

RESOLUTION NO. 2021- 234
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
GRAND CREEK NORTH PHASE 1B.

WHEREAS, LENNAR HOMES, LLC, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Grand Creek North Phase 1B.

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 \$3,220,027.28 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$616,111.00 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 15th day of June, 2021.

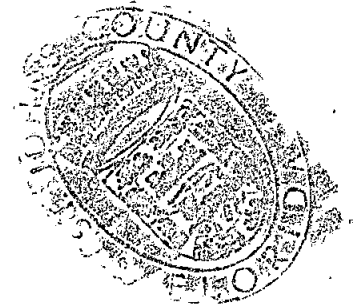
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: *Jeremiah R. Blocker*
Jeremiah R. Blocker, Chair

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

Robin L. Platt
Deputy Clerk

JUN 17 2021
RENDITION DATE _____



GRAND CREEK NORTH PHASE 1B

BEING A PORTION OF SECTION 32, TOGETHER WITH A PORTION OF SECTION 40 OF THE FRANCIS J. FATIO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST AND A PORTION OF SECTION 43 OF THE FRANCIS J. FATIO GRANT, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 1 OF 13 SHEETS

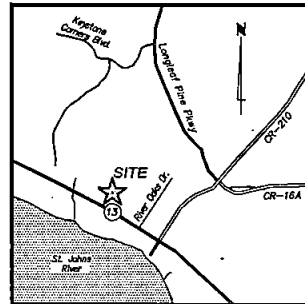
SEE SHEET 2 FOR NOTES

CAPTION

A portion of Section 32, together with a portion of Section 40 of the Francis J. Fatio Grant, Township 5 South, Range 27 East and a portion of Section 43 of the Francis J. Fatio Grant, Township 6 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows.

For a Point of Beginning, commence at the Southwesterly corner of Lot 201, as depicted on Grand Creek North Phase 1A, a plot recorded in Map Book 102, pages 37 through 48 of the Public Records of said county; thence North 86°12'18" East, along the Southerly line of said plot, a distance of 244.75 feet to a point lying on the Westerly line of Grand Creek South, a plot recorded in Map Book 103, pages 35 through 51 of said Public Records; thence Southerly along said Westerly line the following 4 courses: Course 1, thence South 02°42'54" East, 1176.31 feet; Course 2, thence South 33°45'42" West, 565.27 feet; Course 3, thence North 79°09'51" West, 415.22 feet; Course 4, thence South 77°55'32" West, 990.07 feet to a point on a non-tangent curve concave Southwesterly having a radius of 22967.65 feet; thence Northwesterly along the arc of said curve, through a central angle of 01°56'08", an arc length of 775.67 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 62°15'42" West, 775.64 feet; thence North 42°46'30" East, 2003.69 feet to the Southwesterly corner of said Grand Creek North Phase 1A; thence Easterly along the Southerly line of said Grand Creek North Phase 1A the following 7 courses: Course 1, thence South 47°37'20" East, 103.98 feet to a point on a non-tangent curve concave Northeastly having a radius of 30.00 feet; Course 2, thence Southeasterly along the arc of said curve, through a central angle of 152°22'09", an arc length of 79.78 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 34°01'22" East, 58.26 feet; Course 3, thence Easterly along the arc of a curve concave Southerly having a radius of 495.00 feet, through a central angle of 16°24'45", an arc length of 141.79 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 77°39'56" East, 141.31 feet; Course 4, thence North 69°12'16" East, 350.13 feet; Course 5, thence South 03°47'42" East, 170.00 feet; Course 6, thence North 66°12'18" East, 118.00 feet; Course 7, thence North 03°47'42" East, 153.84 feet to the Point of Beginning.

Containing 64.67 acres, more or less.



VICINITY MAP
(NOT TO SCALE)

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plot of Grand Creek North Phase 1B has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this _____ day of _____, 2021. 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 APPROVAL- GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plot of Grand Creek North Phase 1B has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this _____ day of _____, 2021.

Director of the Growth Management Department

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plot of Grand Creek North Phase 1B has been examined and reviewed by the Office of the St. Johns County Attorney on this _____ day of _____, 2021.

Office of the County Attorney

CERTIFICATE OF CLERK

This is to certify that this plot 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.

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

SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that the above plot was made under the undersigned's responsible direction and supervision, and that the plot complies with all of the survey requirements of Part 1, Chapter 177, Florida Statutes.

Signed and sealed this _____ day of _____, 2021.

Damon J. Kelly
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 4564

CERTIFICATE OF PLAT REVIEW

This is to certify that this plot has been reviewed for conformity to Part 1, Chapter 177, Florida Statutes, by the Office of the County Surveyor for St. Johns County, Florida, on this _____ day of _____, 2021.

Gail Oliver, P.S.M., County Surveyor
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 4564

ADOPTION AND DEDICATION

This is to certify that Lennar Homes, LLC, a Florida limited liability company ("Owner"), is the lawful owner of the lands described in the caption shown herein which shall hereafter be known as GRAND CREEK NORTH PHASE 1B, 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.

The road right of ways shown on this plot are private and hereby retained by the undersigned Owner, its successors and assigns, in perpetuity for maintenance of the rights of way, access, and drainage improvements which are now or hereafter constructed thereon. Provided however, the undersigned owner reserves the right to convey title to said right of ways to an entity or person, including without limitation, a property owners' association, a municipal services taxing unit, community development district, or other such entity or person.

Tracts "A" and "J" (Park), Tracts "B" and "H" (Preservation Area), Tract "C" (Drainage Tract); Tracts "D", "I", "K" and "N" (Open Space), Tract "G" (Right of Way Reservation), Tracts "L" and "M" (Stormwater Management Facility) and Tract "O" (Conservation Area) are hereby retained by the undersigned Owner, its successors and assigns; provided however, the undersigned owner reserves the right to convey title to said tracts to an entity or person, including without limitation, a property owners' association, a municipal services taxing unit, community development district, or other such entity or person.

All easements shown on this plot, 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. The undersigned Owner retains the obligation for maintenance of these privately owned easements; 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 or person as will assume all obligation of maintenance and operation thereof under the plat.

Tract "E" (Pump Station Tract) is hereby irrevocably and without reservation dedicated in fee simple title to JEA, its successors and assigns.

Tract "F" (Landscape Buffer Tract) is hereby retained by the undersigned Owner, its successors and assigns; provided however, the undersigned Owner reserves the right to convey title to said tract to an entity, including without limitation, a property owners' association, or other third party that assumes all obligation of maintenance and operation thereof under this plat. Such tract shall be held and used by Owner, its successors and assigns, as a landscape buffer for the adjacent pump station.

Owner hereby dedicates to JEA, its successors and assigns, a non-exclusive easement on, upon, over, and under Tract "F" (Landscape Buffer Tract), for electrical, water reuse, water, sewer, access and other public utilities in connection with JEA's use of Tract "E" (Pump Station Tract).

Owner, its successors and assigns, shall forever release, discharge, indemnify JEA and save it harmless from suits, actions, damages, liability and expenses that may be incurred in connection with property damage or personal injury, or any other damage arising from or out of any occurrence in, upon, at or from Tract "F" (Landscape Buffer Tract), or any part thereof, including but not limited to those arising from or incidental to JEA's use of Tract "E" (Pump Station Tract) or JEA's easement upon Tract "F" (Landscape Buffer Tract). Owner's successors and assigns shall be subject to this release and indemnification and the covenants herein shall run with the land described and captioned herein.

All utility easements shown on this plot are hereby irrevocably and without reservations dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its utilities.

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 herein, 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 herein.

Those easements designated as "FPL Easements" are hereby irrevocably dedicated to Florida Power & Light Company, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system. Additional utility easements may be granted to Florida Power & Light Company over additional portions of the plot as needed, the rights reserved hereby for the construction, installation, maintenance and operation of electrical service.

Those easements designated as "2.5' FPL & Utility Easements" and "FPL Access Easements" are hereby irrevocably dedicated to Florida Power & Light Company, its successors and assigns, for its non-exclusive use in conjunction with accessing its underground electrical system.

In witness whereof, the undersigned Owner has caused this plot and dedication to be executed by its duly elected officers, acting by and with the authority of its board of directors.

OWNER: LENNAR HOMES, LLC
a Florida limited liability company

Witness _____

Printed Name _____

Witness _____

Printed Name _____

STATE OF _____, COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this _____ day of _____, 2021, by Scott Kelling, Vice President of Lennar Homes, LLC, a Florida limited liability company, on behalf of the company, who [] is personally known to me or who [] has produced _____ as identification.

Notary Public, State of Florida at Large _____

Printed Name _____

My Commission expires _____
Commission Number _____

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB. 3624

GRAND CREEK NORTH PHASE 1B

BEING A PORTION OF SECTION 32, TOGETHER WITH A PORTION OF SECTION 40 OF THE FRANCIS J. FATIO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST AND A PORTION OF SECTION 43 OF THE FRANCIS J. FATIO GRANT, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 2 OF 13 SHEETS

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R RADIUS
 - Δ ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
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 - (NR) NON-RADIAL
 - N/T NON-TANGENT
 - CI TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - P.C. PAGE
 - TWP TOWNSHIP
 - SO SOUTH
 - O.R.B. OFFICIAL RECORDS BOOK
 - FPL FLORIDA POWER & LIGHT EASEMENT
 - ESMT NORTH AMERICAN VERTICAL DATUM MATCHLINE
 - ③ SHEET REFERENCE NUMBER
 - ▨ DENOTES NATURAL VEGETATIVE UPLAND BUFFER



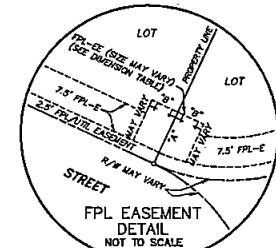
STATE PLANE GRID
N: 2066791.4341
E: 460543.1869

UNPLATTED LANDS OF
FRANCIS P. FATIO GRANT
SECTION 39
TOWNSHIP 5 SOUTH
RANGE 27 EAST

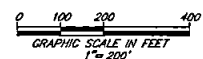
TRACT "Q"
GRAND CREEK SOUTH
M.B. 103, PGS. 35-51

