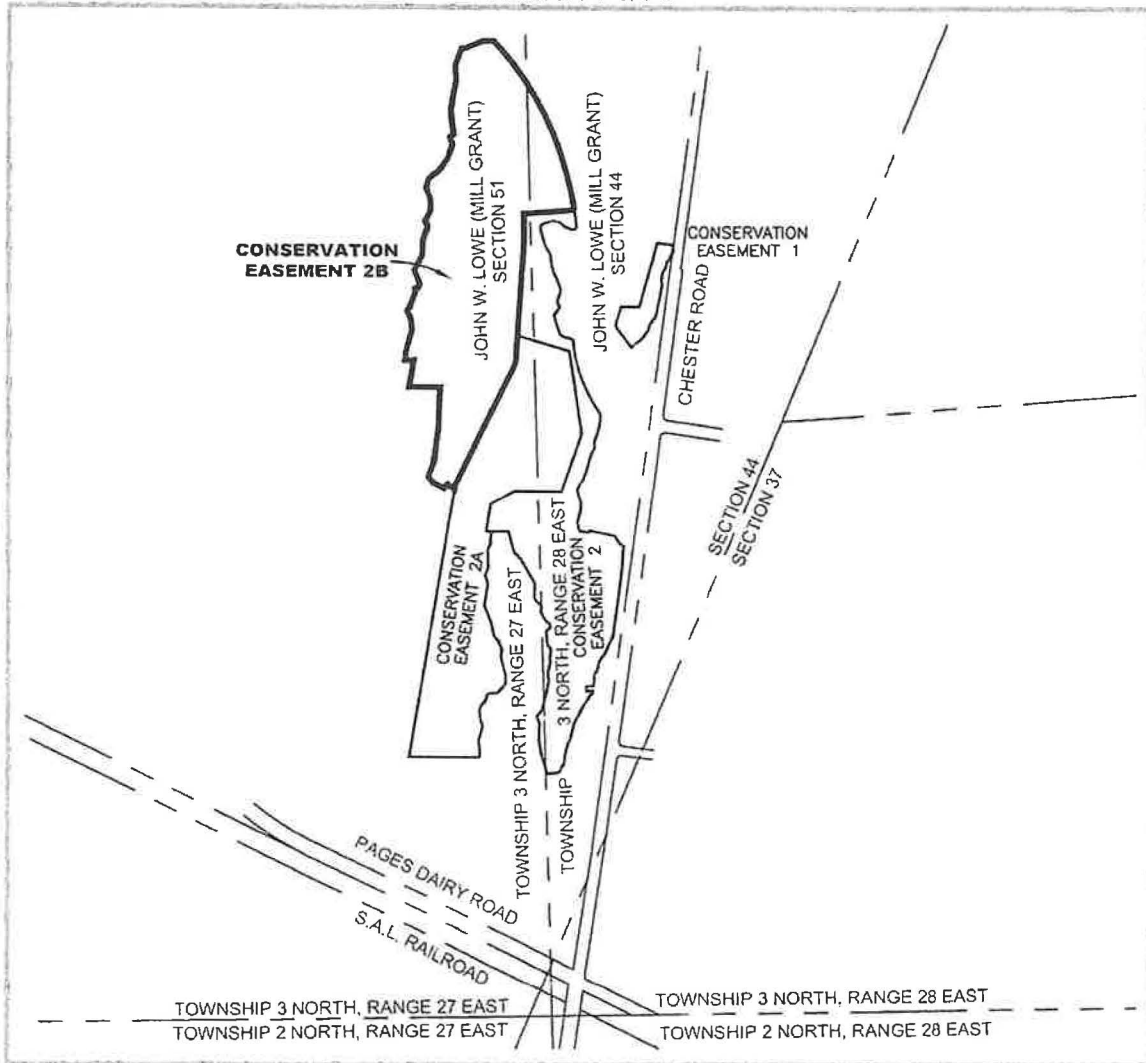
FB N/A PG

# 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

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

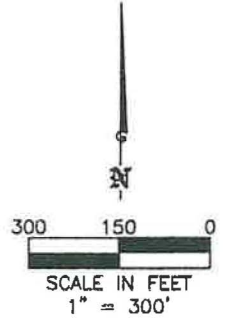
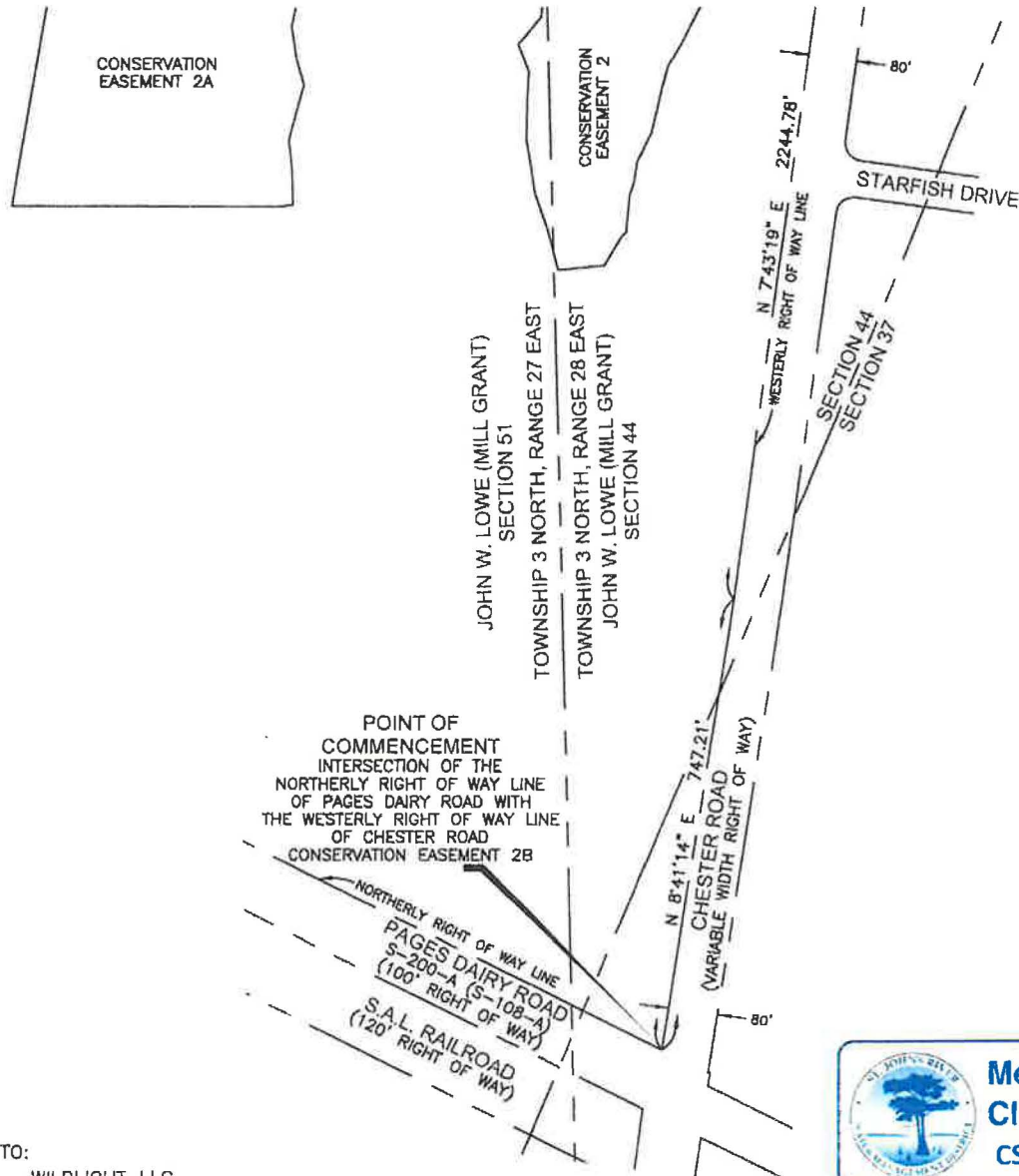
CAD FILE: 24210 CE 2B.DWG

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  
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LICENSED BUSINESS No. 6888

W.O. NO.: 24-210-CE-2B	DATE: 03/18/2024	DRAFTED BY: DHB
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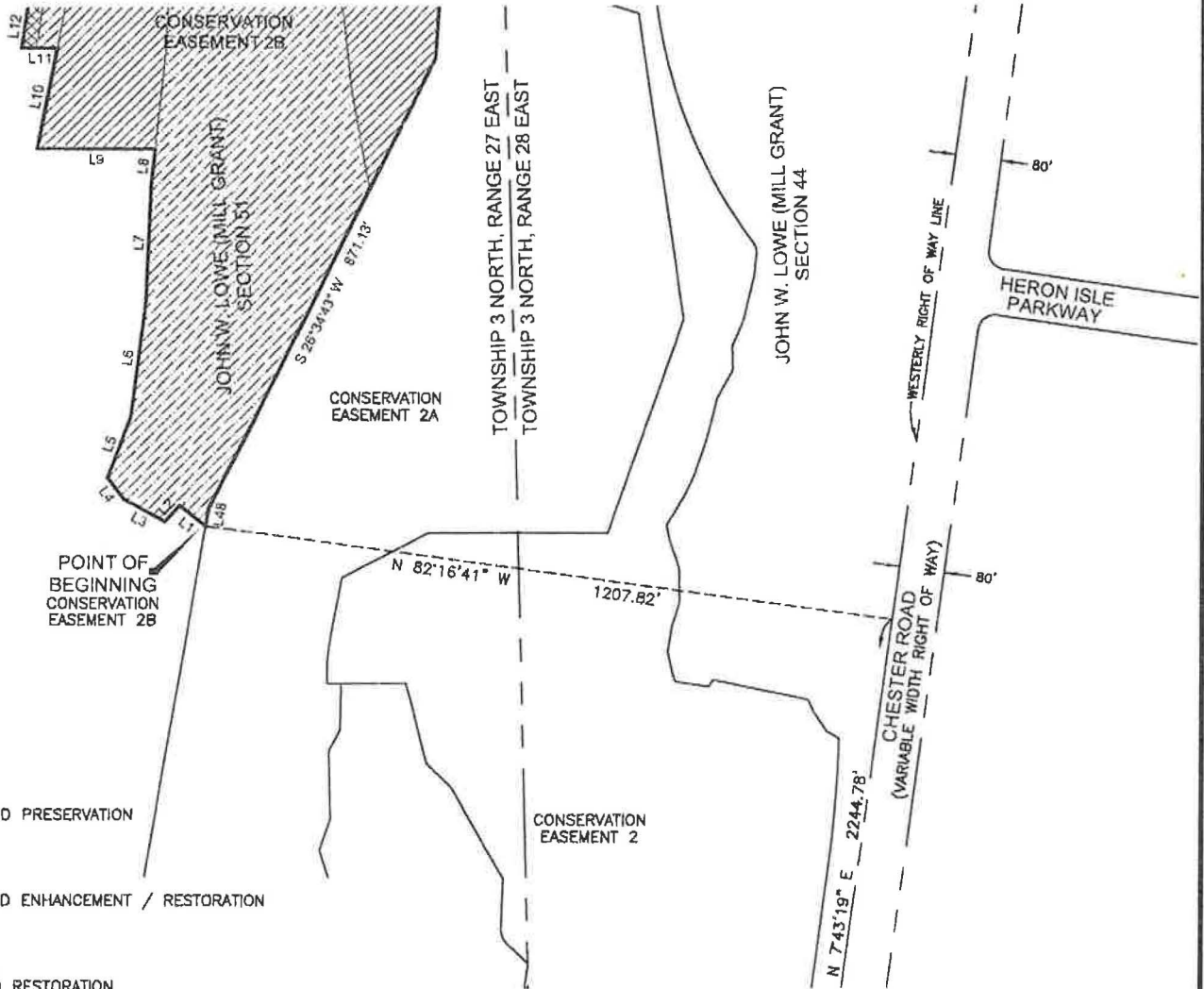
OF  
BEING A PORTION OF  
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST  
AND BEING A PORTION OF  
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST  
NASSAU COUNTY, FLORIDA



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

300 150 0  
SCALE IN FEET  
1" = 300'

MATCH LINE  
SEE SHEET 4 OF 9



POINT OF  
BEGINNING  
CONSERVATION  
EASEMENT 2B

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

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

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CONSERVATION EASEMENT 2B				
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SHEET 3 OF 9

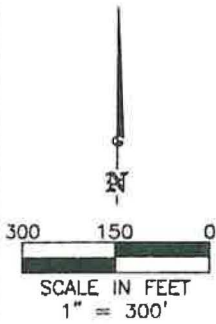
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MACCLENNY, FLORIDA 32063  
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W.O. NO.: 24-210-CE-2B	DATE: 03/18/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 2B.DWG	FB N/A PG





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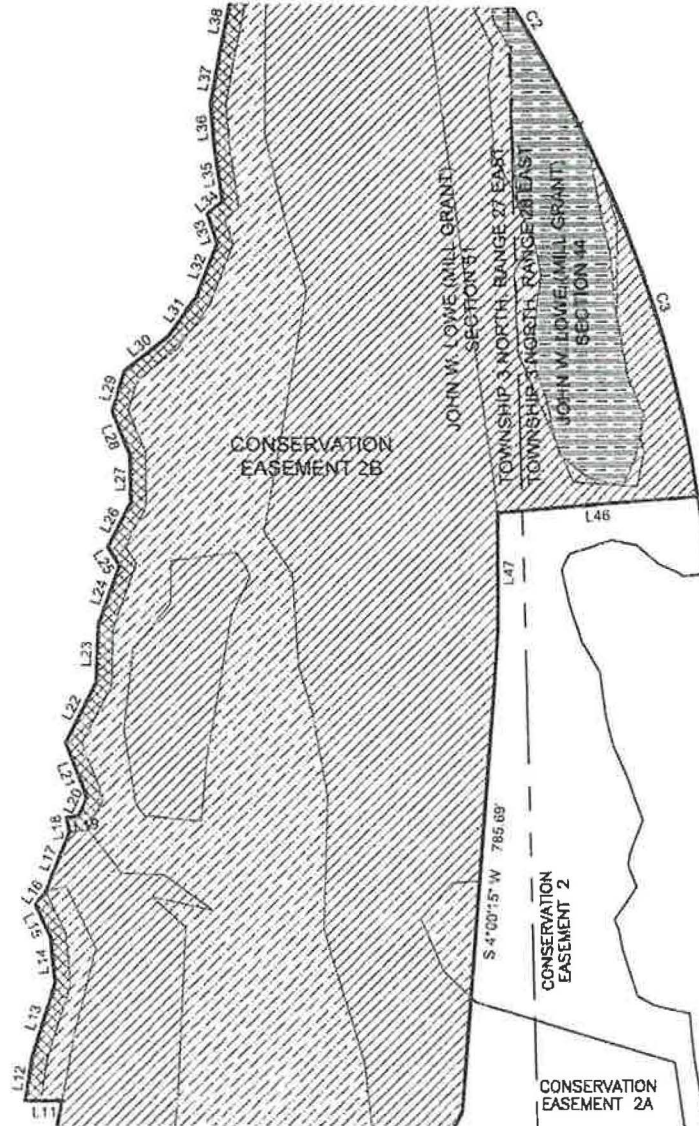
OF  
BEING A PORTION OF  
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST  
AND BEING A PORTION OF  
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST  
NASSAU COUNTY, FLORIDA

MATCH LINE  
SEE SHEET 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  
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 9

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

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

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

DATE: 03/18/2024

DRAFTED BY: DHB

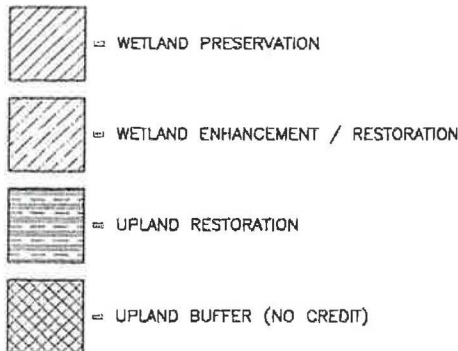
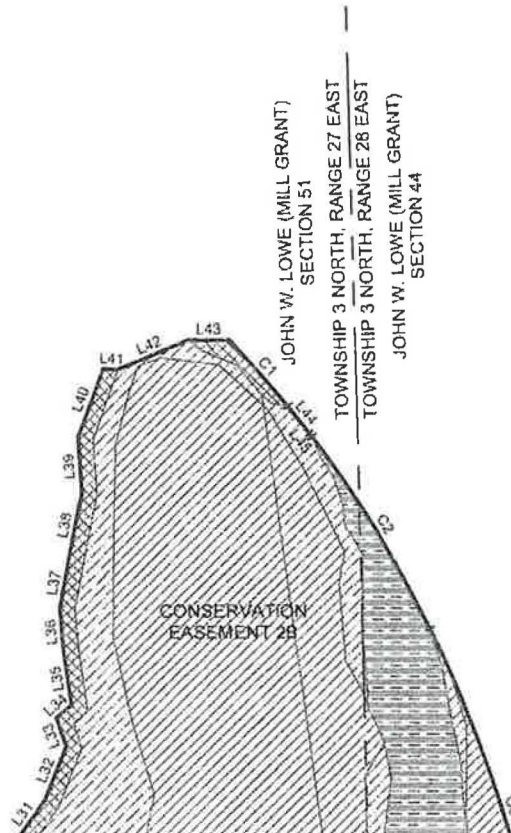
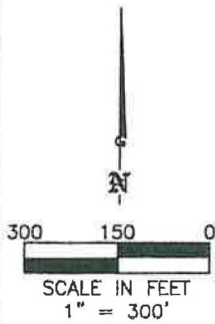
CHECKED BY: RJJ

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

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SHEET 5 OF 9

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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	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



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

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 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

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				
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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**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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CHECKED BY: RJJ

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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 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				
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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CSH DATE: 01/22/2025

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

SHEET 8 OF 9

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

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FAX (904) 786-1479

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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

## 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
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CSH DATE: 01/22/2025**

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SHEET 9 OF 9

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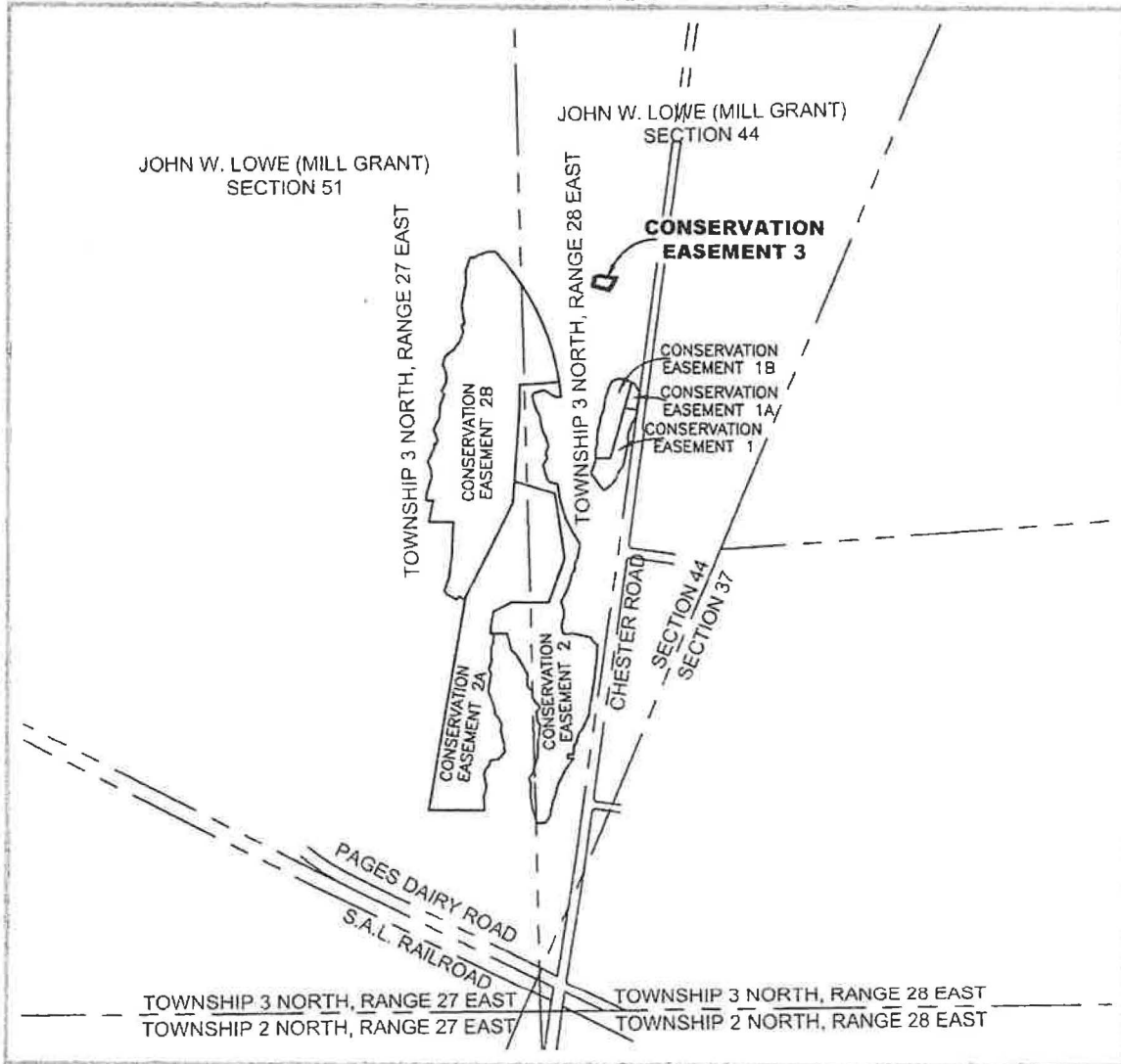
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# MAP SHOWING SKETCH & DESCRIPTION

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

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  
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SHEET 1 OF 5

L. D. BRADLEY LAND SURVEYORS

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LICENSED BUSINESS No. 6888

**BRADLEY**

LAND SURVEYORS  
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

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

DATE: 03/18/2024

DRAFTED BY: DHB

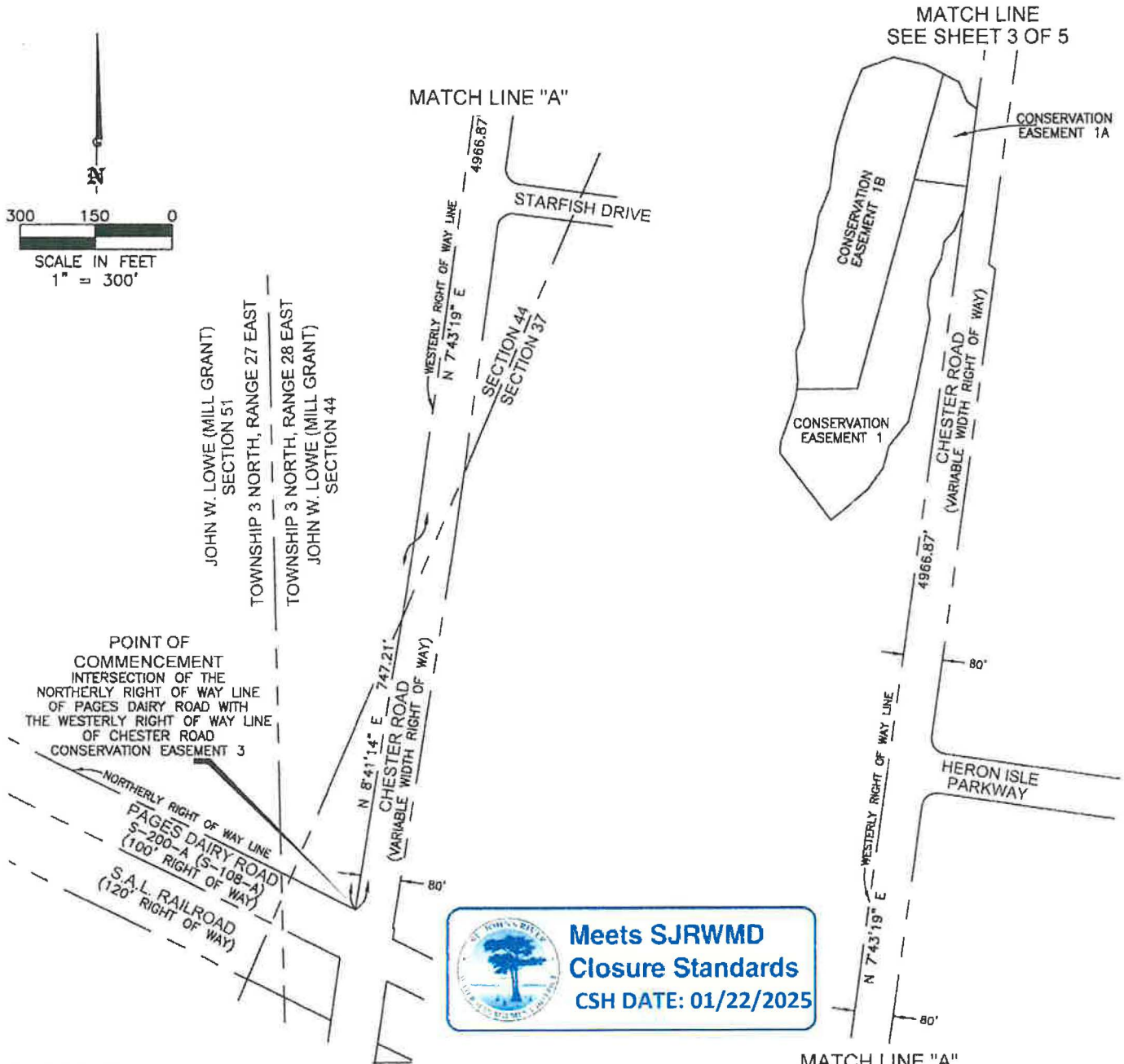
CHECKED BY: RJJ

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  
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SHEET 2 OF 5

L. D. BRADLEY LAND SURVEYORS

510 SOUTH 5TH STREET

MACCLENNY, FLORIDA 32063

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

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

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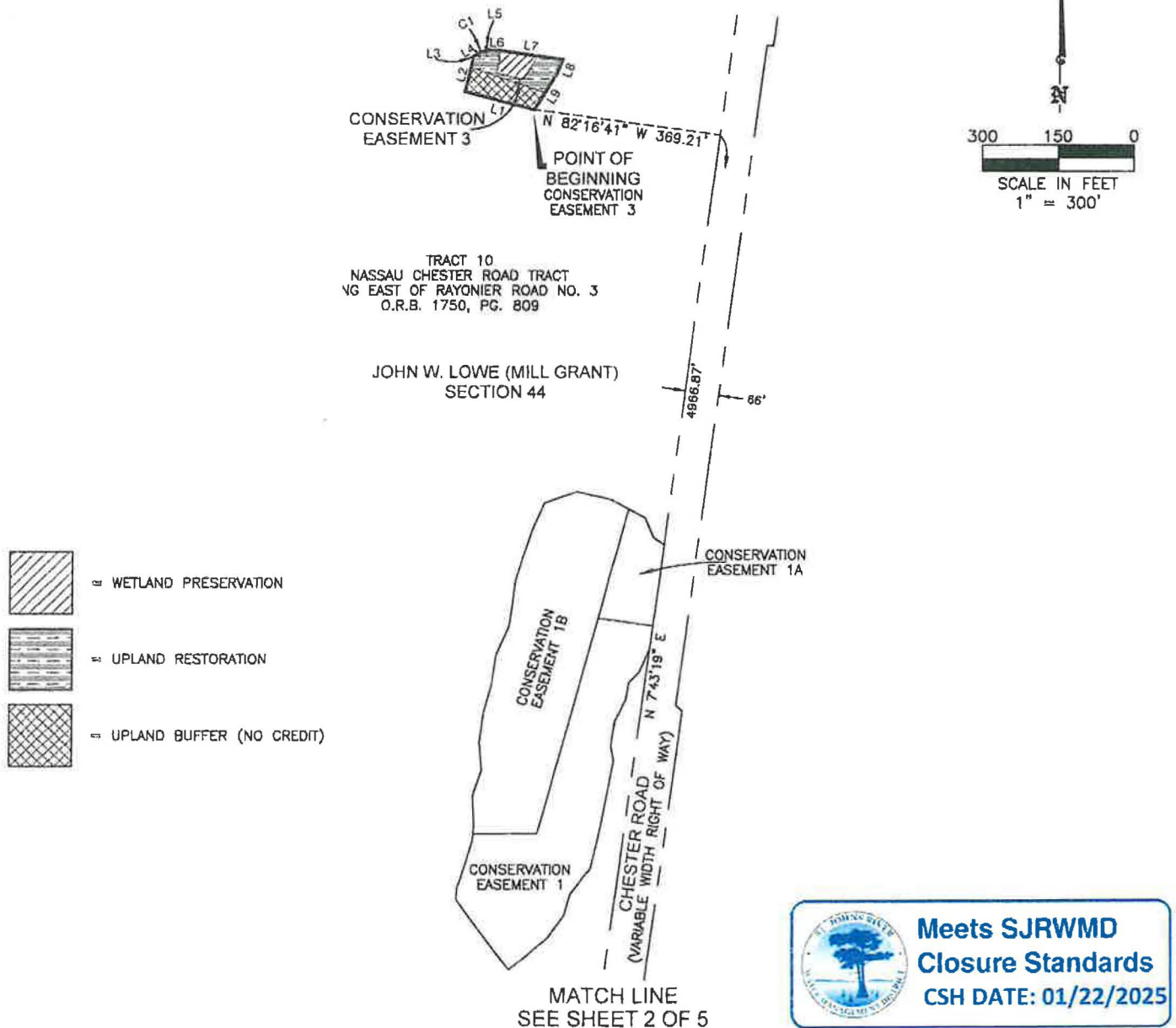
DRAFTED BY: DHB

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				
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0.07 ACRES	0.00 ACRES	0.14 ACRES	0.13 ACRES	0.34 ACRES

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SHEET 3 OF 5

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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

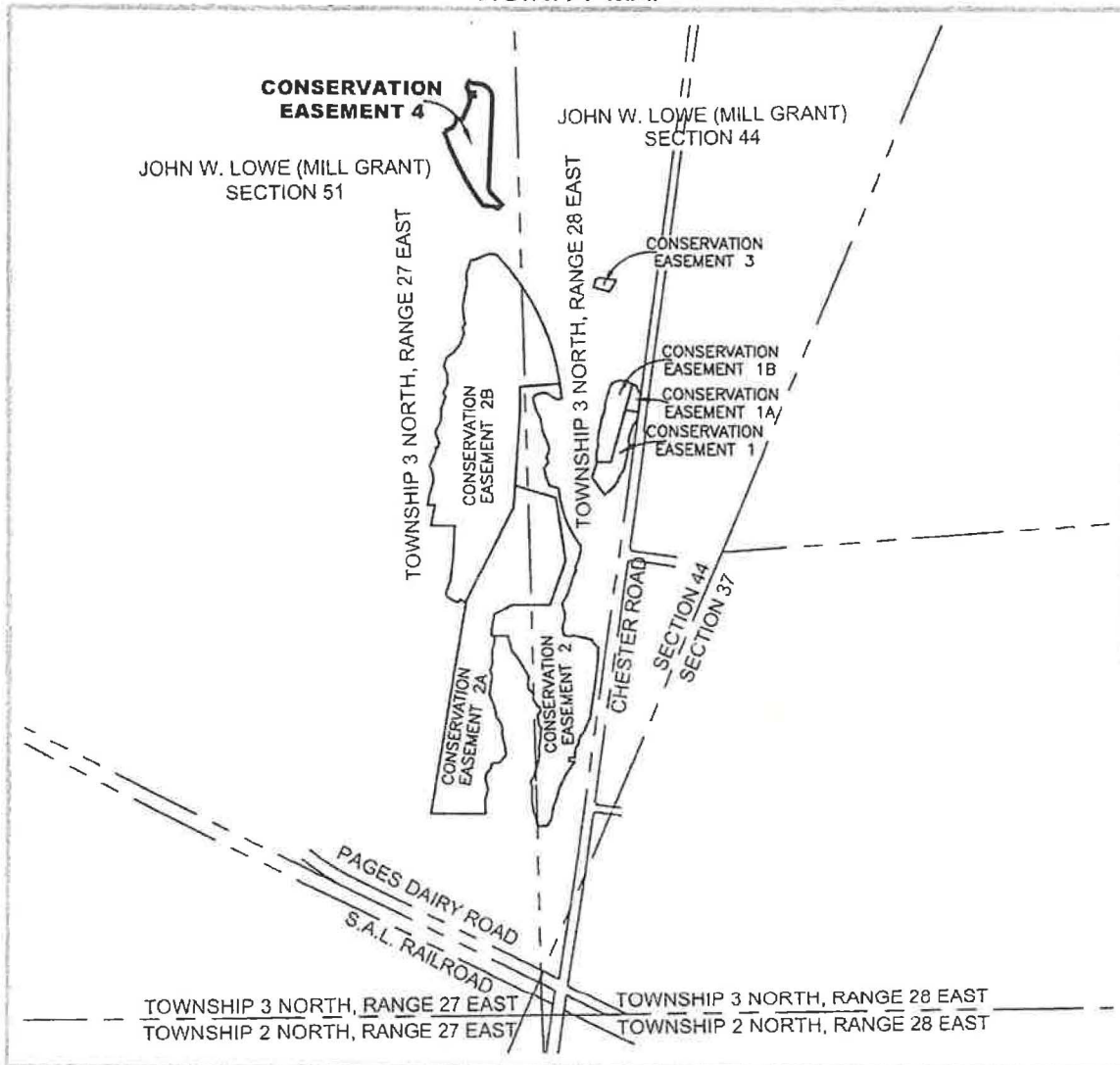
CAD FILE: 24210 CE 3 REVISED.DWG

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

  
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

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**BRADLEY**

LAND SURVEYORS  
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

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

DATE: 03/18/2024

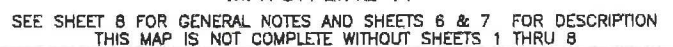
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CHECKED BY: RJJ

CAD FILE: 24210 CE 4 REVISED.DWG

FB N/A PG

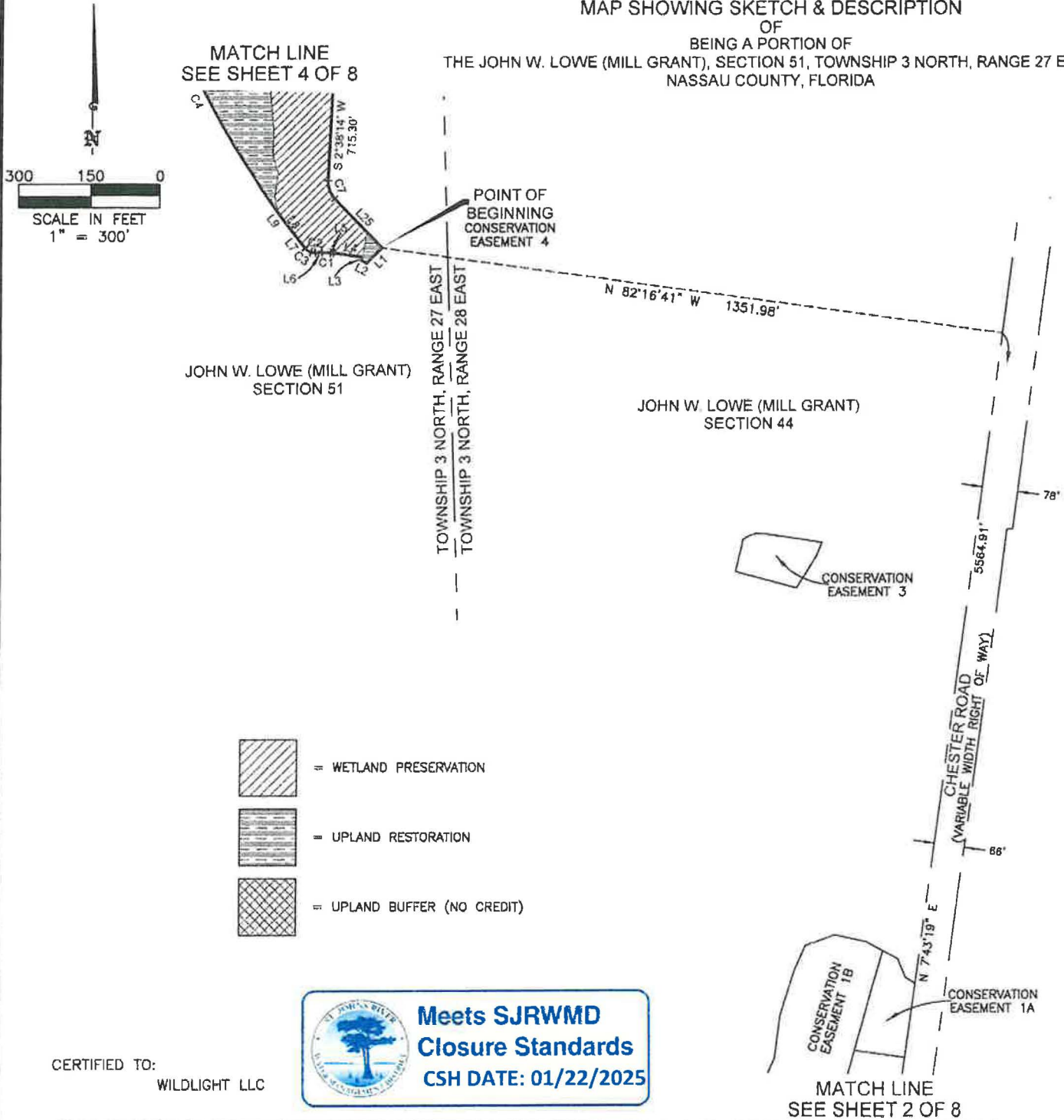
ACREAGE TABLE				
CONSERVATION EASEMENT 4				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
3.82 ACRES	0.00 ACRES	0.26 ACRES	1.45 ACRES	5.53 ACRES



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



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

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

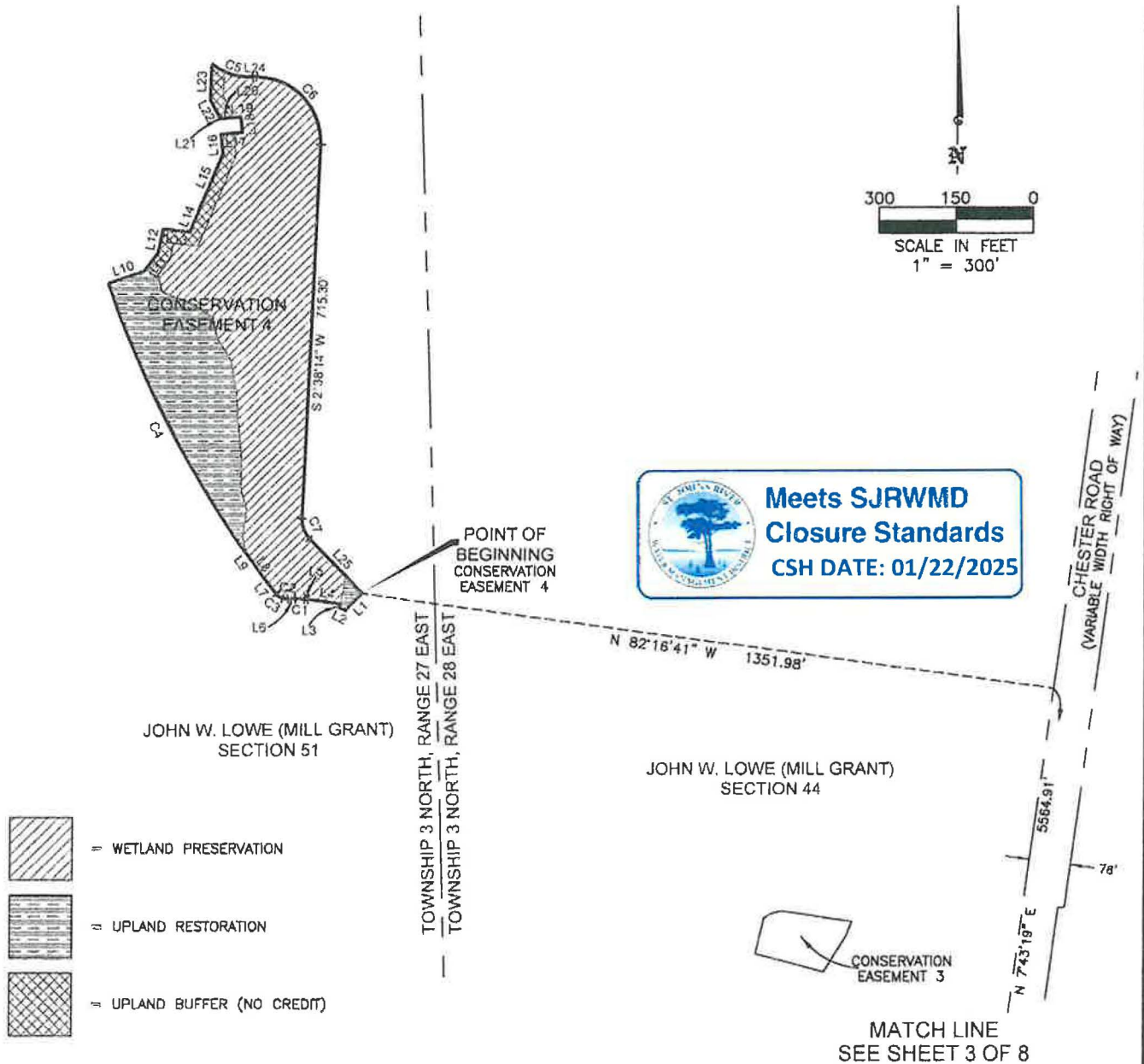
DRAFTED BY: DHB

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  
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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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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

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

SHEET 5 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

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

DATE: 03/18/2024

DRAFTED BY: DHB

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MAP SHOWING SKETCH & DESCRIPTION  
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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  
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**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  
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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				
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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.

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

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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

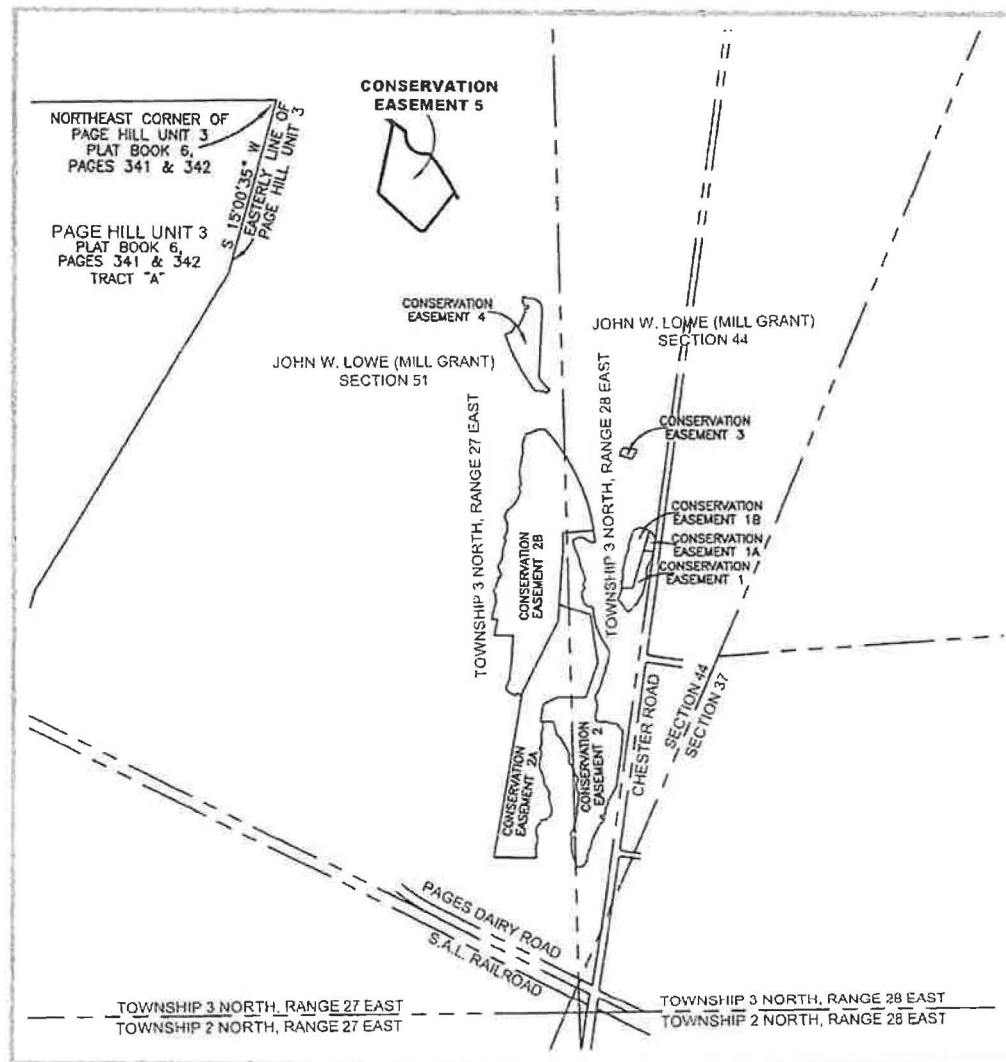
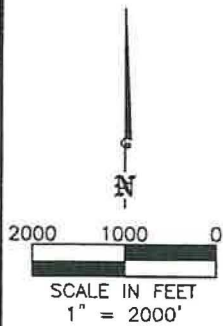
CHECKED BY: RJJ

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

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

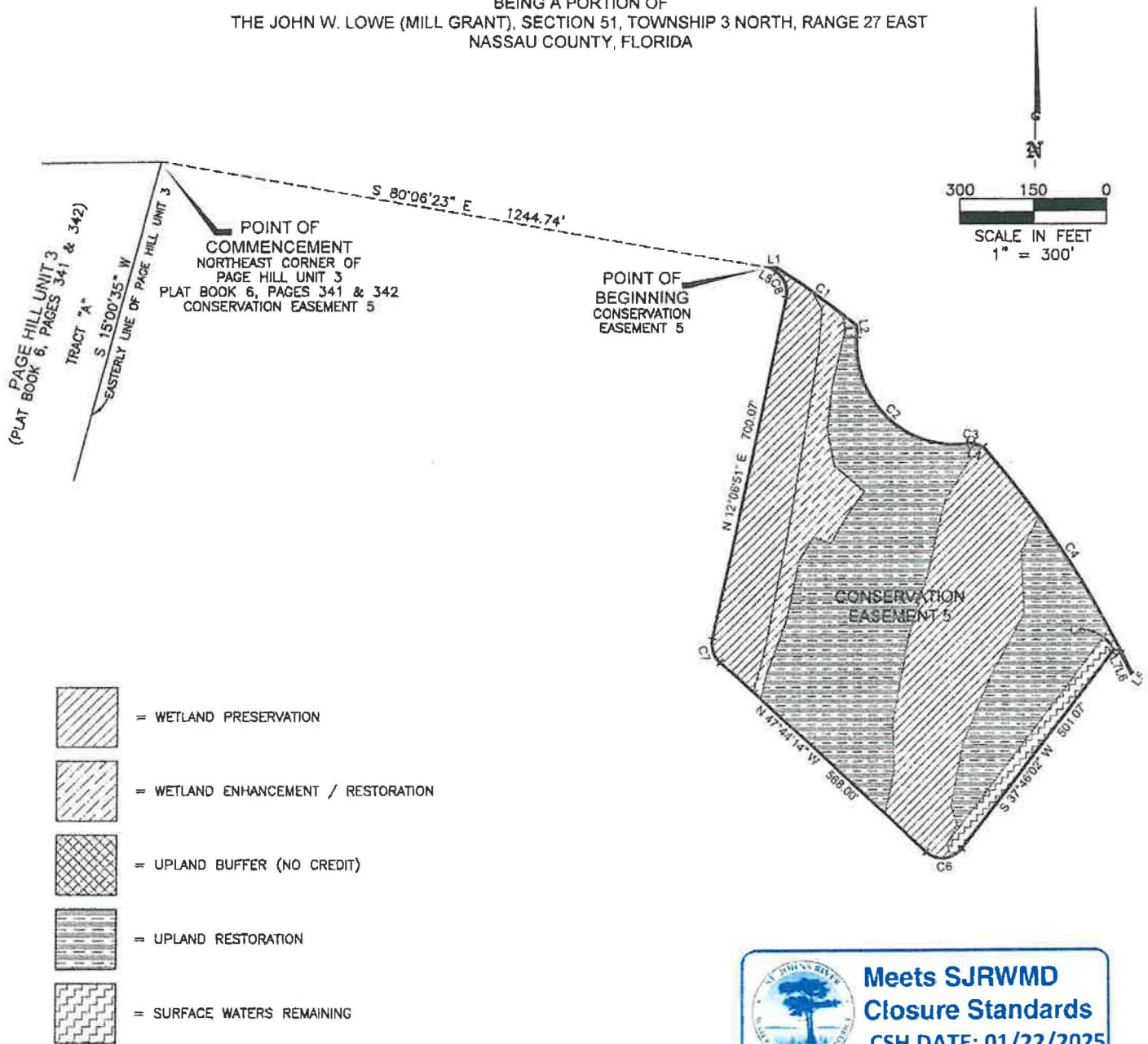
CHECKED BY: RJJ

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

**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

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



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.



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

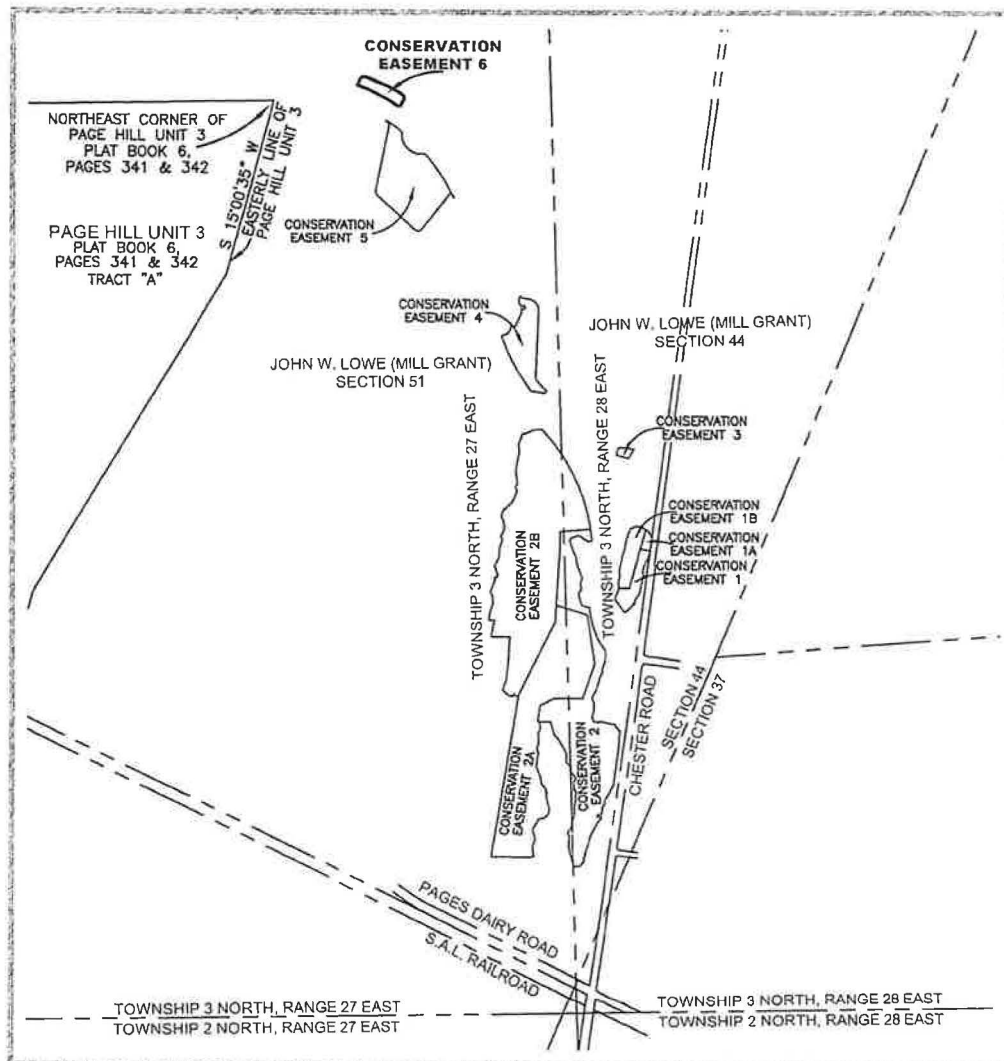
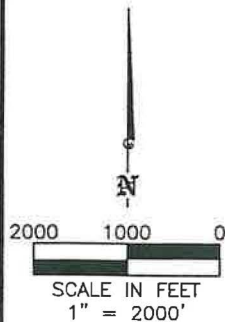
DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 5 REVISED.DWG

FB N/A PG


## VICINITY MAP



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, 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

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

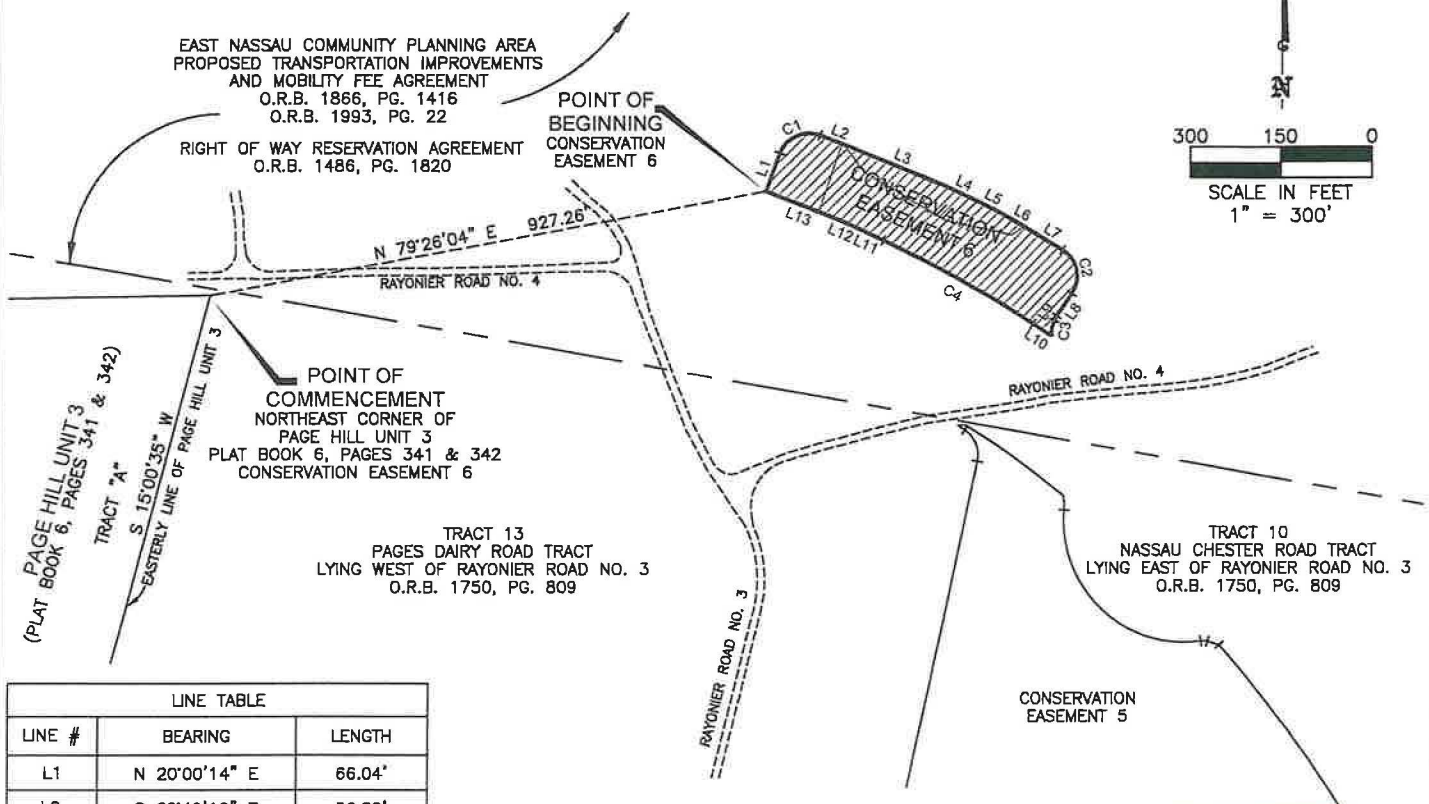
DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 6 REVISED.DWG

FB	N/A	PG
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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'

**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 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

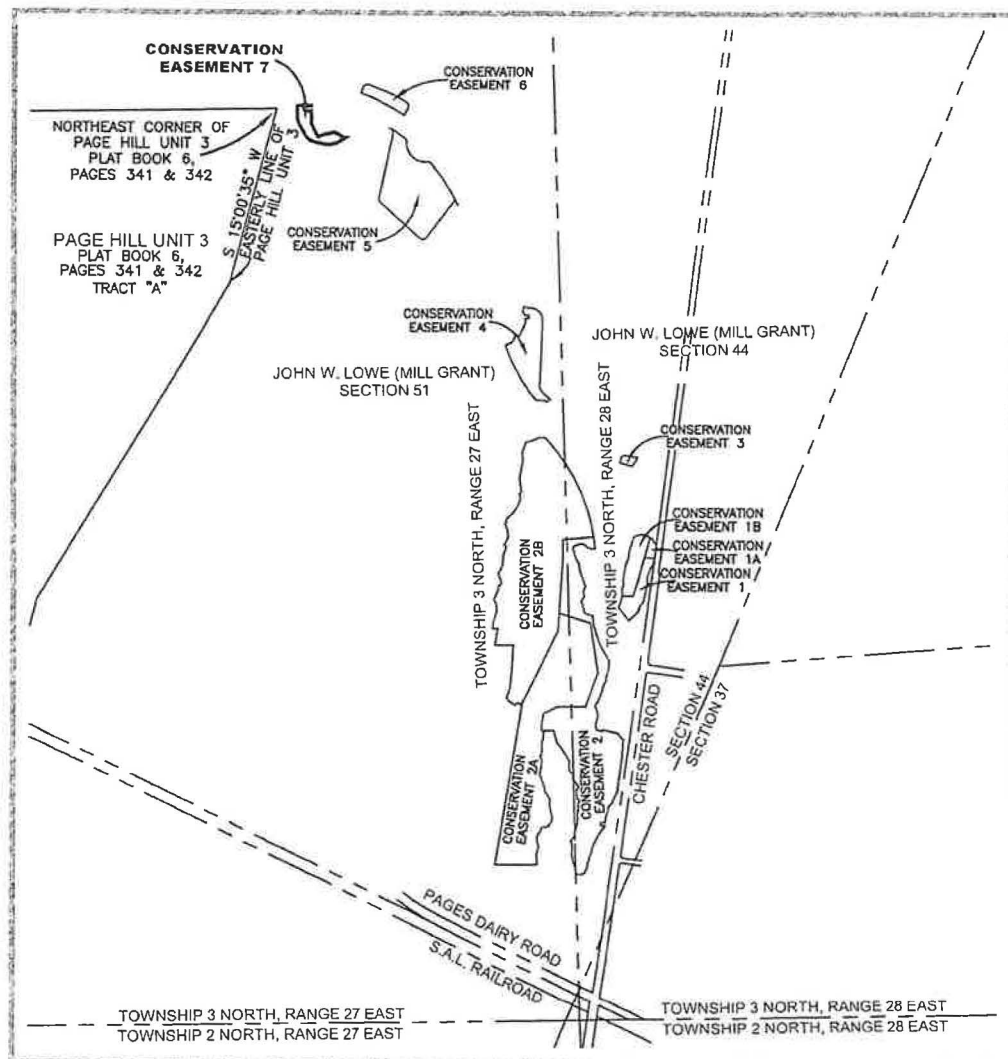
DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 6 REVISED.DWG

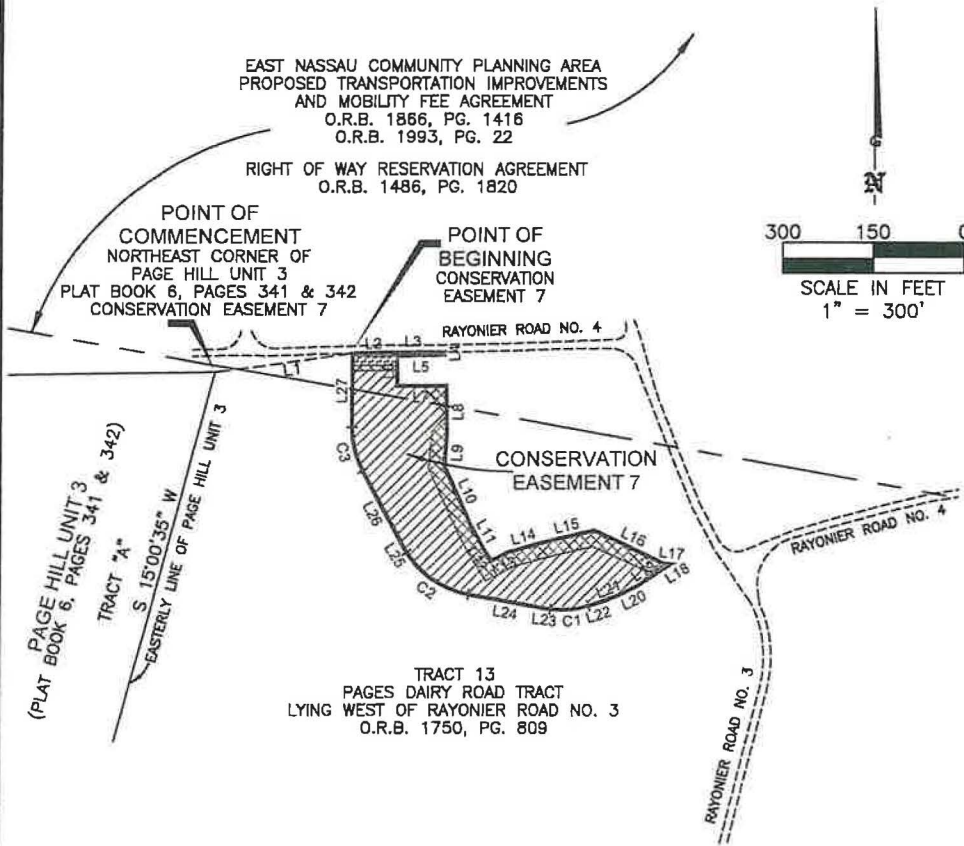
FB N/A PG

### VICINITY MAP







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



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

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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



**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**

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**LICENSED BUSINESS No. 6888**

W.O. NO.: 24-210-CE-7

DATE: 03/18/2024

DRAFTED BY: DHB

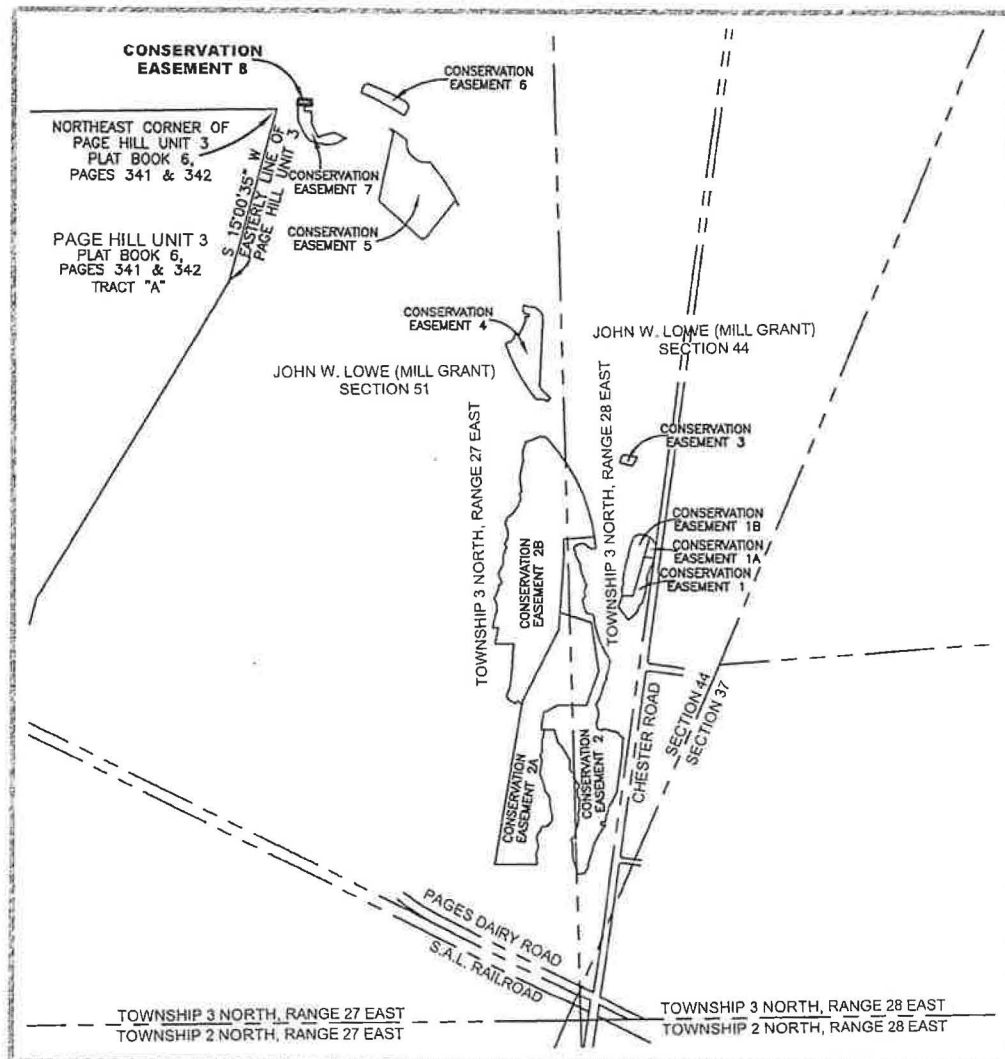
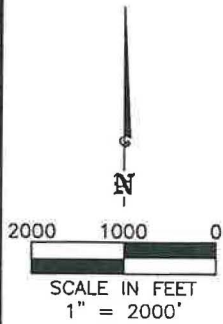
CHECKED BY: RJJ

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



**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-8

DATE: 03/18/2024

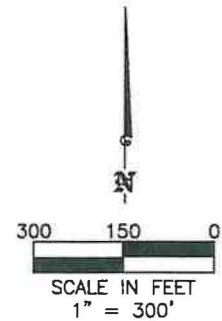
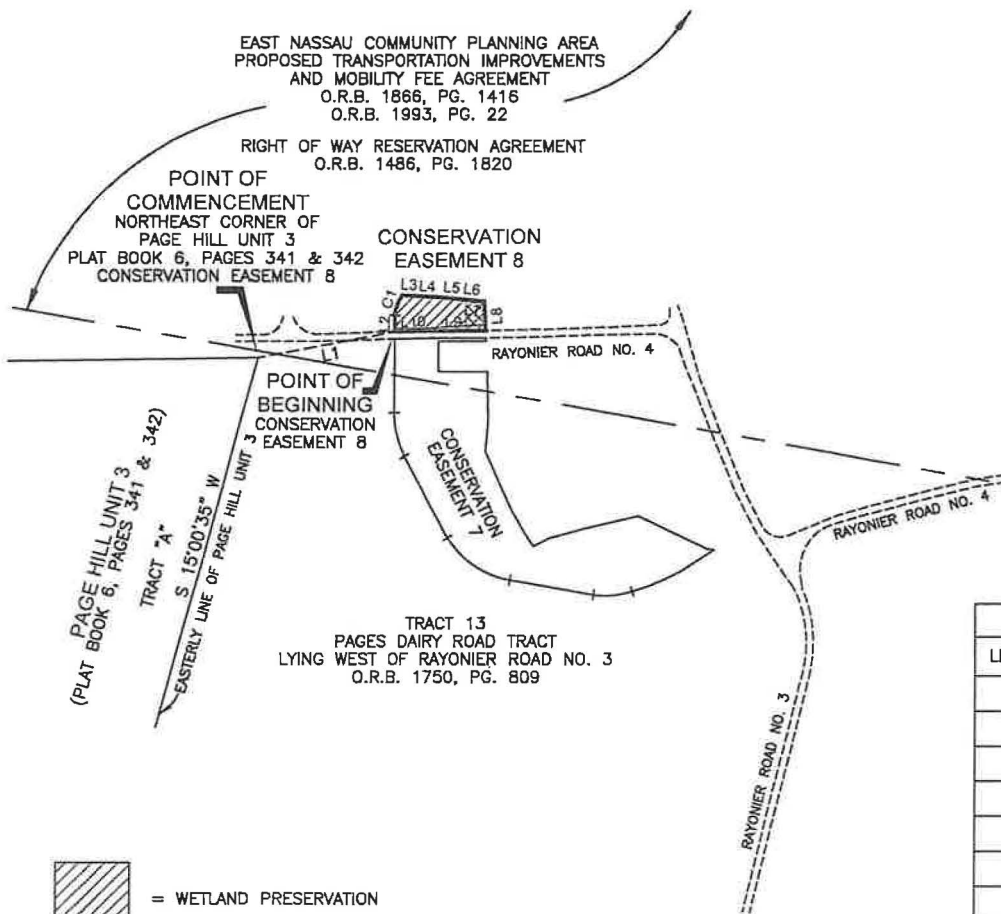
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CHECKED BY: RJJ

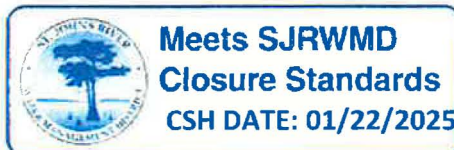
CAD FILE: 24210 CE 8 REVISED.DWG

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**



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'
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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

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 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  
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BEING A PORTION OF  
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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

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

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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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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 BIII**

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 14<sup>th</sup> 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

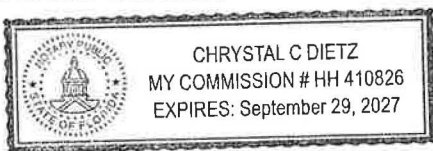
(Print Name)  
1 Rayonier Way, Wildlight, FL 32097  
(Address)

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 14<sup>th</sup> 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

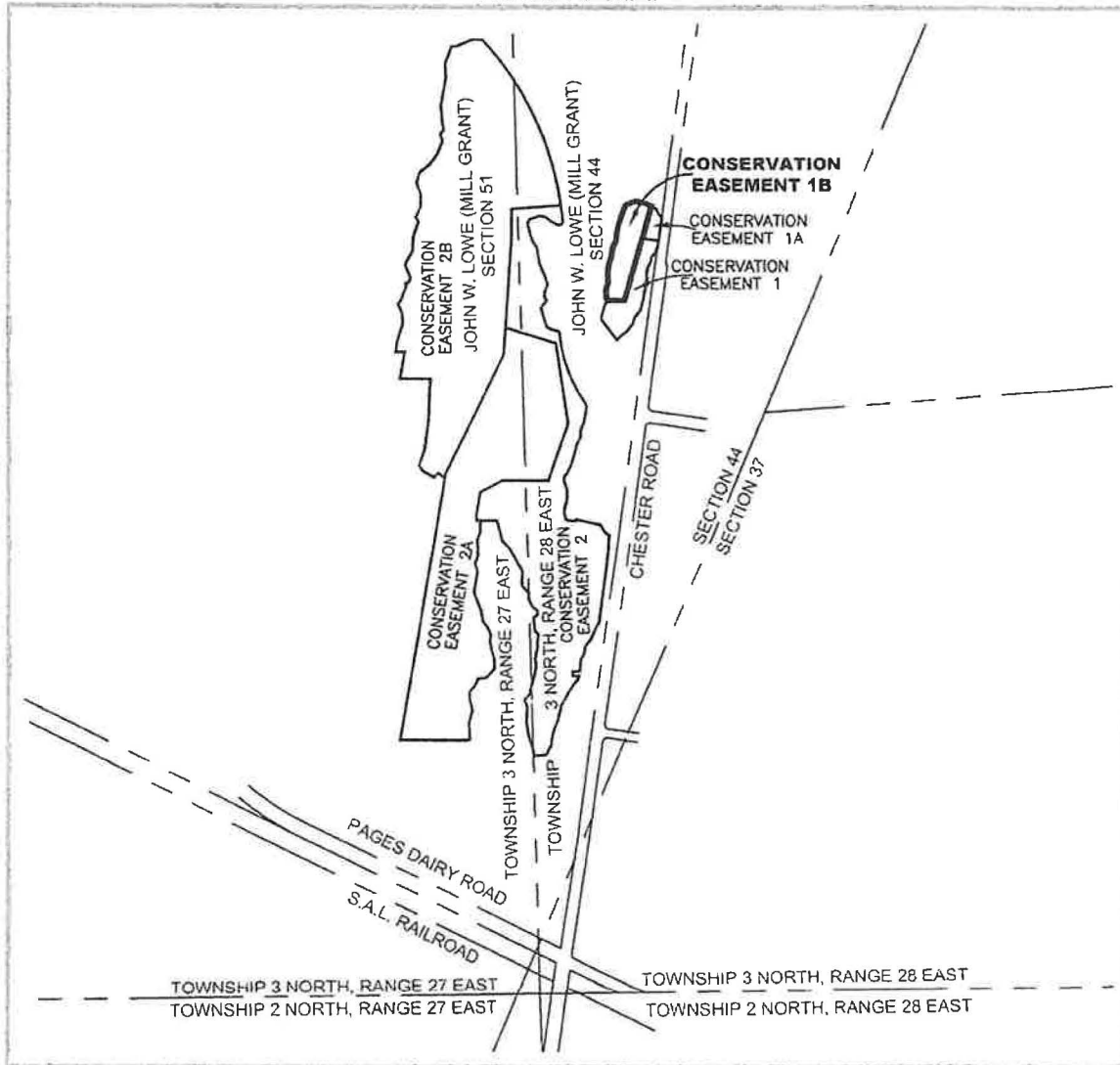
**EXHIBIT A**  
**Legal Description of Released Property**

# 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

**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

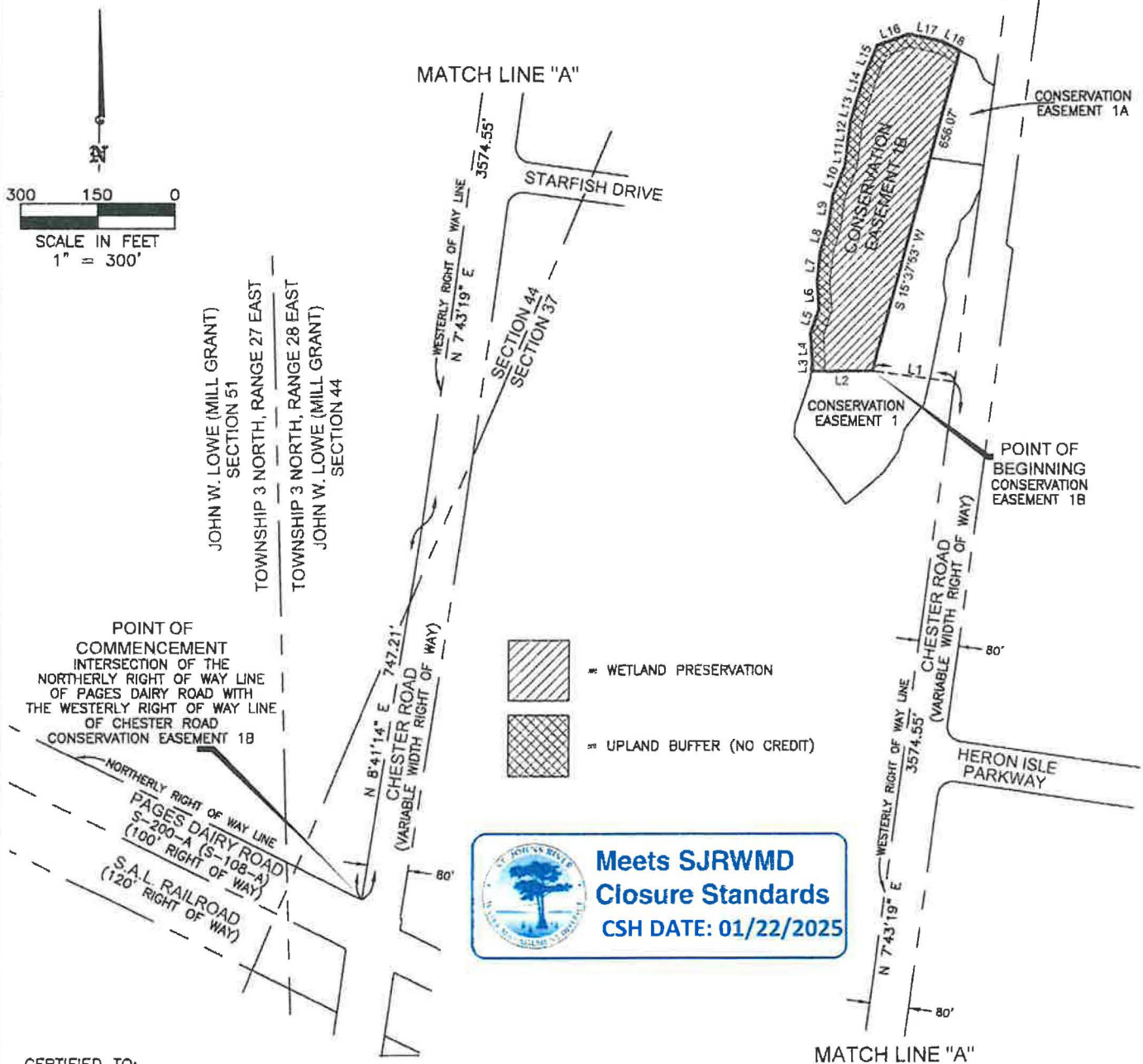
FB N/A PG

# 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

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-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

