

Prepared by and Return to:  
John R. Campbell, Esq.  
Rayonier Inc.  
1 Rayonier Way  
Wildlight, FL 32097

CS-24-166

---

**FIRST AMENDMENT TO THE RIGHT OF WAY  
RESERVATION AGREEMENT**

This First Amendment to the Right of Way Reservation Agreement (“Amendment”) is made and entered into by and between the **BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY**, a political subdivision of the State of Florida (the “County”), **RAYDIENT LLC, d/b/a RAYDIENT PLACES + PROPERTIES LLC**, a Delaware limited liability company (“Raydient”) and **WILDLIGHT LLC**, a Delaware limited liability company (“Wildlight”), as of the 18th day of December, 2024.

**RECITATION OF FACTS**

A. **WHEREAS**, the County, Raydient (as a successor by merger and name change to TerraPointe LLC) and Wildlight (as a successor to Rayonier Forest Resources, L.P.) entered into that certain Right of Way Reservation Agreement, dated February 14, 2007 and recorded at Official Records Book 1486, Page 1820 of the public records of Nassau County, Florida (the “Agreement”) to provide for the reservation of a 1,000-foot-wide transportation corridor, within which a new road right of way would be located (“C.R. 108 Right of Way”) in the East Nassau Community Planning Area (“ENCPA”); and

B. **WHEREAS**, the Agreement generally identified the location of the C.R. 108 Right of Way in its Exhibit “A” thereto, which consisted of a one-page map and no legal description; and

C. **WHEREAS**, the ENCPA is a state approved sector plan pursuant to Section 163.3245, Florida Statutes; and

D. **WHEREAS**, the County, Raydient (as a successor by merger and name change to TerraPointe LLC), and Raydient-related entities next entered into that certain ENCPA Proposed Transportation Improvements and Mobility Fee Agreement, dated June 24, 2013 and recorded at Official Records Book 1866, Page 1416 of the public records of Nassau County, Florida, as amended by that First Amendment, dated July 20, 2015 and recorded at Official Records Book 1993, Page 22 of the public records of Nassau County, Florida, and by that Second Amendment, dated October 25, 2021, and recorded at Official Records Book 2509, Page 1962 of the public records of Nassau County, Florida, and as may be further amended (collectively the “Mobility Fee Agreement”); and

E. **WHEREAS**, the Mobility Fee Agreement provides the method to mitigate ENCPA development transportation/mobility impacts and creates a funding mechanism for such mitigation; and

F. **WHEREAS**, the County adopted the ENCPA Detailed Specific Area Plan (DSAP) #2 Development Order (the “DSAP DO”) by enacting Ordinance No. 2023-044 on November 27, 2023; and

G. **WHEREAS**, the DSAP DO sets forth certain development conditions to mitigate for transportation and mobility impacts associated with development within the DSAP consistent with the Mobility Fee Agreement; and

H. **WHEREAS**, the C.R. 108 Right of Way is one of the ENCPA transportation/mobility mitigation roadways provided for in the Mobility Fee Agreement and the DSAP DO; and

I. **WHEREAS**, the C.R. 108 Right of Way is referred to as the CR 108 Extension in the Mobility Fee Agreement, as Wildlight Parkway in the DSAP DO, and as Riverbluff Parkway in site engineering plans and relevant permits; and

J. **WHEREAS**, the County, Raydient, and Wildlight desire to enter into this Amendment to resolve title issues by clarifying the width and location of the C.R. 108 Right of Way as identified in the Agreement; and

K. **WHEREAS**, the required public hearings were held, with proper notice provided; and

**NOW, THEREFORE**, in consideration of the mutual covenants herein set forth, together with other good and valuable consideration, the County, Raydient, and Wildlight agree to the terms of this Amendment as follows:

### **AGREEMENT OF THE PARTIES**

1. **Recitals.** The matters set forth in the Recitation of Facts paragraphs of this Amendment are true and correct as of the date hereof and are incorporated herein by reference.

2. **Definitions.** Unless otherwise defined, all capitalized terms used herein shall have the meanings as set forth in the Agreement.

3. **Agreement Amendments.** The Agreement is hereby amended as follows:

(a) Exhibit “A” to the Agreement is hereby deleted and replaced with Exhibit “A” attached to this Amendment.

(b) The “Rayonier Entities” as defined in the Agreement are hereby amended to refer to Raydient and Wildlight.

(c) Section 1. of the Agreement is hereby amended as shown in strike-through

and underlined and replaced with the following:

1. The Rayonier Entities agree upon the approval of this Agreement to reserve a one hundred and fifty (150) thousand ~~(1000)~~ foot wide right of way transportation corridor on their lands described and located generally as shown on the attached Exhibit A ~~within which a one hundred forty foot right of way for the New Road will be located~~ (“C.R. 108 Right of Way”). The design and timing of construction of the New Road within the C.R. 108 Right of Way will be consistent with the East Nassau Community Planning Area Detailed Specific Area Plan (DSAP) #2 Development Order approved by the Board of County Commissioners under Ordinance 2023-44 (“DSAP 2 DO”). ~~As the final design of the New Road is contingent on multiple factors presently undetermined such as environmental permits from the St. Johns Water Management District and the US Corps of Army Engineers, phasing, timing, funding source, relationships to adjacent land uses and a secondary roadway system, the preliminary design criteria are subject to change.~~ The issue of access on the New Road will be addressed upon receipt of any of several possible planning documents or application for development approval (e.g., DSAP 2 DO, relevant Preliminary Development Plan, site engineering plan, etc.). It is understood by the parties that donation of land from Rayonier Entities for the C.R. 108 Right of Way will be a gratuitous donation and there shall be no development or mitigation rights or credit associated with this donation.

4. Mobility Agreement. This Amendment is consistent with the Mobility Agreement and does not modify, adjust or otherwise amend the Mobility Agreement, except that any references to the Agreement contained therein shall be construed as including this Amendment.

5. DSAP DO. This Amendment is consistent with the DSAP DO and does not modify, adjust or otherwise amend the DSAP DO, except that any references to the Agreement contained therein shall be construed as including this Amendment.

