

RESOLUTION NO. 2020- 470
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
ORCHARD PARK PHASE 2.

WHEREAS, KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Orchard Park Phase 2.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above-described subdivision plat and its dedicated areas depicted thereon are conditionally approved and accepted by the Board of County Commissioners of St. Johns County, Florida subject to Sections 2, 3, 4, 5 and 6.

Section 2. A Required Improvements Bond in the amount of \$320,000.00 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$261,794.14 is required for maintenance.

Section 4. The approval and acceptance described in Section 1 shall not take effect until the Clerk has received a title opinion, certificate, or policy pertaining to the real property that is the subject of the aforementioned subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

Section 5. The Clerk is instructed to file and record the consent and joinder(s) to the plat executed by all mortgagees identified in the title opinion or certificate of the title in Section 4.

Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

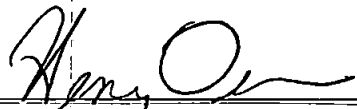
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval shall

automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 1 day of December, 2020.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 

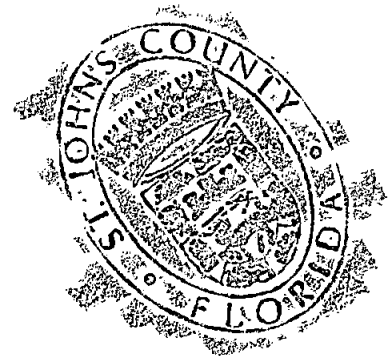
Henry Dean, Vice Chairman

ATTEST: Brandon J. Patty, Clerk of the Circuit Court & Comptroller



Deputy Clerk

RENDITION DATE 12/3/20



ORCHARD PARK PHASE 2

A PORTION OF SECTION 2 AND 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 1 OF 6 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

CAPTION

A PORTION OF SECTION 2 AND 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF BRIDGEMAN ROAD (A 100' RIGHT OF WAY) WITH THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 467, PAGE 934 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE S89°16'59"W, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 377.54 FEET TO A POINT ON THE EAST LINE OF ORCHARD PARK PHASE 1 AS RECORDED ON THE PLAT THEREOF IN MAP BOOK 99, PAGES 69 THROUGH 73 OF THE PUBLIC RECORDS OF SAID COUNTY; SAID POINT BEING A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 21.00 FEET; THENCE ALONG THE EAST, SOUTH AND WEST BOUNDARY OF SAID ORCHARD PARK PHASE 1, THE FOLLOWING FOURTEEN (14) COURSES: COURSE ONE (1), SOUTHWESTERLY, DEPARTING SAID SOUTH RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.18 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S42°25'29"W, 33.33 FEET TO A POINT OF TANGENCY; COURSE TWO (2), S02°07'00"E, A DISTANCE OF 78.16 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; COURSE THREE (3), SOUTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 39.38 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S49°37'30"E, 33.45 FEET TO A POINT OF TANGENCY; COURSE FOUR (4), N8°11'50"W, A DISTANCE OF 19.78 FEET; COURSE FIVE (5), S00°45'00"E, A DISTANCE OF 167.50 FEET; COURSE SIX (6), S89°16'59"W, A DISTANCE OF 467.34 FEET; COURSE SEVEN (7), S51°00'00"W, A DISTANCE OF 86.35 FEET; COURSE EIGHT (8), N8°11'50"W, A DISTANCE OF 55.00 FEET; COURSE NINE (9), S54°26'00"W, A DISTANCE OF 113.00 FEET; COURSE TEN (10), N42°41'01"W, A DISTANCE OF 26.00 FEET TO A POINT ON A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 300.00 FEET; COURSE ELEVEN (11), N08°00'00"E, A DISTANCE OF 41.34 FEET; COURSE FOURTEEN (14), N00°00'00"W, A DISTANCE OF 316.30 FEET TO SAID SOUTH RIGHT OF WAY LINE OF BRIDGEMAN ROAD; THENCE S89°16'59"W, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 492.31 FEET; THENCE S00°00'00"E, DEPARTING SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 41.34 FEET; THENCE S89°16'59"W, A DISTANCE OF 49.07 FEET TO THE EAST LINE OF TRACT "D", TRACT OAKS PHASE 2, UNITS 2 AND 3 AS RECORDED ON THE PLAT THEREOF IN MAP BOOK 93, PAGES 75 THROUGH 81 OF SAID PUBLIC RECORDS; THENCE S00°17'02"E, ALONG LAST SAID EAST LINE AND THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 129, PAGE 914 OF SAID PUBLIC RECORDS, A DISTANCE OF 314.77 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 93, PAGE 403 OF SAID PUBLIC RECORDS; THENCE N89°17'34"E, ALONG SAID NORTH LINE, A DISTANCE OF 186.04 FEET; THENCE N00°00'00"W, A DISTANCE OF 186.19 FEET; THENCE N89°00'00"E, A DISTANCE OF 478.45 FEET TO SAID WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 467, PAGE 934 OF SAID PUBLIC RECORDS; THENCE N00°18'11"W, ALONG LAST SAID WEST LINE, A DISTANCE OF 392.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.76 ACRES, MORE OR LESS

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, ON THIS _____ DAY OF _____, 2020.