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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  
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

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

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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

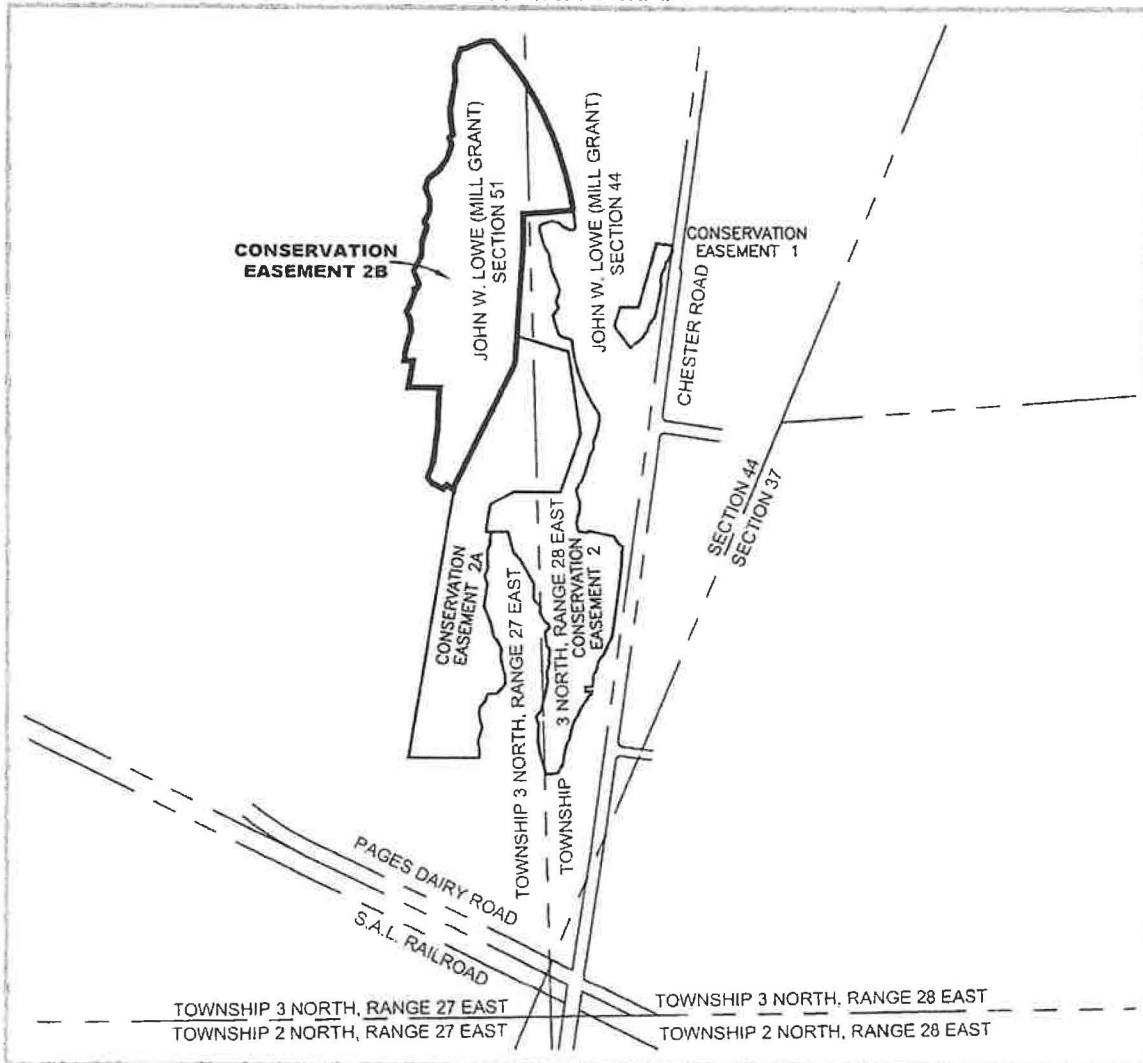
FB N/A PG

# 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

CHECKED BY: RJJ

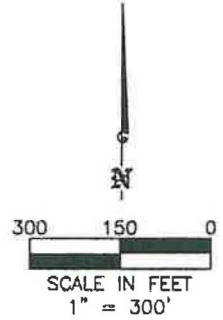
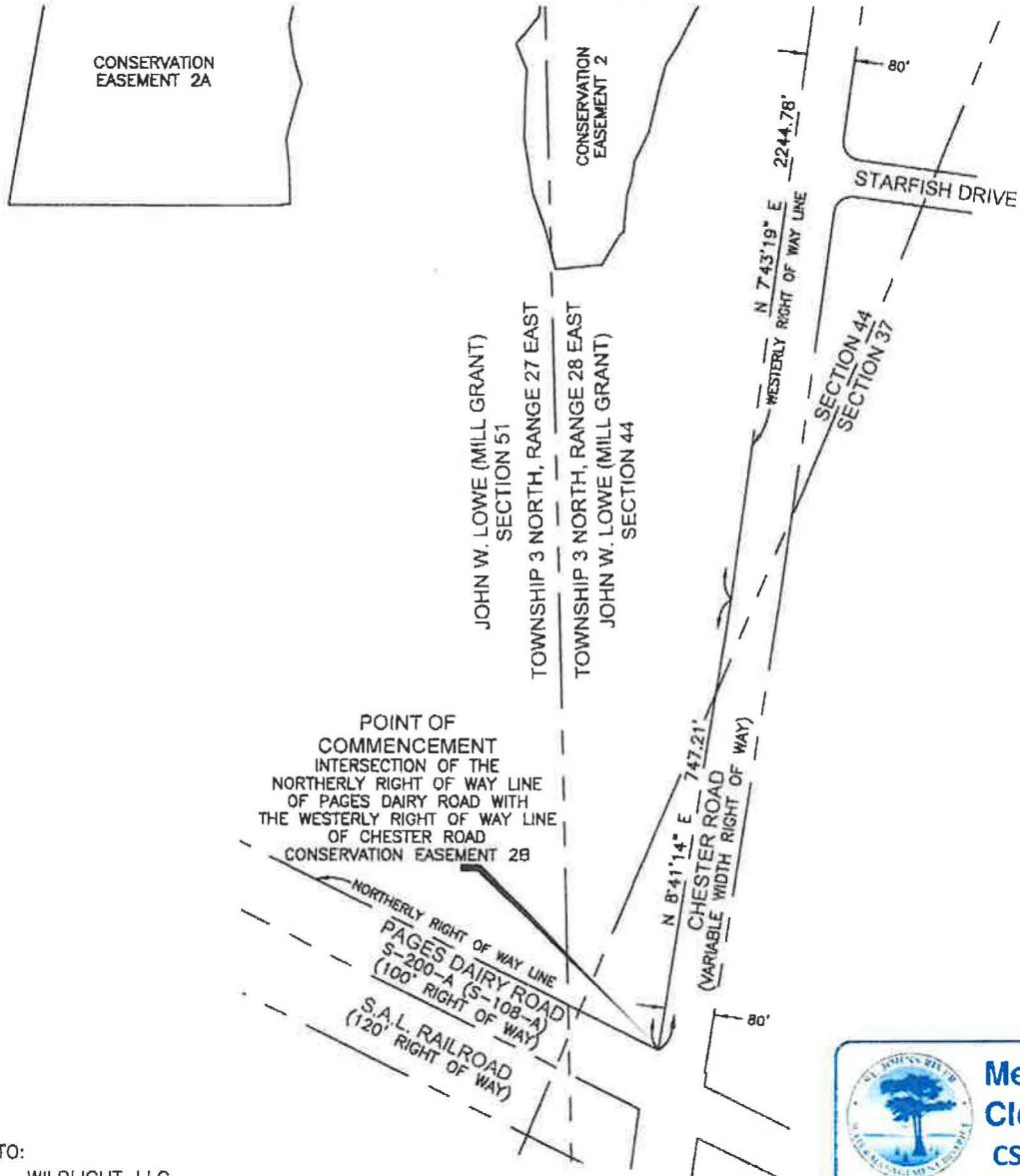
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FB N/A PG

# 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 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  
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
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# MAP SHOWING SKETCH & DESCRIPTION

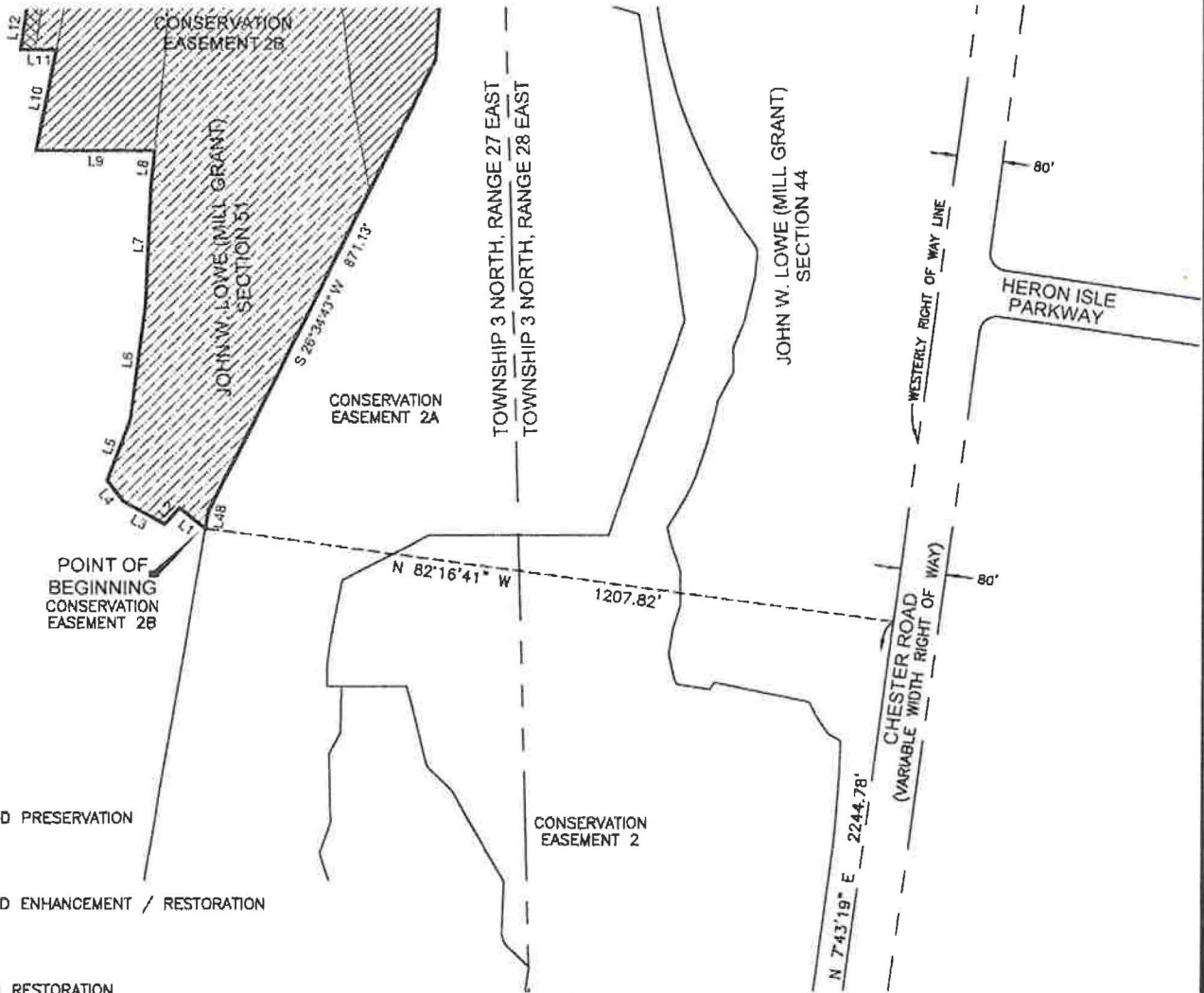
OF  
BEING A PORTION OF  
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST  
AND BEING A PORTION OF  
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST  
NASSAU COUNTY, FLORIDA



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

300 150 0  
SCALE IN FEET  
1" = 300'

MATCH LINE  
SEE SHEET 4 OF 9



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

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SHEET 3 OF 9

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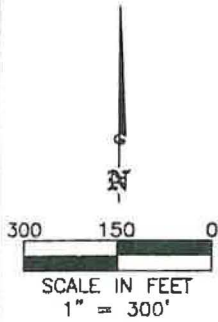
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FB N/A PG





# MAP SHOWING SKETCH & DESCRIPTION

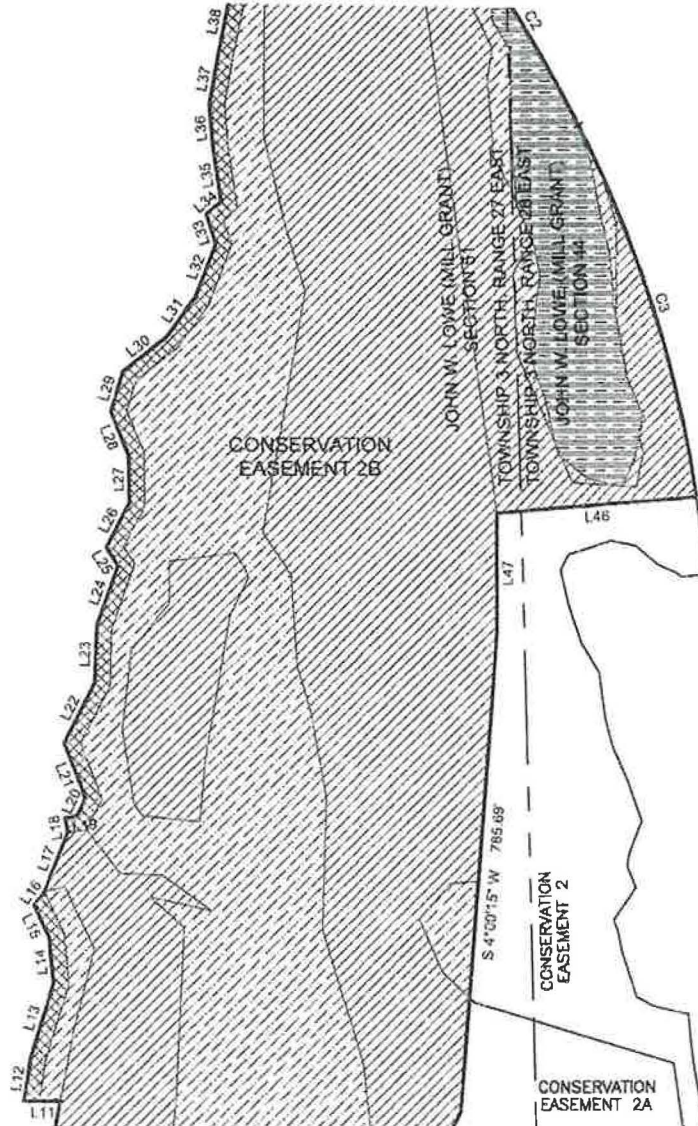
OF  
BEING A PORTION OF  
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST  
AND BEING A PORTION OF  
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST  
NASSAU COUNTY, FLORIDA

MATCH LINE  
SEE SHEET 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
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WILDLIGHT LLC

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

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

SHEET 4 OF 9

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MACCLENNY, FLORIDA 32063  
PHONE (904) 786-6400 FAX (904) 786-1479  
LICENSED BUSINESS No. 6888

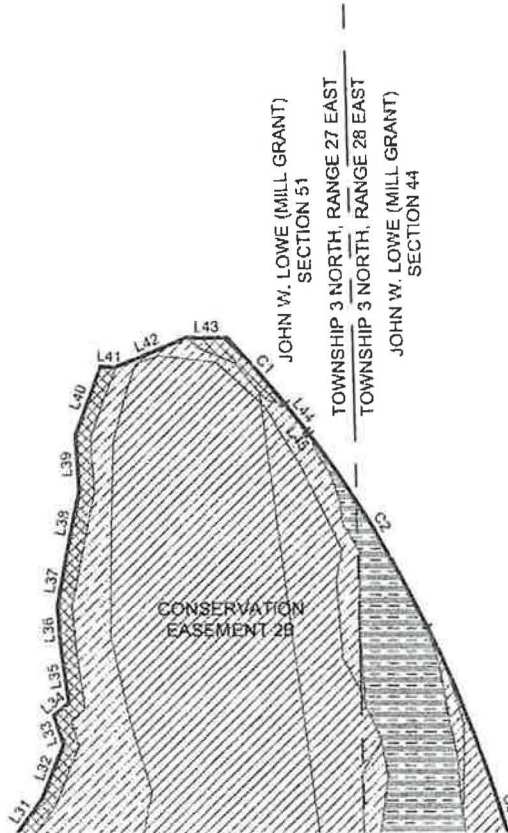
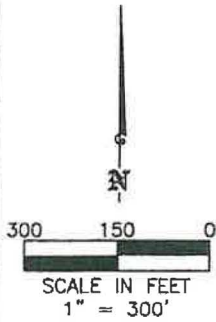
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DATE: 03/18/2024  
CAD FILE: 24210 CE 2B.DWG





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  
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
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 5 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

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	59.89'
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	78.64'
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



**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

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				
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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**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

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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				
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**

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

SHEET 8 OF 9

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

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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

## 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
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CSH DATE: 01/22/2025**

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

SHEET 9 OF 9

L. D. BRADLEY LAND SURVEYORS

510 SOUTH 5TH STREET

MACCLENNY, FLORIDA 32063

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FAX (904) 786-1479

LICENSED BUSINESS No. 6888

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

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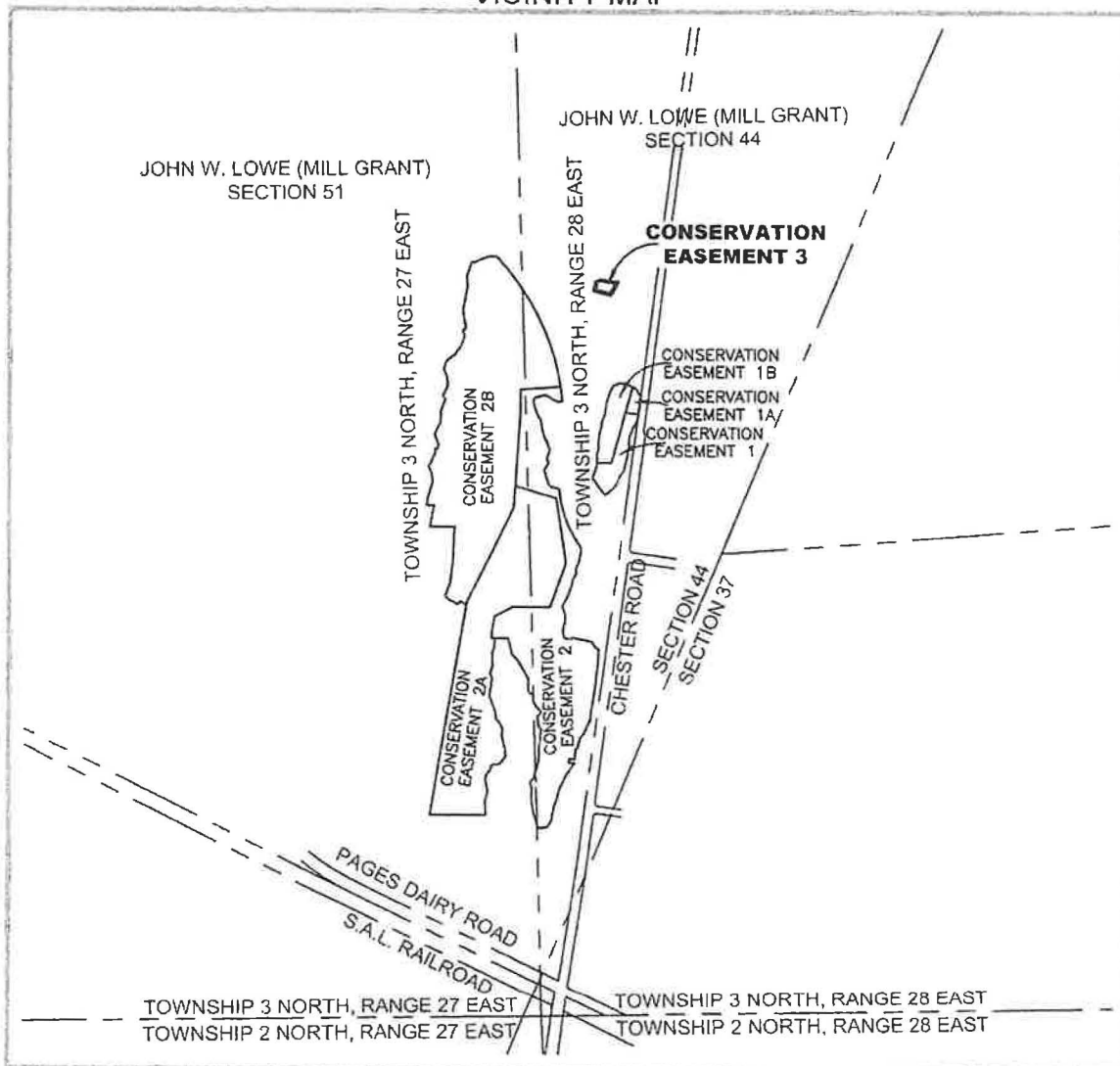
CAD FILE: 24210 CE 2B.DWG

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



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

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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

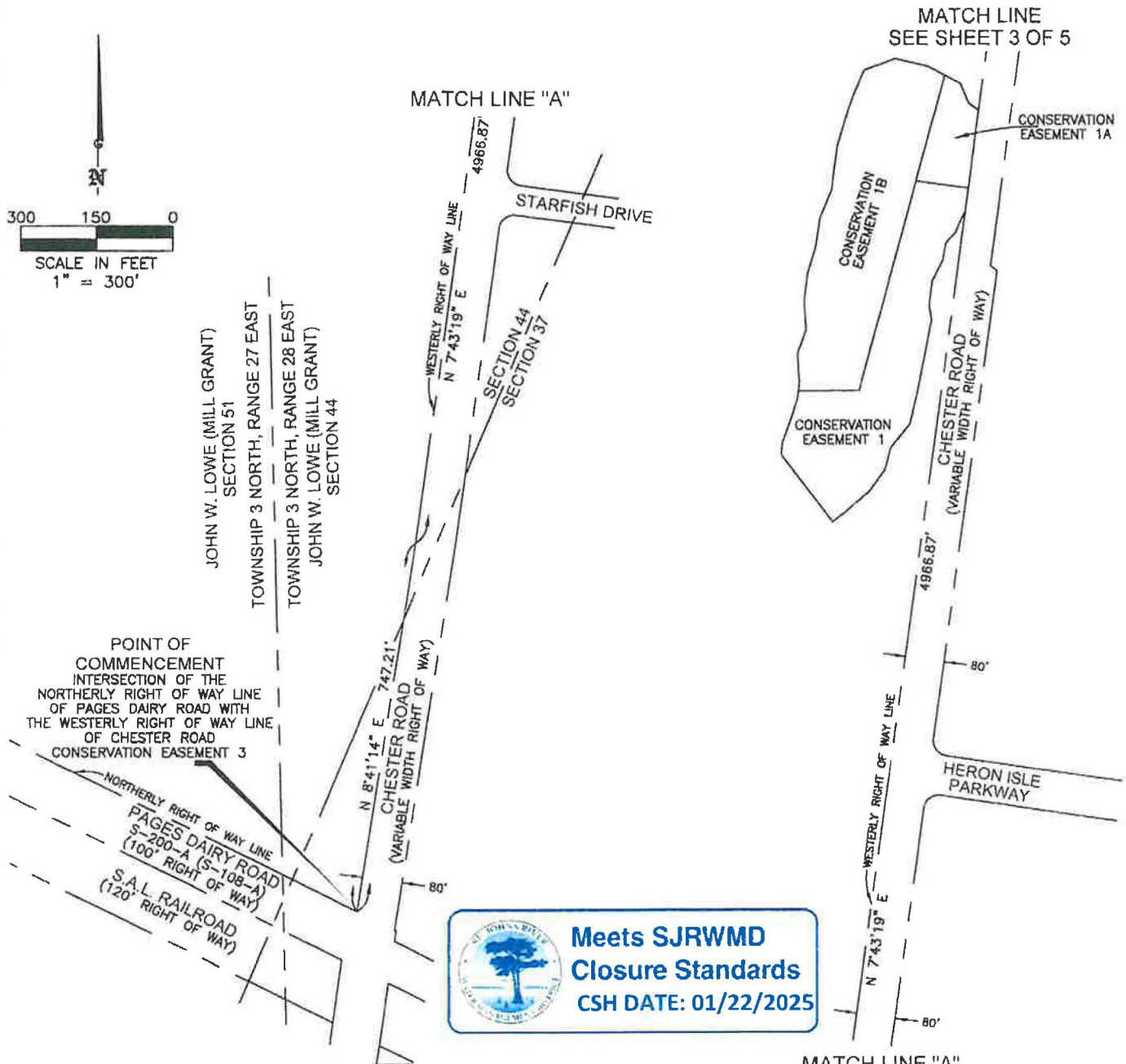
CHECKED BY: RJJ

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

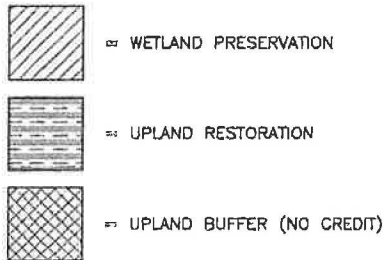
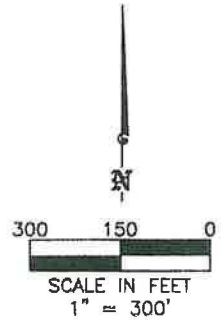
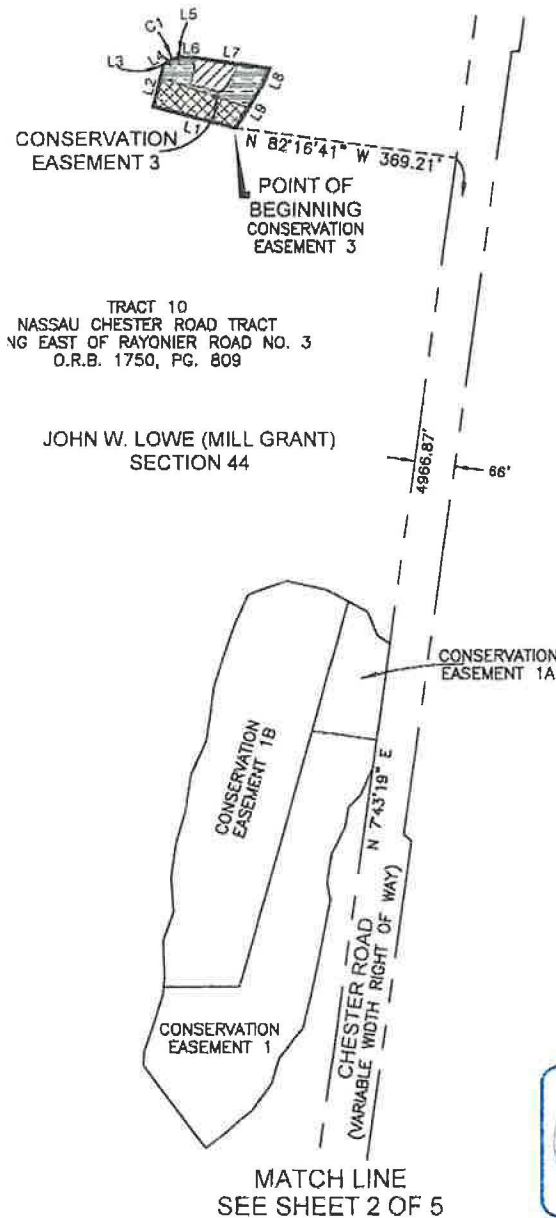
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CHECKED BY: RJJ

CAD FILE: 24210 CE 3 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION  
OF  
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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  
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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-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

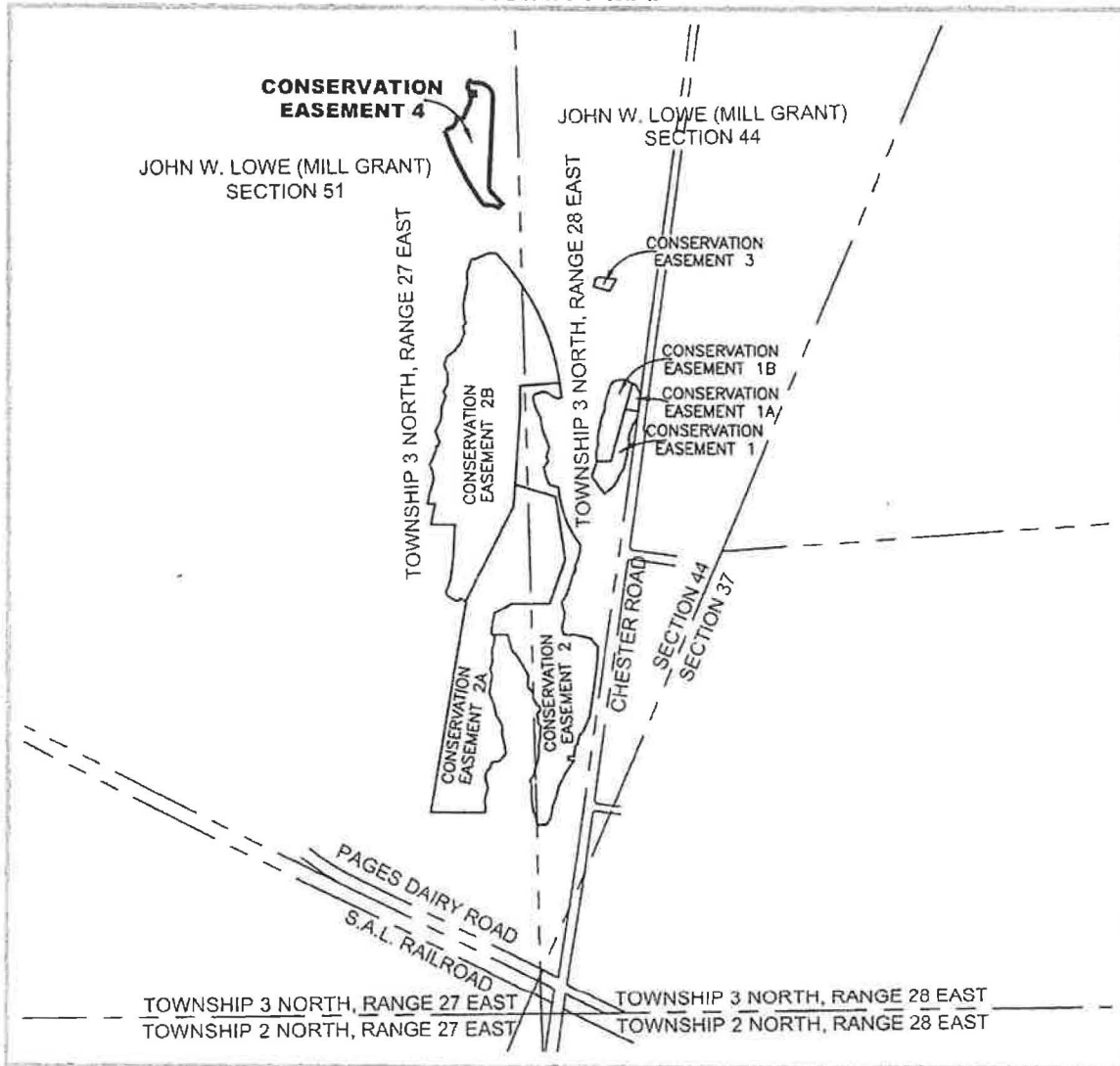
FB N/A PG

# 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

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

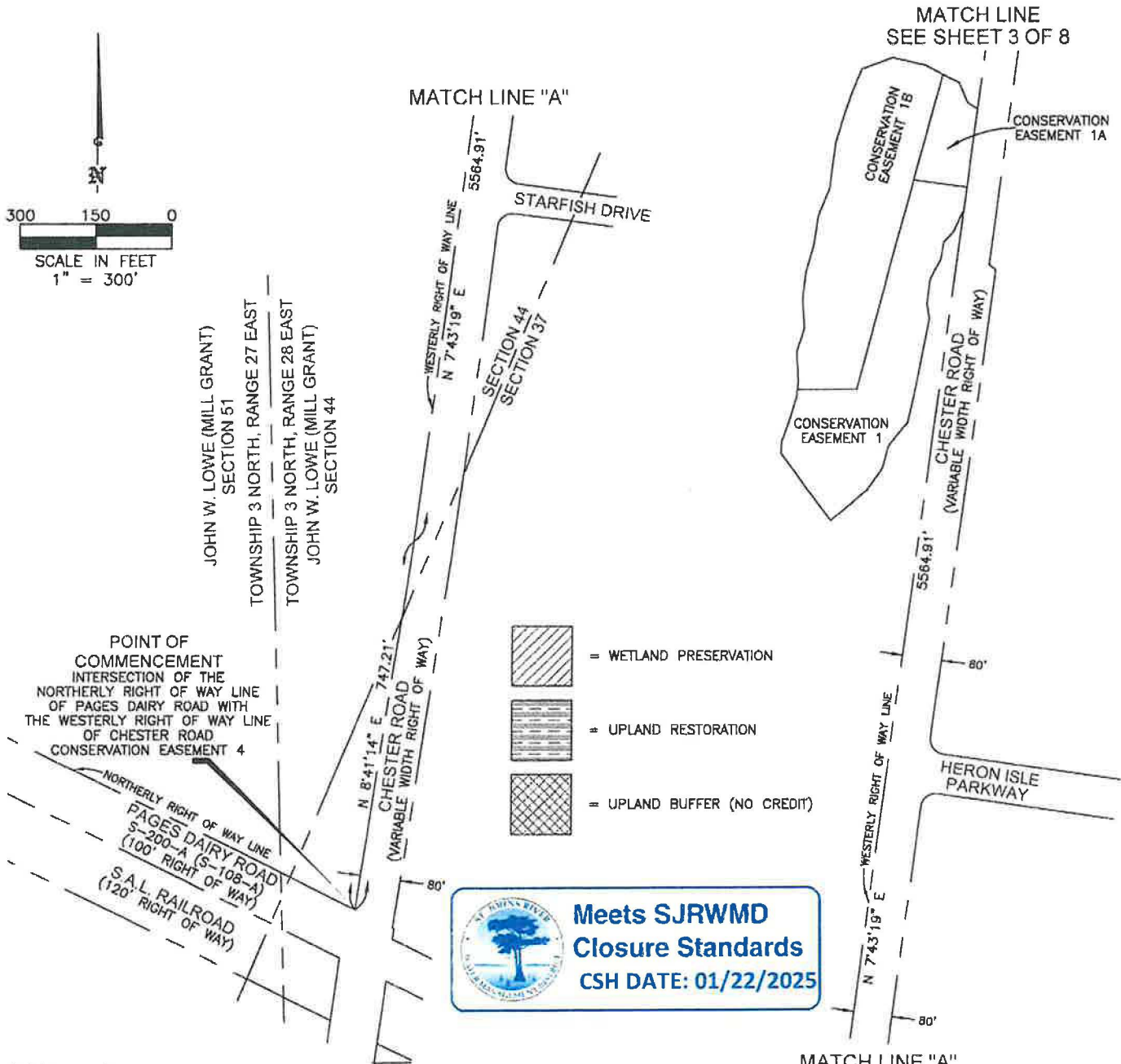
CAD FILE: 24210 CE 4 REVISED.DWG

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  
CHECKED BY: RJJ

DATE: 03/18/2024  
CAD FILE: 24210 CE 4 REVISED.DWG

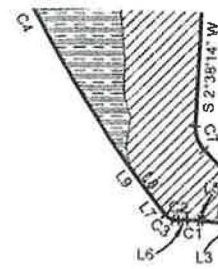
DRAFTED BY: DHB  
FB N/A PG

# 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

MATCH LINE  
SEE SHEET 4 OF 8

300 150 0  
SCALE IN FEET  
1" = 300'



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

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



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

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

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

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

DATE: 03/18/2024

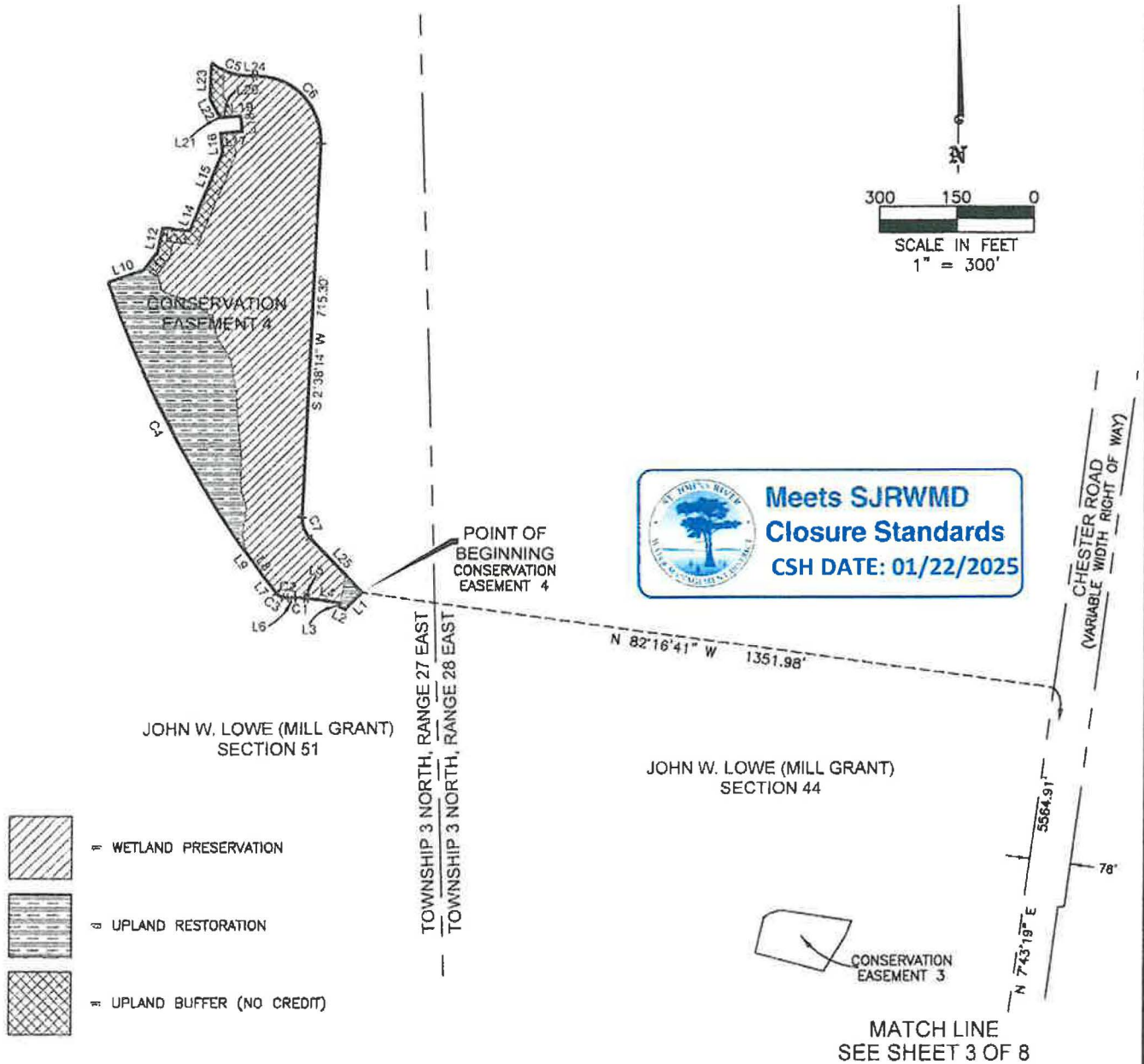
DRAFTED BY: DHB

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

**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  
CHECKED BY: RJJ

DATE: 03/18/2024  
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'



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

SHEET 5 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

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

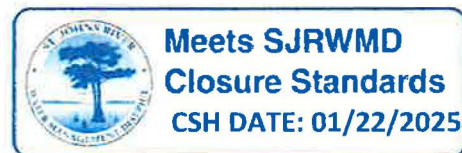
O.R.B. 2680, PG. 837: DOES NOT PERTAIN TO THE SUBJECT PROPERTY

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

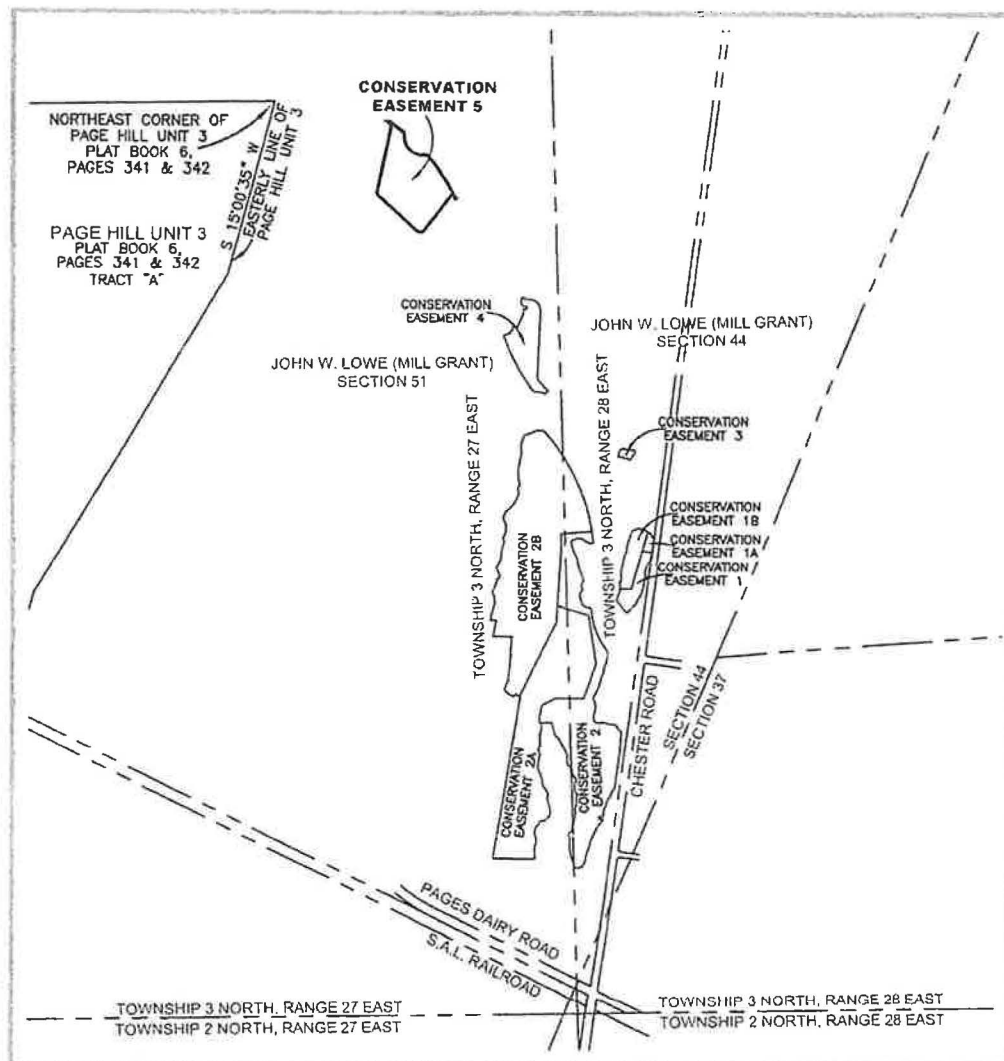
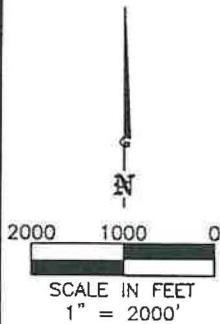
CHECKED BY: RJJ

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

  
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

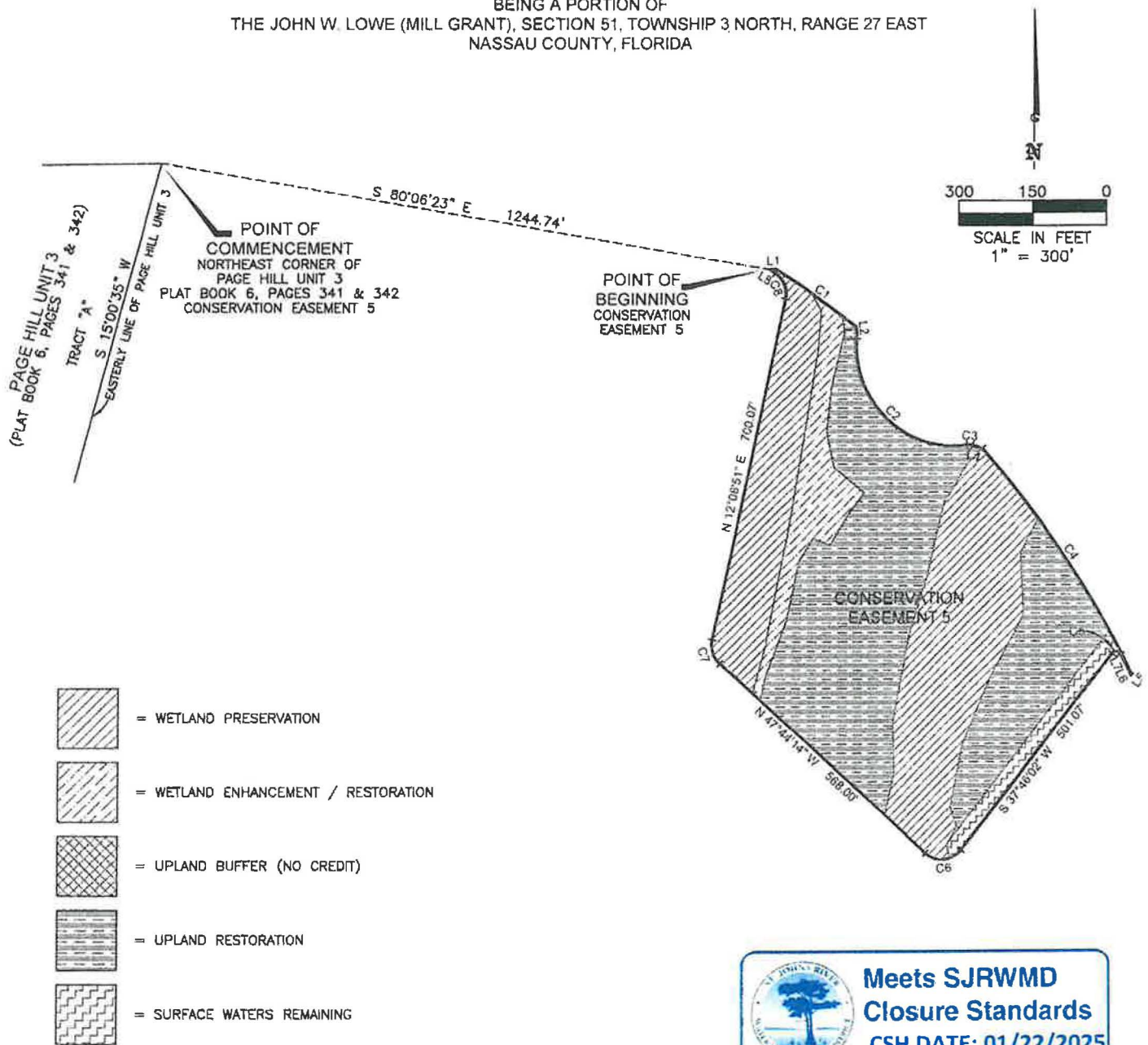
**LD  
BRADLEY**  
LAND SURVEYORS  
Old World Knowledge... New Age Technology

W.O. NO.: 24-210-CE-5  
CHECKED BY: RJJ

DATE: 03/18/2024  
CAD FILE: 24210 CE 5 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



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

**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

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



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



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.



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  
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**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

DRAFTED BY: DHB

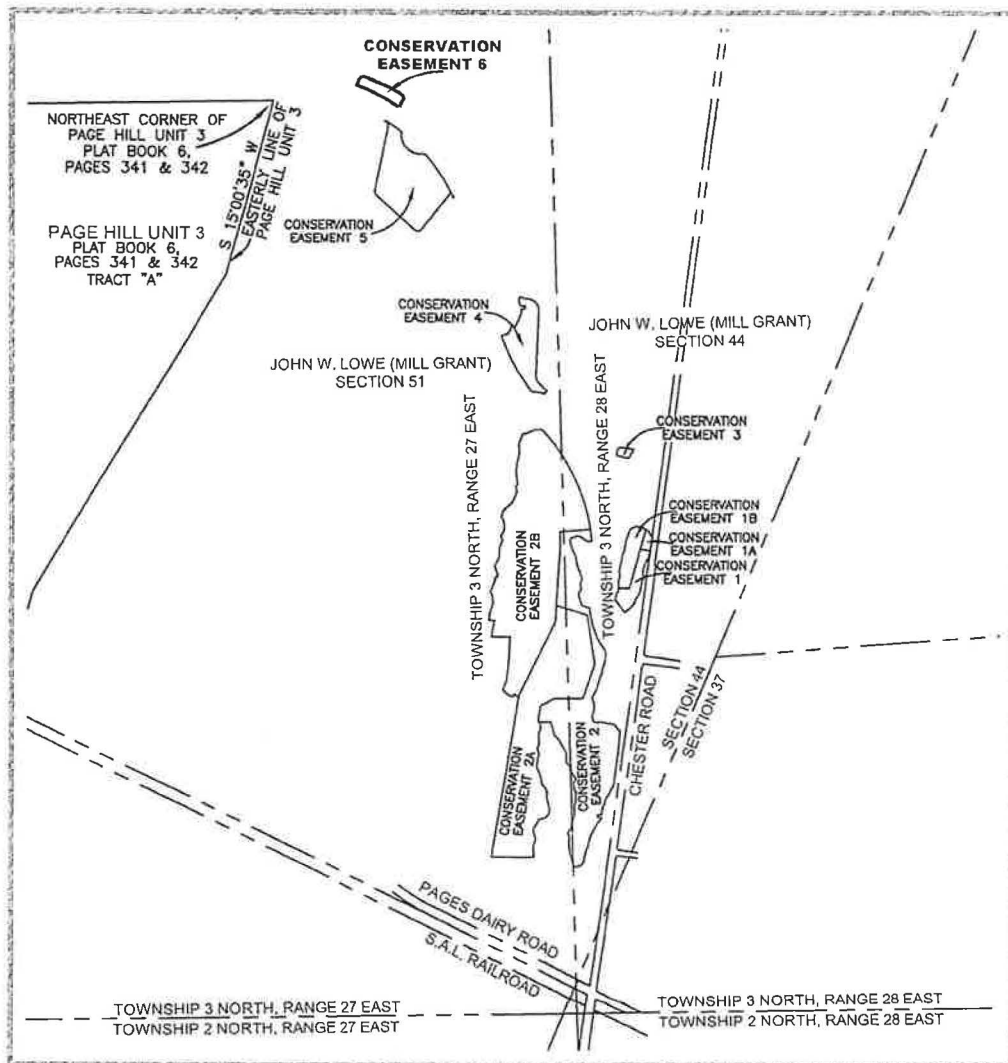
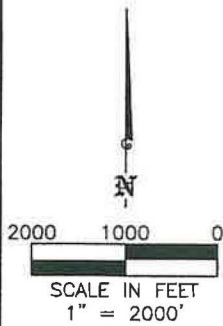
CHECKED BY: RJJ

CAD FILE: 24210 CE 5 REVISED.DWG

FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION  
OF  
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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

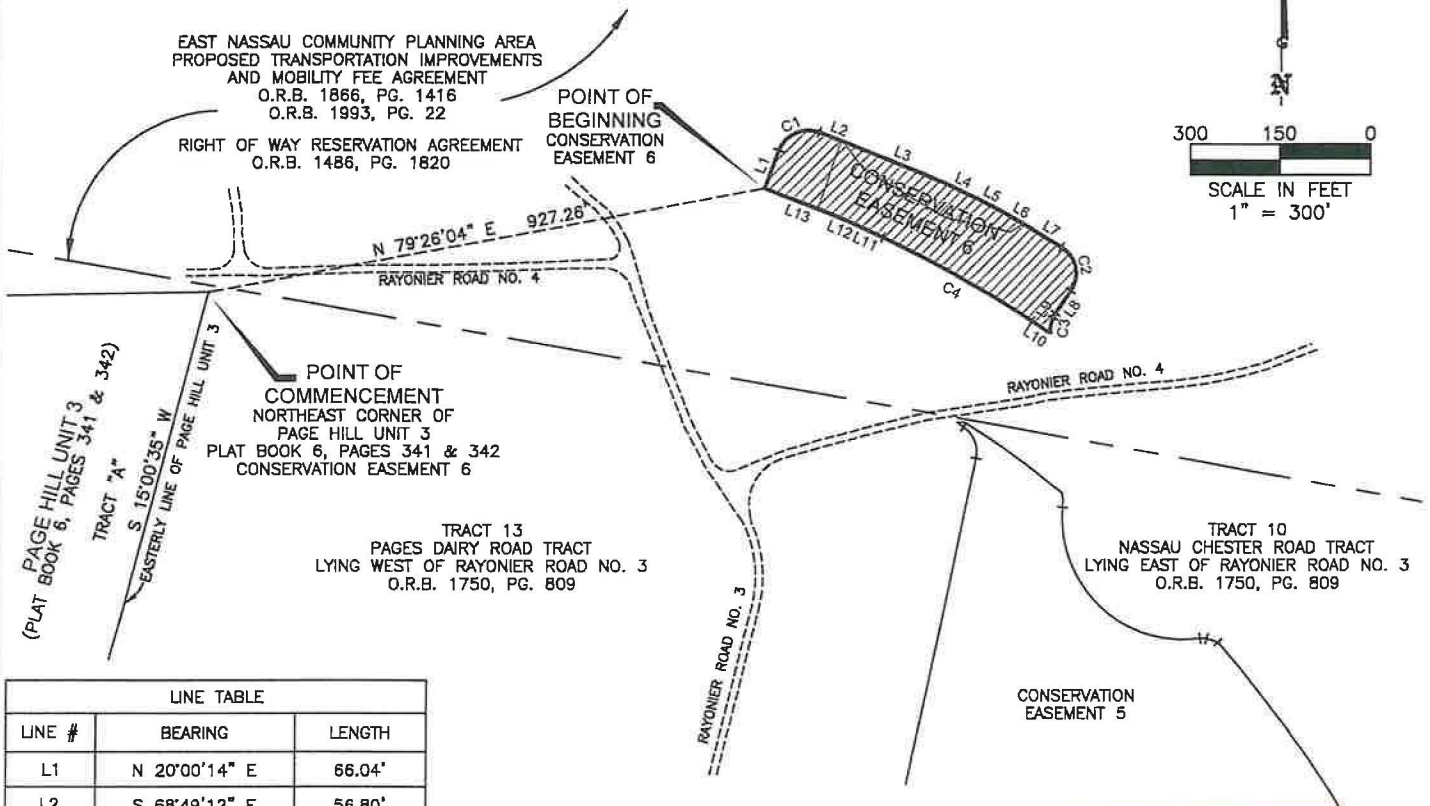
DRAFTED BY: DHB

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  
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
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**MAP SHOWING SKETCH & DESCRIPTION**  
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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

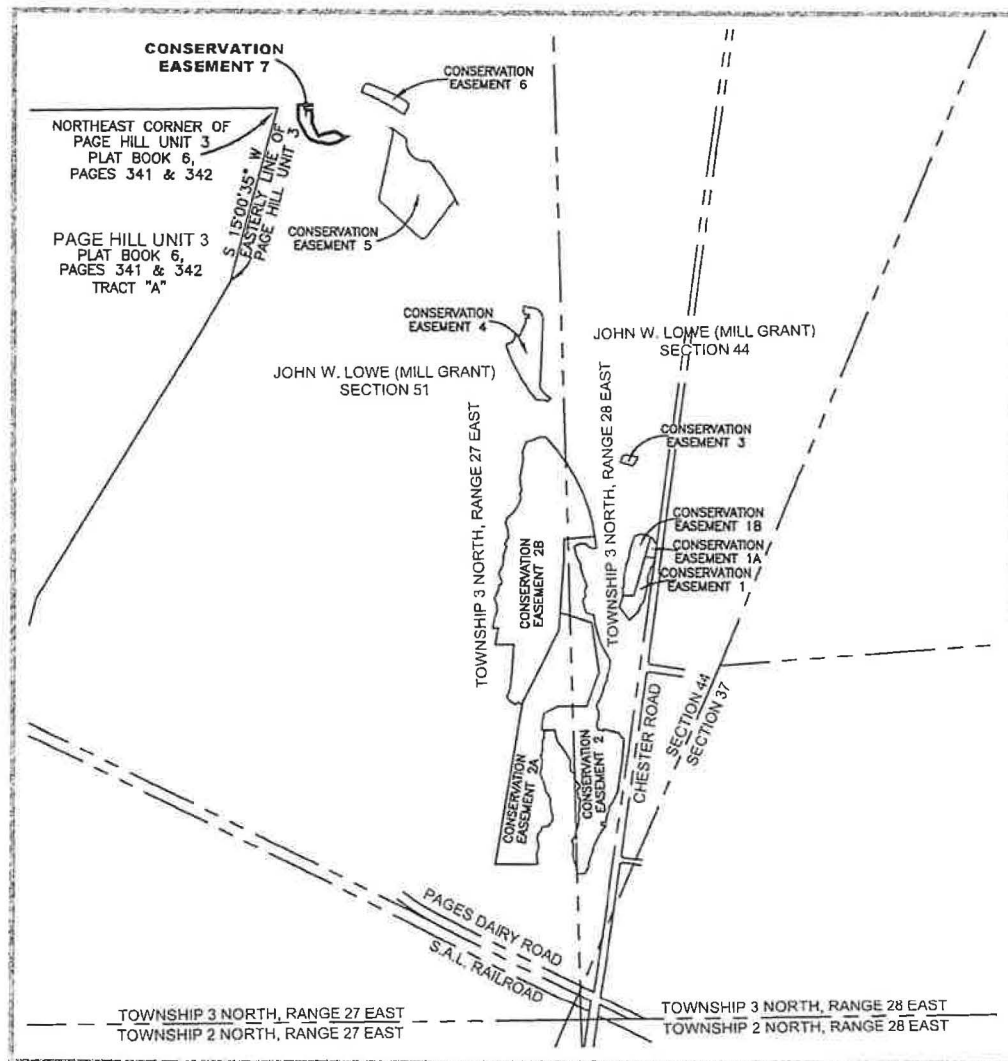
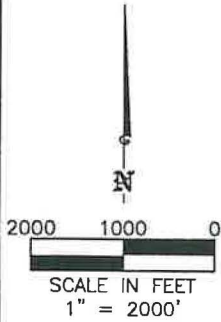
CHECKED BY: RJJ

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

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-7

DATE: 03/18/2024

DRAFTED BY: DHB

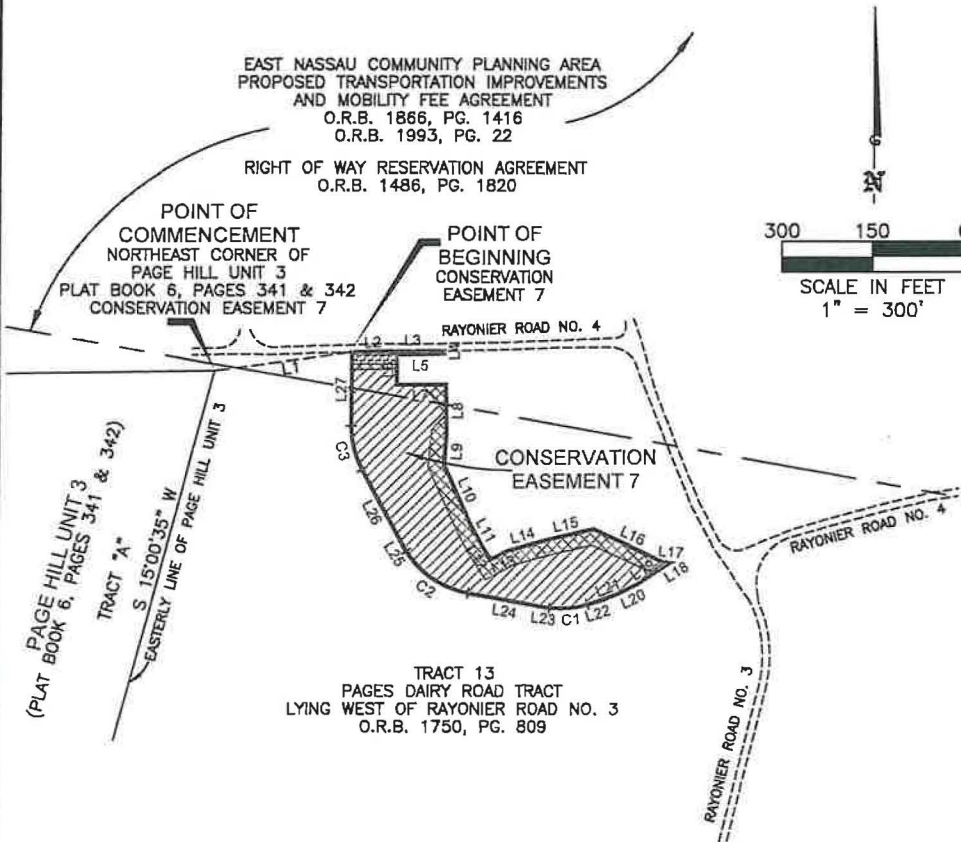
CHECKED BY: RJJ

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



**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

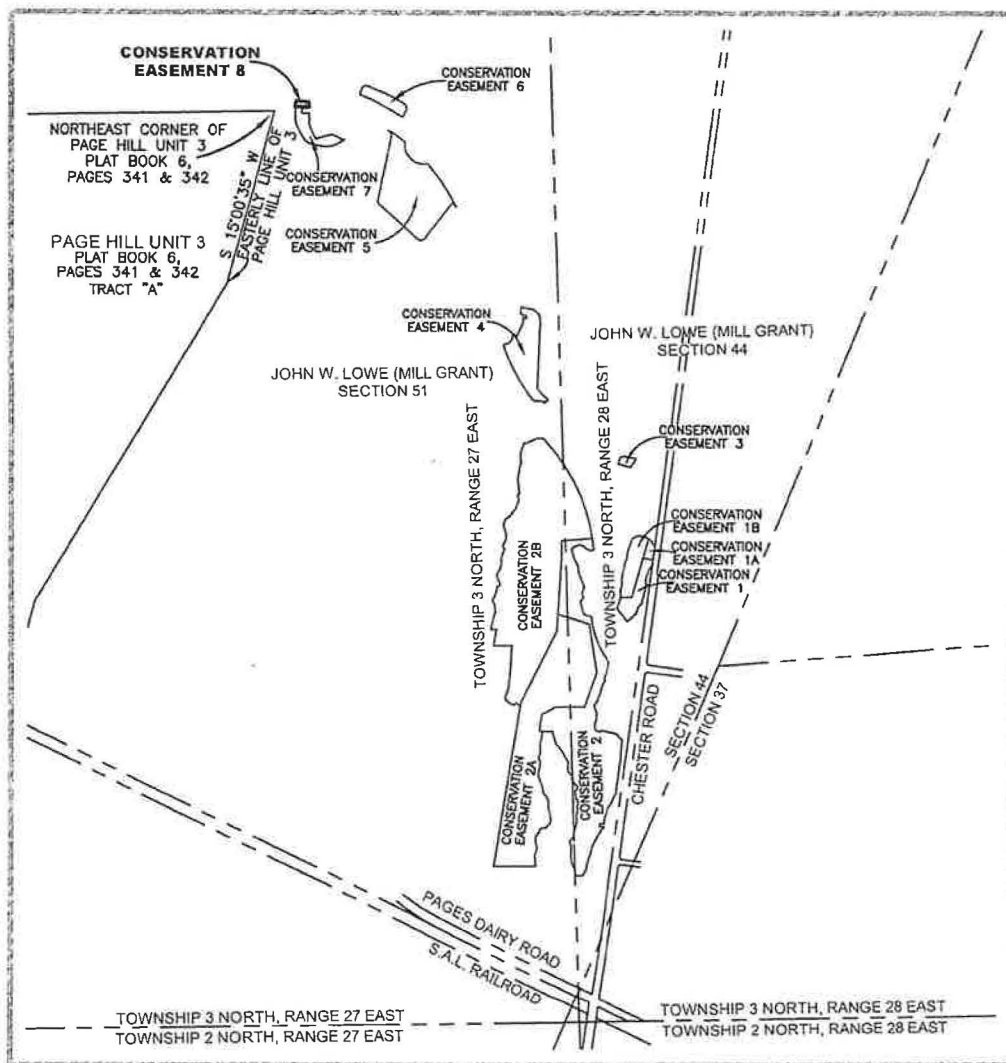
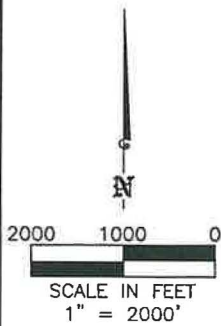
CHECKED BY: RJJ

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

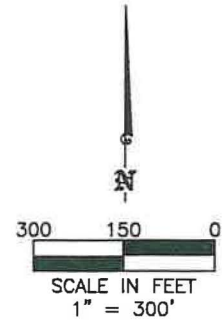
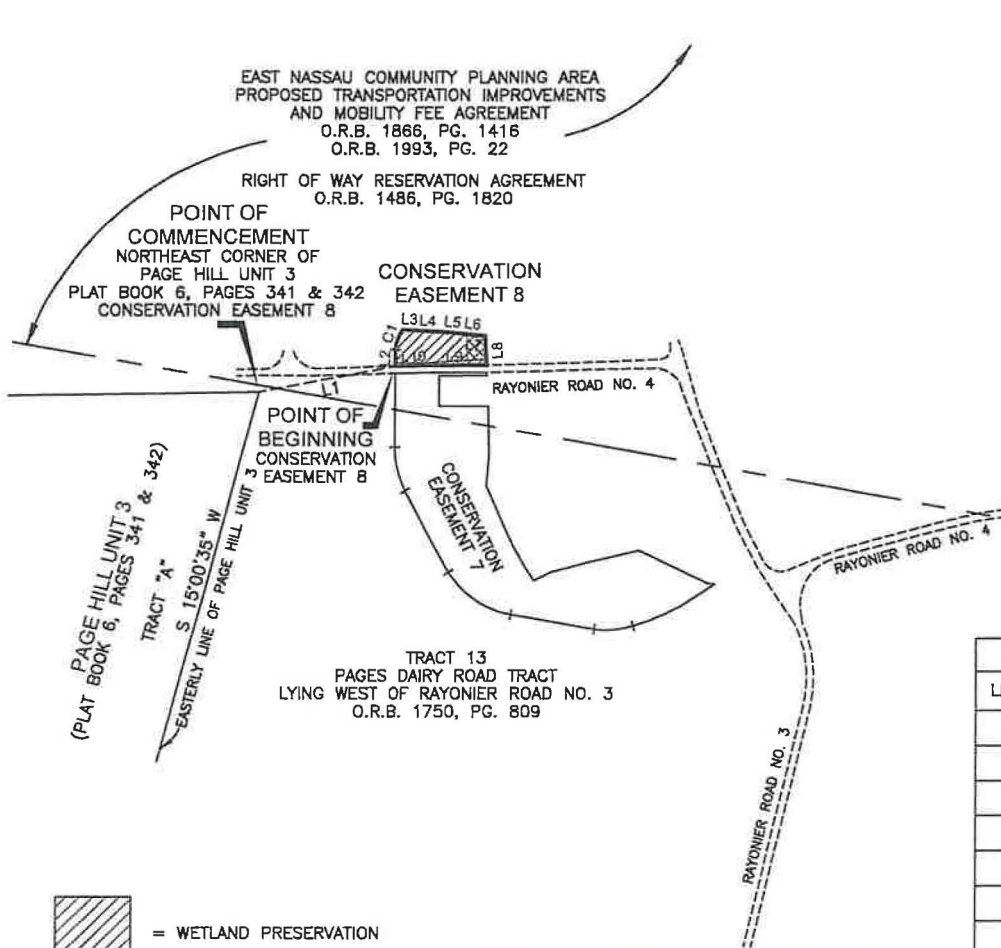
SHEET 1 OF 4

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

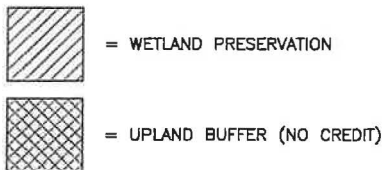
W.O. NO.: 24-210-CE-8	DATE: 03/18/2024	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 24210 CE 8 REVISED.DWG	FB N/A PG

# 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



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.