6. Effective Date. This Amendment shall be effective upon recordation in the public records of Nassau County, Florida.

7. Agreement. Except as specifically amended by this Amendment, the Agreement remains in full force and effect.

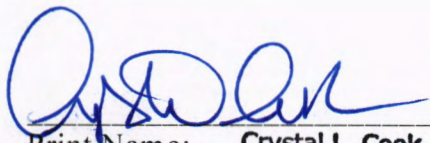
8. Counterparts. This Amendment may be signed in several counterparts, each of which shall be deemed an original and all such counterparts together shall constitute one and the same instrument.

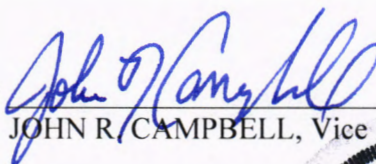
**[The remainder of this page intentionally deleted].**

IN WITNESS WHEREOF, the parties have executed this Amendment as of the dates written below their respective names.

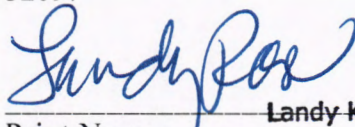
Signed, sealed and delivered  
in the presence of:

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

  
Print Name: Crystal L. Cook  
Address: 1 Rayonier Way, Wildlight, FL  
32097

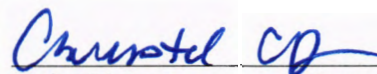
By:   
JOHN R. CAMPBELL, Vice President

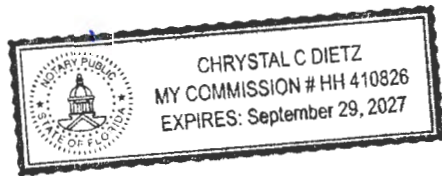


  
Print Name: Landy K. Rose  
Address: 1 Rayonier Way, Wildlight, FL  
32097

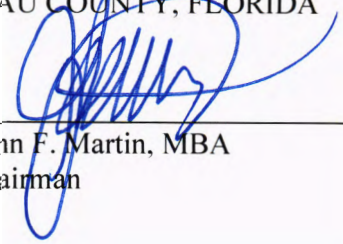
STATE OF FLORIDA  
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization this 10th day of Dec, 2024 by John R. Campbell, as Vice  
President of Raydient LLC dba Raydient Places + Properties LLC, a Delaware limited liability  
company, on behalf of the corporation and the company.

  
(Print Name Chrystal C. Dietz)  
NOTARY PUBLIC  
State of Florida at Large  
Commission # HH 410826  
My Commission Expires: 9-29-27  
He/she is [check one]:  
Personally Known   
OR Produced I.D. N/A  
Type of Identification Produced  
N/A

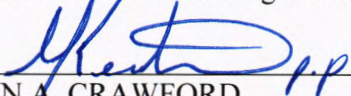


BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

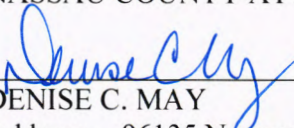


By: John F. Martin, MBA  
Its: Chairman

Attest as to Chairman's signature:

  
\_\_\_\_\_  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk  
Address: 76347 Veterans Way  
Yulee, FL 32097

APPROVED AS TO FORM BY THE  
NASSAU COUNTY ATTORNEY:

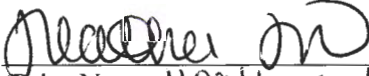
  
\_\_\_\_\_  
DENISE C. MAY  
Address: 96135 Nassau Place, Suite 6  
Yulee, FL 32097

STATE OF FLORIDA  
COUNTY OF NASSAU

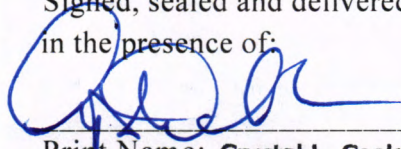
The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization this 16<sup>th</sup> day of December, 2024, by John F. Martin, the Chairman  
of the Board of County Commissioners of Nassau County, on behalf of the County.



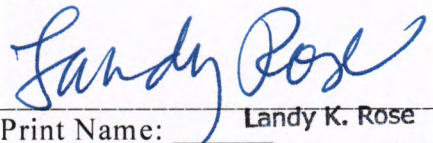
HEATHER NAZWORTH  
Notary Public, State of Florida  
My Comm. Expires December 28, 2025  
Commission No. HH 212240

  
\_\_\_\_\_  
(Print Name Heather Nazworth)  
NOTARY PUBLIC  
State of Florida at Large  
Commission # HH 212240  
My Commission Expires:  
He is [check one]:  
Personally Known   
OR Produced I.D. \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

Signed, sealed and delivered  
in the presence of:

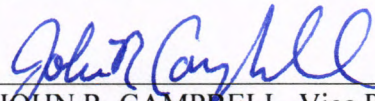


Print Name: Crystal L. Cook  
Address: 1 Rayonier Way, Wildlight, FL  
32097



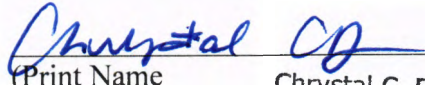
Print Name: Landy K. Rose  
Address: 1 Rayonier Way, Wildlight, FL  
32097

WIDLIGHT LLC, a Delaware limited  
liability company

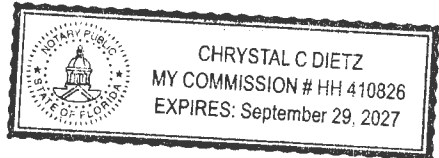
By:   
JOHN R. CAMPBELL, Vice President

STATE OF FLORIDA  
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization this 10th day of Dec, 2024 by John R. Campbell, as Vice  
President of Wildlight LLC, a Delaware limited liability company, on behalf of the company

  
(Print Name Chrystal C. Dietz)

NOTARY PUBLIC  
State of Florida at Large  
Commission # HH 410826  
My Commission Expires: 9-29-27  
He/she is [check one]:  
Personally Known   
OR Produced I.D. N/A  
Type of Identification Produced  
N/A



**EXHIBIT "A"**



**CR108 GENERAL LOCATION MAP**

**WILDLIGHT**  
**NASSAU COUNTY, FLORIDA**

**ETM**  
 VISION • EXPERIENCE • RESULTS

Engelhardt, Thomas & Tillmer, Inc.  
 14779 US 91, Jacksonville, FL 32256  
 TEL: (904) 643-8800  
 FAX: (904) 643-8801  
 REG. 2004 LC 000016



# MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

A PORTION OF THE JOHN W. LOWE (MILL GRANT), SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST, THE JOHN W. LOWE (MILL GRANT), SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST, THE HEIRS OF WATERMAN (MILL GRANT), SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST, AND THE HEIRS OF WATERMAN (MILL GRANT), SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 150.00 FOOT STRIP OF LAND LYING 75.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

THE SIDELINES OF SAID STRIP OF LAND TO BE SHORTENED OR LENGTHENED TO TERMINATE AT THE WESTERLY RIGHT OF WAY LINE OF CHESTER ROAD AND THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY NO. 17.