STATE PLANE GRID
N: 2065068.6619
E: 461244.7803

- NOTES**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon, and are based on the Southern line of Grand Creek Phase 1A as being North 86°12'18" East.
 - 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "KREG" (Jacksonville 2) coordinates: N 2182506.373 E 493662.930
Coordinate Datum: State Plane reference Florida East Zone,
North American Datum 1983 (2011) and are in U.S. survey feet.
 - 3) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanting in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
 - 4) Pursuant to the provisions of Section 177.091(28), Florida Statutes, all platted utility easements shall provide 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. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.
 - 5) Tract "O" is subject to a conservation easement pursuant to Section 704.06, Florida Statutes in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement areas inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
 - (a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
 - (b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
 - (c) Removing, destroying or trimming trees, shrubs, or other vegetation.
 - (d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
 - (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
 - (f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
 - (g) Acts or uses detrimental to such retention of land or water areas.
 - (h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.
 - 6) Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25 foot averaged width, but not less than 10 feet. Upland Buffers behind lots 162 through 172 is an overall average of 50 feet and a minimum of 25 feet.
 - 7) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
 - 8) The lakes and top of bank shown hereon depicts a graphic representation of the proposed lakes, and does not represent an actual "As-Built" condition.
 - 9) Lands depicted hereon are subject to Amenity Use Easements and Cost Sharing Agreement recorded in Official Records Book 4812, Page 790, of the Public Records of St. Johns County, Florida, which is a non-exclusive easement over the trails, sidewalks, streets and other access areas located within the Amenity Center.
 - 10) Lands depicted hereon are subject to Community Declaration recorded in Official Records Book 5010, Page 882, of the Public Records of St. Johns County, Florida. (blanket in nature)



FPL DIMENSION TABLE	
2" x 10"	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
2" x 10"	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

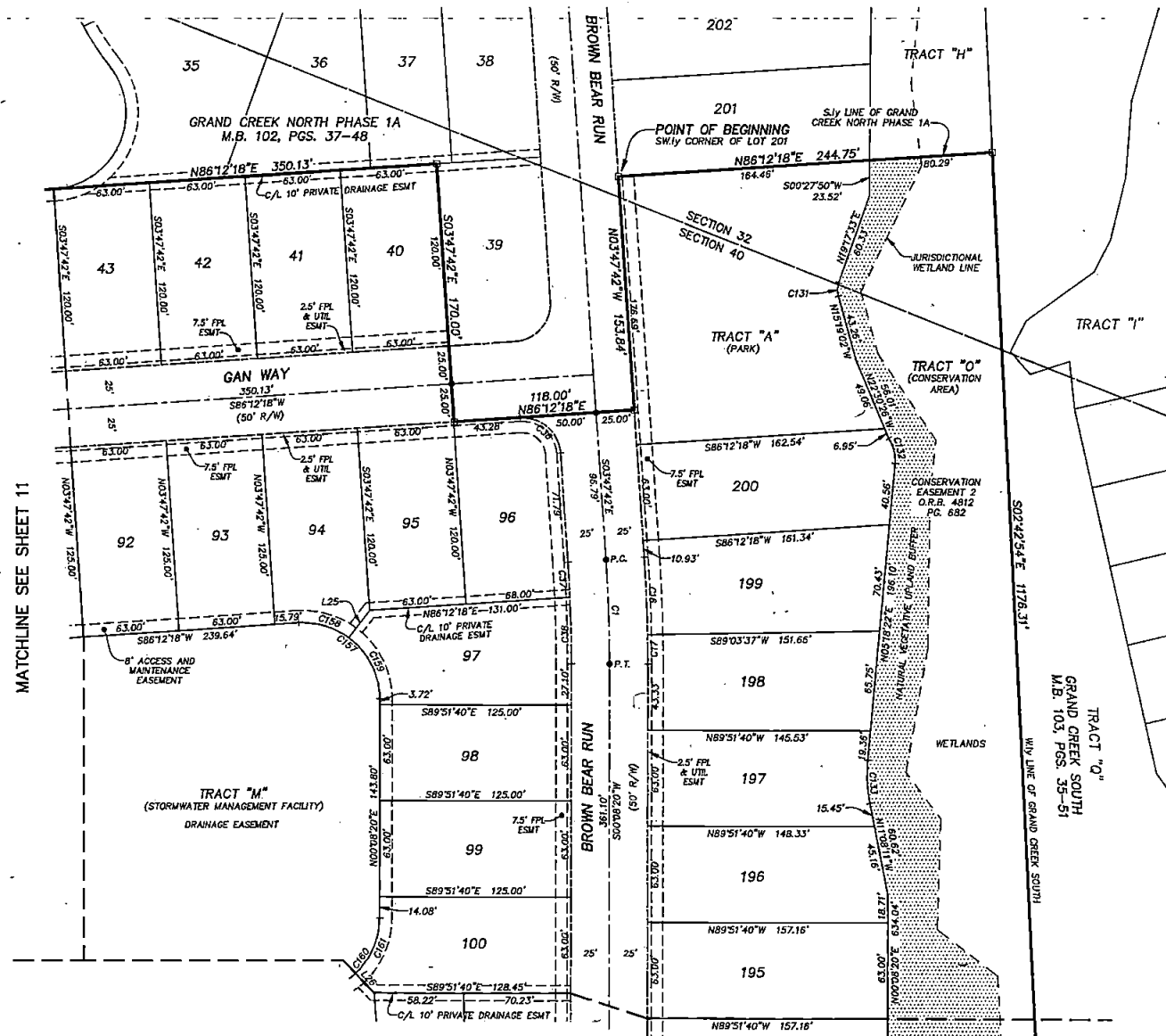
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MAP BOOK PAGE

SHEET 3 OF 13 SHEETS

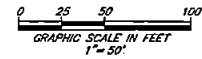
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1000.00'	3°56'02"	68.66'	S01°49'41"E	68.65'
C16	1025.00'	2°51'19"	51.08'	N02°29'02"W	51.07'
C17	1025.00'	1°04'43"	19.30'	N00°24'01"W	19.30'
C36	25.00'	90°00'00"	39.27'	N48°47'42"W	35.36'
C37	975.00'	1°21'50"	23.21'	N03°06'47"W	23.21'
C38	975.00'	2°34'12"	43.73'	N01°08'46"W	43.73'
C131	15.00'	34°36'35"	9.06'	S01°59'15"W	8.92'
C132	25.00'	38°53'04"	16.97'	N14°08'10"W	16.64'
C133	100.00'	16°26'32"	28.70'	S02°54'54"E	28.60'
C157	50.00'	93°56'02"	81.97'	N46°49'41"W	73.10'
C158	50.00'	40°29'19"	35.33'	N73°33'02"W	34.60'
C159	50.00'	53°26'43"	46.64'	N26°35'01"W	44.97'
C160	50.00'	83°46'35"	73.11'	N42°01'38"E	66.77'
C161	50.00'	46°25'14"	40.51'	N23°20'57"E	39.41'

LINE TABLE		
LINE	BEARING	LENGTH
L25	N37°11'11"E	22.48'
L26	S43°26'25"E	17.53'

- LEGEND**
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 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R RADIUS
 - Δ CENTRAL ANGLE
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 - P.T. POINT OF TANGENCY
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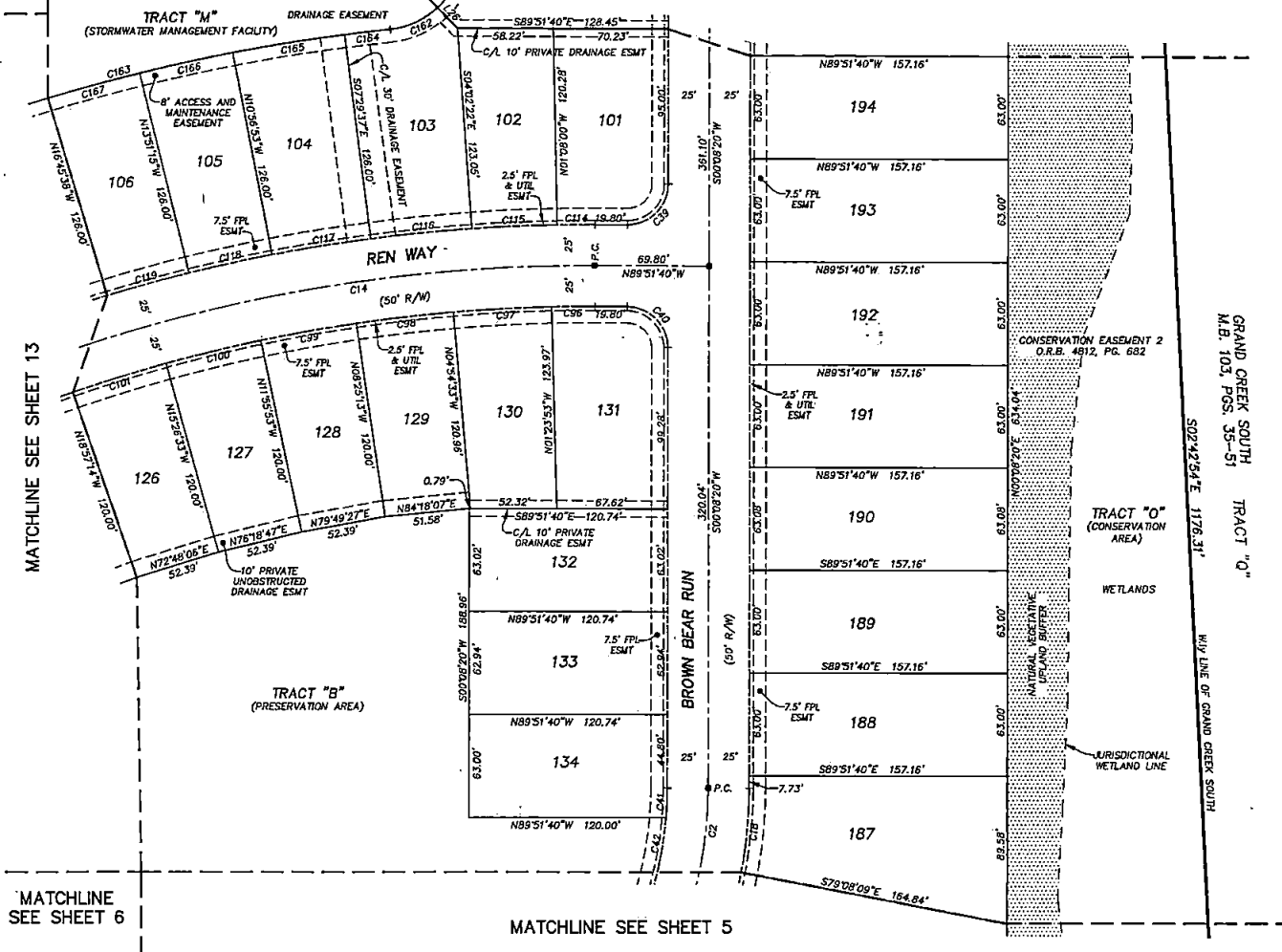
MAP BOOK PAGE