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

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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**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**

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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 BIV**

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 14<sup>th</sup> 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)

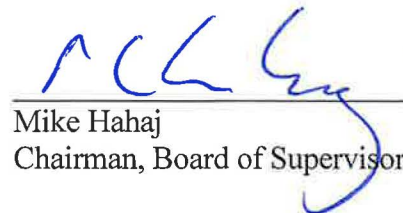
Chrystal C. Dietz

(Print Name)

  
(Signature)

Crystal L. Cook

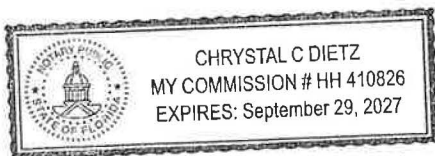
(Print Name)

  
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 14<sup>th</sup> 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)

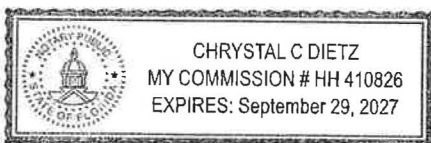
Crystal L. Cook  
(Signature)

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 14<sup>th</sup> 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**

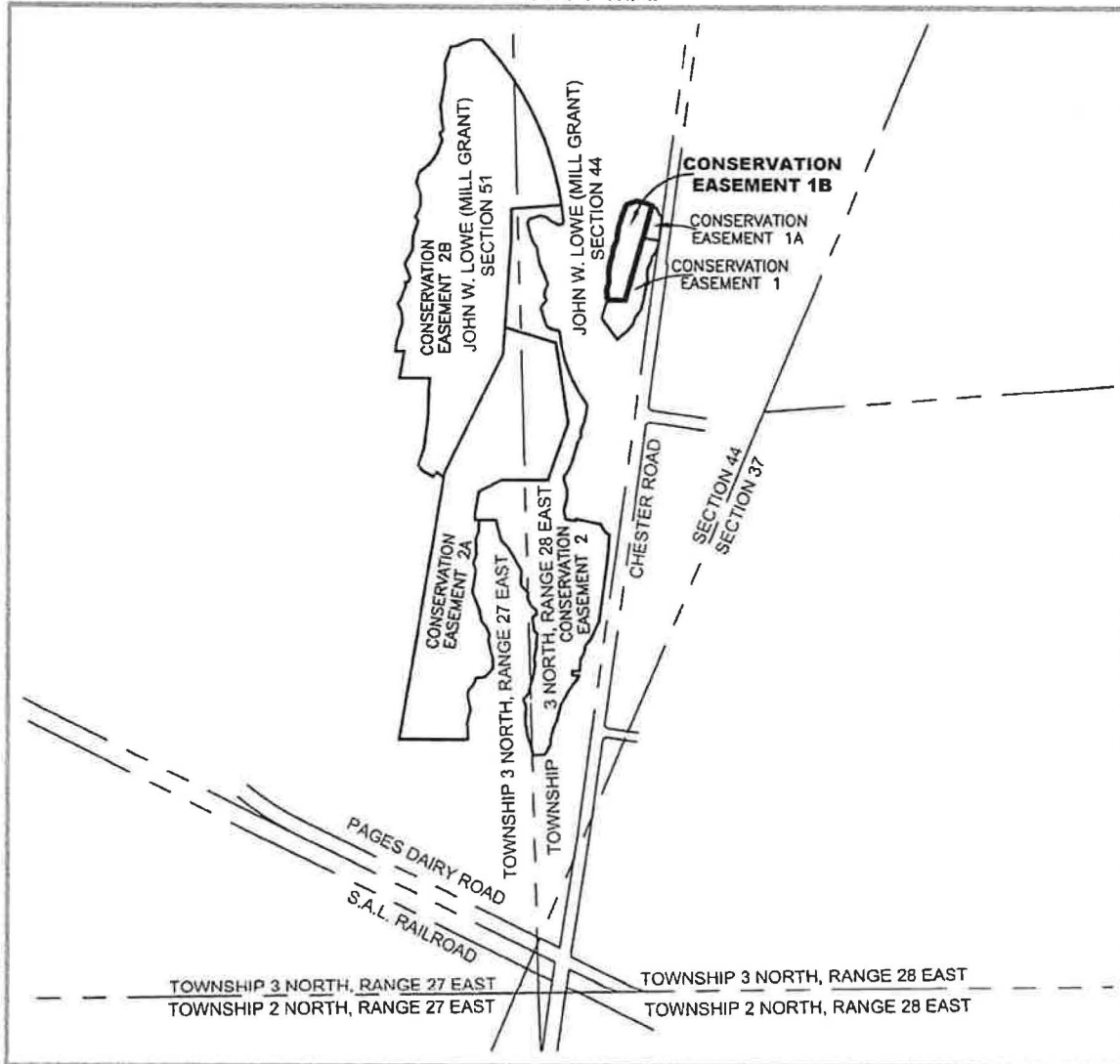
*SEE ATTACHED PAGES*

# 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

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

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

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

DATE: 03/18/2024

DRAFTED BY: DHB

CHECKED BY: RJJ

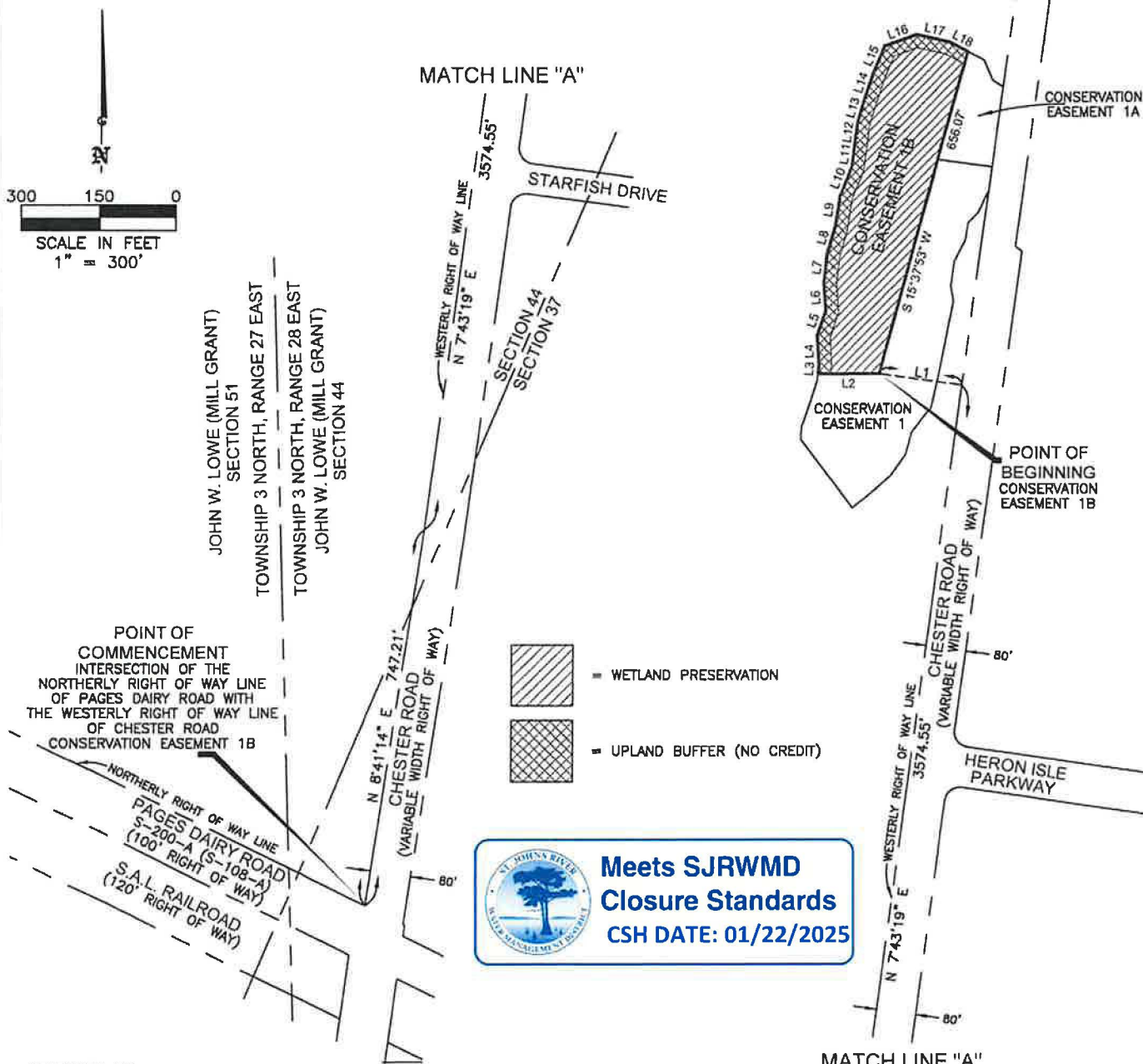
CAD FILE: 24210 CE 1B REVISED.DWG

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

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 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

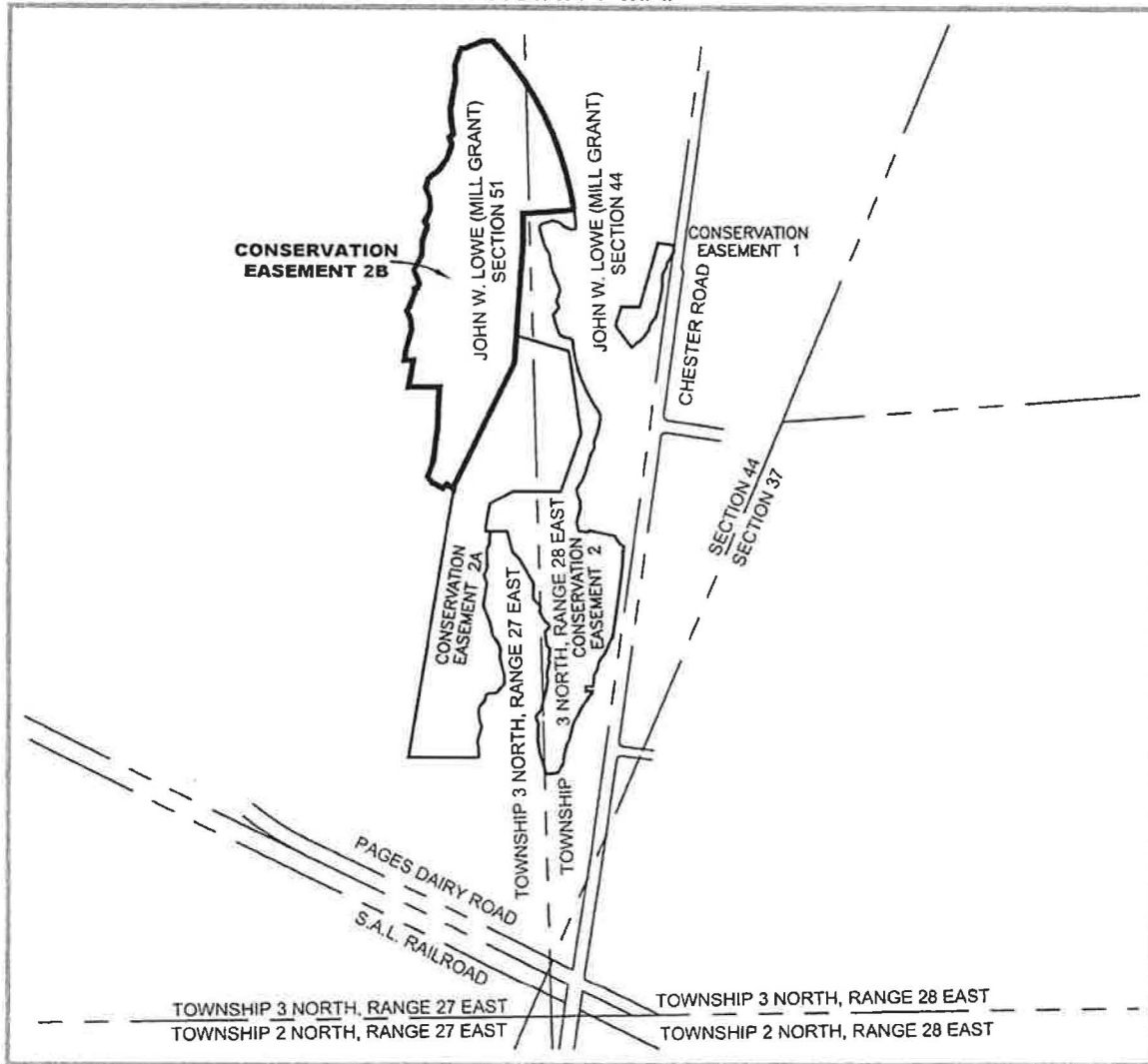
FB N/A PG

# 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

*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 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

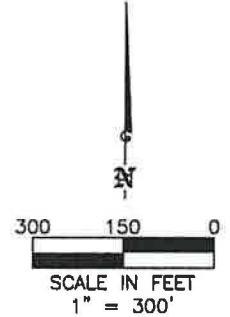
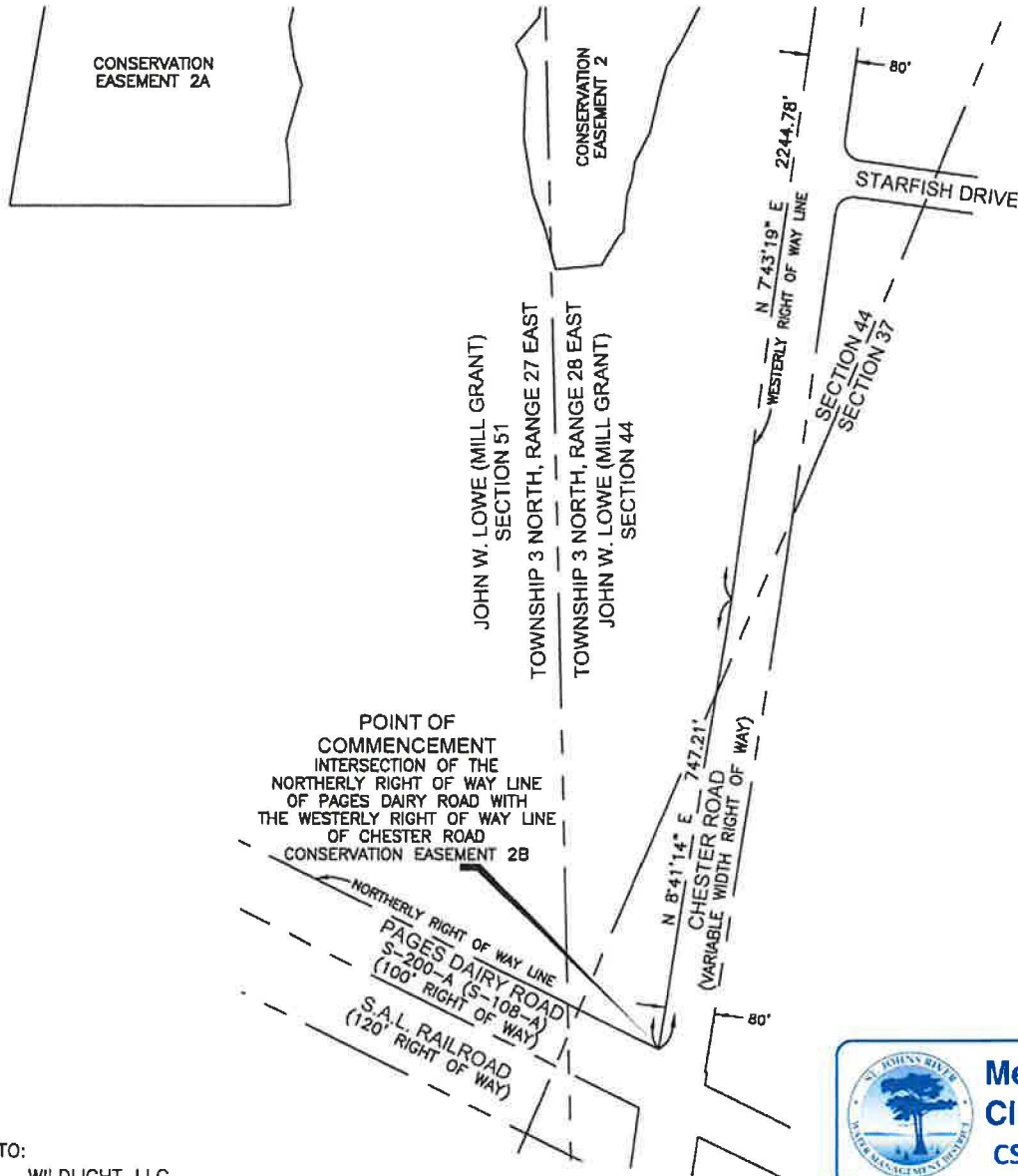
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FB N/A PG

# 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 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

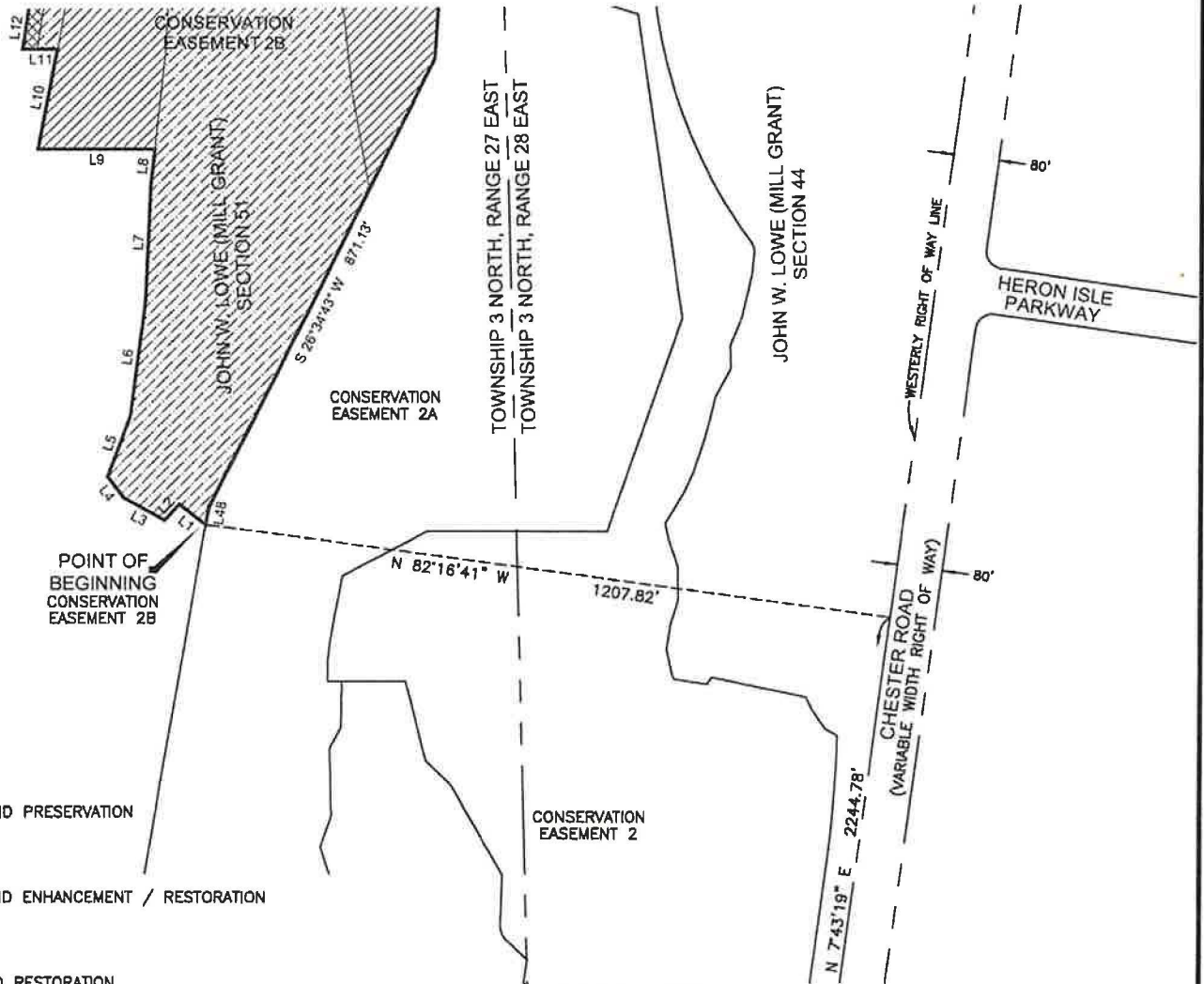
OF  
BEING A PORTION OF  
THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST  
AND BEING A PORTION OF  
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST  
NASSAU COUNTY, FLORIDA



**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

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

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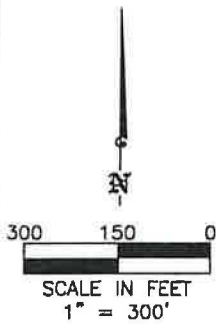
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FB N/A PG





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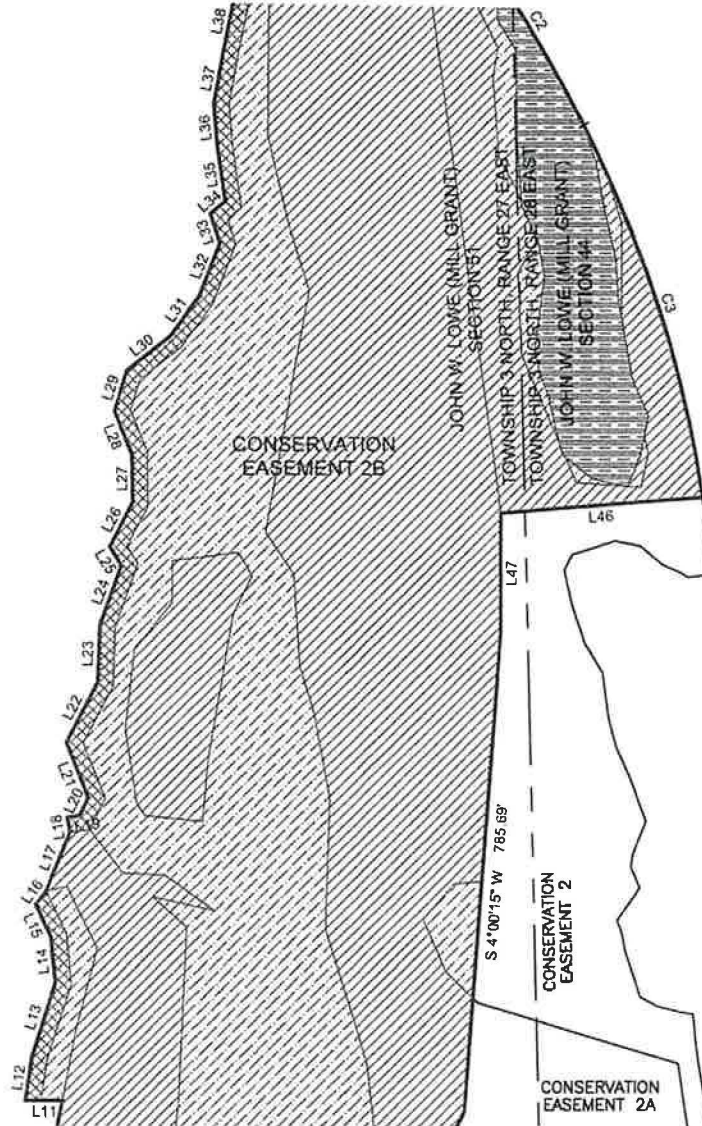
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BEING A PORTION OF  
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AND BEING A PORTION OF  
THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST  
NASSAU COUNTY, FLORIDA

MATCH LINE  
SEE SHEET 5 OF 9



**Meets SJRWMD  
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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				
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WILDLIGHT LLC

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

SHEET 4 OF 9

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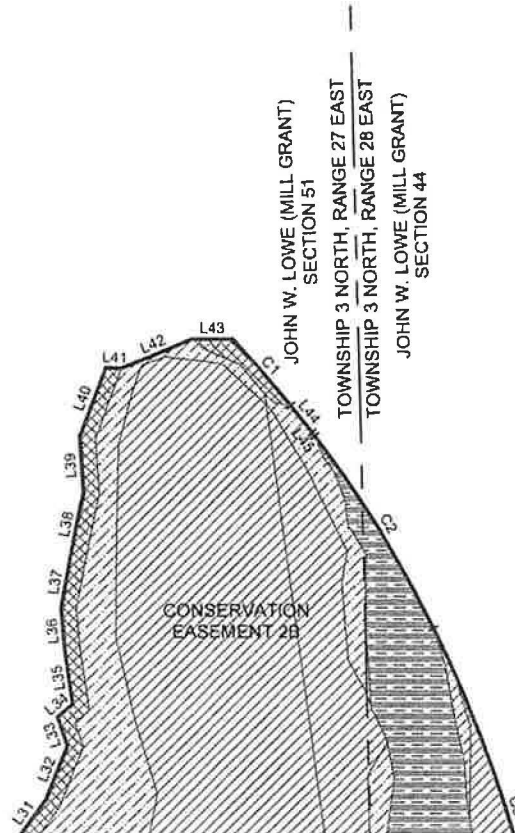
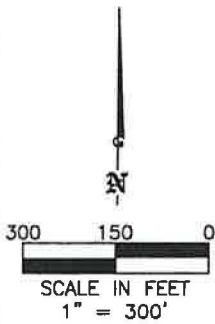
CHECKED BY: RJJ

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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CERTIFIED TO:  
WILDLIGHT LLC



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

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**LD**  
**BRADLEY**  
**LAND SURVEYORS**  
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SHEET 5 OF 9

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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

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				
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:

WDLIGHT 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

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				
WETLAND PRESERVATION	WETLAND ENHANCEMENT / RESTORATION	UPLAND BUFFER (NO CREDIT)	UPLAND RESTORATION	TOTAL ACRES
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CERTIFIED TO:  
WILDLIGHT LLC



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CSH DATE: 01/22/2025

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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-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  
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 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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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 8 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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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

## 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				
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CSH DATE: 01/22/2025**

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

SHEET 9 OF 9

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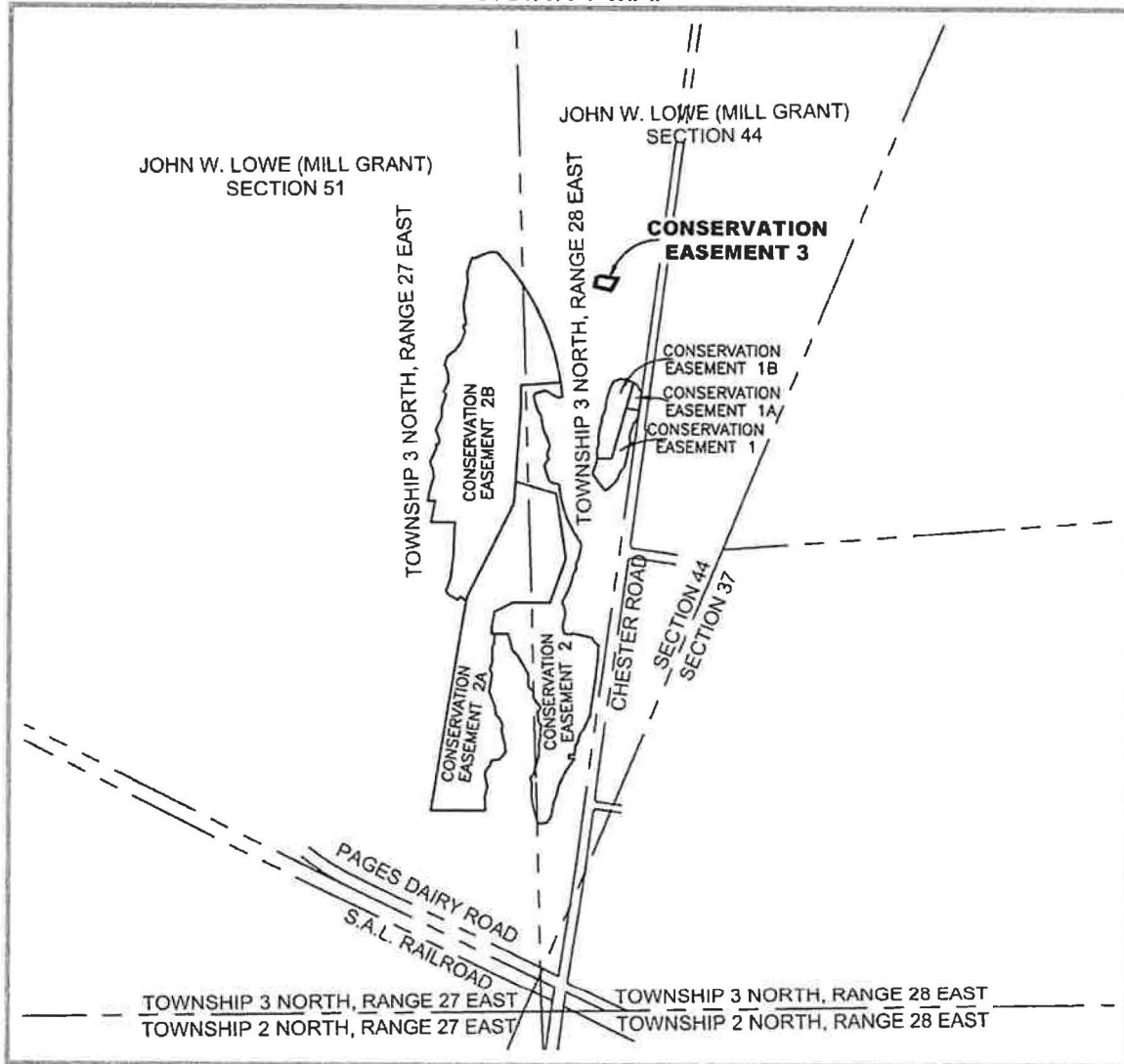
CAD FILE: 24210 CE 2B.DWG

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



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**  
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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

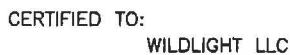
DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 24210 CE 3 REVISED.DWG

FB N/A PG

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



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

L. D. BRADLEY LAND SURVEYORS

MACCLENNY, FLORIDA 32063

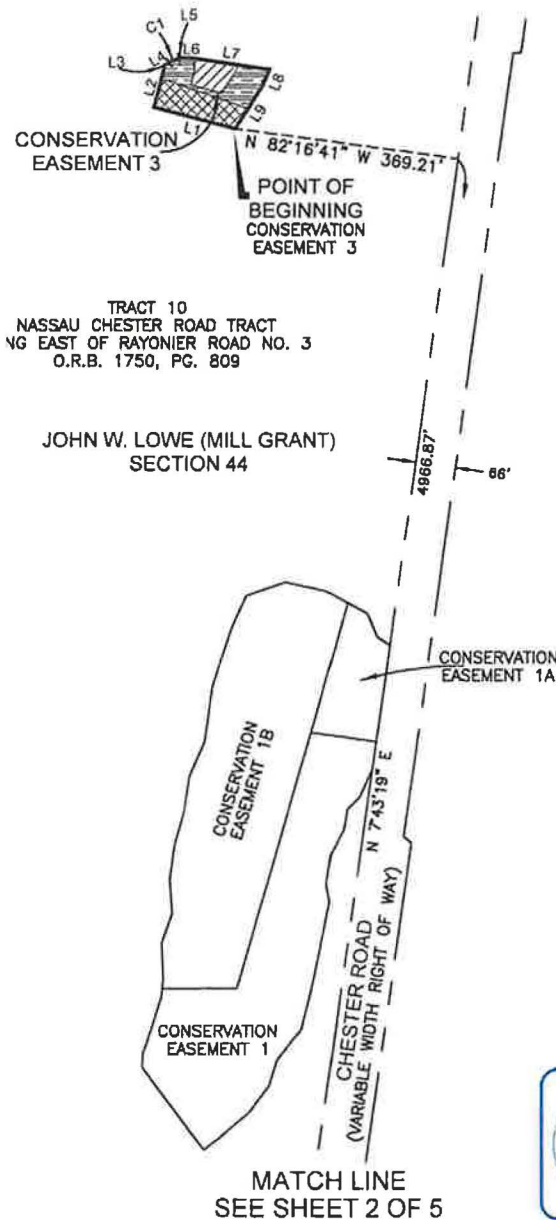
FAX (904) 786-1479

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

DRAFTED BY: DHB

FB	N/A	PG
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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



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

MACCLENNEY, 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				
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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  
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**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

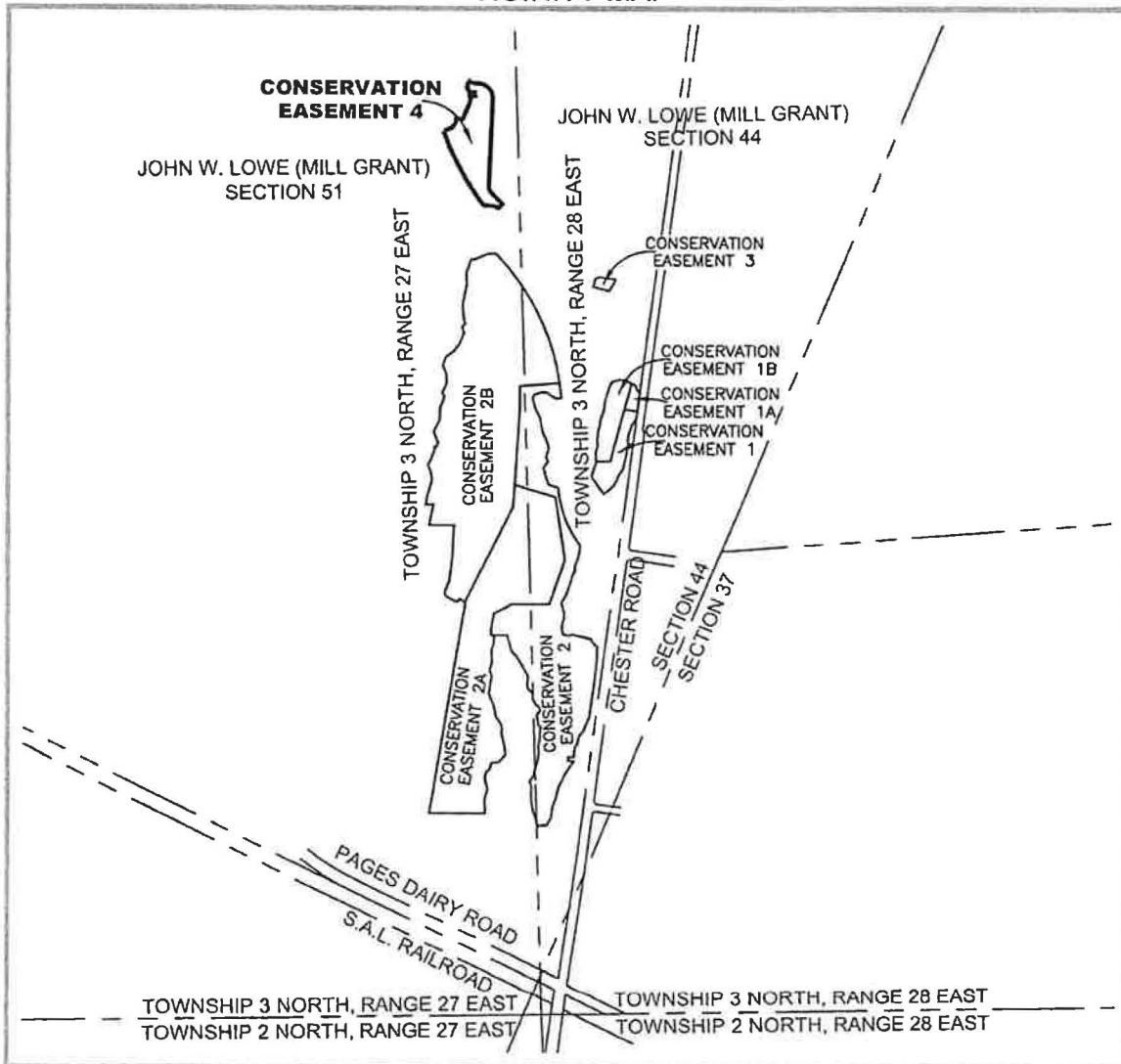
FB N/A PG

# 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

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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

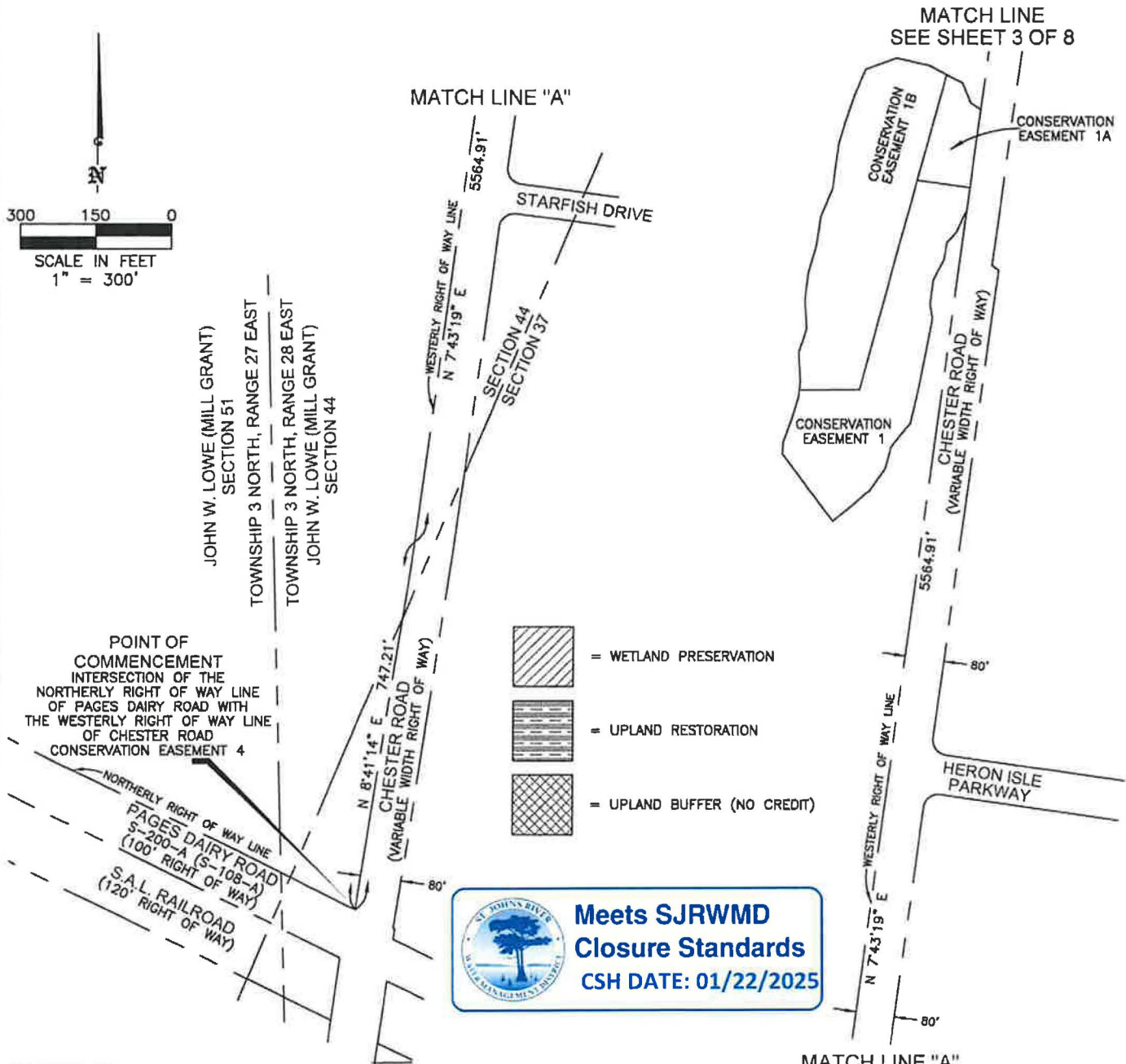
CHECKED BY: RJJ

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  
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**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

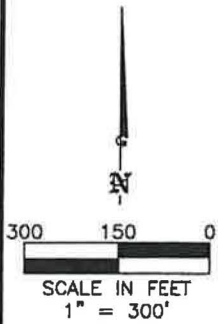
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CAD FILE: 24210 CE 4 REVISED.DWG

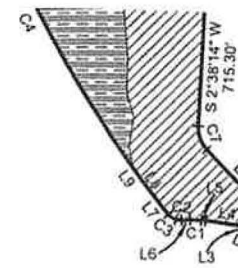
FB N/A PG

# 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



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

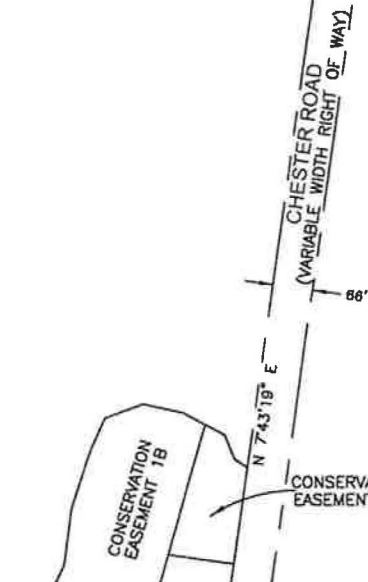
CONSERVATION  
EASEMENT 3

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

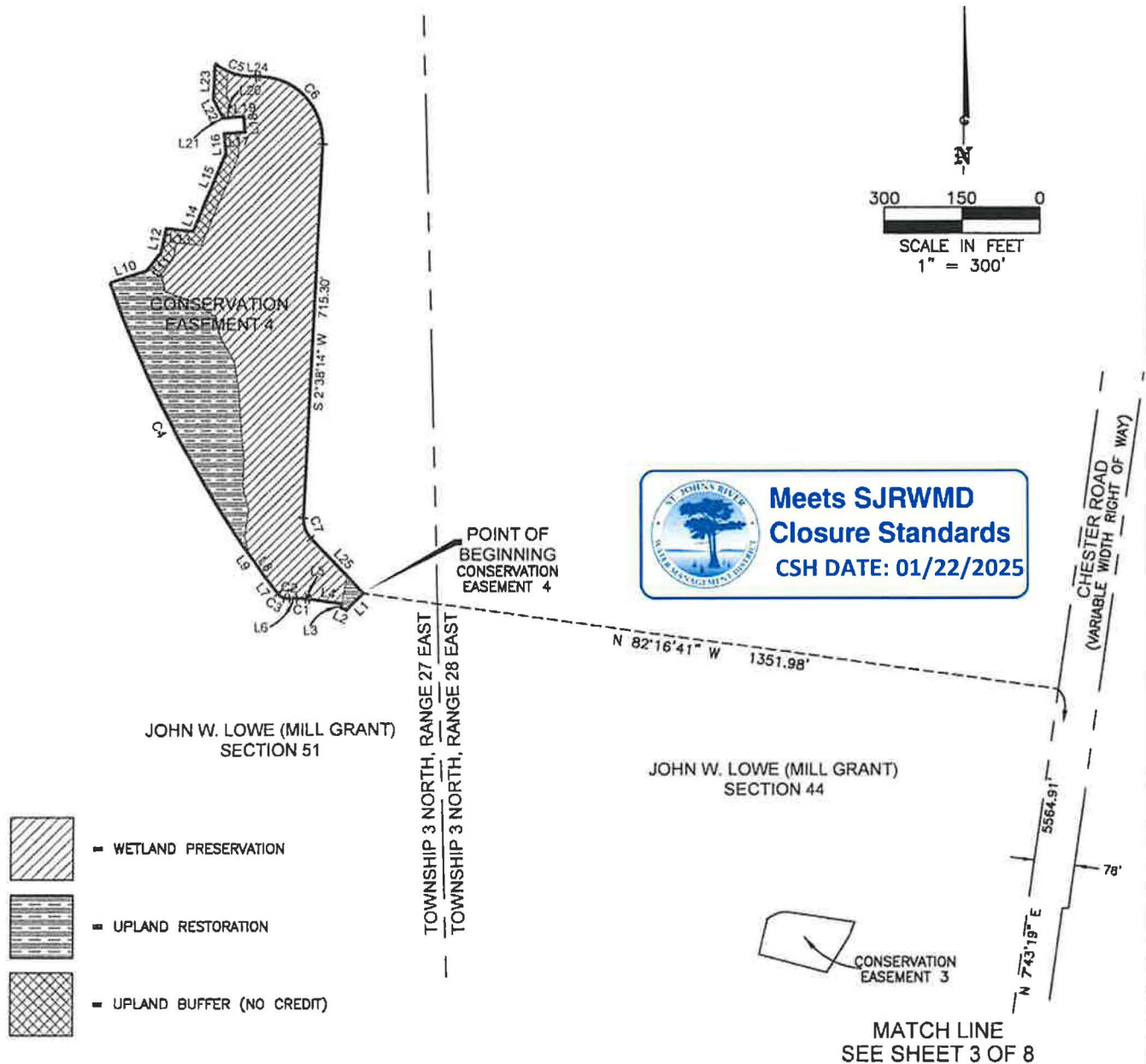
L. D. BRADLEY LAND SURVEYORS  
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PHONE (904) 786-6400 FAX (904) 786-1479  
LICENSED BUSINESS No. 6888

**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  
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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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**LD**  
**BRADLEY**  
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SHEET 4 OF 8

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



**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
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SHEET 5 OF 8

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

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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

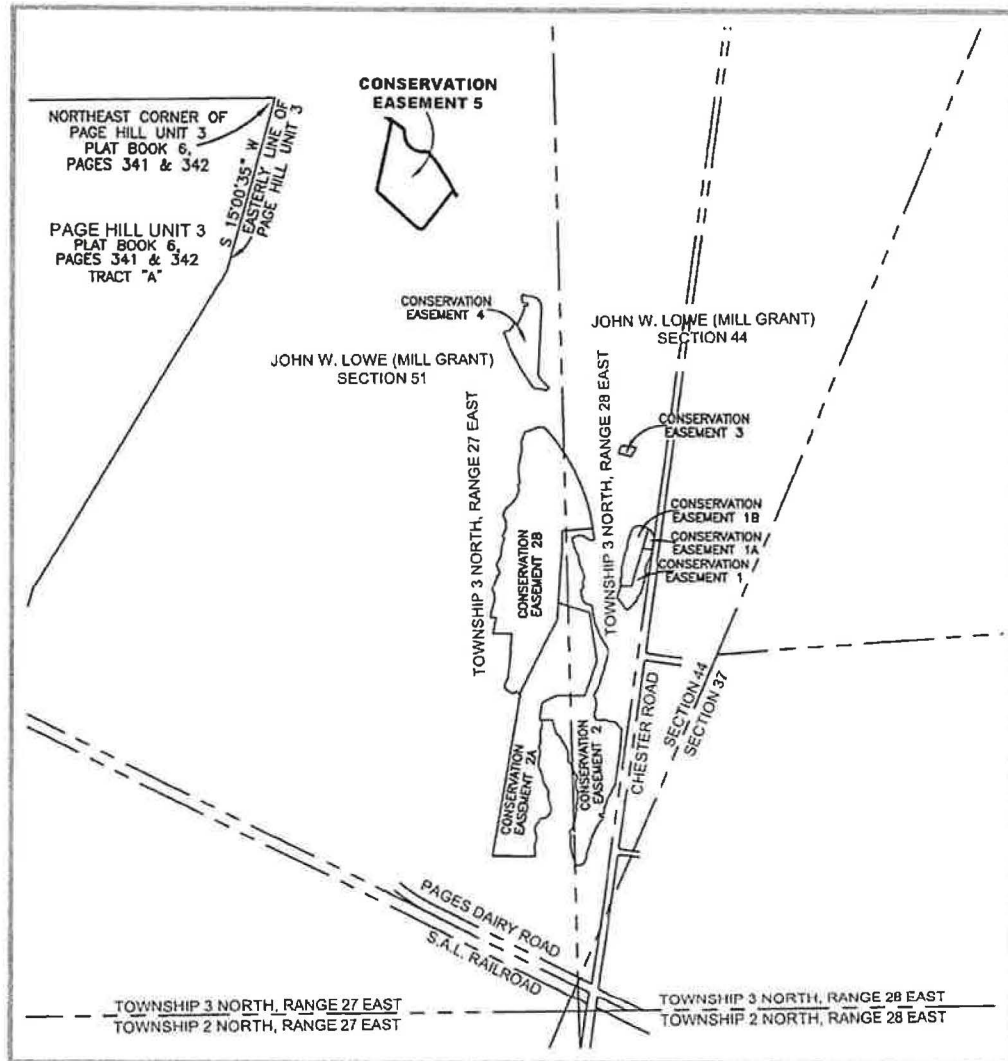
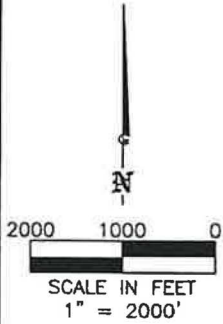
CHECKED BY: RJJ

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

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

W.O. NO.: 24-210-CE-5

DATE: 03/18/2024

DRAFTED BY: DHB

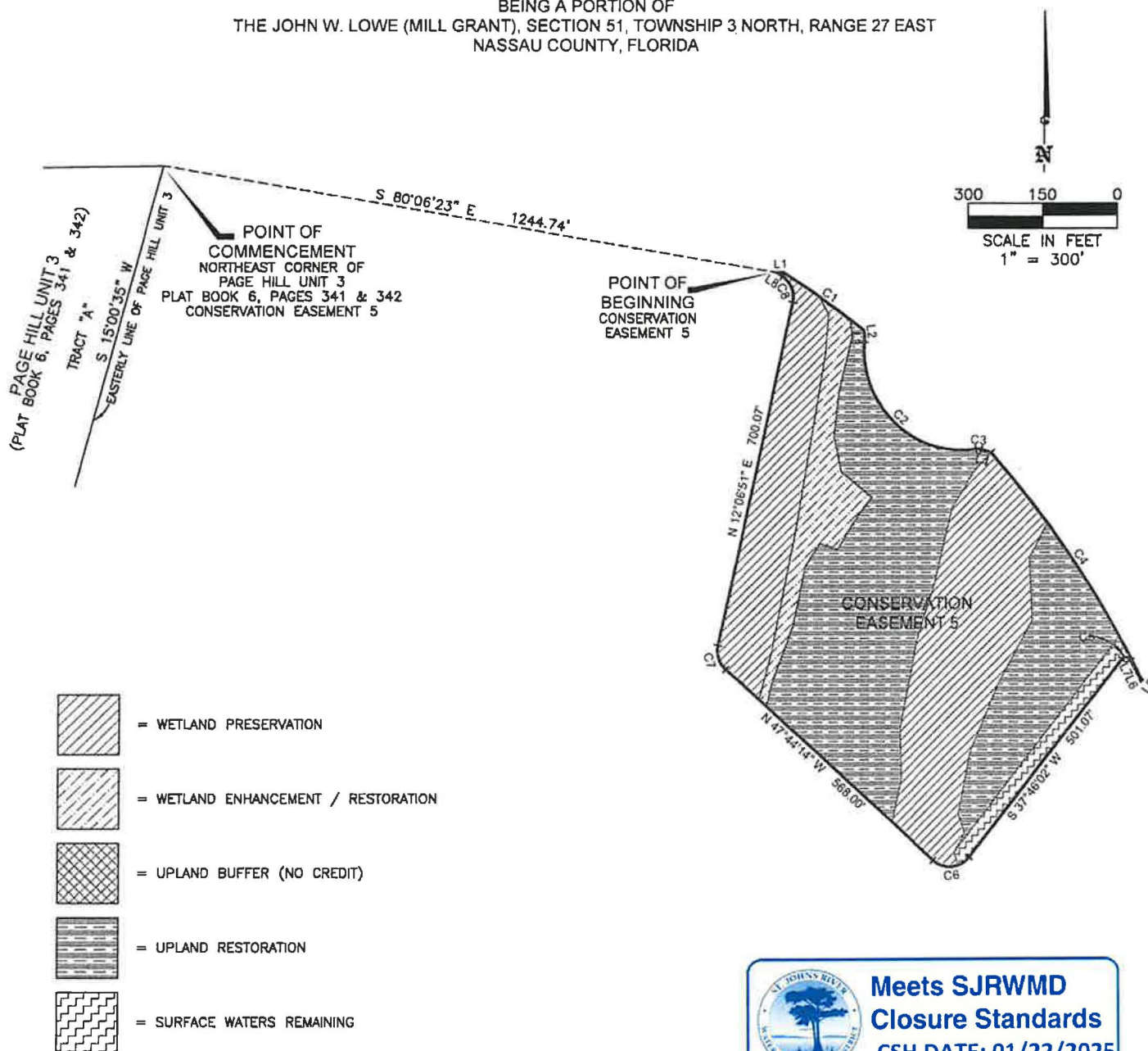
CHECKED BY: RJJ

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

**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

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

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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 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

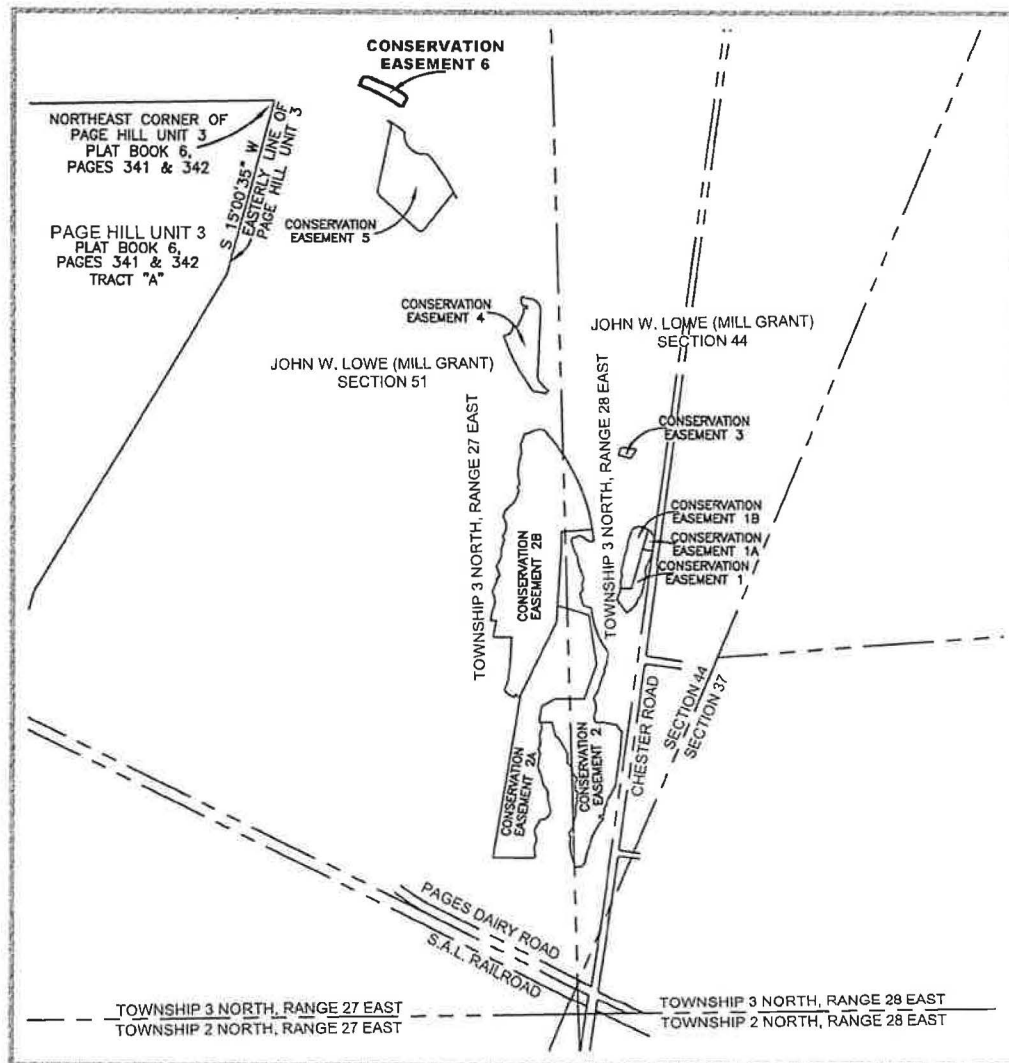
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CHECKED BY: RJJ

CAD FILE: 24210 CE 5 REVISED.DWG

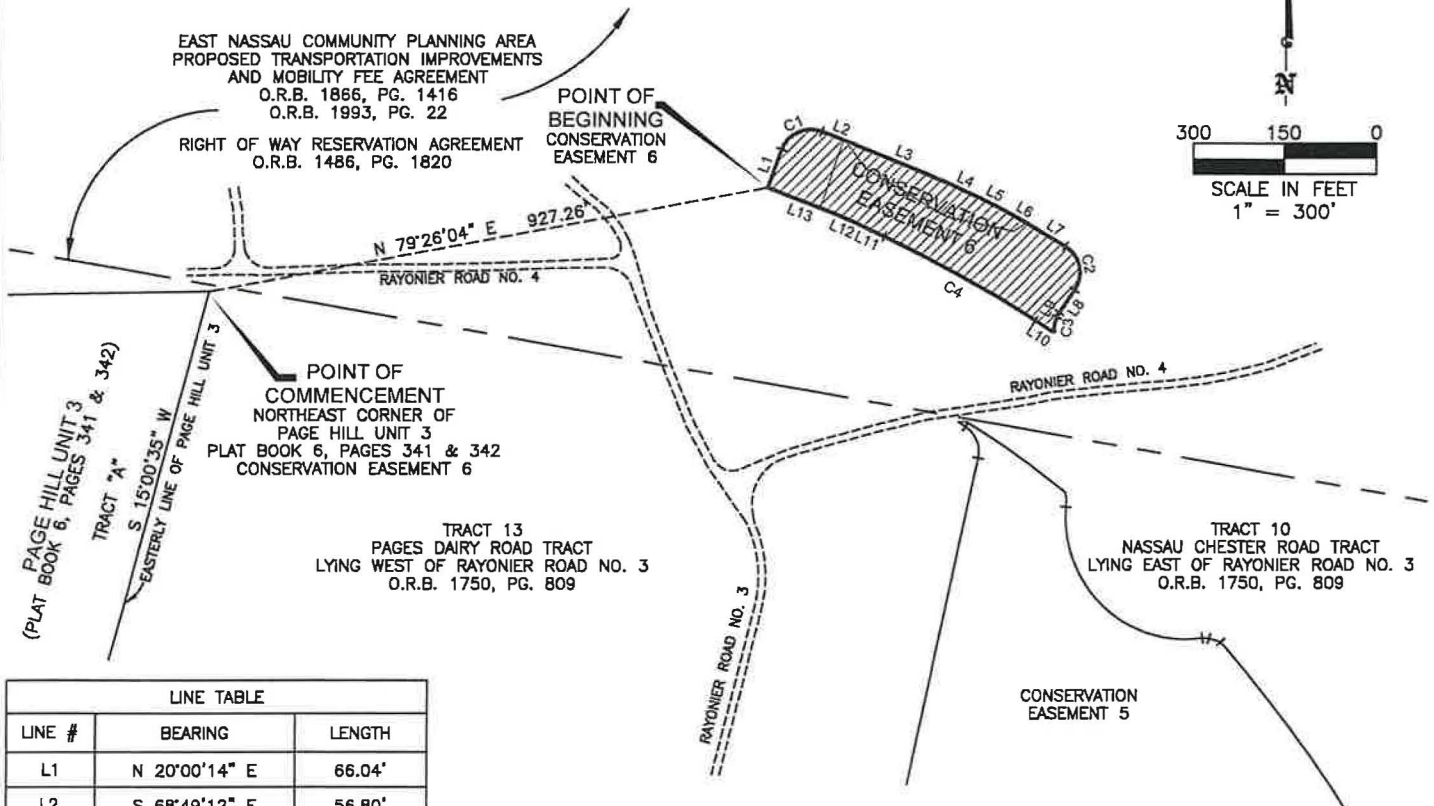
FB N/A PG

## 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

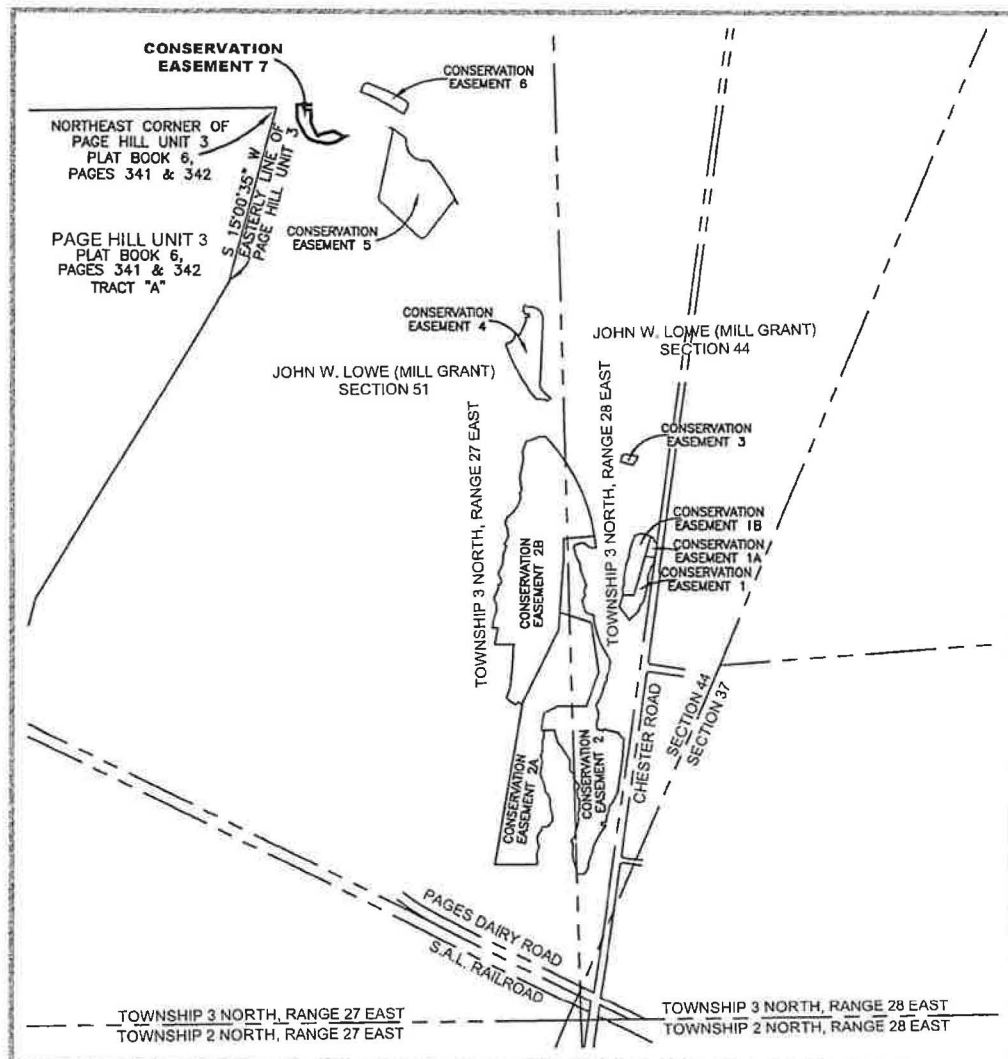
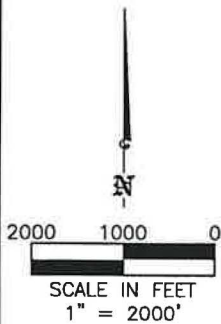
CHECKED BY: RJJ

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

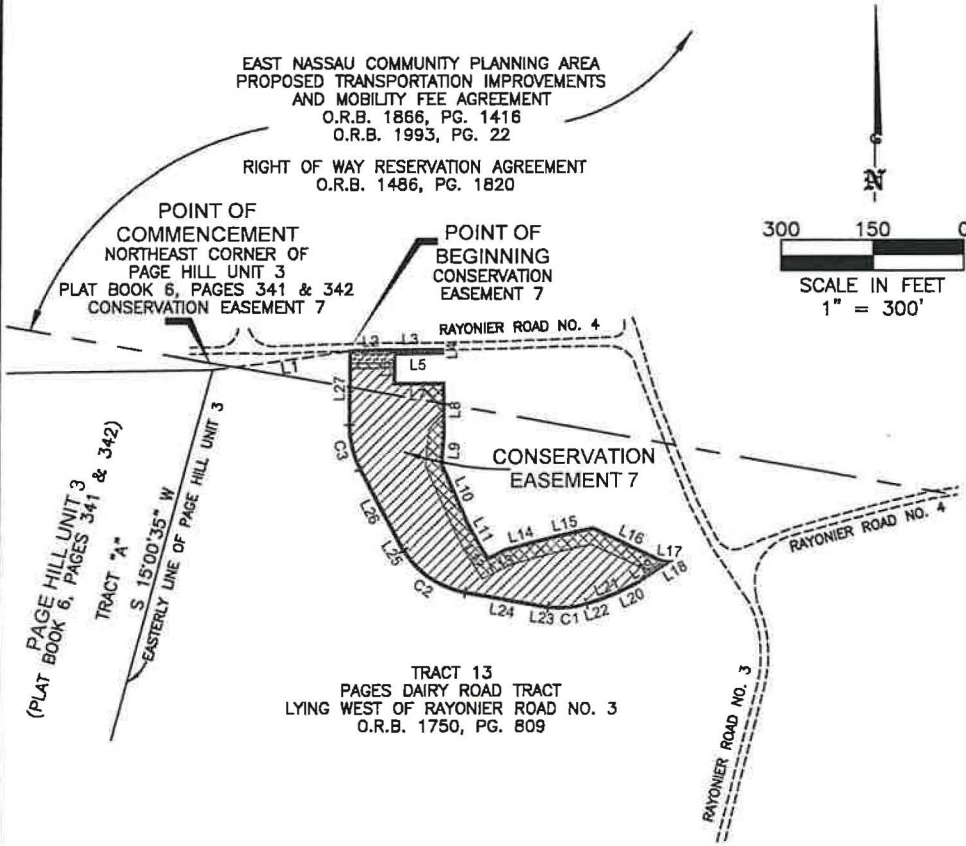
W.O. NO.: 24-210-CE-7  
CHECKED BY: RJJ

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  
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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-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

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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**

**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**

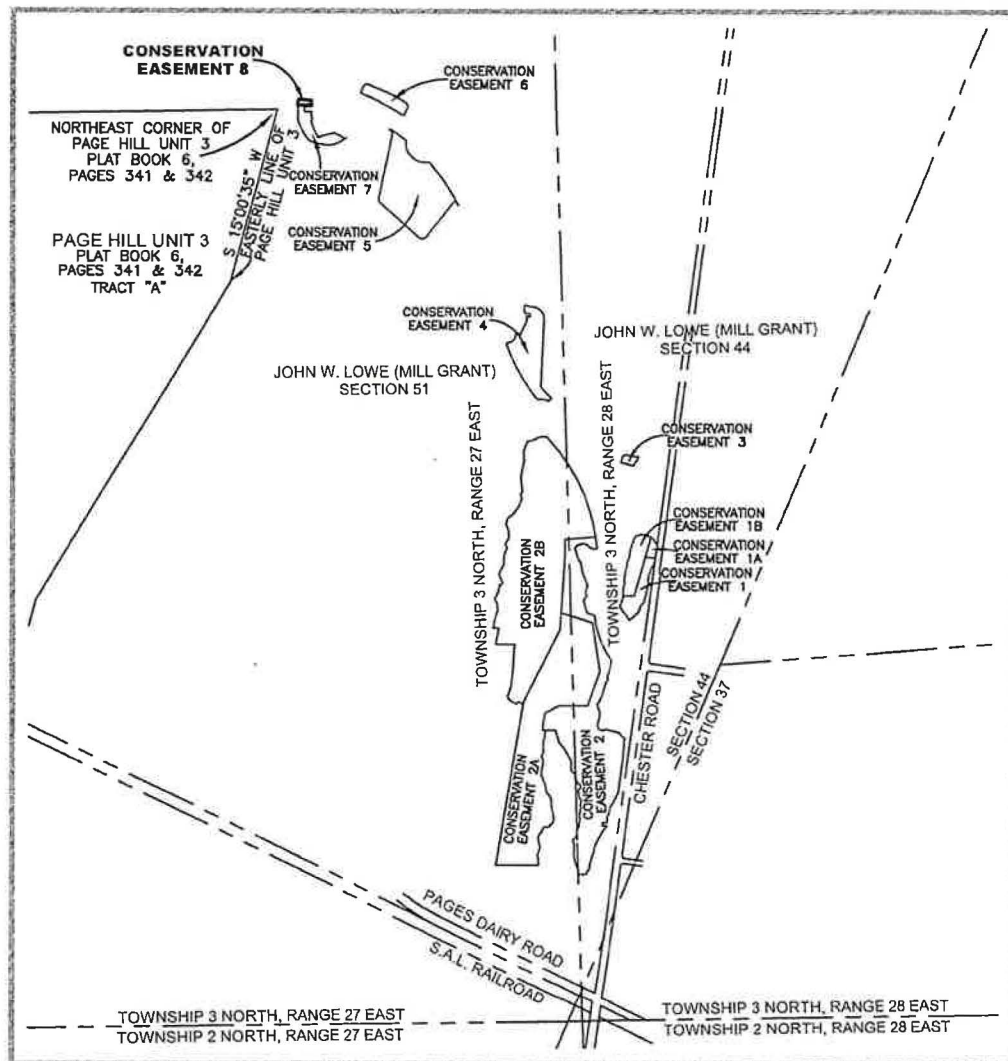
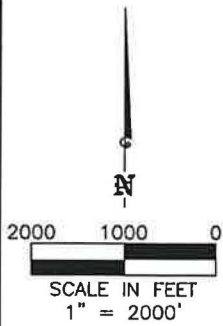
**CHECKED BY: RJJ**

**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

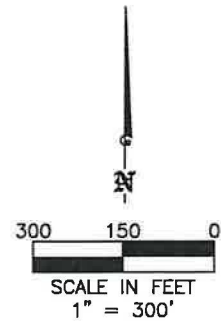
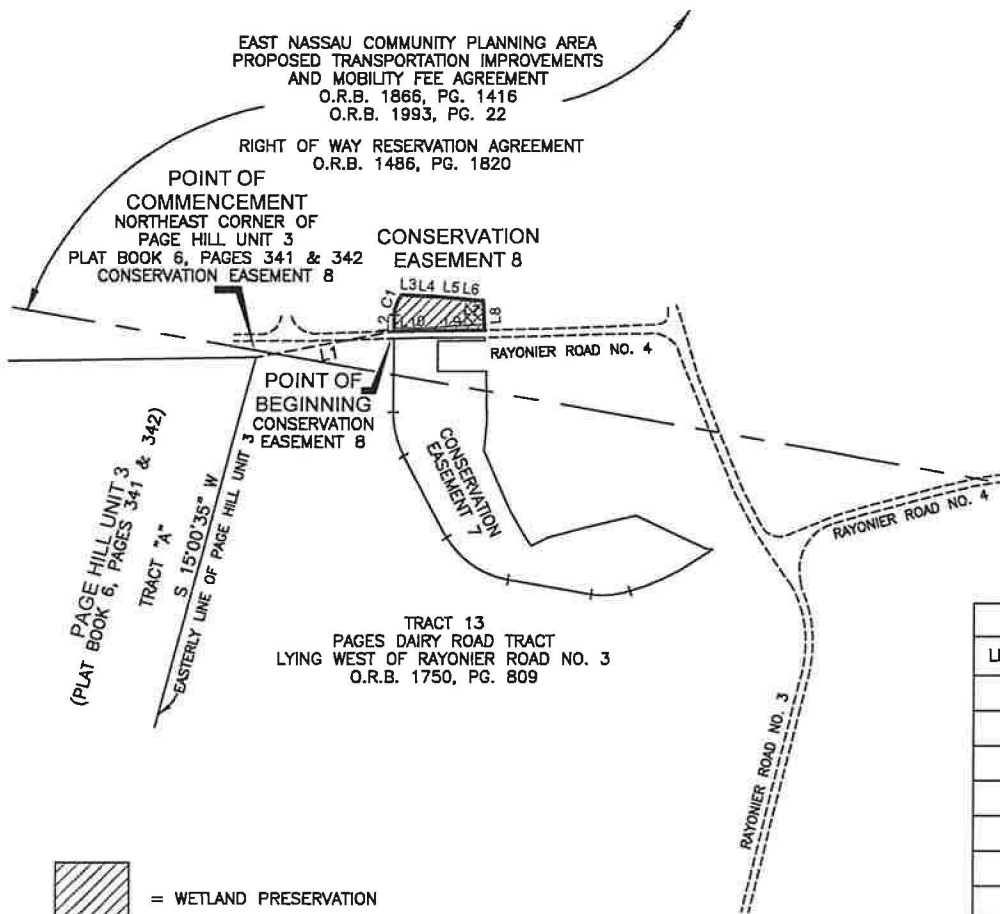
SHEET 1 OF 4

**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	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



= 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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**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
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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: 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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SHEET 4 OF 4

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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**

**6**

**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 FY 2026 BUDGET

Was published in said newspaper in the issue(s) of

07/30/2025 08/06/2025  
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 6th day of August, A.D. 2025

Brooke Bird  
Notary Public

Personally Known



# EAST NASSAU STEWARDSHIP DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET;  
NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND  
MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL,  
AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF  
REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the East Nassau Stewardship District ("District") will hold  
the following public hearings and meeting:

DATE: August 21, 2025  
TIME: 10:30 a.m.  
LOCATION: Fernandina Beach Municipal Airport  
700 Airport Road  
Fernandina Beach, Florida 32034

The first public hearing is being held pursuant to Chapter 2017-206, Laws of Florida ("Act"), to receive  
public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal  
year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"). The second public  
hearing is being held pursuant to the Act to consider the imposition of operations and maintenance  
special assessments ("O&M Assessments") upon the lands located within the District to fund the  
Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the  
levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the  
Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board.  
A regular Board meeting of the District will also be held where the Board may consider any other  
District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of  
funding the District's general administrative, operations, and maintenance budget. A description of the  
services to be funded by the O&M Assessments, and the properties to be improved and benefitted from  
the O&M Assessments, are all set forth in the Proposed Budget for FY 2026. A geographic depiction of  
the property potentially subject to the proposed O&M Assessments is identified in the map attached  
hereto. The District's resolution declaring the proposed O&M Assessments for FY 2026 is attached  
hereto pursuant to Chapter 170, Florida Statutes. The table below shows the schedule of the proposed  
O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units/ Sq. Ft./ Acres	EAU Factor per Unit/ 1,000 Sq. Ft./Acres	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Commercial	546,652 Sq. Ft.	1.45	\$641.43
Wellness Center/Private School	28 Acres	5.88	\$2,601.11
SF 30'	26	0.62	\$274.27
SF 45'	70	0.87	\$384.86
SF 55'	151	1.00	\$442.37
SF 70'	72	1.28	\$566.23
Apartment	279	0.52	\$230.03
MF 33'	179	0.69	\$305.23
SF 40'	162	0.91	\$402.55
SF 50'	276	1.00	\$442.37
SF 65'	112	1.20	\$530.84
MF Assisted Living	205	0.69	\$305.23
MF Attached	300	0.63	\$278.69
MF Detached	250	0.63	\$278.69
Retail	20,000 Sq. Ft.	1.55	\$471.54

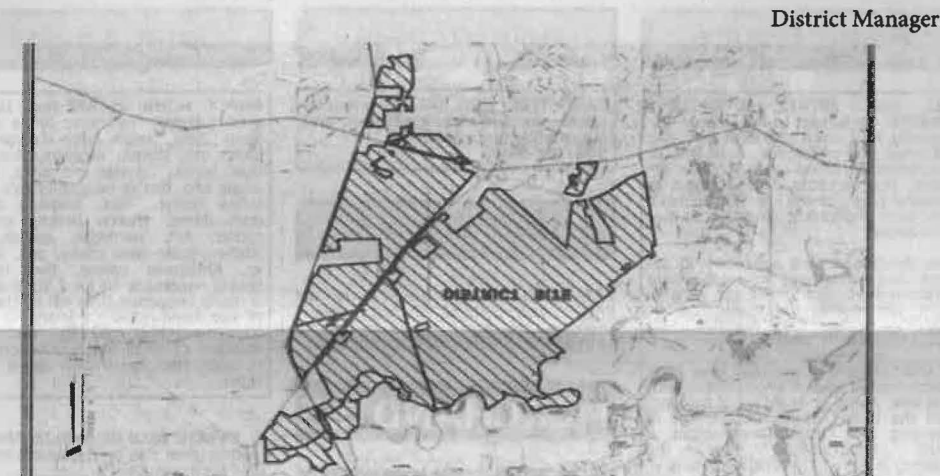
NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES,  
NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU")  
FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT  
FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment  
discounts imposed on assessments collected by the Nassau County ("County") Tax Collector on  
the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve  
as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on  
O&M Assessments shall be held or notice provided in future years unless the O&M Assessments  
are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is  
met. Note, the O&M Assessments do not include debt service assessments previously levied by the  
District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments  
imposed on certain developed property and will directly collect the O&M Assessments on the  
remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the  
first due date. It is important to pay your O&M Assessment because failure to pay will cause a tax  
certificate to be issued against the property which may result in loss of title or, for direct billed O&M  
Assessments, may result in a foreclosure action which also may result in a loss of title. The District's  
decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude  
the District from later electing to collect those or other assessments in a different manner at a future

(Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and  
meeting and may also file written objections with the District Manager's Office within twenty days  
of publication of this notice. Each person who decides to appeal any decision made by the Board  
with respect to any matter considered at the public hearings or meeting is advised that person will  
need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim  
record of the proceedings is made, including the testimony and evidence upon which such appeal is  
to be based.



RESOLUTION 2025-22

[170 DECLARING RESOLUTION - FY 2026 O&M ASSESSMENTS]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP  
DISTRICT 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.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026  
("FY 2026"), the District Manager prepared and submitted to the Board of Supervisors ("Board")  
of the East Nassau Stewardship District ("District") prior to July 15, 2025, the proposed budget(s)  
attached hereto as Exhibit A ("Proposed Budget"); and

WHEREAS, it is in the best interest of the District to fund the administrative and opera-  
tions services (together, "Services") set forth in the Proposed Budget by levy of special assessments  
pursuant to Chapter 2017-206, Laws of Florida, and Chapters 170, and 197, Florida Statutes ("O&M  
Assessments"), as set forth in the preliminary assessment roll included within the Proposed Budget;  
and

WHEREAS, the District hereby determines that benefits would accrue to the properties  
within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the  
O&M Assessments, and that such O&M Assessments would be fairly and reasonably allocated as set  
forth in the Proposed Budget; and

WHEREAS, the Board has considered the proposed O&M Assessments, and desires to set  
the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST  
NASSAU STEWARDSHIP DISTRICT:

1. DECLARING O&M ASSESSMENTS. The current form of the Proposed Budget,  
attached hereto as Exhibit A, is hereby approved for use in proceedings to levy and impose the O&M  
Assessments. Pursuant to Chapter 2017-206, Laws of Florida, and Chapters 170, and 197, Florida  
Statutes, the O&M Assessments shall defray the cost of the Services in the total estimated amounts  
set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be  
funded by the O&M Assessments are described in the Proposed Budget and in the reports (if any)  
of the District Engineer, all of which are on file and available for public inspection at the office of  
the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca  
Raton, Florida 33431 ("District Records Office"). The O&M Assessments shall be levied within the  
District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed  
Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also  
on file and available for public inspection at the District Records Office. The O&M Assessments shall  
be paid in one or more installment(s) pursuant to a bill issued by the District in November of this  
year, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the Uniform Method  
as set forth in Chapter 197, Florida Statutes.

2. SETTING A PUBLIC HEARING. Pursuant to Chapter 2017-206, Laws of Florida, and  
Chapters 170, and 197, Florida Statutes, a public hearing on the O&M Assessments is hereby declared  
and set for the following date, time, and location:

DATE: August 21, 2025  
TIME: 10:30 a.m.  
LOCATION: Fernandina Beach Municipal Airport  
700 Airport Road  
Fernandina Beach, Florida 32034

**EAST NASSAU  
STEWARDSHIP DISTRICT**

**6B**

**RESOLUTION 2025-25**  
**[FY 2026 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE EAST NASSAU STEWARDSHIP DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the East Nassau Stewardship District (“**District**”) prior to July 15, 2025, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Chapter 2017-206, *Laws of Florida* (“**Act**”); and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of the Act; and

**WHEREAS**, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to the Act; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

**WHEREAS**, the Act requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT:**

**SECTION 1. BUDGET**

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of the Act (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the East Nassau Stewardship District for the Fiscal Year Ending September 30, 2026.”
- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

## **SECTION 2.     APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

## **SECTION 3.     BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a.     A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b.     The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c.     Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

**SECTION 4.     EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 21st day of August, 2025.

ATTEST:

**EAST NASSAU STEWARDSHIP DISTRICT**

---

Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

**Exhibit A:**     FY 2026 Budget

**Exhibit A:** FY 2026 Budget

**EAST NASSAU  
STEWARDSHIP DISTRICT  
FISCAL YEAR 2026  
PROPOSED BUDGET**

**EAST NASSAU  
STEWARDSHIP DISTRICT  
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**EAST NASSAU  
STEWARDSHIP DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
<b>REVENUES</b>					
Assessment levy: gross	\$ 63,612				\$ 41,714
Allowable discounts (4%)	(2,544)				(1,669)
Assessment levy: net	61,068	\$ 56,080	\$ 4,988	\$ 61,068	40,045
Lot closing	-	5,882	-	5,882	-
Assessments off-roll	460,565	230,173	230,392	460,565	302,085
Office cost share	42,322	13,110	30,367	43,477	44,616
Conservation lands monitoring activities	170,460	-	170,460	170,460	-
Conservation short-term mitg, montr,maint	-	-	-	-	115,000
Interest and miscellaneous	-	26,022	-	26,022	-
Total revenues	734,415	331,267	436,207	767,474	501,746
<b>EXPENDITURES</b>					
<b>Professional &amp; administration</b>					
District engineer	16,000	13,590	2,410	16,000	30,000
Traffic calming analysis	40,000	-	40,000	40,000	-
District map portal	50,000	-	50,000	50,000	50,000
General counsel	100,000	28,116	71,884	100,000	100,000
District manager	55,000	27,500	27,500	55,000	55,000
Postage	750	338	412	750	750
Printing and binding	1,000	500	500	1,000	1,000
Legal advertising & notice	6,500	4,135	2,365	6,500	12,500
Meeting room	1,000	-	1,000	1,000	500
Audit	7,000	6,900	100	7,000	7,000
Annual district filing fee	175	175	-	175	175
Miscellaneous- bank charges	1,000	-	1,000	1,000	1,000
Website					
Hosting & maintenance	760	753	7	760	760
ADA compliance	210	210	-	210	210
Insurance - POL & GL	17,000	14,272	-	14,272	17,000
Contingency	10,000	1,564	8,436	10,000	10,000
Total professional & admin	\$306,395	\$98,053	\$205,614	\$303,667	\$285,895
<b>Field operations</b>					
On-site management	12,000	6,000	6,000	12,000	12,000
Lease	53,274	25,598	27,676	53,274	55,000
Lease expenses utilities, janitorial and ot	7,250	4,560	7,040	11,600	11,600
Janitorial	2,600	-	-	-	-
Supplies	1,000	967	33	1,000	1,000
Conservation short-term mitigation monitoring	-	-	-	-	50,000
Conservation short-term area maintenance	-	-	-	-	65,000
UF master research environmental	20,000	-	20,000	20,000	20,000
Environmental long-term maintenance	5,000	-	5,000	5,000	-
Environmental short-term monitoring	170,460	530	82,000	82,530	-
Total field operations	271,584	37,655	147,749	185,404	214,600
<b>Other fees and charges</b>					
Tax collector and property appraiser	1,908	3,450	-	3,450	1,251
Total other fees & charges	1,908	3,450	-	3,450	1,251
Total expenditures	579,887	139,158	353,363	492,521	501,746

**STEWARDSHIP DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
Net increase/(decrease) of fund balance	154,528	192,109	82,844	274,953	-
Fund balance - beginning (unaudited)	71,208	37,797	229,906	37,797	312,750
Fund balance - ending (projected):					
Assigned:					
3 months working capital	69,175	69,175	53,727	53,727	138,187
Disaster recovery	-	-	-	-	-
Unassigned	156,561	160,731	259,023	259,023	174,563
Fund balance - ending (projected)	<u>\$ 225,736</u>	<u>\$ 229,906</u>	<u>\$ 312,750</u>	<u>\$312,750</u>	<u>\$ 312,750</u>

**EAST NASSAU  
STEWARDSHIP DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administration**

District engineer	\$ 30,000
The District engineer will provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
District map portal	50,000
District engineer may submit a work authorization to create map portal for staff to use.	
General counsel	100,000
Legal representation for issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
District manager	55,000
<b>Wrathell, Hunt and Associates, LLC</b> specializes in managing special districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develops financing programs, administers the issuance of tax exempt bond financings and operates and maintains the assets of the District.	
Postage	750
Mailing agenda packages, overnight deliveries, correspondence, etc.	
Printing and binding	1,000
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising & notice	12,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, mail notice when required, etc.	
Meeting room	500
Cost of annual room rental for district meetings	
Audit	7,000
The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General.	
Annual district filing fee	175
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Miscellaneous- bank charges	1,000
Bank charges and other miscellaneous expenses incurred during the year.	
Hosting & maintenance	760
ADA compliance	210
Insurance - POL & GL	17,000
The District carries general liability and public officials liability insurance. The limit of liability is set at \$5,000,000 for general liability and \$5,000,000 for public officials liability.	
Contingency	10,000

**EAST NASSAU  
STEWARDSHIP DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

**Field operations**

On-site management	12,000
Lease	55,000
Per cost share agreement between the district and Wildlight Residential Association, LLC,	
Lease expenses utilities, janitorial and ot	11,600
Supplies	1,000
Conservation short-term mitigation monitoring	50,000
Conservation short-term area maintenance	65,000
UF master research environmental	20,000

**Other fees and charges**

Tax collector and property appraiser	1,251
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    The tax collector's fee is 2% of assessments collected.