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF PAGES DAIRY ROAD (ALSO KNOWN AS S-200-A AND S-108-A, A 100.00 FOOT RIGHT OF WAY AS NOW ESTABLISHED) AND THE WESTERLY RIGHT OF WAY LINE OF CHESTER ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE N08°39'52"E, ALONG LAST SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 732.13 FEET TO AN ANGLE POINT ON LAST SAID WESTERLY RIGHT OF WAY LINE; THENCE N07°43'24"E, CONTINUING ALONG LAST SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 2511.24 FEET TO THE POINT OF BEGINNING; SAID POINT LYING ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1275.00 FEET, AND BEARING A RADIAL LINE OF S77°38'56"W; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 456.93 FEET, AND THROUGH A CENTRAL ANGLE OF 20°32'00", SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N22°37'42"W, 454.49 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE N32°53'42"W, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 819.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 600.55 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N11°53'18"W, 587.18 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 2124.00; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 1706.35 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N13°53'47"W, 1660.83 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1041.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 167.57 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF, N41°31'21"W, 167.39 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE N46°08'02"W, A DISTANCE OF 172.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 2140.50 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 1316.68 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N28°30'43"W, A DISTANCE OF 1296.02 TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 1488.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 310.44 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N04°54'47"W, 309.88 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, AND HAVING A RADIUS OF 2122.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 1022.57 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N12°44'29"W, 1012.70 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 1541.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 202.31 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N30°18'28"W, 202.17 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE N34°04'08"W, A DISTANCE OF 76.06 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2117.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 1110.41 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N49°05'43"W, 1097.73 TO A POINT OF TANGENCY OF SAID CURVE; THENCE N64°07'18"W, A DISTANCE OF 136.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 791.00 FEET; THENCE, WESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 81.10 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N67°03'32"W, 81.06 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 2124.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 773.42, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N80°25'40"W, 769.15 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE S89°08'26"W, A DISTANCE OF 1835.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 2100.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 514.49 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S82°07'20"W, 513.20 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE S75°06'13"W, A DISTANCE OF 169.48 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 1989.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 139.10 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S77°06'29"W, 139.07 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE S79°06'38"W, A DISTANCE OF 189.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 2773.50 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 4436.92, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N55°03'36"W, 3978.70 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE N09°13'49"W, A DISTANCE OF 845.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 6026.50 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 3486.40 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N25°48'13"W, 3437.98 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE N42°22'36"W, A DISTANCE OF 1106.21 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 2146.50 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 2296.00, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N73°01'11"W, 2188.10 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE S76°20'14"W, A DISTANCE OF 2536.31 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 3000.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 1840.46 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N86°05'16"W, 1811.73 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE N68°30'46"W, A DISTANCE OF 1499.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 2200.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 3356.33 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N24°48'27"W, 3040.18 FEET TO A POINT OF NON-TANGENCY OF SAID CURVE; THENCE N71°06'07"W, A DISTANCE OF 620.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 2100.00; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 1548.63 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S87°46'19"W, 1513.77 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE S66°38'45"W, A DISTANCE OF 694.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 2100.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 592.74 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S74°43'54"W, 590.77 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE S82°49'04"W, A DISTANCE OF 1455.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2100.00; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 1284.51, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S65°17'41"W, 1264.58 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE S47°46'18"W, A DISTANCE OF 1079.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO

SHEET ONE OF SEVEN

SEE SHEET TWO FOR PROJECT LOCATION, NOTES, & CONTINUATION OF LEGAL DESCRIPTION  
SEE SHEETS THREE THROUGH SEVEN FOR SKETCH

## PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030 - FAX (904) 805-9888

P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVE
P.O.C.	POINT ON CURVE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
B.R.L.	BUILDING RESTRICTION LINE
CLF	CHAIN LINK FENCE
R.W.	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
ON LINE	ON LINE
DL	BREAK LINE

### LEGEND

R	RADIUS
Δ or D	DELTA (CENTRAL ANGLE)
A or L	ARC LENGTH
C or CH	CHORD
CB	CHORD BEARING
(R)	LINE RADIAL TO CURVE
A/C	AIR CONDITIONER
CONC.	CONCRETE
FD	FOUND
I.P.	IRON PIPE
(M)	MEASURED
(D)	DEED
—+—	FENCE



11-01-2024  
DATE OF SKETCH

NATHAN P. PERRET, FLA. CERT. NO. 6900

LB ~ 6715

# MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

THE NORTHWEST AND HAVING A RADIUS OF 2100.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 1245.76 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S64°45'58"W, 1227.58 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE S81°45'38"W, A DISTANCE OF 808.05 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 2100.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 2042.11 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N70°22'52"W, 1962.60 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE N42°31'23"W, A DISTANCE OF 835.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1000.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 1053.53 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF, N72°42'16"W, 1005.48 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE S77°06'51"W, A DISTANCE OF 125.13 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY NO. 17 (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) AND TO THE POINT OF TERMINUS.

LESS AND EXCEPT ANY PORTION OF SAID LANDS LYING IN THE RIGHT OF WAY OF CRANDALL ROAD (A 40 FOOT COUNTY MAINTAINED RIGHT OF WAY AS NOW ESTABLISHED).

SAID LANDS CONTAINING 158.0 ACRES, MORE OR LESS.

CERTIFIED TO: WILDLIGHT LLC.



**GENERAL NOTES**

- (1) BEARINGS SHOWN HEREON ARE BASED ON THE WLY RIGHT OF WAY LINE OF CHESTER ROAD AS N07°43'24"E. PER STATE PLANE COORDINATES.
- (2) THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.

