

RESOLUTION NO. 2021- 154
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
FRANKLIN SQUARE AT CROSSWATER TOWNHOMES PHASE 2.

WHEREAS, TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Franklin Square at Crosswater Townhomes 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 \$404,382.19 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$52,745.51 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:

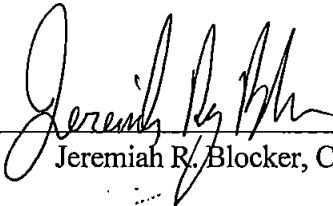
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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

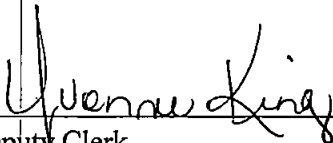
automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 20th day of April, 2021.

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

BY: 
Jeremiah R. Blocker, Chair

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


Deputy Clerk



RENDITION DATE APR 22 2021

Franklin Square at Crosswater Townhomes Phase 2

A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 1 OF 4 SHEETS
SEE SHEET 2 FOR NOTES AND LEGEND

CAPTION.

A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY CORNER OF LOT 13 AS SHOWN ON THE PLAT OF FRANKLIN SQUARE AT CROSSWATER TOWNHOMES PHASE 1, RECORDED IN MAP BOOK 102, PAGES 33 THROUGH 38, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE EASTERLY, NORTHEASTERLY, NORTHLI AND NORTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID PLAT OF FRANKLIN SQUARE AT CROSSWATER TOWNHOMES PHASE 1, RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES; COURSE NO. 1: NORTH 78°24'00" EAST, 30.17 FEET; COURSE NO. 2: NORTH 61°45'00" EAST, 77.33 FEET; COURSE NO. 3: NORTH 11°03'00" WEST, 9.01 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 4: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 15.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°24'15" WEST, 14.99 FEET; COURSE NO. 5: NORTH 71°31'31" EAST, 50.00 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 6: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 28.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23°06'38" WEST, 28.29 FEET; COURSE NO. 7: NORTH 78°24'00" EAST, 131.94 FEET; THENCE SOUTH 13°30'00" EAST, 232.22 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 28.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°43'00" EAST, 28.24 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 29°50'00" EAST, 158.38 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 44.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 42°33'00" EAST, 44.03 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 55°16'00" EAST, 137.08 FEET; THENCE SOUTH 29°28'30" WEST, 112.50 FEET; THENCE SOUTH 48°59'27" WEST, 45.65 FEET; THENCE SOUTH 25°38'52" WEST, 106.88 FEET; THENCE SOUTH 43°22'41" WEST, 20.44 FEET; THENCE SOUTH 35°47'47" WEST, 56.77 FEET; THENCE SOUTH 54°33'45" WEST, 56.78 FEET; THENCE NORTH 61°50'43" WEST, 6.80 FEET; THENCE NORTH 62°07'40" EAST, 35.72 FEET; THENCE NORTH 38°33'01" WEST, 115.32 FEET; THENCE NORTH 26°06'35" WEST, 64.15 FEET; THENCE NORTH 49°25'54" WEST, 68.98 FEET; THENCE NORTH 39°01'33" WEST, 42.37 FEET; THENCE NORTH 07°33'28" WEST, 56.31 FEET; THENCE NORTH 18°51'10" WEST, 64.77 FEET; THENCE NORTH 30°35'23" WEST, 92.80 FEET; THENCE NORTH 25°30'00" WEST, 92.03 FEET; THENCE NORTH 27°13'05" WEST, 91.87 FEET; THENCE NORTH 00°11'57" EAST, 43.64 FEET; THENCE NORTH 04°50'30" EAST, 49.69 FEET, TO THE POINT OF BEGINNING.

CONTAINING 4.87 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION.