SHEET 4 OF 13 SHEETS

SEE SHEET 2 FOR NOTES

MATCHLINE
SEE SHEET 11

MATCHLINE SEE SHEET 3

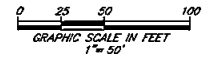


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	250.00'	88°44'47"	387.23'	S44°30'44"W	349.66'
C14	1000.00'	22°54'14"	399.75'	S78°41'13"W	397.09'
C18	275.00'	10°43'31"	51.48'	N05°30'06"E	51.40'
C39	25.00'	90°00'00"	39.27'	N45°08'20"E	35.36'
C40	25.00'	90°00'00"	39.27'	N44°51'40"W	35.36'
C41	225.00'	4°38'22"	18.22'	N02°27'31"E	18.21'
C42	225.00'	38°37'08"	151.65'	N24°05'15"E	148.80'
C96	975.00'	1°32'13"	26.15'	S89°22'14"W	26.15'
C97	975.00'	1°30'40"	59.75'	S85°50'47"W	59.74'
C98	975.00'	1°30'40"	59.75'	S83°20'07"W	59.74'
C99	975.00'	1°30'40"	59.75'	S79°49'27"W	59.74'
C100	975.00'	1°30'40"	59.75'	S76°18'47"W	59.74'
C101	975.00'	1°30'40"	59.75'	S72°48'06"W	59.74'
C114	1025.00'	1°16'20"	22.76'	S89°30'10"W	22.76'
C115	1025.00'	2°54'22"	51.89'	S87°44'49"W	51.89'
C116	1025.00'	3°27'15"	61.79'	S84°14'01"W	61.78'
C117	1025.00'	3°27'16"	61.80'	S80°46'45"W	61.79'
C118	1025.00'	2°54'22"	51.89'	S77°35'56"W	51.89'
C119	1025.00'	2°54'22"	51.89'	S74°41'34"W	51.89'
C162	50.00'	37°21'20"	32.60'	N85°14'15"E	32.02'
C163	1151.00'	16°40'49"	335.08'	S75°34'30"W	333.90'
C164	1151.00'	1°24'32"	28.30'	S83°12'39"W	28.30'
C165	1151.00'	3°27'16"	68.40'	S80°46'45"W	68.39'
C166	1151.00'	2°54'22"	58.38'	S77°35'56"W	58.38'
C167	1151.00'	2°54'22"	58.38'	S74°41'34"W	58.38'

LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- P.R.M. DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
- C.M. PERMANENT REFERENCE MONUMENT
- CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- LICENSED BUSINESS
- R RADIUS
- ∠ CENTRAL ANGLE
- L ARC LENGTH
- OB CHORD BEARING
- CH CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVATURE
- (NR) NON-RADIAL
- N/T NON-TANGENT
- CI TABULATED CURVE DATA
- LI TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- M.B. MAP BOOK
- PG. PAGE
- TWP TOWNSHIP
- SD. SOUTH
- O.R.B. OFFICIAL RECORDS BOOK
- FPL FLORIDA POWER & LIGHT
- ESMT EASEMENT
- NAVD NORTH AMERICAN VERTICAL DATUM
- ① SHEET REFERENCE NUMBER
- ▨ DENOTES NATURAL VEGETATIVE UPLAND BUFFER

LINE TABLE		
LINE	BEARING	LENGTH
L26	S43°26'28"E	17.53'



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. LB: 3624

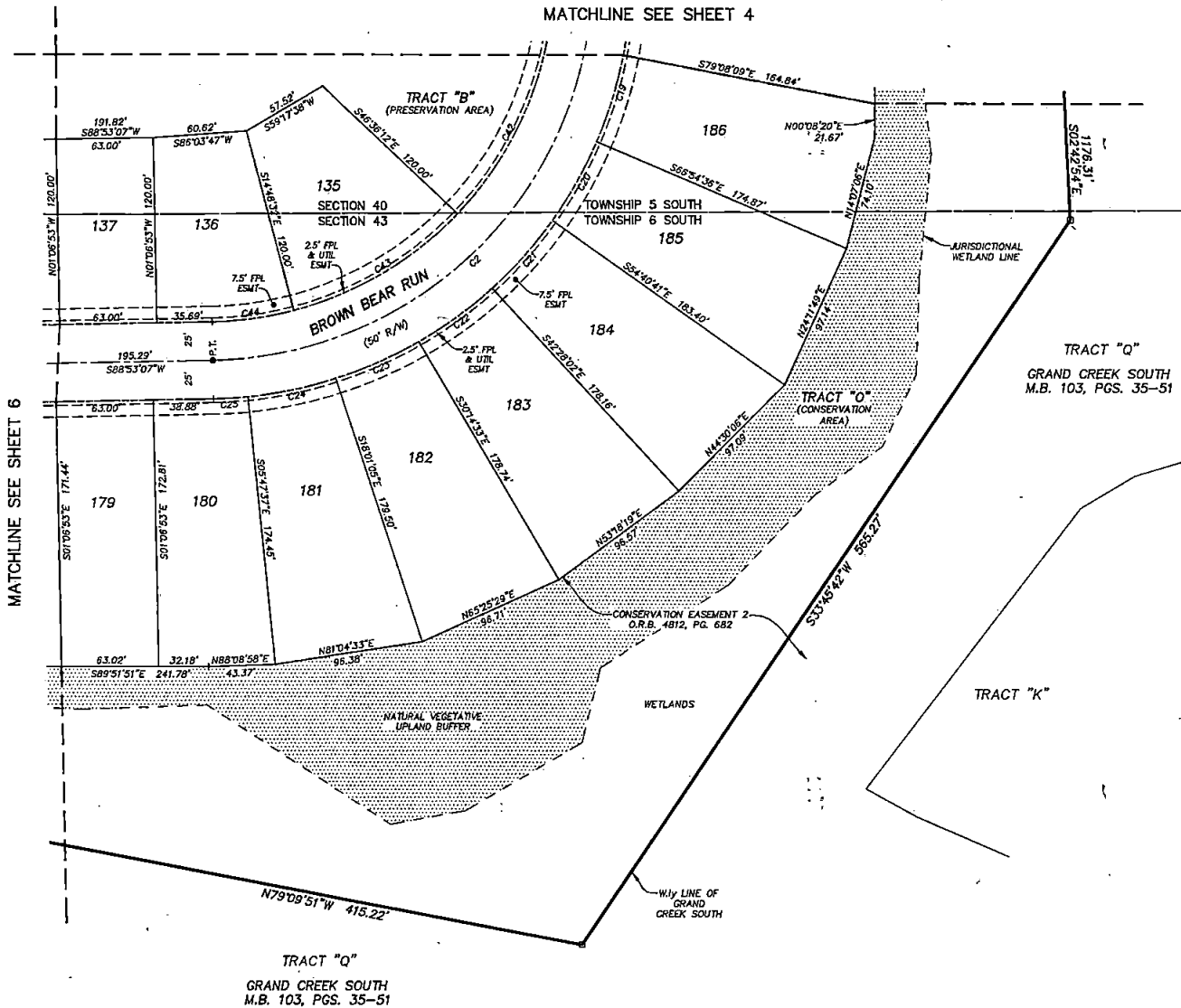
GRAND CREEK NORTH PHASE 1B

BEING A PORTION OF SECTION 32, TOGETHER WITH A PORTION OF SECTION 40 OF THE FRANCIS J. FATIO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST AND A PORTION OF SECTION 43 OF THE FRANCIS J. FATIO GRANT, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

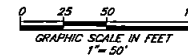
SHEET 5 OF 13 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	250.00'	88°44'47"	387.23'	S44°30'44"W	349.66'
C19	275.00'	121°3'33"	58.68'	N16°58'37"E	58.57'
C20	275.00'	121°3'56"	58.71'	N29°12'22"E	58.60'
C21	275.00'	121°2'38"	58.61'	N41°25'39"E	58.50'
C22	275.00'	121°3'29"	58.67'	N53°38'42"E	58.56'
C23	275.00'	121°3'29"	58.67'	N85°52'11"E	58.56'
C24	275.00'	121°3'28"	58.67'	N78°05'39"E	58.56'
C25	275.00'	4°40'44"	22.46'	N86°32'45"E	22.45'
C42	225.00'	38°37'06"	151.65'	N24°05'15"E	148.80'
C43	225.00'	31°47'40"	124.88'	N59°17'38"E	123.28'
C44	225.00'	13°41'39"	53.78'	N82°02'18"E	53.65'