DIRECTOR OF THE GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF APPROVAL - COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF ST. JOHNS COUNTY ATTORNEY, ON THIS _____ DAY OF _____, 2020.

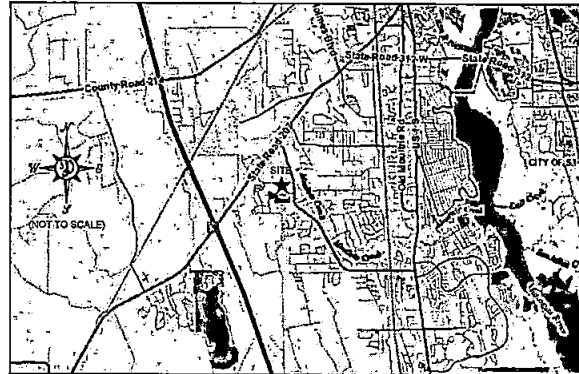
OFFICE OF COUNTY ATTORNEY

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES, CHAPTER 177, PART 1, PLATTING, BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2020.

GAIL OLIVER, P.S.M., COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE NUMBER 4564

VICINITY MAP



CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, ON THIS _____ DAY OF _____, 2020. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

CHAIR, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK _____ PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2020.

BRANDON J. PATTY
CLERK OF THE CIRCUIT COURT & COMPTROLLER

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA.

SIGNED THIS _____ DAY OF _____, 2020.

NATHAN P. PERRET, P.S.A.
PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 6900
PERRET AND ASSOCIATES, INC.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER"), UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THIS CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS ORCHARD PARK PHASE 2, AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS.

THE ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT AS MUSTARD HILL COURT AND GREAT STAR COURT ARE IRREVOCABLY DEDICATED TO THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY, FOR THE MAINTENANCE OF THE RIGHTS OF WAY, ACCESS, AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

TRACT "S" (SIGNAGE, DRAINAGE, LANDSCAPE AND ACCESS), TRACTS "T", "V" AND "D" (STORMWATER MANAGEMENT FACILITY), TRACTS "W", "OC" AND "EE" (CONSERVATION), TRACT "U" AND "AA" (PARK), TRACT "X", "Z", AND "BB" (OPEN SPACE), SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAKING UNIT, COMMUNITY DEVELOPMENT DISTRICT OR OTHER SUCH ENTITY WHICH SHALL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

THE DRAINAGE EASEMENTS AND THE STORMWATER MANAGEMENT FACILITIES AS SHOWN ON THIS PLAT, SHALL PERMIT THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE ALL STORMWATER WHICH MAY FALL OR COME UPON ALL ROAD RIGHTS-OF-WAY HEREBY DEDICATED, INTO, OVER, ACROSS OR THROUGH SAID EASEMENTS AND STORMWATER MANAGEMENT FACILITIES SHOWN HEREON, WHICH MAY BE DEDICATED TO A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAKING UNIT, COMMUNITY DEVELOPMENT DISTRICT OR OTHER SUCH ENTITY WHICH SHALL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS. IF ANY OF SAID EASEMENTS THE OWNER RESERVES THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE OR LAKE PURPOSES, PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, OR OTHER THIRD PARTY THAT ASSURES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

THOSE EASEMENTS DESIGNATED F.P.L. ARE HEREBY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT FOR INGRESS AND EGRESS OVER ANY ACCESS EASEMENTS SHOWN ON THE PLAT. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDED THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES BY SECTION 177.091 (28), FLORIDA STATUTES.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLITICAL THEN HAVING JURISDICTION OVER THE LANDS DESCRIBED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY THEIR DULY ELECTED OFFICERS, ACTING BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS:

IN WITNESS WHEREOF, _____ OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2020, ON BEHALF OF THE COMPANY.