THIS IS TO CERTIFY THAT THE UNDERSIGNED, TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION, ("OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS FRANKLIN SQUARE AT CROSSWATER TOWNHOMES PHASE 2, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

TITLE TO THE ROAD RIGHT-OF-WAY DESIGNATED IN THE PLAT AS LIBERTY BELL ROAD IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS. HOWEVER, THE UNDERSIGNED 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 AS WILL 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 GRANTEEES, IF ANY, OF SAID EASEMENTS. THE UNDERSIGNED OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE OR LANDSCAPE PURPOSES; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

THOSE EASEMENTS DESIGNATED AS "JEA-U.E." (JEA UTILITY EASEMENTS) ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF WATER REUSE, WATER, SEWER, AND/OR OTHER PUBLIC UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES, TOGETHER WITH THE RIGHT OF JEA, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

ANY AND ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER OR SEWER AND ACCESS THERETO, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS; HOWEVER, THE UNDERSIGNED OWNER DOES HEREBY RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT FOR INGRESS AND EGRESS OVER ANY ACCESS EASEMENTS TO WATER AND SEWER UTILITIES SHOWN ON THIS PLAT. IN ADDITION, ANY UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) OF THE FLORIDA STATUTES, 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, NOTWITHSTANDING THE FOREGOING, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

THE OWNER HEREBY GRANTS TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE UTILITY EASEMENT OVER, UPON AND UNDER THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "F.P.L.E." FOR INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM AS NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS WITHIN THE SUBDIVISION.

OWNER HEREBY RESERVES 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 INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY IT.

IN WITNESS WHEREOF, TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION, ("OWNER"), HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DIVISION PRESIDENT.

THIS _____ DAY OF _____, A.D., 2021.

TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION

BY: _____ WITNESS: _____
STEVE MERTEN - PRINT: _____
DIVISION PRESIDENT WITNESS: _____
PRINT: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT HE/SHE HAS COMPLETED THE SURVEY OF LANDS, AS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.091 (7) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (8).

SIGNED AND SEALED THIS _____ DAY OF _____, 2021.

BY: _____
MICHAEL J. COLLIGAN
FLORIDA REGISTERED LAND SURVEYOR NO. 6788
CLARY & ASSOCIATES, INC.
3830 CROWN POINT ROAD, JACKSONVILLE, FLORIDA 32257
LICENSE NO. LB3731

NOTARY FOR TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, A.D., 2021, BY STEVE MERTEN, DIVISION PRESIDENT OF TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION FOR THE CORPORATION.

NOTARY PUBLIC, STATE OF FLORIDA
NAME: _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER IS: _____

PERSONALLY KNOWN [] OR PRODUCED IDENTIFICATION []
TYPE OF IDENTIFICATION PRODUCED _____

CERTIFICATE OF APPROVAL AND ACCEPTANCE.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2021, THE FOREGOING PLAT WAS APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: _____
CHAIR

CERTIFICATE OF APPROVAL OF THE GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2021.

BY: _____
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF FRANKLIN SQUARE AT CROSSWATER TOWNHOMES PHASE 2 HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS _____ DAY OF _____, 2021.

BY: _____
OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

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 _____, 2021.

BY: _____
BRANDON J. PATTY
CLERK OF THE CIRCUIT COURT & COMPTROLLER

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177 BY THE OFFICE OF COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2021.

BY: _____
GAIL OLIVER, PLS, COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 4564

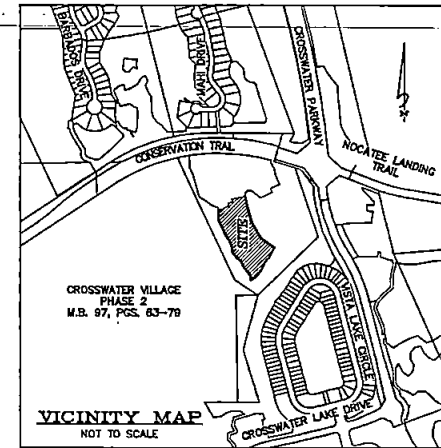


Franklin Square at Crosswater Townhomes Phase 2

A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 2 OF 4 SHEETS
34 LOTS AND NO TRACTS IN THIS PHASE



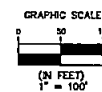
VICINITY MAP
NOT TO SCALE

General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEASTERLY LINE OF TRACT "P", CROSSWATER VILLAGE PHASE 2 PLAT, RECORDED IN M.B. 97, PGS. 63-79 AS S24°59'34"E, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED USGS CONTROL POINTS (DURBIN 2), AND (ELIZEY).
DURBIN 2 N 2092335.8352 E 509877.0129
ELIZEY N 2030457.8959 E 524684.1854
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)
- 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 RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (SECTION 177.091, FLORIDA STATUTES)
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE & LINE TABLE(S) SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE CURVES & LINES THAT APPEAR ON THAT SHEET.
- ALL PLATTED UTILITY 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.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL VEGETATIVE, AND UNDISTURBED.
- CERTAIN EASEMENTS ARE RESERVED FOR FP&L FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