- LEGEND**
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 - R. RADIUS
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 - L. ARC LENGTH
 - CB. CHORD BEARING
 - CH. CHORD DISTANCE
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 - P.T. POINT OF TANGENCY
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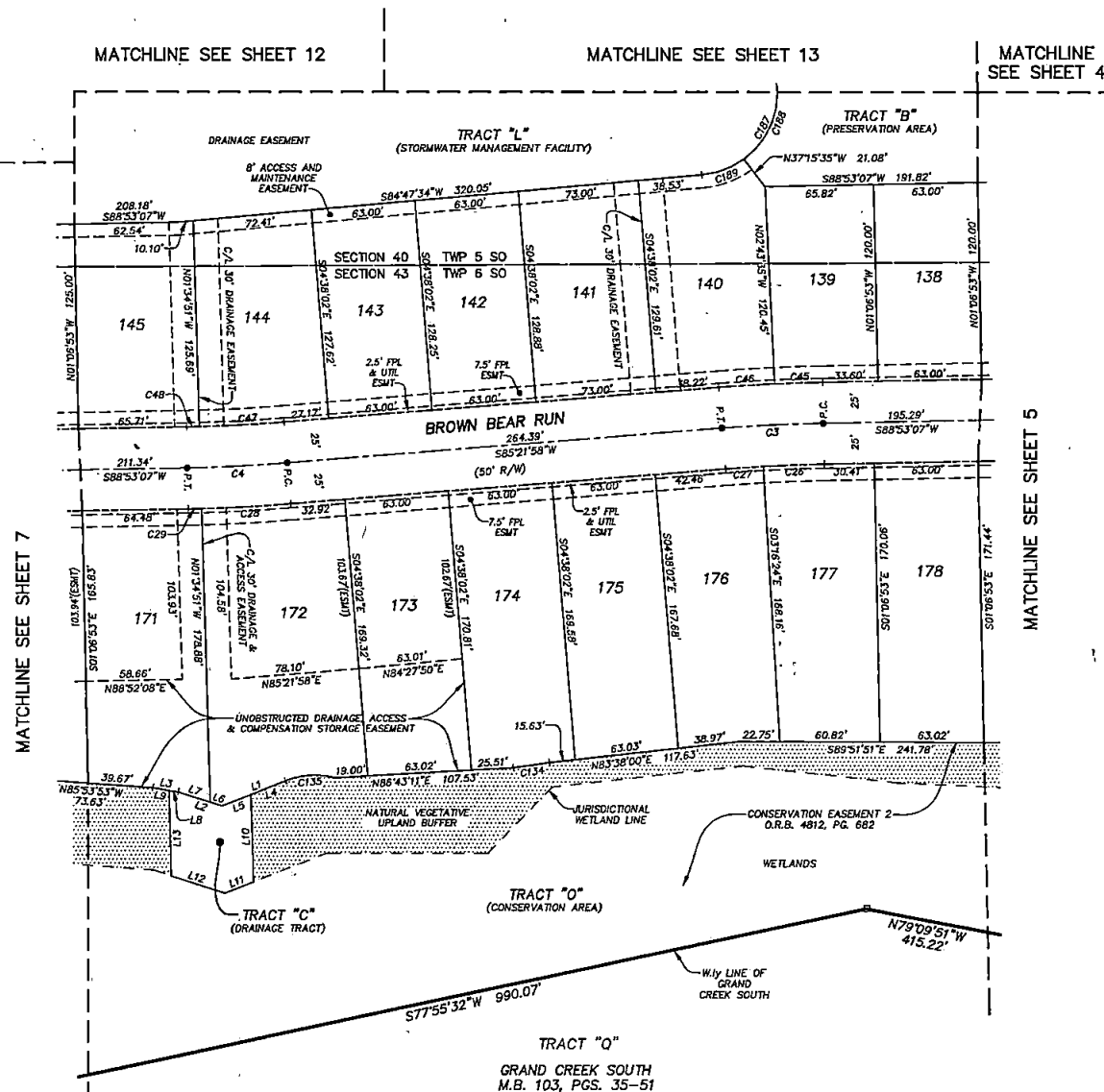
GRAND CREEK NORTH PHASE 1B

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MAP BOOK PAGE

SHEET 6 OF 13 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	1000.00'	3°31'09"	61.42'	S87°07'33"W	61.41'
C4	1000.00'	3°31'09"	61.42'	S87°07'33"W	61.41'
C26	975.00'	2°09'32"	36.74'	S87°48'21"W	36.73'
C27	975.00'	1°21'37"	23.15'	S86°02'47"W	23.15'
C28	1025.00'	3°03'11"	54.62'	N88°53'34"E	54.61'
C29	1025.00'	0°27'58"	8.34'	N88°39'08"E	8.34'
C45	1025.00'	1°36'43"	28.84'	S89°04'46"W	28.83'
C46	1025.00'	1°54'28"	34.12'	S88°19'11"W	34.12'
C47	975.00'	3°03'11"	51.95'	N88°53'34"E	51.95'
C48	975.00'	0°27'58"	7.93'	N88°39'08"E	7.93'
C134	1136.40'	1°06'18"	21.92'	S81°49'24"W	21.92'
C135	50.00'	35°49'54"	31.27'	S88°36'29"W	30.76'
C187	50.00'	117°34'59"	102.61'	N26°34'29"E	85.53'
C188	50.00'	85°38'59"	74.74'	N10°38'17"E	67.97'
C189	50.00'	31°56'23"	27.87'	N69°23'47"E	27.51'

- LEGEND**
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 - FPL. FLORIDA POWER & LIGHT
 - ESMT. EASEMENT
 - NAVD. NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE MATCHLINE
 - ③ SHEET REFERENCE NUMBER
 - ▨ DENOTES NATURAL VEGETATIVE UPLAND BUFFER

LINE TABLE		
LINE	BEARING	LENGTH
L1	S68°41'32"W	41.74'
L2	N72°16'40"W	28.28'
L3	N80°46'21"W	15.74'
L4	S68°41'32"W	23.10'
L5	S68°41'32"W	18.64'
L6	S72°16'40"E	7.90'
L7	S72°16'40"E	20.38'
L8	N80°46'21"W	5.87'
L9	N80°46'21"W	9.87'
L10	N01°34'51"W	53.12'
L11	N68°41'32"E	18.43'
L12	S72°16'40"E	34.63'
L13	S01°32'40"E	52.05'



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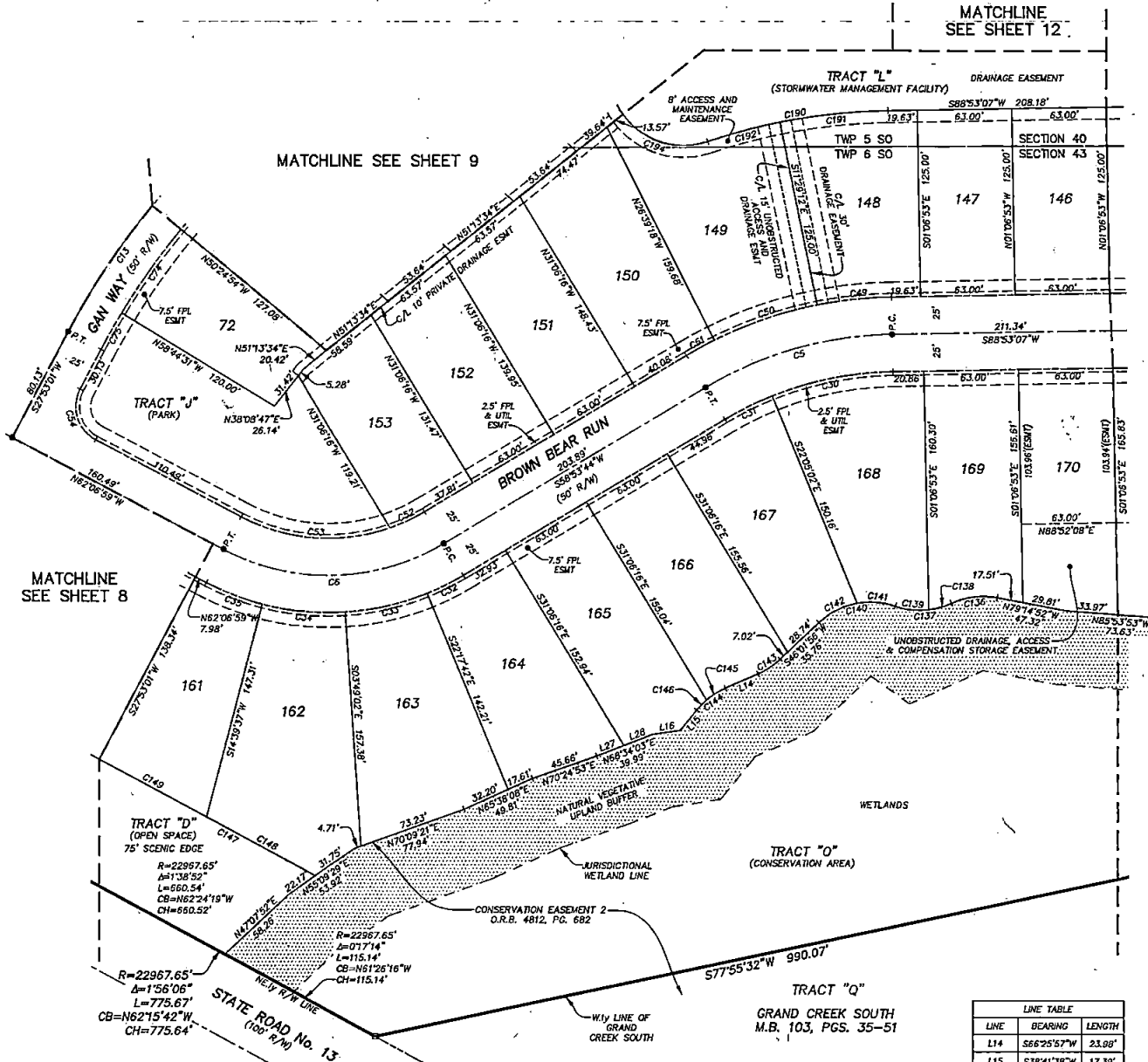
GRAND CREEK NORTH PHASE 1B

BEING A PORTION OF SECTION 32, TOGETHER WITH A PORTION OF SECTION 40 OF THE FRANCIS J. FATIO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST AND A PORTION OF SECTION 43 OF THE FRANCIS J. FATIO GRANT, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 7 OF 13 SHEETS

SEE SHEET 2 FOR NOTES



MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 6

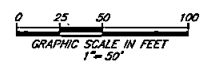


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	250.00'	29°59'23"	130.65'	S73°53'29"W	129.37'
C6	150.00'	58°59'17"	154.43'	S88°23'23"W	147.70'
C13	500.00'	14°29'39"	126.49'	S35°07'51"W	126.15'
C30	225.00'	20°58'10"	82.35'	S78°24'03"W	81.89'
C31	225.00'	0°01'13"	35.42'	S63°24'21"W	35.39'
C32	175.00'	8°48'34"	26.91'	N63°18'01"E	26.89'
C33	175.00'	18°28'39"	56.44'	N78°56'39"E	56.19'
C34	175.00'	18°28'39"	56.44'	S84°34'43"E	56.19'
C35	175.00'	137°3'24"	40.39'	S68°43'41"E	40.39'
C49	275.00'	10°22'19"	49.78'	S83°41'58"W	49.71'
C50	275.00'	15°10'05"	72.80'	S70°55'45"W	72.59'
C51	275.00'	4°28'58"	21.36'	S61°07'13"W	21.35'
C52	125.00'	11°37'33"	25.36'	N64°42'31"E	25.32'
C53	125.00'	47°21'44"	103.33'	S89°47'51"E	100.41'
C54	25.00'	90°00'00"	39.27'	S17°06'59"E	35.36'
C74	475.00'	8°19'37"	69.03'	S35°25'18"W	68.97'
C75	475.00'	3°22'28"	27.98'	S29°34'15"W	27.97'
C136	50.00'	35°49'05"	31.26'	S82°50'35"W	30.75'
C137	50.00'	44°05'09"	38.47'	N85°50'37"E	37.53'
C138	50.00'	18°11'59"	15.88'	N74°02'02"E	15.82'
C139	50.00'	25°53'09"	22.59'	S83°55'23"E	22.40'
C140	50.00'	82°59'18"	54.97'	S77°31'34"W	52.24'
C141	50.00'	29°33'08"	25.82'	N85°46'22"W	25.53'
C142	50.00'	33°24'08"	28.15'	S52°44'00"W	28.74'
C143	50.00'	20°24'01"	17.80'	N56°13'56"E	17.71'
C144	50.00'	27°44'19"	24.21'	S52°33'47"W	23.97'
C145	50.00'	16°54'18"	14.75'	S57°58'47"W	14.70'
C146	50.00'	10°50'01"	9.45'	S44°06'38"W	9.44'
C147	23042.65'	1°19'57"	535.94'	N62°10'35"W	535.93'
C148	23042.65'	0°12'25"	83.22'	N81°35'48"W	83.22'
C149	23042.65'	0°12'11"	81.71'	N81°49'07"W	81.71'
C190	400.00'	17°32'33"	122.47'	S80°06'51"W	121.99'
C191	400.00'	10°22'19"	72.41'	S83°41'58"W	72.31'
C192	400.00'	7°10'14"	50.06'	S74°55'41"W	50.03'
C194	50.00'	72°41'18"	63.43'	S72°18'46"E	59.26'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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 - P.C.P.
 - L.B.
 - R.
 - Δ.
 - L.
 - CB.
 - CH.
 - P.C.
 - P.T.
 - P.R.C.

