

RESOLUTION NO. 2021- 236
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
TOWN CENTER WEST END PHASE 2.

WHEREAS, SONOC COMPANY, 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 Town Center West End 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 \$1,240,297.09 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$273,898.55 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.

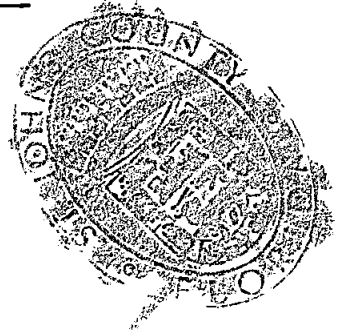
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

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

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

Robin L. Platt
Deputy Clerk

RENDITION DATE JUN 17 2021



TOWN CENTER WEST END PHASE 2

A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 1 OF 5 SHEETS

SEE SHEET 2 FOR NOTES

CAPTION

A portion of Section 31, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

Beginning at the Northeastly corner of the Northerly terminus of Colanada Drive, a variable width right of way as depicted on the plat of Colanada Drive, as recorded in Map Book 102, pages 27 through 32, of the Public Records of said county; thence Southeastly along the arc of a curve concave Northeastly having a radius of 30.00 feet, through a central angle of 91°54'37", an arc length of 48.12 feet to the point of tangency of said curve; said arc being subtended by a chord bearing and distance of South 44°02'42" East, 43.13 feet; thence Due East, 417.69 feet; thence South 20°23'00" West, 56.16 feet; thence South 68°37'00" East, 450.42 feet; thence South 77°45'18" East, 173.51 feet to the Northwestly right of way line of Crestview Drive, a variable width public right of way as depicted on the plat of Town Center Roads Phase III, as recorded in Map Book 74, pages 62 through 67, of said Public Records, said point being on a curve concave Westly having a radius of 205.00 feet; thence Southly along said Northwestly right of way line the following 3 courses: Course 1, thence Southly along the arc of said curve, through a central angle of 09°17'59", an arc length of 333.23 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 16°53'44" West, 332.66 feet; Course 2, thence South 21°32'44" West, 65.83 feet to the point of curvature of a curve concave Northwestly having a radius of 25.00 feet; Course 3, thence Southwesterly along the arc of said curve, through a central angle of 84°18'37", an arc length of 36.79 feet to the Northwestly boundary line of Town Center West End Phase 1, a plat recorded in Map Book 103, pages 66 through 72, of said Public Records, said arc being subtended by a chord bearing and distance of South 63°42'02" West, 33.56 feet; thence Southwesterly and Westly along said boundary line the following 21 courses: Course 1, thence North 74°05'39" West, departing said Northwestly right of way line, 51.48 feet to the point of curvature of a curve concave Northerly having a radius of 970.00 feet; Course 2, thence Westly along the arc of said curve, through a central angle of 03°10'02", an arc length of 53.62 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 72°33'38" West, 53.61 feet; Course 3, thence Westly along the arc of a curve concave Southerly having a radius of 500.00 feet, through a central angle of 04°36'17", an arc length of 40.18 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 73°16'54" West, 40.17 feet; Course 4, thence Westly along the arc of a curve concave Northerly having a radius of 500.00 feet, through a central angle of 05°57'54", an arc length of 52.05 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 72°35'57" West, 52.03 feet; Course 5, thence North 69°37'00" West, 5.86 feet; Course 6, thence South 20°23'00" West, 50.00 feet to a point on a curve concave Southwesterly having a radius of 25.00 feet; Course 7, thence Southwesterly along the arc of said curve, through a central angle of 91°10'00", an arc length of 39.78 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 24°02'00" East, 35.71 feet; Course 8, thence South 21°33'00" West, 210.13 feet to the point of curvature of a curve concave Northerly having a radius of 25.00 feet; Course 9, thence Westly along the arc of said curve, through a central angle of 93°30'07", an arc length of 40.80 feet to a point, said arc being subtended by a chord bearing and distance of South 68°18'04" West, 36.42 feet; Course 10, thence South 20°23'00" West, 50.00 feet to a point on a curve concave Southwesterly having a radius of 25.00 feet; Course 11, thence Southwesterly along the arc of said curve, through a central angle of 91°10'00", an arc length of 39.78 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 24°02'00" East, 35.71 feet; Course 12, thence South 21°33'00" West, 51.00 feet; Course 13, thence North 69°37'00" West, 169.05 feet; Course 14, thence North 20°23'00" East, 76.50 feet; Course 15, thence North 69°37'00" West, 230.44 feet; Course 16, thence South 20°23'00" West, 76.50 feet; Course 17, thence North 69°37'00" West, 166.49 feet; Course 18, thence North 20°24'00" East, 14.99 feet; Course 19, thence North 69°37'00" West, 50.00 feet; Course 20, thence South 20°24'00" West, 15.01 feet; Course 21, thence North 69°37'00" West, 146.56 feet to the Easterly right of way line of said Colanada Drive; thence Northerly along said Easterly right of way line the following 5 courses: Course 1, North 20°23'23" East, 154.78 feet to the point of curvature of a curve concave Southeastly having a radius of 982.00 feet; Course 2, thence Northerly along the arc of said curve, through a central angle of 06°15'17", an arc length of 107.20 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 23°31'01" East, 107.14 feet; Course 3, thence Northerly along the arc of a curve concave Northwestly having a radius of 1034.00 feet, through a central angle of 06°15'17", an arc length of 112.87 feet to the point of compound curvature, said arc being subtended by a chord bearing and distance of North 23°31'01" East, 112.82 feet; Course 4, thence Northerly along the arc of a curve concave Westly having a radius of 542.00 feet, through a central angle of 20°23'23", an arc length of 192.88 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 10°11'42" East, 191.85 feet; Course 5, thence Due North, 226.74 feet to the Point of Beginning.