SHEET TWO OF SEVEN  
SEE SHEET ONE FOR SIGNATURE, NOTES, & LEGAL DESCRIPTION  
SEE SHEETS THREE THROUGH SEVEN FOR SKETCH

## PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

**LEGEND**

P.C. POINT OF CURVATURE	R RADIUS	P.C.P. PERMANENT CONTROL POINT	A/C AIR CONDITIONER
P.T. POINT OF TANGENCY	Δ or D DELTA (CENTRAL ANGLE)	B.R.L. BUILDING RESTRICTION LINE	CONC. CONCRETE
P.R.C. POINT OF REVERSE CURVE	A or L ARC LENGTH	CLF CHAIN LINK FENCE	FD. FOUND
P.C.C. POINT OF COMPOUND CURVE	C or CH CHORD	R/W RIGHT-OF-WAY	I.P. IRON PIPE
P.O.C. POINT ON CURVE	CB CHORD BEARING	O.R.B. OFFICIAL RECORDS BOOK	(M) MEASURED
P.R.M. PERMANENT REFERENCE MONUMENT	(R) LINE RADIAL TO CURVE	OL ON LINE	(D) DEED
		↔ BREAK LINE	↔ FENCE

THIS SHEET NOT TO SCALE

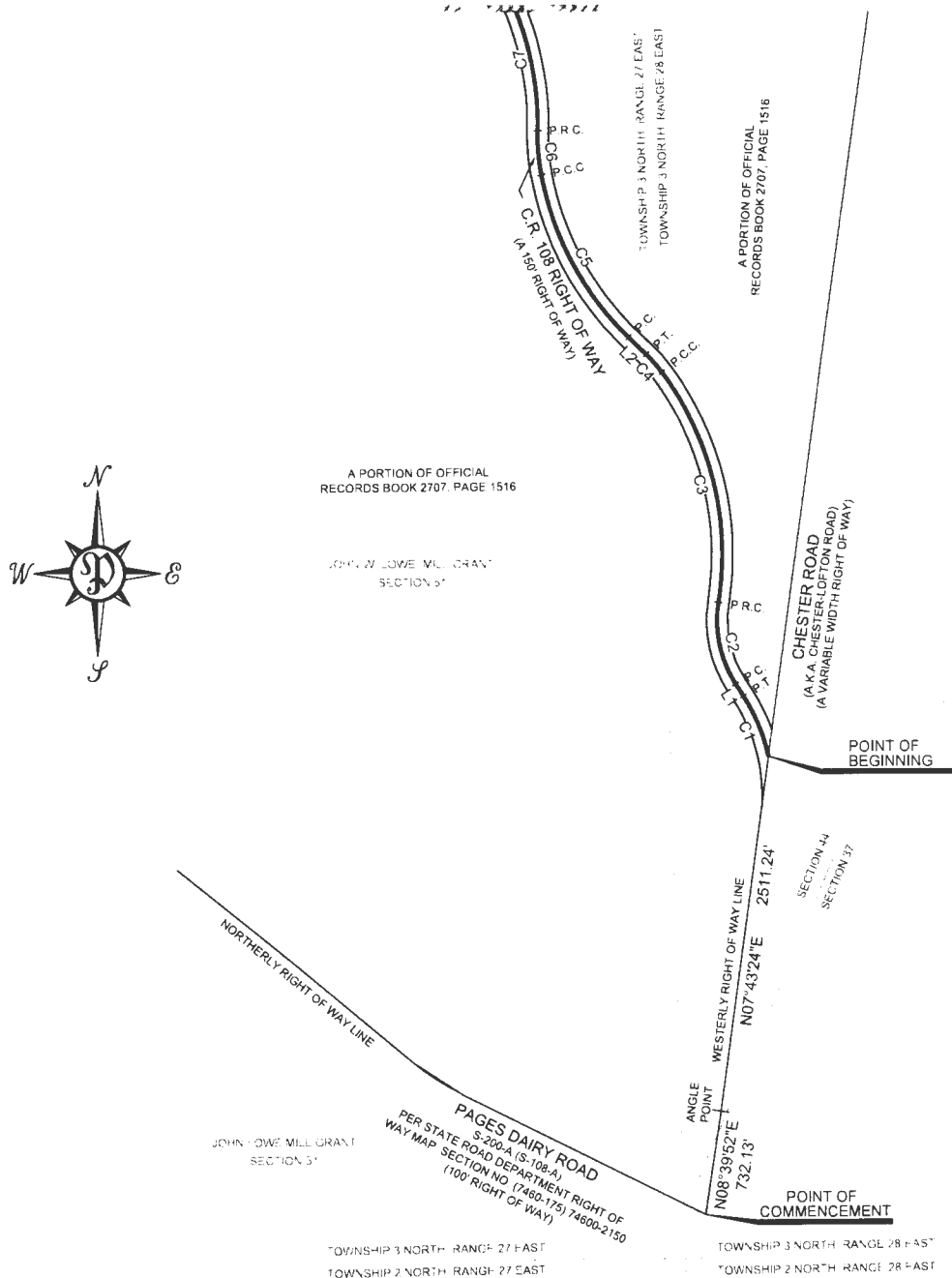
11-01-2024

DATE OF SKETCH



LB ~ 6715

# MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF COUNTY ROAD 108 RIGHT OF WAY (SEE SHEET ONE FOR COMPLETE LEGAL DESCRIPTION)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	456.93	1275.00	20°32'00"	N22°37'42" W	454.49'
C2	600.55	819.00	42°00'47"	N11°53'18" W	587.18'
C3	1706.35	2124.00	46°01'46"	N13°53'47" W	1660.83'
C4	167.57	1041.00	9°13'22"	N41°31'21" W	167.39'
C5	1316.68	2140.50	35°14'39"	N28°30'43" W	1296.02'
C6	310.44	1488.00	11°57'13"	N04°54'47" W	309.88'
C7	1022.57	2122.00	27°36'37"	N12°44'29" W	1012.70'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	100.00'	N32°53'42" W
L2	172.56'	N46°08'02" W