- LEGEND**
- (NR) NON-RADIAL
 - (N/T) NON-TANGENT
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LINE TABLE		
LINE	BEARING	LENGTH
L14	S66°25'57"W	23.06'
L15	S38°41'38"W	17.39'
L16	N81°01'05"E	18.80'
L27	N68°34'03"E	19.56'
L28	N88°34'03"E	20.43'



PREPARED BY:
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

GRAND CREEK NORTH PHASE 1B

BEING A PORTION OF SECTION 32, TOGETHER WITH A PORTION OF SECTION 40 OF THE FRANCIS J. FATIO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST AND A PORTION OF SECTION 43 OF THE FRANCIS J. FATIO GRANT, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

CURVE TABLE

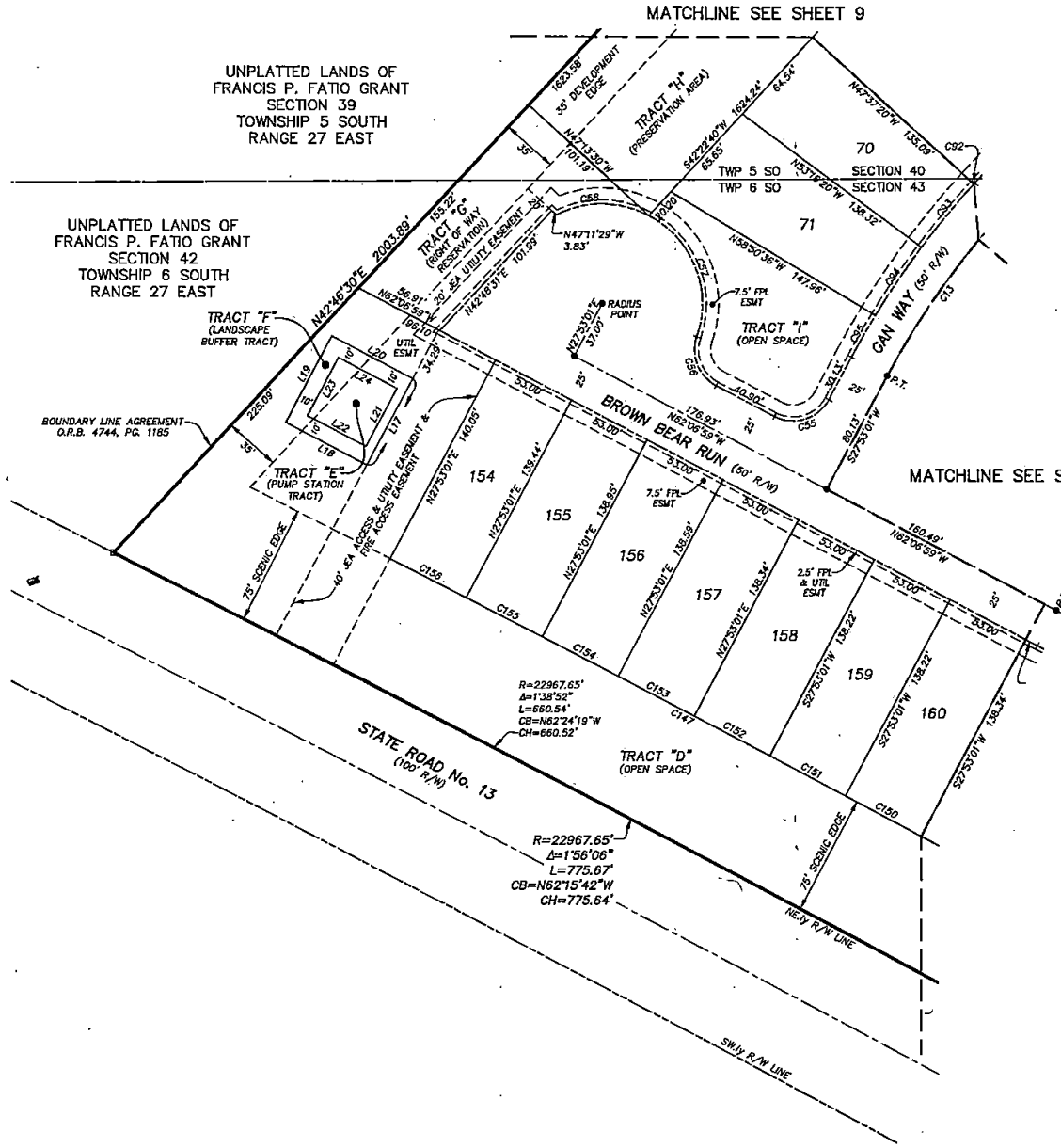
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C13	500.00'	14°29'39"	126.49'	S35°07'51"W	126.15'
C55	25.00'	90°00'00"	39.27'	N72°33'01"E	35.36'
C56	25.00'	81°24'23"	35.52'	S21°24'47"E	32.61'
C57	62.00'	81°23'40"	88.08'	N21°24'26"W	80.86'
C58	62.00'	65°00'37"	59.53'	N89°39'35"W	57.27'
C93	525.00'	5°34'01"	51.01'	S39°30'40"W	50.99'
C94	525.00'	5°34'16"	51.05'	S33°56'32"W	51.03'
C95	525.00'	3°16'23"	29.89'	S29°31'12"W	29.99'
C147	23042.65'	1°19'57"	535.94'	N82°10'35"W	535.83'
C150	23042.65'	0°07'54"	53.00'	N81°59'08"W	53.00'
C151	23042.65'	0°07'54"	53.00'	N82°07'04"W	53.00'
C152	23042.65'	0°07'54"	53.00'	N82°14'58"W	53.00'
C153	23042.65'	0°07'54"	53.00'	N82°22'53"W	53.00'
C154	23042.65'	0°07'54"	53.00'	N82°30'47"W	53.00'
C155	23042.65'	0°07'54"	53.00'	N82°38'42"W	53.00'
C156	23042.65'	0°07'54"	53.00'	N82°46'36"W	53.00'

LEGEND

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LINE TABLE

LINE	BEARING	LENGTH
L17	S27°53'01"W	61.00'
L18	S62°06'59"E	56.75'
L19	N27°53'01"E	61.00'
L20	S62°06'59"E	56.75'
L21	N27°53'01"E	41.00'
L22	S62°06'59"E	41.00'
L23	N27°53'01"E	41.00'
L24	S62°06'59"E	41.00'



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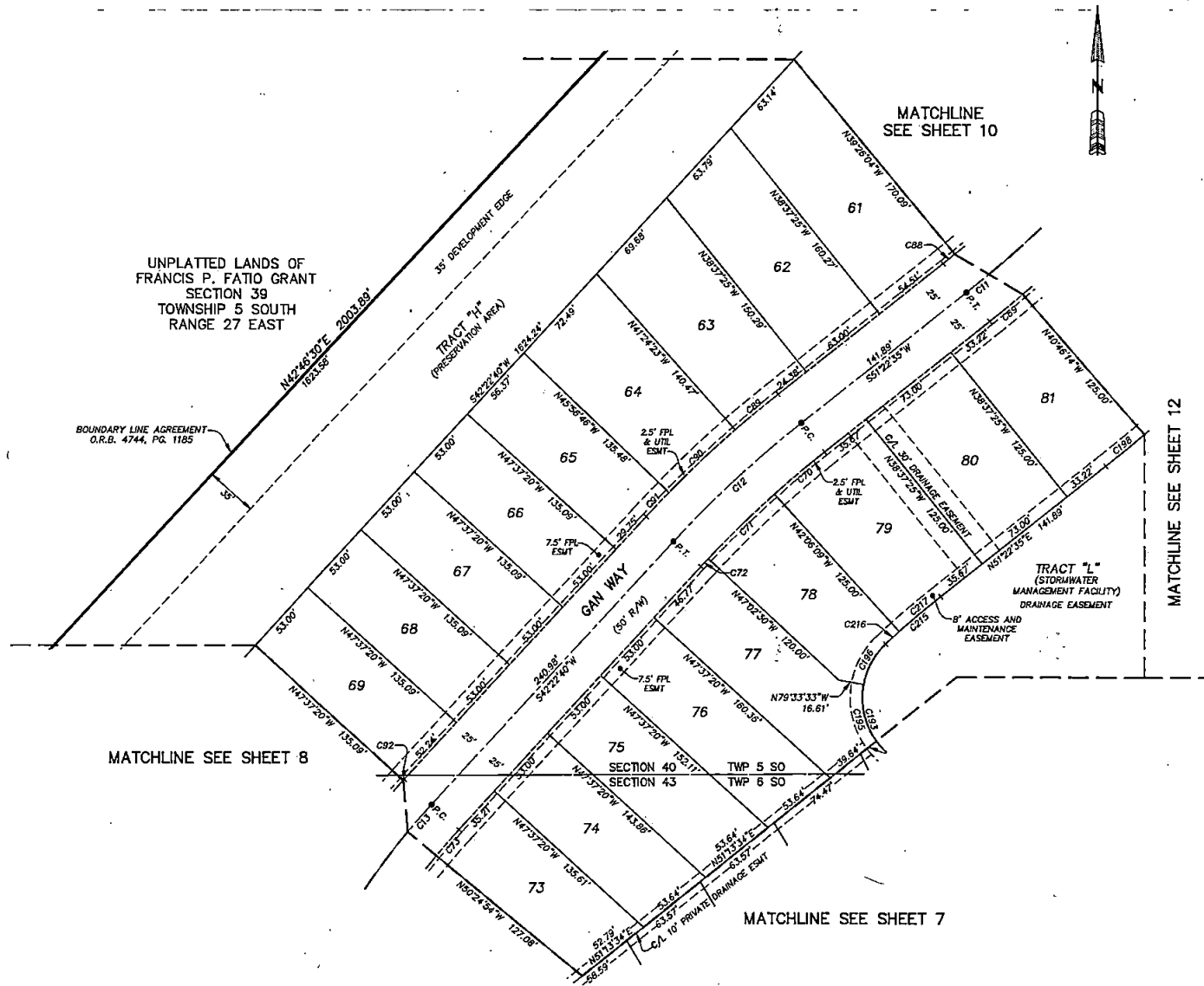
GRAND CREEK NORTH PHASE 1B