POINT	NORTHING	EASTING	DESCRIPTION
1	2086101.72	528449.44	PRM-NWLY LOT 14
2	2085416.14	528766.31	PRM-MOST S'LY CORNER LOT 31

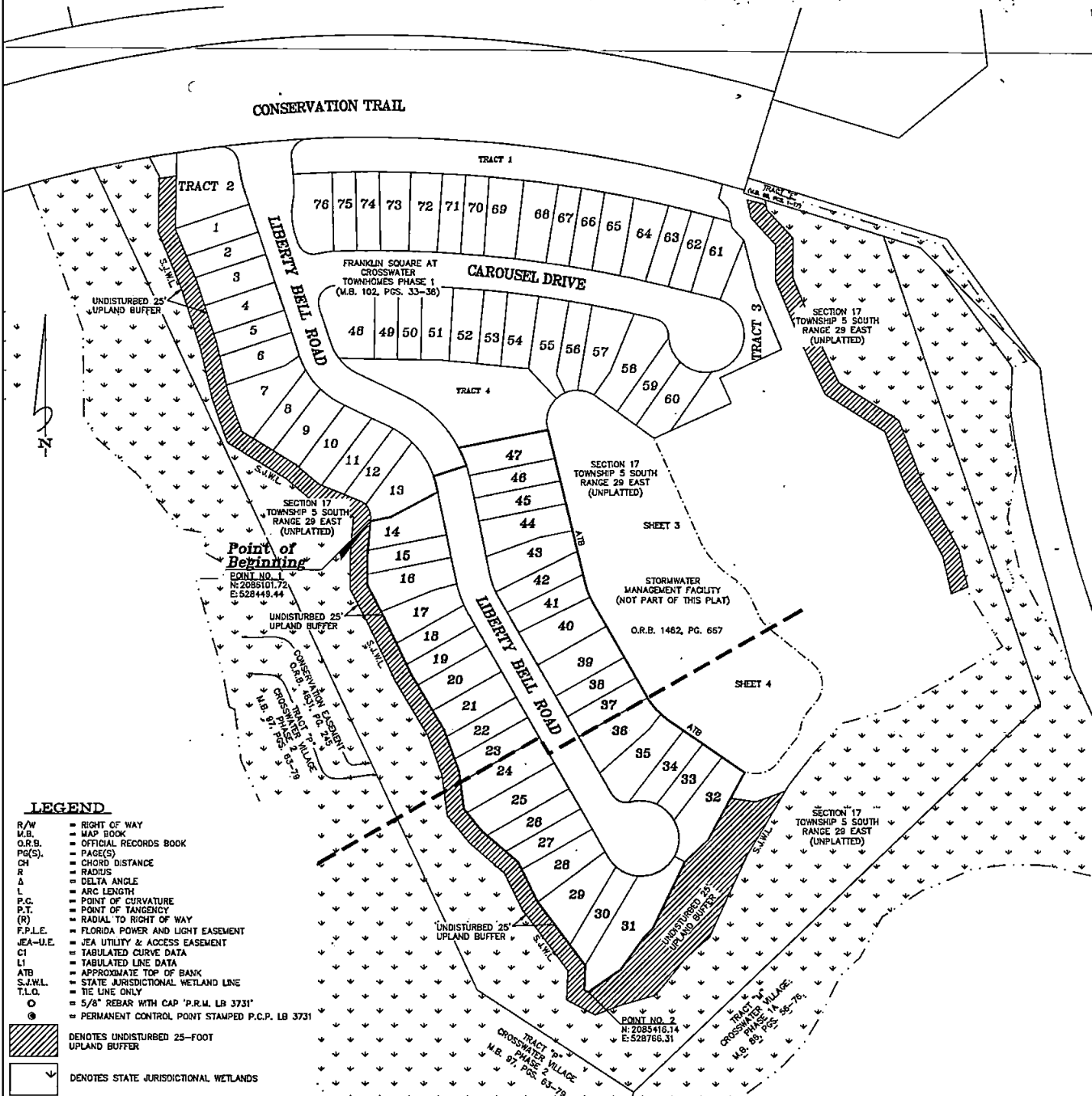
THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:
O.R.B. 4701, PG. 1753 EASEMENT AGREEMENT SHOWN HEREON (BENEFITS PLATTED LANDS)
O.R.B. 4701, PG. 1753 EASEMENT (BLANKETS PLATTED LANDS)



Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3802 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32217
(904) 280-3700
WWW.CLARYASSOC.COM

LEGEND

- R/W = RIGHT OF WAY
- M.B. = MAP BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- PG(S). = PAGE(S)
- CH = CHORD DISTANCE
- R = RADIUS
- Δ = DELTA ANGLE
- L = ARC LENGTH
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- (R) = RADIAL TO RIGHT OF WAY
- F.P.L.E. = FLORIDA POWER AND LIGHT EASEMENT
- JEA-U.E. = JEA UTILITY & ACCESS EASEMENT
- CI = TABULATED CURVE DATA
- LI = TABULATED LINE DATA
- ATB = APPROXIMATE TOP OF BANK
- S.J.W.L. = STATE JURISDICTIONAL WETLAND LINE
- T.L.O. = TIE LINE ONLY
- = 5/8" REBAR WITH CAP "P.R.M. LB 3731"
- ⊙ = PERMANENT CONTROL POINT STAMPED P.C.P. LB 3731
- DENOTES UNDISTURBED 25-FOOT UPLAND BUFFER
- DENOTES STATE JURISDICTIONAL WETLANDS



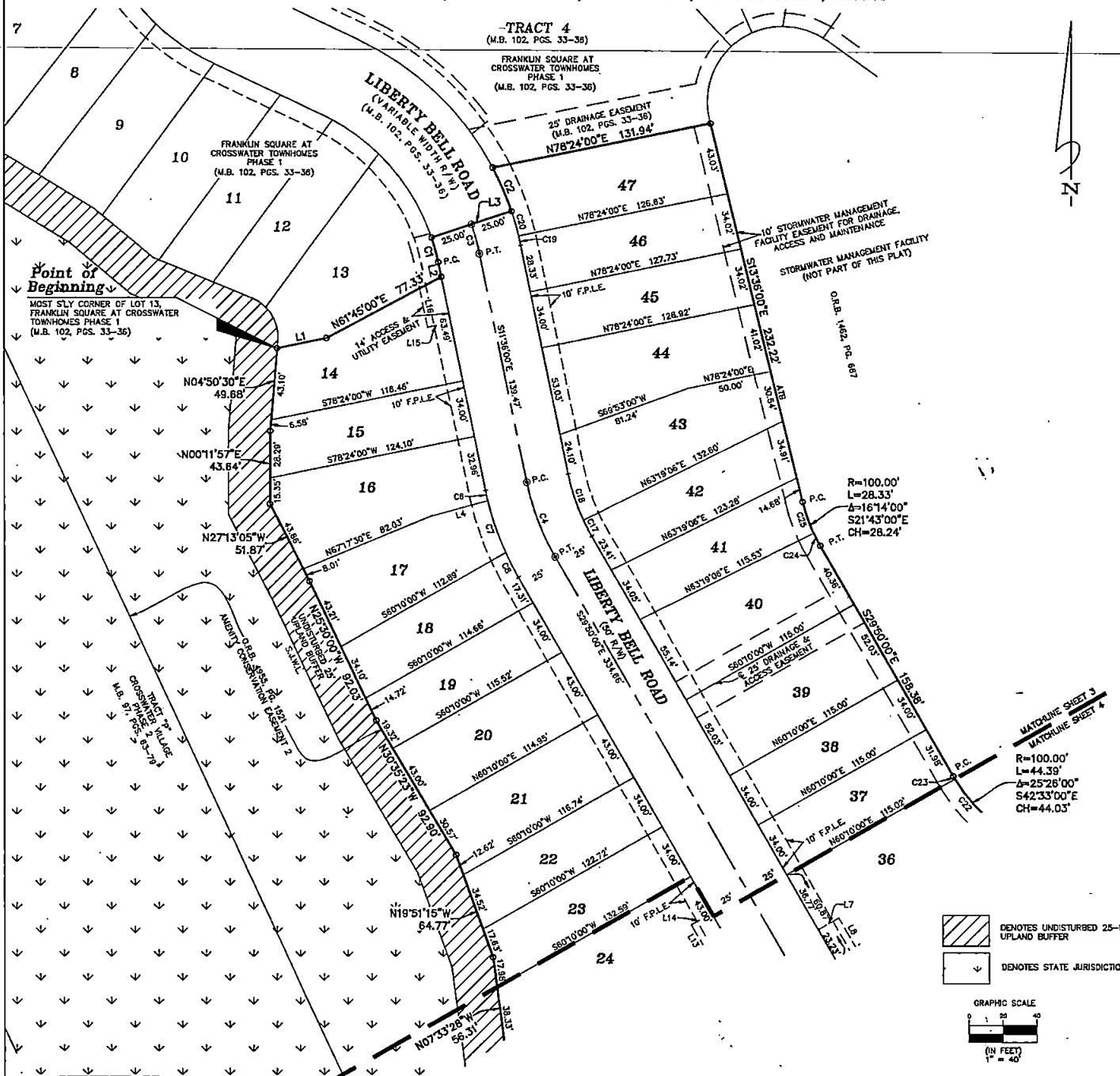
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MAP BOOK