SHEET THREE OF SEVEN  
SEE SHEETS ONE & TWO FOR COMPLETE LEGAL DESCRIPTION  
SEE SHEET TWO FOR PROJECT LOCATION & NOTES

## PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030 - FAX (904) 805-9888

LEGEND			
P.C.	POINT OF CURVATURE	R	RADIUS
P.T.	POINT OF TANGENCY	Δ or D	DELTA (CENTRAL ANGLE)
P.R.C.	POINT OF REVERSE CURVE	A or L	ARC LENGTH
P.C.C.	POINT OF COMPOUND CURVE	C or CH	CHORD
P.O.C.	POINT ON CURVE	CB	CHORD BEARING
P.R.M.	PERMANENT REFERENCE MONUMENT	(R)	LINE RADIAL TO CURVE
		P.C.P.	PERMANENT CONTROL POINT
		B.R.L.	BUILDING RESTRICTION LINE
		CLF	CHAIN LINK FENCE
		R/W	RIGHT-OF-WAY
		O.R.B.	OFFICIAL RECORDS BOOK
		OL	ON LINE
		BL	BREAK LINE
		A/C	AIR CONDITIONER
		CONC	CONCRETE
		FD	FOUND
		I.P.	IRON PIPE
		(M)	MEASURED
		(S)	SEED
		+	FENCE

SCALE 1"=1000'

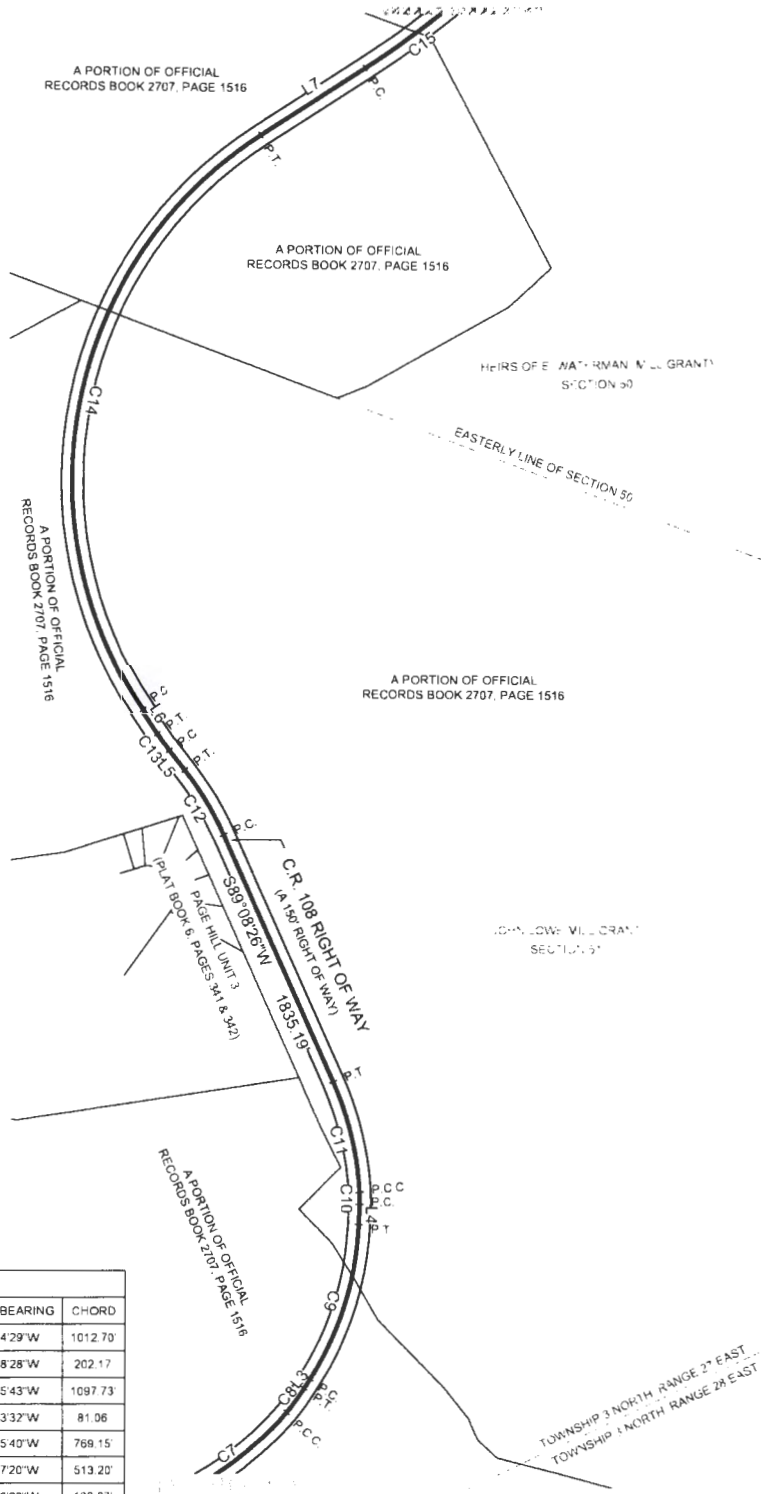
11-01-2024  
DATE OF SKETCH



LB ~ 6715

# MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

COUNTY ROAD 108 RIGHT OF WAY (SEE SHEET ONE FOR COMPLETE LEGAL DESCRIPTION)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L3	76.06'	N34°04'08"W
L4	136.43'	N64°07'18"W
L5	169.48'	S75°06'13"W
L6	189.77'	S79°06'38"W
L7	845.67'	N09°13'49"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C7	1022.57'	2122.00'	27°36'37"	N12°44'29"W	1012.70'
C8	202.31'	1541.00'	7°31'20"	N30°18'28"W	202.17'
C9	1110.41'	2117.00'	30°03'10"	N49°05'43"W	1097.73'
C10	81.10'	791.00'	5°52'28"	N67°03'32"W	81.06'
C11	773.42'	2124.00'	20°51'48"	N80°25'40"W	769.15'
C12	514.49'	2100.00'	14°02'13"	S82°07'20"W	513.20'
C13	139.10'	1989.00'	4°00'25"	S77°06'29"W	139.07'
C14	4436.92'	2773.50'	91°39'33"	N55°03'36"W	3978.70'
C15	3486.40'	6026.50'	33°08'47"	N25°48'13"W	3437.98'