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MAP BOOK PAGE

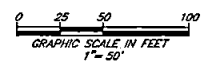
SHEET 9 OF 13 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C11	750.00'	17°39'13"	231.09'	S42°32'58"W	230.17'
C12	750.00'	8°59'55"	117.79'	S48°52'38"W	117.67'
C13	500.00'	14°29'39"	126.49'	S33°07'51"W	126.15'
C68	775.00'	2°08'49"	29.04'	N50°18'11"E	29.04'
C70	725.00'	3°28'44"	44.02'	S49°38'13"W	44.01'
C71	725.00'	4°56'21"	62.50'	S45°25'41"W	62.48'
C72	725.00'	0°34'50"	7.35'	S42°40'05"W	7.35'
C73	472.00'	2°47'34"	23.15'	S40°58'53"W	23.15'
C88	725.00'	0°48'38"	10.26'	N50°58'16"E	10.26'
C89	775.00'	2°48'58"	37.64'	S49°59'06"W	37.64'
C90	775.00'	4°32'23"	61.41'	S48°19'25"W	61.39'
C91	775.00'	1°40'34"	22.67'	S43°12'57"W	22.67'
C92	525.00'	0°05'00"	0.76'	S42°20'10"W	0.76'
C193	50.00'	155°20'53"	135.57'	S30°58'59"E	97.69'
C195	50.00'	46°24'35"	40.89'	S12°45'50"E	39.40'
C196	50.00'	36°15'00"	31.63'	S28°33'58"W	31.11'
C198	600.00'	2°08'49"	33.72'	N50°18'11"E	33.72'
C215	600.00'	4°41'07"	49.05'	S49°02'01"W	49.05'
C216	600.00'	1°12'25"	12.63'	S47°17'39"W	12.63'
C217	600.00'	3°28'44"	36.43'	S49°38'13"W	36.42'

- LEGEND**
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 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.R.C. POINT OF REVERSE CURVATURE
 - (NR) NON-RADIAL
 - N/T NON-TANGENT
 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - P.G. PAGE
 - TWP TOWNSHIP
 - SO SOUTH
 - O.R.B. OFFICIAL RECORDS BOOK
 - FPL FLORIDA POWER & LIGHT
 - ESMT EASEMENT
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE MATCHLINE
 - ① SHEET REFERENCE NUMBER
 - ▨ DENOTES NATURAL VEGETATION
 - ▨ DENOTES UPLAND BUFFER



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

GRAND CREEK NORTH PHASE 1B

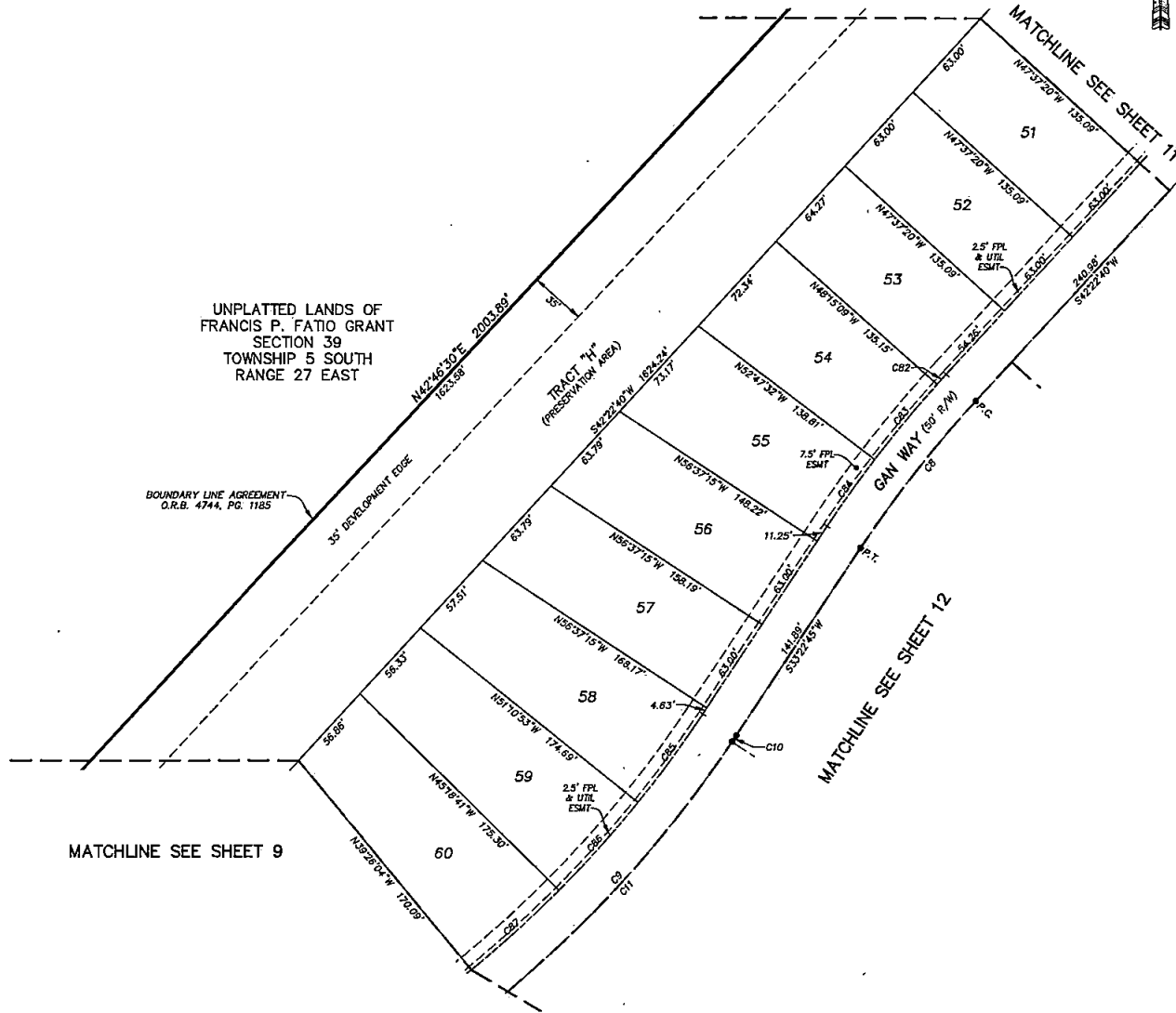
BEING A PORTION OF SECTION 32, TOGETHER WITH A PORTION OF SECTION 40 OF THE FRANCIS J. FATIO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST AND A PORTION OF SECTION 43 OF THE FRANCIS J. FATIO GRANT, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 10 OF 13 SHEETS

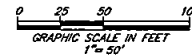
SEE SHEET 2 FOR NOTES

CURVE-TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C8	750.00'	8°59'25"	117.79'	S37°52'43"W	117.67'
C9	750.00'	17°59'50"	235.58'	S42°22'40"W	234.61'
C10	750.00'	0°20'36"	4.50'	S33°33'03"W	4.50'
C11	750.00'	17°39'13"	231.09'	S42°32'59"W	230.17'
C82	775.00'	0°37'49"	8.52'	S42°03'46"W	8.52'
C83	775.00'	4°32'24"	61.41'	S39°28'39"W	61.39'
C84	775.00'	3°49'42"	51.78'	S35°17'38"W	51.78'
C85	725.00'	5°26'22"	68.83'	N36°05'56"E	68.80'
C86	725.00'	5°32'12"	74.28'	N41°45'13"E	74.24'
C87	725.00'	5°52'37"	74.36'	N47°37'38"E	74.33'