Containing 16.53 acres, more or less.

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plot of Town Center West End Phase 2 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 plat was made under the undersigned's responsible direction and supervision, and that the plat 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. 6284

CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 3608, Page 3, of the Public Records of St. Johns County, Florida, ("Mortgage"), encumbering the lands described in the caption hereon. The undersigned hereby joins and consents to the dedications by the Owner of the lands described in the Adoption and Dedication section herein, and agrees that the Mortgage shall be subordinated to said dedications.

Signed in the presence of:

U.S. BANK NATIONAL ASSOCIATION
a national banking association, as Trustee.

Witness _____

By: Tolomato Community Development District, a local unit of special purpose Government established pursuant to Chapter 190, Florida Statutes, as authorized agent

Printed Name _____

Witness _____

By: Richard T. Roy, as Chairman

Printed Name _____

STATE OF FLORIDA, COUNTY OF _____

The foregoing instrument was acknowledged before me by means of _____ physical presence or _____ online notarization, this _____ day of _____, 2021, by Richard T. Roy, the Chairman of the Tolomato Community Development District, a local unit of special purpose Government established pursuant to Chapter 190, Florida Statutes, as authorized agent of U.S. Bank National Association, a national banking association, on behalf of the bank, who _____ is personally known to me or who _____ has produced _____ as identification.

Notary Public, State of Florida

Name: _____

My Commission Expires: _____

Commission Number: _____

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plot of Town Center West End Phase 2 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 Town Center West End Phase 2 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 PLAT REVIEW

This is to certify that this plat 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 Sonoco Company, LLC, a Delaware limited liability company ("Owner"), is the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as TOWN CENTER WEST END PHASE 2, and the Owner 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.

Those public rights of way depicted hereon as Bellwood Avenue, Cold Springs Avenue, Nocatee Villages Drive and Cabana Drive are hereby irrevocably dedicated to St. Johns County, Florida, its successors and assigns, in perpetuity for maintenance of the right of ways, sidewalks and drainage improvements which are now or hereafter constructed thereon.

The drainage easements as shown on this plat, shall permit the county of St. Johns, its successors and assigns, to discharge all storm water which may fall or come upon all rights of way hereby dedicated, into, over, across, or through said easements shown hereon, which may be dedicated to a property owners' association, or other such entity as will assume all obligation of maintenance and operation thereof under the plat.

All private unobstructed rights of way depicted hereon as Ariot Lane, Upton Lane and Almody Trail, drainage easements, roadway buffer and Tracts "A", "B", "C" and "D" (Neighborhood Park) and Tracts "E" and "F" (Landscape/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 taxing unit, community development district, or other such entity as will assume all obligation of maintenance and operation thereof under the plat.