SHEET FOUR OF SEVEN  
SEE SHEETS ONE & TWO FOR COMPLETE LEGAL DESCRIPTION  
SEE SHEET TWO FOR PROJECT LOCATION & NOTES

## PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030 - FAX (904) 805-9888

### LEGEND

P.C.	POINT OF CURVATURE	R	RADIUS	P.C.P.	PERMANENT CONTROL POINT	A.C.	AIR CONDITIONER
P.T.	POINT OF TANGENCY	Δ or D	DELTA (CENTRAL ANGLE)	B.R.L.	BUILDING RESTRICTION LINE	CONC	CONCRETE
P.R.C.	POINT OF REVERSE CURVE	A or L	ARC LENGTH	CLF	CHAIN LINK FENCE	FD	FOUND
P.C.C.	POINT OF COMPOUND CURVE	Ch or CH	CHORD	R/W	RIGHT-OF-WAY	I.P.	IRON PIPE
P.O.C.	POINT ON CURVE	CB	CHORD BEARING	O.R.B.	OFFICIAL RECORDS BOOK	(M)	MEASURED
P.R.M.	PERMANENT REFERENCE MONUMENT	(R)	LINE RADIAL TO CURVE	OIL	ON LINE	(D)	DEED
				— —	BREAK LINE	— —	FENCE

SCALE 1"=1000'

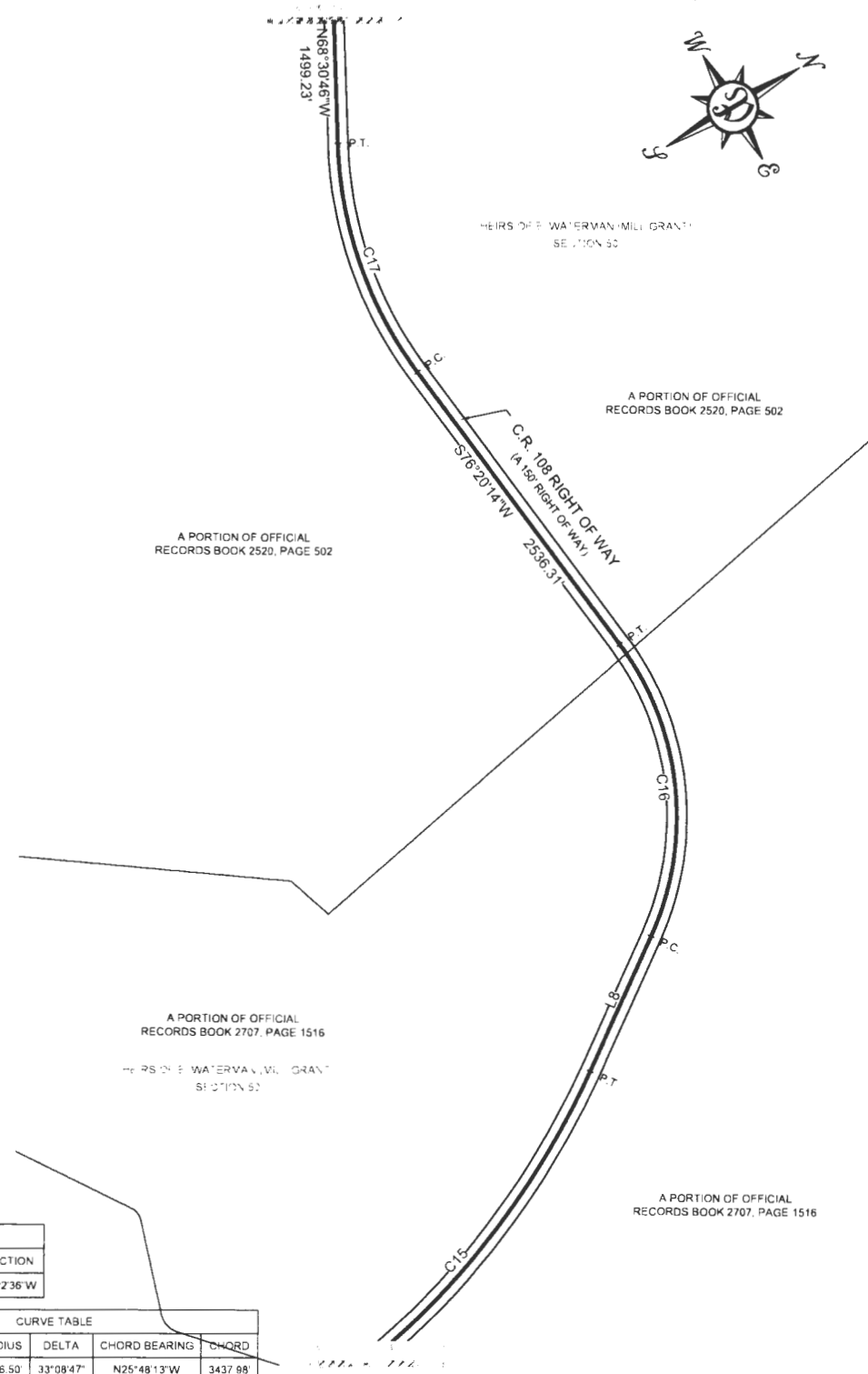
11-01-2024

DATE OF SKETCH



LB ~ 6715

# MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF COUNTY ROAD 108 RIGHT OF WAY (SEE SHEET ONE FOR COMPLETE LEGAL DESCRIPTION)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L8	1196.21'	N42°22'36"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C15	3486.40'	6026.50'	33°08'47"	N25°48'13"W	3437.98'
C16	2295.00'	2146.50'	61°17'11"	N73°01'11"W	2188.10'
C17	1840.45'	3000.00'	35°09'01"	N86°05'16"W	1811.73'

SHEET FIVE OF SEVEN  
SEE SHEETS ONE & TWO FOR COMPLETE LEGAL DESCRIPTION  
SEE SHEET TWO FOR PROJECT LOCATION & NOTES

**PERRET AND ASSOCIATES, INC.**  
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

LEGEND					
P.C.	POINT OF CURVATURE	R	RADIUS	P.C.P.	PERMANENT CONTROL POINT
P.T.	POINT OF TANGENCY	Δ or D	DELTA (CENTRAL ANGLE)	B.R.L.	BUILDING RESTRICTION LINE
P.R.C.	POINT OF REVERSE CURVE	A or L	ARC LENGTH	CLF	CHAIN LINK FENCE
P.C.C.	POINT OF COMPOUND CURVE	C or CH	CHORD	R/W	RIGHT-OF-WAY
P.O.C.	POINT ON CURVE	CB	CHORD BEARING	O.R.B.	OFFICIAL RECORDS BOOK
P.R.M.	PERMANENT REFERENCE MONUMENT	(R)	LINE RADIAL TO CURVE	OIL	ON LINE
				— —	BREAK LINE
				A.C.	AIR CONDITIONER
				CONC.	CONCRETE
				FD.	FOUND
				I.P.	IRON PIPE
				(M)	MEASURED
				(D)	DEED
				— —	FENCE