LEGEND

- DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.B. #3624, UNLESS OTHERWISE NOTED
- DENOTES FOUND P.R.M., 4"X4" C.M. STAMPED L.B. #3624, UNLESS OTHERWISE NOTED
- DENOTES P.C.P., STAMPED L.B. #3624
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- R RADIUS
- ∠ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVATURE
- (NR) NON-RADIAL
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- CI TABULATED CURVE DATA
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- M.B. MAP BOOK
- PG. PAGE
- THP TOWNSHIP
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- ESMIT EASEMENT
- NAVD NORTH AMERICAN VERTICAL DATUM
- MATCHLINE
- ⑩ SHEET REFERENCE NUMBER
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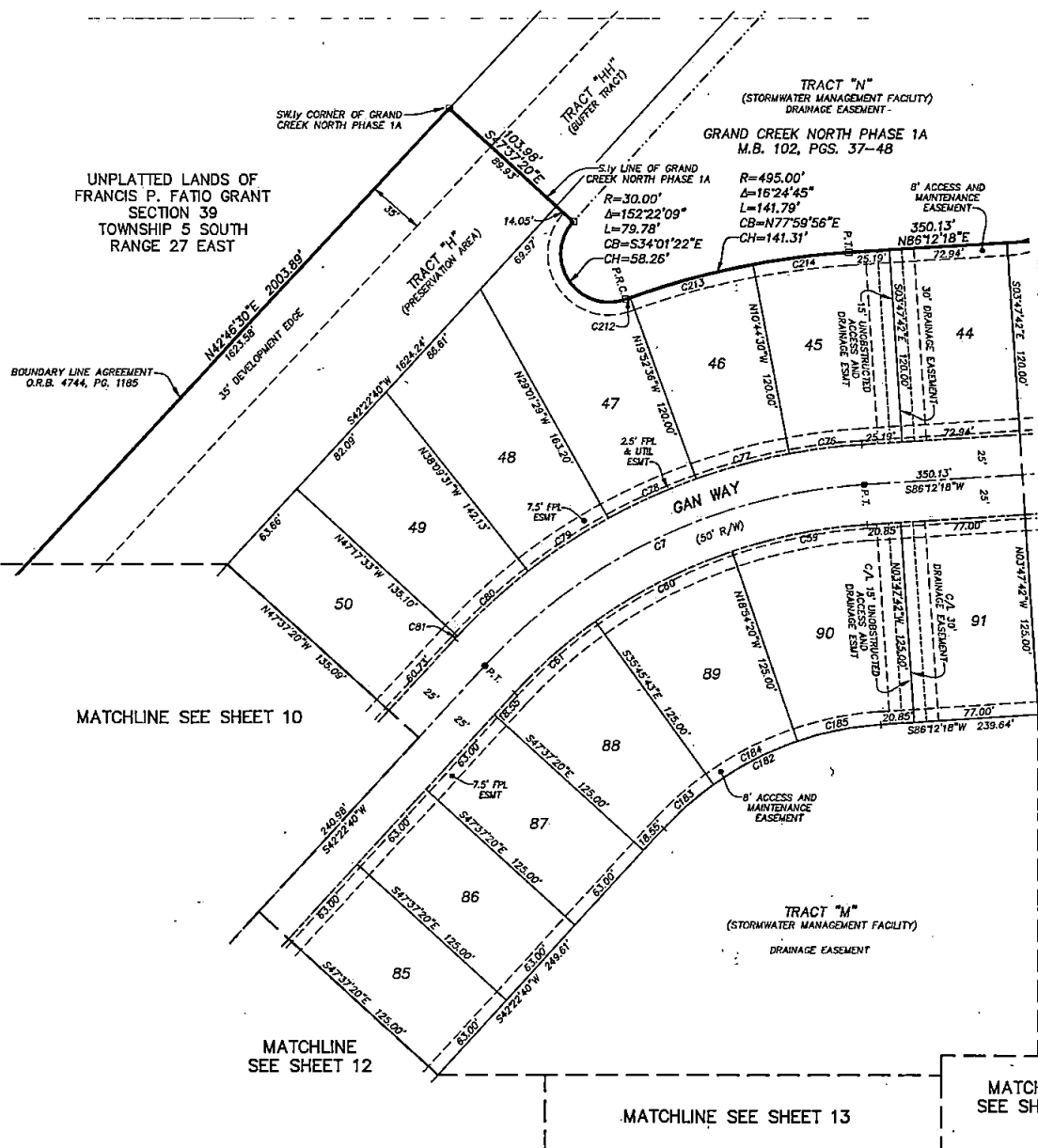
GRAND CREEK NORTH PHASE 1B

BEING A PORTION OF SECTION 32, TOGETHER WITH A PORTION OF SECTION 40 OF THE FRANCIS J. FATIO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST AND A PORTION OF SECTION 43 OF THE FRANCIS J. FATIO GRANT, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 11 OF 13 SHEETS

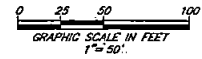
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	350.00'	43°49'38"	267.73'	S64°17'29"W	261.25'
C59	325.00'	15°06'38"	85.71'	S78°38'59"W	85.46'
C60	325.00'	16°51'23"	95.62'	S82°39'58"W	95.27'
C61	325.00'	11°51'37"	67.28'	S48°18'29"W	67.15'
C76	375.00'	6°55'59"	45.36'	S82°44'19"W	45.35'
C77	375.00'	9°08'55"	59.88'	S74°41'52"W	59.81'
C78	375.00'	9°08'53"	59.87'	S65°32'56"W	59.81'
C79	375.00'	9°08'02"	59.78'	S56°24'30"W	59.72'
C80	375.00'	9°08'02"	59.78'	S47°16'28"W	59.72'
C81	375.00'	0°19'47"	2.16'	S42°32'33"W	2.16'
C182	200.00'	43°48'38"	152.99'	S64°17'29"W	149.28'
C183	200.00'	11°51'37"	41.40'	S48°18'29"W	41.33'
C184	200.00'	16°51'23"	58.84'	S82°39'58"W	58.63'
C185	200.00'	15°06'38"	52.75'	S78°38'59"W	52.59'
C212	495.00'	0°19'51"	2.86'	S69°57'29"W	2.86'
C213	495.00'	9°08'43"	79.01'	S74°41'46"W	78.93'
C214	495.00'	6°56'11"	59.93'	S82°44'13"W	59.89'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R. RADIUS
 - ∠ CENTRAL ANGLE
 - L. ARC LENGTH
 - CB. CHORD BEARING
 - CD. CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.R.C. POINT OF REVERSE CURVATURE
 - (NR) NON-RADIAL
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 - C/L CENTERLINE
 - M.B. MAP BOOK
 - PG. PAGE
 - TWP TOWNSHIP
 - SO SOUTH
 - O.R.B. OFFICIAL RECORDS BOOK
 - FPL FLORIDA POWER & LIGHT
 - ESMT EASEMENT
 - N.A.V.D. NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE MATCHLINE
 - ③ SHEET REFERENCE NUMBER
 - ▨ DENOTES NATURAL VEGETATIVE UPLAND BUFFER

MATCHLINE SEE SHEET 3



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 JACKSONVILLE, FL 32258 (904) 642-8550
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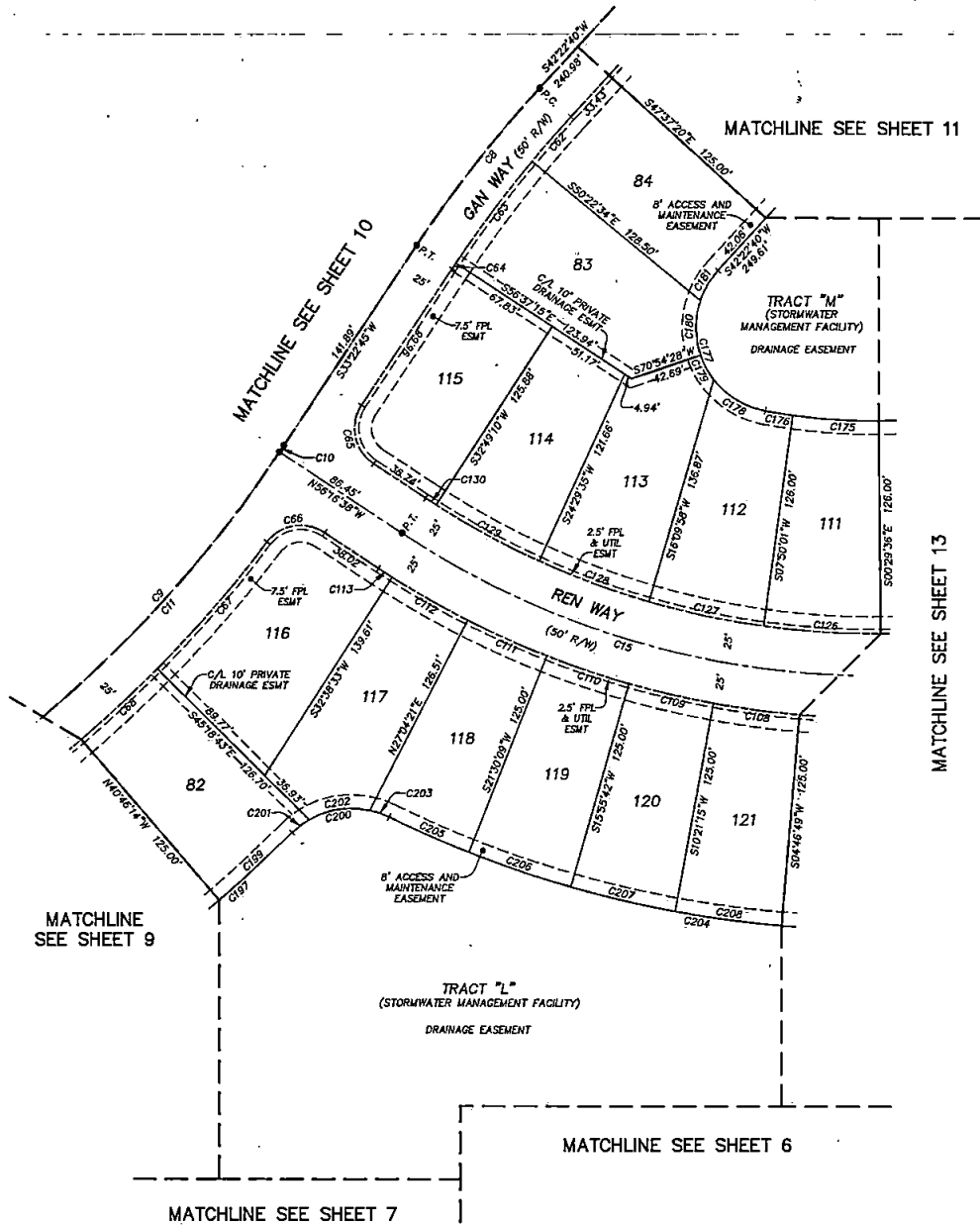
GRAND CREEK NORTH PHASE 1B

BEING A PORTION OF SECTION 32, TOGETHER WITH A PORTION OF SECTION 40 OF THE FRANCIS J. FATIO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST AND A PORTION OF SECTION 43 OF THE FRANCIS J. FATIO GRANT, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 12 OF 13 SHEETS

SEE SHEET 2 FOR NOTES



- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - LICENSED BUSINESS
 - R RADIUS
 - ∠ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.R.C. (NR) POINT OF REVERSE CURVATURE
 - N/RADIAL NON-RADIAL
 - N/T NON-TANGENT
 - CI TABULATED CURVE DATA
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 - P.C. PAGE
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 - FPL FLORIDA POWER & LIGHT
 - ESMT EASEMENT
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - ① MATCHLINE SHEET REFERENCE NUMBER
 - ⊞ DENOTES NATURAL VEGETATIVE UPLAND BUFFER