KB HOME JACKSONVILLE LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
TODD HOLDER - ITS PRESIDENT

WITNESS _____
PRINT NAME

WITNESS _____
PRINT NAME

NOTARY FOR KB HOME JACKSONVILLE LLC

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF A PHYSICAL PRESENCE OR A ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2020, BY TODD HOLDER AS DIVISION PRESIDENT, OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED _____ AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: _____

COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

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

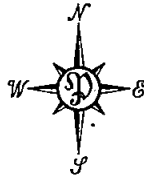
ORCHARD PARK PHASE 2

A PORTION OF SECTION 2 AND 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 2 OF 6 SHEETS



GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 3433 - PAGE 1965

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 830 - PAGE 1810

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 1484

ORCHARD PARK PHASE 1
MAP BOOK 99 - PAGE 69-73

ORCHARD PARK PHASE 1
MAP BOOK 99 - PAGE 69-73

BRINKHOFF ROAD (180' R/W)

ORCHARD PARK PHASE 1
MAP BOOK 99 - PAGE 69-73
MUSTARD HILL COURT

GREAT STAR COURT

MUSTARD HILL COURT

UNPLATTED LANDS
PORTION OF ORB 4693 - PAGE 727

NOTES:

- 1) ALL BEARINGS SHOWN HERE ON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF BRINKHOFF ROAD AS S89°16'59"W.
- 2) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA EAST ZONE 0901.
- 3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 4) CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER AND LIGHT FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 5) ALL UPLAND BUFFERS AND UPLAND PRESERVATION AREAS ARE TO REMAIN NATURAL AND UNDISTURBED.
- 6) THE LANDS SHOWN HEREON ARE SUBJECT TO CONSERVATION EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 4725, PAGE 1970 AS RE-RECORDED IN OFFICIAL RECORDS BOOK 4778, PAGE 287, BOTH OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LEGEND

- DENOTES FOUND 1/2" REBAR STAMPED PRM L.B. 6715
- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
- DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
- DENOTES FOUND PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
- DENOTES FOUND PERMANENT REFERENCE MONUMENT STAMPED L.B. 6888
- DENOTES FOUND PERMANENT CONTROL POINT STAMPED L.B. 6715
- DENOTES TABULATED CURVE DATA
- L1 DENOTES TABULATED LINE DATA
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVE
- P.C.C. DENOTES POINT OF COMPOUND CURVE
- (R) DENOTES RADIAL LINE
- (N) NORTHING
- (E) EASTING
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- CB CHORD BEARING
- Δ DELTA
- R.P. RADIUS POINT
- (100.1) DENOTES DISTANCE TO EASEMENT
- FPL-E FLORIDA POWER AND LIGHT EASEMENT
- ORB OFFICIAL RECORDS BOOK
- UDAE UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT

STATE PLANE COORDINATES TABLE

POINT	NORTHING	EASTING	DESCRIPTION
1	1959555.8868	542922.2291	SOUTHEAST CORNER OF TRACT "5"
2	2000530.4940	541470.9150	NORTHWEST CORNER OF TRACT "8B"

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	78.18'	S00°30'00"E
L2	18.78'	N5°15'00"E
L3	86.35'	S51°00'00"W
L4	65.02'	N36°15'00"W
L5	18.20'	S54°26'40"W
L6	28.02'	N42°41'01"W
L7	74.70'	N25°00'00"W
L8	11.35'	N54°30'00"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	39.18'	25.00'	89°46'58"	S44°23'29"W	35.29'
C2	39.35'	25.00'	90°15'00"	S45°37'30"E	35.43'
C3	19.29'	300.00'	3°41'00"	N89°09'30"E	19.29'

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 953 - PAGE 482

WILDWOOD DRIVE
(VEHICLE WIDTH 16')