PAGE

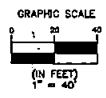
SHEET 3 OF 4 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	125.00'	15.00'	6°52'29"	N15°02'15"W	14.99'
C2	175.00'	28.32'	9°16'16"	N23°06'38"W	28.29'
C3	150.00'	18.00'	6°52'29"	N15°02'15"W	17.99'
C4	150.00'	47.73'	18°14'00"	S20°43'00"E	47.53'
C8	175.00'	6.22'	2°02'17"	S12°37'08"E	6.22'
C7	175.00'	32.75'	10°43'17"	S18°59'55"E	32.70'
C8	175.00'	16.72'	5°28'26"	S27°05'47"E	16.71'
C17	125.00'	10.63'	4°52'16"	S27°23'52"E	10.62'
C18	125.00'	29.15'	13°21'44"	S18°16'52"E	29.09'
C19	175.00'	5.67'	1°51'19"	N12°31'39"W	5.67'
C20	175.00'	15.33'	5°01'11"	N15°57'54"W	15.33'
C22	100.00'	30.51'	17°28'45"	S39°43'48"E	30.39'
C23	100.00'	2.02'	1°09'25"	S30°24'43"E	2.02'
C24	100.00'	8.43'	4°49'55"	S27°25'03"E	8.43'
C25	100.00'	19.80'	11°24'05"	S19°18'03"E	19.87'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N78°24'00"E	30.17'
L2	N11°38'00"W	9.01'
L3	N71°31'31"E	50.00'
L4	N74°41'05"E	35.13'
L7	S60°10'00"W	14.00'
L8	N29°50'00"W	20.26'
L13	N29°50'00"W	18.00'
L14	N60°10'00"E	14.00'
L15	S78°24'00"W	14.00'
L16	N11°38'00"W	23.62'

- DENOTES UNDISTURBED 25-FOOT UPLAND BUFFER
- DENOTES STATE JURISDICTIONAL WETLANDS



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Franklin Square at Crosswater Townhomes Phase 2