The Owner, its successors and assigns, hereby grants to the present and future owners of the lots shown on this plat and its successors and assigns, guests, invitees, domestic help, delivery, pick-up and fire protection service providers, police and other authorities of the law, United States postal carriers, representatives of the utilities and telecommunication companies authorized by said Owner in writing to serve the land shown hereon, holders of mortgage liens on such lands and such other persons as may be designated, the non-exclusive and perpetual right of ingress and egress over and across private alleys shown on this plat. The Owners, their successors and assigns, reserve and shall have the unrestricted and absolute right to deny ingress to any person who may create or participate in a disturbance or nuisance on any part of the lands shown hereon.

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 Owner, its successors and assigns, if any, of said easements. The Owner retains the obligation for maintenance of all easements shown on this plat for drainage or landscape purposes; provided however, the 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 this plat.

The Owner does hereby reserve to itself, its successors and assigns, an easement for ingress and egress over any easements shown on this plat.

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.

Those easements designated as "JEA-E" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use (a) in conjunction with its underground electrical system, and (b) for meters associated with water and/or sewer utilities; provided however, that no parallel utilities may be installed within said easements.

Those easements designated as "JEA-EE" are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

Those easements designated as "JEA-AEE" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use for (1) access to the JEA-EE and JEA-E easements, (2) additional work space for the maintenance, repair and replacement of electric utility improvements located within the JEA-EE and JEA-E easements, and (3) the installation, operation, maintenance, repair and replacement of electric facilities running perpendicular to the electric facilities located within the JEA-EE and JEA-E easements.

In witness whereof, the Owner has caused this plat and dedication to be executed by its duly elected officers, acting by and with the authority of its Board of Directors.

Witness _____

OWNER: Sonoco Company, LLC
a Delaware limited liability company

Print Name _____

By: _____

Witness _____

Jed V. Davis
President

Print Name _____

STATE OF FLORIDA, COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of _____ physical presence or _____ online notarization, this _____ day of _____, 2021, by Jed V. Davis, President, of Sonoco Company, LLC, a Delaware 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

Name: _____

My Commission Expires: _____

Commission Number: _____

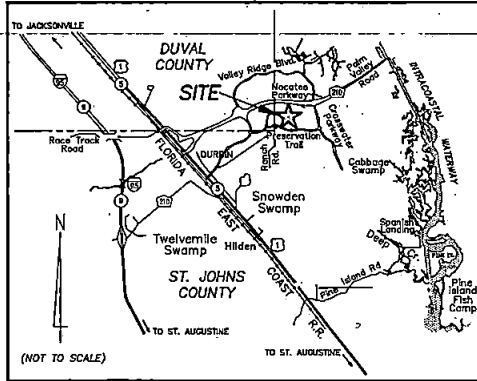
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