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C8	750.00'	8°59'55"	117.79'	S37°52'43"W	117.67'
C9	750.00'	17°59'50"	235.58'	S42°22'40"W	234.61'
C10	750.00'	0°20'36"	4.50'	S33°33'03"W	4.50'
C11	750.00'	17°39'13"	231.09'	S42°32'58"W	230.17'
C15	500.00'	56°29'16"	492.95'	N84°31'16"W	473.22'
C62	725.00'	2°45'14"	34.85'	S41°00'03"W	34.84'
C63	725.00'	5°55'45"	75.03'	S36°39'33"W	74.99'
C64	725.00'	0°18'58"	3.99'	S33°32'13"W	3.99'
C65	25.00'	89°39'24"	39.12'	S11°26'57"E	35.25'
C66	25.00'	88°25'00"	37.71'	S80°30'52"W	34.23'
C67	775.00'	7°22'55"	98.85'	N40°59'49"E	99.78'
C68	775.00'	4°32'30"	61.43'	N48°57'31"E	61.42'
C108	525.00'	5°34'27"	51.08'	S82°25'58"E	51.06'
C109	525.00'	5°34'27"	51.08'	S76°31'31"E	51.06'
C110	525.00'	5°34'27"	51.08'	S71°17'05"E	51.06'
C111	525.00'	5°34'12"	51.04'	S65°42'45"E	51.02'
C112	525.00'	5°34'12"	51.04'	S60°08'33"E	51.02'
C113	525.00'	1°04'48"	9.90'	S56°49'02"E	9.90'
C126	475.00'	8°19'37"	69.03'	S86°19'48"E	68.97'
C127	475.00'	8°19'37"	69.08'	S78°00'01"E	69.02'
C128	475.00'	8°19'37"	69.03'	S69°40'14"E	68.97'
C129	475.00'	8°19'36"	69.03'	S61°20'38"E	68.97'
C130	475.00'	0°54'11"	7.49'	S56°43'44"E	7.49'
C175	349.00'	8°19'37"	50.72'	S86°19'48"E	50.68'
C176	349.00'	2°43'16"	16.57'	S80°48'21"E	16.57'
C177	50.00'	121°49'23"	106.31'	S18°32'02"E	87.39'
C178	50.00'	41°23'42"	36.12'	S58°44'53"E	35.34'
C179	50.00'	18°57'20"	16.54'	S28°34'17"E	16.47'
C180	50.00'	37°51'12"	33.03'	S00°09'56"E	32.44'
C181	50.00'	23°37'00"	20.81'	S30°54'10"W	20.46'
C197	900.00'	5°53'16"	92.49'	N48°25'57"E	92.45'
C199	900.00'	3°44'28"	58.76'	N47°21'32"E	58.75'
C200	50.00'	70°33'12"	61.57'	S80°45'55"W	57.75'
C201	50.00'	14°35'37"	12.74'	S52°47'07"W	12.70'
C202	50.00'	42°22'12"	36.97'	S81°16'02"W	36.14'
C203	50.00'	1°35'24"	11.86'	N70°45'11"W	11.83'
C204	649.90'	3°35'42"	383.90'	S80°52'50"E	378.34'
C205	649.90'	4°32'15"	51.47'	S66°13'37"E	51.45'
C206	649.90'	5°34'30"	63.24'	S71°16'59"E	63.21'
C207	649.90'	5°34'30"	63.24'	S78°51'29"E	63.21'
C208	649.90'	5°34'30"	63.24'	S82°25'59"E	63.21'

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 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

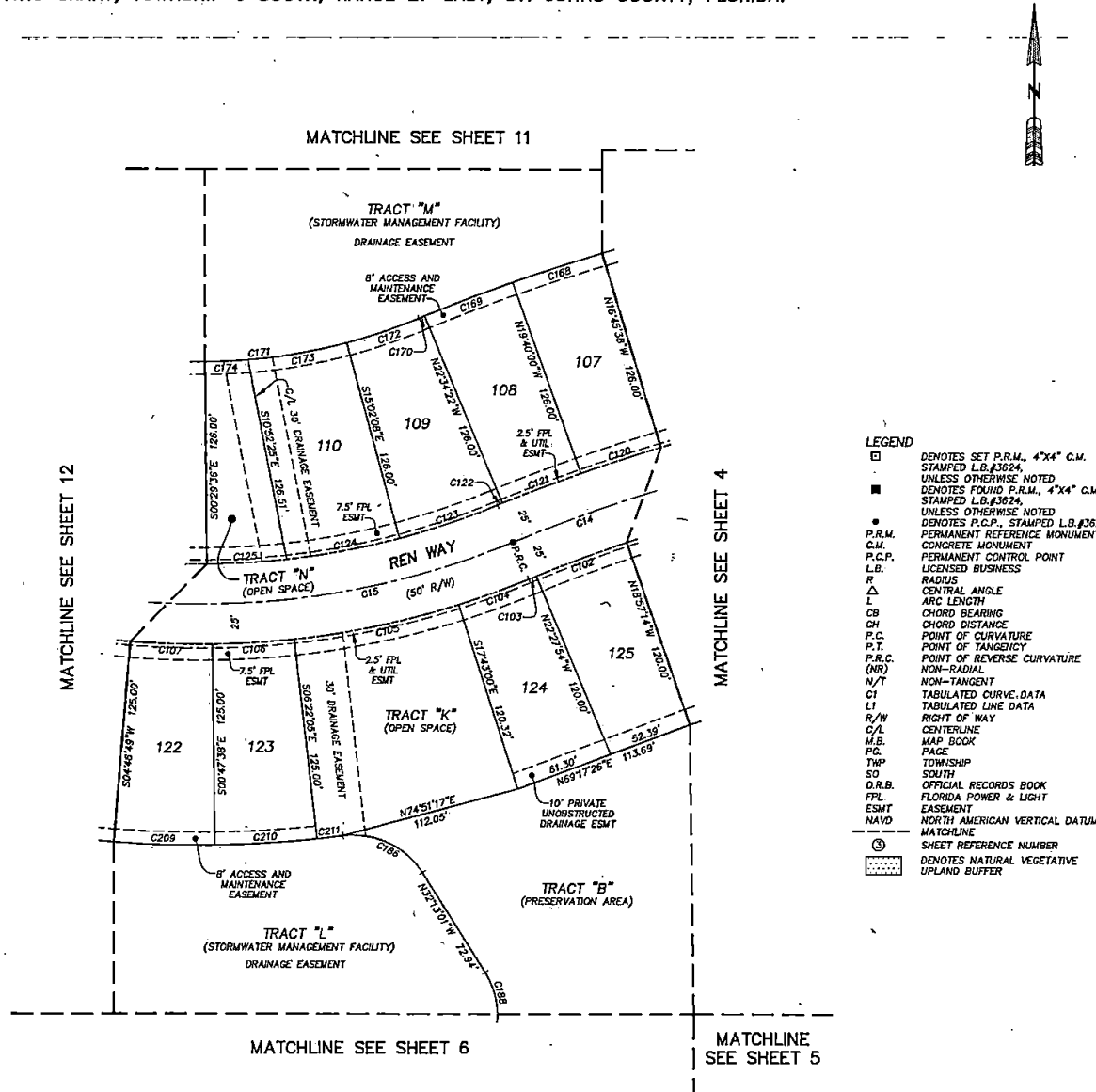
GRAND CREEK NORTH PHASE 1B

BEING A PORTION OF SECTION 32, TOGETHER WITH A PORTION OF SECTION 40 OF THE FRANCIS J. FATIO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST AND A PORTION OF SECTION 43 OF THE FRANCIS J. FATIO GRANT, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 13 OF 13 SHEETS

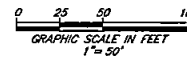
SEE SHEET 2 FOR NOTES



LEGEND

- DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.B.#3624.
- UNLESS OTHERWISE NOTED DENOTES FOUND P.R.M., 4"X4" C.M. STAMPED L.B.#3624.
- UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.B.#3624.
- P.R.M. CONCRETE MONUMENT
- P.C.P. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- R. RADIUS
- ∠ CENTRAL ANGLE
- L. ARC LENGTH
- CB. CHORD BEARING
- CH. CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVATURE
- (NR) NON-RADIAL
- N/T NON-TANGENT
- CI. TABULATED CURVE DATA
- LI. TABULATED LINE DATA
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- C/L. CENTERLINE
- M.B. MAP BOOK
- PG. PAGE
- TWP. TOWNSHIP
- THP. TOWNSHIP
- SOUTH
- O.R.B. OFFICIAL RECORDS BOOK
- FPL. FLORIDA POWER & LIGHT
- EASMT. EASEMENT
- NAVD. NORTH AMERICAN VERTICAL DATUM
- MATCHLINE
- ⊙ SHEET REFERENCE NUMBER
- ⊙ DENOTES NATURAL VEGETATIVE UPLAND BUFFER

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C14	1000.00'	22°54'14"	359.75'	S78°41'13"W	397.09'
C15	500.00'	56°29'16"	492.95'	N84°31'16"W	473.22'
C102	975.00'	3°30'40"	59.75'	S69°17'26"W	59.74'
C103	975.00'	0°18'00"	5.11'	S67°23'06"W	5.11'
C104	525.00'	50°2'54"	46.26'	N69°45'33"E	46.24'
C105	525.00'	11°20'56"	103.99'	N77°57'27"E	103.82'
C106	525.00'	5°34'27"	51.08'	N88°25'09"E	51.06'
C107	525.00'	5°34'27"	51.08'	S88°00'25"E	51.06'
C120	1025.00'	2°54'22"	51.99'	S71°47'11"W	51.99'
C121	1025.00'	2°54'22"	51.99'	S88°52'49"W	51.99'
C122	1025.00'	0°11'31"	3.44'	S67°19'52"W	3.44'
C123	475.00'	7°43'46"	64.08'	N71°05'59"E	64.03'
C124	475.00'	8°34'08"	71.04'	N79°14'56"E	70.97'
C125	475.00'	5°58'24"	49.52'	N86°31'12"E	49.50'
C168	1151.00'	2°54'22"	58.38'	S71°47'11"W	58.38'
C169	1151.00'	2°54'22"	58.38'	S88°52'49"W	58.38'
C170	1151.00'	0°11'31"	3.86'	S67°19'52"W	3.86'
C171	349.00'	3°31'11"	202.96'	N83°53'41"E	200.11'
C172	349.00'	7°43'46"	47.08'	N71°05'59"E	47.05'
C173	349.00'	10°09'54"	61.92'	N80°02'49"E	61.84'
C174	349.00'	4°22'37"	26.66'	N87°19'05"E	26.66'
C186	50.00'	85°35'10"	57.23'	N85°00'36"W	54.16'
C188	50.00'	85°36'36"	74.74'	N10°38'17"E	67.97'
C209	649.90'	5°14'30"	63.24'	S88°00'29"E	63.21'
C210	649.90'	5°34'30"	63.24'	N86°25'01"E	63.21'
C211	649.90'	1°25'57"	16.25'	N82°54'48"E	16.25'



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