SCALE 1"=1000'

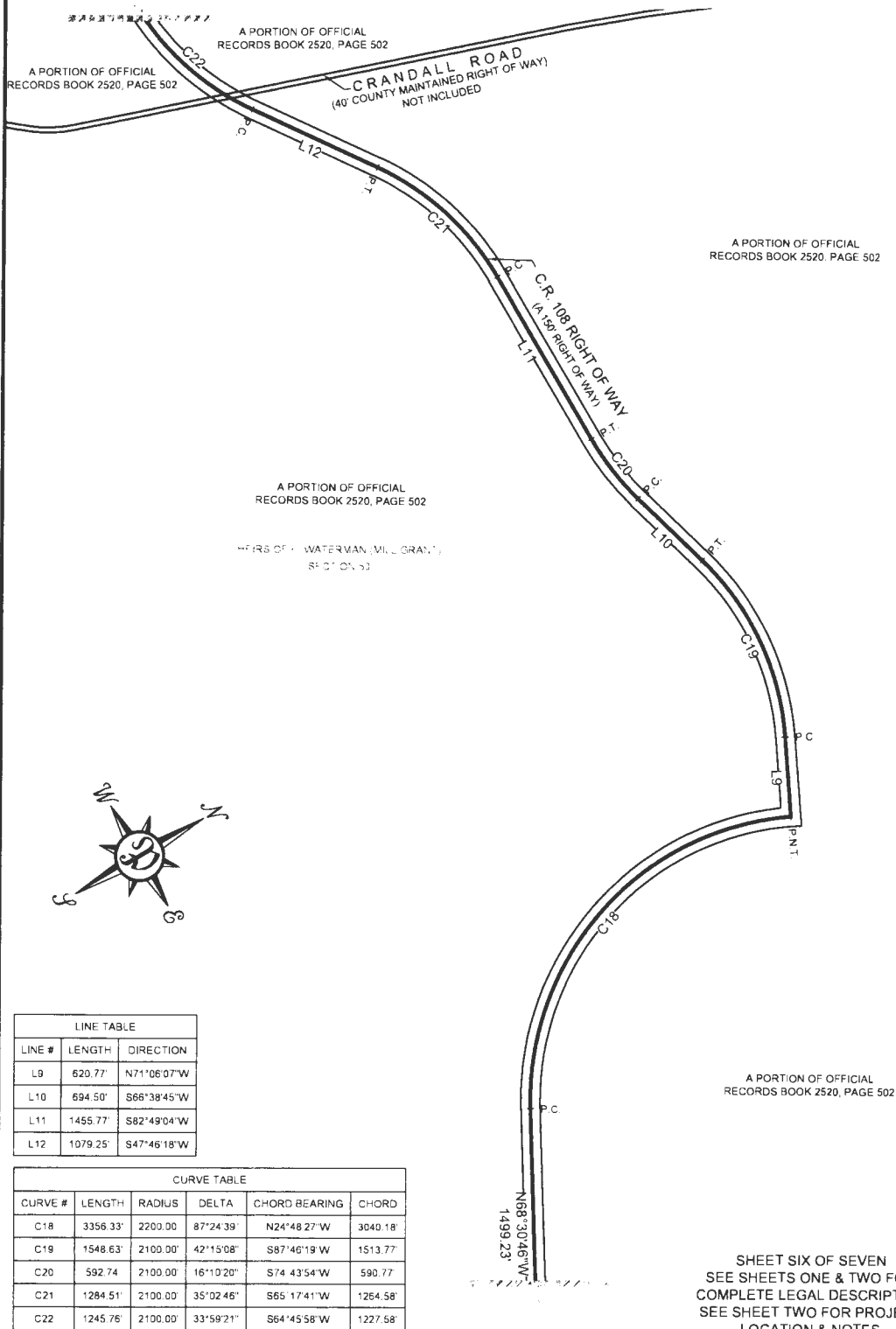
11-01-2024  
DATE OF SKETCH



LB ~ 6715

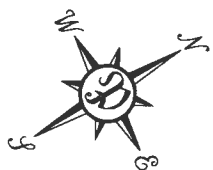
# MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

COUNTY ROAD 108 RIGHT OF WAY (SEE SHEET ONE FOR COMPLETE LEGAL DESCRIPTION)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L9	620.77'	N71°06'07\"W
L10	694.50'	S66°38'45\"W
L11	1455.77'	S82°49'04\"W
L12	1079.25'	S47°46'18\"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C18	3356.33'	2200.00'	87°24'39\"	N24°48'27\"W	3040.18'
C19	1548.63'	2100.00'	42°15'08\"	S87°46'19\"W	1513.77'
C20	592.74'	2100.00'	16°10'20\"	S74°43'54\"W	590.77'
C21	1284.51'	2100.00'	35°02'46\"	S65°17'41\"W	1264.58'
C22	1245.75'	2100.00'	33°59'21\"	S64°45'58\"W	1227.58'



SHEET SIX OF SEVEN  
SEE SHEETS ONE & TWO FOR  
COMPLETE LEGAL DESCRIPTION  
SEE SHEET TWO FOR PROJECT  
LOCATION & NOTES

## PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030 - FAX (904) 805-9888

### LEGEND

- |        |                              |         |                       |        |                           |        |                 |
|--------|------------------------------|---------|-----------------------|--------|---------------------------|--------|-----------------|
| P.C.   | POINT OF CURVATURE           | R       | RADIUS                | P.C.P. | PERMANENT CONTROL POINT   | A/C    | AIR CONDITIONER |
| P.T.   | POINT OF TANGENCY            | Δ or D  | DELTA (CENTRAL ANGLE) | B.R.L. | BUILDING RESTRICTION LINE | C/CONC | CONCRETE        |
| P.R.C. | POINT OF REVERSE CURVE       | A or L  | ARC LENGTH            | CLF    | CHAIN LINK FENCE          | FD     | FOUND           |
| P.C.C. | POINT OF COMPOUND CURVE      | C or CH | CHORD                 | R/W    | RIGHT-OF-WAY              | I.P.   | IRON PIPE       |
| P.O.C. | POINT ON CURVE               | CB      | CHORD BEARING         | O.R.B. | OFFICIAL RECORDS BOOK     | (M)    | MEASURED        |
| P.R.M. | PERMANENT REFERENCE MONUMENT | (R)     | LINE RADIAL TO CURVE  | OL     | ON LINE                   | (D)    | DEED            |
|        |                              |         |                       | — —    | BREAK LINE                | — —    | FENCE           |