DEED OF DEDICATION
ORB 4697 - PAGE 934

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 400
PAGE 815

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 788
PAGE 386

TRACT "D"
(CONSERVATION)
TREASY OAKS PHASE 2
UNITS 2 AND 3
MAP BOOK 93 - PAGES 75-82

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 1292
PAGE 915

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 1076
PAGE 1257

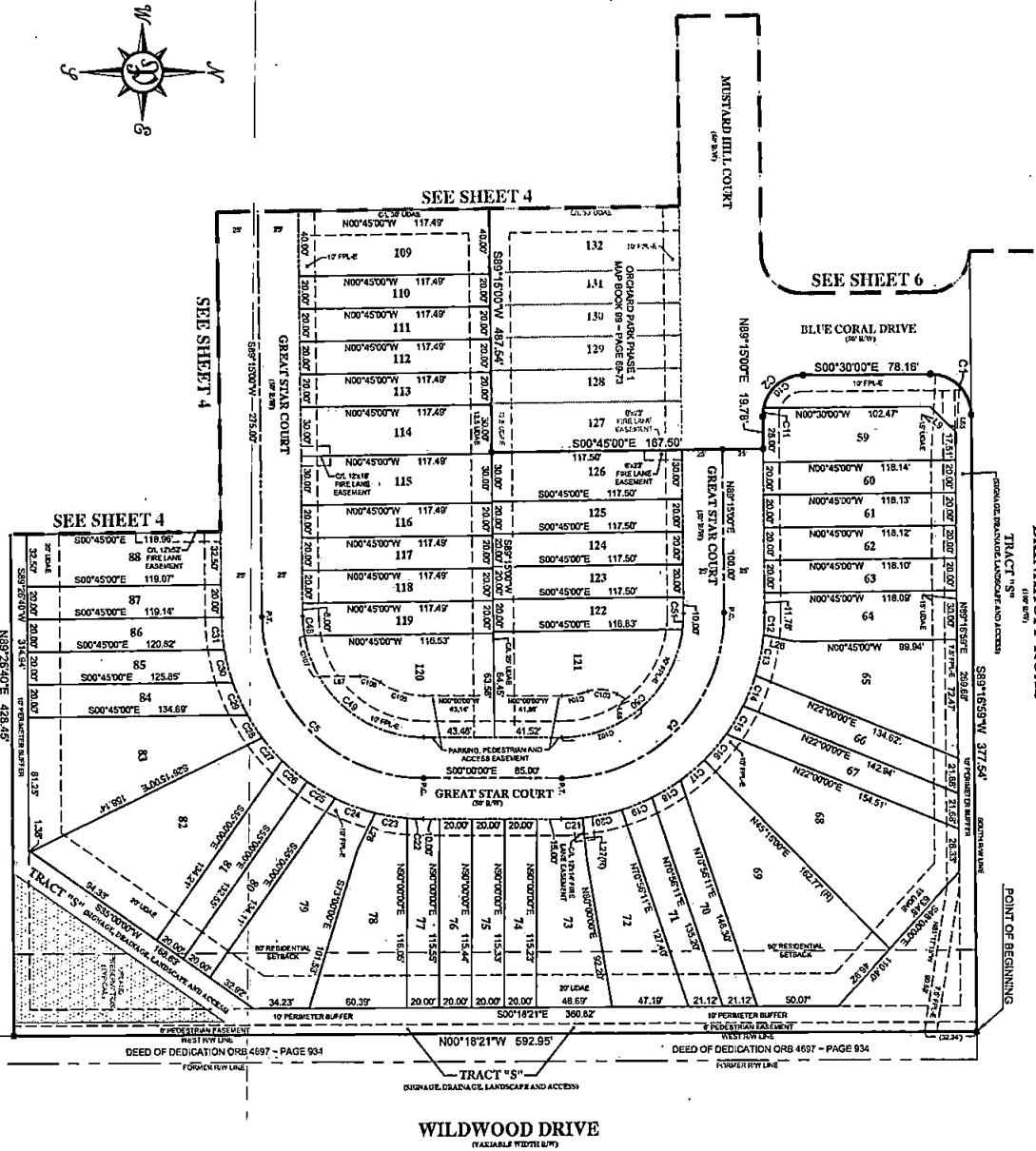
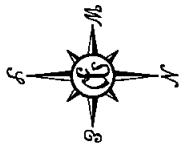
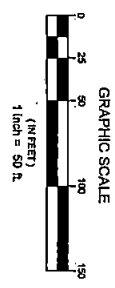
PREPARED BY:
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ORCHARD PARK PHASE 2

A PORTION OF SECTION 2 AND 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



UNPLATTED LANDS
PORTION OF ORB 4683 - PAGE 727

CHAIN #	LENGTH	BEARING	DELTA	CHAIN BEARING	CHAIN #
C1	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C2	33.34	S 24.0° E	8.7102'	S 47.20° E	13.48
C3	18.37	10.00°	8.7500'	S 67.22° W	12.34
C4	18.37	10.00°	8.7500'	S 47.20° W	12.34
C5	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C6	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C7	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C8	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C9	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C10	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C11	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C12	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C13	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C14	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C15	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C16	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C17	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C18	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C19	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C20	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C21	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C22	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C23	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C24	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C25	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C26	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C27	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C28	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C29	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C30	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C31	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C32	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C33	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C34	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C35	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C36	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C37	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C38	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C39	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C40	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C41	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C42	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C43	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C44	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C45	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C46	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C47	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C48	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C49	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C50	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C51	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C52	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C53	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C54	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C55	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C56	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C57	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C58	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C59	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C60	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C61	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C62	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C63	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C64	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C65	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C66	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C67	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C68	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C69	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C70	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C71	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C72	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C73	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C74	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C75	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C76	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C77	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C78	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C79	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C80	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C81	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C82	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C83	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C84	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C85	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C86	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C87	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C88	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C89	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C90	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C91	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C92	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C93	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C94	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
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C96	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C97	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C98	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C99	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27
C100	34.12	S 24.0° E	8.8658'	S 47.20° W	13.27