Total expenditures	<u><u>\$ 501,746</u></u>
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**EAST NASSAU  
STEWARDSHIP DISTRICT  
TOWN DISTRICT (DSAP1)  
SPECIAL REVENUE FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
<b>REVENUES</b>					
Assessment levy: gross	\$ 717,694				\$ 841,956
Allowable discounts (4%)	(28,708)				(33,678)
Assessment levy: net	688,986	\$ 634,960	\$ 54,026	\$ 688,986	808,278
Assessments off-roll	316,507	237,380	79,127	316,507	531,006
Lot closing	-	1,291	-	1,291	-
Wildlight residential association cost share: OU	-	1,561	-	1,561	-
Wildlight commercial association cost share: OU	-	1,561	-	1,561	-
Landscape & irrigation cost share: WRA	192,878	74,696	118,182	192,878	-
Landscape & irrigation cost share: WCA	80,278	28,526	51,752	80,278	-
Total revenues	1,278,649	979,975	303,087	1,283,062	1,339,284
<b>EXPENDITURES</b>					
<b>Professional &amp; administration</b>					
Administration and accounting	15,000	7,500	7,500	15,000	15,000
Debt service fund accounting: series 2018	7,500	3,750	3,750	7,500	7,500
Debt service fund accounting: series 2021	7,500	3,750	3,750	7,500	7,500
Debt service fund accounting: series 2024	7,500	3,750	3,750	7,500	7,500
Arbitrage rebate calculation	1,000	-	1,000	1,000	1,000
Dissemination agent	3,000	1,500	1,500	3,000	3,000
Trustee (series 2018 bonds)	4,500	4,246	-	4,246	4,500
Trustee (series 2021 bonds)	4,500	-	4,500	4,500	4,500
Trustee (series 2024 bonds)	4,500	-	4,500	4,500	4,500
Total professional & admin	55,000	24,496	30,250	54,746	55,000
<b>Field operations</b>					
On-site staffing	112,000	50,854	61,146	112,000	134,000
Conservation long-term mitigation monitoring	-	-	-	-	11,000
Conservation long-term maintenance	-	-	-	-	20,000
Wetland and conservation maintenance	10,000	-	10,000	10,000	-
Landscape & irrigation maintenance	772,610	484,512	288,098	772,610	745,500
Landscape replacement	120,600	58,039	62,561	120,600	111,825
Lake/pond maintenance	23,215	6,765	16,450	23,215	27,000
Trail & boardwalk maintenance	18,000	-	18,000	18,000	18,000
Playground inspections	1,600	-	1,600	1,600	1,600
Pest control	1,000	-	1,000	1,000	1,000
Street cleaning	12,000	-	12,000	12,000	-
Street lights & lease	64,100	38,770	25,330	64,100	127,600
Electricity	1,500	440	1,060	1,500	1,500
Irrigation (potable)	65,300	17,578	47,722	65,300	85,000
Parts & supplies	3,000	2,008	992	3,000	5,000
Repairs & maintenance	20,000	6,693	13,307	20,000	25,000
Repairs & maintenance - roadways	150,000	-	30,000	30,000	50,000
Insurance - property	25,000	16,842	8,158	25,000	20,000
Holiday lighting	-	-	-	-	5,000
Contingency	30,000	-	30,000	30,000	20,000
Total field operations	1,429,925	682,501	627,424	1,309,925	1,409,025

**EAST NASSAU  
STEWARDSHIP DISTRICT  
TOWN DISTRICT (DSAP1)  
SPECIAL REVENUE FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
<b>Other fees and charges</b>					
Tax collector and property appraiser	21,531	17,610	3,921	21,531	25,259
Total other fees & charges	21,531	17,610	3,921	21,531	25,259
Total expenditures	1,506,456	724,607	661,595	1,386,202	1,489,284
Net increase/(decrease) of fund balance	(227,807)	255,368	(358,508)	(103,140)	(150,000)
Fund balance - beginning (unaudited)	612,358	845,558	1,100,926	845,558	742,418
Fund balance - ending (projected):					
Assigned:					
3 months working capital	395,364	387,321	387,321	387,321	387,321
Disaster recovery	75,000	75,000	75,000	75,000	75,000
Unassigned	(85,813)	638,605	280,097	280,097	130,097
Fund balance - ending (projected)	<u>\$ 384,551</u>	<u>\$ 1,100,926</u>	<u>\$ 742,418</u>	<u>\$ 742,418</u>	<u>\$ 592,418</u>

**EAST NASSAU  
STEWARDSHIP DISTRICT  
DETAILED SPECIFIC AREA PLAN #1: WILDLIGHT PHASES 1, 2, & 3 EXPENDITURES**

**EXPENDITURES**

**Professional & administration**

Administration and accounting	\$ 15,000
Debt service fund accounting: series 2018	7,500
Debt service fund accounting: series 2021	7,500
Debt service fund accounting: series 2024	7,500
Arbitrage rebate calculation	1,000
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	3,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.	
Trustee (series 2018 bonds)	4,500
Trustee (series 2021 bonds)	4,500
Trustee (series 2024 bonds)	4,500

**Field operations**

On-site staffing	134,000
Conservation long-term mitigation monitoring	11,000
Conservation long-term maintenance	20,000
Landscape & irrigation maintenance	745,500
Landscape maintenance for common area - Contract with The Greenery/Martex. Includes routine maintenance of grounds, 2 applications of pine straw (spring/fall), pest, fertilization and weed control. Includes common area coming on line during budget cycle.	
Landscape replacement	111,825
Lake/pond maintenance	27,000
Current maintenance of 10 ponds and bioswale to control algae blooms and invasive plant species and monthly trash removal. Includes additional ponds for 1C2 and Del Webb in 2022 as of 10/1. Pod 4 and Pod 5 online 4/1/2023.	
Trail & boardwalk maintenance	18,000
Playground inspections	1,600
Pest control	1,000
Street lights & lease	127,600
FPL service agreement to lease street lights account 561865411, 145 street lights projected 38 additional lights in FY25.	
Electricity	1,500
Costs to provide electricity from FPL for common area irrigation clocks. Meter ACD9206, ACD2854, ACD2809. Not street lights	
Irrigation (potable)	85,000
Reclaimed water. Cost share with Commercial and Residential Associations. The District is invoiced monthly by both associations.	
Parts & supplies	5,000
Repairs & maintenance	25,000
Costs for parts or supplies in common areas.	
Repairs & maintenance - roadways	50,000
Insurance - property	20,000
Holiday lighting	5,000
Contingency	20,000

To fund replacements or maintenance items identified in the 2025 reserve study

**Other fees and charges**

Tax collector and property appraiser	25,259
Total expenditures	<u>\$ 1,489,284</u>

**EAST NASSAU  
STEWARDSHIP DISTRICT  
GARDEN DISTRICT (DSAP2/PDP4)  
SPECIAL REVENUE FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Landowner contributions	\$ 21,000	\$ -	\$ 16,500	\$ 16,500	\$ 216,041
Total revenues	21,000	-	16,500	16,500	216,041
<b>EXPENDITURES</b>					
<b>Professional &amp; administration</b>					
Debt service fund accounting: series 2024	12,500	-	12,500	12,500	-
Debt service fund accounting: series 2025	-	-	-	-	12,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	3,000	1,000	2,000	3,000	4,000
Trustee (series 2025 bonds)	-	-	-	-	5,500
Contingency	500	-	500	500	500
Total professional & administration	16,500	1,000	15,500	16,500	23,000
<b>Field operations</b>					
Landscape	-	-	-	-	159,691
Lake maintenance	-	-	-	-	1,600
Street light lease	-	-	-	-	29,500
Utilities					
Electricity	-	-	-	-	750
Property insurance	-	-	-	-	1,500
Total field operations	-	-	-	-	193,041
Total expenditures	16,500	1,000	15,500	16,500	216,041
Net increase/(decrease) of fund balance	4,500	(1,000)	1,000	-	-
Fund balance - beginning (unaudited)	7,083	-	(1,000)	-	-
Fund balance - ending (projected):					
Assigned:					
3 months working capital	-	-	-	-	-
Unassigned	4,250	-	-	-	-
Fund balance - ending (projected)	\$ 11,583	\$ (1,000)	\$ -	\$ -	\$ -

**EAST NASSAU  
STEWARDSHIP DISTRICT  
DETAILED SPECIFIC AREA PLAN #2: PDP #4 EXPENDITURES**

**EXPENDITURES**

**Professional & administration**

Debt service fund accounting: series 2025	\$ 12,500
Arbitrage rebate calculation	500
Dissemination agent	4,000
Trustee (series 2025 bonds)	5,500
Contingency	500

**Field operations**

Landscape	159,691
For Chester Road (\$62,318) and Riverbluff (\$97,373) annual	
Lake maintenance	1,600
Street light lease	29,500
Electricity	750
Property insurance	1,500
Total expenditures	<u><u>\$ 216,041</u></u>

**EAST NASSAU  
STEWARDSHIP DISTRICT  
COMMERCE PARK  
SPECIAL REVENUE FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: gross	\$ 176,835				\$ 160,470
Allowable discounts (4%)	(7,073)				(6,419)
Assessment levy: net	169,762	\$ 155,473	\$ 14,289	\$ 169,762	154,051
Assessments off-roll	8,771	6,578	15,349	21,927	7,960
Total revenues	178,533	162,051	29,638	191,689	162,011
<b>EXPENDITURES</b>					
<b>Professional &amp; administration</b>					
Administration and accounting	2,500	1,458	1,042	2,500	2,500
Total professional and admin	2,500	1,458	1,042	2,500	2,500
<b>Field operations</b>					
Field operations management	17,000	-	12,000	12,000	17,000
Wetland and conservation maintenance	5,000	-	5,000	5,000	-
Landscape & irrigation maintenance	94,692	53,840	47,160	101,000	101,000
Landscape replacement	13,650	-	1,000	1,000	10,100
Lake maintenance	8,522	-	-	-	-
Pest control	500	-	500	500	250
Street cleaning	4,200	-	500	500	500
Street lights & lease	16,800	6,401	10,399	16,800	18,000
Electricity	3,600	267	3,333	3,600	1,100
Parts & supplies	1,500	-	1,500	1,500	1,500
Repairs & maintenance	5,000	-	5,000	5,000	5,000
Contingency	250	-	250	250	250
Total field operations	170,714	60,508	86,642	147,150	154,700
<b>Other fees and charges</b>					
Tax collector and property appraiser	5,305	4,754	551	5,305	4,968
Total other fees & charges	5,305	4,754	551	5,305	4,968
Total expenditures	178,519	66,720	88,235	154,955	162,168
Net increase/(decrease) of fund balance	14	95,331	(58,597)	36,734	(157)
Fund balance - beginning (unaudited)	137,049	187,270	282,601	187,270	224,004
Fund balance - ending (projected):					
Assigned:					
3 months working capital	-	-	-	-	40,542
Unassigned	137,063	282,601	224,004	224,004	183,305
Fund balance - ending (projected)	\$ 137,063	\$ 282,601	\$ 224,004	\$ 224,004	\$ 223,847

**EAST NASSAU  
STEWARDSHIP DISTRICT  
COMMERCE PARK**

**EXPENDITURES**

**Professional & administration**

Administration and accounting	\$ 2,500
Field operations accounting functions provided by Wrathell, Hunt and Associates, LLC	

**Field operations**

Field operations management	17,000
Landscape & irrigation maintenance	101,000
Landscape maintenance for common area - Contract with The Greenery/Martex. Includes routine maintenance of grounds, 2 applications of pine straw (spring/fall), pest, fertilization and weed control.	
Landscape replacement	10,100
Pest control	250
Costs related to the removal of nuisance pests in the community, i.e. alligators, bee relocation.	
Street cleaning	500
\$350 per month for street sweeping.	
Street lights & lease	18,000
FPL service agreement to lease street lights. 42 each 6800 lumens, 117 each 7000 lumens and 160 total fixtures. Account number 05618-65411, average bill \$1,301.41 per month	
Electricity	1,100
Costs to provide electricity from FPL for common area irrigation clocks and entry way signage.	
Parts & supplies	1,500
Costs for parts or supplies in common areas.	
Repairs & maintenance	5,000
Expenses related to irrigation repair, curb repair, signage, pressure washing and any other repairs/maintenance related to Commerce Park common areas and/or responsibility.	
Annual fees paid for services provided as trustee, paying agent and registrar.	
Contingency	250

**Other fees and charges**

Tax collector and property appraiser	4,968
Total expenditures	<u><u>\$ 162,168</u></u>

**EAST NASSAU  
STEWARDSHIP DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2018  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 346,902				\$ 346,902
Allowable discounts (4%)	(13,876)				(13,876)
Assessment levy: on-roll - net	333,026	\$ 290,884	\$ 42,142	\$ 333,026	333,026
Interest	-	7,725	-	7,725	-
Total revenues	333,026	298,609	42,142	340,751	333,026
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	90,000	-	90,000	90,000	95,000
Interest	223,883	111,435	112,448	223,883	219,743
Total debt service	313,883	111,435	202,448	313,883	314,743
<b>Other fees &amp; charges</b>					
Property appraiser	3,469	1,292	2,177	3,469	3,469
Tax collector	6,938	4,114	2,824	6,938	6,938
Total other fees & charges	10,407	5,406	5,001	10,407	10,407
Total expenditures	324,290	116,841	207,449	324,290	325,150
Excess/(deficiency) of revenues over/(under) expenditures	8,736	181,768	(165,307)	16,461	7,876
Fund balance - beginning (unaudited)	327,978	335,261	517,029	335,261	351,722
Fund balance - ending (projected)	<u>\$336,714</u>	<u>\$517,029</u>	<u>\$351,722</u>	<u>\$351,722</u>	<u>359,598</u>
Use of fund balance					
Debt service reserve balance (required)					(176,209)
Interest expense - November 1, 2026					(107,686)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 75,703</u>

**East Nassau County**  
**Stewardship District**  
**Special Assessment Revenue Bonds, Series 2018**  
**\$5,460,000**

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2025	-		109,871.25	109,871.25
05/01/2026	95,000.00	4.600%	109,871.25	204,871.25
11/01/2026	-		107,686.25	107,686.25
05/01/2027	100,000.00	4.600%	107,686.25	207,686.25
11/01/2027	-		105,386.25	105,386.25
05/01/2028	105,000.00	4.600%	105,386.25	210,386.25
11/01/2028	-		102,971.25	102,971.25
05/01/2029	105,000.00	4.600%	102,971.25	207,971.25
11/01/2029	-		100,556.25	100,556.25
05/01/2030	115,000.00	5.125%	100,556.25	215,556.25
11/01/2030	-		97,609.38	97,609.38
05/01/2031	120,000.00	5.125%	97,609.38	217,609.38
11/01/2031	-		94,534.38	94,534.38
05/01/2032	125,000.00	5.125%	94,534.38	219,534.38
11/01/2032	-		91,331.25	91,331.25
05/01/2033	130,000.00	5.125%	91,331.25	221,331.25
11/01/2033	-		88,000.00	88,000.00
05/01/2034	140,000.00	5.125%	88,000.00	228,000.00
11/01/2034	-		84,412.50	84,412.50
05/01/2035	145,000.00	5.125%	84,412.50	229,412.50
11/01/2035	-		80,696.88	80,696.88
05/01/2036	155,000.00	5.125%	80,696.88	235,696.88
11/01/2036	-		76,725.00	76,725.00
05/01/2037	160,000.00	5.125%	76,725.00	236,725.00
11/01/2037	-		72,625.00	72,625.00
05/01/2038	170,000.00	5.125%	72,625.00	242,625.00
11/01/2038	-		68,268.75	68,268.75
05/01/2039	180,000.00	5.125%	68,268.75	248,268.75
11/01/2039	-		63,656.25	63,656.25
05/01/2040	190,000.00	5.250%	63,656.25	253,656.25
11/01/2040	-		58,668.75	58,668.75
05/01/2041	200,000.00	5.250%	58,668.75	258,668.75
11/01/2041	-		53,418.75	53,418.75
05/01/2042	210,000.00	5.250%	53,418.75	263,418.75
11/01/2042	-		47,906.25	47,906.25
05/01/2043	220,000.00	5.250%	47,906.25	267,906.25
11/01/2043	-		42,131.25	42,131.25
05/01/2044	235,000.00	5.250%	42,131.25	277,131.25
11/01/2044	-		35,962.50	35,962.50
05/01/2045	245,000.00	5.250%	35,962.50	280,962.50
11/01/2045	-		29,531.25	29,531.25
05/01/2046	260,000.00	5.250%	29,531.25	289,531.25
11/01/2046	-		22,706.25	22,706.25
05/01/2047	275,000.00	5.250%	22,706.25	297,706.25
11/01/2047	-		15,487.50	15,487.50
05/01/2048	285,000.00	5.250%	15,487.50	300,487.50
11/01/2048	-		8,006.25	8,006.25
05/01/2049	305,000.00	5.250%	8,006.25	313,006.25
<b>Total</b>	<b>\$4,270,000.00</b>		<b>\$3,316,298.78</b>	<b>\$7,586,298.78</b>

**EAST NASSAU  
STEWARDSHIP DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2021  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 434,906				\$ 434,906
Allowable discounts (4%)	(17,396)				(17,396)
Assessment levy: on-roll - net	417,510	\$ 382,375	\$ 35,135	\$ 417,510	417,510
Off-roll assessment levy	256,830	192,622	64,208	256,830	256,830
Interest	-	14,419	-	14,419	-
Total revenues	674,340	589,416	99,343	688,759	674,340
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	265,000	-	265,000	265,000	270,000
Principal prepayment	-	15,000	-	15,000	-
Interest	410,790	201,932	208,858	410,790	404,430
Total debt service	675,790	216,932	473,858	690,790	674,430
<b>Other fees &amp; charges</b>					
Property appraiser	4,349	1,620	2,729	4,349	4,349
Tax collector	8,698	5,831	2,867	8,698	8,698
Total other fees & charges	13,047	7,451	5,596	13,047	13,047
Total expenditures	688,837	224,383	479,454	703,837	687,477
Excess/(deficiency) of revenues over/(under) expenditures	(14,497)	365,033	(380,111)	(15,078)	(13,137)
Fund balance - beginning (unaudited)	821,274	638,080	1,003,113	638,080	623,002
Fund balance - ending (projected)	<u>\$806,777</u>	<u>\$1,003,113</u>	<u>\$ 623,002</u>	<u>\$623,002</u>	<u>609,865</u>
Use of fund balance					
Debt service reserve balance (required)					(339,250)
Interest expense - November 1, 2026					(198,975)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 71,640</u>

**East Nassau County**  
**Stewardship District**  
**Special Assessment Revenue Bonds, Series 2021**  
**\$12,170,000**

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2025	-		202,215.00	202,215.00
05/01/2026	270,000.00	2.400%	202,215.00	472,215.00
11/01/2026	-		198,975.00	198,975.00
05/01/2027	275,000.00	3.000%	198,975.00	473,975.00
11/01/2027	-		194,850.00	194,850.00
05/01/2028	285,000.00	3.000%	194,850.00	479,850.00
11/01/2028	-		190,575.00	190,575.00
05/01/2029	295,000.00	3.000%	190,575.00	485,575.00
11/01/2029	-		186,150.00	186,150.00
05/01/2030	305,000.00	3.000%	186,150.00	491,150.00
11/01/2030	-		181,575.00	181,575.00
05/01/2031	310,000.00	3.000%	181,575.00	491,575.00
11/01/2031	-		176,925.00	176,925.00
05/01/2032	320,000.00	3.500%	176,925.00	496,925.00
11/01/2032	-		171,325.00	171,325.00
05/01/2033	335,000.00	3.500%	171,325.00	506,325.00
11/01/2033	-		165,462.50	165,462.50
05/01/2034	345,000.00	3.500%	165,462.50	510,462.50
11/01/2034	-		159,425.00	159,425.00
05/01/2035	360,000.00	3.500%	159,425.00	519,425.00
11/01/2035	-		153,125.00	153,125.00
05/01/2036	370,000.00	3.500%	153,125.00	523,125.00
11/01/2036	-		146,650.00	146,650.00
05/01/2037	385,000.00	3.500%	146,650.00	531,650.00
11/01/2037	-		139,912.50	139,912.50
05/01/2038	400,000.00	3.500%	139,912.50	539,912.50
11/01/2038	-		132,912.50	132,912.50
05/01/2039	410,000.00	3.500%	132,912.50	542,912.50
11/01/2039	-		125,737.50	125,737.50
05/01/2040	425,000.00	3.500%	125,737.50	550,737.50
11/01/2040	-		118,300.00	118,300.00
05/01/2041	440,000.00	3.500%	118,300.00	558,300.00
11/01/2041	-		110,600.00	110,600.00
05/01/2042	460,000.00	4.000%	110,600.00	570,600.00
11/01/2042	-		101,400.00	101,400.00
05/01/2043	480,000.00	4.000%	101,400.00	581,400.00
11/01/2043	-		91,800.00	91,800.00
05/01/2044	495,000.00	4.000%	91,800.00	586,800.00
11/01/2044	-		81,900.00	81,900.00
05/01/2045	515,000.00	4.000%	81,900.00	596,900.00
11/01/2045	-		71,600.00	71,600.00
05/01/2046	540,000.00	4.000%	71,600.00	611,600.00
11/01/2046	-		60,800.00	60,800.00
05/01/2047	560,000.00	4.000%	60,800.00	620,800.00
11/01/2047	-		49,600.00	49,600.00
05/01/2048	585,000.00	4.000%	49,600.00	634,600.00
11/01/2048	-		37,900.00	37,900.00
05/01/2049	605,000.00	4.000%	37,900.00	642,900.00

**East Nassau County**  
Stewardship District  
Special Assessment Revenue Bonds, Series 2021  
\$12,170,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2049	-		25,800.00	25,800.00
05/01/2050	630,000.00	4.000%	25,800.00	655,800.00
11/01/2050	-		13,200.00	13,200.00
05/01/2051	660,000.00	4.000%	13,200.00	673,200.00
<b>Total</b>	<b>\$11,060,000.00</b>		<b>\$6,577,430.00</b>	<b>\$17,637,430.00</b>

**EAST NASSAU  
STEWARDSHIP DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2024  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Off-roll assessment levy	\$ -	\$ -	\$ -	\$ -	\$ 585,749
Interest	-	42,526	-	42,526	-
Total revenues	-	42,526	-	42,526	585,749
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	-	-	-	-	125,000
Interest	634,375	-	634,375	634,375	462,068
Cost of issuance	274,468	198,500	75,968	274,468	-
Underwriter's discount	450,000	450,000	-	450,000	-
Total expenditures	1,358,843	648,500	710,343	1,358,843	587,068
Excess/(deficiency) of revenues over/(under) expenditures	(1,358,843)	(605,974)	(710,343)	(1,316,317)	(1,319)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Bond proceeds	3,721,343	3,721,343	-	3,721,343	-
Transfers out	-	(6,470)	-	(6,470)	-
Total other financing sources/(uses)	3,721,343	3,714,873	-	3,714,873	-
Net increase/(decrease) in fund balance	2,362,500	3,108,899	(710,343)	2,398,556	(1,319)
Fund balance - beginning (unaudited)	-	-	3,108,899	-	2,398,556
Fund balance - ending (projected)	2,362,500	\$3,108,899	\$2,398,556	\$2,398,556	2,397,237
Use of fund balance					
Debt service reserve balance (required)					(1,575,000)
Interest expense - November 1, 2026					(787,500)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 34,737

**East Nassau County**  
**Stewardship District**  
**Special Assessment Revenue Bonds, Series 2024**  
**\$8,660,000**

## **Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2025	-		231,033.75	231,033.75
05/01/2026	125,000.00	4.700%	231,033.75	356,033.75
11/01/2026	-		228,096.25	228,096.25
05/01/2027	130,000.00	4.700%	228,096.25	358,096.25
11/01/2027	-		225,041.25	225,041.25
05/01/2028	135,000.00	4.700%	225,041.25	360,041.25
11/01/2028	-		221,868.75	221,868.75
05/01/2029	145,000.00	4.700%	221,868.75	366,868.75
11/01/2029	-		218,461.25	218,461.25
05/01/2030	150,000.00	4.700%	218,461.25	368,461.25
11/01/2030	-		214,936.25	214,936.25
05/01/2031	155,000.00	4.700%	214,936.25	369,936.25
11/01/2031	-		211,293.75	211,293.75
05/01/2032	165,000.00	5.250%	211,293.75	376,293.75
11/01/2032	-		206,962.50	206,962.50
05/01/2033	175,000.00	5.250%	206,962.50	381,962.50
11/01/2033	-		202,368.75	202,368.75
05/01/2034	185,000.00	5.250%	202,368.75	387,368.75
11/01/2034	-		197,512.50	197,512.50
05/01/2035	195,000.00	5.250%	197,512.50	392,512.50
11/01/2035	-		192,393.75	192,393.75
05/01/2036	205,000.00	5.250%	192,393.75	397,393.75
11/01/2036	-		187,012.50	187,012.50
05/01/2037	215,000.00	5.250%	187,012.50	402,012.50
11/01/2037	-		181,368.75	181,368.75
05/01/2038	225,000.00	5.250%	181,368.75	406,368.75
11/01/2038	-		175,462.50	175,462.50
05/01/2039	240,000.00	5.250%	175,462.50	415,462.50
11/01/2039	-		169,162.50	169,162.50
05/01/2040	250,000.00	5.250%	169,162.50	419,162.50
11/01/2040	-		162,600.00	162,600.00
05/01/2041	265,000.00	5.250%	162,600.00	427,600.00
11/01/2041	-		155,643.75	155,643.75
05/01/2042	280,000.00	5.250%	155,643.75	435,643.75
11/01/2042	-		148,293.75	148,293.75
05/01/2043	295,000.00	5.250%	148,293.75	443,293.75
11/01/2043	-		140,550.00	140,550.00
05/01/2044	310,000.00	5.250%	140,550.00	450,550.00
11/01/2044	-		132,412.50	132,412.50
05/01/2045	330,000.00	5.500%	132,412.50	462,412.50
11/01/2045	-		123,337.50	123,337.50
05/01/2046	345,000.00	5.500%	123,337.50	468,337.50
11/01/2046	-		113,850.00	113,850.00
05/01/2047	365,000.00	5.500%	113,850.00	478,850.00
11/01/2047	-		103,812.50	103,812.50
05/01/2048	385,000.00	5.500%	103,812.50	488,812.50
11/01/2048	-		93,225.00	93,225.00
05/01/2049	410,000.00	5.500%	93,225.00	503,225.00

**East Nassau County**  
**Stewardship District**  
**Special Assessment Revenue Bonds, Series 2024**  
**\$8,660,000**

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2049	-		81,950.00	81,950.00
05/01/2050	430,000.00	5.500%	81,950.00	511,950.00
11/01/2050	-		70,125.00	70,125.00
05/01/2051	455,000.00	5.500%	70,125.00	525,125.00
11/01/2051	-		57,612.50	57,612.50
05/01/2052	480,000.00	5.500%	57,612.50	537,612.50
11/01/2052	-		44,412.50	44,412.50
05/01/2053	510,000.00	5.500%	44,412.50	554,412.50
11/01/2053	-		30,387.50	30,387.50
05/01/2054	535,000.00	5.500%	30,387.50	565,387.50
11/01/2054	-		15,675.00	15,675.00
05/01/2055	570,000.00	5.500%	15,675.00	585,675.00
<b>Total</b>	<b>\$8,660,000.00</b>		<b>\$9,073,725.00</b>	<b>\$17,733,725.00</b>

**EAST NASSAU  
STEWARDSHIP DISTRICT  
DEBT SERVICE FUND BUDGET - PDP4 BAN  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Off-roll assessment levy	\$ -	\$ -	\$ -	\$ -	\$ 1,575,000
Interest	-	31,289	-	31,289	-
Total revenues	-	31,289	-	31,289	1,575,000
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Interest	634,375	-	634,375	634,375	1,575,000
Cost of issuance	274,468	198,500	75,968	274,468	-
Underwriter's discount	450,000	450,000	-	450,000	-
Total debt service	1,358,843	648,500	710,343	1,358,843	1,575,000
Excess/(deficiency) of revenues over/(under) expenditures	(1,358,843)	(617,211)	(710,343)	(1,327,554)	-
<b>OTHER FINANCING SOURCES/(USES)</b>					
Bond proceeds	3,721,343	3,721,343	-	3,721,343	-
Total other financing sources/(uses)	3,721,343	3,721,343	-	3,721,343	-
Net increase/(decrease) in fund balance	2,362,500	3,104,132	(710,343)	2,393,789	2,393,789
Fund balance - beginning (unaudited)	-	-	3,104,132	-	-
Fund balance - ending (projected)	2,362,500	\$3,104,132	\$2,393,789	\$2,393,789	2,393,789
Use of fund balance					
Debt service reserve balance (required)					(1,575,000)
Interest expense - November 1, 2026					(787,500)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 31,289

**EAST NASSAU  
STEWARDSHIP DISTRICT  
SERIES 2024 BAN AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/25			787,500.00	787,500.00	30,000,000.00
05/01/26			787,500.00	787,500.00	30,000,000.00
11/01/26			787,500.00	787,500.00	30,000,000.00
05/01/27			787,500.00	787,500.00	30,000,000.00
11/01/27			787,500.00	787,500.00	30,000,000.00
05/01/28			787,500.00	787,500.00	30,000,000.00
11/01/28			787,500.00	787,500.00	30,000,000.00
05/01/29	30,000,000.00	5.250%	787,500.00	30,787,500.00	-
<b>Total</b>	<b>30,000,000.00</b>		<b>6,300,000.00</b>	<b>36,300,000.00</b>	

**EAST NASSAU  
STEWARDSHIP DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

<b>On-Roll Assessments - Wildlight Village Phase 1, DSAP 1, Series 2018 Bonds</b>								
<b>Parcel</b>	<b>Unit of Measurement</b>	<b>Sq. Ft./ Acres/Units</b>	<b>FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	
<b><u>Non-Residential</u></b>								
Commercial	Sq. Ft.	297,280	\$ 10.42	\$ 525.46	\$ -	\$ 535.88	\$ 463.80	
Wellness Center/Private School	Acre	28	61.27	2,130.84	-	2,192.11	1,909.78	
<b><u>Residential</u></b>								
SF 30'	Unit	26	10.42	224.68	664.35	899.45	871.76	
SF 45'	Unit	70	10.42	315.28	996.53	1,322.23	1,281.17	
SF 55'	Unit	151	10.42	362.39	1,217.98	1,590.79	1,542.77	
SF 70'	Unit	72	10.42	463.86	1,550.15	2,024.43	1,961.44	
Apartment	Unit	279	10.42	188.44	-	198.86	176.52	
Other Residential	Unit	-	10.42	-	-	10.42	15.89	
<b>Off-Roll Assessments - Wildlight Village Phase 1, DSAP 1, Series 2018 Bonds</b>								
<b>Product/Parcel</b>	<b>Unit of Measurement</b>	<b>Sq. Ft./ Acres/Units</b>	<b>FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	
<b><u>Non-Residential</u></b>								
Commercial	Sq. Ft.	66,402	\$ 9.69	\$ 488.68	\$ -	\$ 498.37	\$ 431.34	

**EAST NASSAU  
STEWARDSHIP DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

<b>On-Roll Assessments - DSAP 1</b>							
<b>Product/Parcel</b>	<b>Unit of Measurement</b>	<b>Sq. Ft./ Acres/Units</b>	<b>FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit</b>
<b><u>Non-Residential</u></b>							
Commercial	Sq. Ft.	249,372	\$ 10.42	\$ 525.46	\$ -	\$ 535.88	\$ 463.80

<b>On-Roll Assessments - Wildlight Village Phase 2, DSAP 1, Series 2021 Bonds</b>							
<b>Product/Parcel</b>	<b>Unit of Measurement</b>	<b>Sq. Ft./ Acres/Units</b>	<b>FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit</b>
<b><u>Residential</u></b>							
MF 33' - Phase 2A	Unit	56	\$ 10.42	\$ 250.05	\$ 692.92	\$ 953.39	\$ 921.95
SF 40' - Phase 2A	Unit	102	10.42	329.77	839.91	1,180.10	1,136.90
SF 50' - Phase 2A	Unit	129	10.42	362.39	1,049.88	1,422.69	1,374.67
SF 65' - Phase 2A	Unit	78	10.42	434.86	1,364.85	1,810.13	1,751.42
MF 33' - Phase 2B	Unit	49	10.42	250.05	824.91	1,085.38	1,053.94
SF 50' - Phase 2B	Unit	25	10.42	362.39	1,249.86	1,622.67	1,574.65

<b>Off-Roll Assessments - Wildlight Village Phase 2, DSAP 1, Series 2021 Bonds</b>							
<b>Product/Parcel</b>	<b>Unit of Measurement</b>	<b>Sq. Ft./ Acres/Units</b>	<b>FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit</b>
<b><u>Residential</u></b>							
MF 33' - Phase 2A	Unit	74	\$ 9.69	\$ 232.54	\$ 644.42	\$ 886.65	\$ 857.42
SF 40' - Phase 2A	Unit	60	9.69	306.69	781.12	1,097.50	1,057.32
SF 50' - Phase 2A	Unit	122	9.69	337.02	976.39	1,323.10	1,278.45
SF 65' - Phase 2A	Unit	34	9.69	404.42	1,269.31	1,683.42	1,628.83

**EAST NASSAU  
STEWARDSHIP DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Off-Roll Assessments - Wildlight Village Phase 3, DSAP 1, Series 2024 Bonds							
Product/Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2026 GF Assessment per 1,000 Sq.	FY 2026 SRF Assessment per 1,000 Sq.	FY 2026 DS Assessment per 1,000 Sq.	FY 2026 Total Assessment per 1,000 Sq.	FY 2025 Total Assessment per 1,000 Sq.
Residential							
MF 22'	Unit	123	\$ 9.69	\$ 168.51	\$ 602.26	\$ 780.46	\$ 14.78
SF 40'	Unit	64	9.69	303.32	1,003.77	1,316.78	14.78
SF 50'	Unit	245	9.69	337.02	1,254.71	1,601.42	14.78
SF 60'	Unit	93	9.69	397.68	1,505.65	1,913.02	14.78
On-Roll Assessments - Wildlight Village Phase 2, DSAP 1							
Product/Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
Residential							
MF Assisted Living	Unit	205	\$ 10.42	250.05	\$ -	\$ 260.47	\$ 229.03
MF Attached	Unit	300	10.42	228.30	-	238.72	210.50
MF Detached	Unit	250	10.42	228.30	-	238.72	210.50
Off-Roll Assessments - Wildlight Village Phase 2, DSAP 1							
Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
Non-Residential							
Commercial	Sq. Ft.	415,000	\$ 9.69	\$ 488.68	\$ -	\$ 498.37	\$ 431.34
Residential							
MF 33'	Unit	196	9.69	232.54	-	242.23	213.00

**EAST NASSAU  
STEWARDSHIP DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

<b>On-Roll Assessments - Commerce Park</b>							
<b>Parcel</b>	<b>Unit of Measurement</b>	<b>Sq. Ft./ Acres/Units</b>	<b>FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit</b>
<b><u>Non-Residential</u></b>							
Light Industrial & Distribution	Sq. Ft.	1,500,000	\$ 10.42	\$ 106.98	\$ -	\$ 117.40	\$ 133.78

<b>Off-Roll Assessments - Commerce Park</b>							
<b>Parcel</b>	<b>Unit of Measurement</b>	<b>Sq. Ft./ Acres/Units</b>	<b>FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit</b>
<b><u>Non-Residential</u></b>							
Retail	Sq. Ft.	20,000	9.69	397.98	-	407.67	453.32

<b>Off-Roll Assessments - Areas outside of Wildlight Village Phase 1 Through 3, the Commerce Park &amp; PDP4</b>							
<b>Parcel</b>	<b>Unit of Measurement</b>	<b>Sq. Ft./ Acres/Units</b>	<b>FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit</b>	<b>FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit</b>
<b><u>Non-Residential</u></b>							
Commercial	Sq. Ft.	8,451,946	\$ 9.69	\$ -	\$ -	\$ 9.69	\$ 14.78
<b><u>Residential</u></b>							
Residential Unit	Unit	21,197	9.69	-	-	9.69	14.78

**EAST NASSAU  
STEWARDSHIP DISTRICT**

**7**

**EAST NASSAU  
STEWARDSHIP DISTRICT**

**7A**

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 FY 2026 BUDGET

Was published in said newspaper in the issue(s) of

07/30/2025 08/06/2025  
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 6th day of August, A.D. 2025

Brooke Bird  
Notary Public

Personally Known



# EAST NASSAU STEWARDSHIP DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET;  
NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND  
MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL,  
AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF  
REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the East Nassau Stewardship District ("District") will hold  
the following public hearings and meeting:

DATE: August 21, 2025  
TIME: 10:30 a.m.  
LOCATION: Fernandina Beach Municipal Airport  
700 Airport Road  
Fernandina Beach, Florida 32034

The first public hearing is being held pursuant to Chapter 2017-206, Laws of Florida ("Act"), to receive  
public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal  
year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"). The second public  
hearing is being held pursuant to the Act to consider the imposition of operations and maintenance  
special assessments ("O&M Assessments") upon the lands located within the District to fund the  
Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the  
levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the  
Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board.  
A regular Board meeting of the District will also be held where the Board may consider any other  
District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of  
funding the District's general administrative, operations, and maintenance budget. A description of the  
services to be funded by the O&M Assessments, and the properties to be improved and benefitted from  
the O&M Assessments, are all set forth in the Proposed Budget for FY 2026. A geographic depiction of  
the property potentially subject to the proposed O&M Assessments is identified in the map attached  
hereto. The District's resolution declaring the proposed O&M Assessments for FY 2026 is attached  
hereto pursuant to Chapter 170, Florida Statutes. The table below shows the schedule of the proposed  
O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units/ Sq. Ft./ Acres	EAU Factor per Unit/ 1,000 Sq. Ft./Acres	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Commercial	546,652 Sq. Ft.	1.45	\$641.43
Wellness Center/Private School	28 Acres	5.88	\$2,601.11
SF 30'	26	0.62	\$274.27
SF 45'	70	0.87	\$384.86
SF 55'	151	1.00	\$442.37
SF 70'	72	1.28	\$566.23
Apartment	279	0.52	\$230.03
MF 33'	179	0.69	\$305.23
SF 40'	162	0.91	\$402.55
SF 50'	276	1.00	\$442.37
SF 65'	112	1.20	\$530.84
MF Assisted Living	205	0.69	\$305.23
MF Attached	300	0.63	\$278.69
MF Detached	250	0.63	\$278.69
Retail	20,000 Sq. Ft.	1.55	\$471.54

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES,  
NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU")  
FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT  
FURTHER NOTICE.

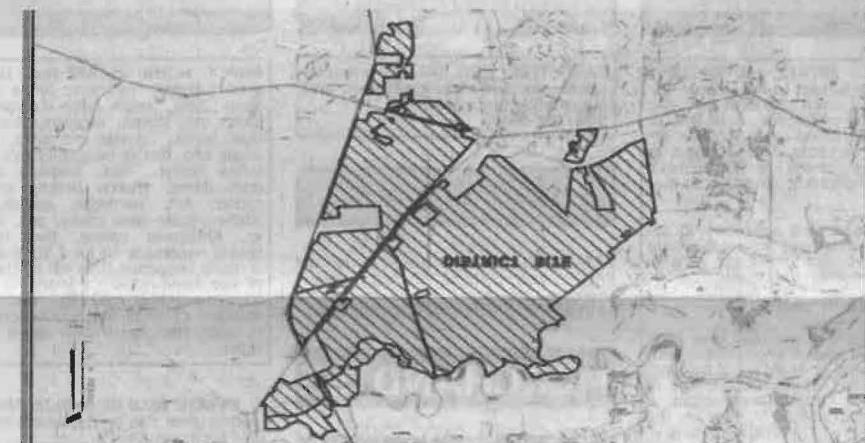
The proposed O&M Assessments as stated include collection costs and/or early payment  
discounts imposed on assessments collected by the Nassau County ("County") Tax Collector on  
the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve  
as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on  
O&M Assessments shall be held or notice provided in future years unless the O&M Assessments  
are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is  
met. Note, the O&M Assessments do not include debt service assessments previously levied by the  
District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments  
imposed on certain developed property and will directly collect the O&M Assessments on the  
remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the  
first due date. It is important to pay your O&M Assessment because failure to pay will cause a tax  
certificate to be issued against the property which may result in loss of title or, for direct billed O&M  
Assessments, may result in a foreclosure action which also may result in a loss of title. The District's  
decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude  
the District from later electing to collect those or other assessments in a different manner at a future

(Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and  
meeting and may also file written objections with the District Manager's Office within twenty days  
of publication of this notice. Each person who decides to appeal any decision made by the Board  
with respect to any matter considered at the public hearings or meeting is advised that person will  
need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim  
record of the proceedings is made, including the testimony and evidence upon which such appeal is  
to be based.

District Manager



RESOLUTION 2025-22

[170 DECLARING RESOLUTION - FY 2026 O&M ASSESSMENTS]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP  
DISTRICT 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.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026  
("FY 2026"), the District Manager prepared and submitted to the Board of Supervisors ("Board")  
of the East Nassau Stewardship District ("District") prior to July 15, 2025, the proposed budget(s)  
attached hereto as Exhibit A ("Proposed Budget"); and

WHEREAS, it is in the best interest of the District to fund the administrative and opera-  
tions services (together, "Services") set forth in the Proposed Budget by levy of special assessments  
pursuant to Chapter 2017-206, Laws of Florida, and Chapters 170, and 197, Florida Statutes ("O&M  
Assessments"), as set forth in the preliminary assessment roll included within the Proposed Budget;  
and

WHEREAS, the District hereby determines that benefits would accrue to the properties  
within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the  
O&M Assessments, and that such O&M Assessments would be fairly and reasonably allocated as set  
forth in the Proposed Budget; and

WHEREAS, the Board has considered the proposed O&M Assessments, and desires to set  
the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST  
NASSAU STEWARDSHIP DISTRICT:

1. DECLARING O&M ASSESSMENTS. The current form of the Proposed Budget,  
attached hereto as Exhibit A, is hereby approved for use in proceedings to levy and impose the O&M  
Assessments. Pursuant to Chapter 2017-206, Laws of Florida, and Chapters 170, and 197, Florida  
Statutes, the O&M Assessments shall defray the cost of the Services in the total estimated amounts  
set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be  
funded by the O&M Assessments are described in the Proposed Budget and in the reports (if any)  
of the District Engineer, all of which are on file and available for public inspection at the office of  
the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca  
Raton, Florida 33431 ("District Records Office"). The O&M Assessments shall be levied within the  
District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed  
Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also  
on file and available for public inspection at the District Records Office. The O&M Assessments shall  
be paid in one or more installment(s) pursuant to a bill issued by the District in November of this  
year, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the Uniform Method  
as set forth in Chapter 197, Florida Statutes.

2. SETTING A PUBLIC HEARING. Pursuant to Chapter 2017-206, Laws of Florida, and  
Chapters 170, and 197, Florida Statutes, a public hearing on the O&M Assessments is hereby declared  
and set for the following date, time, and location:

DATE: August 21, 2025  
TIME: 10:30 a.m.  
LOCATION: Fernandina Beach Municipal Airport  
700 Airport Road  
Fernandina Beach, Florida 32034

**EAST NASSAU  
STEWARDSHIP DISTRICT**

**7B**

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:

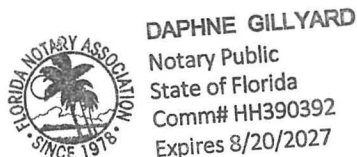
1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as and/or assist the Financial Analyst for the East Nassau Stewardship District ("**District**"). Among other things, my duties include preparing and transmitting correspondence relating to the District.
3. I do hereby certify that on August 1, 2025, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Florida law, and with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in the letters or list, if any, included in **Exhibit A** and in the manner identified in **Exhibit A**.
4. I do hereby certify that the attached document(s) were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person having knowledge of those matters; were and are being kept in the course of the regularly conducted activity of the District; and were made as a regular practice in the course of the regularly conducted activity of the District.

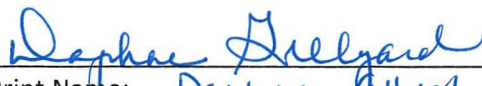
**FURTHER AFFIANT SAYETH NOT.**

  
By: Curtis Marcoux

**SWORN AND SUBSCRIBED** before me by means of ☒ physical presence or ☐ online notarization this 1<sup>st</sup> day of August 2025, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who ☐ is personally known to me or ☐ has provided \_\_\_\_\_ as identification, and who ☐ did or ☒ did not take an oath.

NOTARY PUBLIC



  
Print Name: Daphne Gillyard  
Notary Public, State of Florida  
Commission No.: HH390392  
My Commission Expires: 8/20/2027

**EXHIBIT A:** Copies of Forms of Mailed Notices, including Addresses

**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**  
**THIS IS NOT A BILL – DO NOT PAY**

August 1, 2025

**VIA FIRST CLASS U.S. MAIL**

Pulte Home Company LLC  
12724 Gran Bay Pkwy W Ste 200  
Jacksonville, FL 32258  
PARCEL ID: See "Exhibit B" Attached

RE: East Nassau Stewardship District  
FY 2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Florida law, the East Nassau Stewardship District ("**District**") will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), and (ii) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget as follows:

DATE: August 21, 2025  
TIME: 10:30 a.m.  
LOCATION: Fernandina Beach Municipal Airport  
700 Airport Road  
Fernandina Beach, Florida 32034

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2026 is set forth in **Exhibit A** attached hereto. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("**District Manager's Office**"). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

All affected property owners have the right to appear and comment at the public hearings and meeting and may file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the District's Board of Supervisors with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sincerely,



Ernesto Torres  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments – FY 2026**

1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **\$1,675,968** in gross revenue.
2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, “EAU/ERU”) basis for platted lots.
3. **Schedule of O&M Assessments:**

**O&M SRF Assessments**

Land Use	Total # of Units/ Sq. Ft./Acres	EAU Factor per Unit/1,000 Sq. Ft./Acre	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Commercial	546,652 Sq. Ft.	1.45	\$641.43
Wellness Center/Private School	28 Acres	5.88	\$2,601.11
SF 30'	26	0.62	\$274.27
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Retail	20,000 Sq. Ft.	1.55	\$471.54

*\*includes collection costs and early payment discounts*

Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Collection.** By operation of law, each year’s O&M Assessment constitutes a lien against the property levied on, just as do each year’s property taxes. For FY 2026, the District intends to have the Nassau County (“County”) Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. For delinquent assessments initially billed directly by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s County tax bill. **IT IS IMPORTANT TO PAY YOUR O&M ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE OR, FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

**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**  
**THIS IS NOT A BILL – DO NOT PAY**

August 1, 2025

**VIA FIRST CLASS U.S. MAIL**

Pulte Home Company LLC  
4901 Vineland RD Ste 500  
Orlando, FL 32811  
PARCEL ID: See "Exhibit B" Attached

RE: East Nassau Stewardship District  
FY 2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Florida law, the East Nassau Stewardship District ("**District**") will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), and (ii) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget as follows:

DATE: August 21, 2025  
TIME: 10:30 a.m.  
LOCATION: Fernandina Beach Municipal Airport  
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The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2026 is set forth in **Exhibit A** attached hereto. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("**District Manager's Office**"). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

All affected property owners have the right to appear and comment at the public hearings and meeting and may file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the District's Board of Supervisors with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sincerely,



Ernesto Torres  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments – FY 2026**

1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **\$1,675,968** in gross revenue.
2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, “EAU/ERU”) basis for platted lots.
3. **Schedule of O&M Assessments:**

**O&M SRF Assessments**

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*\*includes collection costs and early payment discounts*

Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Collection.** By operation of law, each year’s O&M Assessment constitutes a lien against the property levied on, just as do each year’s property taxes. For FY 2026, the District intends to have the Nassau County (“County”) Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. For delinquent assessments initially billed directly by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s County tax bill. **IT IS IMPORTANT TO PAY YOUR O&M ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE OR, FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

## Exhibit: B

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

50-3N-27-1007-0286-0000	PULTE HOME COMPANY LLC	4901 VINELAND RD STE 500	ORLANDO	FL	32811
50-3N-27-1007-0287-0000	PULTE HOME COMPANY LLC	4901 VINELAND RD STE 500	ORLANDO	FL	32811
50-3N-27-1007-0288-0000	PULTE HOME COMPANY LLC	4901 VINELAND RD STE 500	ORLANDO	FL	32811
50-3N-27-1007-0289-0000	PULTE HOME COMPANY LLC	4901 VINELAND RD STE 500	ORLANDO	FL	32811
50-3N-27-1007-0290-0000	PULTE HOME COMPANY LLC	4901 VINELAND RD STE 500	ORLANDO	FL	32811
50-3N-27-1009-5B1A-0000	PULTE HOME COMPANY LLC	12724 GRAN BAY PKWY WEST STE 200	JACKSONVILLE	FL	32258

**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**  
**THIS IS NOT A BILL – DO NOT PAY**

August 1, 2025

**VIA FIRST CLASS U.S. MAIL**

Wildlight LLC  
1 Rayonier Way  
Yulee, FL 32097  
Parcel ID's: See "Exhibit B" Attached

RE: East Nassau Stewardship District  
FY 2026 Budget and O&M Assessments

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DATE: August 21, 2025  
TIME: 10:30 a.m.  
LOCATION: Fernandina Beach Municipal Airport  
700 Airport Road  
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Sincerely,



Ernesto Torres  
District Manager

**EXHIBIT A**  
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1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **\$1,675,968** in gross revenue.
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## EXHIBIT: B

ParcelID	Name	Maddr_1	M_addr_2	Mcity	Mstate	Mzip
44-2N-27-1004-004C-0000	WILDLIGHT LLC	1 RAYONIER WAY		YULEE	FL	32097
44-2N-27-1004-004D-0000	WILDLIGHT LLC	1 RAYONIER WAY		YULEE	FL	32097
44-2N-27-1004-004D-0000	WILDLIGHT LLC	1 RAYONIER WAY		YULEE	FL	32097
44-2N-27-1004-004E-0000	WILDLIGHT LLC	1 RAYONIER WAY		YULEE	FL	32097
50-3N-27-0000-0001-0270	WILDLIGHT LLC	1 RAYONIER WAY		YULEE	FL	32097
06-2N-27-0000-0001-0000	WILDLIGHT LLC	C/O PROPERTY TAX COORDINATOR	1 RAYONIER WAY	YULEE	FL	32097
06-2N-27-0000-0001-0020	WILDLIGHT LLC	C/O PROPERTY TAX COORDINATOR	1 RAYONIER WAY	YULEE	FL	32097
44-2N-27-0000-0001-0270	WILDLIGHT LLC	C/O PROPERTY TAX COORDINATOR	1 RAYONIER WAY	YULEE	FL	32097
44-2N-27-0000-0001-0270	WILDLIGHT LLC	C/O PROPERTY TAX COORDINATOR	1 RAYONIER WAY	YULEE	FL	32097
44-2N-27-0000-0002-0030	WILDLIGHT LLC	1 RAYONIER WAY		YULEE	FL	32097
50-3N-27-0000-0001-0400	WILDLIGHT LLC	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	YULEE	FL	32097
50-3N-27-0000-0001-0400	WILDLIGHT LLC	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	YULEE	FL	32097
50-3N-27-0000-0001-0410	WILDLIGHT LLC	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	YULEE	FL	32097
51-3N-27-0000-0001-0290	WILDLIGHT LLC	1 RAYONIER WAY		YULEE	FL	32097
44-2N-27-1000-00TB-0000	WILDLIGHT LLC	C/O PROPERTY TAX COORDINATOR	1 RAYONIER WAY	YULEE	FL	32097
44-2N-27-1000-00TC-0000	WILDLIGHT LLC	C/O PROPERTY TAX COORDINATOR	1 RAYONIER WAY	YULEE	FL	32097
44-2N-27-1000-00TF-0000	WILDLIGHT LLC	C/O PROPERTY TAX COORDINATOR	1 RAYONIER WAY	YULEE	FL	32097
44-2N-27-1000-00TG-0000	WILDLIGHT LLC	C/O PROPERTY TAX COORDINATOR	1 RAYONIER WAY	YULEE	FL	32097
50-3N-27-0000-0001-0400	WILDLIGHT LLC	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	YULEE	FL	32097
50-3N-27-1005-05B3-0000	WILDLIGHT LLC	1 RAYONIER WAY		YULEE	FL	32097
50-3N-27-1006-000E-0000	WILDLIGHT LLC	1 RAYONIER WAY		YULEE	FL	32097
50-3N-27-1006-000F-0000	WILDLIGHT LLC	1 RAYONIER WAY		YULEE	FL	32097
50-3N-27-1009-005C-0000	WILDLIGHT LLC	1 RAYONIER WAY		YULEE	FL	32097
50-3N-27-1009-5B1B-0000	WILDLIGHT LLC	1 RAYONIER WAY		YULEE	FL	32097
50-3N-27-1009-5B1C-0000	WILDLIGHT LLC	1 RAYONIER WAY		YULEE	FL	32097
50-3N-27-1009-5B1D-0000	WILDLIGHT LLC	1 RAYONIER WAY		YULEE	FL	32097
50-3N-27-1009-5B1E-0000	WILDLIGHT LLC	1 RAYONIER WAY		YULEE	FL	32097
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August 1, 2025

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RAYDIENT LLC DBA RAYDIENT

1 Rayonier Way

Yulee, FL 32097

Parcel ID's: See "Exhibit B" Attached

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FY 2026 Budget and O&M Assessments

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August 1, 2025

**VIA FIRST CLASS U.S. MAIL**

RAYDIENT LLC  
1 Rayonier Way  
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Parcel ID's: See "Exhibit B" Attached

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1 Rayonier Way  
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**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**  
**THIS IS NOT A BILL – DO NOT PAY**

August 1, 2025

**VIA FIRST CLASS U.S. MAIL**

RAYONIER OPERATING COMPANY LLC  
1 Rayonier Way  
Yulee, FL 32097  
Parcel ID's: See "Exhibit B" Attached

RE: East Nassau Stewardship District  
FY 2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Florida law, the East Nassau Stewardship District ("**District**") will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), and (ii) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget as follows:

DATE: August 21, 2025  
TIME: 10:30 a.m.  
LOCATION: Fernandina Beach Municipal Airport  
700 Airport Road  
Fernandina Beach, Florida 32034

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2026 is set forth in **Exhibit A** attached hereto. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("**District Manager's Office**"). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

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Sincerely,



Ernesto Torres  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments – FY 2026**

1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **\$1,675,968** in gross revenue.
2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, “EAU/ERU”) basis for platted lots.
3. **Schedule of O&M Assessments:**

**O&M SRF Assessments**

Land Use	Total # of Units/ Sq. Ft./Acres	EAU Factor per Unit/1,000 Sq. Ft./Acre	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Commercial	546,652 Sq. Ft.	1.45	\$641.43
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## Exhibit: B

[illegible]

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August 1, 2025

**VIA FIRST CLASS U.S. MAIL**

BWS Commercial Holdings LLC  
3 Marsh Hawk Rd  
Fernandina Beach, FL 32034  
PARCEL ID: 44-2N-27-1000-00TE-0010

RE: East Nassau Stewardship District  
FY 2026 Budget and O&M Assessments

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August 1, 2025

**VIA FIRST CLASS U.S. MAIL**

CND-Wildlight LLC  
1111 North Post Oak RD  
Houston, TX 77055  
PARCEL ID: 50-3N-27-1009-005D-0000

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FY 2026 Budget and O&M Assessments

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**VIA FIRST CLASS U.S. MAIL**

EIG14T RCCC 230 FL YULEE LLC  
1695 TWELVE MILE RD #100  
BERKLEY, MI 48072  
PARCEL ID: 44-2N-27-1000-00TI-0000

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Exchange Wildlight Apartments LLC  
3300 NE EXPRESSWAY BLDG 6  
ATLANTA, GA 30341  
PARCEL ID: 50-3N-27-1005-05B2-0000

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**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**  
**THIS IS NOT A BILL – DO NOT PAY**

August 1, 2025

**VIA FIRST CLASS U.S. MAIL**

Felipe Jestevez Bishop of Diocese of St Augustine  
11625 Old St Augustine Rd  
Jacksonville, FL 32258  
PARCEL ID: 44-2N-27-1002-00P1-0030

RE: East Nassau Stewardship District  
FY 2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Florida law, the East Nassau Stewardship District ("**District**") will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), and (ii) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget as follows:

DATE: August 21, 2025  
TIME: 10:30 a.m.  
LOCATION: Fernandina Beach Municipal Airport  
700 Airport Road  
Fernandina Beach, Florida 32034

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2026 is set forth in **Exhibit A** attached hereto. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("**District Manager's Office**"). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

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Sincerely,



Ernesto Torres  
District Manager

**EXHIBIT A**  
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1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **\$1,675,968** in gross revenue.
2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, “EAU/ERU”) basis for platted lots.
3. **Schedule of O&M Assessments:**

**O&M SRF Assessments**

Land Use	Total # of Units/ Sq. Ft./Acres	EAU Factor per Unit/1,000 Sq. Ft./Acre	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Commercial	546,652 Sq. Ft.	1.45	\$641.43
Wellness Center/Private School	28 Acres	5.88	\$2,601.11
SF 30'	26	0.62	\$274.27
SF 45'	70	0.87	\$384.86
SF 55'	151	1.00	\$442.37
SF 70'	72	1.28	\$566.23
Apartment	279	0.52	\$230.03
MF 33'	179	0.69	\$305.23
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**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**  
**THIS IS NOT A BILL – DO NOT PAY**

August 1, 2025

**VIA FIRST CLASS U.S. MAIL**

Fellowship WL LLC  
348 Enterprise Drive  
Valdosta, GA 31601  
PARCEL ID: 44-2N-27-1004-04B2-0000

RE: East Nassau Stewardship District  
FY 2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Florida law, the East Nassau Stewardship District ("**District**") will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), and (ii) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget as follows:

DATE: August 21, 2025  
TIME: 10:30 a.m.  
LOCATION: Fernandina Beach Municipal Airport  
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Fernandina Beach, Florida 32034

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**THIS IS NOT A BILL – DO NOT PAY**

August 1, 2025

**VIA FIRST CLASS U.S. MAIL**

First Federal Bank of Florida  
4705 Us Hwy 90 W  
Lake City, FL 32055  
PARCEL ID: 44-2N-27-1000-00TH-0000

RE: East Nassau Stewardship District  
FY 2026 Budget and O&M Assessments

Dear Property Owner:

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DATE: August 21, 2025  
TIME: 10:30 a.m.  
LOCATION: Fernandina Beach Municipal Airport  
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August 1, 2025

**VIA FIRST CLASS U.S. MAIL**

Florida Public Utilities Co  
500 Energy Ln Suite 400  
Dover, DE 19901  
PARCEL ID: 44-2N-27-1960-0002-0000

RE: East Nassau Stewardship District  
FY 2026 Budget and O&M Assessments

Dear Property Owner:

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DATE: August 21, 2025  
TIME: 10:30 a.m.  
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August 1, 2025

**VIA FIRST CLASS U.S. MAIL**

Hamlet at WL LLC  
1921 Gallows Rd Ste 700  
Vienna, VA 22181  
PARCEL ID: 50-3N-27-1005-05A1-0000

RE: East Nassau Stewardship District  
FY 2026 Budget and O&M Assessments

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**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**  
**THIS IS NOT A BILL – DO NOT PAY**

August 1, 2025

**VIA FIRST CLASS U.S. MAIL**

JKM Impact Wildlight LLC  
10175 Fortune Pkwy Ste 501  
Jacksonville, FL 32256  
PARCEL ID: 44-2N-27-1000-00TB-0010

RE: East Nassau Stewardship District  
FY 2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Florida law, the East Nassau Stewardship District ("**District**") will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), and (ii) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget as follows:

DATE: August 21, 2025  
TIME: 10:30 a.m.  
LOCATION: Fernandina Beach Municipal Airport  
700 Airport Road  
Fernandina Beach, Florida 32034

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2026 is set forth in **Exhibit A** attached hereto. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("**District Manager's Office**"). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

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Sincerely,



Ernesto Torres  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments – FY 2026**

1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **\$1,675,968** in gross revenue.
2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, “EAU/ERU”) basis for platted lots.
3. **Schedule of O&M Assessments:**

**O&M SRF Assessments**

Land Use	Total # of Units/ Sq. Ft./Acres	EAU Factor per Unit/1,000 Sq. Ft./Acre	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
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Wellness Center/Private School	28 Acres	5.88	\$2,601.11
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August 1, 2025

**VIA FIRST CLASS U.S. MAIL**

Low Country Land Trust  
1 Sleiman Pkwy Ste 270  
Jacksonville, FL 32216  
PARCEL ID: 44-2N-27-0000-0001-0410

RE: East Nassau Stewardship District  
FY 2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Florida law, the East Nassau Stewardship District ("**District**") will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), and (ii) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget as follows:

DATE: August 21, 2025  
TIME: 10:30 a.m.  
LOCATION: Fernandina Beach Municipal Airport  
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Fernandina Beach, Florida 32034

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August 1, 2025

**VIA FIRST CLASS U.S. MAIL**

Prd Real Estate 2 LLC  
11995 El Camino Real  
San Diego, CA 92130  
PARCEL ID: 44-2N-27-1000-00TD-0030

RE: East Nassau Stewardship District  
FY 2026 Budget and O&M Assessments

Dear Property Owner:

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August 1, 2025

**VIA FIRST CLASS U.S. MAIL**

Ras Wildlight Owner LLC  
6001 Broken Sound Pkwy Ste 360  
Boca Raton, FL 33487  
PARCEL ID: 44-2N-27-1000-00TA-0000

RE: East Nassau Stewardship District  
FY 2026 Budget and O&M Assessments

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August 1, 2025

**VIA FIRST CLASS U.S. MAIL**

Shands Jacksonville Foundation  
309 N Water St Ste 500  
Milwaukee, WI 53202  
PARCEL ID: 44-2N-27-1002-00P1-0040

RE: East Nassau Stewardship District  
FY 2026 Budget and O&M Assessments

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Commercial	546,652 Sq. Ft.	1.45	\$641.43
Wellness Center/Private School	28 Acres	5.88	\$2,601.11
SF 30'	26	0.62	\$274.27
SF 45'	70	0.87	\$384.86
SF 55'	151	1.00	\$442.37
SF 70'	72	1.28	\$566.23
Apartment	279	0.52	\$230.03
MF 33'	179	0.69	\$305.23
SF 40'	162	0.91	\$402.55
SF 50'	276	1.00	\$442.37
SF 65'	112	1.20	\$530.84
MF Assisted Living	205	0.69	\$305.23
MF Attached	300	0.63	\$278.69
MF Detached	250	0.63	\$278.69
Retail	20,000 Sq. Ft.	1.55	\$471.54

*\*includes collection costs and early payment discounts*

Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

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**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**  
**THIS IS NOT A BILL – DO NOT PAY**

August 1, 2025

**VIA FIRST CLASS U.S. MAIL**

SS Storage LLC  
2963 Dupont Ave Ste 2  
Jacksonville, FL 32217  
PARCEL ID: 06-2N-27-0000-0001-0040

RE: East Nassau Stewardship District  
FY 2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Florida law, the East Nassau Stewardship District ("**District**") will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), and (ii) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget as follows:

DATE: August 21, 2025  
TIME: 10:30 a.m.  
LOCATION: Fernandina Beach Municipal Airport  
700 Airport Road  
Fernandina Beach, Florida 32034

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2026 is set forth in **Exhibit A** attached hereto. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("**District Manager's Office**"). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

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Sincerely,



Ernesto Torres  
District Manager

**EXHIBIT A**  
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1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **\$1,675,968** in gross revenue.
2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, “EAU/ERU”) basis for platted lots.
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August 1, 2025

**VIA FIRST CLASS U.S. MAIL**

University of Florida Jacksonville Phys Inc  
653 W Eight Street  
Jacksonville, FL 32209  
Parcel ID: 44-2N-27-0000-0001-0390

RE: East Nassau Stewardship District  
FY 2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Florida law, the East Nassau Stewardship District ("**District**") will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), and (ii) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget as follows:

DATE: August 21, 2025  
TIME: 10:30 a.m.  
LOCATION: Fernandina Beach Municipal Airport  
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August 1, 2025

**VIA FIRST CLASS U.S. MAIL**

Wawa Florida LLC  
7022 TPC Drive Ste 200  
Orlando, FL 32822  
Parcel ID: 44-2N-27-1000-00TC-0010

RE: East Nassau Stewardship District  
FY 2026 Budget and O&M Assessments

Dear Property Owner:

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DATE: August 21, 2025  
TIME: 10:30 a.m.  
LOCATION: Fernandina Beach Municipal Airport  
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**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**  
**THIS IS NOT A BILL – DO NOT PAY**

August 1, 2025

**VIA FIRST CLASS U.S. MAIL**

WTC North SBRC LLC  
2963 Dupont Avenue STE 2  
Jacksonville, FL 32217  
Parcel ID's: 44-2N-27-1000-00TD-0010, 44-2N-27-1000-00TD-0020, 44-2N-27-1000-00TD-0040,  
44-2N-27-1000-00TD-0050

RE: East Nassau Stewardship District  
FY 2026 Budget and O&M Assessments

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August 1, 2025

**VIA FIRST CLASS U.S. MAIL**

YULEE INDUSTRIAL LAND 1 LLC

5170 PEACHTREE ROAD BLDG 100 STE 400

Atlanta, GA 30341

Parcel ID's: 50-3N-27-1006-000B-0000, 50-3N-27-1006-000A-0000, 50-3N-27-1006-000C-0010,  
50-3N-27-1006-000C-0000

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Fernandina Beach, Florida 32034

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2026 is set forth in **Exhibit A** attached hereto. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("**District Manager's Office**"). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

All affected property owners have the right to appear and comment at the public hearings and meeting and may file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the District's Board of Supervisors with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sincerely,



Ernesto Torres  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments – FY 2026**

1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **\$1,675,968** in gross revenue.
2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, “EAU/ERU”) basis for platted lots.
3. **Schedule of O&M Assessments:**

**O&M SRF Assessments**

Land Use	Total # of Units/ Sq. Ft./Acres	EAU Factor per Unit/1,000 Sq. Ft./Acre	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Commercial	546,652 Sq. Ft.	1.45	\$641.43
Wellness Center/Private School	28 Acres	5.88	\$2,601.11
SF 30'	26	0.62	\$274.27
SF 45'	70	0.87	\$384.86
SF 55'	151	1.00	\$442.37
SF 70'	72	1.28	\$566.23
Apartment	279	0.52	\$230.03
MF 33'	179	0.69	\$305.23
SF 40'	162	0.91	\$402.55
SF 50'	276	1.00	\$442.37
SF 65'	112	1.20	\$530.84
MF Assisted Living	205	0.69	\$305.23
MF Attached	300	0.63	\$278.69
MF Detached	250	0.63	\$278.69
Retail	20,000 Sq. Ft.	1.55	\$471.54

*\*includes collection costs and early payment discounts*

Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Collection.** By operation of law, each year’s O&M Assessment constitutes a lien against the property levied on, just as do each year’s property taxes. For FY 2026, the District intends to have the Nassau County (“County”) Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. For delinquent assessments initially billed directly by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s County tax bill. **IT IS IMPORTANT TO PAY YOUR O&M ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE OR, FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

**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**  
**THIS IS NOT A BILL – DO NOT PAY**

August 1, 2025

**VIA FIRST CLASS U.S. MAIL**

XXX

XXX

XXX

PARCEL ID: \_\_\_\_\_

RE: East Nassau Stewardship District  
FY 2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Florida law, the East Nassau Stewardship District ("**District**") will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), and (ii) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget as follows:

DATE: August 21, 2025  
TIME: 10:30 a.m.  
LOCATION: Fernandina Beach Municipal Airport  
700 Airport Road  
Fernandina Beach, Florida 32034

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2026 is set forth in **Exhibit A** attached hereto. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("**District Manager's Office**"). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

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Sincerely,



Ernesto Torres  
District Manager

**EXHIBIT A**  
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2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, “**EAU/ERU**”) basis for platted lots. Your property is classified as a [Unit type].
3. **Schedule of O&M Assessments:**

**O&M SRF Assessments**

Land Use	Total # of Units/ Sq. Ft./Acres	EAU Factor per Unit/1,000 Sq. Ft./Acre	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
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SF 40'	162	0.91	\$402.55
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SF 65'	112	1.20	\$530.84
MF Assisted Living	205	0.69	\$305.23
MF Attached	300	0.63	\$278.69
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Parcel ID	Owner	Adress	City	State	Zip
44-2N-27-1003-0039-0000	ABUEG RALPH E B & KATRINA ELIZABETH	95113 LOCK ST	FERNANDINA BEACH	FL	32034
44-2N-27-1003-0185-0000	ACIEGO JON H & ELIZABETH G	350 SAW PALMETTO ST	YULEE	FL	32097
50-3N-27-1004-0109-0000	ADAMS JOHN EARL & SUSAN UNKLE	392 DEL WEBB PARKWAY	YULEE	FL	32097
50-3N-27-1004-0071-0000	ALEXANDER BRENDA	391 JUBILEE CIR	YULEE	FL	32097
50-3N-27-1004-0351-0000	ALIKONIS JOANNA	745 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0091-0000	ALLEN CHERYL P & WILLIAM N	671 JUBILEE CIRCLE	YULEE	FL	32097
44-2N-27-1007-0005-0000	ALVARADO ALEXES MOREIRA	608 HAWTHORN PARK CIRCLE	YULEE	FL	32097
44-2N-27-1003-0108-0000	ALVERSON SAMUEL KENNEDY	245 SPARTINA LN	YULEE	FL	32097
44-2N-27-1007-0008-0000	AMMAR SARAH MARIE	584 HAWTHORN PARK CIR	YULEE	FL	32097
50-3N-27-1004-0206-0000	ANDERSON FAMILY TRUST	208 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0052-0000	ANDERSON MARIA MARTINA	404 JUBILEE CIR	YULEE	FL	32097
50-3N-27-1004-0228-0000	ANDERSON TIMOTHY MARSHALL & JULIE DORIS	370 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1007-0014-0000	ANDRADE ALEXANDRA RUIZ	490 HAWTHORN PARK CIR	YULEE	FL	32097
44-2N-27-1007-0041-0000	ANDRADE FREDDY	228 HAWTHORN PARK CIR	YULEE	FL	32097
44-2N-27-1003-0094-0000	ANGLIN LINDSEY C & MATTHEW M	180 SAWGRASS DR	YULEE	FL	32097
50-3N-27-1004-0048-0000	ANTHONY GERALD J & JANET L TRUST	444 JUBILEE CIRCLE	YULEE	FL	32097
44-2N-27-1003-0235-0000	APONTE ROSEMARY & RAYMOND F	333 MUHLY GRASS STREET	YULEE	FL	32097
50-3N-27-1004-0179-0000	ARCHAMBAULT FAMILY REVOCABLE TRUST	115 COVETED PLACE	YULEE	FL	32097
44-2N-27-1000-0062-0000	ARMSTRONG MICHAEL S & KAREN	215 MORNING RAY WAY	YULEE	FL	32097
44-2N-27-1000-0078-0000	ARNDT MATTHEW D & MARGARET C	238 PONDER CIRCLE	YULEE	FL	32097
50-3N-27-1004-0095-0000	ARNOLD HARRY SCOTT & KELENE A LONG L/E	249 KISMET PLAZA	YULEE	FL	32097
44-2N-27-1003-0218-0000	ARNOLD LIVING TRUST	386 MUHLY GRASS ST	YULEE	FL	32097
50-3N-27-1004-0180-0000	ARROYO ROBERT W	107 COVETED PLACE	YULEE	FL	32097
44-2N-27-1003-0199-0000	ARYEETEV RUSSELL	318 SHORTLEAF LANE	YULEE	FL	32097
44-2N-27-1000-0050-0000	ASCHENBRENNER ELLA KRISTINE	130 HIGHLAND OAKS CT N	ST MARYS	GA	31558
44-2N-27-1003-0048-0000	AUGUSTIN JEAN ERNST	483 BLUE DAZE STREET	YULEE	FL	32097
50-3N-27-1004-0295-0000	AUSTBO KIM & KATRINA	476 TRANQUIL TRAIL CIR	YULEE	FL	32097
50-3N-27-1004-0143-0000	BACHELLER KEVIN & GINGER ANN	728 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0017-0000	BAGLIO BENEDICT & LINDA L	165 EUREKA COURT	YULEE	FL	32097
44-2N-27-1003-0096-0000	BAKER ANDREW T & EMILY W	164 SAWGRASS DR	YULEE	FL	32097
44-2N-27-1003-0162-0000	BAKER ELAINE	335 SAWGRASS DR	YULEE	FL	32097
44-2N-27-1007-0039-0000	BARBOSA IAN GERMOGLIO	244 HAWTHORN PARK CIR	YULEE	FL	32097
44-2N-27-1003-0175-0000	BARDALES MARIA D P & IGOR IVAN	300 SAW PALMETTO STREET	YULEE	FL	32097
44-2N-27-1000-0056-0000	BARKER RYAN & CHANLI ALEXIS	220 MORNING RAY WAY	YULEE	FL	32097
44-2N-27-1000-0066-0000	BARNACK NICOLA LYN	233 FLOCO AVE	YULEE	FL	32097
50-3N-27-1007-0010-0000	BARTON WILLIAM PETER LIVING TRUST	352 ECLIPTIC LOOP	YULEE	FL	32097
50-3N-27-1004-0168-0000	BAUM BERNARD REVOCABLE TRUST	219 COVETED PLACE	YULEE	FL	32097
44-2N-27-1003-0143-0000	BAZILL MARK & AMY	445 SLASH PINE PLACE	YULEE	FL	32097
44-2N-27-1000-0059-0000	BEACH JAMES E JR & RACHEL J	245 MORNING RAY WAY	YULEE	FL	32097
44-2N-27-1003-0137-0000	BEAN SIKETHA RENEE	411 SLASH PINE PL	YULEE	FL	32097
50-3N-27-1004-0299-0000	BEEBE SHELLEY LYNN & MICHAEL CHARLES	436 TRANQUIL TRAIL CIRCLE	YULEE	FL	32097
50-3N-27-1004-0152-0000	BELKONEN ALAN & SANDRA A	808 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0054-0000	BELL NICHOLAS J & MELISSA STURNEY	531 BLUE DAZE ST	YULEE	FL	32097
44-2N-27-1003-0202-0000	BELL VENTAVIOUS DEONTE & BIANCA ROCHELLE	300 SHORTLEAF LN	YULEE	FL	32097
50-3N-27-1004-0151-0000	BELLAIR PETER JOSEPH & JANET M	800 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0328-0000	BELLEY ERIC G	213 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1000-0016-0000	BENDIK ROBERT	263 DAYDREAM AVENUE	YULEE	FL	32257
50-3N-27-1004-0088-0000	BENDIXEN JAMES JOSEPH	348 S FLETCHER AVE A	FERNANDINA BEACH	FL	32034
50-3N-27-1004-0253-0000	BERTOLINI JAMES	437 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1007-0068-0000	BIELEK KEVIN	267 PLUM ORCHARD LANE	YULEE	FL	32097
44-2N-27-1003-0125-0000	BIGMAN ELLIOT S & MARY J	336 SAWGRASS DRIVE	YULEE	FL	32097
44-2N-27-1003-0223-0000	BISHOP KYLE K	389 MUHLY GRADD STREET	YULEE	FL	32097
44-2N-27-1003-0133-0000	BISHOP STEVEN	288 SAWGRASS DR	YULEE	FL	32097
44-2N-27-1000-0046-0000	BITTENBENDER TREVOR LEE & ASHLEY	245 JULEP STREET	YULEE	FL	32097
44-2N-27-1003-0186-0000	BLACK CHARLES &	358 SAW PALMETTO ST	YULEE	FL	32097
50-3N-27-1004-0128-0000	BLACK ROBERT HENRY JR	233 ETHEREAL SQUARE	YULEE	FL	32097
44-2N-27-1003-0241-0000	BLANDINO PETER JR & CHRISTINE DORTA	318 SALT MEADOW LOOP	YULEE	FL	32097
50-3N-27-1004-0021-0000	BLANKENSHIP ROBERT E & CYNTHIA R	676 JUBILEE CIRCLE	YULEE	FL	32097
44-2N-27-1003-0077-0000	BLANTON DARRELL G & SHARON H	255 SAWGRASS DRIVE	YULEE	FL	32097
44-2N-27-1007-0021-0000	BLAS HEATHER LEE & SHAWN RICHARD	434 HAWTHORN PARK CIR	YULEE	FL	32097
44-2N-27-1007-0043-0000	BLOUIN SOPHIA R	516 STILLWATER LANE	YULEE	FL	32097
44-2N-27-1003-0001-0000	BOERUM CHRISTOPHER MARK	109 REDBUD LANE	YULEE	FL	32097
44-2N-27-1003-0234-0000	BOGGS SANDRA K & JAMES A	339 MUHLY GRASS STREET	YULEE	FL	32097
44-2N-27-1000-0030-0000	BORGES CHRISTOPHER A	205 DAYDREAM AVENUE	YULEE	FL	32097
44-2N-27-1000-0080-0000	BOSWELL JONATHAN A & BOSWELL CRYSTAL A	230 PONDER CIRCLE	YULEE	FL	32097
44-2N-27-1003-0119-0000	BOUDREAUX LABARRON JAMES	363 SWEETGUM ST	YULEE	FL	32097
50-3N-27-1004-0259-0000	BOWEN DARELL WAYNE & SHERRY L	333 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0157-0000	BRACKETT SCOTT D & PAMELA Y LIVING TRUST	410 SLASH PINE PL	YULEE	FL	32097
44-2N-27-1003-0088-0000	BRADFIELD PATRICK A & YONG S	632 PALMETTO PLACE	YULEE	FL	32097
44-2N-27-1000-0010-0000	BRADLEY CHRISTINA & DENNIS JR	266 DAYDREAM AVE	YULEE	FL	32097
44-2N-27-1003-0114-0000	BRADLEY JIMMIE B & MARY G	323 SWEETGUM ST	YULEE	FL	32097
50-3N-27-1004-0234-0000	BRANDT NANCY ANN	418 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0272-0000	BRASHIER JERRY WADE	353 TRANQUIL TRAIL CIR	YULEE	FL	32097
44-2N-27-1000-0036-0000	BRAY PATRICK & CAITLIN T	240 WILDLIGHT AVE	YULEE	FL	32097
50-3N-27-1004-0103-0000	BREY KAREN CLAY & KEVIN YORK	344 DEL WEBB PARKWAY	YULEE	FL	32097
44-2N-27-1003-0169-0000	BRIDGEMAN CHRIS T & PATRICIA A	318 MUHLY GRASS STREET	YULEE	FL	32097
44-2N-27-1003-0118-0000	BRIDGES MICHAEL ANTHONY	355 SWEETGUM STREET	YULEE	FL	32097
50-3N-27-1004-0243-0000	BROPHY FAMILY TRUST	490 CONTINUUM LOOP	YULEE	FL	32097