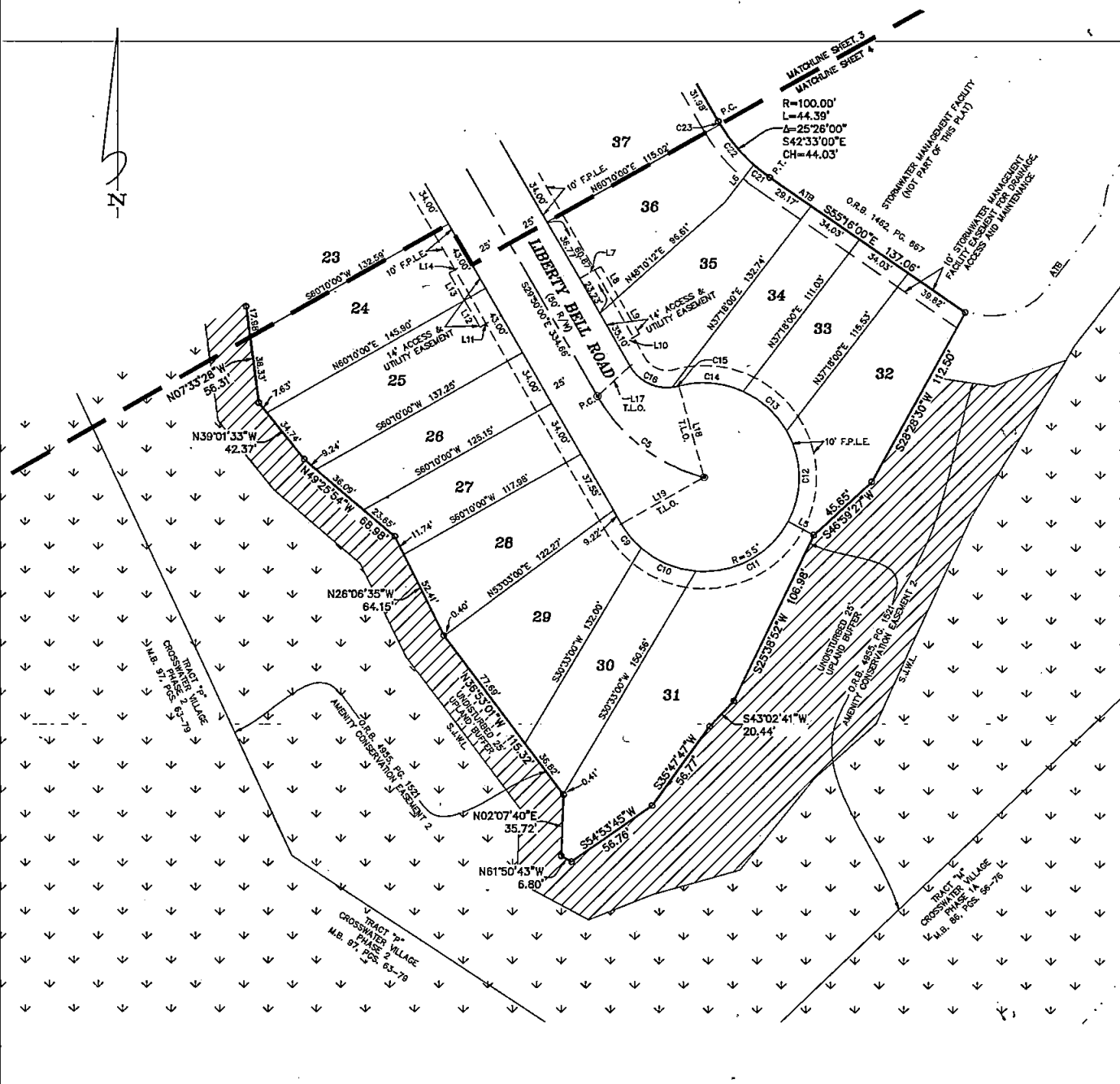
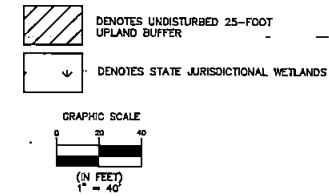
A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 4 OF 4 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C5	100.00'	79.54'	45°34'23"	S52°37'11"E	77.46'
C9	55.00'	18.12'	18°52'43"	S39°16'22"E	18.04'
C10	55.00'	34.87'	36°19'28"	S66°52'26"E	34.29'
C11	55.00'	64.39'	67°04'28"	N61°25'37"E	60.77'
C12	55.00'	55.21'	57°30'44"	N00°51'59"W	52.92'
C13	55.00'	34.70'	38°09'05"	N47°41'53"W	34.13'
C14	55.00'	38.00'	39°34'55"	N85°33'53"W	37.24'
C15	25.00'	4.06'	9°18'46"	N79°18'02"E	4.06'
C16	25.00'	28.89'	66°12'35"	S62°56'18"E	27.31'
C21	100.00'	11.86'	6°47'49"	S51°52'06"E	11.85'
C22	100.00'	30.51'	17°28'46"	S39°43'48"E	30.39'
C23	100.00'	2.02'	1°09'25"	S30°24'43"E	2.02'

LINE TABLE		
LINE	BEARING	DISTANCE
L5	N62°06'37"W	16.89'
L6	N37°18'00"E	27.93'
L7	S60°10'00"W	14.00'
L8	N29°50'00"W	20.26'
L9	N29°50'00"W	22.50'
L10	N60°10'00"E	14.00'
L11	S60°10'00"W	14.00'
L12	N29°50'00"W	18.00'
L13	N29°50'00"W	18.00'
L14	N60°10'00"E	14.00'
L17	N46°34'21"E	25.72'
L18	N15°21'21"W	55.00'
L19	N60°10'00"E	55.00'



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