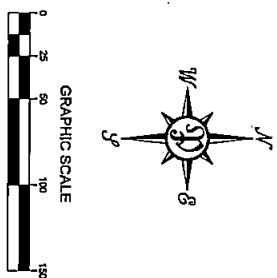
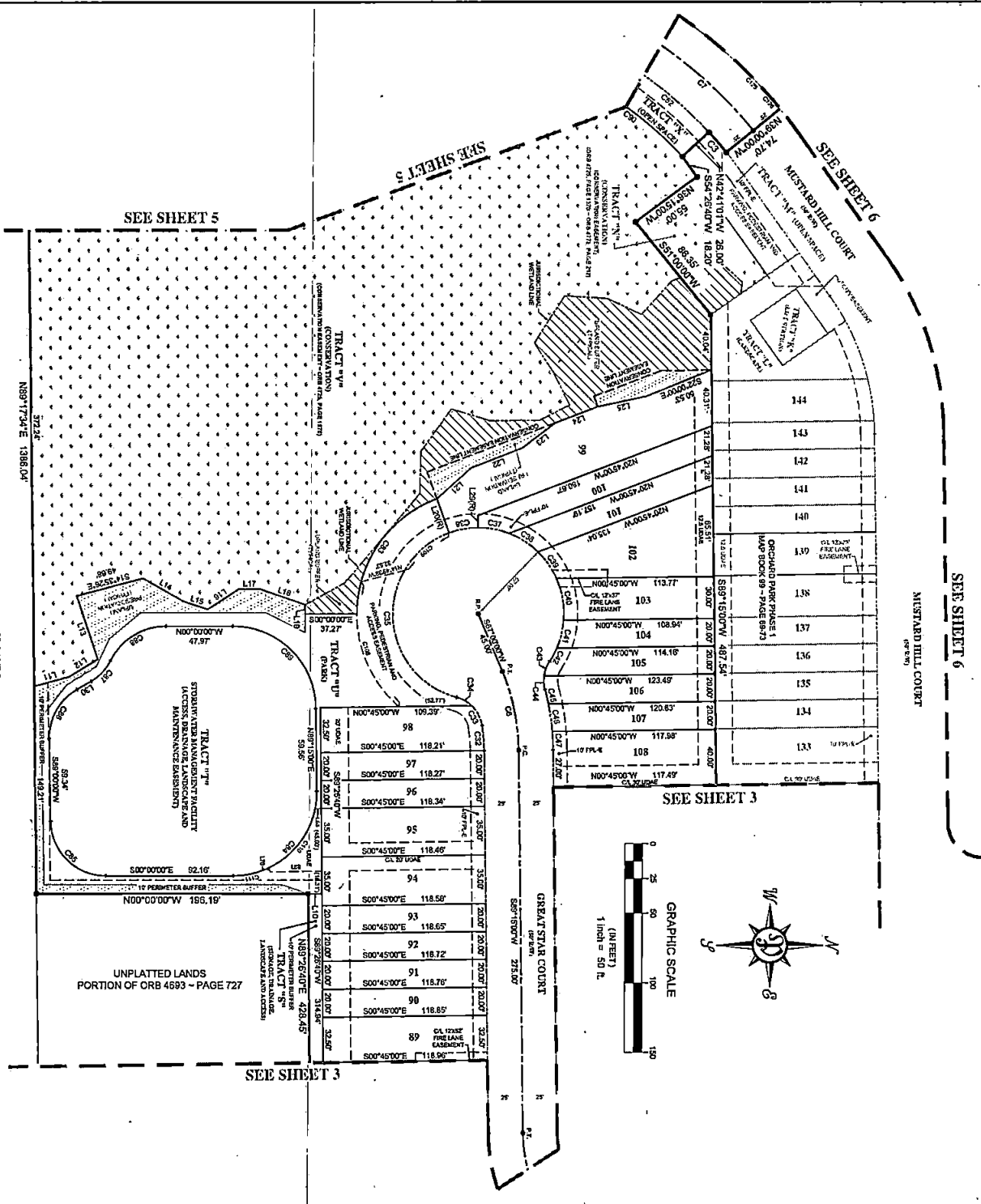
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ORCHARD PARK PHASE 2