50-3N-27-1004-0347-0000	BROSTOWITZ MARK ANDREW & SUZAN JEAN	473 TRANQUIL TRAIL CIRCLE	YULEE	FL	32097
44-2N-27-1007-0017-0000	BROWN ANTHONY CASMIRO & ELIZABETH QUIMADA	466 HAWTHORN PARK CIR	YULEE	FL	32097
50-3N-27-1004-0029-0000	BROWN DEBORAH	604 JUBILEE CIR	YULEE	FL	32097
44-2N-27-1007-0074-0000	BROWN JOANNA ALVAREZ & JUSTIN	219 PLUM ORCHARD LN	YULEE	FL	32097
44-2N-27-1003-0209-0000	BROWN JOSHUA C & REBECCA	365 SAW PALMETTO ST	YULEE	FL	32097
44-2N-27-1007-0022-0000	BROWN RONALD & JUDITH ANN	426 HAWTHORN PARK CIR	YULEE	FL	32097
50-3N-27-1004-0094-0000	BRUCKNER HOWARD L & CONSUELO	246 KISMET PLAZA	YULEE	FL	32097
50-3N-27-1004-0035-0000	BUCHANAN ELDRIDGE WALDO JR ET AL	556 JUBILEE CIR	YULEE	FL	32097
44-2N-27-1003-0238-0000	BUCKALEW RYAN O & ANDREA M	300 SALT MEADOW LOOP	YULEE	FL	32097
44-2N-27-1000-0013-0000	BUNNEWITH DENISE P LVG TRUST	275 DAYDREAM AVE	YULEE	FL	32097
50-3N-27-1004-0090-0000	BURGESS KEVIN EUGENE	663 JUBILEE CIRCLE	YULEE	FL	32097
44-2N-27-1003-0035-0000	BURKE MARTIN X & STEPHANIE CAROLYN	2722 INVERNESS DR	CARLSBAD	CA	92010
50-3N-27-1004-0123-0000	BUSHNELL ELLEN GRIEB & DAVID S	562 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0214-0000	BUTLER KELLY E	372 MUHLY GRASS STREET	YULEE	FL	32097
44-2N-27-1000-0064-0000	CALINGO HOLLY JO & NOAH	225 FLOCO AVE	YULEE	FL	32097
44-2N-27-1003-0098-0000	CAMPBELL AMBER J	148 SAWGRASS DR	YULEE	FL	32097
44-2N-27-1007-0016-0000	CAMPBELL WILLIAM NEAL IV & TARA L	474 HAWTHORN PARK CIR	YULEE	FL	32097
44-2N-27-1007-0029-0000	CAMPESE MATTHEW J	370 HAWTHORN PARK CIR	YULEE	FL	32097
50-3N-27-1004-0361-0000	CANTER ROBERT & LORI LIVING TRUST	150 COVETED PLACE	YULEE	FL	32097
44-2N-27-1003-0113-0000	CANTU JOSEPH E JR & JENNIFER MARIE	315 SWEETGUM STREET	YULEE	FL	32097
50-3N-27-1004-0060-0000	CAPOBIANCO ANTHONY	340 JUBILEE CIR	YULEE	FL	32097
44-2N-27-1000-0026-0000	CAPRIOLA MAGGIE W	221 DAYDREAM AVENUE	YULEE	FL	32097
44-2N-27-1003-0183-0000	CARLSON KEVIN & SHANNON	336 SAW PALMETTO STREET	YULEE	FL	32097
50-3N-27-1004-0024-0000	CARLUCCI JOSEPH A LIVING TRST	652 JUBILEE CIRCLE	YULEE	FL	32097
50-3N-27-1004-0130-0000	CARNEY REVOCABLE TRUST	244 ETHERAL SQUARE	YULEE	FL	32097
44-2N-27-1003-0229-0000	CARPENTER JARED	365 MUHLY GRASS ST	YULEE	FL	32097
44-2N-27-1003-0019-0000	CAVE JOSHUAH VAUGHN & BRENDA CHRISTINE	591 BUTTONWOOD LOOP	YULEE	FL	32097
44-2N-27-1003-0047-0000	CESSNA JUSTIN HOLLIS	475 BLUE DAZE STREET	YULEE	FL	32097
44-2N-27-1003-0115-0000	CHAFIN JOHN STEVEN & JENNIFER APRIL	331 SWEETGUM STREET	YULEE	FL	32097
50-3N-27-1004-0211-0000	CHAPLINSKI JOSEPH & CAROL L/E	630 WITTY BANTER CT	YULEE	FL	32097
44-2N-27-1003-0104-0000	CHEESE CHARLES ENTERTAINMENT	213 SPARTINA LANE	YULEE	FL	32097
44-2N-27-1003-0173-0000	CHEN JIANQING	340 MUHLY GRASS STREET	YULEE	FL	32097
50-3N-27-1004-0107-0000	CIALDELLA JOSEPH	376 DEL WEBB PKWY	YULEE	FL	32097
44-2N-27-1003-0236-0000	ALEXANDER BRYSON M &	315 MUHLY GRASS STREET	YULEE	FL	32097
44-2N-27-1003-0105-0000	COCHIUS LEWIS &	221 SPARTINA LN	YULEE	FL	32097
44-2N-27-1000-0079-0000	COL STEPHEN & JULIANA	234 PONDER CIR	YULEE	FL	32097
44-2N-27-1003-0196-0000	COLLINS JOSHUA D & HALEY LYNN	336 SHORTLEAF LANE	YULEE	FL	32097
50-3N-27-1004-0027-0000	CONE JUANITA GWENDOLYN	620 JUBILEE CIRCLE	YULEE	FL	32097
50-3N-27-1004-0268-0000	CONE LESLIE ANN	730 COOL BREEZE WAY	YULEE	FL	32097
44-2N-27-1007-0064-0000	CONNER AVIERRE & TAYLOR	254 PLUM ORCHARD LANE	YULEE	FL	32097
44-2N-27-1003-0082-0000	CONNORS JOHN J & KAYLIN MAE	266 SAWGRASS DR	YULEE	FL	32097
44-2N-27-1000-0024-0000	CONTOIS JOSEPH ELLIOTT & HANNAH RAE	4023 BAY HAWK CT	JACKSONVILLE	FL	32220
44-2N-27-1000-0001-0000	CONWELL TYLER & LARZ	216 DAYDREAM AVE	YULEE	FL	32097
44-2N-27-1003-0117-0000	COOPER ALEXANDREA	347 SWEETGUM ST	YULEE	FL	32097
44-2N-27-1003-0212-0000	COOPER DEV N RAY	264 MUHLY GRASS STREET	YULEE	FL	32097
50-3N-27-1007-0034-0000	CORDOVI LUCILA ZORRILLA	325 ECLIPTIC LOOP	YULEE	FL	32097
44-2N-27-1007-0010-0000	CORDOVI MELISSA	522 HAWTHORN PARK CIRCLE	YULEE	FL	32097
50-3N-27-1004-0043-0000	COSTA MARGARET MITCHELL & JOSEPH JR	484 JUBILEE CIRCLE	YULEE	FL	32097
50-3N-27-1004-0159-0000	CRAIG ROBERT K & SHARON K	190 COVETED PLACE	YULEE	FL	32097
44-2N-27-1003-0177-0000	CRISS CONARD SCOTT & JAN MARIE	310 SAW PALMETTO STREET	YULEE	FL	32097
44-2N-27-1007-0042-0000	CROUSE JACKSON ANDREW	220 HAWTHORN PARK CIR	YULEE	FL	32097
44-2N-27-1003-0031-0000	CROWE ERIN E & MICHAEL W	374 SWEETGUM ST	YULEE	FL	32097
44-2N-27-1000-0041-0000	CRUBAUGH JULIE F	225 DOG TROT ST	YULEE	FL	32097
44-2N-27-1003-0151-0000	CURTIN JOHN A & SAYURI T	458 SLASH PINE PLACE	YULEE	FL	32097
44-2N-27-1003-0228-0000	DACOSTA JOHN	369 MUHLY GRASS STREET	YULEE	FL	32097
50-3N-27-1004-0165-0000	D'ALESSIO PAUL G & MARIE A	238 COVETED PL	YULEE	FL	32097
50-3N-27-1004-0051-0000	DAMON NANCY JOYCE LIVING TRUST	420 JUBILEE CIR	YULEE	FL	32097
44-2N-27-1003-0213-0000	DANGERFIELD MARIA	368 MUHLY GRASS STREET	YULEE	FL	32097
44-2N-27-1007-0060-0000	DANIEL ISAIAH JEREMIAH	222 PLUM ORCHARD LANE	YULEE	FL	32097
50-3N-27-1004-0147-0000	DANNEMANN FAMILY TRUST	768 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0156-0000	DAVIES SHARON KAY	840 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0127-0000	DAVIS DAVID & JAMZEE	324 SAWGRASS DR	YULEE	FL	32097
50-3N-27-1004-0104-0000	DAVIS FAMILY LIVING TRUST	352 DEL WEBB PARKWAY	YULEE	FL	32097
44-2N-27-1000-0025-0000	DAVIS JOSHUA C & AMBER R	227 DAYDREAM AVE	YULEE	FL	32097
44-2N-27-1000-0040-0000	DAVIS MICHAEL LEE & CARLA PRESCOTT	235 DOG TROT ST	YULEE	FL	32097
50-3N-27-1004-0362-0000	DAVIS SYLVIA HOWARD & JOHNNY LEE	142 COVETED PLACE	YULEE	FL	32097
50-3N-27-1004-0178-0000	DAVY CONNIE & CHARLES A IV	123 COVETED PL	YULEE	FL	32097
50-3N-27-1004-0149-0000	DEAM JIM MICHAEL & DEBORAH CHANDLER	784 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0225-0000	DEAN-GRAVELY TRUST	346 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0075-0000	DELANO WILLIAM D & LAURIE E	266 UBIQUITY WAY	YULEE	FL	32097
50-3N-27-1004-0146-0000	DELVO KEN & LAEL	760 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0099-0000	DEVINE JAMES & ELAYNE DEMETREON LIVING TRUST	312 DEL WEBB PARKWAY	YULEE	FL	32097
50-3N-27-1004-0247-0000	DEWALT BRUCE	509 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0296-0000	DIBATTISTA JILL LOUISE & MARTIN LOUIS	3958 STETSON CIR	SYRACUSE	NY	13215
50-3N-27-1004-0226-0000	DICKSTEIN RICHARD J	354 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0027-0000	DIFILIPPI MARY A	22 MAX DRIVE APT 4A	MORRISTOWN	NJ	7960
44-2N-27-1003-0028-0000	DOGAR NAEEM & ADEN IQBAL	1101 CALEDULA TRL	GEORGETOWN	TX	78628
44-2N-27-1000-0081-0000	DOOLIN-JUNCO SHANE M & MARY-KATHERINE	226 PONDER CIR	YULEE	FL	32097
44-2N-27-1003-0074-0000	DORSTEN MATTHEW JAMES & BRENNAY JOY	231 SAWGRASS DR	YULEE	FL	32097

44-2N-27-1000-0008-0000	DOSTIE HOMES LLC	9301 OLD KINGS RD S	JACKSONVILLE	FL	32257
44-2N-27-1000-0034-0000	DOSTIE HOMES LLC	9301 OLD KINGS RD S	JACKSONVILLE	FL	32257
44-2N-27-1000-0035-0000	DOSTIE HOMES LLC	9301 OLD KINGS RD S	JACKSONVILLE	FL	32257
50-3N-27-1004-0054-0000	DOWNING DONALD A & MARY JANICE	388 JUBILEE CICLE	YULEE	FL	32097
44-2N-27-1007-0026-0000	DRABICK ZACHARY & ASHLEY	394 HAWTHORN PARK CIR	YULEE	FL	32097
44-2N-27-1003-0033-0000	DRAUGHN JUSTIN LANE & MAGEN A	358 SWEETGUM ST	YULEE	FL	32097
44-2N-27-1000-0054-0000	DROST GUY M JR	240 MORNING RAY WAY	YULEE	FL	32097
50-3N-27-1004-0125-0000	DUBAS CHARLES GERARD SR & JANE ANN	209 ETHEREAL SQUARE	YULEE	FL	32097
44-2N-27-1007-0011-0000	DUBOIS TRISTAN AVERY	514 HAWTHORN PARK CIR	YULEE	FL	32097
44-2N-27-1003-0227-0000	DUFF DOMENIQUE	373 MUHLY GRASS ST	YULEE	FL	32097
44-2N-27-1003-0021-0000	DUFRESNE JONATHAN LOUIS &	575 BUTTONWOOD LOOP	YULEE	FL	32097
44-2N-27-1000-0070-0000	DUGAN NATHAN J & KATHARINE L	246 FLOCO AVE	YULEE	FL	32097
50-3N-27-1007-0006-0000	DUGGAN BRIAN P & MARYANNE L	62 GRAY FOX RD	EFFINGHAM	NH	3882
44-2N-27-1007-0032-0000	DUNHAM DEREK ROBERT & NAOMI BIANCO	314 HAWTHORN PARK CIR	YULEE	FL	32097
44-2N-27-1000-0017-0000	DUNN MATTHEW CHARLES	259 DAYDREAM AVENUE	YULEE	FL	32097
44-2N-27-1003-0193-0000	DUPUIS MATTHEW	390 SAW PALMETTO ST	YULEE	FL	32097
50-3N-27-1004-0256-0000	DWYER JOSEPH FRANCIS	375 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0026-0000	EASON MARSHA L &	628 JUBILEE CIRCLE	YULEE	FL	32097
50-3N-27-1004-0277-0000	EBERLE ROY	313 TRANQUIL TRAIL CIRCLE	YULEE	FL	32097
50-3N-27-1004-0106-0000	ECHARD FAMILY LIVING TRUST	368 DEL WEBB PARKWAY	YULEE	FL	32097
50-3N-27-1004-0081-0000	EICHNER PATRICIA THERESA	511 JUBILEE CIRCLE	YULEE	FL	32097
50-3N-27-1004-0148-0000	EIDE JAN TUMER & GERALD TUMER	776 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0353-0000	ELLISON DEBORAH	2112 SOUTH CYPRESS BEND DR UNIT 203	POMPAÑO BEACH	FL	32069
50-3N-27-1004-0058-0000	ENGELBRECHT LIVING TRUST	356 JUBILEE CIR	YULEE	FL	32097
50-3N-27-1004-0241-0000	ENGELHART FERDINAND KARL & RUTHANNE TRUST	474 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0110-0000	ESCOBEDO JANET	400 DEL WEBB PARKWAY	YULEE	FL	32097
50-3N-27-1004-0202-0000	EVERETT CHRISTY & CELESTE L/E	176 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0062-0000	EVERETT MARY ELLEN L/E	324 JUBILEE CIR	YULEE	FL	32097
50-3N-27-1004-0314-0000	FAFARD BRUCE J & EUGENIA M	318 TRANQUIL TRAIL CIR	YULEE	FL	32097
50-3N-27-1004-0070-0000	FECHO CLAUDIA J & ROBERT A	383 JUBILEE CIR	YULEE	FL	32097
44-2N-27-1007-0038-0000	FERONE SHAELA & DOUGLAS	252 HAWTHORN PARK CIR	YULEE	FL	32097
44-2N-27-1003-0156-0000	FIELDS MATTHEW & MARGARET	420 SLASH PINE PL	YULEE	FL	32097
44-2N-27-1000-0022-0000	FINK RAYMOND P & MARIBETH	239 DAYDREAM AVE	YULEE	FL	32097
50-3N-27-1007-0001-0000	FISHER KAREN E	432 ECLIPTIC LOOP	YULEE	FL	32097
50-3N-27-1004-0138-0000	FISHER LINDA A	688 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1000-0052-0000	FITZMAURICE SEAN & JULIA	937 SARATOGA DR	JACKSONVILLE	FL	32207
44-2N-27-1003-0097-0000	FLAHARDY TAMORA G	156 SAWGRASS LN	YULEE	FL	32097
44-2N-27-1003-0078-0000	FLEWELLING MATTHEW & PATRICIA	263 SAWGRASS DRIVE	YULEE	FL	32097
44-2N-27-1003-0085-0000	FLOYD JAMES N JR &	676 PALMETTO PLACE	YULEE	FL	32097
50-3N-27-1007-0003-0000	FLYNN DIANE MARIE LIVING TRUST	416 ECLIPTIC LOOP	YULEE	FL	32097
44-2N-27-1003-0110-0000	FORREST FAMILY REVOCABLE LIVING TRUST	261 SPARTINA LN	YULEE	FL	32097
44-2N-27-1000-0037-0000	FOX DEREK GERVASE	246 WILDLIGHT AVE	YULEE	FL	32097
44-2N-27-1000-0049-0000	FRANK CHRISTOPHER S & CAROLE A	220 JULEP ST	YULEE	FL	32097
44-2N-27-1000-0072-0000	FRANKEL STEPHEN M & STACEY LYN	238 FLOCO AVE	YULEE	FL	32097
50-3N-27-1004-0067-0000	FRAZIER DONNA KAY	359 JUBILEE CIR	YULEE	FL	32097
50-3N-27-1004-0283-0000	FRITZ PAULA	597 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0168-0000	FUDGE CARL M	312 MUHLY GRASS STREET	YULEE	FL	32097
44-2N-27-1007-0028-0000	GADDIS TIMOTHY ALLEN JR & MEGAN BLAIR	378 HAWTHORN PARK CIR	YULEE	FL	32097
50-3N-27-1007-0008-0000	GAISSERT ROBERT & HELENE	294 EAST RD	BAYPORT	NY	11705
50-3N-27-1004-0117-0000	GANDARIAS SARAH	514 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0185-0000	GARIPPA FRANCIS EDWARD	650 BEARING POINT LN	YULEE	FL	32097
50-3N-27-1004-0061-0000	GARVER SHULA VONETTE	332 JUBILEE CIR	YULEE	FL	32097
50-3N-27-1004-0137-0000	GATLING JOHN M & NAZJIA G	680 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0065-0000	GAUDIO KEVIN ANTHONY	343 JUBILEE CIRCLE	YULEE	FL	32097
44-2N-27-1007-0025-0000	GAYDAC TAYLOR CATHRYN & TYLER EDWARD	402 HAWTHORN PARK CIRCLE	YULEE	FL	32097
50-3N-27-1004-0335-0000	GEE RENEE CLAIRE & MICHAEL ALLEN	663 BEARING POINT LN	YULEE	FL	32097
50-3N-27-1004-0207-0000	GENDE MARK V & TENA I	613 WITTY BANTER CT	YULEE	FL	32097
50-3N-27-1004-0053-0000	GENTRY TERRI	396 JUBILEE CIR	YULEE	FL	32097
44-2N-27-1003-0203-0000	GIBSON STEPHEN M & PATRICIA E	85365 CHAMPLAIN DRIVE	FERNANDINA BEACH	FL	32034
44-2N-27-1000-0074-0000	GIOVANNI RACHEL	254 PONDER CIR	YULEE	FL	32097
50-3N-27-1004-0113-0000	GITTER ANDREW W & SANDRA J LIVING TRUST	424 DEL WEBB PKWY	YULEE	FL	32097
50-3N-27-1004-0032-0000	GIZZO ALICE	580 JUBILEE CIR	YULEE	FL	32097
50-3N-27-1004-0076-0000	GLENNON SUSAN MARIE & JAMES F JR	258 UBIQUITY WAY	YULEE	FL	32097
50-3N-27-1004-0232-0000	GLOTZBACH RODNEY C & DARA L	402 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0071-0000	GLOVER CHRISTOPHER &	207 SAWGRASS DRIVE	YULEE	FL	32097
44-2N-27-1003-0126-0000	GLUSKER JAMES ANDREW & VICTORIA LEE	330 SAWGRASS DRIVE	YULEE	FL	32097
50-3N-27-1007-0047-0000	GOETZ DEBORAH D LIVING TRUST	689 DEL WEBB PKWY	YULEE	FL	32097
50-3N-27-1004-0119-0000	GOLDSTEIN GERALD H DECLARATION OF TRUST	530 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1007-0006-0000	GOMEZ EMMA	PO BOX 183	YULEE	FL	32041
50-3N-27-1004-0191-0000	GONZALEZ ROBERT ANDREW & SANDRA	125 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0233-0000	GOOD CANDY A & DAVID R	410 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0252-0000	GORDON EUGENIA & BRIAN	445 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0352-0000	GRAESE LIVING TRUST	763 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0079-0000	GRAHAM ARTHUR MARK & KARLA V	479 JUBILEE CIRCLE	YULEE	FL	32097
50-3N-27-1004-0140-0000	GRANGER KENNETH L/E	704 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0014-0000	GRAVES RICHARD A & LETICIA	481 FIREBUSH LN	YULEE	FL	32097
44-2N-27-1003-0102-0000	GREEN ROBERT W	116 SAWGRASS DR	YULEE	FL	32097
50-3N-27-1004-0258-0000	GREENE HOLLY	341 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0069-0000	GREENSTREET ROBERT J & NANCY JANE	375 JUBILEE CIR	YULEE	FL	32097

44-2N-27-1003-0192-0000	GREER MARK D & ROXY R	386 SAW PALMETTO STREET	YULEE	FL	32097
44-2N-27-1000-0039-0000	GREGWARE MARIA ROUKES	245 DOG TROT ST	YULEE	FL	32097
44-2N-27-1003-0194-0000	GRIFFIN CHRISTOPHER	348 SHORTLEAF LN	YULEE	FL	32097
44-2N-27-1003-0176-0000	GRIFFIN JAMES RYAN & APRIL HUYNH	306 SAW PALMETTO ST	YULEE	FL	32097
44-2N-27-1003-0148-0000	GRIMES JOHN ALLEN & DENISE ANN	467 SLASH PINE PLACE	YULEE	FL	32097
50-3N-27-1004-0313-0000	GROGG FAMILY REVOCABLE TRUST	326 TRANQUIL TRAIL CIR	YULEE	FL	32097
44-2N-27-1003-0123-0000	GRUBE JOSEPH CLIFFORD & LORI JEAN	348 SAWGRASS DRIVE	YULEE	FL	32097
50-3N-27-1004-0059-0000	GRUCHALA JONATHAN & MARY	348 JUBILEE CIR	YULEE	FL	32097
50-3N-27-1004-0216-0000	GUARINO REVOCABLE TRUST	250 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1007-0061-0000	GUERZINI LORI ANNE	230 PLUM ORCHARD LN	YULEE	FL	32097
44-2N-27-1000-0063-0000	GUNKEL RONALD & MARJORIE T	221 FLOCO AVENUE	YULEE	FL	32097
50-3N-27-1004-0237-0000	HAGERTY BRIAN & LISA R	442 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0308-0000	HAIGHT ROBIN M	388 TRANQUIL TRAIL CIRCLE	YULEE	FL	32097
50-3N-27-1004-0132-0000	HAJDUK MIREK	228 ETHEREAL SQUARE	YULEE	FL	32097
44-2N-27-1003-0129-0000	HALBER MACIEJ STANISLAW	312 SAWGRASS DR	YULEE	FL	32097
44-2N-27-1000-0015-0000	HALL NANCY R L/E	267 DAYDREAM AVE	YULEE	FL	32097
44-2N-27-1003-0232-0000	HALL TORIVYO LASAWN	351 MUHLY GRASS STREET	YULEE	FL	32097
50-3N-27-1008-0001-0000	HAMLET AT WILDLIGHT LLC	1921 GALLOWES RD STE 700	VIENNA	VA	22182
50-3N-27-1008-0002-0000	HAMLET AT WILDLIGHT LLC	1921 GALLOWES RD STE 700	VIENNA	VA	22182
50-3N-27-1008-0003-0000	HAMLET AT WILDLIGHT LLC	1921 GALLOWES RD STE 700	VIENNA	VA	22182
50-3N-27-1008-0004-0000	HAMLET AT WILDLIGHT LLC	1921 GALLOWES RD STE 700	VIENNA	VA	22182
50-3N-27-1008-0005-0000	HAMLET AT WILDLIGHT LLC	1921 GALLOWES RD STE 700	VIENNA	VA	22182
50-3N-27-1008-0006-0000	HAMLET AT WILDLIGHT LLC	1921 GALLOWES RD STE 700	VIENNA	VA	22182
50-3N-27-1008-0007-0000	HAMLET AT WILDLIGHT LLC	1921 GALLOWES RD STE 700	VIENNA	VA	22182
50-3N-27-1008-0008-0000	HAMLET AT WILDLIGHT LLC	1921 GALLOWES RD STE 700	VIENNA	VA	22182
50-3N-27-1008-0009-0000	HAMLET AT WILDLIGHT LLC	1921 GALLOWES RD STE 700	VIENNA	VA	22182
50-3N-27-1008-0010-0000	HAMLET AT WILDLIGHT LLC	1921 GALLOWES RD STE 700	VIENNA	VA	22182
50-3N-27-1008-0011-0000	HAMLET AT WILDLIGHT LLC	1921 GALLOWES RD STE 700	VIENNA	VA	22182
50-3N-27-1008-0012-0000	HAMLET AT WILDLIGHT LLC	1921 GALLOWES RD STE 700	VIENNA	VA	22182
50-3N-27-1008-0013-0000	HAMLET AT WILDLIGHT LLC	1921 GALLOWES RD STE 700	VIENNA	VA	22182
50-3N-27-1008-0014-0000	HAMLET AT WILDLIGHT LLC	1921 GALLOWES RD STE 700	VIENNA	VA	22182
50-3N-27-1008-0015-0000	HAMLET AT WILDLIGHT LLC	1921 GALLOWES RD STE 700	VIENNA	VA	22182
50-3N-27-1008-0016-0000	HAMLET AT WILDLIGHT LLC	1921 GALLOWES RD STE 700	VIENNA	VA	22182
50-3N-27-1008-0017-0000	HAMLET AT WILDLIGHT LLC	1921 GALLOWES RD STE 700	VIENNA	VA	22182
50-3N-27-1008-0018-0000	HAMLET AT WILDLIGHT LLC	1921 GALLOWES RD STE 700	VIENNA	VA	22182
50-3N-27-1008-0019-0000	HAMLET AT WILDLIGHT LLC	1921 GALLOWES RD STE 700	VIENNA	VA	22182
50-3N-27-1008-0020-0000	HAMLET AT WILDLIGHT LLC	1921 GALLOWES RD STE 700	VIENNA	VA	22182
50-3N-27-1008-0021-0000	HAMLET AT WILDLIGHT LLC	1921 GALLOWES RD STE 700	VIENNA	VA	22182
50-3N-27-1008-0022-0000	HAMLET AT WILDLIGHT LLC	1921 GALLOWES RD STE 700	VIENNA	VA	22182
50-3N-27-1008-0023-0000	HAMLET AT WILDLIGHT LLC	1921 GALLOWES RD STE 700	VIENNA	VA	22182
50-3N-27-1008-0024-0000	HAMLET AT WILDLIGHT LLC	1921 GALLOWES RD STE 700	VIENNA	VA	22182
50-3N-27-1008-0025-0000	HAMLET AT WILDLIGHT LLC	1921 GALLOWES RD STE 700	VIENNA	VA	22182
50-3N-27-1008-0026-0000	HAMLET AT WILDLIGHT LLC	1921 GALLOWES RD STE 700	VIENNA	VA	22182
50-3N-27-1004-0074-0000	HANDLEY JOHN JOSEPH & EILEEN R	274 UBIQUITY WAY	YULEE	FL	32097
50-3N-27-1004-0141-0000	HANEKAMP JAMES & PATRICIA M	712 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0187-0000	HARBISON DARCIE B	157 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1000-0051-0000	HARBISON DARCIE BRAE	240 JULEP STREET	YULEE	FL	32097
44-2N-27-1000-0004-0000	HARBISON DENNIS & ROSANNE	237 FLOCO AVE	YULEE	FL	32097
44-2N-27-1000-0067-0000	HARBISON DENNIS & ROSANNE	237 FLOCO AVE	YULEE	FL	32097
50-3N-27-1004-0039-0000	HARBISON DENNIS BRUCE & ROSEANNE H	524 JUBILEE CIRCLE	YULEE	FL	32097
44-2N-27-1000-0020-0000	HARBISON RYAN P	247 DAYDREAM AV	YULEE	FL	32097
50-3N-27-1004-0332-0000	HARRELL ANITA K & KIT A	181 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0004-0000	HARRELL DONALD J & KAREN E	133 REDBUD LANE	YULEE	FL	32097
44-2N-27-1000-0044-0000	HARRIS JONATHAN R & BRITTANY M	240 DOG TROT ST	YULEE	FL	32097
50-3N-27-1004-0116-0000	HARRISON CONNOR LYNN	448 DEL WEBB PKWY	YULEE	FL	32097
44-2N-27-1003-0081-0000	HARVEY SHANE ANTHONY & MICHELENE CECILLIA	274 SAWGRASS LN	YULEE	FL	32097
50-3N-27-1004-0322-0000	HAVRILLA DAVID N	261 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1000-0071-0000	HAWASHAM NASIM & NORMA LUCIA	242 FLOCO AV	YULEE	FL	32097
50-3N-27-1004-0194-0000	HAZARD PATRICK	112 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0205-0000	HAZELWOOD BRIAN STEVEN & BRANDI MARSINO	381 SAW PALMETTO ST	YULEE	FL	32097
44-2N-27-1000-0055-0000	HEAD HORACE HILORY & JENNIFER FENNEL	230 MORNING RAY WAY	YULEE	FL	32097
44-2N-27-1003-0140-0000	HEILMAN RYAN JAMES & KAREN LYNN	429 SLASH PINE PL	YULEE	FL	32097
44-2N-27-1000-0027-0000	HELBURN MARILYN S TRUST	217 DAYDREAM AVE	YULEE	FL	32097
50-3N-27-1007-0024-0000	HELMS REBECCA	240 ECLIPTIC LOOP	YULEE	FL	32097
50-3N-27-1004-0056-0000	HELMS REBECCA IRENE	372 JUBILEE CIR	YULEE	FL	32097
50-3N-27-1004-0166-0000	HENEFELD GEORGE PAUL & KAREN J	246 COVETED PLACE	YULEE	FL	32097
44-2N-27-1003-0163-0000	HERNANDEZ CHRISTOPHER JORGE & TRICIA	339 SAWGRASS DR	YULEE	FL	32097
44-2N-27-1003-0220-0000	HERNANDEZ RAFAEL	401 MUHLY GRASS STREET	YULEE	FL	32097
50-3N-27-1004-0037-0000	HERRERA ALEXANDER DUNCAN JR	540 JUBILEE CIR	YULEE	FL	32097
44-2N-27-1000-0068-0000	HIGGINS JUSTIN A & ALEXA L	241 FLOCO AVE	YULEE	FL	32097
44-2N-27-1003-0101-0000	HILL JAMES R & LINDA A L/E	124 SAWGRASS DR	YULEE	FL	32097
44-2N-27-1003-0170-0000	HILL STEPHANIE LYNN	324 MUHLY GRASS STREET	YULEE	FL	32097
50-3N-27-1004-0262-0000	HILLIER CHRISTOPHER R	309 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0106-0000	HINCHLIFFE BENJAMIN IAN	96098 SCARLET OAKS CT	YULEE	FL	32097
44-2N-27-1000-0083-0000	HOARE DENNIS L & SUSAN K	218 PONDER CIRCLE	YULEE	FL	32097
50-3N-27-1004-0096-0000	HOBBS SANDRA KAY & STEPHEN EARL	241 KISMET PLAZA	YULEE	FL	32097
50-3N-27-1004-0364-0000	HOGAN KENNETH HARVEY & DEBRA LYNN	126 COVETED PL	YULEE	FL	32097
44-2N-27-1000-0021-0000	HOLLAND BRENDA S & DONALD HAROLD	243 DAYDREAM AVE	YULEE	FL	32097
50-3N-27-1004-0108-0000	HOLLOWAY DELOISE L	384 DEL WEBB PARKWAY	YULEE	FL	32097

50-3N-27-1004-0309-0000	HOLMES MARTHA KAY	374 TRANQUIL TRAIL CIR	YULEE	FL	32097
44-2N-27-1000-0033-0000	HOLSENBECK JASON A & CYNTHIA D	226 WILDLIGHT AVENUE	YULEE	FL	32097
50-3N-27-1004-0045-0000	HOLWELL STEPHEN LIVING TRUST	76020 WILLIAM BURGESS BLVD	YULEE	FL	32097
44-2N-27-1003-0083-0000	HOLZMAN HENRY G & LORNA ADA	250 SAWGRASS DRIVE	YULEE	FL	32097
50-3N-27-1004-0055-0000	HOULE WAYNE D	380 JUBILEE CIR	YULEE	FL	32097
44-2N-27-1003-0138-0000	HOUSE WILLIAM E JR & DONNA	417 SLASH PINE PL	YULEE	FL	32097
44-2N-27-1000-0014-0000	HUANG YU HUA	271 DAYDREAM AVE	YULEE	FL	32097
44-2N-27-1003-0095-0000	HUDGINS GREGORY ALTON & LISA A	172 SAWGRASS DR	YULEE	FL	32097
44-2N-27-1003-0029-0000	HUNT GREGORY H & JENNA M	390 SWEETGUM STREET	YULEE	FL	32097
44-2N-27-1003-0225-0000	HUNTER KIRK R & VALERIE	381 MUHLY GRASS ST	YULEE	FL	32097
50-3N-27-1004-0176-0000	HUNTSBERGER CARL KENT & TAMARA LYNN	139 COVETED PLACE	YULEE	FL	32097
44-2N-27-1003-0187-0000	IACCHETTA ANTHONY	364 SAW PALMETTO STREET	YULEE	FL	32097
44-2N-27-1007-0066-0000	IMRICH TYLER E	270 PLUM ORCHARD LN	YULEE	FL	32097
44-2N-27-1003-0135-0000	ISOLA DENISHA & JEMELL	403 SLASH PINE PL	YULEE	FL	32097
44-2N-27-1003-0200-0000	JABOUR CAYCE GRIFFIN & KARL JASON IV	312 SHORTLEAF LN	YULEE	FL	32097
44-2N-27-1003-0195-0000	JACKSON MARIE XEFTERIS & ROBERT LEE L/E	340 SHORTLEAF LN	YULEE	FL	32097
44-2N-27-1003-0038-0000	JESSEE SARA C & SCOTT MICHAEL	714 LOBLOLLY LANE	YULEE	FL	32097
44-2N-27-1003-0179-0000	JETER AGNIESZKA	318 SAW PALMETTO STREET	YULEE	FL	32097
44-2N-27-1000-0058-0000	JEWELL JONATHAN R & DESTINEE LEE	255 MORNING RAY WAY	YULEE	FL	32097
44-2N-27-1003-0086-0000	JOCHUMSEN TAYLOR R & MORGAN MIXON	668 PALMETTO PLACE	YULEE	FL	32097
50-3N-27-1004-0084-0000	JOFFE DIANE REV LVG TRUST	543 JUBILEE CIRCLE	YULEE	FL	32097
50-3N-27-1004-0063-0000	JOHNSON CHARLES R JR & KATHERINE M REVOCABLE LIVING TRUST	316 JUBILEE CIR	YULEE	FL	32097
50-3N-27-1004-0041-0000	JOHNSON LAWRENCE ALLEN	508 JUBILEE CIRCLE	YULEE	FL	32097
50-3N-27-1004-0033-0000	JOHNSON MELVYN D & BERNADETTE L	PO BOX 3181	ATTLEBORO	MA	2703
44-2N-27-1000-0009-0000	JOHNSON MICHAEL & CHRISTINE	262 DAYDREAM AVENUE	YULEE	FL	32097
44-2N-27-1003-0165-0000	JOHNSON TORI A & CURTIS MARCELLIOUS	351 SAWGRASS DRIVE	YULEE	FL	32097
44-2N-27-1003-0041-0000	JOLDERSMA LETA A	738 LOBLOLLY LANE	YULEE	FL	32097
44-2N-27-1007-0023-0000	JONES CALEB LUKAS & IDALIA LEYVA	418 HAWTHORN PARK CIR	YULEE	FL	32097
44-2N-27-1003-0005-0000	JONES DOUGLAS ANDREW ET AL	141 REDBUD LANE	YULEE	FL	32097
44-2N-27-1003-0211-0000	JORGENSEN DEREK & NICOLE	329 SAW PALMETTO STREET	YULEE	FL	32097
50-3N-27-1004-0219-0000	JURKOVICH GEORGE A JR & VANESSA R	282 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0141-0000	JUSTICE JAMES LAVERNE & SHERRIE LOU	435 SLASH PINE PL	YULEE	FL	32097
44-2N-27-1003-0017-0000	KABALEN BRUCE D & PAMELA H	417 SWEETGUM ST	YULEE	FL	32097
44-2N-27-1003-0240-0000	KALLUSCH KATHERINE E	312 SALT MEADOW LOOP	YULEE	FL	32097
44-2N-27-1003-0109-0000	KALLUSCH KATHERINE ELIZABETH	253 SPARTINA LANE	YULEE	FL	32097
44-2N-27-1003-0025-0000	KAPPARIS DENNIS DWAYNE	422 SWEETGUM STREET	YULEE	FL	32097
44-2N-27-1007-0019-0000	KASSIS JACKIE TRUST	450 HAWTHORN PARK CIRCLE	YULEE	FL	32097
44-2N-27-1000-0002-0000	KAUFMAN JEFFREY	224 DAYDREAM AVE	YULEE	FL	32097
50-3N-27-1004-0210-0000	KAYE CHARLES A & ELIZABETH S L/E	637 WITTY BANTER CT	YULEE	FL	32097
50-3N-27-1004-0124-0000	KELLEN THOMAS & KATHRYN REVOCABLE TRUST	570 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0087-0000	KELLEY NICOLE REV TRUST	639 JUBILEE CIR	YULEE	FL	32097
44-2N-27-1003-0057-0000	KELTNER HUNTER D & KAITLYN B	555 BLUE DAZE ST	YULEE	FL	32097
44-2N-27-1003-0116-0000	KEMLER JACOB	339 SWEETGUM ST	YULEE	FL	32097
50-3N-27-1004-0197-0000	KENNEDY SUSAN P REVOCABLE TRUST	136 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0114-0000	KENNEY JUDITH	432 DEL WEBB PKWY	YULEE	FL	32097
44-2N-27-1003-0058-0000	KESSLER NICHOLAS D & MEGAN D	563 BLUE DAZE ST	YULEE	FL	32097
44-2N-27-1003-0020-0000	KIMBALL WILLIAM S & NAOMI IVETTE	583 BUTTONWOOD LOOP	YULEE	FL	32097
50-3N-27-1004-0236-0000	KING SAMANTHA L & CLETIS RAY JR	434 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0324-0000	KIROUAC ROGER LEWIS & DARYLL NESBITT	245 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0093-0000	KISSMAN ROBERT	238 KISTMET PLAZA	YULEE	FL	32097
50-3N-27-1004-0193-0000	KLEIN JOEL ANTHONY & PAMELA DEE	109 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0022-0000	KLINGAMAN ROBERT S & SHANA DENA	567 BUTTONWOOD LOOP	YULEE	FL	32097
44-2N-27-1000-0069-0000	KNESE GREGORY & JUDITH	4114 ORIENT AVENUE	DOUGLASTON	NY	11363
50-3N-27-1004-0250-0000	KNIPPEL JOHN & BEVERLY	477 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0239-0000	KOSCIUSZKO COREY & MELISSA	306 SALT MEADOW LOOP	YULEE	FL	32097
50-3N-27-1004-0327-0000	KRAFT REBECCA JO & DAVID CHRISTIAN	221 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0060-0000	KRAMER HOLLY JEAN & JOSEPH	550 BLUE DAZE STREET	YULEE	FL	32097
44-2N-27-1007-0070-0000	KREGER CONNOR LYN & ALEXANDRIA GRASSO	251 PLUM ORCHARD LANE	YULEE	FL	32097
44-2N-27-1007-0013-0000	KURUVILLA PHILIP T & SUSAN P	498 HAWTHORN PARK CIRCLE	YULEE	FL	32097
44-2N-27-1003-0131-0000	LALUMANDIER JAMES ALBERT & ROSE ELIZABETH	300 SAWGRASS DR	YULEE	FL	32097
50-3N-27-1004-0153-0000	LAM TONYA	816 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1000-0003-0000	LAMB CARL E III	230 DAYDREAM AVE	YULEE	FL	32097
50-3N-27-1004-0173-0000	LANDON LISA & JAMES	163 COVETED PLACE	YULEE	FL	32097
50-3N-27-1004-0275-0000	LANGLEY FAMILY REVOCABLE LIVING TRUST	329 TRANQUIL TRAIL CIRCLE	YULEE	FL	32097
44-2N-27-1003-0198-0000	LARA TODD & VANESSA	324 SHORTLEAF LN	YULEE	FL	32097
50-3N-27-1004-0278-0000	LAWSON PEGGY LOU	557 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0013-0000	LAY GARRETT W & JASMINE E	473 FIREBUSH LN	YULEE	FL	32097
44-2N-27-1000-0011-0000	LEE DAVID DEAN & CLARA MICHELE	270 DAYDREAM AVE	YULEE	FL	32097
50-3N-27-1007-0037-0000	LEFEVER JOHN H JR & NANCY C	609 DEL WEBB PKWY	YULEE	FL	32097
50-3N-27-1004-0287-0000	LEHAN JAMES L/E	85051 WILLISTON COURT	FERNANDINA BEACH	FL	32034
44-2N-27-1003-0051-0000	LEIBERT DAVID L & LAURA C	507 BLUE DAZE ST	YULEE	FL	32034
50-3N-27-1004-0042-0000	LEIF GLEN WILLIAM & PAULA MLATNIK	492 JUBILEE CIR	YULEE	FL	32097
50-3N-27-1004-0129-0000	LEISTIKO FRED A & CONSTANCE L	241 ETHERREAL SQUARE	YULEE	FL	32097
44-2N-27-1003-0055-0000	LEMMERMAN TIMOTHY F JR & SARAH ANN BANKER	539 BLUE DAZE ST	YULEE	FL	32097
44-2N-27-1003-0174-0000	LEMON NICOLE JEAN	346 MUHLY GRADD STREET	YULEE	FL	32097
50-3N-27-1004-0280-0000	LENHART FREDERICK E & BEVERLY ANN	573 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0159-0000	LENTZ JAIME	315 SAWGRASS DRIVE	YULEE	FL	32097
50-3N-27-1004-0086-0000	LEOHNER MARY JANE	631 JUBILEE CIR	YULEE	FL	32097
44-2N-27-1003-0216-0000	LEON SILVIO G & ERICA NIGRO	378 MUHLY GRASS ST	YULEE	FL	32097

50-3N-27-1004-0249-0000	LEPPING TIMOTHY B & SUSAN IRENE	485 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0097-0000	LETHERT CHRISTOPHER M & APRIL JANE	233 KISMET PLAZA	YULEE	FL	32097
44-2N-27-1007-0073-0000	LIBERTY BRIAN & JENNIFER DIANA	227 PLUM ORCHARD LN	YULEE	FL	32097
44-2N-27-1003-0107-0000	LIBERTY DOUGLAS K & DEBRA M LIVING TRUST	1933 CENTER STREET	MARQUETTE	MI	49855
44-2N-27-1003-0139-0000	LIBY LIVING TRUST	425 SLASH PINE PLACE	YULEE	FL	32097
44-2N-27-1003-0207-0000	LINDHOLM ERIN B & CARL JR	373 SAW PALMETTO ST	YULEE	FL	32097
44-2N-27-1000-0012-0000	LINDVA ISABELL C &	463688 SR 200	YULEE	FL	32097
44-2N-27-1007-0069-0000	LITTLE BETH ANN	259 PLUM ORCHARD LN	YULEE	FL	32097
44-2N-27-1003-0066-0000	LIU HAI	496 BLUE DAZE STREET	YULEE	FL	32097
44-2N-27-1000-0077-0000	LIU HAI	242 PONDER CIR	YULEE	FL	32097
44-2N-27-1000-0045-0000	LONG EDWARD W & FAYE G	255 JULEP STREET	YULEE	FL	32097
50-3N-27-1004-0172-0000	LOPES JOEL R JR	171 COVETED PL	YULEE	FL	32097
44-2N-27-1003-0072-0000	LOTT DWAYNE LYDELL & RENETTE CUMMINGS	215 SAWGRASS DRIVE	YULEE	FL	32097
50-3N-27-1004-0111-0000	LOTTE VADA TRUST	408 DEL WEBB PKWY	YULEE	FL	32097
50-3N-27-1004-0122-0000	LOVE MICHAEL C	554 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1007-0101-0000	LUCIA DAVID A & JOYCE A	600 ECLIPTIC LOOP	YULEE	FL	32097
44-2N-27-1003-0136-0000	LUCIANO ANGELO JR	407 SLASH PINE PLACE	YULEE	FL	32097
44-2N-27-1007-0031-0000	LUSTIG MICHAEL TERRY	322 HAWTHORN PARK CIRCLE	YULEE	FL	32097
50-3N-27-1007-0005-0000	LYNCH JEFFERY A & CONSTANCE ANN	400 ECLIPTIC LOOP	YULEE	FL	32097
44-2N-27-1003-0206-0000	MACBETH SUMNER C	377 SAW PALMETTO ST	YULEE	FL	32097
44-2N-27-1000-0007-0000	MACE RANDY K & JOE ANN	250 DAYDREAM AVE	YULEE	FL	32097
50-3N-27-1007-0023-0000	MACFARLANE DOUGLAS PAUL	4901 VINELAND RD STE 500	ORLANDO	FL	32811
44-2N-27-1003-0226-0000	MACOMBER DANIEL & REBECCA	377 MUHLY GRASS STREET	YULEE	FL	32097
50-3N-27-1004-0073-0000	MADDOX JOHN R JR 2016 AMENDED & RESTATED REV TRUST	282 UBIQUITY WAY	YULEE	FL	32097
44-2N-27-1007-0036-0000	MADISON MICHAEL & MARIA NICOLE BRODSKY	268 HAWTHORN PARK CIR	YULEE	FL	32097
50-3N-27-1004-0312-0000	MAFFEI CARL P & RUTH E	334 TRANQUIL TRAIL CIRCLE	YULEE	FL	32097
44-2N-27-1003-0073-0000	MAIER RICHARD H & DOLORES R	550 BRUYN TURNPIKE	WALLKILL	NY	12589
44-2N-27-1007-0037-0000	MAINE KRISTINE LANDWER	260 HAWTHORN PARK CIR	YULEE	FL	32097
50-3N-27-1004-0221-0000	MAJOR STEVEN MICHAEL & TRUDENCE ELLEN	302 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0036-0000	MANN CHANDLER A	334 SWEETGUM ST	YULEE	FL	32097
44-2N-27-1007-0044-0000	MANNING MICHAEL JOSEPH JR & SUSAN	524 STILLWATER LN	YULEE	FL	32097
50-3N-27-1004-0300-0000	MANTECON BORIS S & RUTH	504 GOODWILL COURT	YULEE	FL	32097
50-3N-27-1004-0025-0000	MARCO SERGE F	644 JUBILEE CIR	YULEE	FL	32097
50-3N-27-1004-0157-0000	MARIN ROBERT G & AMY E	848 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0052-0000	MARKLE COREY ALAN &	515 BLUE DAZE ST	YULEE	FL	32097
50-3N-27-1004-0174-0000	MARTINEZ ALFARO HECTOR E	155 COVETED PL	YULEE	FL	32097
44-2N-27-1003-0080-0000	MASEK DONALD & SUELLYN	279 SAWGRASS DRIVE	YULEE	FL	32097
44-2N-27-1003-0215-0000	MASIELLO PETER M & TAMMY LEE	376 MUHLY GRASS STREET	YULEE	FL	32097
50-3N-27-1007-0007-0000	MASON SUSAN R	384 ECLIPTIC LOOP	YULEE	FL	32097
44-2N-27-1003-0042-0000	MATNER JAMIE M & RICHARD R	746 LOBLOLLY LANE	YULEE	FL	32097
50-3N-27-1004-0098-0000	MAXEY MARILYN JOAN REACH	304 DEL WEBB PARKWAY	YULEE	FL	32097
44-2N-27-1003-0210-0000	MAY STEPHEN M	353 SAW PALMETTO ST	YULEE	FL	32097
44-2N-27-1003-0130-0000	MAYNARD JOHNATHAN & MICHELLE	306 SAWGRASS DRIVE	YULEE	FL	32097
44-2N-27-1003-0032-0000	MCARTHUR FRANK E & TIFFANY	366 SWEETGUM ST	YULEE	FL	32097
44-2N-27-1003-0121-0000	MCCANN DENNIS JOHN & JILLIAN E	586 BUTTONWOOD LOOP	YULEE	FL	32097
50-3N-27-1004-0231-0000	MCCARTER JAMES BRIAN & KELLEY DUFFIELD	394 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0227-0000	MCCARTT MARK JULIE TRUST	362 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0024-0000	MCCORMICK DANIEL W & JAMILETTE	430 SWEETGUM ST	YULEE	FL	32097
50-3N-27-1004-0158-0000	MC GEEHAN JOSEPH R	856 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0184-0000	MCGLINCHEY STEVEN & NINA JUNE	634 BEARING POINT LN	YULEE	FL	32097
44-2N-27-1000-0084-0000	MCHUGH MARK D	214 PONDER CIR	YULEE	FL	32097
44-2N-27-1007-0009-0000	MCKIBBIN VEROUSCE & DANIAL JOSEPH JR	576 HAWTHORN CIR	YULEE	FL	32097
50-3N-27-1004-0343-0000	MCKINNEY SHARON DEE L/E	441 TRANQUIL TRAIL CIR	YULEE	FL	32097
50-3N-27-1004-0154-0000	MCLAUGHLIN JAMES F & DIANE K	824 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0038-0000	MCNAIR BEVERLY FLEETA	532 JUBILEE CIRCLE	YULEE	FL	32097
50-3N-27-1004-0135-0000	MEANEY MARTIN JOSEPH	664 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0188-0000	MEEGAN JANICE	368 SAW PALMETTO STREET	YULEE	FL	32097
50-3N-27-1004-0036-0000	MENINGER HOLDINGS LLC	97439 BLACKBEARDS WAY	YULEE	FL	32097
44-2N-27-1003-0178-0000	MERRILL LEE SALVATORE	314 SAW PALMETTO STREET	YULEE	FL	32097
50-3N-27-1004-0105-0000	MILANA SUSAN L & PAUL F	360 DEL WEBB PARKWAY	YULEE	FL	32097
50-3N-27-1004-0115-0000	MILLER PAUL	440 DEL WEBB PARKWAY	YULEE	FL	32097
44-2N-27-1003-0087-0000	MILLS BENJAMIN T & RACHEL ELIZABETH	660 PALMETTO PLACE	YULEE	FL	32097
44-2N-27-1003-0191-0000	MINARCINE SCOTT EDWARD & ADRIENNE RAE MONDRAGON	382 SAW PALMETTO STREET	YULEE	FL	32097
44-2N-27-1007-0002-0000	MITCHELL JUSTIN ZACHARY	632 HAWTHORN PARK CIR	YULEE	FL	32097
44-2N-27-1003-0063-0000	MITCHELL MICHELLE K	520 BLUE DAZE ST	YULEE	FL	32097
50-3N-27-1004-0311-0000	MITCHELL PAUL R & DEANNA M	350 TRANQUIL TRAIL CIR	YULEE	FL	32097
50-3N-27-1004-0257-0000	MOHL LYNN F & DANIEL M	349 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0246-0000	MONE KATHLEEN A	517 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0006-0000	MONTANEZ ELISEO &	149 REDBUD LANE	YULEE	FL	32097
50-3N-27-1007-0095-0000	MORIN ANN C & GERALD L JR	646 ECLIPTIC LOOP	YULEE	FL	32097
44-2N-27-1007-0059-0000	MORRIS JUDY ZOLLER	214 PLUM ORCHARD LN	YULEE	FL	32097
44-2N-27-1003-0089-0000	MORRISON MARCELLA THERESA	624 PALMETTO PLACE	YULEE	FL	32097
50-3N-27-1007-0073-0000	MORRISON WAYNE ROBERT & CATHLEEN LUCY	947 FLOCO AVE	YULEE	FL	32097
44-2N-27-1007-0072-0000	MUNOZ RAMON O & ANA IVELISSE	235 PLUM ORCHARD LN	YULEE	FL	32097
50-3N-27-1004-0126-0000	MUNRO HAROLD R	217 ETHEREAL SQUARE	YULEE	FL	32097
50-3N-27-1004-0346-0000	MURRAY ROBERT JAMES & THERESA HEFNER	465 TRANQUIL TRAIL CIR	YULEE	FL	32097
50-3N-27-1004-0183-0000	MYERS PAUL & MICHELLE	618 BEARING POINT LANE	YULEE	FL	32097
44-2N-27-1003-0243-0000	MYHRE CHAD FREDRICK & THELMA	330 SALT MEADOW LOOP	YULEE	FL	32097
50-3N-27-1004-0139-0000	NAZZARO MARISE ANN	696 CONTINUUM LOOP	YULEE	FL	32097

44-2N-27-1007-0035-0000	NEAL ANGELA R	276 HAWTHORN PARK CIRCLE	YULEE	FL	32097
50-3N-27-1004-0196-0000	NEAL TONY L & MELINDA W	128 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1000-0019-0000	NELSON RICHARD W	251 DAYDREAM AVE	YULEE	FL	32097
50-3N-27-1004-0265-0000	NEWMAN JENNIFER C & DEREK L	285 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0224-0000	NGUYEN TAI V & HOA T	385 MUHLY GRASS STREET	YULEE	FL	32097
44-2N-27-1000-0032-0000	NIKOSEY MICHAEL G & CHERIE A	222 WILDLIGHT AVE	YULEE	FL	32097
44-2N-27-1003-0002-0000	NOBLE BRIAN JAMES & ALINET	117 REDBUD LANE	YULEE	FL	32097
44-2N-27-1003-0146-0000	NOLAN BRENT PATRICK & LUCIA MARIA	459 SLASH PINE PL	YULEE	FL	32097
50-3N-27-1004-0047-0000	NORBERG LESLIE E	452 JUBILEE CIRCLE	YULEE	FL	32097
50-3N-27-1004-0230-0000	NORMAN DANIEL & SALLY	386 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0235-0000	NOWAKOWSKI ANTHONY & LORRAINE GRACE	426 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1007-0002-0000	NOWAKOWSKI CLEVE D & JANET C	424 ECLIPTIC LOOP	YULEE	FL	32097
50-3N-27-1004-0240-0000	O'DEA MICHAEL P & LYNNE A REVOCABLE TRUST	466 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0175-0000	OKEEFE DENNIS J & DIANE	147 COVETED PL	YULEE	FL	32097
44-2N-27-1000-0042-0000	OTT ANDREW J	220 DOG TROT ST	YULEE	FL	32097
44-2N-27-1000-0028-0000	PAEK ASHLEY YAENA	213 DAYDREAM AVENUE	YULEE	FL	32097
50-3N-27-1004-0223-0000	PAGE FRANK & MICHELE	322 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0150-0000	PALLADINO KEVIN	475 SLASH PINE PLACE	YULEE	FL	32097
44-2N-27-1003-0092-0000	PALMER JACK K JR & PATRICIA L	196 SAWGRASS DR	YULEE	FL	32097
50-3N-27-1004-0363-0000	PANNO JULIO & DONNA	3 GARDENIA CT	HOLTSVILLE	NY	11742
50-3N-27-1004-0177-0000	PANZERA DIANE S LIVING TRUST	26 ERIE ROAD	ATLANTIC HIGHLANDS	NJ	7716
50-3N-27-1004-0186-0000	PANZERA MICHAEL J & MICHELE D	658 BEARING POINT LN	YULEE	FL	32097
44-2N-27-1007-0001-0000	PAPA MATTHEW & KRystal	640 HAWTHORN PARK CIR	YULEE	FL	32097
50-3N-27-1004-0134-0000	PARKER JAMES DAVID & LINDA L	212 ETHEREAL SQUARE	YULEE	FL	32097
50-3N-27-1004-0131-0000	PARKER PATRICIA LYNN & SCOTT CHARLES	236 ETHEREAL SQUARE	YULEE	FL	32097
44-2N-27-1003-0011-0000	PARRY JOHN ROGER & SUSAN SALE	457 FIREBUSH LANE	YULEE	FL	32097
44-2N-27-1003-0246-0000	PATEL HARMISH	348 SALT MEADOW LOOP	YULEE	FL	32097
50-3N-27-1004-0344-0000	PEARSON BRENDA J	449 TRANQUIL TRAIL CIR	YULEE	FL	32097
44-2N-27-1007-0024-0000	PECCI DENISE LYN & ALEXANDER RICHARD JR	410 HAWTHORN PARK CIR	YULEE	FL	32097
44-2N-27-1003-0181-0000	PERRY MATTHEW & HELEN	328 SAW PALMETTO STREET	YULEE	FL	32097
44-2N-27-1007-0063-0000	PHELAN JOE	246 PLUM ORCHARD LN	YULEE	FL	32097
50-3N-27-1004-0031-0000	PIASECKI CHARLES GORDON & DIANA MARIE	588 JUBILEE CIRCLE	YULEE	FL	32097
50-3N-27-1004-0302-0000	PINCKET MATTHEW & KAREN	2788 OAKGROVE AVE	ST AUGUSTINE	FL	32092
50-3N-27-1004-0288-0000	POCHOWSKI GREGORY J & SANDRA L FAMILY TRUST	W328N4215 ANCHOR RODE LANE	NASHOTAH	WI	53058
44-2N-27-1007-0065-0000	PODVIA DAVID	262 PLUM ORCHARD LN	YULEE	FL	32097
50-3N-27-1004-0248-0000	POFF LISA BANNER LIVING TRUST	905 ALLISON DR	JONESBOROUGH	TN	37659
44-2N-27-1003-0247-0000	POFF LISA BANNER LIVING TRUST	905 ALLISON DR	JONESBOROUGH	TN	37659
50-3N-27-1004-0127-0000	POGUE SANDY WAYNE & JANET RENEE	225 ETHEREAL SQUARE	YULEE	FL	32097
50-3N-27-1004-0142-0000	POOR LIVING TRUST	720 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0056-0000	POPE SAMANTHA & APPLE JOE	547 BLUE DAZE ST	YULEE	FL	32097
50-3N-27-1004-0072-0000	POSTON ANITA C	290 UBIQUITY WAY	YULEE	FL	32097
50-3N-27-1004-0092-0000	POTTS CR RAMSEY & JOELLE KETTERING	230 KIMSET PLAZA	YULEE	FL	32097
44-2N-27-1000-0060-0000	POUNCEY TIFFANY	235 MORNING RAY WAY	YULEE	FL	32097
44-2N-27-1000-0065-0000	POWELL ANDREW & BROOKE E	229 FLOCO AV	YULEE	FL	32097
50-3N-27-1004-0034-0000	POWELL ROBERT & SHERYL	482 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0242-0000	POWELL ROBERT J & SHERYL L	482 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0274-0000	POWERS LAURIE J	337 TRANQUIL TRAIL CIR	YULEE	FL	32097
50-3N-27-1004-0064-0000	POWERS MONTY HALE & MARYANN BOWYER	335 JUBILEE CIRCLE	YULEE	FL	32097
50-3N-27-1004-0317-0000	PRATT BRUCE C & KHRISTINE V	385 TRANQUIL TRAIL CIR	YULEE	FL	32097
44-2N-27-1003-0012-0000	PRICE BRYAN C & ALEXA L	465 FIREBUSH LN	YULEE	FL	32097
44-2N-27-1003-0197-0000	PRICE KYLE ROBERT & ERICA JUNE	330 SHORTLEAF LN	YULEE	FL	32097
50-3N-27-1004-0239-0000	PROSZKOW ALEXANDER JAMES & TATIANA	458 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0285-0000	PYLES VIVIAN CAROLYN	613 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0023-0000	RAMEAU DOMINIQUE	660 JUBILEE CIR	YULEE	FL	32097
50-3N-27-1007-0009-0000	READ DEBORAH J & DOUGLAS V	360 ECLIPTIC LOOP	YULEE	FL	32097
44-2N-27-1003-0201-0000	REAVES ERRILYN S & MARCUS	306 SHORTLEAF LN	YULEE	FL	32097
50-3N-27-1004-0083-0000	REGISTER FAMILY REVOCABLE TRST	535 JUBILEE CIRCLE	YULEE	FL	32097
44-2N-27-1003-0099-0000	REGISTER SAMANTHA T & JAMAL D	140 SAWGRASS DR	YULEE	FL	32097
50-3N-27-1004-0028-0000	REIN SUSAN S	612 JUBILEE CIRCLE	YULEE	FL	32097
50-3N-27-1004-0208-0000	RESSLER ALTON & GAIL FAMILY TRUST	621 WITTY BANTER COURT	YULEE	FL	32097
44-2N-27-1003-0059-0000	RHODEN EARICE R JR & LEANNE E	558 BLUE DAZE ST	YULEE	FL	32097
44-2N-27-1003-0231-0000	RHODEN REMINGTON	357 MUHLY GRASS STREET	YULEE	FL	32097
44-2N-27-1003-0061-0000	RICH BRIAN & CHERYL	536 BLUE DAZE STREET	YULEE	FL	32097
44-2N-27-1003-0030-0000	RICHARDS BRETT A & VICTORIA E	382 SWEETGUM ST	YULEE	FL	32097
44-2N-27-1003-0075-0000	RICHARDSON THERESA FAYE	239 SAWGRASS DRIVE	YULEE	FL	32097
44-2N-27-1007-0030-0000	RILEY JACQUELINE	338 HAWTHORN PARK CIR	YULEE	FL	32097
50-3N-27-1004-0133-0000	RILEY KAREN	220 ETHEREAL SQUARE	YULEE	FL	32097
44-2N-27-1003-0034-0000	RIVERS KEMISHA & DARVELLE K	350 SWEETGUM STREET	YULEE	FL	32097
44-2N-27-1003-0153-0000	RIVERSIDE HOMES OF NORTH FLORIDA INC	12276 SAN JOSE BLVD STE 120	JACKSONVILLE	FL	32223
44-2N-27-1003-0154-0000	RIVERSIDE HOMES OF NORTH FLORIDA INC	12276 SAN JOSE BLVD STE 120	JACKSONVILLE	FL	32223
44-2N-27-1003-0155-0000	RIVERSIDE HOMES OF NORTH FLORIDA INC	12276 SAN JOSE BLVD STE 120	JACKSONVILLE	FL	32223
44-2N-27-1003-0160-0000	RIVERSIDE HOMES OF NORTH FLORIDA INC	12276 SAN JOSE BLVD STE 120	JACKSONVILLE	FL	32223
44-2N-27-1003-0124-0000	ROBERTS SCOTT A & TINA D	340 SAWGRASS DRIVE	YULEE	FL	32097
44-2N-27-1003-0079-0000	ROBERTSON DAVID W & JESSICA	271 SAWGRASS DR	YULEE	FL	32097
44-2N-27-1003-0084-0000	ROBINSON PROPERTY INVESTMENT LLC	942440 OLD NASSAUVILLE RD	FERNANDINA BEACH	FL	32034
50-3N-27-1004-0049-0000	RODRIGUEZ ANTHONY ARMANDO & STEPHANIE MORRIS	436 JUBILEE CIRCLE	YULEE	FL	32097
50-3N-27-1004-0350-0000	ROECKNER RICHARD G TRUST	729 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0040-0000	ROJAS CHRISTOPHER K & ALEXIS MICHELLE	730 LOBLOLLY LANE	YULEE	FL	32097
44-2N-27-1003-0208-0000	ROMANO EDWARD & CONSTANCE	369 SAW PALMETTO STREET	YULEE	FL	32097

50-3N-27-1004-0255-0000	ROMEO GEORGEANNE E	403 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1000-0038-0000	RONSON BRENDA	250 WILDLIGHT AVE	YULEE	FL	32097
44-2N-27-1003-0161-0000	ROSADO DAVID & DENISE	329 SAWGRASS DR	YULEE	FL	32097
50-3N-27-1004-0082-0000	ROSE ROBERT J & DONNA L REV TRUST	523 JUBILEE CIRCLE	YULEE	FL	32097
50-3N-27-1004-0229-0000	ROSENBAUM LEE & BARBARA	378 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0180-0000	ROSS JONATHAN ANDREW & MEGAN N	1221 CLEARWATER LN	CHESAPEAKE	VA	23322
44-2N-27-1003-0100-0000	ROUBIAN PAUL A & NOREEN A JOINT REV TRUST	132 SAWGRASS DRIVE	YULEE	FL	32097
50-3N-27-1004-0001-0000	ROYSTON DANNY ERIC & BARBARA CUMBAA	184 EUREKA COURT	YULEE	FL	32097
50-3N-27-1004-0345-0000	RUDD RICHARD A & PAMELA SUE	457 TRANQUIL TRAIL CIRCLE	YULEE	FL	32097
50-3N-27-1004-0120-0000	RUDOSKY CAROL ANN	538 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0204-0000	RUSCHMEIER DOROTHY	192 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0286-0000	RUTKOWSKI NANCY LEE L/E	629 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0161-0000	SABANAS-BYRNE SUZANNE T	206 COVETED PLACE	YULEE	FL	32097
50-3N-27-1004-0261-0000	SABER MARK JOSEPH	317 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0284-0000	SADOWSKI LIVING TRUST	605 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0222-0000	SAMS WILLIAM A &	393 MUHLY GRASS STREET	YULEE	FL	32097
50-3N-27-1004-0264-0000	SANDERLIN TERRY	293 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1007-0020-0000	SANJAR LOUIS LOUDWENDIOUS	442 HAWTHORN PARK CIR	YULEE	FL	32097
50-3N-27-1004-0164-0000	SARNECKY JOHN & CATHY M	230 COVETED PL	YULEE	FL	32097
50-3N-27-1004-0281-0000	SARZYNSKI MARY ANNE	581 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0142-0000	SAULS MICHAEL CLIFFORD II & MELISSA L	441 SLASH PINE PL	YULEE	FL	32097
44-2N-27-1000-0047-0000	SCHMAND KATHRYN M	235 JULEP ST	YULEE	FL	32097
50-3N-27-1004-0118-0000	SCHMITZ BRIAN J	552 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0182-0000	SCHULT NATHAN D & EMILY A	332 SAW PALMETTO STREET	YULEE	FL	32097
50-3N-27-1004-0354-0000	SCHUNDER FAMILY TRUST	791 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0091-0000	SCOTT BETH LAURIE	608 PALMETTO PLACE	YULEE	FL	32097
44-2N-27-1003-0068-0000	SEIBERT ANDREW W & DANIELLE N	480 BLUE DAZE STREET	YULEE	FL	32097
44-2N-27-1007-0015-0000	SENGER LAILA ZHOURI & DUSTIN WARREN	482 HAWTHORN PARK CIRCLE	YULEE	FL	32097
50-3N-27-1004-0160-0000	SERWE JOHN BARTHOLO & MARIETTA B	198 COVETED PLACE	YULEE	FL	32097
44-2N-27-1003-0189-0000	SHAFFER JOHN C L/E	372 SAW PALMETTO ST	YULEE	FL	32097
50-3N-27-1004-0171-0000	SHAW SCOTT REVOCABLE TRUST	179 COVETED PLACE	YULEE	FL	32097
44-2N-27-1000-0029-0000	SHELDON TODD M & PENNY L	209 DAYDREAM AVENUE	YULEE	FL	32097
44-2N-27-1003-0090-0000	SHELDON TODD M & PENNY L	67975 CLOVERDALE RD	SISTERS	OR	97759
44-2N-27-1003-0152-0000	SHEPARD ANGELA & JOSHUA	454 SLASH PINE PL	YULEE	FL	32097
50-3N-27-1004-0355-0000	SHINKLE ROBERT L II & CONNIE SUE L/E	803 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1007-0062-0000	SIMMONS PATRICK R & KAYLA HOPE	238 PLUM ORCHARD LN	YULEE	FL	32097
50-3N-27-1004-0100-0000	SINCLAIR ALLEN D	320 DEL WEBB PARKWAY	YULEE	FL	32097
44-2N-27-1000-0076-0000	SINGLETARY ARIC & SHANNON	246 PONDER CIR	YULEE	FL	32097
50-3N-27-1004-0163-0000	SKISTIMAS JOHN J JR & ELIZABETH	222 COVETED PLACE	YULEE	FL	32097
44-2N-27-1003-0018-0000	SLAUGENHAUPT SCOTT & GABRIELLE L	409 SWEETGUM STREET	YULEE	FL	32097
44-2N-27-1000-0075-0000	SMALL JASON MICHAEL & SHELBY GRACE	250 PONDER CIRCLE	YULEE	FL	32097
50-3N-27-1004-0050-0000	SMITH ANN MARIE LIVING TRUST	428 JUBILEE CIR	YULEE	FL	32097
50-3N-27-1004-0356-0000	SMITH CHERYL FAY L/E	811 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0026-0000	SMITH GREGORY JOHN & CHRISTIANNE REV TRUST	414 SWEETGUM STREET	YULEE	FL	32097
50-3N-27-1007-0036-0000	SMITH JOANNE L	341 ECLIPTIC LOOP	YULEE	FL	32097
44-2N-27-1007-0071-0000	SMITH JUDITH ANN	243 PLUM ORCHARD LANE	YULEE	FL	32097
50-3N-27-1004-0101-0000	SMITH MELISSA J LIVING TRUST	76020 WILLIAM BURGESS UNIT 5-512	YULEE	FL	32097
44-2N-27-1003-0149-0000	SMITH SHIRLEY A	471 SLASH PINE PLACE	YULEE	FL	32097
50-3N-27-1004-0077-0000	SNEAD DAVID G & MARILU G	455 JUBILEE CIR	YULEE	FL	32097
50-3N-27-1004-0162-0000	SNYDER KEITH ALAN	214 COVETED PLACE	YULEE	FL	32097
44-2N-27-1007-0012-0000	SOTOMAYOR KARINA	506 HAWTHORN PARK CIR	YULEE	FL	32097
44-2N-27-1000-0043-0000	SPEARS JANICE ANN	230 DOG TROT STREET	YULEE	FL	32097
44-2N-27-1003-0120-0000	SPILSBURY EDGARDO & MEGAN	594 BUTTONWOOD LOOP	YULEE	FL	32097
44-2N-27-1003-0070-0000	SPRING DECLARATION OF TRUST	464 BLUE DAZE STREET	YULEE	FL	32097
50-3N-27-1004-0310-0000	SQUILLANTE ANTHONY	366 TRANQUIL TRAIL CIR	YULEE	FL	32097
50-3N-27-1004-0238-0000	ST CLAIR DAVID & JOYCE	450 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1000-0073-0000	STANLEY KEVIN T & DOMINIQUE MARIE	234 FLOCO AVENUE	YULEE	FL	32097
50-3N-27-1004-0357-0000	STARKEY FAMILY TRUST	827 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0144-0000	STEPHENSON DWIGHT F & SUSAN MATTHEWS	736 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0181-0000	STERLACCI MICHAEL P & SUSAN LOUISE	425 TRANQUIL TRAIL CIR	YULEE	FL	32097
50-3N-27-1004-0085-0000	STEVENS KYLE & STACEY	615 JUBILEE CIRCLE	YULEE	FL	32097
44-2N-27-1000-0005-0000	STEVENS PAULA B	238 WILDLIGHT AVENUE	YULEE	FL	32097
44-2N-27-1003-0049-0000	STOCKS MICHAEL Z JR & PAULA LOUISE	491 BLUE DAZE ST	YULEE	FL	32097
44-2N-27-1003-0147-0000	STONE MARK ROBERT & MEGHAN BREE	463 SLASH PINE PLACE	YULEE	FL	32097
44-2N-27-1000-0018-0000	STONE MARYFAITH & WALTER C	255 DAYDREAM AVE	YULEE	FL	32097
50-3N-27-1004-0316-0000	STRANGE JENNIFER	393 TRANQUIL CIR	YULEE	FL	32097
50-3N-27-1004-0068-0000	STRAUCH THOMAS & CARLA	367 JUBILEE CIR	YULEE	FL	32097
50-3N-27-1004-0321-0000	STRAWSER H RICHARD & LILIANE JEKEY	727 COOL BREEZE WAY	YULEE	FL	32097
50-3N-27-1004-0078-0000	STREAMO LINDA L	467 JUBILEE CIRCLE	YULEE	FL	32097
44-2N-27-1007-0004-0000	STROUD LEIGH VOLPE & DORNER	616 HAWTHORN PARK CIR	YULEE	FL	32097
44-2N-27-1003-0217-0000	STUDDARD AARON	382 MUHLY ST	YULEE	FL	32097
50-3N-27-1004-0145-0000	STYKA TIMOTHY & CHANIN M	744 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0242-0000	SULLIVAN KAROLINA & DAVID	324 SALT MEADOW LOOP	YULEE	FL	32097
50-3N-27-1004-0170-0000	SUNDT MARK R	187 COVETED PLACE	YULEE	FL	32097
50-3N-27-1004-0199-0000	SWANSTROM REVOCABLE FAMILY TRUST	152 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0018-0000	SWEAT QUENTIN WARD & MARY OLIVIA	200 NORTH WINDWARD DR	ST SIMONS	GA	31522
50-3N-27-1004-0303-0000	SWISHER MARISA J & DEKE L	528 GOODWILL COURT	YULEE	FL	32097
44-2N-27-1003-0166-0000	TASKER HOLLY L	300 MUHLY GRASS STREET	YULEE	FL	32097
44-2N-27-1000-0061-0000	TATE KENNETH J & RENEE	225 MORNING RAY WAY	YULEE	FL	32097