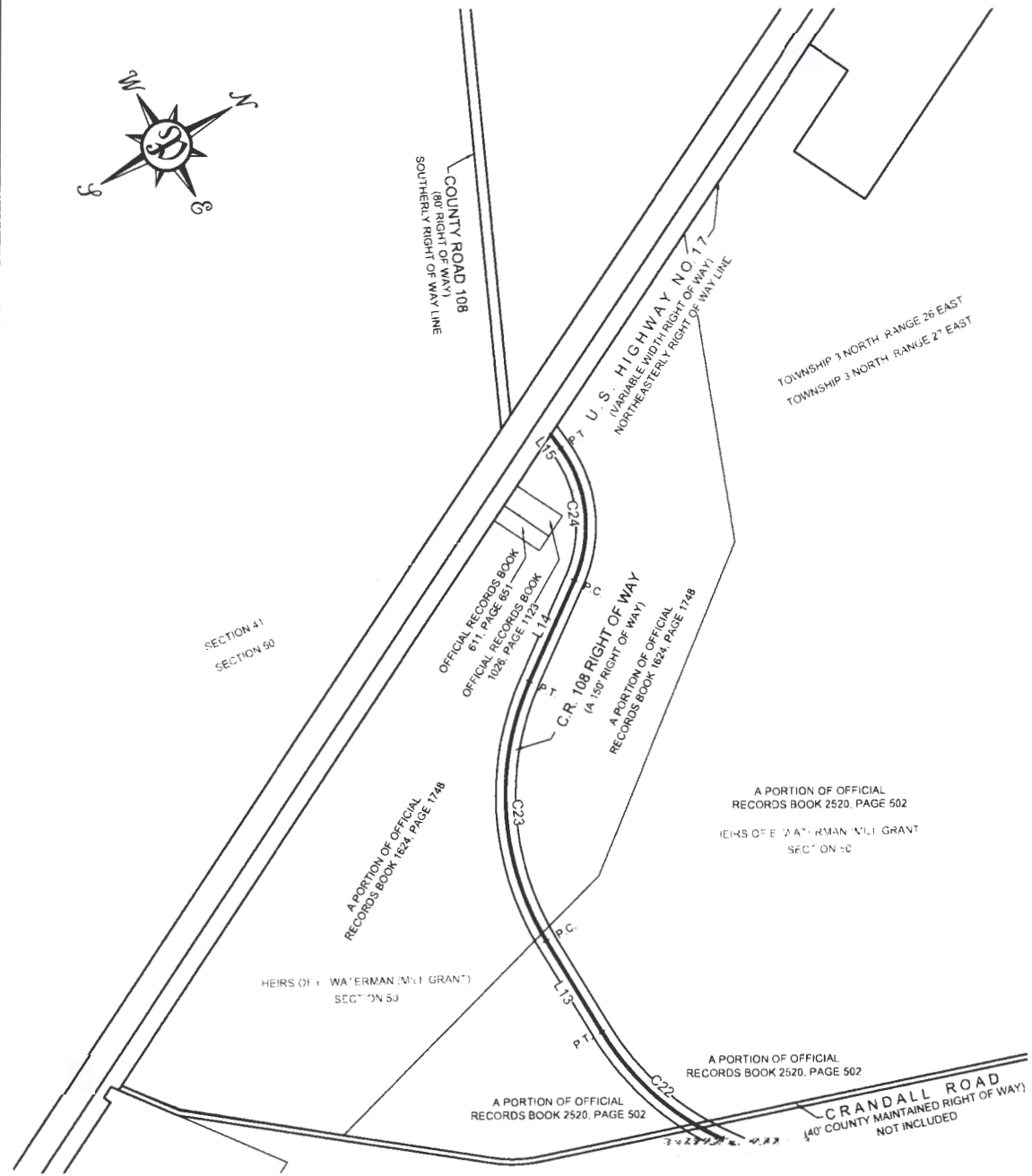
SCALE 1"=1000'

11-01-2024  
DATE OF SKETCH



LB ~ 6715

# MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF COUNTY ROAD 108 RIGHT OF WAY (SEE SHEET ONE FOR COMPLETE LEGAL DESCRIPTION)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C22	1245.76	2100.00	33°59'21"	S64°45'58"W	1227.58
C23	2042.11	2100.00	55°42'59"	N70°22'52"W	1962.60
C24	1053.53	1000.00	60°21'47"	N72°42'16"W	1005.48

LINE TABLE		
LINE #	LENGTH	DIRECTION
L13	808.05	S81°45'38"W
L14	835.80	N42°31'23"W
L15	125.13	S77°05'51"W

SHEET SEVEN OF SEVEN  
SEE SHEETS ONE & TWO FOR  
COMPLETE LEGAL DESCRIPTION  
SEE SHEET TWO FOR PROJECT  
LOCATION & NOTES

## PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030 - FAX (904) 805-9888

LEGEND					
P.C.	POINT OF CURVATURE	R	RADIUS	P.C.P.	PERMANENT CONTROL POINT
P.T.	POINT OF TANGENCY	Δ or D	DELTA (CENTRAL ANGLE)	B.R.L.	BUILDING RESTRICTION LINE
P.R.C.	POINT OF REVERSE CURVE	A or L	ARC LENGTH	CLF	CHAIN LINK FENCE
P.C.C.	POINT OF COMPOUND CURVE	C or CH	CHORD	RAW	RIGHT-OF-WAY
P.O.C.	POINT ON CURVE	CB	CHORD BEARING	O.R.B.	OFFICIAL RECORDS BOOK
P.R.M.	PERMANENT REFERENCE MONUMENT	(R)	LINE RADIAL TO CURVE	OL	ON LINE
				BL	BREAK LINE
				A/C	AIR CONDITIONER
				CONC	CONCRETE
				FD	FOUND
				I.P.	IRON PIPE
				(M)	MEASURED
				(D)	DEED
				→	FENCE

SCALE 1"=1000'

11-01-2024  
DATE OF SKETCH