A PORTION OF SECTION 2 AND 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 4 OF 6 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE #	LENGTH	BEARING	DELTAs	COORDINATES	CHAINS
L10	100.0	S89°00'00"W			10.00
L11	23.8	S15°15'15"W			2.38
L12	23.87	S15°30'00"W			2.39
L13	44.86	N71°35'00"E			4.49
L14	33.49	S59°42'55"W			3.35
L15	118.62	S11°40'00"W			11.86
L16	38.65	S21°00'00"E			3.87
L17	15.82	S02°52'34"W			1.58
L18	34.16	S19°00'00"W			3.42
L19	4.59	S09°00'00"W			0.46
L20	26.00	N90°00'00"E			2.60
L21	33.00	S45°00'00"E			3.30
L22	40.00	S21°00'00"E			4.00
L23	24.00	S37°00'00"E			2.40
L24	32.00	S57°00'00"E			3.20
L25	34.00	S17°00'00"E			3.40
L26	44.00	N90°00'00"E			4.40
L27	37.00	N45°00'00"E			3.70
L28	44.00	S09°00'00"E			4.40
L29	37.00	N45°00'00"E			3.70
L30	30.00	N65°00'00"E			3.00

CHAIN TABLE

CHAIN #	LENGTH	BEARING	DELTAs	COORDINATES	CHAINS
C1	18.29	S00.00	341.00	N90°00'00"E	18.29
C2	58.82	120.00	271.00	S10°00'00"W	57.69
C3	173.68	332.00	311.00	S21°00'00"W	173.44
C4	18.19	18.00	57.00	S85°03'25"W	18.17
C5	18.46	24.00	37.00	S69°03'18"W	18.16
C6	12.52	24.00	28.00	S35°02'18"W	12.49
C7	193.47	62.00	145.00	S87°14'17"W	188.47
C8	21.42	62.00	20.00	N10°00'00"W	21.42
C9	23.12	62.00	21.00	N17°32'00"E	22.81
C10	25.12	62.00	22.11	N27°32'00"E	24.67
C11	23.02	62.00	21.42	N37°32'00"E	22.85
C12	30.72	62.00	22.22	N47°32'00"E	29.57
C13	30.72	62.00	19.11	N57°32'00"E	29.07
C14	10.27	62.00	15.00	N67°32'00"E	10.18
C15	11.47	73.00	29.11	S59°42'18"E	11.37
C16	8.17	24.00	27.46	N85°12'00"E	8.05
C17	10.87	13.00	32.86	N89°32'00"E	10.87
C18	20.12	13.00	63.83	N91°40'00"E	20.12
C19	13.07	13.00	-4.19	N90°00'00"E	13.07
C20	148.82	300.00	274.00	S23°29'00"W	144.22
C21	102.31	80.00	70.00	S45°00'00"E	100.89
C22	92.00	60.00	60.00	S67°00'00"E	90.41
C23	62.13	40.00	50.00	S84°30'00"W	60.07
C24	42.00	40.00	51.00	N67°00'00"W	40.07
C25	30.46	33.00	39.00	N45°44'59"W	29.17
C26	48.47	43.00	50.00	N31°44'47"W	47.25
C27	43.48	60.00	50.00	N15°00'00"E	42.90
C28	65.07	21.00	20.00	N07°30'00"E	64.19
C29	42.88	62.00	39.75	S39°45'00"E	42.88
C30	62.00	62.00	59.42	S51°11'00"E	62.00
C31	26.16	60.00	22.00	S17°30'00"E	25.97

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ORCHARD PARK PHASE 2

A PORTION OF SECTION 2 AND 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 5 OF 6 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