44-2N-27-1003-0164-0000	TAVA SIAOSI & LESIELI VEEHALA	345 SAWGRASS DRIVE	YULEE	FL	32097
44-2N-27-1003-0064-0000	TAYLOR JEREMY W & AMY E	512 BLUE DAZE ST	YULEE	FL	32097
44-2N-27-1003-0067-0000	TEAL JESSE EDWARD & TARA L	488 BLUE DAZE STREET	YULEE	FL	32097
44-2N-27-1003-0221-0000	THE BYRER TRUST	397 MUHLY GRASS STREET	YULEE	FL	32097
50-3N-27-1004-0195-0000	THE DOMENICK TRUST	120 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0245-0000	THE FLORIDA WILDLIGHT LAND TRUST OF KALLIOPE BARLIS	340 SALT MEADOW LOOP	YULEE	FL	32097
44-2N-27-1003-0190-0000	THOMAS ROCK E & MELISSA	378 SAW PALMETTO ST	YULEE	FL	32097
44-2N-27-1007-0018-0000	THOMAS THOMAS IV	458 HAWTHORN PARK CIRCLE	YULEE	FL	32097
44-2N-27-1003-0015-0000	THOMPSON JASON M & ANDREA	433 SWEETGUM STREET	YULEE	FL	32097
44-2N-27-1003-0144-0000	THOMPSON WILLIAM FRANKLIN & TAMI LORRAINE	451 SLASH PINE PL	YULEE	FL	32097
44-2N-27-1007-0058-0000	TIGHE EVAN PATRICK & LINNEA RAE	513 STILLWATER LANE	YULEE	FL	32097
50-3N-27-1004-0209-0000	TILKIN STEVE & NANCY REVOCABLE TRUST	629 WITTY BANTER CT	YULEE	FL	32097
50-3N-27-1004-0022-0000	TOBIN REVOCABLE LIVING TRUST	668 JUBILEE CIRCLE	YULEE	FL	32097
50-3N-27-1004-0260-0000	TOOP GEORGANN	325 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0219-0000	TORRES EDWIN	390 MUHLY GRASS STREET	YULEE	FL	32097
44-2N-27-1007-0027-0000	TREICHEL ZACHARY RUSSELL & GENEVA VEA	386 HAWTHORN PARK CIR	YULEE	FL	32097
44-2N-27-1000-0023-0000	TRIOLA THERESA	96024 SEA BREEZE WAY	FERNANDINA BEACH	FL	32034
50-3N-27-1004-0333-0000	TRUSCH CHARLES GEORGE	173 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0172-0000	UECHI JAMES M & SUZANNE P	336 MUHLY GRASS ST	YULEE	FL	32097
50-3N-27-1004-0212-0000	UTZSCHNEIDER JOHN R	622 WITTY BANTER CT	YULEE	FL	32097
44-2N-27-1003-0132-0000	VACCARO DANIEL L & MELANIE	294 SAWGRASS DRIVE	YULEE	FL	32097
50-3N-27-1004-0325-0000	VAN DEN AVONT CHRISTOPHER J & DIANE K	237 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1000-0057-0000	VAN DER LINDEN KAREL A & BALDWIN MARI-ELENA REV TRUST	210 MORNING RAY WAY	YULEE	FL	32097
44-2N-27-1003-0037-0000	VANDENBOSCH ZACHARY & BRADLEE	7600 BROADWAY 1009	SAN ANTONIO	TX	78209
50-3N-27-1004-0112-0000	VANDERHOOF WAYNE T & DENISE J	416 DEL WEBB PKWY	YULEE	FL	32097
50-3N-27-1004-0044-0000	VANGELLOW PAULETTE F	476 JUBILEE CIR	YULEE	FL	32097
50-3N-27-1004-0121-0000	VERLEZZA DOMENIC M & GLORIA A	546 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1000-0048-0000	VICKERS MATTHEW W & PAIGE R	225 JULEP ST	YULEE	FL	32097
50-3N-27-1004-0169-0000	VOEGLIE CHRISTOPHER C & SHARON L	195 COVETED PLACE	YULEE	FL	32097
44-2N-27-1003-0145-0000	VOIRIN CONNOR JAMES & EMILY	455 SLASH PINE PL	YULEE	FL	32097
50-3N-27-1004-0251-0000	WAHLIG FAMILY REVOCABLE LIVING TRUST	461 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0233-0000	WAKIM JOSEPH	345 MUHLY GRASS STREET	YULEE	FL	32097
50-3N-27-1004-0040-0000	WALINSKI DIANE & EUGENE J	516 JUBILEE CIR	YULEE	FL	32097
44-2N-27-1007-0040-0000	WALKER BRANDON GERARD	236 HAWTHORN PARK CIRCLE	YULEE	FL	32097
50-3N-27-1007-0094-0000	WALSH KEVIN C & LAURIE A	654 ECLIPTIC LOOP	YULEE	FL	32097
50-3N-27-1004-0307-0000	WALTERS DARYN A & KATHRYN J	507 GOODWILL CT	YULEE	FL	32097
50-3N-27-1004-0270-0000	WALTERS DAVID	714 COOL BREEZE WAY	YULEE	FL	32097
50-3N-27-1004-0254-0000	WAMPLER ADELE & AARON	429 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0065-0000	WANG KAI & LILY	504 BLUE DAZE STREET	YULEE	FL	32097
44-2N-27-1003-0230-0000	WARE JACOB RANDALL & LAUREN ELIZABETH	361 MUHLY GRASS STREET	YULEE	FL	32097
50-3N-27-1004-0046-0000	WARE JO ANNETTE	460 JUBILEE CIR	YULEE	FL	32097
50-3N-27-1004-0057-0000	WASINGER BARBARA A	364 JUBILEE CIRCLE	YULEE	FL	32097
50-3N-27-1004-0269-0000	WATSON LAURA GWENDOLYN	722 COOL BREEZE WAY	YULEE	FL	32097
50-3N-27-1004-0323-0000	WEAVER CRAIG & PATRICIA M	253 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0204-0000	WEHBY ABRAHAM JASON SALEEM & MIKAELA MARISSA	385 SAW PALMETTO STREET	YULEE	FL	32097
50-3N-27-1004-0198-0000	WEHRLER CHERYL ANGELA & ROBERT MASON	144 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0062-0000	WELLIVER DAWN C LIVING TRUST	528 BLUE DAZE STREET	YULEE	FL	32097
44-2N-27-1003-0076-0000	WENK WILLIAM G & CHERIE R	247 SAWGRASS DR	YULEE	FL	32097
50-3N-27-1004-0305-0000	WESLEY RONALD P & LINDA K	523 GOODWILL COURT	YULEE	FL	32097
50-3N-27-1004-0089-0000	WESNAK DIANE LIVING TRUST	655 JUBILEE CIRCLE	YULEE	FL	32097
50-3N-27-1004-0030-0000	WHITE DENNIS R SR & CHRISTINE ELLEN	596 JUBILEE CIRCLE	YULEE	FL	32097
50-3N-27-1004-0150-0000	WHITE FAMILY TRUST	792 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1000-0006-0000	WHITE MAYA ALEXANDRA	244 DAYDREAM AVENUE	YULEE	FL	32097
44-2N-27-1003-0016-0000	WHITE MICHAEL CRAWFORD	425 SWEETGUM STREET	YULEE	FL	32097
50-3N-27-1004-0282-0000	WICK ANTHONY	589 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1003-0237-0000	WIFORD KYLE & BRITTANY	301 MUHLY GRASS STREET	YULEE	FL	32097
44-2N-27-1000-0031-0000	WIGMORE CHARLOTTE R	201 DAYDREAM AVE	YULEE	FL	32097
44-2N-27-1003-0128-0000	WILDES THOMAS W & CHRISTINA C	318 SAWGRASS DR	YULEE	FL	32097
50-3N-27-1004-0102-0000	WILHELM DENNIS M & LINDA M	336 DEL WEBB PARKWAY	YULEE	FL	32097
50-3N-27-1004-0192-0000	WILHELM STEVEN C & KIMBERLY G	117 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1000-0082-0000	WILLETT STEVEN B & LOIS SCHERTZ	222 PONDER CIRCLE	YULEE	FL	32097
50-3N-27-1004-0365-0000	WILLIAMS ANN BURDETTE	118 COVETED PL	YULEE	FL	32097
50-3N-27-1004-0167-0000	WILLIAMS KELLY	241 COVETED PLACE	YULEE	FL	32097
44-2N-27-1003-0050-0000	WILLIAMS PATRICK JEFFREY	499 BLUE DAZE ST	YULEE	FL	32097
44-2N-27-1003-0046-0000	WILLIAMS TIFFANY M & DOMINIC L	467 BLUE DAZE STREET	YULEE	FL	32097
44-2N-27-1003-0171-0000	WILLIAMSON JOSHUA & LINDSAY	330 MUHLY GRASS STREET	YULEE	FL	32097
44-2N-27-1003-0184-0000	WILSON CHERYL MILLER & MARK LEONARD	340 SAW PALMETTO STREET	YULEE	FL	32097
44-2N-27-1003-0069-0000	WILSON CHRISTINA MICHELLE	472 BLUE DAZE ST	YULEE	FL	32097
50-3N-27-1004-0136-0000	WILSON SUSAN L	672 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1007-0004-0000	WINTERS CHARLES W & SUZANNE L	408 ECLIPTIC LOOP	YULEE	FL	32097
50-3N-27-1004-0080-0000	WINTZER DENISE MARIE	491 JUBILEE COURT	YULEE	FL	32097
44-2N-27-1003-0053-0000	WISE ROSS DAVIN & ASHELY CLAY	523 BLUE DAZE ST	YULEE	FL	32097
50-3N-27-1004-0279-0000	WITHERITE RICKY J	565 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0213-0000	WONG EDMOND	161 WOODLAND RD	SOUTHBOROUGH	MA	1772
44-2N-27-1003-0167-0000	WOOD NATHAN & REBEKAH KRIEK	306 MUHLY GRASS STREET	YULEE	FL	32097
44-2N-27-1003-0093-0000	WOODS JAMES ALLEN JR	188 SAWGRASS DRIVE	YULEE	FL	32097
50-3N-27-1004-0360-0000	WOODWARD LINDA	851 CONTINUUM LOOP	YULEE	FL	32097
44-2N-27-1000-0053-0000	WORTHAM CHARLES J & GLINDA D	250 MORNING RAY WAY	YULEE	FL	32097
44-2N-27-1003-0158-0000	WRODA BRYAN T	402 SLASH PINE PL	YULEE	FL	32097

44-2N-27-1003-0003-0000	WUERTH LORI ANN	125 REDBUD LANE	YULEE	FL	32097
50-3N-27-1004-0066-0000	WULFF NELLE M	351 JUBILEE CIR	YULEE	FL	32097
44-2N-27-1003-0134-0000	YARBROUGH TIMOTHY & JAMIE	280 SAWGRASS DR	YULEE	FL	32097
50-3N-27-1004-0326-0000	ZAROFF CARLIE ANN & JOSEPH W	229 CONTINUUM LOOP	YULEE	FL	32097
50-3N-27-1004-0155-0000	ZELENSKI MICHAEL EDWARD	832 CONTINUUM LOOP	YULEE	FL	32097

**EAST NASSAU  
STEWARDSHIP DISTRICT**

**7C**

**RESOLUTION 2025-26**  
**[FY 2026 ASSESSMENT RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the East Nassau Stewardship District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 2017-206, *Laws of Florida*, and Chapter 189, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Nassau County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 2017-206, *Laws of Florida*, and Chapter 189, *Florida Statutes*; and

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

**WHEREAS**, pursuant to Chapter 2017-206, *Laws of Florida*, and Chapter 189, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

**WHEREAS**, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT:**

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 2017-206, *Laws of Florida*, and Chapter 189, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
  - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2026 installment of the District’s previously levied debt service special assessments (“**Debt Assessments,**” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 2017-206, *Laws of Florida*, and Chapter 189, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
  - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
  - b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
    - i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable in full on December 1, 2025; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026.

- ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on in full on October 1, 2025 or immediately upon receipt of the invoice; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than October 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than April 1, 2026.
- iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

- c. **Future Collection Methods.** The District's 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 special 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.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

**PASSED AND ADOPTED** this 21st day of August, 2025.

ATTEST:

**EAST NASSAU STEWARDSHIP DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll

**EAST NASSAU  
STEWARDSHIP DISTRICT**

**8**

**ACQUISITION OF WORK PRODUCT  
RIVERBLUFF PARKWAY PHASES 2 AND 3 SITE ENGINEERING PLANS**

**ACQUISITION COST NTE: \$1,400,000**

**SUMMARY OF DESCRIPTION OF WORK PRODUCT:**

Professional	Agreement(s) & Date(s)	Notes
ETM	Purchase Order #PO000000538 to Master Professional Services Agreement #MA-20-00079	Wildlight PDP#4 Wildlight Parkway Master Infrastructure Final Engineering and Permitting for Phase 2, District eligible amount based on Tasks 1, 2, 4, 5, 6, 7, 8, 9A, 9B, 10, 11, 12, 13, 14
ETM	Amendment #1 to #PO000000538	Adding Roundabout Design at Parcel 14-3/14-5 and at Village Center
ETM	Amendment #2 to #PO000000538	Extending term to July 31, 2025 and increasing purchase order budget from \$12,500 to \$20,000
ETM	Amendment #3 to #PO000000538	Removing Roundabout Design authorized by Amendment #1
ETM	Amendment #4 to #PO000000538	Extending term to July 31, 2026
ETM	Purchase Order #PO000001480 to Master Professional Services Agreement #MA-20-00079	Riverbluff Parkway Phase 3 Master Infrastructure Design and Permitting, eligible amount based on Tasks 1, 2, 4, 5, 6, 7, 8A, 8B, 9, 10

**PURCHASE ORDER #PO000000538 TO MASTER PROFESSIONAL SERVICES AGREEMENT #MA-20-00079**

**THIS PURCHASE ORDER** is made and entered into June 29, 2023, by and between Wildlight LLC, a Delaware limited liability company, with offices at 1 Rayonier Way, Wildlight, FL 32097, hereinafter called "Purchaser", and England-Thims & Miller, Inc., hereinafter called "Provider".

**RECITALS**

**WHEREAS**, Purchaser and Provider entered into that certain Master Professional Services Agreement #MA-20-00079 dated April 23, 2021 (the "Agreement"), whereby Provider agreed to provide engineering or other related services as and when directed by a Purchaser representative and evidenced by an agreed Purchase Order.

NOW, THEREFORE, the Parties agree as follows:

- a. Provider agrees to undertake and perform Work in accordance with the scope and specifications of the Master Professional Services Agreement and detail provided below:

**ETM No.: 19-239-01-042 Wildlight PDP #4 - Wildlight Parkway Master Infrastructure Final Engineering and Permitting (Phases 2)**

Provider to provide professional services related to the final engineering design associated with the proposed Wildlight Parkway master infrastructure within Phase 2 of PDP #4 in the Wildlight development. Provider's services are to include the design and permitting efforts needed to complete the final roadway construction and associated master infrastructure work for approximately 3,400 lineal feet of Wildlight Parkway within PDP #4. Further detailed scope of work and associated fees attached as Exhibit A.

- b. Purchaser shall pay Provider for the Work performed under this Purchase Order at the rates outlined in the Agreement with a total cost not to exceed \$587,600.00.
- c. Except as modified in this Purchase Order, the Terms and conditions of the Agreement shall continue in full force and effect. In any event, Provider will complete this Work not later than July 31, 2024.
- d. This Purchase Order may be executed in any number of counterparts either in original copies or by facsimile, all of which taken together shall constitute one and the same instrument, and any of the Parties hereto may execute this Purchase Order by signing any such counterpart.
- e. Pursuant to Section 1.1 of the Agreement, failure of Provider to reject this Purchase Order within three (3) business days of Provider's receipt of same or commencement of performance under this Purchase Order, whichever occurs first, constitutes complete acceptance of and Agreement with all Terms and conditions contained herein.

This Purchase Order has been duly executed Purchaser as of the date and year first above written.

**PURCHASER**

By: Thomas Jinks  
Thomas Jinks (Jul 17, 2023 08:49 EDT)

Title: Sr Manager Real Estate

Date: Jul 17, 2023



www.etminc.com  
tel 904-642-8990 • fax 904-646-9485  
14775 Old St. Augustine Road • Jacksonville, Florida 32258

**Reference: Wildlight PDP #4 – Wildlight Parkway Master Infrastructure Final Engineering and Permitting (Phase 2) ETM No.: 19-239-01-042**

#### **Task I – Final Engineering/Construction Plans (Phase 2)**

This task includes the design of the required master infrastructure improvements for the proposed Wildlight Parkway from the end of the designed roadway within Phase 1 near Parcel 21-5 to the future Blounts Branch Roadway based on current Nassau County, St. Johns River Water Management District (SJRWMD), JEA, and Florida Department of Environmental Protection (FDEP) criteria. This includes the preparation of permit and construction plans that include:

- a. Roadway Design and Details
- b. Stormwater Management System and Design
- c. Stormwater Collection System and Design
- d. Potable Water Distribution System Design and Details
- e. Reuse Water Distribution System Design and Details
- f. Sanitary Sewer Collection System Design and Details
- g. Force Main System Design and Details
- h. Signage and Striping Plan
- i. Erosion and Sediment Control Design
- j. Stormwater Pollution Prevention Plan

**LUMP SUM FEE.....\$358,650.00**

#### **Task II – Stormwater Modeling and Calculations**

This task includes the refinement of the previously prepared schematic preliminary drainage calculations and ICPR modeling for the proposed stormwater management plan associated with the master infrastructure of Wildlight Parkway (Phase 2). The calculations prepared under this task will be tailored to accompany the proposed permit and construction plans prepared in Task I and will comply with Nassau County and St. Johns River Water Management criteria. These calculations will be submitted to both agencies for review and approval.

**LUMP SUM FEE.....\$32,900.00**

#### **Task III – Utility Modeling and Calculations**

This task includes the refinement of the previously prepared and approved PDP #4 Utility Master Plan to reflect the proposed utility design associated with the master infrastructure of Wildlight Parkway (Phase 2). The calculations prepared under this task will be tailored to accompany the proposed permit and construction plans prepared in Task I and will comply with JEA and FDEP criteria. These calculations will be submitted to JEA for review and approval.

**LUMP SUM FEE.....\$16,850.00**

#### **Task IV – Multi-use Path Design**

This task includes the enhanced design of the mobility trail multi-use paths associated with the Wildlight Parkway roadway corridors based on Nassau County and St. Johns River Water Management District (SJRWMD) criteria above and beyond the standard sidewalk/path design and layout included as part of the roadway design in Task I. The final design will be based on the conceptual overall trail layout and design for PDP #4 established under the Trail Master Planning scope of work.

**LUMP SUM FEE.....\$13,650.00**

#### **Task V – Landscape and Irrigation Plan**

This task includes preparation of a code minimum landscape plan for the proposed Wildlight Parkway roadway in accordance with Nassau County requirements. This code minimum landscape plan will be included in the final engineering/construction plans submitted to Nassau County.

**LUMP SUM FEE.....\$15,600.00**

#### **Task VI – Enhanced Landscape Design**

This task includes preparation of an embellished landscape design for the proposed Wildlight Parkway roadway in accordance with Nassau County requirements and the Wildlight Parkway Guidelines. This embellished landscape design will focus on enhancing the landscape beyond the limited code minimum landscape plan. This task includes coordination with the project team on the overall landscape concept and placement of materials to maximize value to the project. The embellished landscaped design will include:

- a. Conceptual sketch of planting improvements for common spaces based on schematic design provided by LandDesign (LDI). This sketch will include proposed materials and general locations of materials and will be presented to the project team for input prior to development of final embellished landscape plans
- b. Embellished landscape plans and specifications for bidding and construction (these plans are separate from the code minimum landscape plan and will NOT be included in the final engineering/construction plans submitted to Nassau County)

**LUMP SUM FEE.....\$23,350.00**

#### **Task VII – Hardscape and Site Fixtures**

This task includes preparation of a hardscape and site fixture plan for the proposed Wildlight Parkway roadway in accordance with Nassau County requirements and the Wildlight Parkway Guidelines. This plan will be included in the final engineering/construction plans submitted to Nassau County.

**LUMP SUM FEE.....\$18,150.00**

#### **Task VIII – Coordination of Regulatory Signage and Environmental Graphics**

This task includes providing support and coordination with the 505Design as requested on the proposed regulatory signage and environmental graphics for this portion of Wildlight Parkway.

**LUMP SUM FEE.....\$5,500.00**

#### **Task IX – Regulatory Permitting**

ETM will prepare applications, submit permit packages and coordinate with the following agencies for final approval and permit issuance associated with final permit and construction plans developed in Task I:

- a. Nassau County  
**LUMP SUM FEE.....\$17,150.00**
- b. St. Johns Water Management District ERP  
**LUMP SUM FEE.....\$12,600.00**
- c. JEA Water and Sewer  
**LUMP SUM FEE.....\$8,850.00**
- d. FDEP Water and Sewer  
**LUMP SUM FEE.....\$6,300.00**

**Task X – Street Lighting Plan**

This task includes coordination with a licensed electrical engineer to design and prepare a proposed street lighting plan based on current Nassau County criteria. The proposed street lighting plan will be included in the final engineering/construction plans submitted to Nassau County.

**LUMP SUM FEE.....\$12,550.00**

**Task XI – FPL Electrical Design Coordination**

ETM will coordinate the submittal process to FPL for their use in designing the proposed electrical distribution system within the Wildlight Parkway rights-of-way.

**LUMP SUM FEE.....\$9,800.00**

**Task XII – Dry Utility Design Coordination**

ETM will coordinate with the appropriate phone, cable, data, and gas providers as necessary for the duration of the project.

**LUMP SUM FEE.....\$8,500.00**

**Task XII – Bid Document Preparation**

ETM will prepare bid documents consistent with the permitted Wildlight Parkway (Phases 2 & 3) engineering plan sets developed in Task I for use by the owner to solicit bids from local contractors. The proposed prepared bid documents will be as follows:

- a. Instruction to Bidders
- b. Project Overview
- c. Official Bid Form
- d. Draft Contract
- e. General Conditions
- f. Special Conditions
- g. Technical Specifications
- h. Required Documents from Bidders, including
  - i. Required Bid Attachments
  - ii. Contractor's Qualifications / Team Structure
  - iii. Contractor's Public Entity Crime Statement
  - iv. Project Milestone Schedule
  - v. Project Schedule of Values

**LUMP SUM FEE.....\$11,700.00**

**Task XIV – Bid Document Review and Support**

This task includes review of the received bids, preparation of documents related to the received bids, and preparation, coordination and/or review of final contract documents between the owner and contractor.

**LUMP SUM FEE.....\$3,500.00**

**Task XV – JEA Reimbursable Bid Coordination**

This task includes coordination with JEA during the project bid process as it relates to the JEA Reimbursable utilities associated with the master infrastructure of Wildlight Parkway. This includes submittal of the bid documents to JEA for review and approval prior to solicitation of bids, submittal of received bids along with the recommended awardment of contract to JEA for review and approval prior to awardment of contract, and other coordination as requested for JEA to issue a purchase order for the JEA Reimbursable utilities.

**LUMP SUM FEE.....\$3,500.00**

**EXPENSES**

Costs such as printing, telephone, delivery service, mileage, and travel shall be invoiced at direct cost plus 15%.

**(BUDGET ESTIMATE: \$8,500.00)**  
**(Not to exceed without prior authorization)**

## FEE SUMMARY

TASK	DESCRIPTION	HOURLY BUDGET FEE	LUMP SUM FEE
Task I	Final Engineering/Construction Plans (Phase 2)		\$358,650.00
Task II	Stormwater Modeling and Calculations		\$32,900.00
Task III	Utility Modeling and Calculations		\$16,850.00
Task IV	Multi-use Path Design		\$13,650.00
Task V	Landscape and Irrigation Plan		\$15,600.00
Task VI	Enhance Landscape Plan		\$23,350.00
Task VII	Hardscape and Site Fixtures		\$18,150.00
Task VIII	Coordination of Regulatory Signage and Environmental Graphics		\$5,500.00
Task IX	Regulatory Permitting		
	A. Nassau County		\$17,150.00
	B. St. Johns River Water Management District ERP		\$12,600.00
	C. JEA Water and Sewer		\$8,850.00
	D. FDEP Water and Sewer		\$6,300.00
Task X	Street Lighting Plan		\$12,550.00
Task XI	FPL Electrical Design Coordination		\$9,800.00
Task XII	Dry Utility Design Coordination		\$8,500.00
Task XIII	Bid Document Preparation		\$11,700.00
Task XIV	Bid Document Review and Support		\$3,500.00
Task XV	JEAs Reimbursable Bid Coordination		\$3,500.00
	EXPENSES	\$8,500.00	
<b>SUBTOTAL FEE SUMMARY</b>		\$8,500.00	\$579,100.00
<b>TOTAL FEE SUMMARY</b>			<b>\$587,600.00</b>

## ITEMS NOT INCLUDED

The exclusions below are listed primarily to define the scope of this project. Should any of these services be required, we will be pleased to provide you with a quotation to perform them.

- Geotechnical Investigation
- Material Testing
- Survey Services
- Legal Description for Off-Site Easements
- Retaining Wall Design
- PDP Modifications (Support Only)
- Vertical Control for Construction
- Permit Application Fees
- Drawdown Analysis
- Environmental Investigation
- Traffic Signal Design
- Construction Administration (contracted under separate proposal)
- Groundwater Modeling
- Mitigation Area Design
- Site Communication Design
- Sign Design
- Off-site Utility Design
- FDEP Notice of Intent
- As-Built Surveys
- FEMA CLOMR-F and LOMR-F Application
- Reproduction for Contractor's Use
- Platting
- Architectural Design
- Structural Design
- Electrical Design
- Signage Design

**AMENDMENT #1 TO PURCHASE ORDER TO MASTER PROFESSIONAL  
SERVICES AGREEMENT**

**THIS AMENDMENT #1 TO PURCHASE ORDER MASTER PROFESSIONAL SERVICES AGREEMENT** (“Amendment to Purchase Order”) is made and entered into in duplicate this 11<sup>th</sup> day of January, 2024, by and between **Wildlight LLC**, (“Purchaser”) and **England-Thims & Miller, Inc.**, (“Provider”).

**W I T N E S S E T H:**

**WHEREAS**, Purchaser and Provider have heretofore entered into that certain Master Professional Services Agreement, MA-20-00079, along with Purchase Order PO000000538, effectively dated June 29, 2023 (the “Agreement”); and

**WHEREAS**, the parties desire to modify and amend certain provisions of the Agreement as hereinafter more specifically set forth;

**NOW, THEREFORE**, for good and valuable consideration of \$10.00, the receipt and sufficiency of which is acknowledged by the parties hereto, the parties do covenant and agree as follows:

1. The Agreement is presently in full force and effect and not in default.
2. Except as specifically modified herein, the Agreement shall continue in full force and effect according to its terms.
3. Purchaser and Provider desire to amend the Agreement by adding \$67,400.00, thereby revising the total cost not to exceed to \$655,000.00; and by adding the scope as depicted in the attached Exhibit A.
4. This Amendment to Purchase Order shall be binding upon the heirs, successors, legal representatives, and permitted assigns of the parties hereto.
5. Pursuant to the terms of the Agreement, failure of Provider to reject this Amendment to Purchase Order within three (3) business days of Provider’s receipt of same or commencement of performance under this Amendment to Purchase Order, whichever occurs first, constitutes complete acceptance of and Agreement with all terms and conditions contained herein.

**IN WITNESS WHEREOF**, the parties hereto have set their hands and seals the day and year first above written.

**PURCHASER**

By: Thomas Jinks  
Thomas Jinks (Feb 1, 2024 11:52 EST)

\_\_\_\_\_(Sign)

Thomas Jinks

\_\_\_\_\_(Print)

Sr Manager Real Estate

\_\_\_\_\_(Title)

Feb 1, 2024

\_\_\_\_\_  
Date

January 4, 2024

Mr. Wes Hinton  
Vice President  
Wildlight  
1 Rayonier Way  
Wildlight, Florida 32097

**Reference: Wildlight PDP #4 Wildlight Parkway Master Infrastructure Final Engineering and Permitting  
(Phase 1B) Contract Amendment #1 (Rayonier PO-00000538)  
ETM No.: 19-239-01-40**

Dear Mr. Hinton,

As discussed with Tommy Jinks, this amendment is to request to add the below task to the existing Wildlight Parkway Master Infrastructure Final Engineering and Permitting contract to design two (2) new roundabouts along Wildlight Parkway that was not contemplated nor included in the original design and permitting scope. No other contract terms change.

**Task XVIII – Roundabout Design (At Parcel 14-3/14-5 and at Village Center)**

This task includes the engineering design of the proposed roundabouts along Wildlight Parkways at Parcels 14-3/14-5 and the proposed Village Center within the limits of Phase 1B of Wildlight Parkway based on current Nassau County, St. Johns River Water Management District (SJRWMD), and Florida Department of Transportation criteria.

**LUMP SUM FEE.....\$67,400.00**

Please indicate your agreement with this proposal by signing in the space provided and return one copy to our office. Terms, fees and conditions are valid for 45 days from the date of this proposal.

If you should have any questions or require additional information, please call. Thank you for this opportunity to be of professional service.

**ENGLAND-THIMS & MILLER, INC.**

John Zachary Brecht, P.E.  
Senior Project Manager/ Shareholder

Andrew Holley, P.E.  
Executive Vice President / Shareholder

**AMENDMENT #2 TO PURCHASE ORDER TO MASTER PROFESSIONAL  
SERVICES AGREEMENT**

**THIS AMENDMENT #2 TO PURCHASE ORDER MASTER PROFESSIONAL SERVICES AGREEMENT** (“Amendment to Purchase Order”) is made and entered into in duplicate this 26th day of July, 2024, by and between **Wildlight LLC**, (“Purchaser”) and **England-Thims & Miller, Inc.**, (“Provider”).

**W I T N E S S E T H:**

**WHEREAS**, Purchaser and Provider have heretofore entered into that certain Master Professional Services Agreement, MA-20-00079, along with Purchase Order PO000000538, effectively dated June 29, 2023 (the “Agreement”); and

**WHEREAS**, the parties desire to modify and amend certain provisions of the Agreement as hereinafter more specifically set forth;

**NOW, THEREFORE**, for good and valuable consideration of \$10.00, the receipt and sufficiency of which is acknowledged by the parties hereto, the parties do covenant and agree as follows:

1. The Agreement is presently in full force and effect and not in default.
2. Except as specifically modified herein, the Agreement shall continue in full force and effect according to its terms.
3. Purchaser and Provider desire to amend the Agreement by extending the expiration date noted Section c. to July 31 2025 and by adding \$7,500.00, thereby revising the total cost not to exceed to \$662,500.00.
4. This Amendment to Purchase Order shall be binding upon the heirs, successors, legal representatives, and permitted assigns of the parties hereto.
5. Pursuant to the terms of the Agreement, failure of Provider to reject this Amendment to Purchase Order within three (3) business days of Provider’s receipt of same or commencement of performance under this Amendment to Purchase Order, whichever occurs first, constitutes complete acceptance of and Agreement with all terms and conditions contained herein.

**IN WITNESS WHEREOF**, the parties hereto have set their hands and seals the day and year first above written.

**PURCHASER**

By: Thomas Jinks  
Thomas Jinks (Aug 2, 2024 15:07 EDT) \_\_\_\_\_ (Sign)

Thomas Jinks  
\_\_\_\_\_ (Print)

Director, Real Estate De  
\_\_\_\_\_ (Title)

Aug 2, 2024  
\_\_\_\_\_ Date



July 17, 2024

Mr. Wes Hinton  
Vice President  
Wildlight  
1 Rayonier Way  
Wildlight, Florida 32097

**Reference: Wildlight PDP #4 Wildlight Parkway Master Infrastructure Final Engineering and Permitting  
(Phase 1B) Contract Amendment #2 (Rayonier PO-000000538)  
ETM No.: 19-239-01-40**

Dear Mr. Hinton,

This amendment is to request an increase to the purchase order budget by an additional \$7,500 (taking the total expense budget from \$12,500 to \$20,000) to the existing Wildlight Parkway Master Infrastructure Final Engineering and Permitting contract. This increase is related to an additional SJRWMD permit application fee that was paid by ETM for the clearing and grading plans developed for the project.

No other contract terms change.

**AMENDMENT #3 TO PURCHASE ORDER TO MASTER PROFESSIONAL  
SERVICES AGREEMENT**

**THIS AMENDMENT #3 TO PURCHASE ORDER MASTER PROFESSIONAL SERVICES AGREEMENT** ("Amendment to Purchase Order") is made and entered into in duplicate this 17<sup>th</sup> day of October, 2024, by and between **Wildlight LLC**, ("Purchaser") and **England-Thims & Miller, Inc.**, ("Provider").

**WITNESSETH:**

**WHEREAS**, Purchaser and Provider have heretofore entered into that certain Master Professional Services Agreement, MA-20-00079, along with Purchase Order PO000000538, effectively dated June 29, 2023 (the "Agreement"); and

**WHEREAS**, the parties desire to modify and amend certain provisions of the Agreement as hereinafter more specifically set forth;

**NOW, THEREFORE**, for good and valuable consideration of \$10.00, the receipt and sufficiency of which is acknowledged by the parties hereto, the parties do covenant and agree as follows:

1. The Agreement is presently in full force and effect and not in default.
2. Except as specifically modified herein, the Agreement shall continue in full force and effect according to its terms.
3. Purchaser and Provider desire to amend the Agreement by removing \$67,400.00, thereby revising the total cost not to exceed to \$595,100.00; and by removing the scope from Amendment 1 as depicted in the attached Exhibit A.
4. This Amendment to Purchase Order shall be binding upon the heirs, successors, legal representatives, and permitted assigns of the parties hereto.
5. Pursuant to the terms of the Agreement, failure of Provider to reject this Amendment to Purchase Order within three (3) business days of Provider's receipt of same or commencement of performance under this Amendment to Purchase Order, whichever occurs first, constitutes complete acceptance of and Agreement with all terms and conditions contained herein.

**IN WITNESS WHEREOF**, the parties hereto have set their hands and seals the day and year first above written.

**PURCHASER**

By: Thomas Jinks  
Thomas Jinks (Oct 17, 2024 16:54 EDT) \_\_\_\_\_ (Sign)

Thomas Jinks  
\_\_\_\_\_ (Print)

Director  
\_\_\_\_\_ (Title)

Oct 17, 2024  
\_\_\_\_\_ Date

January 4, 2024

Mr. Wes Hinton  
Vice President  
Wildlight  
1 Rayonier Way  
Wildlight, Florida 32097

**Reference: Wildlight PDP #4 Wildlight Parkway Master Infrastructure Final Engineering and Permitting  
(Phase 1B) Contract Amendment #1 (Rayonier PO-00000538)  
ETM No.: 19-239-01-40**

Dear Mr. Hinton,

As discussed with Tommy Jinks, this amendment is to request to add the below task to the existing Wildlight Parkway Master Infrastructure Final Engineering and Permitting contract to design two (2) new roundabouts along Wildlight Parkway that was not contemplated nor included in the original design and permitting scope. No other contract terms change.

**Task XVIII – Roundabout Design (At Parcel 14-3/14-5 and at Village Center)**

This task includes the engineering design of the proposed roundabouts along Wildlight Parkways at Parcels 14-3/14-5 and the proposed Village Center within the limits of Phase 1B of Wildlight Parkway based on current Nassau County, St. Johns River Water Management District (SJRWMD), and Florida Department of Transportation criteria.

**LUMP SUM FEE.....\$67,400.00**

Please indicate your agreement with this proposal by signing in the space provided and return one copy to our office. Terms, fees and conditions are valid for 45 days from the date of this proposal.

If you should have any questions or require additional information, please call. Thank you for this opportunity to be of professional service.

**ENGLAND-THIMS & MILLER, INC.**

John Zachary Brecht, P.E.  
Senior Project Manager/ Shareholder

Andrew Holley, P.E.  
Executive Vice President / Shareholder

Contract No.: PO000000538

Addendum No.: N/A

**AMENDMENT #4 TO PURCHASE ORDER TO MASTER PROFESSIONAL  
SERVICES AGREEMENT**

**THIS AMENDMENT #4 TO PURCHASE ORDER MASTER PROFESSIONAL SERVICES AGREEMENT** (“Amendment to Purchase Order”) is made and entered into in duplicate this 14th day of July, 2025, by and between **Wildlight LLC**, (“Purchaser”) and **England-Thims & Miller, Inc.**, (“Provider”).

**W I T N E S S E T H:**

**WHEREAS**, Purchaser and Provider have heretofore entered into that certain Master Professional Services Agreement, MA-20-00079, along with Purchase Order PO000000538, effectively dated June 29, 2023 (the “Agreement”); and

**WHEREAS**, the parties desire to modify and amend certain provisions of the Agreement as hereinafter more specifically set forth;

**NOW, THEREFORE**, for good and valuable consideration of \$10.00, the receipt and sufficiency of which is acknowledged by the parties hereto, the parties do covenant and agree as follows:

1. The Agreement is presently in full force and effect and not in default.
2. Except as specifically modified herein, the Agreement shall continue in full force and effect according to its terms.
3. Purchaser and Provider desire to amend the Agreement by extending the expiration date referenced in Section c. to July 31, 2026.
4. This Amendment to Purchase Order shall be binding upon the heirs, successors, legal representatives, and permitted assigns of the parties hereto.
5. Pursuant to the terms of the Agreement, failure of Provider to reject this Amendment to Purchase Order within three (3) business days of Provider’s receipt of same or commencement of performance under this Amendment to Purchase Order, whichever occurs first, constitutes complete acceptance of and Agreement with all terms and conditions contained herein.

**IN WITNESS WHEREOF**, the parties hereto have set their hands and seals the day and year first above written.

**PURCHASER**

By: Thomas Jinks  
Thomas Jinks (Jul 14, 2025 08:42 EDT)

\_\_\_\_\_(Sign)

Thomas Jinks

\_\_\_\_\_(Print)

Director

\_\_\_\_\_(Title)

Jul 14, 2025

\_\_\_\_\_  
Date

**PURCHASE ORDER # PO000001480 TO  
MASTER PROFESSIONAL SERVICES AGREEMENT # MA-20-00079**

**THIS PURCHASE ORDER** is made and entered into July 10, 2024 by and between Wildlight LLC, a Delaware limited liability company, with offices at 1 Rayonier Way, Wildlight, FL 32097, hereinafter called "Purchaser", and England-Thims & Miller Inc., hereinafter called "Provider".

**RECITALS**

**WHEREAS**, Purchaser and Provider entered into that certain Master Professional Services Agreement #MA-20-00079 dated April 23, 2021 (the "Agreement"), whereby Provider agreed to provide engineering or other related services as and when directed by a Purchaser representative and evidenced by an agreed Purchase Order.

NOW, THEREFORE, the Parties agree as follows:

- a. Provider agrees to undertake and perform Work in accordance with the scope and specifications of the Master Professional Services Agreement and detail provided below:

ETM No.: 19-239-01-059 Riverbluff Parkway Phase 3 Master Infrastructure Design and Permitting as further detailed in attached Exhibit A

- b. Purchaser shall pay Provider for the Work performed under this Purchase Order at the rates outlined in the Agreement with a total cost not to exceed \$823,375.00.
- c. Except as modified in this Purchase Order, the Terms and conditions of the Agreement shall continue in full force and effect. In any event, Provider will complete this Work not later than December 31, 2026.
- d. This Purchase Order may be executed in any number of counterparts either in original copies or by facsimile, all of which taken together shall constitute one and the same instrument, and any of the Parties hereto may execute this Purchase Order by signing any such counterpart.
- e. Pursuant to Section 1.1 of the Agreement, failure of Provider to reject this Purchase Order within three (3) business days of Provider's receipt of same or commencement of performance under this Purchase Order, whichever occurs first, constitutes complete acceptance of and Agreement with all Terms and conditions contained herein.

This Purchase Order has been duly executed Purchaser as of the date and year first above written.

**PURCHASER**

By: Thomas Jinks  
Thomas Jinks (Jul 17, 2024 11:05 EDT)

Title: Director, Real Estate D

Date: Jul 17, 2024

# EXHIBIT A

**Reference: Riverbluff Parkway Phase 3 Master Infrastructure Design and Permitting**  
**ETM No.: 19-239-01-059**

England-Thims & Miller, Inc. (ETM) is pleased to provide this proposal for professional services related to the final engineering design associated with the proposed Riverbluff Parkway master infrastructure within Phase 3 of PDP #4 in the Wildlight development. Our services will include the design and permitting efforts needed for the construction of the master infrastructure work associated with approximately 7,100 lineal feet of the next phase of the four-lane boulevard roadway (i.e. Riverbluff Parkway) within PDP #4. Our proposed scope of work and associated fee schedule are described below.

**Task I – Final Engineering/Construction Plans (Phase 3)**

This task includes the design of the required master infrastructure improvements for the proposed Riverbluff Parkway from the end of the designed roadway within Phase 2 near Blounts Branch Roadway to past the access point to Parcel 22-2 based on current Nassau County, St. Johns River Water Management District (SJRWMD), JEA, and Florida Department of Environmental Protection (FDEP) criteria. This includes the preparation of permit and construction plans that include:

- a. Roadway Design and Details
- b. Stormwater Management System and Design
- c. Stormwater Collection System and Design
- d. Potable Water Distribution System Design and Details
- e. Reuse Water Distribution System Design and Details
- f. Force Main System Design and Details
- g. Signage and Striping Plan
- h. Erosion and Sediment Control Design
- i. Stormwater Pollution Prevention Plan

This task and price assumes the preparation a single engineering construction document plan set depicting the proposed roadway improvements for both Phase 2 and Phase 3 of the proposed Riverbluff Parkway roadway.

**LUMP SUM FEE.....\$568,975.00**

**Task II – Stormwater Modeling and Calculations**

This task includes the refinement of the previously prepared schematic preliminary drainage calculations and ICPR modeling for the proposed stormwater management plan associated with the master infrastructure of Riverbluff Parkway (Phase 3). The calculations prepared under this task take into account the design of joint use ponds for adjacent future development parcels. The calculations will be tailored to accompany the proposed permit and construction plans prepared in Task I and will comply with Nassau County and St. Johns River Water Management criteria. These calculations will be submitted to both agencies for review and approval.

**LUMP SUM FEE.....\$32,350.00**

**Task III – Utility Modeling and Calculations**

This task includes the refinement of the previously prepared and approved PDP #4 Utility Master Plan to reflect the proposed utility design associated with the master infrastructure of Riverbluff Parkway (Phase 3). The calculations prepared under this task will be tailored to accompany the proposed permit and construction plans prepared in Task I and will comply with JEA and FDEP criteria. These calculations will be submitted to JEA for review and approval.

**LUMP SUM FEE.....\$28,275.00**

#### **Task IV – Landscape and Irrigation Plan**

This task includes preparation of a code minimum landscape plan for the proposed Riverbluff Parkway roadway in accordance with Nassau County requirements. This code minimum landscape plan will be included in the final engineering/construction plans submitted to Nassau County.

**LUMP SUM FEE.....\$23,400.00**

#### **Task V – Enhanced Landscape Design**

This task includes preparation of an embellished landscape design for the proposed Riverbluff Parkway roadway in accordance with Nassau County requirements and the Riverbluff Parkway Guidelines. This embellished landscape design will focus on enhancing the landscape beyond the limited code minimum landscape plan. This task includes coordination with the project team on the overall landscape concept and placement of materials to maximize value to the project. The embellished landscaped design will include:

- a. Conceptual sketch of planting improvements for common spaces based on schematic design provided by LandDesign (LDI). This sketch will include proposed materials and general locations of materials and will be presented to the project team for input prior to development of final embellished landscape plans
- b. Embellished landscape plans and specifications for bidding and construction (these plans are separate from the code minimum landscape plan and will NOT be included in the final engineering/construction plans submitted to Nassau County)

**LUMP SUM FEE.....\$45,025.00**

#### **Task VI – Hardscape and Site Fixtures**

This task includes preparation of a hardscape and site fixture plan for the proposed Riverbluff Parkway roadway in accordance with Nassau County requirements and the Riverbluff Parkway Guidelines. This plan will be included in the final engineering/construction plans submitted to Nassau County.

**LUMP SUM FEE.....\$21,225.00**

#### **Task VII – Coordination of Regulatory Signage and Environmental Graphics**

This task includes providing support and coordination with the 505Design as requested on the proposed regulatory signage and environmental graphics for this portion of Riverbluff Parkway.

**FEE.....HOURLY**

**(BUDGET ESTIMATE: \$8,250.00)**  
**(Not to exceed without prior authorization)**

#### **Task VIII – Regulatory Permitting**

ETM will prepare applications, submit permit packages and coordinate with the following agencies for final approval and permit issuance associated with final permit and construction plans developed in Task I:

- a. Nassau County  
**LUMP SUM FEE.....\$21,450.00**
- b. St. Johns Water Management District ERP  
**LUMP SUM FEE.....\$15,750.00**
- c. JEA Water and Sewer  
**LUMP SUM FEE.....\$11,050.00**
- d. FDEP Water and Sewer  
**LUMP SUM FEE.....\$7,875.00**

This task and price assumes submittals and permitting of the single engineering construction document plan set depicting the proposed roadway improvements for both Phase 2 and Phase 3 of the proposed Riverbluff Parkway roadway.

**Task IX – FPL Electrical Design Coordination**

ETM will coordinate the submittal process to FPL for their use in designing the proposed electrical distribution system within the Riverbluff Parkway rights-of-way.

**LUMP SUM FEE.....\$12,250.00**

**Task X – Dry Utility Design Coordination**

ETM will coordinate with the appropriate phone, cable, data, and gas providers as necessary for the duration of the project.

**LUMP SUM FEE.....\$8,500.00**

**Task XI – Bid Document Preparation**

ETM will prepare bid documents consistent with the permitted Riverbluff Parkway (Phases 3) engineering plan sets developed in Task I for use by the owner to solicit bids from local contractors. The proposed prepared bid documents will be as follows:

- a. Instruction to Bidders
- b. Project Overview
- c. Official Bid Form
- d. Draft Contract
- e. General Conditions
- f. Special Conditions
- g. Technical Specifications
- h. Required Documents from Bidders, including
  - i. Required Bid Attachments
  - ii. Contractor’s Qualifications / Team Structure
  - iii. Contractor’s Public Entity Crime Statement
  - iv. Project Milestone Schedule
  - v. Project Schedule of Values

**LUMP SUM FEE.....Included with the Riverbluf Parkway Phase 1 Master Infrastructure Contract**

**Task XII – Bid Document Review and Support**

This task includes review of the received bids, preparation of documents related to the received bids, and preparation, coordination and/or review of final contract documents between the owner and contractor.

**LUMP SUM FEE..... Included with the Riverbluff Parkway Phase 1 Master Infrastructure Contract**

**Task XIII – JEA Reimbursable Bid Coordination**

This task includes coordination with JEA during the project bid process as it relates to the JEA Reimbursable utilities associated with the master infrastructure of Riverbluff Parkway. This includes submittal of the bid documents to JEA for review and approval prior to solicitation of bids, submittal of received bids along with the recommended award of the contract to JEA for review and approval prior to award of the contract, and other coordination as requested for JEA to issue a purchase order for the JEA Reimbursable utilities.

**LUMP SUM FEE..... Included with the Riverbluff Parkway Phase 1 Master Infrastructure Contract**

### TASK & FEE SUMMARY

TASK	DESCRIPTION	HOURLY BUDGET FEE	LUMP SUM FEE
Task I	Final Engineering/Construction Plans (Phase 3)		\$568,975.00
Task II	Stormwater Modeling and Calculations		\$52,350.00
Task III	Utility Modeling and Calculations		\$28,275.00
Task IV	Landscape and Irrigation Plan		\$23,400.00
Task V	Enhance Landscape Plan		\$45,025.00
Task VI	Hardscape and Site Fixtures		\$33,225.00
Task VII	Coordination of Regulatory Signage and Environmental Graphics	\$8,250.00	
Task VIII	Regulatory Permitting		
	A. Nassau County		\$21,450.00
	B. St. Johns River Water Management District ERP		\$15,750.00
	C. JEA Water and Sewer		\$11,050.00
	D. FDEP Water and Sewer		\$7,875.00
Task IX	FPL Electrical Design Coordination		\$12,250.00
Task X	Dry Utility Design Coordination		\$8,500.00
Task XI	Bid Document Preparation		\$0.00
Task XII	Bid Document Review and Support		\$0.00
Task XIII	JEAs Reimbursable Bid Coordination		\$0.00
	<i>Expenses - Permitting (Budget – not to exceed without prior authorization)</i>	\$12,500.00	
	<i>Expenses - Other (Budget – not to exceed without prior authorization)</i>	\$6,500.00	
<b>SUBTOTAL FEE SUMMARY</b>		<b>\$27,250.00</b>	<b>\$796,125.00</b>
	<b>TOTAL FEE SUMMARY</b>	<b>\$823,375.00</b>	

### EXPENSES - PERMITTING

Permit fees paid by ETM on behalf of the client shall be  
*invoiced* at direct costs plus 10%

### EXPENSES - OTHER

Costs such as printing, telephone, delivery service, mileage, and travel shall be  
*invoiced* at direct costs plus 10%

## ITEMS NOT INCLUDED

The exclusions below are listed primarily to define the scope of this project. Should any of these services be required, we will be pleased to provide you with a quotation to perform them.

- Administrative Hearings
- Architectural Design
- As-Built Surveys
- Bidding Administration
- Borrow Pit Permitting
- Bridge Design
- Building Permit Review Coordination
- CDD Engineers Report and Bond Issue Costs
- Mobility/Concurrency Fee's
- Concurrency/Entitlements
- Condo Doc Preparation
- Construction Staking
- Construction Supervision
- Consumptive Use Permitting
- Contract Administration
- DEP Groundwater Discharge Permit
- Dewatering Design
- Easement Staking
- Entitlement/Zoning Support
- Electric, Phone, Gas Design & Coordination
- Environmental Investigation
- FEMA Floodplain Modeling, Analysis or Letter of Map Revision
- Fire Hydrant Testing
- Fountain Design
- Geotechnical Investigations
- Groundwater Modeling
- Groundwater Pump Testing
- Individual Lot Surveys
- Irrigation Supply or Well Design/Permitting
- Jurisdictional Wetland Delineation
- Land Use Planning
- Underground Irrigation Design (used when hose bib only)
- Large Scale Cost Estimates
- Large Scale Site Redesigns
- Legal Description
- Boundary Survey
- Lift / Pump Station Design
- Amenity Center Design/Engineering
- Residential grinder pump design
- Pump Station Design
- Pump Station Modification Design
- Turn Lane Design/Permitting
- Title Work
- Owner Requested Plan Revisions After Plan Approval
- Out of Town Travel
- Permit Compliance
- Plat Filing Fees
- Plat Preparation
- Preparations of Offsite Easements
- PUD, DRI or Zoning Modifications
- Retaining Wall Design
- Structural Design
- Right-of-Way Permit
- Separate Clearing or Grading Permitting
- Signage, Hardscape, and pool Design
- Sign Permit
- Site Contamination Assessment
- Specimen Tree Hearings
- Survey (Topographic, boundary, wetland, & Trees)
- Traffic Signal Design / Permitting
- Traffic Study / Engineering
- Utility Locates
- Upland Buffer Enhancement Planting Design
- Vertical Control for Construction
- Well Permitting
- Wetland Drawdown Analysis
- Wetland Permitting
- Establishment of Benchmarks or Construction Control/Stakeout
- Gopher Tortoise Permitting and Relocation
- Material Testing
- Mitigation Area Design
- Notice of Commencement
- Offsite Drainage Modeling
- Offsite Utility Modeling or Permitting

ENGLAND-THIMS & MILLER, INC.

HOURLY FEE SCHEDULE - 2024

CEO/CSO.....	\$475.00	/Hr.
President.....	\$375.00	/Hr.
Executive Vice President.....	\$362.00	/Hr.
Principal - Vice President.....	\$290.00	/Hr.
Vice President.....	\$280.00	/Hr.
Senior Advisor.....	\$298.00	/Hr.
Senior Engineer / Senior Project Manager.....	\$244.00	/Hr.
Project Manager.....	\$216.00	/Hr.
Director.....	\$208.00	/Hr.
Engineer.....	\$186.00	/Hr.
Assistant Project Manager.....	\$163.00	/Hr.
Senior Planner / Planning Manager.....	\$223.00	/Hr.
Senior Environmental Scientist.....	\$230.00	/Hr.
Planner.....	\$173.00	/Hr.
CEI Senior Project Engineer.....	\$305.00	/Hr.
Construction Project Manager / Project Coordinator.....	\$219.00	/Hr.
Senior Construction Owner's Representative.....	\$202.00	/Hr.
Construction Owner's Representative.....	\$185.00	/Hr.
CEI Senior Inspector / Client Representative.....	\$173.00	/Hr.
CEI Inspector .....	\$140.00	/Hr.
Senior Landscape Architect.....	\$195.00	/Hr.
Landscape Architect.....	\$186.00	/Hr.
Senior Technician / Senior Specialist.....	\$169.00	/Hr.
GIS Program Manager.....	\$185.00	/Hr.
GIS Analyst .....	\$146.00	/Hr.
GIS Consultant.....	\$157.00	/Hr.
Senior Engineering Designer / Senior LA Designer.....	\$166.00	/Hr.
Engineering / Landscape Designer.....	\$152.00	/Hr.
Engineering Intern .....	\$148.00	/Hr.
CADD/GIS Technician.....	\$139.00	/Hr.
Project Coordinator / CSS.....	\$116.00	/Hr.
Administrative Support.....	\$99.00	/Hr.

**EAST NASSAU  
STEWARDSHIP DISTRICT**

**9**

Prepared by and return to:

[PREPARER NAME]

[FIRM]

[ADDRESS]

## **SIGNAGE EASEMENT**

**THIS SIGNAGE EASEMENT AGREEMENT** (this “Agreement”) is made as of the \_\_\_\_ day of \_\_\_\_, 2025, by **EAST NASSAU STEWARDSHIP DISTRICT**, a local unit of special-purpose government (“District”) and **[PARKER’S KITCHEN]**, a \_\_\_\_\_ (“Grantee”).

### **WITNESSETH:**

A. The District is the owner of the land described on **Exhibit A** attached hereto located in Nassau County, Florida (“Easement Property”).

B. Grantee is the owner of the land known as Tract \_\_\_\_, [PLAT REFERENCE], located in Nassau County, Florida (“Benefitted Property”).

C. The parties desire to enter into this Agreement to establish an easement for signage over the Easement Property, for the benefit of the Benefitted Property.

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

1. **Recitals.** The recitals above are true and correct and are incorporated herein by this reference.

2. **Easement.** The District hereby grants Grantee a non-exclusive easement to use the Easement Property for the benefit of the Benefitted Property, for so long as Grantee operates a bank on the Benefitted Property, (i) to install, operate, maintain, improve and replace, at its sole cost and expense, signage monument and related undergrounded electrical utilities connected to same (collectively, “Signage Improvement”) in the Easement Property depicted on **Exhibit A** attached hereto in such a location and of a size, dimension, color, material, type and design approved by the District; and (ii) to access the Signage Improvement for the purposes stated in this Agreement, and reasonable ingress and egress to and from such Signage Improvement for purposes stated herein. The installation of the Signage Improvement shall be in accordance with applicable laws and regulations and recorded instruments, and Grantee shall be responsible for obtaining all necessary permits. Grantee shall be responsible for maintaining the Signage Improvement in good condition and repair at its sole cost and expense in compliance with all applicable law, regulations and permits, including, without limitation, Wildlight Signage Master Plan, the Charter for Wildlight Commercial Properties recorded in Official Records Book 2130, Page 1268 of the public records of Nassau County, Florida, as may be supplemented and amended from time to time.

3. **Assignment and Termination.** Grantee may not assign its rights and obligations under this Agreement to any person or entity without the prior written consent of District, which may not be unreasonably withheld, conditioned or delayed. If the easement shall be abandoned by District or terminated in any manner, all rights and privileges hereunder shall cease and the easement privileges and rights herein granted shall revert to the District.

4. **Indemnification.** Grantee agrees for itself and successors and assigns that they shall indemnify, defend and hold harmless the District and its officers, supervisors, staff, agents and representatives (the foregoing parties collectively, "Indemnitees"), against all liability for damages, obligations, claims, liabilities, expenses and/or fees (including reasonable attorneys' fees and court costs) including personal injury or property damage arising out of this Agreement and the use of the Easement area by the Grantee, its respective contractors, agents, employees or invitees at any time, or otherwise resulting from, arising out of, in any way connected with, this Agreement or the Grantee's exercise of the privileges granted to install, operate and maintain the Signage Improvement.

5. **Enforcement of Agreement.** In the event that any party seeks to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

6. **Notices.** All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

**If to \_\_\_\_\_:** \_\_\_\_\_  
\_\_\_\_\_  
Attention: \_\_\_\_\_

**With a copy to:** \_\_\_\_\_  
\_\_\_\_\_  
Attention: \_\_\_\_\_

**If to the District:** East Nassau Stewardship District  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431  
Attention: District Manager

**With a copy to:** Kutak Rock LLP  
107 W. College Ave.  
Tallahassee, Florida 32301  
Attention: District Counsel

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Any party or other person to whom Notices are to be sent or copied may notify the other parties of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties set forth herein.

7. **Third Parties.** This Agreement is solely for the benefit of the parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement.

8. **Controlling Law.** This Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida.

9. **Severability.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

10. **Binding Effect.** This Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns and shall be appurtenant to and binding upon and run with title to the parcels of land described herein.

11. **Authorization.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Agreement, and that the respective parties have complied with all the requirements of law, and have full power and authority to comply with the terms and provisions of this Agreement.

12. **Amendments.** Amendments to the provisions contained in this Agreement may be made only by an instrument in writing which is executed by the District, the then current owner of the Easement Property, and Grantee.

13. **Entire Agreement.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

14. **No Merger.** The easements set forth in this Agreement shall not merge with fee title to any of the land subject hereto and shall remain separate estates.

***[Signatures begin on following page]***

**IN WITNESS WHEREOF**, the parties have entered into this Agreement as of the day and year first above written.

**DISTRICT:**

Signed, sealed and delivered in the presence of:

**EAST NASSAU STEWARDSHIP DISTRICT**, a local unit of special-purpose government

---

---

Print Name

Address

By:

Name: \_\_\_\_\_

Its:

---

---

Print Name

## Address

[CORPORATE SEAL]

STATE OF \_\_\_\_\_ )  
 )SS  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, the \_\_\_\_\_ of **EAST NASSAU STEWARDSHIP DISTRICT**, a local unit of special-purpose government, on behalf of the District, who ☐ is personally known to me or who ☐ has produced \_\_\_\_\_ as identification.

---

Print Name

NOTARY PUBLIC

## State of $\mathcal{H}_\infty$ at Large $\beta$

Commission #

My Commission Expires:

Personally known or

Produced I.D.

[Check one of the above]

Type of Identification Produced

Signed, sealed and delivered in the presence of:

\_\_\_\_\_:

\_\_\_\_\_,  
a \_\_\_\_\_ limited liability company

\_\_\_\_\_  
Print Name \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

\_\_\_\_\_  
Print Name \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_

[CORPORATE SEAL]

STATE OF FLORIDA                    )  
  )SS  
COUNTY OF NASSAU                )

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_ limited liability company, on behalf of the company, who ☐ is personally known to me or who ☐ has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Print Name \_\_\_\_\_)  
NOTARY PUBLIC  
State of Florida at Large  
Commission # \_\_\_\_\_  
My Commission Expires:  
Personally Known \_\_\_\_\_  
or Produced I.D. \_\_\_\_\_  
[check one of the above]  
Type of Identification Produced \_\_\_\_\_  
\_\_\_\_\_

**EXHIBIT A**  
**EASEMENT PROPERTY**

**[TBD LEGAL]**

**EAST NASSAU  
STEWARDSHIP DISTRICT**

**10**

Prepared by and return to:

[PREPARER NAME]

[FIRM]

[ADDRESS]

## **SIGNAGE EASEMENT**

**THIS SIGNAGE EASEMENT AGREEMENT** (this “Agreement”) is made as of the \_\_\_\_ day of \_\_\_\_, 2025, by **EAST NASSAU STEWARDSHIP DISTRICT**, a local unit of special-purpose government (“District”) and **[SKINNER]**, a \_\_\_\_ (“Grantee”).

### **WITNESSETH:**

A. The District is the owner of the land described on **Exhibit A** attached hereto located in Nassau County, Florida (“Easement Property”).

B. Grantee is the owner of the land known as Tract \_\_\_\_, [PLAT REFERENCE], located in Nassau County, Florida (“Benefitted Property”).

C. The parties desire to enter into this Agreement to establish an easement for signage over the Easement Property, for the benefit of the Benefitted Property.

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

1. **Recitals.** The recitals above are true and correct and are incorporated herein by this reference.

2. **Easement.** The District hereby grants Grantee a non-exclusive easement to use the Easement Property for the benefit of the Benefitted Property, for so long as Grantee operates a bank on the Benefitted Property, (i) to install, operate, maintain, improve and replace, at its sole cost and expense, signage monument and related undergrounded electrical utilities connected to same (collectively, “Signage Improvement”) in the Easement Property depicted on **Exhibit A** attached hereto in such a location and of a size, dimension, color, material, type and design approved by the District; and (ii) to access the Signage Improvement for the purposes stated in this Agreement, and reasonable ingress and egress to and from such Signage Improvement for purposes stated herein. The installation of the Signage Improvement shall be in accordance with applicable laws and regulations and recorded instruments, and Grantee shall be responsible for obtaining all necessary permits. Grantee shall be responsible for maintaining the Signage Improvement in good condition and repair at its sole cost and expense in compliance with all applicable law, regulations and permits, including, without limitation, Wildlight Signage Master Plan, the Charter for Wildlight Commercial Properties recorded in Official Records Book 2130, Page 1268 of the public records of Nassau County, Florida, as may be supplemented and amended from time to time.

3. **Assignment and Termination.** Grantee may not assign its rights and obligations under this Agreement to any person or entity without the prior written consent of District, which

may not be unreasonably withheld, conditioned or delayed. If the easement shall be abandoned by District or terminated in any manner, all rights and privileges hereunder shall cease and the easement privileges and rights herein granted shall revert to the District.

4. **Indemnification.** Grantee agrees for itself and successors and assigns that they shall indemnify, defend and hold harmless the District and its officers, supervisors, staff, agents and representatives (the foregoing parties collectively, "Indemnitees"), against all liability for damages, obligations, claims, liabilities, expenses and/or fees (including reasonable attorneys' fees and court costs) including personal injury or property damage arising out of this Agreement and the use of the Easement area by the Grantee, its respective contractors, agents, employees or invitees at any time, or otherwise resulting from, arising out of, in any way connected with, this Agreement or the Grantee's exercise of the privileges granted to install, operate and maintain the Signage Improvement.

5. **Enforcement of Agreement.** In the event that any party seeks to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

6. **Notices.** All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

**If to \_\_\_\_\_ :** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Attention: \_\_\_\_\_

**With a copy to:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Attention: \_\_\_\_\_

**If to the District:** East Nassau Stewardship District  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431  
Attention: District Manager

**With a copy to:** Kutak Rock LLP  
107 W. College Ave.  
Tallahassee, Florida 32301  
Attention: District Counsel

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving

Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Any party or other person to whom Notices are to be sent or copied may notify the other parties of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties set forth herein.

7. **Third Parties.** This Agreement is solely for the benefit of the parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement.

8. **Controlling Law.** This Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida.

9. **Severability.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

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11. **Authorization.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Agreement, and that the respective parties have complied with all the requirements of law, and have full power and authority to comply with the terms and provisions of this Agreement.

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14. **No Merger.** The easements set forth in this Agreement shall not merge with fee title to any of the land subject hereto and shall remain separate estates.

*[Signatures begin on following page]*

**IN WITNESS WHEREOF**, the parties have entered into this Agreement as of the day and year first above written.

**DISTRICT:**

Signed, sealed and delivered in the presence of:

**EAST NASSAU STEWARDSHIP DISTRICT**, a local unit of special-purpose government

---

Print Name

Address

By:

Name: \_\_\_\_\_

Its:

---

Print Name

## Address

[CORPORATE SEAL]

STATE OF \_\_\_\_\_ )  
 )SS  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, the \_\_\_\_\_ of **EAST NASSAU STEWARDSHIP DISTRICT**, a local unit of special-purpose government, on behalf of the District, who ☐ is personally known to me or who ☐ has produced \_\_\_\_\_ as identification.

---

Print Name

NOTARY PUBLIC

State of \_\_\_\_\_ at Large

Commission #

My Commission Expires:

Personally known or

Produced I.D.

[Check one of the above]

### Type of Identification Produced

Signed, sealed and delivered in the presence of:

\_\_\_\_\_:

\_\_\_\_\_,  
a \_\_\_\_\_ limited liability company

\_\_\_\_\_  
Print Name \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

\_\_\_\_\_  
Print Name \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_

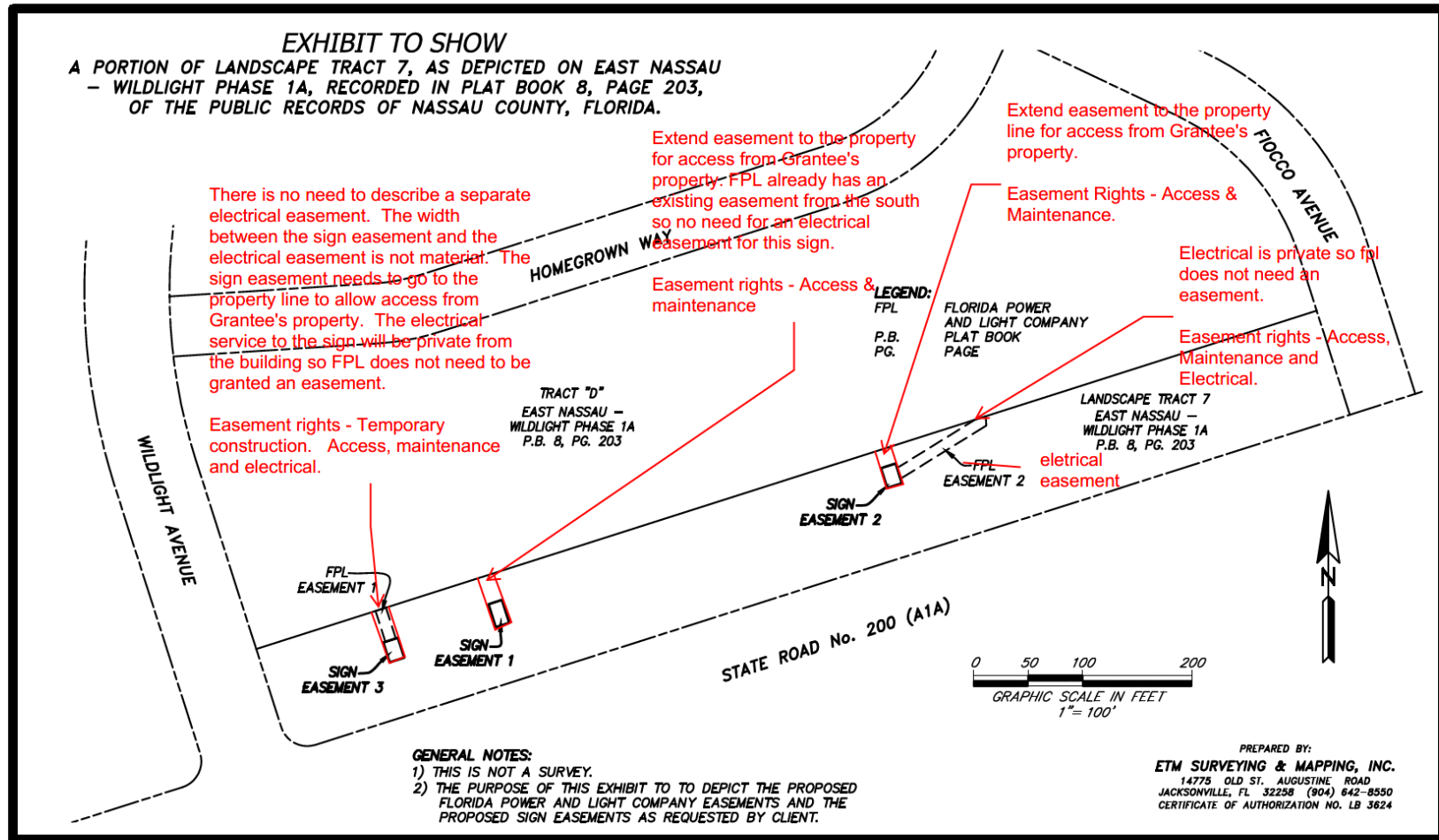
[CORPORATE SEAL]

STATE OF FLORIDA                    )  
  )SS  
COUNTY OF NASSAU                )

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_ limited liability company, on behalf of the company, who ☐ is personally known to me or who ☐ has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Print Name \_\_\_\_\_)  
NOTARY PUBLIC  
State of Florida at Large  
Commission # \_\_\_\_\_  
My Commission Expires:  
Personally Known \_\_\_\_\_  
or Produced I.D. \_\_\_\_\_  
[check one of the above]  
Type of Identification Produced \_\_\_\_\_  
\_\_\_\_\_

## EXHIBIT A EASEMENT PROPERTY



CAD FILE: I:\Survey\RM\Apro\Wildlight\Exhibit\Wildlight Sign Esmt Exhibit.dwg

DRAWN BY: DMS ORDER NO.: 25-330.00

**EAST NASSAU  
STEWARDSHIP DISTRICT**

**12**



57 Homegrown Way Suite 303  
Wildlight, FL 32097

**East Nassau Stewardship District Field Operations**

Date: August 13, 2025

To: ENSD Board of Supervisors

From: Todd Haskett, Field Operations Manager

Re: Holiday Lighting Proposal

Attached is a proposal for holiday lighting along Wildlight Ave. within the Town District. After reviewing the proposal, we recommend approval.

Below is a summary of the proposal:

- **Dream Lighting of Florida - \$3,550.00**

The proposed 2026 budget includes an allocation of \$5,000 for decorations.

Respectfully submitted,

Todd Haskett

ACCEPT

DECLINE

# Dream Lights of Florida Estimate

Date: Jul 10, 2025  
No. 1922

## Dream Lights of Florida

Dream Lights of Florida LLC  
1029 Blanding Boulevard  
Suite 706  
Orange Park, FL 32065  
904-404-5483 Office  
www.dreamlightsfl.com  
info@dreamlightsfl.com



### Presented To:

East Nassau Stewardship District  
West Tower  
2300 Glades Road  
Suite 202 E  
Boca Raton, FL 33431  
512-429-8189 Toni Kanfer

Date	Description of Service	Location	Qty	Each	Amount
Jul 10, 2025	Light Palm Trunk 25'+ Warm White	57 Homegrown Way, 57 Homegrown Way, #303; Yulee, FL 32097	5	\$350.00	\$1,750.00
	Additional Plugs and Wires		1	\$200.00	\$200.00
	Light Palm Trunk up to approx 10'		8	\$200.00	\$1,600.00
	4 corners Palms - Warm White				

Subtotal	\$3,550.00
Total	\$3,550.00

Hi ,

If you have any questions or need further details, feel free to reach out.

Best regards,

Dream Lights of Florida  
904-404-5483  
info@dreamlightsfl.com  
www.dreamlightsfl.com

**EAST NASSAU  
STEWARDSHIP DISTRICT**

**13**



57 Homegrown Way Suite 303  
Wildlight, FL 32097

**East Nassau Stewardship District Field Operations**

Date: August 13, 2025

To: ENSD Board of Supervisors

From: Todd Haskett, Field Operations Manager

Re: Landscape Plant Proposals

Attached are proposals for landscape plant replacements at various locations throughout the Town District. After reviewing the proposals, we recommend approval.

Below is a summary of the proposals:

- **4 O’Clock Park - \$1,684.96**
- **Floco Ave & Salt Meadow Loop - \$4,386.93**
- **Floco Ave at JEA Station Forest Park Sign - \$1,036.40**

**Total \$7,108.29**

The 2025 budget includes an allocation of \$126,000 for landscape replacements. As of the June financials, there is a remaining balance of \$61,486. Approving the expenditure will preserve additional funds for future replacements.

Respectfully submitted,

Todd Haskett

## Work Order Proposal



**Property Name:** East Nassau Stewardship District  
**Address:** 57 Homegrown Way, Suite 303, Wildlight, FL 32097  
**Client Contact:** Todd Haskett thaskett@ccmcnet.com  
**Client Phone #:** 407-693-1294

**Proposal Date:** 8/7/2025  
**Proposal Work Order #:** 82581  
**Prepared By:** BRADY REED

### 4'o Clock Park Jasmine Install

- Remove existing Liriope in bed near JEA station
- Replace bed with jasmine

DESCRIPTION	QTY	SIZE	TOTAL PRICE
<b>Site Prep, Debris Disposal, Amendments, Equipment &amp; Clean-Up</b>			<b>\$199.65</b>
Site Prep	1.00	LS	
<b>Irrigation</b>			<b>\$155.41</b>
Repairs and Adjustments	1.00	LS	
<b>Planting</b>			<b>\$1,141.38</b>
Confederate Jasmine - 1 Gal	75.00	1 Gallon	
<b>Pinestraw &amp; Mulch</b>			<b>\$188.52</b>
Pine Straw Mulching	400.00	SF	
<b>Total for Work Order #82581</b>			<b>\$1,684.96</b>

## Work Order Proposal



**Property Name:** East Nassau Stewardship District  
**Address:** 57 Homegrown Way, Suite 303, Wildlight, FL 32097  
**Client Contact:** Todd Haskett thaskett@ccmcnet.com  
**Client Phone #:** 407-693-1294

**Proposal Date:** 7/31/2025  
**Proposal Work Order #:** 82249  
**Prepared By:** BRADY REED

### New Plantings for Floco Ave. Beds

- New plantings for beds located along Floco Ave. near pond
- Blue Daze will be planted in park bed at Salt Meadow Loop

DESCRIPTION	QTY	SIZE	TOTAL PRICE
<b>Irrigation</b>			<b>\$288.85</b>
Repairs and Adjustments	1.00	LS	
<b>Planting</b>			<b>\$3,703.30</b>
Muhly Grass Pink - 3 Gal	55.00	3 Gallon	
Blue Daze - 1 Gal	25.00	1 Gallon	
Rose 'Red Drift' - 3 Gal	30.00	3 Gallon	
<b>Pinestraw &amp; Mulch</b>			<b>\$394.78</b>
Pine Straw Mulching	25.00	Bales	
<b>Total for Work Order #82249</b>			<b>\$4,386.93</b>

## Work Order Proposal



**Property Name:** East Nassau Stewardship District  
**Address:** 57 Homegrown Way, Suite 303, Wildlight, FL 32097  
**Client Contact:** Todd Haskett thaskett@ccmcnet.com  
**Client Phone #:** 407-693-1294

**Proposal Date:** 8/7/2025  
**Proposal Work Order #:** 82201  
**Prepared By:** BRADY REED

### JEA Station on Floco @ Forest Park Signage

Forest Park Signage just south of JEA Station Liriope installation in open bed area.

- Remove existing Liriope underneath palm tree
- Plant jasmine in bed area

DESCRIPTION	QTY	SIZE	TOTAL PRICE
<b>Planting</b>			<b>\$989.21</b>
Confederate Jasmine - 1 Gal	65.00	1 Gallon	
<b>Pinestraw &amp; Mulch</b>			<b>\$47.19</b>
Pine Straw Mulching	100.00	SF	
<b>Total for Work Order #82201</b>			<b>\$1,036.40</b>

**EAST NASSAU  
STEWARDSHIP DISTRICT**

**14**

**EAST NASSAU  
STEWARDSHIP DISTRICT**

**14A**

## **Work Authorization**

August 4, 2025

Board of Supervisors  
East Nassau Stewardship District  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

Subject: **Work Authorization Number 9**

### **East Nassau Stewardship District**

Dear Chairman, Board of Supervisors:

ENGLAND-THIMS & MILLER, INC. (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 October 1, 2017, as amended (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 associated with Series 2024 Project and Series 2025 Project of the District, 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

By:

\_\_\_\_\_  
Authorized Representative of District

Date:

\_\_\_\_\_

Sincerely,

ENGLAND-THIMS & MILLER, INC.