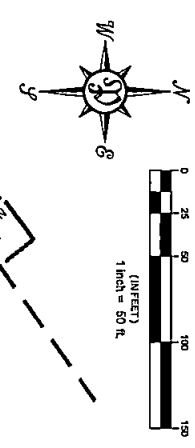
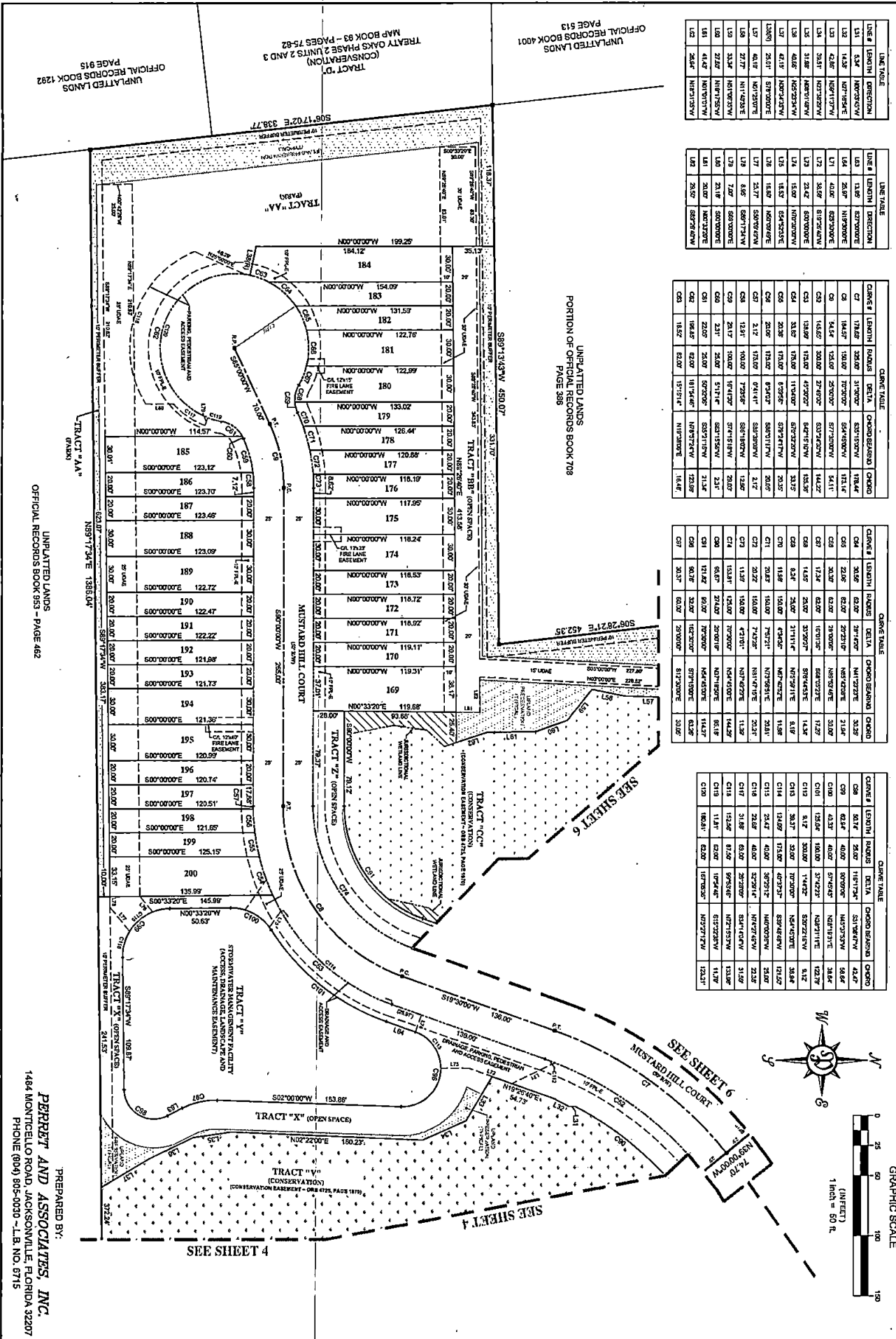
LINE #	LENGTH	DIRECTION
L1	5.84'	N07°00'00"W
L2	14.37'	N07°00'00"E
L3	42.88'	N07°00'00"W
L4	30.31'	N07°00'00"W
L5	31.82'	N07°00'00"W
L6	40.82'	N07°00'00"W
L7	41.19'	N07°00'00"W
L8	23.01'	S07°00'00"E
L9	42.12'	N07°00'00"E
L10	27.17'	N07°00'00"E
L11	33.34'	N07°00'00"W
L12	21.22'	N07°00'00"E
L13	41.42'	N07°00'00"W
L14	26.44'	N07°00'00"W

LINE #	LENGTH	DIRECTION
L15	13.87'	S07°00'00"E
L16	26.07'	N07°00'00"E
L17	40.08'	S07°00'00"E
L18	34.69'	S07°00'00"W
L19	31.82'	S07°00'00"W
L20	40.82'	S07°00'00"W
L21	41.19'	S07°00'00"W
L22	23.01'	S07°00'00"W
L23	42.12'	S07°00'00"W
L24	27.17'	S07°00'00"W
L25	33.34'	S07°00'00"W
L26	21.22'	S07°00'00"W
L27	41.42'	S07°00'00"W
L28	26.44'	S07°00'00"W

CHANGE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	174.82'	20.00'	31.90°	S83°00'00"W	174.82'
C2	144.07'	15.00'	27.00°	S84°00'00"W	144.07'
C3	94.07'	10.00'	22.00°	S85°00'00"W	94.07'
C4	54.07'	5.00'	17.00°	S86°00'00"W	54.07'
C5	14.07'	2.00'	12.00°	S87°00'00"W	14.07'
C6	13.87'	19.00'	31.90°	S83°00'00"W	13.87'
C7	26.07'	15.00'	27.00°	S84°00'00"W	26.07'
C8	40.08'	10.00'	22.00°	S85°00'00"W	40.08'
C9	34.69'	5.00'	17.00°	S86°00'00"W	34.69'
C10	31.82'	4.00'	16.00°	S86°30'00"W	31.82'
C11	40.82'	10.00'	22.00°	S85°00'00"W	40.82'
C12	41.19'	10.00'	22.00°	S85°00'00"W	41.19'
C13	23.01'	10.00'	22.00°	S85°00'00"W	23.01'
C14	42.12'	10.00'	22.00°	S85°00'00"W	42.12'
C15	27.17'	10.00'	22.00°	S85°00'00"W	27.17'
C16	33.34'	10.00'	22.00°	S85°00'00"W	33.34'
C17	21.22'	10.00'	22.00°	S85°00'00"W	21.22'
C18	41.42'	10.00'	22.00°	S85°00'00"W	41.42'
C19	26.44'	10.00'	22.00°	S85°00'00"W	26.44'

CHANGE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C20	31.90'	20.00'	31.90°	N17°00'00"E	31.90'
C21	27.00'	15.00'	27.00°	N16°00'00"E	27.00'
C22	22.00'	10.00'	22.00°	N15°00'00"E	22.00'
C23	17.00'	5.00'	17.00°	N14°00'00"E	17.00'
C24	12.00'	2.00'	12.00°	N13°00'00"E	12.00'
C25	13.87'	19.00'	31.90°	N83°00'00"E	13.87'
C26	26.07'	15.00'	27.00°	N84°00'00"E	26.07'
C27	40.08'	10.00'	22.00°	N85°00'00"E	40.08'
C28	34.69'	5.00'	17.00°	N86°00'00"E	34.69'
C29	31.82'	4.00'	16.00°	N86°30'00"E	31.82'
C30	40.82'	10.00'	22.00°	N85°00'00"E	40.82'
C31	41.19'	10.00'	22.00°	N85°00'00"E	41.19'
C32	23.01'	10.00'	22.00°	N85°00'00"E	23.01'
C33	42.12'	10.00'	22.00°	N85°00'00"E	42.12'
C34	27.17'	10.00'	22.00°	N85°00'00"E	27.17'
C35	33.34'	10.00'	22.00°	N85°00'00"E	33.34'
C36	21.22'	10.00'	22.00°	N85°00'00"E	21.22'
C37	41.42'	10.00'	22.00°	N85°00'00"E	41.42'
C38	26.44'	10.00'	22.00°	N85°00'00"E	26.44'

CHANGE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C39	31.90'	20.00'	31.90°	S17°00'00"W	31.90'
C40	27.00'	15.00'	27.00°	S16°00'00"W	27.00'
C41	22.00'	10.00'	22.00°	S15°00'00"W	22.00'
C42	17.00'	5.00'	17.00°	S14°00'00"W	17.00'
C43	12.00'	2.00'	12.00°	S13°00'00"W	12.00'
C44	13.87'	19.00'	31.90°	S83°00'00"W	13.87'
C45	26.07'	15.00'	27.00°	S84°00'00"W	26.07'
C46	40.08'	10.00'	22.00°	S85°00'00"W	40.08'
C47	34.69'	5.00'	17.00°	S86°00'00"W	34.69'
C48	31.82'	4.00'	16.00°	S86°30'00"W	31.82'
C49	40.82'	10.00'	22.00°	S85°00'00"W	40.82'
C50	41.19'	10.00'	22.00°	S85°00'00"W	41.19'
C51	23.01'	10.00'	22.00°	S85°00'00"W	23.01'
C52	42.12'	10.00'	22.00°	S85°00'00"W	42.12'
C53	27.17'	10.00'	22.00°	S85°00'00"W	27.17'
C54	33.34'	10.00'	22.00°	S85°00'00"W	33.34'
C55	21.22'	10.00'	22.00°	S85°00'00"W	21.22'
C56	41.42'	10.00'	22.00°	S85°00'00"W	41.42'
C57	26.44'	10.00'	22.00°	S85°00'00"W	26.44'



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