\_\_\_\_\_  
By: \_\_\_\_\_

**EAST NASSAU  
STEWARDSHIP DISTRICT**

**14B**

EAST NASSAU STEWARDSHIP DISTRICT  
WORK AUTHORIZATION NO. 10  
CEI SERVICES FOR THE CONSTRUCTION OF RIVERBLUFF  
PARKWAY PHASES 2 & 3

Scope of Work

England, Thims & Miller, Inc. (ETM) shall provide general consulting engineering services for the East Nassau Stewardship District as directed by the Board of Supervisors or their designee and pursuant to the Professional Engineering Services Agreement between the East Nassau Stewardship District and England-Thims & Miller, Inc. dated October 1, 2017. General consulting services shall include, but not be limited to:

TASK I – CEI SERVICES

ETM proposes to perform limited construction administration associated with the construction of Riverbluff Parkway Phases 2 & 3 throughout the construction and closeout phase of the project. This task includes the following services:

- |   |   |
|---|---|
| 1. Weekly Progress Reports                | 7. Certification to SJRWMD                |
| 2. Part-time Field Representation         | 8. Certification to Nassau County         |
| 3. Shop Drawing Review                    | 9. Water and Sewer Certifications to FDEP |
| 4. Owner Authorized Site Visits           | 10. Water and Sewer Acceptance with JEA   |
| 5. As-Built Review                        | 11. Coordination with Contractor          |
| 6. Regulatory Agency Required Inspections | 12. Review of Contractors Pay Request     |

FEE.....HOURLY

(HOURLY BUDGET ESTIMATE = \$9,610.00/MONTH)

(NOT TO EXCEED \$221,030.00 OVER A 23-MONTH PERIOD WITHOUT FURTHER AUTHORIZATION)

<u>BASIS OF ESTIMATE</u>			
Project Manager	4.0 hours/month @ \$225/hour	=	\$ 900.00
Engineer	6.0 hours/month @ \$190/hour	=	\$1,140.00
Senior Construction Representative	8.0 hours/month @ \$205/hour	=	\$1,640.00
CEI Inspector	40.0 hours/month @ \$140/hour	=	\$5,600.00
Administrative Support	3.0 hours/month @ \$110/hour	=	<u>\$ 330.00</u>
TOTAL			\$9,610.00

TASK II – STEWARDSHIP DISTRICT TAX EXEMPT PURCHASE REQUISITIONS

Per Section 212.08(6), Florida Statutes, tax-exempt purchases may be made by political subdivisions of the state in accordance with state law. To preserve the tax-exempt status of the Stewardship District, ETM will act as Purchasing Agent for East Nassau Stewardship District (ENSD) and coordinate with ENSD staff, in accordance with State and ENSD procedures, to administer a tax exempt "Direct Owner Purchase" (DOP) program to include evaluation of eligible purchases, documentation of Consumer's Certificate of Exemption, execute required Certificate of Entitlement, purchase order development/tracking, issuing purchase order to eligible vendors, review of the receipt of DOP materials, validate payments to vendors commensurate with materials received, and procurement of deductive reconciliation change orders to credit contract totals for DOP purchases.

FEE.....HOURLY

(HOURLY BUDGET ESTIMATE = \$15,000.00)

TASK III - REIMBURSABLE EXPENSES

Costs such as final printing, telephone, delivery service, mileage, and travel shall be invoiced at direct cost.

Budget Estimate..... \$5,500.00

FEE SUMMARY

TASK I	CEI SERVICES	\$ 221,640.00
TASK II	TAX EXEMPT PURCHASE REQUISITIONS	\$ 15,000.00
TASK III	REIMBURSABLE EXPENSES	<u>\$ 5,500.00</u>

TOTAL FEE SUMMARY \$ 242,140.00

ENGLAND - THIMS & MILLER, INC.

HOURLY FEE SCHEDULE - 2025

CEO / Chairman / Founder .....	\$ 475.00 / Hr.
Executive Vice President .....	\$ 370.00 / Hr.
Principal - Vice President .....	\$ 305.00 / Hr.
Vice President .....	\$ 295.00 / Hr.
Senior Advisor .....	\$ 325.00 / Hr.
Senior Engineer / Senior Project Manager .....	\$ 255.00 / Hr.
Project Manager / Construction Project Manager .....	\$ 225.00 / Hr.
Director .....	\$ 210.00 / Hr.
Engineer .....	\$ 190.00 / Hr.
Assistant Project Manager .....	\$ 165.00 / Hr.
Senior Planner / Planning Manager .....	\$ 225.00 / Hr.
Senior Environmental Scientist .....	\$ 240.00 / Hr.
Planner .....	\$ 170.00 / Hr.
CEI Senior Project Engineer .....	\$ 320.00 / Hr.
Senior Construction Representative .....	\$ 205.00 / Hr.
Construction Representative .....	\$ 180.00 / Hr.
CEI Inspector .....	\$ 140.00 / Hr.
Senior Landscape Architect .....	\$ 215.00 / Hr.
Landscape Architect .....	\$ 190.00 / Hr.
GIS Director .....	\$ 205.00 / Hr.
GIS Solutions / Engineer / Manager .....	\$ 185.00 / Hr.
GIS Analyst .....	\$ 155.00 / Hr.
GIS Consultant .....	\$ 165.00 / Hr.
GIS Specialist .....	\$ 150.00 / Hr.
Senior Engineering Designer .....	\$ 170.00 / Hr.
Senior Landscape Designer .....	\$ 170.00 / Hr.
Engineering / Landscape Designer .....	\$ 155.00 / Hr.
Engineering Intern .....	\$ 150.00 / Hr.
CADD / GIS Technician .....	\$ 145.00 / Hr.
Project Coordinator / CSS .....	\$ 120.00 / Hr.
Administrative Support .....	\$ 110.00 / Hr.

\* ETM's standard hourly billing rates are reevaluated annually, prior to the beginning of the calendar year.

Cost such as subconsultants, printing, telephone, delivery service, mileage and travel shall be invoiced at direct costs plus 15%.

Time of Performance

Services rendered will commence upon District approval.

Approval

Submitted by: \_\_\_\_\_  
England, Thims & Miller, Inc.

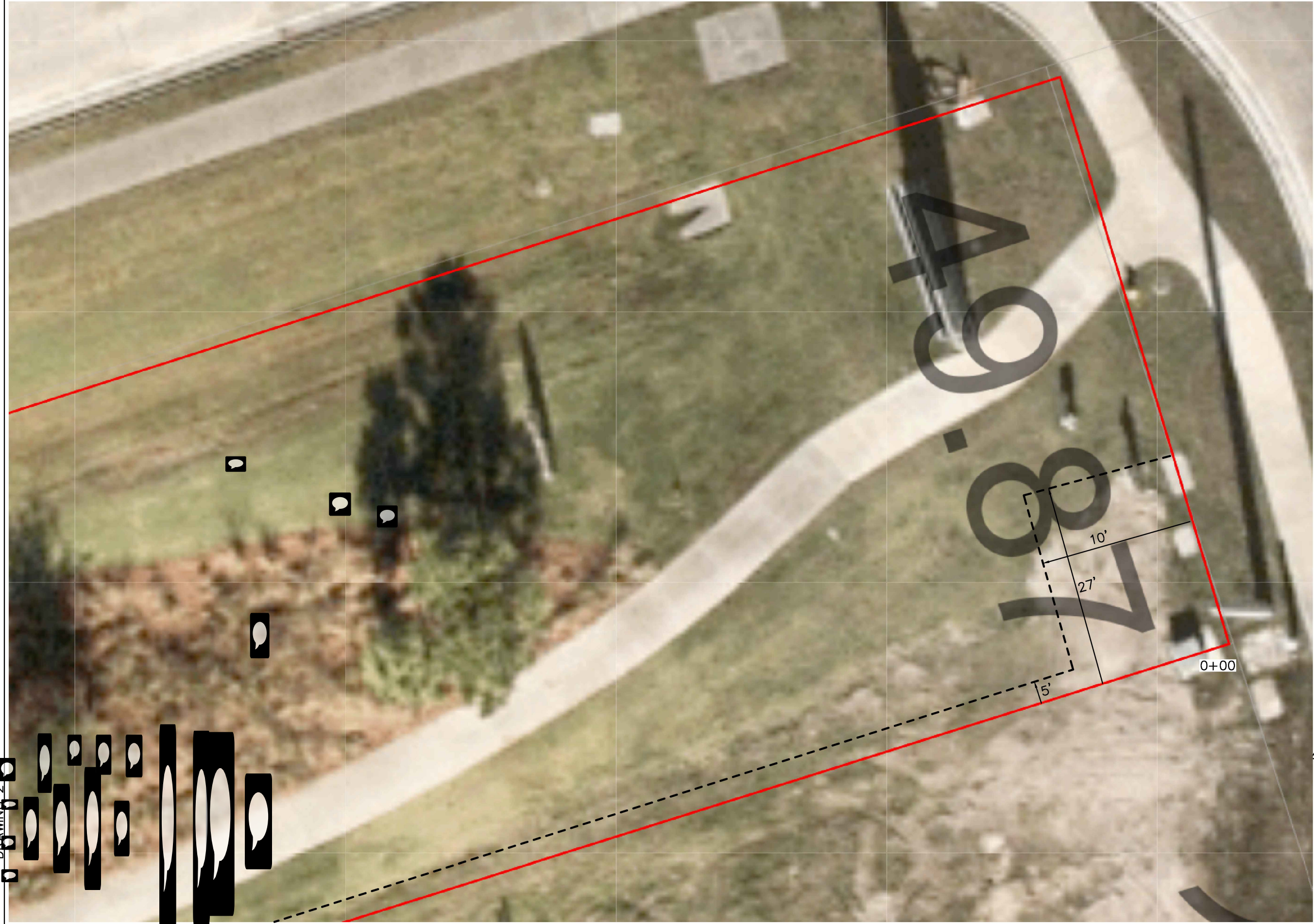
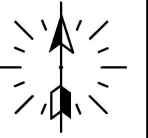
Date: \_\_\_\_\_

Approved by: \_\_\_\_\_  
East Nassau Stewardship District

Date: \_\_\_\_\_

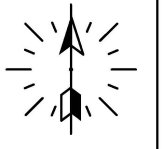
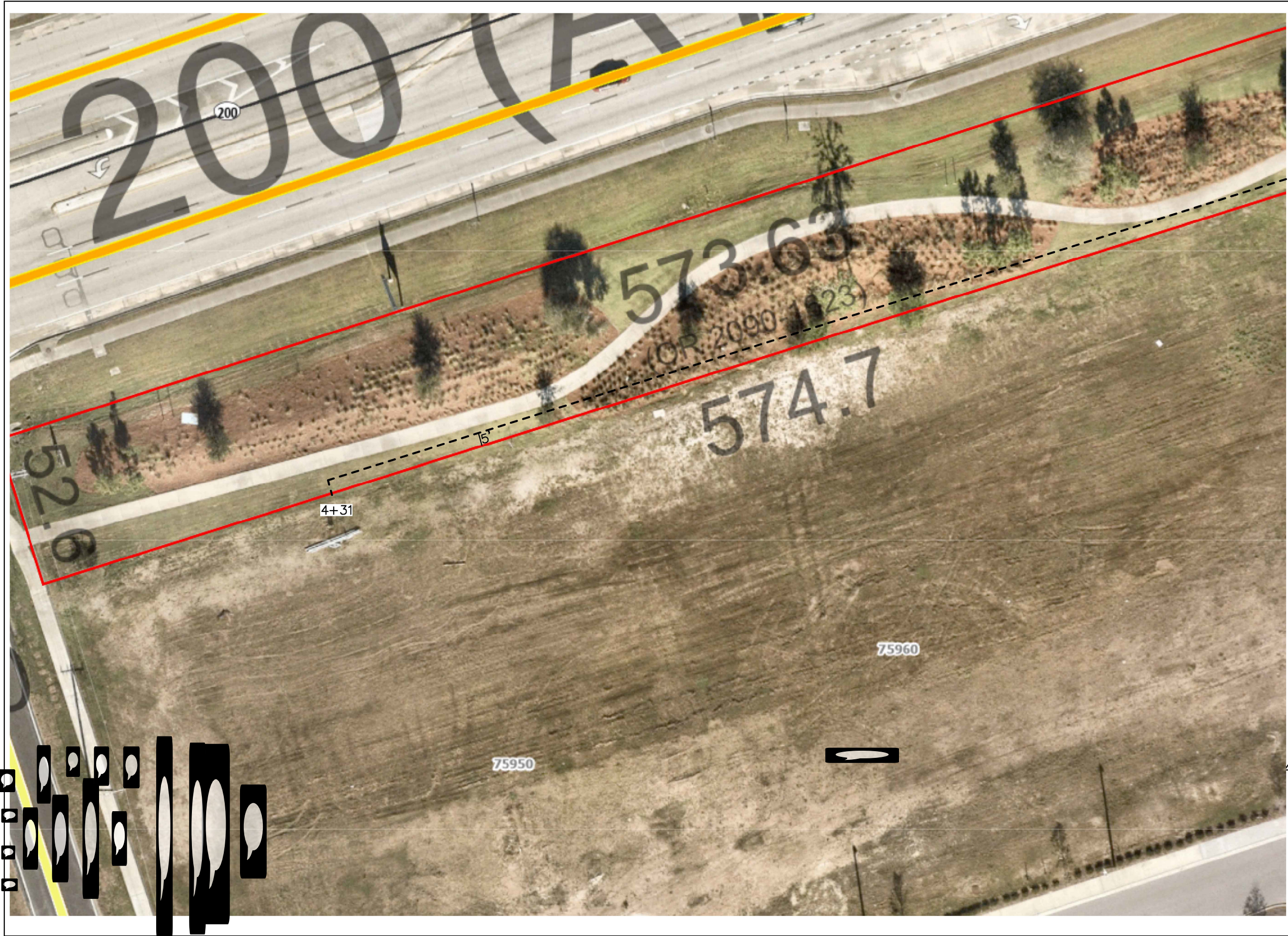
**EAST NASSAU  
STEWARDSHIP DISTRICT**

**15**



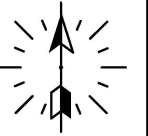
ATTSE	
PROPOSED TELEPHONE FACILITIES ON RIGHT OF WAY OF EAST NASSAU STEWARDSHIP	
44-2N-27-0000-0001-0420	
Exchange:	904225
Designer:	JOHN MCCORMICK
Phone:	9403072474
Authorization:	A059FRK
Dwg.	1 of 2

DRAWING 2



DRAWING 1

ATTSE	
PROPOSED TELEPHONE FACILITIES ON RIGHT OF WAY OF EAST NASSAU STEWARDSHIP	
44-2N-27-0000-0001-0420	
Exchange:	904225
Designer:	JOHN MCCORMICK
Phone:	9403072474
Authorization:	A059FRK
Dwg.	2 of 2



AT&T PROPOSES PLACING CONDUIT AND PULLING 72 FIBER OPTIC CABLE TO SERVE 3 OUT PARCELS ALONG WILLIAM BURGESS BLVD. AT\*T PROPOSES PLACING THIS CONDUIT WITHIN THE LAST 5 FEET OF THE PARCEL.

EXISTING ATT HANDHOLE

0+00

PLACE VIA HAND DIG

0+10

0+26

PLACED VIA DIRECT BORE

PLACED VIA DIRECT BORE

ATTSE

PROPOSED TELEPHONE FACILITIES  
ON RIGHT OF WAY OF  
EAST NASSAU STEWARDSHIP

44-2N-27-0000-0001-0420

Exchange: 904225

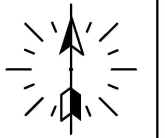
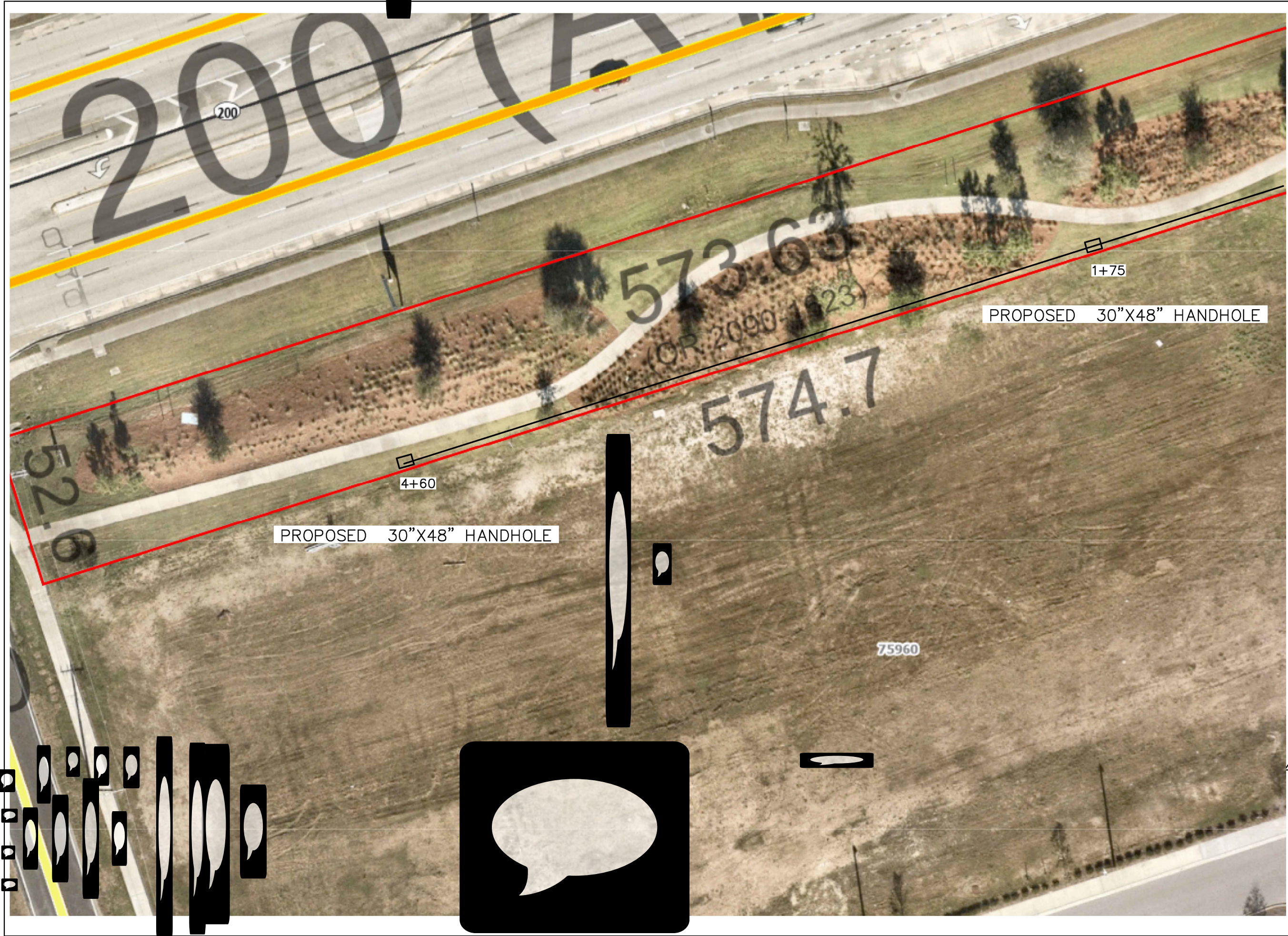
Designer: JOHN MCCORMICK

Phone: 9403072474

Authorization: A059FRK

Dwg. 1 of 2

DRAWING 2



DRAWING 1

AT&T PROPOSES PLACING CONDUIT AND PULLING 72 FIBER OPTIC CABLE TO SERVE 3 OUT PARCELS ALONG WILLIAM BURGESS BLVD. AT&T PROPOSES PLACING THIS CONDUIT WITHIN THE LAST 5 FEET OF THE PARCEL. AT&T PROPOSES PLACING TWO HAND HOLES TO SERVICE THE 3 OUT PARCELS. CONDUIT WILL BE PLACED VIA DIRECTIONAL BORE TO MINIMIZE DISTURBANCE OF THE EXISTING LANDSCAPING

ATTSE	
PROPOSED TELEPHONE FACILITIES ON RIGHT OF WAY OF EAST NASSAU STEWARDSHIP	
44-2N-27-0000-0001-0420	
Exchange:	904225
Designer:	JOHN MCCORMICK
Phone:	9403072474
Authorization:	A059FRK
Dwg.	2 of 2

**EAST NASSAU  
STEWARDSHIP DISTRICT**

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**EAST NASSAU STEWARDSHIP DISTRICT**  
**Performance Measures/Standards & Annual Reporting Form**  
**October 1, 2025 – September 30, 2026**

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

**Goal 1.1      Public Meetings Compliance**

**Objective:** Hold at least two (2) regular Board of Supervisor meetings per year to conduct Stewardship District related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of two (2) regular board meetings was held during the fiscal year.

**Achieved:** Yes ☐ No ☐

**Goal 1.2      Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to Stewardship District website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, Stewardship District website, electronic communications).

**Achieved:** Yes ☐ No ☐

**Goal 1.3      Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly Stewardship District website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes ☐ No ☐

## 2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

### **Goal 2.1 District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes ☐ No ☐

## 3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

### **Goal 3.1 Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by July 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before July 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on Stewardship District website and/or within district records.

**Standard:** 100% of budget approval and adoption were completed by the statutory deadlines and posted to the Stewardship District website.

**Achieved:** Yes ☐ No ☐

### **Goal 3.2      Financial Reports**

**Objective:** Publish to the Stewardship District website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the Stewardship District website.

**Standard:** Stewardship District website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☐ No ☐

### **Goal 3.3      Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the Stewardship District website for public inspection and transmit said results to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the Stewardship District website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the Stewardship District website and transmitted to the State of Florida.

**Achieved:** Yes ☐ No ☐

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District Manager

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Chair/Vice Chair, Board of Supervisors

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Print Name

---

Print Name

---

Date

---

Date

**EAST NASSAU  
STEWARDSHIP DISTRICT**

**17**

**EAST NASSAU  
STEWARDSHIP DISTRICT**

**18**

fastsigns.com/234

Payment Terms: Cash Customer

**Order Due Date:** 9/19/2025

**Created Date:** 8/11/2025

**DESCRIPTION:** Garden District Signage - Chester

**Bill To:** East Nassau Stewardship District West Tower  
2300 Glades Road  
Suite 303  
Boca Raton, FL 33431

**Pickup At:** FASTSIGNS  
2300 Glades Road  
Suite 303  
Boca Raton, FL 33431  
US

**Ordered By:** Zach Brecht  
Email: BrechtZ@etminc.com  
Work Phone: (904) 265-3223  
Cell Phone: (904) 568-7489

**Salesperson:** Ashley Nuss  
Email: ashley.nuss@fastsigns.com  
Entered By: Ashley Nuss

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	<b>R2-1 - Speed Limit 35</b>	2	\$737.995	\$1,475.99	\$1,475.99
1.1	<b>Aluminum Post 4x4 - Post</b>  <b>Part Qty:</b> 1 <b>Height:</b> 146.00"  <b>Notes:</b> Post 12.1667 feet 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle				
1.2	<b>Aluminum .090 - Speed Limit (VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 30.00" <b>Height:</b> 36.00" <b>Sides:</b> 1  <b>Text:</b> QTY 2 Speed Limit 35  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign				

1.3	<b>Aluminum Sheet .125 - Speed Limit Backer</b>  <b>Part Qty:</b> 1 <b>Width:</b> 32.00" <b>Height:</b> 38.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hold measurements form Vended sign				
1.4	<b>Hardware - Galvanized Post Cover</b>  <b>Part Qty:</b> 1 <b>Height:</b> 4.00"  <b>Notes:</b> 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
2	<b>R2-1 - Yield Sign</b>	7	\$738.00	\$5,166.00	\$5,166.00
2.1	<b>Aluminum Post 4x4 - Post</b>  <b>Part Qty:</b> 1 <b>Height:</b> 146.00"  <b>Notes:</b> Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign				
2.2	<b>Aluminum .090 - Yield Sign (Top Sign VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 48.00" <b>Height:</b> 48.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign				
2.3	<b>Aluminum Sheet .125 - Yield Sign Backer (Top Sign)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 50.00" <b>Height:</b> 50.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign				
2.4	<b>Hardware - Galvanized Post Cover</b>  <b>Part Qty:</b> 1 <b>Height:</b> 4.00"  <b>Notes:</b> 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
3	<b>R3 -17 - Bike Lane/Ends</b>	2	\$1,108.93	\$2,217.86	\$2,217.86

3.1	<b>Aluminum Post 4x4 - Post</b> <b>Part Qty:</b> 1 <b>Height:</b> 146.00" <b>Notes:</b> Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign
3.2	<b>Aluminum .090 - Bike Lane Sign (Top Sign VENDED)</b> <b>Part Qty:</b> 1 <b>Width:</b> 24.00" <b>Height:</b> 18.00" <b>Sides:</b> 1 <b>Text:</b> Bike Lane <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign
3.3	<b>Aluminum Sheet .125 - Bike Lane Sign Backer (Top Sign)</b> <b>Part Qty:</b> 1 <b>Width:</b> 26.00" <b>Height:</b> 20.00" <b>Sides:</b> 1
3.4	<b>Aluminum .090 - Ends Sign (Lower Sign) (VENDED)</b> <b>Part Qty:</b> 1 <b>Width:</b> 24.00" <b>Height:</b> 8.00" <b>Sides:</b> 1 <b>Text:</b> ENDS  see spec sheet
3.5	<b>Aluminum .090 - Ends Sign (Lower Backer)</b> <b>Part Qty:</b> 1 <b>Width:</b> 26.00" <b>Height:</b> 10.00" <b>Sides:</b> 1 <b>Text:</b> Painted backer
3.6	<b>Hardware - Galvanized Post Cover</b> <b>Part Qty:</b> 1 <b>Height:</b> 4.00" <b>Notes:</b> 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro
4	<b>W2-6/ W13-1P - Roundabout Intersection/25MPH</b>
	4
	\$1,411.27
	\$5,645.08
	\$5,645.08

4.1	<b>Aluminum Post 4x4 - Post</b>  <b>Part Qty:</b> 1 <b>Height:</b> 146.00"  <b>Notes:</b> Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign
4.2	<b>Aluminum .090 - W2-6 Roundabout Intersection (VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 30.00" <b>Height:</b> 30.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign
4.3	<b>Aluminum Sheet .125 - W2-6 Roundabout Intersection Backer</b>  <b>Part Qty:</b> 1 <b>Width:</b> 32.00" <b>Height:</b> 32.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hold measurements form Vended sign
4.4	<b>Aluminum .090 - W13-1P MPH Sign (VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 18.00" <b>Height:</b> 18.00" <b>Sides:</b> 1  <b>Text:</b> 25 M P H  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign
4.5	<b>Aluminum Sheet .125 - W13-1P MPH Backer</b>  <b>Part Qty:</b> 1 <b>Width:</b> 20.00" <b>Height:</b> 20.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hold measurements form Vended sign
4.6	<b>Hardware - Galvanized Post Cover</b>  <b>Part Qty:</b> 1 <b>Height:</b> 4.00"  <b>Notes:</b> 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro
5	<b>W11-2/W16-7P - Pedestrian Crossing/Diagonal Left Arrow</b>
	8
	\$1,109.10
	\$8,872.80
	\$8,872.80

5.1	<b>Aluminum Post 4x4 - Post</b> <b>Part Qty:</b> 1 <b>Height:</b> 146.00" <b>Notes:</b> Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign
5.2	<b>Aluminum .090 - W11-2 - Pedestrian Crossing (VENDED)</b> <b>Part Qty:</b> 1 <b>Width:</b> 30.00" <b>Height:</b> 30.00" <b>Sides:</b> 1 <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign
5.3	<b>Aluminum Sheet .125 - W11-2 Pedestrian Crossing Backer</b> <b>Part Qty:</b> 1 <b>Width:</b> 32.00" <b>Height:</b> 32.00" <b>Sides:</b> 1 <b>Notes:</b> Will need to get hold measurements form Vended sign
5.4	<b>Aluminum .090 - W16 - 7P Diagonal Left (VENDED)</b> <b>Part Qty:</b> 1 <b>Width:</b> 24.00" <b>Height:</b> 12.00" <b>Sides:</b> 1 <b>Text:</b> Diagonal Left <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign
5.5	<b>Aluminum Sheet .125 - W16 - 7P Diagonal Left Backer</b> <b>Part Qty:</b> 1 <b>Width:</b> 26.00" <b>Height:</b> 14.00" <b>Sides:</b> 1 <b>Notes:</b> Will need to get hold measurements form Vended sign
5.6	<b>Hardware - Galvanized Post Cover</b> <b>Part Qty:</b> 1 <b>Height:</b> 4.00" <b>Notes:</b> 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro
6	<b>R4-7 - Keep Right</b> 1 \$603.80 \$603.80 \$603.80

6.1	<b>Aluminum Post 4x4 - Post</b>  <b>Part Qty:</b> 1 <b>Height:</b> 146.00"  <b>Notes:</b> Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign
6.2	<b>Aluminum .090 - Keep Right (VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 24.00" <b>Height:</b> 30.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign
6.3	<b>Aluminum Sheet .125 - Keep Right Backer</b>  <b>Part Qty:</b> 1 <b>Width:</b> 26.00" <b>Height:</b> 32.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hold measurements form Vended sign
6.4	<b>Hardware - Galvanized Post Cover</b>  <b>Part Qty:</b> 1 <b>Height:</b> 4.00"  <b>Notes:</b> 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro
<b>7</b>	<b>R3-8 - Advance Circular Intersection Lane Control</b>
	4
	\$1,114.005
	\$4,456.02
	\$4,456.02
7.1	<b>Aluminum Post 4x4 - Post</b>  <b>Part Qty:</b> 1 <b>Height:</b> 146.00"  <b>Notes:</b> Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign
7.2	<b>Aluminum .090 - Circular Intersection (VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 36.00" <b>Height:</b> 36.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign

7.3	<b>Aluminum Sheet .125 - Circular Intersection Backer</b>  <b>Part Qty:</b> 1 <b>Width:</b> 38.00" <b>Height:</b> 38.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hold measurements form Vended sign				
7.4	<b>Hardware - Galvanized Post Cover</b>  <b>Part Qty:</b> 1 <b>Height:</b> 4.00"  <b>Notes:</b> 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
8	<b>R6-4A - Roundabout Directional (3 Chevrons)</b>	4	\$924.58	\$3,698.32	\$3,698.32
8.1	<b>Aluminum Post 4x4 - Post</b>  <b>Part Qty:</b> 1 <b>Height:</b> 146.00"  <b>Notes:</b> Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign				
8.2	<b>Aluminum .090 - Roundabout Directional (3 Cheverson) (VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 36.00" <b>Height:</b> 36.00" <b>Sides:</b> 1  <b>Text:</b> NO BACKER FOR THIS  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign				
8.3	<b>Hardware - Galvanized Post Cover</b>  <b>Part Qty:</b> 1 <b>Height:</b> 4.00"  <b>Notes:</b> 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
9	<b>D1-1D Street Signs</b>	4	\$266.005	\$1,064.02	\$1,064.02

9.1	<b>Aluminum .090 - D1-1D/ GS-51 - Street Signs VENDED</b>  <b>Part Qty:</b> 1 <b>Width:</b> 48.00" <b>Height:</b> 18.00" <b>Sides:</b> 1  <b>Text:</b> Qty 2 Chester Rd (arrow) diagonal up Qty 1 Heron Isles Pkwy (arrow) diagonal up Qty 1 Riverbluff Pkwy arrow) diagonal up  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign.  Approx WIDTH. See FDOT guidelines attached.
9.2	<b>Post, U-Channel 10' Galvanized - Square Sign Post</b>  <b>Part Qty:</b> 1
9.3	<b>Hardware - Square Post Bracket</b>  <b>Part Qty:</b> 1 <b>Height:</b> 2.00"  <b>Notes:</b> Attachment
10	<b>Install</b>
10.1	<b>Install -</b> - **REQUIRED Service Type: 8 - **REQUIRED Number of Crew: 1 - Custom Total: \$0.00 - Location Area: North Jax

<b>Subtotal:</b>	\$41,719.89
<b>Taxable Amount:</b>	\$41,719.89
<b>Taxes:</b>	\$3,128.99
<b>Grand Total:</b>	\$44,848.88
<b>Amount Paid:</b>	\$0.00
<b>BALANCE DUE:</b>	\$44,848.88

**EAST NASSAU  
STEWARDSHIP DISTRICT**

**19**

fastsigns.com/234

Payment Terms: Cash Customer

**Order Due Date:** 8/21/2025

**Created Date:** 8/13/2025

**DESCRIPTION:** Riverbluff - Phase 1

**Bill To:** East Nassau Stewardship District West Tower  
2300 Glades Road  
Suite 303  
Boca Raton, FL 33431

**Pickup At:** FASTSIGNS  
2300 Glades Road  
Suite 303  
Boca Raton, FL 33431  
US

**Ordered By:** Zach Brecht  
Email: BrechtZ@etminc.com  
Work Phone: (904) 265-3223  
Cell Phone: (904) 568-7489

**Salesperson:** Ashley Nuss  
Email: ashley.nuss@fastsigns.com  
Entered By: Ashley Nuss

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	<b>R1-1/ R3-5R - Stop/Right Only</b>	2	\$1,295.32	\$2,590.64	\$2,590.64
1.1	<b>Aluminum Post 4x4 - Post</b>  <b>Part Qty:</b> 1 <b>Height:</b> 146.00"  <b>Notes:</b> Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign				
1.2	<b>Aluminum .090 - R1-1 Stop Sign (VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 36.00" <b>Height:</b> 36.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign				
1.3	<b>Aluminum Sheet .125 - R1-1 Stop Sign Backer</b>  <b>Part Qty:</b> 1 <b>Width:</b> 38.00" <b>Height:</b> 38.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hold measurements form Vended sign				

1.4	<b>Aluminum .090 - R3-5R Right Only (VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 30.00" <b>Height:</b> 36.00" <b>Sides:</b> 1  <b>Text:</b> Right Only  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign				
1.5	<b>Aluminum Sheet .125 - R3-5R Right Only Backer</b>  <b>Part Qty:</b> 1 <b>Width:</b> 32.00" <b>Height:</b> 38.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hold measurements form Vended sign				
1.6	<b>Hardware - Galvanized Post Cover</b>  <b>Part Qty:</b> 1 <b>Height:</b> 4.00"  <b>Notes:</b> 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
2	<b>R2-1 - Speed Limit 35</b>	7	\$737.9957	\$5,165.97	\$5,165.97
2.1	<b>Aluminum Post 4x4 - Post</b>  <b>Part Qty:</b> 1 <b>Height:</b> 146.00"  <b>Notes:</b> Post 12.1667 feet 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle				
2.2	<b>Aluminum .090 - Speed Limit (VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 18.00" <b>Height:</b> 24.00" <b>Sides:</b> 1  <b>Text:</b> QTY 2 Speed Limit 35  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign				

2.3	<b>Aluminum Sheet .125 - Speed Limit Backer</b>  <b>Part Qty:</b> 1 <b>Width:</b> 20.00" <b>Height:</b> 26.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hold measurements form Vended sign				
2.4	<b>Hardware - Galvanized Post Cover</b>  <b>Part Qty:</b> 1 <b>Height:</b> 4.00"  <b>Notes:</b> 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
3	<b>R2-1 - Yield Sign</b>	12	\$738.00	\$8,856.00	\$8,856.00
3.1	<b>Aluminum Post 4x4 - Post</b>  <b>Part Qty:</b> 1 <b>Height:</b> 146.00"  <b>Notes:</b> Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign				
3.2	<b>Aluminum .090 - Yield Sign (Top Sign VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 36.00" <b>Height:</b> 36.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign				
3.3	<b>Aluminum Sheet .125 - Yield Sign Backer (Top Sign)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 38.00" <b>Height:</b> 38.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign				
3.4	<b>Hardware - Galvanized Post Cover</b>  <b>Part Qty:</b> 1 <b>Height:</b> 4.00"  <b>Notes:</b> 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
4	<b>R2-1 Yield / To Both Lanes</b>	4	\$988.00	\$3,952.00	\$3,952.00

4.1	<b>Aluminum Post 4x4 - Post</b> <b>Part Qty:</b> 1 <b>Height:</b> 146.00" <b>Notes:</b> Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign
4.2	<b>Aluminum .090 - Yield Sign (Top Sign VENDED)</b> <b>Part Qty:</b> 1 <b>Width:</b> 36.00" <b>Height:</b> 36.00" <b>Sides:</b> 1 <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign
4.3	<b>Aluminum Sheet .125 - Yield Sign Backer (Top Sign)</b> <b>Part Qty:</b> 1 <b>Width:</b> 38.00" <b>Height:</b> 38.00" <b>Sides:</b> 1 <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign
4.4	<b>Aluminum .090 - To Both Lanes - Alum (Bottom)</b> <b>Part Qty:</b> 1 <b>Width:</b> 12.00" <b>Height:</b> 24.00" <b>Sides:</b> 1 <b>Text:</b> To Both Lanes.  <b>Notes:</b> See attachment example
4.5	<b>Reflective Vinyl, Engineer Grade, White - To Both Lanes - HIP Reflective</b> <b>Part Qty:</b> 1 <b>Width:</b> 12.00" <b>Height:</b> 24.00" <b>Text:</b> To Both Lanes <b>Notes:</b> See attachment - HIP Reflective
4.6	<b>Aluminum Sheet .125 - To Both Lanes - Backer Bottom</b> <b>Part Qty:</b> 1 <b>Width:</b> 14.00" <b>Height:</b> 26.00" <b>Sides:</b> 1 <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign
4.7	<b>Hardware - Galvanized Post Cover</b>

	<b>Part Qty: 1</b> <b>Height: 4.00"</b>  <b>Notes:</b> 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
5	<b>W11-2/W16-7P - Pedestrian Crossing/Diagonal Left Arrow</b>  5.1 <b>Aluminum Post 4x4 - Post</b> <b>Part Qty: 1</b> <b>Height: 146.00"</b>  <b>Notes:</b> Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign  5.2 <b>Aluminum .090 - W11-2 - Pedestrian Crossing (VENDED)</b> <b>Part Qty: 1</b> <b>Width: 30.00"</b> <b>Height: 30.00"</b> <b>Sides: 1</b>  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign  5.3 <b>Aluminum Sheet .125 - W11-2 Pedestrian Crossing Backer</b> <b>Part Qty: 1</b> <b>Width: 32.00"</b> <b>Height: 32.00"</b> <b>Sides: 1</b>  <b>Notes:</b> Will need to get hold measurements form Vended sign  5.4 <b>Aluminum .090 - W16 - 7P Diagonal Left (VENDED)</b> <b>Part Qty: 1</b> <b>Width: 24.00"</b> <b>Height: 12.00"</b> <b>Sides: 1</b>  <b>Text:</b> Diagonal Left  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign  5.5 <b>Aluminum Sheet .125 - W16 - 7P Diagonal Left Backer</b> <b>Part Qty: 1</b> <b>Width: 26.00"</b> <b>Height: 14.00"</b> <b>Sides: 1</b>  <b>Notes:</b> Will need to get hold measurements form Vended sign	10	\$1,019.095	\$10,190.95	\$10,190.95

5.6	<b>Hardware - Galvanized Post Cover</b>  <b>Part Qty:</b> 1 <b>Height:</b> 4.00"  <b>Notes:</b> 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
6	<b>W11-2/W16-9P - Pedestrian/Ahead</b>	2	\$1,019.53	\$2,039.06	\$2,039.06
6.1	<b>Aluminum Post 4x4 - Post</b>  <b>Part Qty:</b> 1 <b>Height:</b> 146.00"  <b>Notes:</b> Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign				
6.2	<b>Aluminum .090 - W11-2 - Pedestrian Crossing (VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 30.00" <b>Height:</b> 30.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign				
6.3	<b>Aluminum Sheet .125 - W11-2 Pedestrian Crossing Backer</b>  <b>Part Qty:</b> 1 <b>Width:</b> 32.00" <b>Height:</b> 32.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hold measurements form Vended sign				
6.4	<b>Aluminum .090 - W16-9P Ahead (VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 24.00" <b>Height:</b> 12.00" <b>Sides:</b> 1  <b>Text:</b> Ahead  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign				
6.5	<b>Aluminum Sheet .125 - W16-9P Ahead Left Backer</b>  <b>Part Qty:</b> 1 <b>Width:</b> 26.00" <b>Height:</b> 14.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hold measurements form Vended sign				

6.6	<b>Hardware - Galvanized Post Cover</b>  <b>Part Qty:</b> 1 <b>Height:</b> 4.00"  <b>Notes:</b> 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
7	<b>W11-2/W11-11/W16-7P - Pedestrian Crossing/Golf Cart/</b> <b>Diagonal Left Arrow</b>	2	\$1,449.605	\$2,899.21	\$2,899.21
7.1	<b>Aluminum Post 4x4 - Post</b>  <b>Part Qty:</b> 1 <b>Height:</b> 146.00"  <b>Notes:</b> Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign				
7.2	<b>Aluminum .090 - W11-2 - Pedestrian Crossing (VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 30.00" <b>Height:</b> 30.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign				
7.3	<b>Aluminum Sheet .125 - W11-2 Pedestrian Crossing Backer</b>  <b>Part Qty:</b> 1 <b>Width:</b> 32.00" <b>Height:</b> 32.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hold measurements form Vended sign				
7.4	<b>Aluminum .090 - W11-11 - Golf Cart (VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 30.00" <b>Height:</b> 30.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign				
7.5	<b>Aluminum Sheet .125 - W11-11 Golf Cart Backer</b>  <b>Part Qty:</b> 1 <b>Width:</b> 32.00" <b>Height:</b> 32.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hold measurements form Vended sign				

7.6	<b>Aluminum .090 - W16 - 7P Diagonal Left (VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 24.00" <b>Height:</b> 12.00" <b>Sides:</b> 1  <b>Text:</b> Diagonal Left  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign				
7.7	<b>Aluminum Sheet .125 - W16 - 7P Diagonal Left Backer</b>  <b>Part Qty:</b> 1 <b>Width:</b> 26.00" <b>Height:</b> 14.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hold measurements form Vended sign				
7.8	<b>Hardware - Galvanized Post Cover</b>  <b>Part Qty:</b> 1 <b>Height:</b> 4.00"  <b>Notes:</b> 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
8	<b>W11-11/W16-7P - Golf /Diagonal Left Arrow</b>	2	\$1,138.75	\$2,277.50	\$2,277.50
8.1	<b>Aluminum Post 4x4 - Post</b>  <b>Part Qty:</b> 1 <b>Height:</b> 146.00"  <b>Notes:</b> Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign				
8.2	<b>Aluminum .090 - W11-11 - Golf Cart Crossing (VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 30.00" <b>Height:</b> 30.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign				
8.3	<b>Aluminum Sheet .125 - W11-11 Golf Cart Crossing Backer</b>  <b>Part Qty:</b> 1 <b>Width:</b> 32.00" <b>Height:</b> 32.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hold measurements form Vended sign				

8.4	<b>Aluminum .090 - W16 - 7P Diagonal Left (VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 24.00" <b>Height:</b> 12.00" <b>Sides:</b> 1  <b>Text:</b> Diagonal Left  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign				
8.5	<b>Aluminum Sheet .125 - W16 - 7P Diagonal Left Backer</b>  <b>Part Qty:</b> 1 <b>Width:</b> 26.00" <b>Height:</b> 14.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hold measurements form Vended sign				
8.6	<b>Hardware - Galvanized Post Cover</b>  <b>Part Qty:</b> 1 <b>Height:</b> 4.00"  <b>Notes:</b> 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
9	<b>OM4-3 Red Reflective w/ U Channel</b>	24	\$196.1833	\$4,708.40	\$4,708.40
9.1	<b>Aluminum .090 - OM4-3 Red Reflective (VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 18.00" <b>Height:</b> 18.00" <b>Sides:</b> 1  <b>Text:</b> Red reflective with reflective Circles  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign				
9.2	<b>Post, U-Channel 10' Galvanized - U Channel Post</b> <b>Part Qty:</b> 1				
10	<b>R11-2 Road Closed w/ U Channel</b>	9	\$492.5022	\$4,432.52	\$4,432.52
10.1	<b>Aluminum .090 - R11-2 Road Closed (VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 48.00" <b>Height:</b> 30.00" <b>Sides:</b> 1  <b>Text:</b> Road Closed  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign				
10.2	<b>Post, U-Channel 10' Galvanized - U Channel Post</b> <b>Part Qty:</b> 1				
11	<b>R6-1R - One Way</b>	2	\$683.045	\$1,366.09	\$1,366.09

11.1	<b>Aluminum Post 4x4 - Post</b>  <b>Part Qty:</b> 1 <b>Height:</b> 146.00"  <b>Notes:</b> Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign				
11.2	<b>Aluminum .090 - R6-1R - One Way (VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 36.00" <b>Height:</b> 12.00" <b>Sides:</b> 1  <b>Text:</b> One way (Right)  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign				
11.3	<b>Aluminum Sheet .125 - R6-1R - One Way Backer</b>  <b>Part Qty:</b> 1 <b>Width:</b> 38.00" <b>Height:</b> 14.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hold measurements form Vended sign				
11.4	<b>Hardware - Galvanized Post Cover</b>  <b>Part Qty:</b> 1 <b>Height:</b> 4.00"  <b>Notes:</b> 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
12	<b>R4-7 - Keep Right</b>	1	\$603.80	\$603.80	\$603.80
12.1	<b>Aluminum Post 4x4 - Post</b>  <b>Part Qty:</b> 1 <b>Height:</b> 146.00"  <b>Notes:</b> Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign				
12.2	<b>Aluminum .090 - Keep Right (VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 12.00" <b>Height:</b> 18.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign				

12.3	<b>Aluminum Sheet .125 - Keep Right Backer</b>  <b>Part Qty:</b> 1 <b>Width:</b> 14.00" <b>Height:</b> 20.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hold measurements form Vended sign				
12.4	<b>Hardware - Galvanized Post Cover</b>  <b>Part Qty:</b> 1 <b>Height:</b> 4.00"  <b>Notes:</b> 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
13	<b>W17-1/W13-1P - Speed Hump/25 MPH</b>	2	\$1,290.90	\$2,581.80	\$2,581.80
13.1	<b>Aluminum Post 4x4 - Post</b>  <b>Part Qty:</b> 1 <b>Height:</b> 146.00"  <b>Notes:</b> Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign				
13.2	<b>Aluminum .090 - W17-1 - Speed Hump (VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 36.00" <b>Height:</b> 36.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign				
13.3	<b>Aluminum Sheet .125 - W17-1 Speed Hump Backer</b>  <b>Part Qty:</b> 1 <b>Width:</b> 38.00" <b>Height:</b> 38.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hold measurements form Vended sign				
13.4	<b>Aluminum .090 - W13-1P 25 MPH(VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 18.00" <b>Height:</b> 30.00" <b>Sides:</b> 1  <b>Text:</b> 25 MPH  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign				

13.5	<b>Aluminum Sheet .125 - W13-1P 25 MPH Backer</b>  <b>Part Qty:</b> 1 <b>Width:</b> 20.00" <b>Height:</b> 32.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hold measurements form Vended sign				
13.6	<b>Hardware - Galvanized Post Cover</b>  <b>Part Qty:</b> 1 <b>Height:</b> 4.00"  <b>Notes:</b> 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
14	<b>W17-1 - Speed Hump</b>	1	\$1,012.32	\$1,012.32	\$1,012.32
14.1	<b>Aluminum Post 4x4 - Post</b>  <b>Part Qty:</b> 1 <b>Height:</b> 146.00"  <b>Notes:</b> Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign				
14.2	<b>Aluminum .090 - W17-1 - Speed Hump (VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 36.00" <b>Height:</b> 36.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign				
14.3	<b>Aluminum Sheet .125 - W17-1 Speed Hump Backer</b>  <b>Part Qty:</b> 1 <b>Width:</b> 38.00" <b>Height:</b> 38.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hold measurements form Vended sign				
14.4	<b>Hardware - Galvanized Post Cover</b>  <b>Part Qty:</b> 1 <b>Height:</b> 4.00"  <b>Notes:</b> 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
15	<b>W2-6/ W16-17P/W13-1P - Roundabout Intersection/ Roundabout/MPH</b>	4	\$1,447.865	\$5,791.46	\$5,791.46

15.1	<b>Aluminum Post 4x4 - Post</b>  <b>Part Qty:</b> 1 <b>Height:</b> 146.00"  <b>Notes:</b> Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign
15.2	<b>Aluminum .090 - W2-6 Roundabout Intersection (VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 30.00" <b>Height:</b> 30.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign
15.3	<b>Aluminum Sheet .125 - W2-6 Roundabout Intersection Backer</b>  <b>Part Qty:</b> 1 <b>Width:</b> 32.00" <b>Height:</b> 32.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hold measurements form Vended sign
15.4	<b>Aluminum .090 - W16-17P Roundabout Blade (VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 24.00" <b>Height:</b> 12.00" <b>Sides:</b> 1  <b>Text:</b> Roundabout  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign
15.5	<b>Aluminum Sheet .125 - W16-17P Roundabout Blade Backer</b>  <b>Part Qty:</b> 1 <b>Width:</b> 26.00" <b>Height:</b> 14.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hold measurements form Vended sign
15.6	<b>Aluminum .090 - W13-1P 25 MPH Sign (VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 18.00" <b>Height:</b> 18.00" <b>Sides:</b> 1  <b>Text:</b> 25 M P H  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign
15.7	<b>Aluminum Sheet .125 - W13-1P MPH Backer</b>

15.8	<p><b>Part Qty:</b> 1  <b>Width:</b> 20.00"  <b>Height:</b> 20.00"  <b>Sides:</b> 1</p> <p><b>Notes:</b>  Will need to get hold measurements  form Vended sign</p> <p><b>Hardware - Galvanized Post Cover</b></p> <p><b>Part Qty:</b> 1  <b>Height:</b> 4.00"</p> <p><b>Notes:</b>  4 in. x 4 in. x 1/2 ft. H Powder Coated  Black - Galvanized Steel Pro</p>				
16	<b>D1-1D Street Signs</b>	7	\$266.0014	\$1,862.01	\$1,862.01
16.1	<p><b>Aluminum .090 - D1-1D - Street Signs VENDED</b></p> <p><b>Part Qty:</b> 1  <b>Width:</b> 48.00"  <b>Height:</b> 18.00"  <b>Sides:</b> 1</p> <p><b>Text:</b>  Qty 4 Riverbluff  Qty 2 Future  Qty 1 Bellflower</p> <p><b>Notes:</b>  Will need to get hole measurements  for backer to match Vended sign.</p> <p>Approx WIDTH. See FDOT guidelines  attached.</p>				
16.2	<p><b>Post, U-Channel 10' Galvanized - Square Sign Post</b></p> <p><b>Part Qty:</b> 1</p>				
16.3	<p><b>Hardware - Square Post Bracket</b></p> <p><b>Part Qty:</b> 1  <b>Height:</b> 2.00"</p> <p><b>Notes:</b>  Attachment</p>				
17	<b>R3-8 - Advance Circular Intersection Lane Control</b>	5	\$1,013.006	\$5,065.03	\$5,065.03
17.1	<p><b>Aluminum Post 4x4 - Post</b></p> <p><b>Part Qty:</b> 1  <b>Height:</b> 146.00"</p> <p><b>Notes:</b>  Post 12.1667 feet; 146" (Out of ground  116")  30" in ground  Angle - Top 120 Degree angle  same cut at stop sign</p>				

17.2	<b>Aluminum .090 - Advance Circular Intersection (VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 36.00" <b>Height:</b> 36.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign				
17.3	<b>Aluminum Sheet .125 - Advance Circular Intersection Backer</b>  <b>Part Qty:</b> 1 <b>Width:</b> 38.00" <b>Height:</b> 38.00" <b>Sides:</b> 1  <b>Notes:</b> Will need to get hold measurements form Vended sign				
17.4	<b>Hardware - Galvanized Post Cover</b>  <b>Part Qty:</b> 1 <b>Height:</b> 4.00"  <b>Notes:</b> 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
18	<b>R3 -17 - Bike Lane/Ends/ Diagonal Up Arrow</b>	5	\$1,449.44	\$7,247.20	\$7,247.20
18.1	<b>Aluminum Post 4x4 - Post</b>  <b>Part Qty:</b> 1 <b>Height:</b> 146.00"  <b>Notes:</b> Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign				
18.2	<b>Aluminum .090 - R3-17 Bike Lane Sign (Top Sign VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 24.00" <b>Height:</b> 18.00" <b>Sides:</b> 1  <b>Text:</b> Bike Lane  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign				
18.3	<b>Aluminum Sheet .125 - R3-17Bike Lane Sign Backer (Top Sign)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 26.00" <b>Height:</b> 20.00" <b>Sides:</b> 1				

18.4	<b>Aluminum .090 - R3-17 BP Ends Sign (Lower Sign) (VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 24.00" <b>Height:</b> 8.00" <b>Sides:</b> 1  <b>Text:</b> ENDS  see spec sheet				
18.5	<b>Aluminum Sheet .125 - R3-17 BP Ends Sign Backer</b>  <b>Part Qty:</b> 1 <b>Width:</b> 26.00" <b>Height:</b> 10.00" <b>Sides:</b> 1				
18.6	<b>Aluminum .090 - M6-2 Directional Arrow Up Right Sign (VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 21.00" <b>Height:</b> 15.00" <b>Sides:</b> 1  <b>Text:</b> Direction arrow up/ right				
18.7	<b>Aluminum .090 - M6-2 Directional Arrow Up Right Sign (Lower Backer)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 23.00" <b>Height:</b> 17.00" <b>Sides:</b> 1				
18.8	<b>Hardware - Galvanized Post Cover</b>  <b>Part Qty:</b> 1 <b>Height:</b> 4.00"  <b>Notes:</b> 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
19	<b>R3 -17 - Bike Lane/Directional Arrows</b>	4	\$1,084.875	\$4,339.50	\$4,339.50
19.1	<b>Aluminum Post 4x4 - Post</b>  <b>Part Qty:</b> 1 <b>Height:</b> 146.00"  <b>Notes:</b> Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign				
19.2	<b>Aluminum .090 - R3-17 Bike Lane Sign (Top Sign VENDED)</b>  <b>Part Qty:</b> 1 <b>Width:</b> 24.00" <b>Height:</b> 18.00" <b>Sides:</b> 1  <b>Text:</b> Bike Lane  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign				

19.3	<b>Aluminum Sheet .125 - R3-17Bike Lane Sign Backer (Top Sign)</b> <b>Part Qty:</b> 1 <b>Width:</b> 26.00" <b>Height:</b> 20.00" <b>Sides:</b> 1				
19.4	<b>Aluminum .090 - M6-2 Directional Arrow Sign (VENDED)</b> <b>Part Qty:</b> 1 <b>Width:</b> 21.00" <b>Height:</b> 15.00" <b>Sides:</b> 1  <b>Text:</b> Direction arrow up/ Left				
19.5	<b>Aluminum .090 - M6-2 Directional Arrow Sign (Lower Backer)</b> <b>Part Qty:</b> 1 <b>Width:</b> 23.00" <b>Height:</b> 17.00" <b>Sides:</b> 1				
19.6	<b>Hardware - Galvanized Post Cover</b> <b>Part Qty:</b> 1 <b>Height:</b> 4.00"  <b>Notes:</b> 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
20	<b>R6-4A - Roundabout Directional (3 Chevrons)</b>	7	\$924.5771	\$6,472.04	\$6,472.04
20.1	<b>Aluminum Post 4x4 - Post</b> <b>Part Qty:</b> 1 <b>Height:</b> 146.00"  <b>Notes:</b> Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign				
20.2	<b>Aluminum .090 - Roundabout Directional (3 Cheverson) (VENDED)</b> <b>Part Qty:</b> 1 <b>Width:</b> 36.00" <b>Height:</b> 36.00" <b>Sides:</b> 1  <b>Text:</b> NO BACKER FOR THIS  <b>Notes:</b> Will need to get hole measurements for backer to match Vended sign				
20.3	<b>Hardware - Galvanized Post Cover</b> <b>Part Qty:</b> 1 <b>Height:</b> 4.00"  <b>Notes:</b> 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
21	<b>Install</b>	1	\$28,020.00	\$28,020.00	\$28,020.00
21.1	<b>Install -</b> - **REQUIRED Service Type: 8 - **REQUIRED Number of Crew: 4 - DAILY RATE: How Many Days?: 5				

<b>Subtotal:</b>	\$111,473.50
<b>Taxable Amount:</b>	\$111,473.50
<b>Taxes:</b>	\$8,360.51
<b>Grand Total:</b>	\$119,834.01
<b>Amount Paid:</b>	\$0.00
<b>BALANCE DUE:</b>	\$119,834.01

**EAST NASSAU  
STEWARDSHIP DISTRICT**

**20**



August 18, 2025

East Nassau Stewardship District  
c/o District Manager  
Wrathell, Hunt and Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

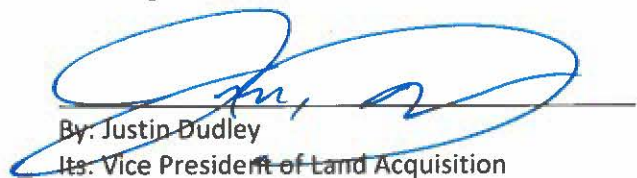
Re: East Nassau Stewardship District ("**District**") Acquisition of Hawthorn Park Tracts, Rights of Way and Related Improvements

Dear District Manager:

Pursuant to District Resolution 2024-40, you are hereby notified that Pulte Home Company, LLC, a Michigan limited liability company ("**Landowner**") has completed and wishes to sell to the District the Hawthorn Park tracts, rights of way and related improvements (collectively, the "**Improvements**"), all as more particularly described in **Exhibit A** attached hereto. Please see enclosed herein an executed Agreement Regarding the Acquisition of Certain Work Product, Infrastructure, and Real Property dated August 18, 2025 ("**Acquisition Agreement**"), pursuant to Resolution 2024-40; if acceptable, please counter sign return a fully executed copy for our records.

The Improvements were included in the District's overall capital improvement program as described in East Nassau Stewardship District Engineers Report for Wildlight Village Phase 2 Dated March 26, 2021. ("**Engineer's Report**"). Landowner constructed, installed and equipped the Improvements consistent with the Engineer's Report.

Sincerely,  
**PULTE HOME COMPANY, LLC**,  
a Michigan limited liability company

A blue ink signature of Justin Dudley is written over a horizontal line. Below the line, the text "By: Justin Dudley" and "Its: Vice President of Land Acquisition" is printed.

By: Justin Dudley  
Its: Vice President of Land Acquisition

Enclosure:  
Exhibit A      Description of Improvements

cc: District Counsel  
District Engineer

## **EXHIBIT A**

### **DESCRIPTION OF IMPROVEMENTS**

**STORMWATER:** All ponds/stormwater management facilities together with master drainage pipes, structures, inlets, manholes, mitered end sections, headwalls, water control structures, catch-basins, publicly-owned pipes providing drainage, curb and gutter providing drainage for streets and rights-of-way, dry stormwater retention basins, and related stormwater facilities in and for the development of Hawthorn Park, as applicable, all located on portions of the real property described in the following legal description:

Tracts I, J and K, Hawthorn Park, according to the map or plat thereof, as recorded in Official Records Book 2661, Pages 1308 through 1311, inclusive, of the Public Records of Nassau County, Florida.

**ROADWAY:** All right-of-way infrastructure improvements, which include paving, asphalt, curb, gutter, storm piping, sidewalks, trail, associated landscape and irrigation, site furnishings including benches, trashcans, bike racks, entry sign, trail, in and for the development Hawthorn Park, as applicable, all located on the real property described in the following legal description:

Hawthorn Park Circle, Stillwater Lane and Plum Orchard Lane, Hawthorn Park, according to the map or plat thereof, as recorded in Official Records Book 2661, Pages 1308 through 1311, inclusive, of the Public Records of Nassau County, Florida.

**AGREEMENT BY AND BETWEEN THE EAST NASSAU STEWARDSHIP DISTRICT  
AND PULTE HOME COMPANY, LLC, REGARDING THE ACQUISITION  
OF CERTAIN WORK PRODUCT, INFRASTRUCTURE, AND REAL PROPERTY**

THIS AGREEMENT ("**Agreement**") is made and entered into this 18 day of August, 2025, by and between:

**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*, and located entirely within Nassau County, Florida (the "**District**"); and

**PULTE HOME COMPANY, LLC**, a Michigan limited liability company, and an owner of lands within the boundaries of the District, whose address is 12724 Gran Bay Parkway West, Suite 200, Jacksonville, Florida (the "**Landowner**"; together with the District, the "**Parties**").

**RECITALS**

**WHEREAS**, the East Nassau Stewardship District is a local unit of special-purpose government created and existing pursuant to Chapter 2017-206, Laws of Florida, which became effective on June 6, 2017, and being situated entirely within Nassau County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the Landowner is the owner of certain lands in Nassau County, Florida, located within the boundaries of the District, which lands are generally referred to as Hawthorn Park, which encompasses a portion of a development area within the District ("**Development**"); and

**WHEREAS**, the District presently intends to provide the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities, and services ("**District Improvements**") as detailed in the *East Nassau Stewardship District Engineers Report for Wildlight Village Phase 2 dated March 26, 2021* (as each may be amended and/or supplemented from time to time, "**Engineer's Report**") attached to this Agreement as **Exhibit A**, which sets forth the specific elements of the portions of certain capital improvements comprising the Development ("**Project**"); and

**WHEREAS**, the District does not have sufficient monies on hand to allow the District to contract directly for the preparation of the necessary surveys, reports, drawings, plans, permits, specifications, and related third-party development documents which would allow the timely commencement and completion of construction of the infrastructure improvements, facilities, and services within the Development (the "**Work Product**"); and

**WHEREAS**, the District acknowledges Landowner's need to commence development of the lands within the District in an expeditious and timely manner; and

**WHEREAS**, as part of the Landowner's obligation to provide certain master infrastructure improvements pursuant to its land development agreements, and in order to avoid a delay in Landowner implementing its planned development program, the Landowner has and/or will fund, commence, and complete certain work including portions of District Improvements; and

**WHEREAS**, as of each Acquisition Date (as hereinafter defined), Landowner desires to convey, or assign as applicable, to the extent permitted, and the District desires to acquire, or take assignment of as applicable, the Work Product, the District Improvements, and the real property sufficient to allow the District to own, operate, maintain, construct, or install the District Improvements described in Exhibit A, if any such conveyances are appropriate (the "**Real Property**"), upon the terms and conditions contained herein; and

**WHEREAS**, the District and the Landowner are entering into this Agreement to ensure the timely provision of the District Improvements and completion of each applicable Project; and

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Landowner agree as follows:

**1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated as a material part of this Agreement.

**2. ACQUISITION DATE.** The Parties agree to cooperate and use good faith and best efforts to undertake and complete the acquisition process contemplated by this Agreement on such date as the Parties may jointly agree upon ("**Acquisition Date**"). See **Exhibit B** for a sample checklist for acquisition of Work Product, District Improvements, and Real Property. The Parties agree that separate or multiple Acquisition Dates may be established for any portion of the acquisitions contemplated by this Agreement. The Parties agree that all acquisitions contemplated hereunder are for donation-only and that the District is not obligated to pay for any acquisition of the Work Product, District Improvements or related Real Property.

**3. ACQUISITION OF WORK PRODUCT.** The Landowner agrees to convey to the District Work Product for use by the District in connection with the acquisition of the District Improvements.

**A.** The Landowner agrees to convey to the District any and all of its right, title and interest in the Work Product (except as otherwise provided for in this Agreement) necessary and/or desirable for the District's ownership and property operation and maintenance of the District Improvements being acquired from the Builder.

- B.** Except as otherwise provided for in this Agreement, the Landowner agrees to release, or assign as applicable, to the District all transferrable right, title, and interest which the Landowner may have in and to the above described Work Product, as well as all common law, statutory, and other reserved rights of Landowner in and to the Work Product, including any and all copyrights in the Work Product and extensions and renewals thereof under United States law and throughout the world, and all publication rights and all subsidiary rights and other rights in and to the Work Product in all forms, mediums, and media, now known or hereinafter devised if owned by Landowner. To the extent determined necessary by the District, the Landowner shall use good faith efforts to obtain all releases from any professional providing services in connection with the Work Product to enable the District to use and rely upon the Work Product. Such releases may include, but are not limited to, any architectural, engineering, or other professional services.
- C.** Notwithstanding anything to the contrary contained herein: (i) Landowner's conveyance or assignment of the Work Product is made without representation or warranty whatsoever, and Landowner, its predecessors in interest, and affiliates, shall not be held liable for the Work Product or any defect therein and (ii) Landowner reserves a license to use the Work Product as set forth below, including reliance upon and enforcement thereof. The District agrees to seek recovery for any loss with respect to the Work Product from any person or entity who created the Work Product or who has provided an applicable warranty that has been assigned to the District.
- D.** The Landowner agrees to provide or cause to be provided to the District, either by assignment or directly from such third parties as may be necessary and desirable to the mutual satisfaction of the Parties hereto, any transferable warranty for the person or entity who created the Work Product which is in favor of Landowner that the Work Product is fit for the purposes to which it will be put by the District, as contemplated by the Engineer's Report.
- E.** The District hereby grants to Landowner, and Landowner hereby reserves, access to and the right to use the Work Product, without the payment of any fee by the Landowner, its successors, and affiliates. However, to the extent that such access to and use of the Work Product causes the District to incur any de minimus cost, such as copying costs, the Landowner agrees to pay such cost or expense.

**4. ACQUISITION OF DISTRICT IMPROVEMENTS.** The Landowner owns certain District Improvements identified in Exhibit A. The District agrees to acquire those portions of the District

Improvements which were undertaken by the Landowner, subject to District Engineer's certification that such District Improvements are part of the overall capital improvement program of the District and any other certifications as may be necessary and desired by the District. When a portion of the District Improvements are completed and ready for conveyance by the Landowner to the District, the Landowner shall notify the District in writing, describing the nature of the improvement and its general location. Landowner agrees to provide, at or prior to each Acquisition Date, the following: (i) affidavit of actual costs paid and certification of no outstanding lien, (ii) instruments of conveyance such as special warranty bills of sale or such other instruments necessary to convey such portion of the District Improvements as may be reasonably requested by the District in accordance (but not in conflict) with this Agreement, and (iii) any other reasonable releases or documentation as may be reasonably requested by the District or Landowner in accordance (but not in conflict) with this Agreement. Any real property interests necessary for the functioning of the District Improvements to be acquired under this paragraph shall be reviewed and conveyed in accordance with the provisions of Section 5. The District Engineer in consultation with Counsel shall determine in writing whether or not the infrastructure to be conveyed is a part of the District Improvements contemplated by the Engineer's Report, and if so, shall provide Landowner with a list of items necessary to complete the acquisition.

- A. All documentation of any acquisition (e.g., bills of sale, receipts, maintenance bonds, as-builts, evidence of costs, deeds or easements, etc.) shall be to the reasonable satisfaction of the District. If any item acquired is to be conveyed to a third party governmental body, then the Landowner agrees to cooperate and provide such certifications or documents as may reasonably be required by that governmental body, if any.
- B. The Landowner agrees to cooperate fully in the transfer of any permits to the District or any governmental entity with maintenance obligations for any District Improvements conveyed pursuant to this Agreement.

**5. CONVEYANCE OF REAL PROPERTY.**

- A. Conveyance. The Landowner agrees that it will convey, or cause to be conveyed, to the District, at or prior to each Acquisition Date as reasonably determined by the District and Landowner, by a special warranty deed (or, if less than a fee estate, by easement or other instrument) reasonably acceptable to the District's Board of Supervisors together with a metes and bounds or other description, the lands (or less interest therein) upon which the District Improvements are constructed or which are necessary for the operation and maintenance of, and access to the District Improvements. The District may determine in its reasonable discretion that fee title is not necessary and in such cases shall accept such other interest in the lands upon which the District Improvements are constructed as the District deems acceptable. Such special warranty deed (or, if less than fee estate,

other instrument) shall be subject to a reservation by Landowner of its and its successors and assigns right and privilege to use the area conveyed and/or grant to third parties the right to construct the District Improvements and any future improvements to such area for any related purposes (including, but not limited to, construction traffic relating to the construction of the Development) not inconsistent with the District's use, occupation or enjoyment thereof. The Landowner shall pay all required closing costs (i.e., documentary stamps) if any, for the conveyance of the lands upon which the District Improvements are constructed. The Landowner shall be responsible for all taxes and assessments levied on the lands upon which the District Improvements are constructed until such time as the Landowner conveys all said lands to the District. At the time of conveyance, and if desired by the District, the Landowner shall provide, at its expense, an owner's title insurance policy satisfactory to the District. In the event the title search reveals exceptions to title which render title unmarketable or which, in the District's reasonable discretion, would materially interfere with the District's use of such lands, the Landowner shall have the right but not the obligation to cure such defects at no expense to the District, failing which the District shall have the right to not acquire such interest.

- B. Boundary or Other Adjustments.** Landowner and the District agree that reasonable future boundary adjustments may be made as deemed necessary by both Parties in order to accurately describe lands conveyed to the District and lands which remain in Landowner's ownership. The Parties agree that any land transfers made to accommodate such adjustments shall be accomplished by donation. However, the Party requesting such adjustment shall pay any third-party transaction costs resulting from the adjustment, including but not limited to taxes, title insurance, recording fees or other third-party transfer costs.

**6. TAXES, ASSESSMENTS, AND COSTS.**

- A. Taxes, assessments and costs resulting from Agreement.** The Landowner agrees to indemnify the District from and make payment for any and all taxes (ad valorem, personal property, intangibles, or otherwise) and non-ad valorem assessments, which may be imposed upon the District, or which the District is legally obligated to pay, as a result of the Parties entering into this Agreement, if any, whether such taxes or assessments are imposed upon the District's property or property interest, or the Landowner's property or property interest. As to any parcel of Real Property conveyed by Landowner pursuant to this Agreement, the potential obligations of the Landowner to either indemnify the District or pay such taxes and assessments that may be incurred as a result of the

Parties entering into this Agreement shall terminate one (1) year after conveyance of such parcel of Real Property. Notwithstanding the foregoing, the Parties represent to each other that they are not aware of any such taxes or assessments imposed upon the District as of the Effective Date of this Agreement.

**B.** Taxes and assessments on property being acquired. The District is an exempt governmental unit acquiring property pursuant to this Agreement for use exclusively for public purposes. Accordingly, in accordance with Florida law, the Landowner agrees to reserve an amount equal to the current ad valorem taxes and non-ad valorem assessments (with the exception of those ad valorem taxes and non-ad valorem assessments levied by the District) prorated to the date of transfer of title, based upon the expected assessment and millage rates giving effect to the greatest discount available for early payment.

1. If and only to the extent the property acquired by the District is subject to ad valorem taxes or non-ad valorem assessments, the Landowner agrees to reimburse the District for payment, or pay on its behalf, the prorated portion of any and all ad valorem taxes and non-ad valorem assessments imposed during the calendar year in which each parcel of property is conveyed. For example, if the District acquires property in October 2024, the Landowner shall escrow the pro rata amount of taxes due for the tax bill payable in November 2024. If any additional taxes are imposed on the District's property in 2024 for a period which property was owned by Landowner, then the Landowner agrees to reimburse the District for that additional amount.

2. Nothing in this Agreement shall prevent the District from asserting any rights to challenge any taxes or assessments imposed, if any, on any property of the District.

**C.** Notice. The Parties agree to provide notice to the other within ten (10) calendar days of receipt of any notice of potential or actual taxes, assessments, or costs, as a result of any transaction pursuant to this Agreement, or notice of any other taxes assessments or costs imposed on the property acquired by the District as described in subsection B above. The Landowner covenants to make any payments due hereunder in a timely manner in accordance with Florida law. In the event that the Landowner fails to make timely payment of any such taxes or costs, the Landowner acknowledges the District's right to make such payment. If the District makes such payment, the Landowner agrees to reimburse the District within thirty (30) calendar days of receiving notice of such

payment, and to include in such reimbursement any fees, costs, penalties, or other expenses which accrued to the District as a result of making such a payment, including interest at the maximum rate allowed by law from the date of the payment made by the District.

- C. Tax liability not created. Nothing herein is intended to create or shall create any new or additional tax liability on behalf of the Landowner or the District. Furthermore, the Parties reserve all respective rights to challenge, pay under protest, contest or litigate the imposition of any tax, assessment, or cost in good faith they believe is unlawfully or inequitably imposed and agree to cooperate in good faith in the challenge of any such imposition.

7. **DEFAULT.** A default by either Party under this Agreement, which continues for a period of thirty (30) days after notice of such default, shall entitle the other Party to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or, if applicable, specific performance.

8. **ENFORCEMENT OF AGREEMENT.** In the event that either of the Parties is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the prevailing Party shall be entitled to recover from the other Party, in addition to all other relief granted or awarded, all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, appellate proceedings and post-judgment collection proceedings.

9. **AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the District and the Landowner relating to the subject matter of this Agreement.

10. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by all Parties hereto.

11. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Landowner. The District and the Landowner have complied with all the requirements of law. The District and the Landowner have full power and authority to comply with the terms and provisions of this instrument.

12. **NOTICES.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

- A. If to Landowner: Pulte Home Company, LLC  
12724 Gran Bay Parkway West  
Suite 200

Jacksonville, FL 32258  
Attn: Justin Dudley  
Email: Justin.Dudley@Pulte.com

With a copy to: Pulte Home Company, LLC  
Legal Department  
2301 Lucien Way  
Suite 155  
Maitland, FL 32751  
Attn: Scott Clements, Esq.  
Email: Scott.Clements@PulteGroup.com

With a copy to: Baker & Hostetler LLP  
200 S. Orange Avenue  
Suite 2300  
Orlando, FL 32801  
Maitland, FL 32751  
Attn: David L. Evans, Jr., Esq.  
Email: devans@bakerlaw.com

**B.** If to District: East Nassau Stewardship District  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431  
Attn: District Manager

With a copy to: Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Landowner may deliver Notice on behalf of the District and the Landowner. Any Parties or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

**13. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Landowner as an arm's length transaction. All Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any Party hereto.

**14. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Landowner and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or entity other than the District and the Landowner any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Landowner and their respective representatives, successors, and assigns.

**15. ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either Party only upon the written consent of the other, which consent shall not be unreasonably withheld, conditioned, or delayed.

**16. APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each Party consents that the venue for any litigation arising out of or related to this Agreement shall be in Nassau County, Florida.

**17. EFFECTIVE DATE.** This Agreement shall be effective upon the later of the execution by the District and the Landowner.

**18. TERMINATION.** This Agreement may be terminated by the District or the Landowner without penalty upon thirty (30) days' written notice to the other Party.

**19. PUBLIC RECORDS.** The Landowner understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and will be treated as such in accordance with Florida law.

**20. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**21. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit

of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**22. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

**23. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement the day and year first written above.

Attest:


**EAST NASSAU STEWARDSHIP DISTRICT**


\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

Witness:

**PULTE HOME COMPANY, LLC**, a Michigan  
limited liability company

  
\_\_\_\_\_  
Witness Jonathan Simmons

  
By: \_\_\_\_\_  
Name: Justin Dudley  
Its: Vice President of Land Acquisition

**EXHIBIT A:** *Engineers Report for Central Planning Area dated August 10, 2017; and  
Amended and Restated East Nassau Stewardship District Capital Improvement Plan  
for Detailed Specific Area Plan #2 dated November 16, 2023*

**Exhibit B:** Acquisition Checklist

**EXHIBIT A**

*East Nassau Stewardship District Engineers Report for Wildlight Village Phase 2 dated March 26,  
2021*

**EXHIBIT B**  
**Acquisition Checklist**

The following is a checklist that should be of assistance in preparing for the acquisition of engineering, permitting and design documents ("Work Product"), fully completed infrastructure improvements ("Improvements") and public use real property ("Real Property") by the East Nassau Stewardship District ("District") in connection with its projects. Our hope is that this will provide insight into the type of documentation needed when a turnover of Work Product, Improvements or Real Property is desired by a builder within the community ("Landowner"). Please note, each acquisition may require different documentation, depending on the type of Work Product, Improvement or Real Property.

**Acquisition of Work Product.**

For the acquisition of Work Product, the following items need to be collected or generated for each item of Work Product the Landowner is requesting the District acquire:

- (i) *Contract(s) for Professional Services* - A copy of any contract(s) (and any work authorizations) entered into by and between the Landowner and the professional service provider(s) under which the Work Product was produced.
- (ii) *Documentation of Costs Paid* - This simply means invoices, bills, receipts, or other evidence of cost. The invoices should be organized based on the Work Product item to be acquired and must be accompanied by proof of payment. Please see attached for a draft form of the Affidavit of Costs Paid.
- (iii) *Plans* – Provide the plans and associated documentation to the District Engineer for review in advance of payment of the sums determined to be reasonable.
- (iv) *Releases* – Obtain/provide releases from all professionals providing services related to the Work Product which will allow the District to use and rely upon the validity of the Work Product. Please see attached for a draft form of the Acknowledgment & Release for Work Product.
- (v) *Warranties* - Provide or cause to be provided to the District, either by assignment or directly from such third parties as may be necessary and desirable, a warranty that the Work Product is fit for the purposes to which it will be put to use by the District, as contemplated by the District's *Engineer's Report*.
- (vi) *Permits* - Provide the permits and associated documentation to the District Engineer for review in advance of payment.
- (vii) *Engineering Review and Certification* - The District Engineer will review the information provided by the Landowner and issue an opinion as to whether the

costs are reasonable. The District Engineer will then prepare an Engineer's Certificate of approval. Please see attached for a draft form of the District Engineer's Certificate.

### **Acquisition of Improvements.**

For the acquisition of Improvements, the following items need to be collected or generated for each completed piece of infrastructure the Landowner would like to convey to the District:

- (i) *Request for Infrastructure Acquisition* - For each acquisition the Landowner would like for the District to accept, a request must be made to the District in writing describing at least the following:
  - (a) Nature of the Improvement.
  - (b) General Location of the Improvement.
  - (c) Cost of the Improvement.
- 
- Please see District's Resolution 2024-39 for a sample form of the Landowner Letter.
- (ii) *Contract(s) for Construction Services* - A copy of any contract(s), including architectural and engineering contracts, (and any change orders) entered into by and between the Landowner and the construction contractor under which the Improvement was constructed.
- (iii) *Documentation of Costs Paid* – This simply means applications for payment, invoices, bills, receipts, or other evidence of cost. The invoices should be organized based on the Improvement to be acquired and must be accompanied by proof of payment and a verification of payment form from the construction contractor. Please see attached for a draft form of the Affidavit of Costs Paid.
- (iv) *Lien Releases* - Lien releases from the construction contractor reflecting payment in full for construction of completed Improvements (including subcontractors). Please see District's Resolution 2024-39 for a sample form of the Acknowledgment & Release for Improvements.
- (v) *Schedule of Values* – A Schedule of Values identifying only those costs associated with the construction and/or installation of Improvements (utilities, paving, drainage, etc.).
- (vi) *Maintenance Bond* – **If applicable** to the Improvements to be acquired, a maintenance bond from the construction contractor.

- (vii) *Test Results - If applicable* to the Improvement being acquired, the following testing should be completed and the results provided to the District Engineer for review in advance of conveyance (our intent is not to require additional tests but to ensure all applicable tests required by government agencies are completed prior to transfer):
- (a) Bacteriological
  - (b) Pressure tests
  - (c) Backflow certification
  - (d) TV Tapes
  - (e) Electric to lift station
  - (f) Lift station start-up
  - (g) Lift station start-up electrical inspection
  - (h) Operation and maintenance manuals
  - (i) Geotechnical testing results and geotechnical certification
- (viii) *Final Inspections and Agency Sign-Off - If applicable* to the Improvement being conveyed, final inspections by the project engineer must be completed and sign-off obtained from the applicable governmental agencies (DEP, WMD etc.).
- (ix) *Instruments of Conveyance.* Most, if not all, of the transfers of Improvements will also involve some type of real and tangible property transfer (e.g., bills of sale, deeds or easements, etc.). If any item acquired is to be conveyed to a third party governmental body, then the Landowner will be asked to provide such certifications or documents as may be required by that governmental body. Please see District's Resolution 2024-39 for a sample form of the Bill of Sale.
- (x) *Real Property Interests* – Determine what type of real property interest is needed for the Improvement (e.g., easement, deed, etc.) and make provision for conveyance. See below "Acquisition of Real Property" for further details.
- (xi) *Engineering Review and Certification* - The District Engineer will review the information provided by the Landowner and issue an opinion as to whether the costs are reasonable. The District Engineer will then prepare an Engineer's Certificate. Please see District's Resolution 2024-39 for a sample form of the District Engineer's Certificate.

### **Acquisition of Real Property.**

Certain documentation will need to be collected or generated for the conveyance of real property to the District. This documentation may vary on a case-by-case basis (for example, title opinions and insurance may be required) and may be dependent on the type of property interest involved. Landowner should consult with our office to determine the documentation necessary for real property conveyance.

For example, the following items may need to be collected or generated for each parcel of property the Landowner would like to convey to the District:

- (i) *Survey and Legal Description* - For each parcel to be conveyed to the District, the parcel must be surveyed and the Landowner must obtain a metes and bounds description, unless such lands have been platted.
- (ii) *Instruments of Conveyance* - Each parcel must be conveyed by the Landowner to the District by a recorded deed or such other method of conveyance acceptable to the District. Please see District's Resolution 2024-39 for a sample form of the Special Warranty Deed.
- (iii) *Proof of Payment of Taxes/Liens* - For each parcel to be conveyed to the District, the Landowner must provide proof that all taxes and liens, if applicable, have been paid up to the date of conveyance.
- (iv) *Title Opinion* - The landowner must provide a title opinion for any lands that are dedicated to the District, and title insurance for any lands that are purchased by the District, unless otherwise agreed to by the District, as appropriate.

**EAST NASSAU  
STEWARDSHIP DISTRICT**

**21**

**BUDGET FUNDING AGREEMENT**  
**FISCAL YEAR 2026**

**[DETAILED SPECIFIC AREA PLAN #2: PDP #4 SPECIAL REVENUE FUND BUDGET]**

This Agreement ("**Agreement**") is made and entered into effective as of October 1, 2025, by and between:

**East Nassau Stewardship District**, a local unit of special-purpose government established pursuant to Chapter 2017-206, *Laws of Florida*, ("**District**"), and is located in Nassau County, Florida ("**County**"), and

**Wildlight LLC**, a Delaware limited liability company, and the owner and/or developer of property located within the boundaries of the District ("**Developer**," and together with the District, the "**Parties**"). For purposes of this Agreement, the term "**Property**" shall refer to that certain property within the District owned by the Developer that is located in development area known as DSAP 2, PDP 4, on the Effective Date of this Agreement).

**RECITALS**

**WHEREAS**, pursuant to Chapter 2017-206, *Laws of Florida*, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, and is authorized to levy such taxes, special assessments, fees, and other charges as may be necessary in furtherance of the District's activities and services; and

**WHEREAS**, Developer presently owns and/or is developing the Property within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities, and services and from the continued operations of the District; and

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District adopted its FY 2026 operations and maintenance budgets including the Detailed Specific Area Plan #2: PDP #4 Special Revenue Fund Budget ("**Budget**") attached hereto as **Exhibit A** and incorporated herein by reference; and

**WHEREAS**, the Parties recognize the Budget may be amended from time to time in the sole discretion of the District; and

**WHEREAS**, the District has the option of levying non-ad valorem assessments on all lands within the District benefitting from the activities, operations and services set forth in the Budget, including the Property, or utilizing such other revenue sources as may be available to it; and

**WHEREAS**, in lieu of levying certain assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in the Budget; and

**WHEREAS**, the Developer agrees that the activities, operations and services provide a special and peculiar benefit to the Property equal to or in excess of the costs reflected in the Budget; and

**WHEREAS**, the Developer agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the lands within the District, including the Property, for the activities, operations, and services set forth in the Budget; and

**WHEREAS**, Developer and District agree such Budget funding obligation by the Developer may be secured and collection enforced pursuant to the methods provided herein.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies (“**Funding Obligation**”) necessary for the operation of the District as called for in the Budget attached hereto as **Exhibit A** within thirty (30) days of written request by the District. **Exhibit A** attached hereto may be amended from time to time pursuant to Florida law, subject to the Developer’s consent to such amendments to incorporate them herein; provided however, that amendments adopted by the Board at a duly noticed meeting shall have the effect of amending this Agreement without further action of the Parties. As a point of clarification, the District shall only request as part of the Funding Obligation that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total Budget in the event that actual expenses are less than the projected Budget, as may be amended as provided herein. The funds shall be placed in the District’s general checking account. In the event the Developer sells any of the Property during the term of this Agreement, the Developer’s rights and obligations under this Agreement shall remain the same.

2. **ACKNOWLEDGEMENT.** The District hereby finds, and the Developer acknowledges and agrees, that the activities, operations and services set forth in the DSAP 2/PDP 4 Budget provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District’s right to levy assessments, including on the Property, in the event of a funding deficit.

3. **COLLECTION METHODS.** The District may enforce the collection of funds due under this Agreement using one or more of the following collection methods:

- a. *Contractual Lien.* The District shall have the right to file a continuing lien (“**Lien**”) upon all or a portion of the Property, which Lien shall be effective as of the date and time of the recording of a “Notice of Lien” in the public records of the County.
- b. *Enforcement Action.* The District shall have the right to file an action against the Developer in the appropriate judicial forum in and for the County.
- c. *Uniform Method; Direct.* The District may certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, Florida Statutes, or under any method of direct bill and collection authorized by Florida law.

The enforcement of the collection of funds in any of the above manners, including which method(s) to utilize, shall be in the sole discretion of the District Manager on behalf of the District, without the need of further Board action authorizing or directing such.

4. **ENTIRE AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement among the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

5. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each Party has complied with all of the requirements of law, and each Party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

7. **DEFAULT.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

8. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including interest accrued on an unsatisfied Funding Obligation, reasonable fees and costs incurred by the District incident to the collection of the Funding Obligation or for enforcement of the Lien, or reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

9. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

10. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

11. **ARM'S LENGTH.** This Agreement has been negotiated fully among the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

[SIGNATURES ON NEXT PAGE]

**IN WITNESS WHEREOF**, the Parties execute this Agreement the day and year first written above.

Attest:

**East Nassau Stewardship District**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Wildlight LLC,**  
a Delaware limited liability company

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**EXHIBIT A:**      FY 2026 DSAP 2/PDP 4 Budget

**EAST NASSAU  
STEWARDSHIP DISTRICT**

**STAFF  
REPORTS**

**EAST NASSAU  
STEWARDSHIP DISTRICT**

**STAFF  
REPORTS D**



## **East Nassau Stewardship District Operations Report**

August 12, 2025

East Nassau Stewardship District

RE: Operations Report – July 2025  
57 Homegrown Avenue, Unit 303  
Wildlight, FL 32097

Below is a summary of operational items for July 2025. Please let me know if you have any questions.

### **GENERAL OPERATIONS/ADMINISTRATIVE**

#### **MAINTENANCE**

- Ponds
  - Florida Waterways treated the ponds on 7/31/2025 for shoreline and floating weeds. Whistling Duck Pond water was also tested on 7/17/2025 to check water quality prior to fish stocking, which occurred on July 24<sup>th</sup>. Exhibit “A.”
- Roadways
  - No issues noted.
- Boardwalks, Sidewalks & Trails
  - Staff completed the monthly inspections of all boardwalks, sidewalks, and trails. See Exhibit “B.”
  - The Hwy 200 Boardwalk was damaged on July 30<sup>th</sup> due to a large tree that fell during an overnight storm. The Boardwalk was closed, and a notice was sent to residents notifying them of the closure. Staff contacted the Greenery to have the tree removed, which was completed on July 31<sup>st</sup>. Staff completed repairs on August 4<sup>th</sup>. The cost of tree removal and repairs was \$1,110.00



- Drainage Inlets
  - Drainage inlets were inspected on 07/28 with no issues noted.

## **LANDSCAPING**

- Irrigation Inspections
  - Irrigation inspection reports for May are included in Exhibit “C.”
- Landscape Maintenance
  - The Greenery performed routine landscape maintenance throughout the common areas. Roger Kintz and The Greenery completed weekly inspections of all areas, noting deficiencies and providing a timeline for correction. A punch list of items is reviewed and updated weekly. See Exhibit “C.”

Should you have any questions regarding this report, please contact [thaskett@ccmcnet.com](mailto:thaskett@ccmcnet.com).

Sincerely,

Todd Haskett, CMCA, AMS, PCAM  
Field Operations Manager  
Email: [thaskett@ccmcnet.com](mailto:thaskett@ccmcnet.com)

## EXHIBIT "A"

Florida Waterways – Pond Maintenance Reports

## Customer Service Report

Customer: Wildlight  
Field Biologist: Eduardo Morales

Date of Visit: 7/1, 7/15 and 7/29/2025  
Weather: 98 °F High  
30% ☁

### Waterway and Ditch Treatments

Site	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Algae			x	x	x		x	x	x	x					x
Submersed Weeds			x	x			x	x							x
Shoreline Grasses & Brush			x	x				x					x	x	
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection	x	x									x	x			
Debris Removal						x									

Comments: Ponds were visited and treated accordingly as the report suggested in the previous chart. Heavy precipitation activity observed in less than a 2 hour window after treating ponds 2, canal, pond at Wildworks ave., 23 and 24

### Carp Program

- ☐ Carp Observed  
☐ Barriers Inspected

### Flow

- ☒ None  
☐ Slight  
☐ Visible

### Water Clarity

- ☐ < 1' ☐ 2-4'  
☒ 1-2' ☐ >4'

### Water Levels

- ☐ High  
☒ Normal  
☐ Low

### Fish/Wildlife Observations

- |  |                                    |   |   |  |
|--|------------------------------------|---|---|--|
| <input checked="" type="checkbox"/> Bass     | <input type="checkbox"/> Anhinga   | <input type="checkbox"/> Woodstork        | <input checked="" type="checkbox"/> Turtles   | <input type="checkbox"/> Other Species:<br>_____<br>_____<br>_____ |
| <input type="checkbox"/> Bream               | <input type="checkbox"/> Cormorant | <input checked="" type="checkbox"/> Ducks | <input type="checkbox"/> Snakes               |  |
| <input type="checkbox"/> Catfish             | <input type="checkbox"/> Egrets    | <input type="checkbox"/> Osprey           | <input checked="" type="checkbox"/> Alligator |  |
| <input checked="" type="checkbox"/> Gambusia | <input type="checkbox"/> Herons    | <input type="checkbox"/> Ibis             | <input checked="" type="checkbox"/> Frogs     |  |

### Native/Beneficial Vegetation Noted

- |                                       |                                       |   |   |
|---------------------------------------|---------------------------------------|---|---|
| <input type="checkbox"/> Arrowhead    | <input type="checkbox"/> Bulrush      | <input type="checkbox"/> Lotus            | <input checked="" type="checkbox"/> Slender Spikerush |
| <input type="checkbox"/> Cordgrass    | <input type="checkbox"/> Lily         | <input checked="" type="checkbox"/> Chara | <input type="checkbox"/> Blue Flag Iris               |
| <input type="checkbox"/> Bacopa       | <input type="checkbox"/> Golden Canna | <input checked="" type="checkbox"/> Naiad | <input type="checkbox"/> Bladderwort                  |
| <input type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spatterdock  | <input type="checkbox"/> Eelgrass         | <input type="checkbox"/> Pondweed                     |

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

## Customer Service Report

Customer: Wildlight  
Field Biologist: Eduardo Morales

Date of Visit: 7/1, 7/15 and 7/29/2025  
Weather: 98 °F High  
30% ☁

### Waterway and Ditch Treatments

Site	16	17	18	19	20	21	22	23	24						
Algae	x				x										
Submersed Weeds	x				x										
Shoreline Grasses & Brush	x				x			x	x						
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection						sample	x								
Debris Removal		x	x	x											

Comments:

### Carp Program

- ☐ Carp Observed  
☐ Barriers Inspected

### Flow

- ☐ None  
☐ Slight  
☐ Visible

### Water Clarity

- ☐ < 1' ☐ 2-4'  
☐ 1-2' ☐ >4'

### Water Levels

- ☐ High  
☐ Normal  
☐ Low

### Fish/Wildlife Observations

- |                                   |                                    |                                    |                                    |   |
|-----------------------------------|------------------------------------|------------------------------------|------------------------------------|---|
| <input type="checkbox"/> Bass     | <input type="checkbox"/> Anhinga   | <input type="checkbox"/> Woodstork | <input type="checkbox"/> Turtles   | <input type="checkbox"/> Other Species: |
| <input type="checkbox"/> Bream    | <input type="checkbox"/> Cormorant | <input type="checkbox"/> Ducks     | <input type="checkbox"/> Snakes    | _____                                   |
| <input type="checkbox"/> Catfish  | <input type="checkbox"/> Egrets    | <input type="checkbox"/> Osprey    | <input type="checkbox"/> Alligator | _____                                   |
| <input type="checkbox"/> Gambusia | <input type="checkbox"/> Herons    | <input type="checkbox"/> Ibis      | <input type="checkbox"/> Frogs     | _____                                   |

### Native/Beneficial Vegetation Noted

- |                                       |                                       |                                   |  |
|---------------------------------------|---------------------------------------|-----------------------------------|--|
| <input type="checkbox"/> Arrowhead    | <input type="checkbox"/> Bulrush      | <input type="checkbox"/> Lotus    | <input type="checkbox"/> Slender Spikerush |
| <input type="checkbox"/> Cordgrass    | <input type="checkbox"/> Lily         | <input type="checkbox"/> Chara    | <input type="checkbox"/> Blue Flag Iris    |
| <input type="checkbox"/> Bacopa       | <input type="checkbox"/> Golden Canna | <input type="checkbox"/> Naiad    | <input type="checkbox"/> Bladderwort       |
| <input type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spadderdock  | <input type="checkbox"/> Eelgrass | <input type="checkbox"/> Pondweed          |

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

## Customer Service Report

Customer: Wildlight  
Field Biologist: Eduardo Morales

Date of Visit: 7/1, 7/15 and 7/29/2025

Weather: 98 °F High  
30% ☁



2



3



4



5



6



7

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

## Customer Service Report

Customer: Wildlight  
Field Biologist: Eduardo Morales

Date of Visit: 7/1, 7/15 and 7/29/2025

Weather: 98 °F High  
30% ☁



8



10



12



14



15



16

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.


## Customer Service Report

Customer: Wildlight

Date of Visit: 7/1, 7/15 and 7/29/2025

Field Biologist: Eduardo Morales

Weather: 98 °F High

30% 



17



18



19



20



23



24

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

## Customer Service Report

Customer: Wildlight  
Field Biologist: Eduardo Morales

Date of Visit: 7/1, 7/15 and 7/29/2025

Weather: 98 °F High  
30% ☁



construction pond Cattails

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

## Exhibit “B”

Boardwalk & Trail Inspection Reports

## Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	7/3/2025
Inspector:	Roger Kintz
Location:	Waterbug Trail

### Boardwalks

Needs Work	OK		Notes
	Ok	Handrails are in good repair	
	OK	No cracked or broken boards	
	Ok	No exposed/raised fasteners	
	Ok	Surfaces are splinter free	
	Ok	Surfaces are clean & free of trip hazards	
	Ok	Smooth transition between boardwalk and trail surface	
	Ok	Waste receptacles emptied	
	Ok	Warning signs in place	
	Ok	Surrounding vegetation clear of boardwalk	

### Trails

Needs Work	OK	N/A	Notes
	OK	Surface material in good repair & free of trip hazards	
	Ok	Surface is weed and debris free	
	Ok	Transition areas are smooth & free of trip hazards	
	Ok	Free of damage & major cracks	
	Ok	Shrubs & trees provide adequate clearance	
	Ok	Concrete surfaces are clean	
	Ok	Surfaces are free of standing water	
	Ok	Irrigation system does not overspray onto trail	

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

## Wildlight Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	7/3/2025
Inspector:	Roger Kintz
Location:	Ponder Cr and Coin Toss Trail.

### Boardwalks

Needs Work	OK			Notes
	Ok		Handrails are in good repair	
	OK		No cracked or broken boards	
	Ok		No exposed/raised fasteners	
	Ok		Surfaces are splinter free	
	Ok		Surfaces are clean & free of trip hazards	
	Ok		Smooth transition between boardwalk and trail surface	
	Ok		Waste receptacles emptied	
	Ok		Warning signs in place	
	Ok		Surrounding vegetation clear of boardwalk	

### Trails

Needs Work	OK	N/A		Notes
	Issue	In Progress	Surface material in good repair & free of trip hazards	Sand is buidling up wher concrete meets trail from runoff
	Ok		Surface is weed and debris free	
	Ok		Transition areas are smooth & free of trip hazards	
	Ok		Free of damage & major cracks	
	Ok		Shrubs & trees provide adequate clearance	
	Ok		Concrete surfaces are clean	
	Ok		Surfaces are free of standing water	
	Ok		Irrigation system does not overspray onto trail	

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

## Wildlight Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	7/3/2025	
Inspector:		
Location:	Wildlight Pioneer Park Docks.	

### Boardwalks

	OK		Notes
	Ok		Handrails are in good repair
	OK		No cracked or broken boards
	Ok		No exposed/raised fasteners
	Ok		Surfaces are splinter free
	Ok		Surfaces are clean & free of trip hazards
	OK		Smooth transition between boardwalk and trail surface
	Ok		Waste receptacles emptied
	Ok		Warning signs in place
	Ok		Surrounding vegetation clear of boardwalk

### Trails

	OK		Notes
	Ok		Surface material in good repair & free of trip hazards
	Ok		Surface is weed and debris free
	Ok		Transition areas are smooth & free of trip hazards
	Ok		Free of damage & major cracks
	Ok		Shrubs & trees provide adequate clearance
	Ok		Concrete surfaces are clean
	Ok		Surfaces are free of standing water
	Ok		Irrigation system does not overspray onto trail

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

## Wildlight Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	7/3/2024
Inspector:	Roger Kintz
Location:	Dock behind St Clares

### Boardwalks

	OK		Notes
	Ok	Handrails are in good repair	
	OK	No cracked or broken boards	
	Ok	No exposed/raised fasteners	
	Ok	Surfaces are splinter free	
	Ok	Surfaces are clean & free of trip hazards	
	Ok	Smooth transition between boardwalk and trail surface	
	Ok	Waste receptacles emptied	
	Ok	Warning signs in place	
	Ok	Surrounding vegetation clear of boardwalk	

### Trails

	OK		Notes
	Ok	Surface material in good repair & free of trip hazards	
	Ok	Surface is weed and debris free	
	Ok	Transition areas are smooth & free of trip hazards	
	Ok	Free of damage & major cracks	
	Ok	Shrubs & trees provide adequate clearance	
	Ok	Concrete surfaces are clean	
	Ok	Surfaces are free of standing water	
	Ok	Irrigation system does not overspray onto trail	

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

## Wildlight Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	7/3/2025
Inspector:	Roger Kintz
Location:	Foret Park . Founders Park Mobility Tr

### Boardwalks

			Notes
	OK		
	OK	Handrails are in good repair	
	OK	No cracked or broken boards	
	Ok	No exposed/raised fasteners	
	Ok	Surfaces are splinter free	
	Ok	Surfaces are clean & free of trip hazards	
	Ok	Smooth transition between boardwalk and trail surface	
	Ok	Waste receptacles emptied	
	Ok	Warning signs in place	
	Ok	Surrounding vegetation clear of boardwalk	

### Trails

			Notes
Needs Work	OK	N/A	
	Ok	Surface material in good repair & free of trip hazards	
	Ok	Surface is weed and debris free	
	Ok	Transition areas are smooth & free of trip hazards	
	Ok	Free of damage & major cracks	
	Ok	Shrubs & trees provide adequate clearance	
	Ok	Concrete surfaces are clean	
	Ok	Surfaces are free of standing water	
	Ok	Irrigation system does not overspray onto trail	

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

## Wildlight Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	7/3/2025
Inspector:	Roger Kintz
Location:	Dock At Whistling Duck Inspection

### Boardwalks

Needs Work	OK		Notes
	Ok		Handrails are in good repair
	OK		No cracked or broken boards
	Ok		No exposed/raised fasteners
	Ok		Surfaces are splinter free
	Ok		Surfaces are clean & free of trip hazards
	OK		Smooth transition between boardwalk and trail surface
	Ok		Waste receptacles emptied
	Ok		Warning signs in place
	Ok		Surrounding vegetation clear of boardwalk

### Trails

Needs Work	OK		Notes
	Ok		Surface material in good repair & free of trip hazards
	Ok		Surface is weed and debris free
	Ok		Transition areas are smooth & free of trip hazards
	Ok		Free of damage & major cracks
	Ok		Shrubs & trees provide adequate clearance
	Ok		Concrete surfaces are clean
	Ok		Surfaces are free of standing water
	Ok		Irrigation system does not overspray onto trail

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

## Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	7/3/2025	
Inspector:		
Location:	Dock At Coin Toss	

### Boardwalks

Needs Work				Notes
	OK		Handrails are in good repair	
	OK		No cracked or broken boards	
	OK		No exposed/raised fasteners	
	Ok		Surfaces are splinter free	
	Ok		Surfaces are clean & free of trip hazards	
	OK		Smooth transition between boardwalk and trail surface	
	Ok		Waste receptacles emptied	
	Ok		Warning signs in place	
	Ok		Surrounding vegetation clear of boardwalk	

### Trails

Needs Work	OK	N/A		Notes
	Ok		Surface material in good repair & free of trip hazards	
	Ok		Surface is weed and debris free	
	Ok		Transition areas are smooth & free of trip hazards	
	Ok			
	Ok		Shrubs & trees provide adequate clearance	
	Ok		Concrete surfaces are clean	
	Ok		Surfaces are free of standing water	
	Ok		Irrigation system does not overspray onto trail	

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

## Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	7/3/2025
Inspector:	Roger Kintz
Location:	Concrete Sidewalk Along ST RD 200 Inspection

### Boardwalks

Needs Work	OK		Notes
	Ok		Handrails are in good repair
	OK		No cracked or broken boards
	Ok		No exposed/raised fasteners
	Ok		Surfaces are splinter free
	Ok		Surfaces are clean & free of trip hazards
	Ok		Smooth transition between boardwalk and trail surface
	Ok		Waste receptacles emptied
	Ok		Warning signs in place
	Ok		Surrounding vegetation clear of boardwalk

### Trails

Needs Work	OK	N/A	Notes
	Ok		Surface material in good repair & free of trip hazards
	Ok		Surface is weed and debris free
	Ok		Transition areas are smooth & free of trip hazards
	Ok		Free of damage & major cracks
	Ok		Shrubs & trees provide adequate clearance
	Ok		Concrete surfaces are clean
	Ok		Surfaces are free of standing water
	Ok		Irrigation system does not overspray onto trail

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

## Wildlight Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	7/3/2024
Inspector:	Roger Kintz
Location:	Concrete Sidewalk In Common Area Inspections.

### Boardwalks

Needs Work	OK		Notes
	Ok		Handrails are in good repair
	OK		No cracked or broken boards
	Ok		No exposed/raised fasteners
	Ok		Surfaces are splinter free
	Ok		Surfaces are clean & free of trip hazards
	Ok		Smooth transition between boardwalk and trail surface
	Ok		Waste receptacles emptied
	Ok		Warning signs in place
	Ok		Surrounding vegetation clear of boardwalk

### Trails

Needs Work	OK	N/A	Notes
	Issue		Surface material in good repair & free of trip hazards
	Ok		Surface is weed and debris free
	Ok		Transition areas are smooth & free of trip hazards
	Ok		Free of damage & major cracks
	Ok		Shrubs & trees provide adequate clearance
	Ok		Concrete surfaces are clean
	Ok		Surfaces are free of standing water
	Ok		Irrigation system does not overspray onto trail

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

## Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	7/3/2024
Inspector:	Roger Kintz
Location:	Wildlight Boardwalk Along ST RD 200

### Boardwalks

Needs Work	OK	N/A		Notes
	Ok		Handrails are in good repair	
	OK		No cracked or broken boards	
	Ok		No exposed/raised fasteners	
	Ok		Surfaces are splinter free	
	Ok		Surfaces are clean & free of trip hazards	
	Ok		Smooth transition between boardwalk and trail surface	
	Ok		Waste receptacles emptied	
	Ok		Warning signs in place	
	In Progress		Surrounding vegetation clear of boardwalk	Some vegetation growing on handrails.

### Trails

Needs Work	OK	N/A		Notes
	Ok		Surface material in good repair & free of trip hazards	
	Ok		Surface is weed and debris free	
	Ok		Transition areas are smooth & free of trip hazards	
	Ok		Free of damage & major cracks	
	Ok		Shrubs & trees provide adequate clearance	
	Ok		Concrete surfaces are clean	
	Ok		Surfaces are free of standing water	
	Ok		Irrigation system does not overspray onto trail	

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

## Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	7/3/2024
Inspector:	Roger Kintz
Location:	Hike and Bike Blacktop Trails

### Boardwalks

Needs Work	OK		Notes
	Ok		Handrails are in good repair
	OK		No cracked or broken boards
	Ok		No exposed/raised fasteners
	Ok		Surfaces are splinter free
	Ok		Surfaces are clean & free of trip hazards
	Ok		Smooth transition between boardwalk and trail surface
	Ok		Waste receptacles emptied
	Ok		Warning signs in place
	Ok		Surrounding vegetation clear of boardwalk

### Trails

Needs Work	OK	N/A	Notes
	Issue	In Progress.	raised area of blacktop on Wildlight Ext just past Curiosity
	Ok		Surface material in good repair & free of trip hazards
	Ok		Surface is weed and debris free
	Ok		Transition areas are smooth & free of trip hazards
	Ok		Free of damage & major cracks
	Ok		Shrubs & trees provide adequate clearance
	Ok		Concrete surfaces are clean
	Ok		Surfaces are free of standing water
	Ok		Irrigation system does not overspray onto trail

For all items marked as "Needs Work", include pictures of all deficiencies and a correction timeline within the notes section.

## EXHIBIT “C”

The Greenery – Landscape Reports



## Irrigation Systems Routine Inspection Report

Site Name:	4 O'clock Park	Controller Make/Model:	Hunter IQ2-800-pl
Technician:	Peter	Controller Name:	
Date of Inspection:	7/15/2025	Location:	On wooden panel near park and meter

Program A	X	Start Time:	1:00am	Run Days:									Total Run Time:	4hr50m
Program B		Start Time:		Run Days:									Total Run Time:	
Program C		Start Time:		Run Days:									Total Run Time:	

Rain Sensor	
Existing	Operational
Yes	Pass

All drip/shrubs turned off per Eric

Clock runs daily @60% seasonal adjust

NECESSARY REPAIRS														
Zone #	Zone Name	Run Time	Type	Plant Type	Pipe Type	Valves			Rotors		Sprays			Noz.
					Pipes	1"	1.5"	2"	6"	12"	4"	6"	12"	QTY
1	Verge along Curiosity(clockside)	12m	Spray	Turf										2
2	clockside) towards Muhly Grass st- La	12m	Spray	Turf										1
3	4 O'clock Park	24m	Rotor	Turf										
4	along Curiosity(clockside) front of		Spray	Shrubs										
5	4 O'clock Park/Near clock		Drip	Shrubs										
6	Around pond(clockside) trees		Drip	Shrubs										
7	along Curiosity(DWebb side) across h	12m	Spray	Turf										
8	Verge along Curiosity(clockside)	12m	Spray	Turf										
9	Verge along Curiosity(DWebb side)	12m	Spray	Turf										
10	Verge along Curiosity(DWebb side)	12m	Spray	Turf										4
11	Verge along Curiosity(clockside)	12m	Spray	Turf										
12	Curiosity (clockside)		Drip	Shrubs										
13	Verge along Curiosity(DWebb side)	12m	Spray	Turf										
14	Off/zone added to Crosstown clock													
15	Curiosity(clockside)		Drip	Shrubs										
16	Curiosity (clockside)near transforme		Drip	Shrubs										
17	along Curiosity(clockside) towards cr	12m	Spray	Turf										3
18	along Curiosity(clockside) towards cr	12m	Spray	Turf										2
19	Unable to locate													
20	Unable to locate													

ending HIGH VISIBILITY TURF(multiple decoders spliced together from previous  
ending HIGH VISIBILITY TURF(multiple decoders spliced together from previous



Site Name:	Anejo Clock	Controller Make/Model:	Hunter xCore(XC-400)
Technician:	Peter	Controller Name:	
Date of Inspection:	7/14/2025	Location:	In janitorial/mop area in rear

Program A	Start Time:	12:00am	Run Days:	M	W	F			Total Run Time:	16m
Program B	Start Time:		Run Days:						Total Run Time:	
Program C	Start Time:		Run Days:						Total Run Time:	

Rain Sensor	
Existing	Operational
Yes	Pass

NECESSARY REPAIRS				
Pipe Type	Valves	Rotors	Sprays	Noz.

Zone #	Zone Name	Run Time	Type	Plant Type	Pipes	1"	1.5"	2"	6"	12"	4"	6"	12"	QTY	Notes:
1	parking dumpster firehouse sul	8m	Spray	Shrubs											
2	NCentral parking(behind anejo)	8m	Spray	Shrubs											
3															
4															OVERGROWTH IS still LIMITING COVERAGE

## Irrigation Systems Routine Inspection Report



## Irrigation Systems Routine Inspection Report

Site Name:	Commerce Park Clock	Controller Make/Model:	Hunter ICC2 IC2-800-pl
Technician:	Peter	Controller Name:	
Date of Inspection:	7/14/2025	Location:	Behind JEA station/by Rain Bird well pump

Program A	X	Start Time:	11:00pm	Run Days:	M	W	F					Total Run Time:
Program B	X	Start Time:	11:00pm	Run Days:	T	Th	Sa					Total Run Time:
Program C		Start Time:		Run Days:								Total Run Time:

Rain Sensor	
Existing	Operational
Yes	Pass

Well pump still nonfunctional  
All drip/shrubs turned off per Eric

A(1-8)  
B(9-15)

					NECESSARY REPAIRS										
					Pipe Type	Valves			Rotors		Sprays			Noz.	
Zone #	Zone Name	Run Time	Type	Plant Type	Pipes	1"	1.5"	2"	6"	12"	4"	6"	12"	QTY	Notes:
1	JEA station		Spray	Shrubs											
2	JEA station/project trees		Drip	Shrubs											
3	Ncorner (wild works/still quarters)		Spray	Turf											
4	Ncorner (wild works/still quarters)		Drip	Shrubs											
5	N Still Quarters		Spray	Turf											
6	S Still Quarters		Spray	Turf											
7	Scorner (wild works/still quarters)		Drip	Shrubs											
8	Scorner (wild works/still quarters)		Spray	Turf											
9	Main entry		Spray	Shrubs											
10	Walk hwy200/wildworks		Rotor	Shrubs											
11	Walk Hwy 200		Rotor	Shrubs											EXTREME EROSION
12	Walk Hwy 200		Rotor	Shrubs											EXTREME EROSION
13	Wildworks ave(w)		Drip	Shrubs											
14	Wildworks ave(e)		Drip	Shrubs											Magnolias are suffering from termite infestation
15	ZONE DEDICATED TO WELL SELF														Magnolias are suffering from termite infestation







PROGRAMS RUN DAILY w/SEASONAL ADJUST @60%  
No DRIP/SHRUBS PER ERIC

### Irrigation Systems Routine Inspection Report

Site Name:	Flaco Clock @ JEA Station		Controller Make/Model:	Hunter ACC2 (ACC-750P)
Technician:	Peter		Controller Name:	
Date of Inspection:	7/16/2025		Location:	behind fire station on pole

PROGRAMS RUN DAILY w/SEASONAL ADJUST @60%/NO DRIP/SHRUBS PI									
Program 1	X	Start Time:	1:00am	Run Days:		Total Run Time	48m		
Program 2	X	Start Time:	1:48am	Run Days:		Total Run Time	48m		
Program 3	X	Start Time:	2:39am	Run Days:		Total Run Time	48m		
Program 4	X	Start Time:	3:34am	Run Days:		Total Run Time	32m		
Program 5	X	Start Time:	4:07am			Total Run Time	4:46m		

Run Sensor	
Existing	Operational
Yes	Yes

ZONES	
Block1	1,2,4
Block2	5,6,8
Block3	9,11,12
Block4	13,16,17
Block5	18,19,20
Block6	21,22,23
Block7	24,26,28
Block8	29,30,31
Block9	22,33,34
Block10	35,36,37
Block11	38,41,42

Prog1(Blocks) 1/5/9 Turf  
Prog2(Blocks) 2/6/10 Turf  
Prog3(Blocks) 3/7/11 Turf  
Prog4(Blocks) 4/8 Turf  
Prog5(Stations) 3/7/10/14/15/25/27/38/40

Program	Run	Start Time	Run Days	Total Run Time
Program 1	X	1:00am		48m
Program 2	X	1:48am		48m
Program 3	X	2:39am		48m
Program 4	X	3:34am		32m
Program 5	X	4:07am		4:46m

NECESSARY REPAIRS														
Zone #	Zone Name	Run Time	Type	Plant Type	Pipe Type	1"	1.5"	2"	6"	12"	4"	6"	12"	Notes
1	Verge along Flaco from Ponder(E)	16m	Spray	Turf										1
2	Along Flaco from Ponder(E)	16m	Rotar	Turf										1
3	(S)corner Flaco&Wegmans	16m	Drip	Shrubs										Cut in line
4	Along Flaco from Ponder to Sawgrass	16m	Rotar	Turf										
5	Verge along Flaco from Ponder(W)	16m	Spray	Turf										
6	near crack to Mundy Grass st(E)	16m	Spray	Turf										
7	near crack to Mundy Grass st West(E)	16m	Drip	Shrubs										
8	Along Flaco from crack to MG&H	16m	Spray	Turf										
9	Pond between Sawgrass&Sunshine(W)	16m	Rotar	Turf										
10	Pond between Sawgrass&Sunshine(W)	16m	Drip	Shrubs										Cut in line(reported by homeowner in SSUE5)
11	Verge along Flaco between Sawgrass(W)	16m	Spray	Turf										2
12	Verge along Flaco between MG&H&Stonew	16m	Spray	Turf										
13	Between Stonew&MundyGrass(E)	16m	Spray	Turf										
14	Between Stonew&MundyGrass(E)	16m	Drip	Shrubs										
15	Not Responding													Decoder responding&planned not responding (need to locate)
16	Verge along Sunshine(W)	16m	Spray	Turf										
17	Saltmeadow Loop Park(E)	16m	Spray	Turf										
18	Along Flaco from Stonew to Stonew	16m	Spray	Turf										
19	Saltmeadow Loop Park(E)	16m	Rotar	Turf										
20	Along Flaco between Stonew&Curiosity	16m	Spray	Turf										
21	Between Stonew&Curiosity(W)	16m	Rotar	Turf										
22	Between Stonew&Curiosity(W)	16m	Rotar	Turf										
23	Along Flaco between Stonew&Curiosity	16m	Spray	Turf										
24	Along Flaco between Stonew&Curiosity	16m	Spray	Turf										
25	Between Stonew&Curiosity back(E)	16m	Drip	Shrubs										
26	Along Flaco near exit to corner	16m	Spray	Shrubs										
27	Front Corner Flaco&Curiosity(E)	16m	Drip	Shrubs										
28	Corner Flaco&Curiosity(W)	16m	Rotar	Turf										
29	Curiosity(S) from Flaco towards s&h	16m	Spray	Turf										
30	Curiosity(N) from Delwood entry towards 400	16m	Spray	Turf										
31	(N) from Delwood entry towards 400	16m	Spray	Turf										
32	Curiosity(N) front of Delwood by 1st hyd	16m	Spray	Turf										
33	Curiosity(N) front of Delwood by 2nd hyd	16m	Spray	Turf										
34	Curiosity(N) front of Delwood by 3rd hyd	16m	Spray	Turf										
35	Curiosity(N) between Stonew&MundyGrass	16m	Spray	Turf										
36	Curiosity(S) along Stonew between MundyGrass	16m	Spray	Shrubs										
37	Curiosity(S) between Stonew&MundyGrass	16m	Spray	Shrubs										
38	Curiosity(S) between Stonew&MundyGrass	16m	Drip	Shrubs										Broken head
39	Verge along corner MG&H&Curiosity(S)	16m	Spray	Turf										
40	Corner MG&H&Curiosity(S)	16m	Drip	Shrubs										
41	Curiosity(S) by pond between Flaco&MG	16m	Rotar	Turf										
42	Along Curiosity(S) by pond between Flaco&MG	16m	Spray	Turf										
43	Saltmeadow Loop Park(E)	16m	Spray	Turf										
44	Watermain Trail(W) trees along path	16m	Drip	Shrubs										
45	Watermain Trail(E) 1st half	16m	Drip	Shrubs										ERROR
46	Watermain Trail(E) 2nd half	16m	Drip	Shrubs										ERROR cut in line

6/13/2024



## Irrigation Systems Routine Inspection Report

Site Name:	Hawthorne Park Clock	Controller Make/Model:	Hunter I2C-800pl
Technician:	Peter	Controller Name:	
Date of Inspection:	7/15/2025	Location:	On left at main entry on power pole

Program A	X	Start Time:	11:00pm	Run Days:	M	T	W	Th	F	Sa	Su	Total Run Time:	1hr4m
Program B		Start Time:		Run Days:								Total Run Time:	
Program C		Start Time:		Run Days:								Total Run Time:	

Rain Sensor	
Existing	Operational
Yes	Pass

ALL DRIP/SHRUBS TURNED OFF PER ERIC

Clock is @60% Seasonal Adjust

NECESSARY REPAIRS														
Zone #	Zone Name	Run Time	Type	Plant Type	Pipe Type	Valves			Rotors		Sprays			Noz.
					Pipes	1"	1.5"	2"	6"	12"	4"	6"	12"	QTY
1	Back tree line		Spray	Shrubs										
2	Back tree line		Spray	Shrubs										
3	Loss entry(N side Muhly/bed in front)		Spray	Shrubs										
4	Loss entry(S side Muhly/bed in front)		Spray	Shrubs										
5	WHawParkCir turf btwn sidewalk	8m	Spray	Turf										
6	West pond	16m	Rotor	Turf										
7	Finger island(west)/walk W pond		Spray	Shrubs										1
8	Large front bed(west)		Spray	Shrubs										
9	Beds along front walk(west)		Spray	Shrubs										
10	Main entry(center/west main bed)		Spray	Shrubs										
11	Main entry		Spray	Shrubs										
12	Front drip along HawParkCir		Drip	Shrubs										
13	East park btwn 33B-370	8m	Spray	Turf										
14	Center pond(flowers/muhly)		Spray	Shrubs										
15	turf by park/drip along HawParkCir	8m	Spray	Shrubs										
16	Main entry(east front bed)		Spray	Shrubs										
17	Large front bed(east)		Spray	Shrubs										
18	Front walk(east)		Spray	Shrubs										
19	Island(east)/beds along E HawPark		Spray	Shrubs										
20	Walk by east pond		Spray	Shrubs										
21	Model home turf	8m	Spray	Turf										
22														

Cut in line





## Irrigation Systems Routine Inspection Report

Site Name:	Mocama Clock	Controller Make/Model:	Hunter I core(IC-600-pl)
Technician:	Peter	Controller Name:	
Date of Inspection:	7/14/2025	Location:	front of mocama along the roadway

Program A	X	Start Time:	2:00am	Run Days:							Total Run Time:	2hr35m
Program B		Start Time:		Run Days:							Total Run Time:	
Program C		Start Time:		Run Days:							Total Run Time:	

Rain Sensor	
Existing	Operational
Yes	Pass

All shrubs/muhly has been turned off PER ERIC

Clock runs daily@80% seasonal adjust

NECESSARY REPAIRS														
Zone #	Zone Name	Run Time	Type	Plant Type	Pipe Type	Valves			Rotors		Sprays			Noz. QTY
					Pipes	1"	1.5"	2"	6"	12"	4"	6"	12"	
1	sprays along left side homegrown	16m	Spray	Turf										3
2	ys along left side homegrown, by of	16m	Spray	Turf										6
3	sprays left side floco front of offies	16m	Spray	Turf										
4	sprays left side floco front of offies	16m	Spray	Turf										
5														
6	prays opposite mocama side of tink		Spray	Turf										
7														
8	grass beds next to mocama and ma		Spray	Shrubs										
9	Mocama lawn tinkler side	16m	Spray	Turf										
10	ys parking lot behind mocama, by of		Spray	Shrubs										1
11														
12														
13														
14	sprays behind clock	16m	Spray	Turf										
15														
16														
17														
18	prays between Mocama and rayonik	16m	Spray	Turf										
19	Sprays behind Mocama muhly grass		Spray	Shrubs										
20	Sprays field behind mocama mp's	32m(MP)	Spray	Turf										
21	prays parking lot mully grass by fiel		Spray	Shrubs										
22	Sprays field behind Mocama mp's	32m(MP)	Spray	Turf										
23	sprays down floco	16m	Spray	Turf										

ERROR not responding

Notes:

BROKEN HEAD/line outside dance studio

Nozzles need upgrading-not providing enough coverage distance

Time turned off/sprays muhly and shrubs not needed

Time turned off/sprays muhly and shrubs not needed

BROKEN HEAD

ERROR Time turned off/sprays muhly and shrubs not needed

Time turned off/sprays muhly and shrubs not needed

Time turned off/sprays muhly and shrubs not needed





## Irrigation Systems Routine Inspection Report

Site Name:	Ponder Circle Clock	Controller Make/Model:	Hunter ACC2(AC2-75dp)
Technician:	Peter	Controller Name:	
Date of Inspection:	7/17/2025	Location:	On wooden panel on N side of ponder cir

Program A	X	Start Time:	10:00pm	Run Days:	Su	M	T	W	Th	F	Sa	Total Run Time:	1hr4m
Program B		Start Time:		Run Days:								Total Run Time:	
Program C		Start Time:		Run Days:								Total Run Time:	

Rain Sensor	
Existing	Operational
Yes	Pass

ALL DRIP/SHRUBS TURNED OFF PER ERIC

Clock runs daily@60% seasonal adjust

NECESSARY REPAIRS														
Zone #	Zone Name	Run Time	Type	Plant Type	Pipe Type	Valves			Rotors		Sprays			Noz.
					Pipes	1"	1.5"	2"	6"	12"	4"	6"	12"	QTY
1	Corner ponder/floco(W)	16	Rotor	Turf										
2	erge along ponder@corner of floco(N	8m	Spray	Turf										4
3	corner ponder/floco(clockside) muhly		Spray	Shrubs										
4	Along Floco btwn entry's of ponder (cl	8m	Spray	Turf										
5	Along Floco muhly(clockside)		Spray	Shrubs										
6	Around pond front/trees(clockside)		Drip	Shrubs										
7	erge along ponder@corner of floco(N	8m	Spray	Turf										
8	Ponder cir park/near clock	8m	Spray	Turf										
9	Near clock		Spray	Shrubs										
10	Around park		Spray	Shrubs										
11	Off													
12	ound pond backside/trees(clockside)		Drip	Shrubs										
13	Around pond backside(clockside)	8m	Spray	Turf										
14	und pond backside muhly (clockside)		Spray	Shrubs										
15	Backside of pond muhly		Spray	Shrubs										
16	W corner of Day/Floco(bioswale side)		Spray	Shrubs										
17	Bioswale daydream		Spray	Shrubs										
18	Bioswale daydream		Spray	Shrubs										
19	Bioswale daydream		Spray	Shrubs										
20	Bioswale daydream Mailbox		Spray	Shrubs										
21	Bioswale daydream		Spray	Shrubs										
22	Bioswale daydream		Spray	Shrubs										
23	Corner wildlight/daydream		Drip	Shrubs										
24	orning ray muhly/path to morning ri		Spray	Turf										
25	Morning ray park	4m	Spray	Turf										
26	Verge In front of morning ray park	4m	Spray	Turf										
27	Morning ray park/trees		Drip	Shrubs										
28	Park at end of julep													
29	Park at end of julep													
30	Park at dog trot													
31	Park at dog trot													
32	Park at dog trot													
33	Park at dog trot													
34														
35														
36														

Cut in line

Time cut in half per Eric due to flooding  
Time cut in half per Eric due to flooding  
In progress- battery controllers installed temporarily on all turf zones zone is on  
In progress- battery controllers installed temporarily on all turf zones zone is on  
In progress- battery controllers installed temporarily on all turf zones zone is in D  
In progress- battery controllers installed temporarily on all turf zones zone is in D  
In progress- battery controllers installed temporarily on all turf zones zone is in D  
In progress- battery controllers installed temporarily on all turf zones zone is in D

## Irrigation Systems Routine Inspection Report

## Irrigation Systems Routine Inspection Report



## Irrigation Systems Routine Inspection Report

Site Name:	Rayonier Parking Lot Clock	Controller Make/Model:	IC-600.pl
Technician:	Peter	Controller Name:	
Date of Inspection:	7/16/2025	Location:	Behind FPU building in dumpster area

Program A	X	Start Time:	11:00pm	Run Days:	M	T	W	Th	F	Sa	Su	Total Run Time:	48m
Program B		Start Time:		Run Days:								Total Run Time:	
Program C		Start Time:		Run Days:								Total Run Time:	

Rain Sensor	
Existing	Operational
Yes	Pass

ALL DRIP/SHRUBS OFF PER ERIC

Leaving only 3 zones running

NECESSARY REPAIRS															Notes:
Zone #	Zone Name	Run Time	Type	Plant Type	Pipe Type	Valves			Rotors		Sprays			Noz.	
					Pipes	1"	1.5"	2"	6"	12"	4"	6"	12"	QTY	
1	JEA Station		Spray	Shrubs											
2	E end Rayonier park		Spray	Shrubs											
3	E end Ray park/SE Entry finger island		Spray	Shrubs											
4	Mid parking courtyard	16m	Rotor	Turf										2(mp)	
5	Mid parking courtyard		Spray	Shrubs											
6	Mid parking courtyard	16m	Rotor	Turf											
7	West/rear FPU Building		Spray	Shrubs											
8	Rear building		Spray	Shrubs											
9	Mid parking courtyard	16m	Rotor	Turf											
10	NE corner FPU building		Spray	Shrubs											
11	Front FPU building		Spray	Shrubs											
12	East FPU building		Spray	Shrubs											
13	Grass/muhly field E building drive		Rotor	Shrubs											

All zones run daily @ 60% seasonal adjust



## Irrigation Systems Routine Inspection Report

Site Name:	Rayonier Pond Clock	Controller Make/Model:	Hunter ICC 2(IC-600-pt)
Technician:	Peter	Controller Name:	Pond Clock
Date of Inspection:	7/17/2025	Location:	cross entry/exit to Rayonier parking off Wildlight

Program A	X	Start Time:	10:00pm	Run Days:								Total Run Time:	2hr35m
Program B		Start Time:		Run Days:								Total Run Time:	
Program C		Start Time:		Run Days:								Total Run Time:	

Rain Sensor	
Existing	Operational
Yes	Pass

ALL DRIP/SHRUBS TURNED OFF PER ERIC

CLOCK RUNS DAILY @60% seasonal adjust

NECESSARY REPAIRS														
Zone #	Zone Name	Run Time	Type	Plant Type	Pipe Type	Valves			Rotors		Sprays			Noz.
					Pipes	1"	1.5"	2"	6"	12"	4"	6"	12"	QTY
1	corner Wild/tinker(clocksides) across t		Spray	Shrubs										
2	Drip around the trees		Drip	Shrubs										
3	Muhly by Owl park(clocksides)		Spray	Shrubs										
4	Wildlight(clocksides) by clock	8m	Spray	Turf										
5	Wildlight(clocksides) by clock	8m	Spray	Turf										
6	Muhly(clocksides) across FPU building		Spray	Shrubs										
7	Wildlight(clocksides) across FPU building	8m	Spray	Turf										
8	Wildlight(clocksides) across FPU building	8m	Spray	Turf										2
9	Drip around the trees		Drip	Shrubs										
10	Beds front FPU building		Spray	Shrubs										
11														
12	Roundabout(beds)		Spray	Annuals										
13														
14	Drip around the trees		Drip	Shrubs										
15	drip around the trees		Drip	Shrubs										
16	corner Day/Wild(front of lofts 700 blg)		Spray	Shrubs										
17	Wildlight(front of blg 700)		Spray	Shrubs										
18	Muhly beds on verge/across from		Spray	Shrubs										
19	Wildlight(clocksides) verge in front of cl	8m	Spray	Turf										
20	Wildlight(clocksides) verge in front of Owl	8m	Spray	Turf										
21	Muhly drainage bed/across from Rayonier		Spray	Shrubs										
22	drip around the trees		Drip	Shrubs										
23	drip around the trees		Drip	Shrubs										
24	(clocksides) Muhly beds front of pier Rayonier	8m	Spray	Turf										
25	Muhly beds in verge along rd from Wildlight		Spray	Shrubs										
26	Muhly along tinker(fieldside) from wildlight	8m	Spray	Turf										
27	Drip around the trees/tinker		Drip	Shrubs										
28	Tinker(clocksides) around pond Muhly		Spray	Shrubs										
29	Tinker(clocksides) along sidewalk		Spray	Shrubs										
30	Tinker(clocksides) beds along rd		Spray	Shrubs										
31	Tinker/Day(clocksides) park in front of	8m	Spray	Turf										
32	sprays tinker and daydream corner	8m	Spray	Turf										
33	Daydream roadway daydream and tinker clock	8m	Spray	Turf										
34														
35	Daydream(clocksides) front of	8m	Spray	Turf										
36	Daydream (clocksides) along sidewalk		Spray	Shrubs										
37	Daydream(under water) by pier lofts side		Spray	Shrubs										
38	Daydream (clocksides) along sidewalk	8m	Spray	Turf										
39	Daydream(under water) by pier lofts side		Spray	Shrubs										
40	Daydream(clocksides) front of	8m	Spray	Turf										
41	Daydream (clocksides) in front of 700/drip(clocksides)		Spray	Shrubs										
42	Daydream(clocksides) across from	8m	Spray	Turf										
43	Daydream (clocksides) along sidewalk in front of		Spray	Shrubs										

Two broken heads

Error(repaired 7-17-25)

Heads are submerged and useless

Heads are submerged and useless

[illegible]



## Irrigation Systems Routine Inspection Report

Site Name:	Tasty's Clock	Controller Make/Model:	Rain bird esp-tm2
Technician:	Peter	Controller Name:	
Date of Inspection:	7/14/2025	Location:	In fenced mop area

Program C - zone 7 only	Program A	X	Start Time:	12:00am	Run Days:	T	Th	F	Sa			Total Run Time:	1hr4m
	Program B		Start Time:		Run Days:							Total Run Time:	
	Program C	X	Start Time:	4:00am	Run Days:	M	T	W	Th	F	Sa	Su	Total Run Time:

Program C -zone 7 only

Rain Sensor	
Existing	Operational
Yes	Pass

Clock runs @40% seasonal adjust

All drip stopped per Eric

NECESSARY REPAIRS														
Zone #	Zone Name	Run Time	Type	Plant Type	Pipe Type	Valves			Rotors		Sprays			Noz.
					Pipes	1"	1.5"	2"	6"	12"	4"	6"	12"	QTY
1	NCentral park(tasty's rear)	8m	Spray	Shrubs										
2	NCentral park(tasty's rear)	8m	Spray	Shrubs										
3	NW parking	8m	Spray	Shrubs										
4	SE parking	8m	Spray	Shrubs										
5	West parking	8m	Spray	Shrubs										
6	NCentral park(beds & turf)	18m	Rotor	Turf										
7	clock/small patch in front of astrot	8m	Spray	Turf										
8	trip mall bed/area surrounding astr		Drip	Shrubs										

Zone added to program C per Alex due to new sod.



## Irrigation Systems Routine Inspection Report

Site Name:	UF Roadside	Controller Make/Model:	Rain bird esp-tm2
Technician:	Peter	Controller Name:	
Date of Inspection:	7/15/2025	Location:	Far east side of beds along path

All drip/shrubs turned off per Eric

Program A	X	Start Time:	1:00am	Run Days:	M	W	F					Total Run Time:	16m
Program B		Start Time:		Run Days:								Total Run Time:	
Program C		Start Time:		Run Days:								Total Run Time:	

Rain Sensor	
Existing	Operational
Yes	Pass

Clock runs @40%seasonal adjust

NECESSARY REPAIRS														
Zone #	Zone Name	Run Time	Type	Plant Type	Pipe Type	Valves			Rotors		Sprays			Noz.
					Pipes	1"	1.5"	2"	6"	12"	4"	6"	12"	QTY
1	Walkway(NE beds)		Spray	Shrubs										
2	Walkway(N center beds & turf)	8m	Spray	Turf										
3	Walkway(NW beds & turf)	8m	Spray	Turf										

Notes:

## Irrigation Systems Routine Inspection Report



**All drip/shrubs turned off per Eric**

Rain Sensor	
Existing	Operational
Yes	Pass

**Clock runs daily @seasonal adjust of 60%**

Still need to add heads

Need splice box added



ALL DRIP/SHRUBS TURNED OFF PER ERIC

### Irrigation Systems Routine Inspection Report

Prog1- Blocks(185)  
Prog2- Blocks(266)  
Prog3- Blocks(347)  
Prog4- Blocks(468)  
Prog5- Stations(9,19)

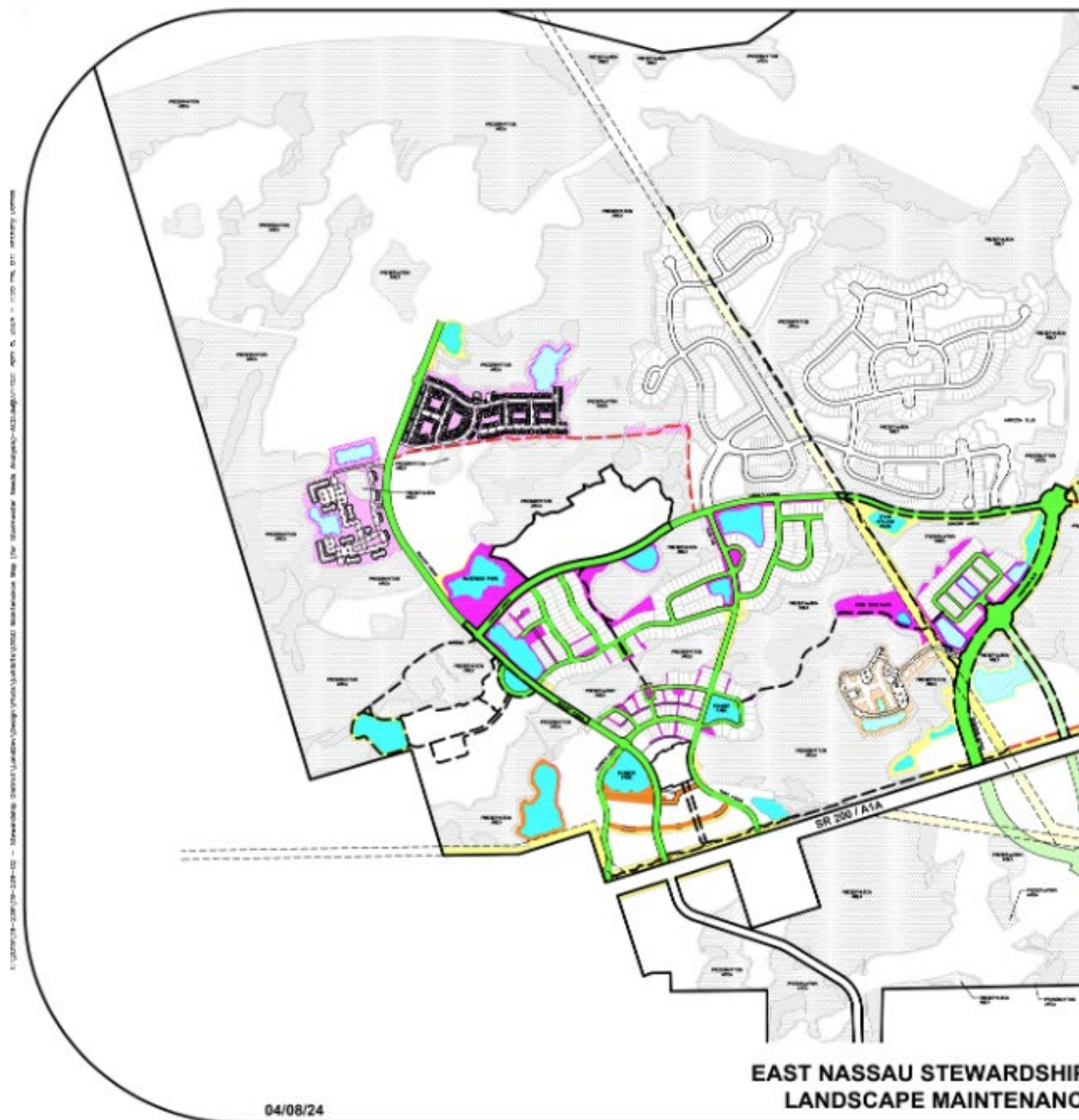
Program 1	X	Start Time:	1:00am	Run Days:						Total Run Tim	32m		
Program 2	X	Start Time:	1:30am	Run Days:						Total Run Tim	32m		
Program 3	X	Start Time:	2:00am	Run Days:						Total Run Tim	32m		
Program 4	X	Start Time:	2:30am	Run Days:						Total Run Tim	32m		
Program 5	X	Start Time:	3:13am	All programs run daily@60% seasonal adjust						Total Run Tim	32m		
NECESSARY REPAIRS												4m Run Tim	48m

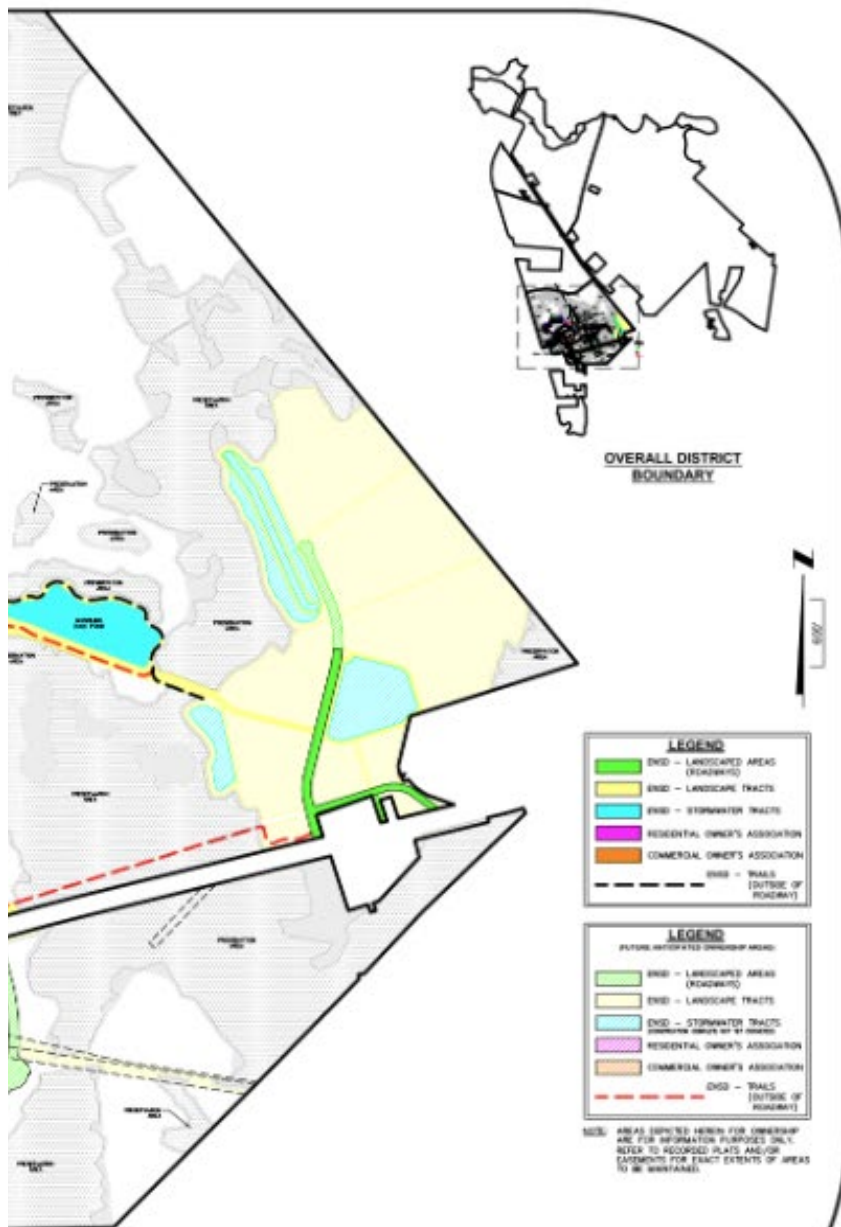
Run Sensor	
Ex-isting	Operational
Yes	Pass

ZONES	
Block1	1,2,3
Block2	4,5,6
Block3	7,8,10
Block4	11,12,13
Block5	14,15,16
Block6	17,18,20
Block7	21,22,23
Block8	24

Zone #	Zone Name	Run Time	Type	Plant Type	NECESSARY REPAIRS										Qty	Notes
					Pipe Type	1"	1.5"	2"	3"	4"	6"	8"	12"	16"		
1	3000 gph		Spray	Turf												Off due to construction (capped)
2	Widnight ave n	10m	Spray	Turf											3	
3	Widnight ave n	10m	Spray	Turf											2	
4	Widnight ave n	10m	Spray	Turf												
5	Widnight ave n	10m	Spray	Turf												
6	Widnight ave (front of exchange)	10m	Spray	Turf												
7	Widnight ave (front of exchange)	10m	Spray	Turf												
8	Widnight ave (front of exchange)	10m	Spray	Turf												
9	Ice Station		Drip	Shrubs												Turned off due to flooding
10	Widnight ave (post exchange)	10m	Spray	Turf												
11	Widnight ave (Across Hamlet)	10m	Spray	Turf												
12	Widnight ave (Across Hamlet)	10m	Spray	Turf												
13	Widnight ave (Across Hamlet)	10m	Spray	Turf												
14	Widnight ave (Across Hamlet)	10m	Spray	Turf												
15	Widnight ave (n end)	10m	Spray	Turf												Zone is running added trees by bright view
16	Widnight ave (n end)	10m	Spray	Turf												Zone is running added trees by bright view
17	Widnight ave (post Hamlet)	10m	Spray	Turf												ZONE NOT RESPONDING
18	Sidewalk (Hamlet)	10m	Spray	Turf												
19	Widnight ave (s)	10m	Drip	Shrubs												
20	Widnight ave (s)	10m	Spray	Turf												
21	Widnight ave (s)	10m	Spray	Turf												
22	Widnight ave (s)	10m	Spray	Turf												
23	Widnight ave (s)	10m	Spray	Turf												
24	Widnight ave (s)	10m	Spray	Turf												
25	Mundy (corner curbside)/Wild ave		Rotor	Shrubs												Off due to construction (capped)
26	Widnight ave (s)		Spray	Turf												Off due to construction (capped)
27	Mundy (corner curbside)/Wild ave		Rotor	Turf												Off due to construction (capped)

		Wildlight Monthly Tracking Spreadsheet				
Date:	Division:	Issues w\ Notes:	Anticipated Completion Date:	Actual Completion Date:	Issue #	Legend
5.23.25	IRR	WL & Curiosity Roundabout	In Progress - on standby during project	In Progress - on standby during project		IRR - Irrigation
7.1.25	MT	Treat bed weeds along Curiosity Ave. (Behind unit 465)	7.8.25		18668	MT - Maintenance
7.1.25	MT	Treat turf weeds in Forest Park (Mobility Park)	7.10.25		18666	ENH - Enhancement
7.1.25	MT	Remove weeds in juniper bed located at the end of Sawgrass and Floco	7.8.25		18665	Plant Health Services
7.1.25	MT	Remove bed weeds around pond located on Wildlight Ave. and Spartina Ln.	7.8.25		18664	
7.1.25	MT	Treat weeds that are growing in sand of Volleyball court at Cointoss	7.10.25		18662	
7.1.25	IRR	Check coverage on hot spots in turf all down Curisoity	7.10.25		18663	
7.1.25	MT	Remove braces on Sabal palms at Cointoss	7.10.25		18661	
7.1.25	MT	Mow and remove weeds around dog station at Hawthorne Park Cir.	7.11.25		18658	
7.1.25	MT	Apply fertilizer to turf at Cointoss dog park area	Treated last week, we will monitor		18659	
7.1.25	MT	Spray and remove all bed weeds in Publix berm	7.7.25		18656	
7.1.25	MT	Add Pinestraw behind Wilight sign on Crosstown	7.11.25		18695	
7.1.25	MT	Remove weeds in tree rings near front entrance sign at Crosstown	7.11.25		18696	
7.1.25	IRR	Check coverage in turf at corner of Slash Pine Pl. & Floco	7.9.25		18697	





DISTRICT  
E PLAN

**ETM**  
VISION • EXPERIENCE • RESULTS

England-Thimo, & Miller, Inc.  
16775 Old St. Augustine Road  
Jacksonville, FL 32258  
TEL: (904) 640-0880  
FAX: (904) 640-0885  
CO - 8002284 LC - 9000216

		Wildlight Monthly Tracking Spreadsheet				
Date:	Division:	Issues w\ Notes:	Anticipated Completion Date:	Actual Completion Date:	Issue #	Legend
5.23.25	IRR	WL & Curiosity Roundabout	In Progress - on standby during project	In Progress - on standby during project		IRR - Irrigation
7.1.25	MT	Treat bed weeds along Curiosity Ave. (Behind unit 465)	7.8.25		18668	MT - Maintenance
7.1.25	MT	Treat turf weeds in Forest Park (Mobility Park)	7.10.25		18666	ENH - Enhancement
7.1.25	MT	Remove weeds in juniper bed located at the end of Sawgrass and Floco	7.8.25		18665	Plant Health Services
7.1.25	MT	Remove bed weeds around pond located on Wildlight Ave. and Spartina Ln.	7.8.25		18664	
7.1.25	MT	Treat weeds that are growing in sand of Volleyball court at Cointoss	7.10.25		18662	
7.1.25	IRR	Check coverage on hot spots in turf all down Curisoity	7.10.25	7.7.25	18663	
7.1.25	MT	Remove braces on Sabal palms at Cointoss	7.18.25		18661	
7.1.25	MT	Mow and remove weeds around dog station at Hawthorne Park Cir.	7.11.25	7.7.25	18658	
7.1.25	MT	Spray and remove all bed weeds in Publix berm	7.7.25	7.7.25	18656	
7.1.25	MT	Add Pinestraw behind Wilight sign on Crosstown	7.11.25	7.10.25	18695	
7.1.25	MT	Remove weeds in tree rings near front entrance sign at Crosstown	7.11.25	7.11.25	18696	
7.1.25	IRR	Check coverage in turf at corner of Slash Pine Pl. & Floco	7.9.25	7.3.25	18697	
7.8.25	MT	Spray and remove bed weeds and crack weeds along 200 in front of WAWA	7.14.25		18746	
7.8.25	MT	Spray crack weeds on path near charging stations down Daydream	7.14.25		18746	
7.8.25	MT	Spray and remove weeds & plants on boardwalk along 200	7.11.25		18748	
7.8.25	MT	Weed wack down weeds and spray on gravel trail between Commerce & Crosstown	7.11.25		18749	
7.8.25	MT	Treat weeds in bed at Still Quarters along 200	7.11.25		18750	
7.8.25	MT	Treat turf weeds at entrance of Hawthorne Park	7.16.25		18753	
7.8.25	MT	Spray all crack weeds on Firebush Ln.	7.15.25		18754	
7.8.25	MT	Cut back tree limbs blocking speed sign on Crosstown Ave.	7.10.25	7.10.25	18751	

		<b>Wildlight Monthly Tracking Spreadsheet</b>				
<b>Date:</b>	<b>Division:</b>	<b>Issues w\ Notes:</b>	<b>Anticipated Completion Date:</b>	<b>Actual Completion Date:</b>	<b>Issue #</b>	<b>Legend</b>
5.23.25	IRR	WL & Curiosity Roundabout	In Progress - on standby during project	In Progress - on standby during project		IRR - Irrigation
7.15.25	IRR	Irrigation leak at Townhomes (Julep St.)	7.18.25	7.16.25	18898	MT - Maintenance
7.15.25	MT	Remove tree straps on Cypress trees around pond across from YMCA	7.23.25		18899	ENH - Enhancement
7.15.25	MT	Fill in holes along fence line from irrigation leak at Cointoss	7.25.25	7.16.25		Plant Health Services
7.8.25	MT	Weed wack down weeds and spray on gravel trail between Commerce & Crosstown	7.11.25	7.16.25	18749	
7.8.25	MT	Spray all crack weeds on Firebush Ln.	7.15.25		18754	
7.1.25	MT	Remove weeds in juniper bed located at the end of Sawgrass and Floco	7.17.25	7.16.25	18665	
7.15.25	PHS	Spot treat turf weeds down Curiosity Ave.	7.23.25		18665	
7.15.25	MT	Remove bed weeds along fence line of dog park at Cointoss	7.17.25	7.16.25	18866	

## Wildlight Monthly Tracking Spreadsheet

<b>Date:</b>	<b>Division:</b>	<b>Issues w\ Notes:</b>	<b>Anticipated Completion Date:</b>	<b>Actual Completion Date:</b>	<b>Issue #</b>	<b>Legend</b>
5.23.25	IRR	WL & Curiosity Roundabout	In Progress - on standby during project	In Progress - on standby during project		IRR - Irrigation
7.23.25	IRR	Leak/Head Floco and Daydream	7.28.25			MT - Maintenance
7.23.25	IRR	Raise valve boxes Floco park	8.5.25			ENH - Enhancement
7.23.25	IRR	Broken heads Slash Pine near Floco	7.28.25			Plant Health Services
7.15.25	MT	Remove tree straps on Cypress trees around pond across from YMCA	7.23.25	In Progress - on standby during project	18899	
7.23.25	MT	Prune grass off fence along Wildlight Ave	7.25.25		19025	
7.23.25	MT	Weed beds across from JEA station on Floco	7.25.25		19024	
7.23.25	MT	Weed beds along curiosity in Del Webb area	7.25.25		19023	
7.23.25	MT	Edging and Runners along path on Crosstown	7.25.25		19022	
7.23.25	MT	Weeds in beds at Crosstown entrances	7.25.25		19020	
7.23.25	MT	Crack weeds in Skinner area	7.25.25		19019	
7.23.25	MT	Grass growing around light pole along 200	7.25.25		19018	
7.8.25	MT	Spray all crack weeds on Firebush Ln.	7.15.25		18754	
7.15.25	PHS	Spot treat turf weeds down Curiosity Ave.	7.23.25	In Progress - monitoring weather and timing	18665	

		<b>Wildlight Monthly Tracking Spreadsheet</b>				
<b>Date:</b>	<b>Division:</b>	<b>Issues w\ Notes:</b>	<b>Anticipated Completion Date:</b>	<b>Actual Completion Date:</b>	<b>Issue #</b>	<b>Legend</b>
5.23.25	IRR	WL & Curiosity Roundabout	In Progress - on standby during project	In Progress - on standby during project		IRR - Irrigation
7.23.25	IRR	Leak/Head Floco and Daydream	7.28.25	7.28.25		MT - Maintenance
7.23.25	IRR	Raise valve boxes Floco park	8.5.25	7.31.25		ENH - Enhancement
7.23.25	IRR	Broken heads Slash Pine near Floco	7.28.25	7.28.25		Plant Health Services
7.15.25	MT	Remove tree straps on Cypress trees around pond across from YMCA	7.23.25	In Progress - on standby during project	18899	
7.23.25	MT	Prune grass off fence along Wildlight Ave	7.25.25	7.24.25	19025	
7.23.25	MT	Weed beds across from JEA station on Floco	7.25.25	7.24.25	19024	
7.23.25	MT	Weed beds along curiosity in Del Webb area	7.25.25	7.28.25	19023	
7.23.25	MT	Edging and Runners along path on Crosstown	7.25.25	7.24.25	19022	
7.23.25	MT	Weeds in beds at Crosstown entrances	7.25.25	7.24.25	19020	
7.23.25	MT	Crack weeds in Skinner area	7.25.25	7.24.24	19019	
7.23.25	MT	Grass growing around light pole along 200	7.25.25	7.24.24	19018	
7.15.25	PHS	Spot treat turf weeds down Curiosity Ave.	7.23.25	In Progress - monitoring weather and timing	18665	
7.30.25	MT	Hawthorn Park: Remove suckers and tree straps in bed along Crosstown	8.1.25		19111	
7.30.25	MT	Hawthorn Park: Clean drain grate that is covered with turf and debris. Common area bed along Crosstown Ave.	8.1.25		19112	
7.30.25	MT	Hawthorn Park: Clean edges of walking paths where dirt and debris has accumulated on the turf and bed edge of the side walk.	8.1.25		19113	
7.30.25	MT	Sawgrass Dr.: Spray crack weeds on concrete driving paths between homes.	8.4.25		19114	
7.30.25	MT	558 Blue Daze St.: Prune Wax Myrtles on side of fencing along property line	8.4.25		19115	
7.30.25	MT	348 Sawgrass Dr.: Cut back Wax Myrtle growing over fence	8.4.25		19117	
7.30.25	MT	263 Daydream: Remove weeds in front bed	8.1.25		19118	

**EAST NASSAU  
STEWARDSHIP DISTRICT**

**STAFF  
REPORTS E**

EAST NASSAU STEWARDSHIP DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
<b>LOCATION</b> <i>Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034</i> <sup>1</sup> <i>Florida 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 <b>CANCELED</b>	Regular Meeting	12:00 PM
January 16, 2025	Regular Meeting	10:00 AM
February 20, 2025	Regular Meeting	10:30 AM
March 20, 2025 <b>CANCELED</b>	Regular Meeting	10:30 AM
April 17, 2025	Regular Meeting	10:30 AM
May 15, 2025 <b>CANCELED</b>	Regular Meeting	10:30 AM
June 19, 2025 <i>Rescheduled to June 25, 2025</i>	Regular Meeting	10:30 AM
June 25, 2025 <sup>1</sup>	<b>Public Hearing &amp; Regular Meeting</b> <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 15, 2025	Continued Special Meeting	10:00 AM
August 21, 2025	Public Hearings and Regular Meeting <i>Adoption of FY2026 Budget and O&amp;M Assessments</i>	10:30 AM
September 4, 2025 <b>CANCELED</b>	Regular Meeting	11:00 AM
September 18, 2025	Regular Meeting	10:30 AM