TOWN CENTER WEST END PHASE 2

A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 2 OF 5 SHEETS

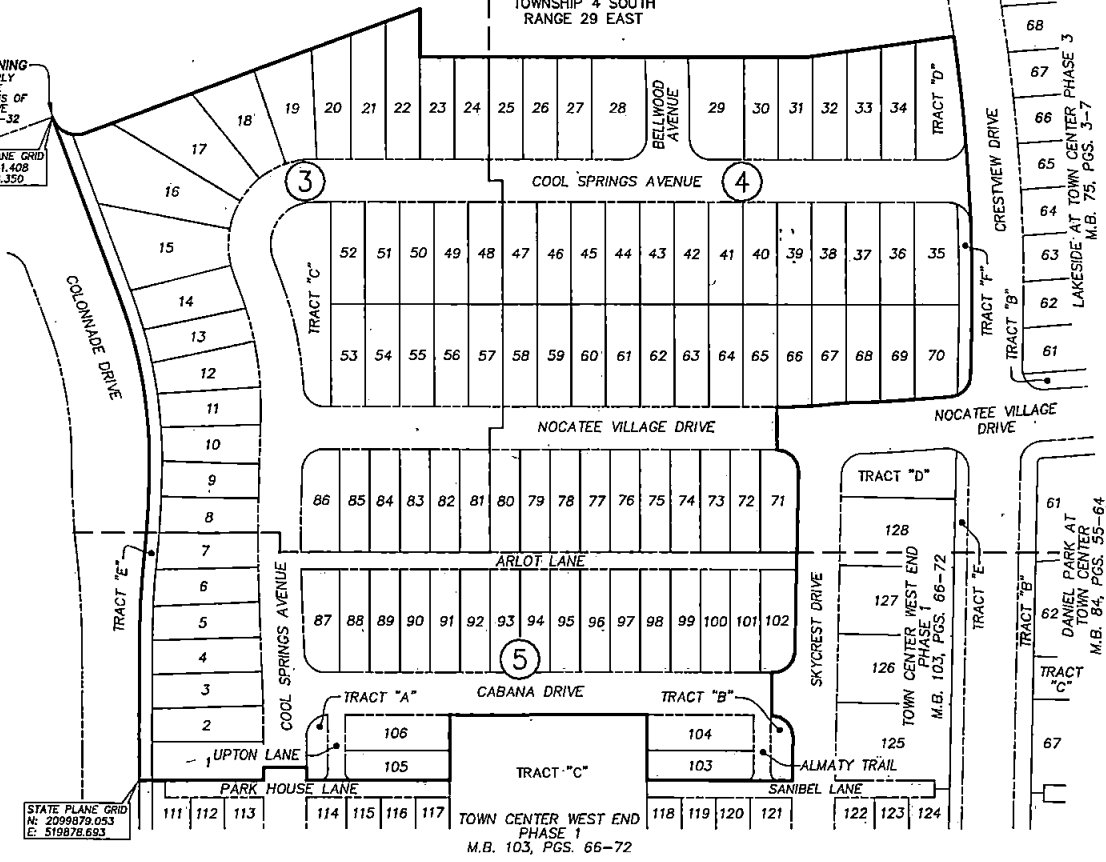


VICINITY MAP

UNPLATTED LANDS OF
SECTION 31
TOWNSHIP 4 SOUTH
RANGE 29 EAST

POINT OF BEGINNING
THE NORTHEASTERLY
CORNER OF THE
NORTHERLY TERMINUS OF
COLONNADE DRIVE
M.B. 102, PGS. 27-32

STATE PLANE GRID
N: 2100641.408
E: 520054.350

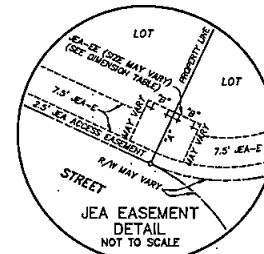


NOTES

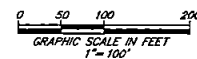
- Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Easterly right of way line of Colonnade Drive as being Due North.
- Coordinates based on GPS observation of the following National Geodetic Survey Control Station "KRE0" (Jacksonville 2) coordinates: N 2102506.373 E 493662.930
Coordinate Datum: State Plane values reference Florida East Zone North American Datum 1983 (2011) and are in U.S. survey feet.
- 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 supported 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.
- 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.
- Those certain easements denoted as 2.5' Access Easements are reserved for the benefit, on a non-exclusive basis, of the Owner and the Owner's specific successors and assigns. The Owner is permitted to assign its rights under such 2.5' Access Easement.
- Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
- Lands depicted hereon are subject to Developer and Utility Service Agreement recorded in Official Records Book 2359, Page 1978, as amended by Official Records Book 3305, Page 571 and Official Records, Book 3872, Page 914 of the Public Records of St. Johns County, Florida. (Blanket in nature)

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
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVATURE
- P.C.C. POINT OF COMPOUND CURVE
- P.O.C. POINT ON CURVE
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- CI TABULATED CURVE DATA
- LI TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- M.B. MAP BOOK
- P.G. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- DRNG DRAINAGE
- ESMT. EASEMENT
- D.E. DRAINAGE EASEMENT
- FPL FLORIDA POWER AND LIGHT
- FED. PEDESTRIAN
- PAE PEDESTRIAN ACCESS EASEMENT
- JEA-E JEA ELECTRIC EASEMENT
- JEA-EE JEA EQUIPMENT EASEMENT
- JEA-AE JEA ACCESS EASEMENT
- JEA-AEE JEA ACCESS & ELECTRICAL EASEMENT
- ③ SHEET REFERENCE NUMBER
- MATCHLINE



4" x 10"	TYPICAL 10'x10' JEA
2" x 3"	EQUIPMENT EASEMENT



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
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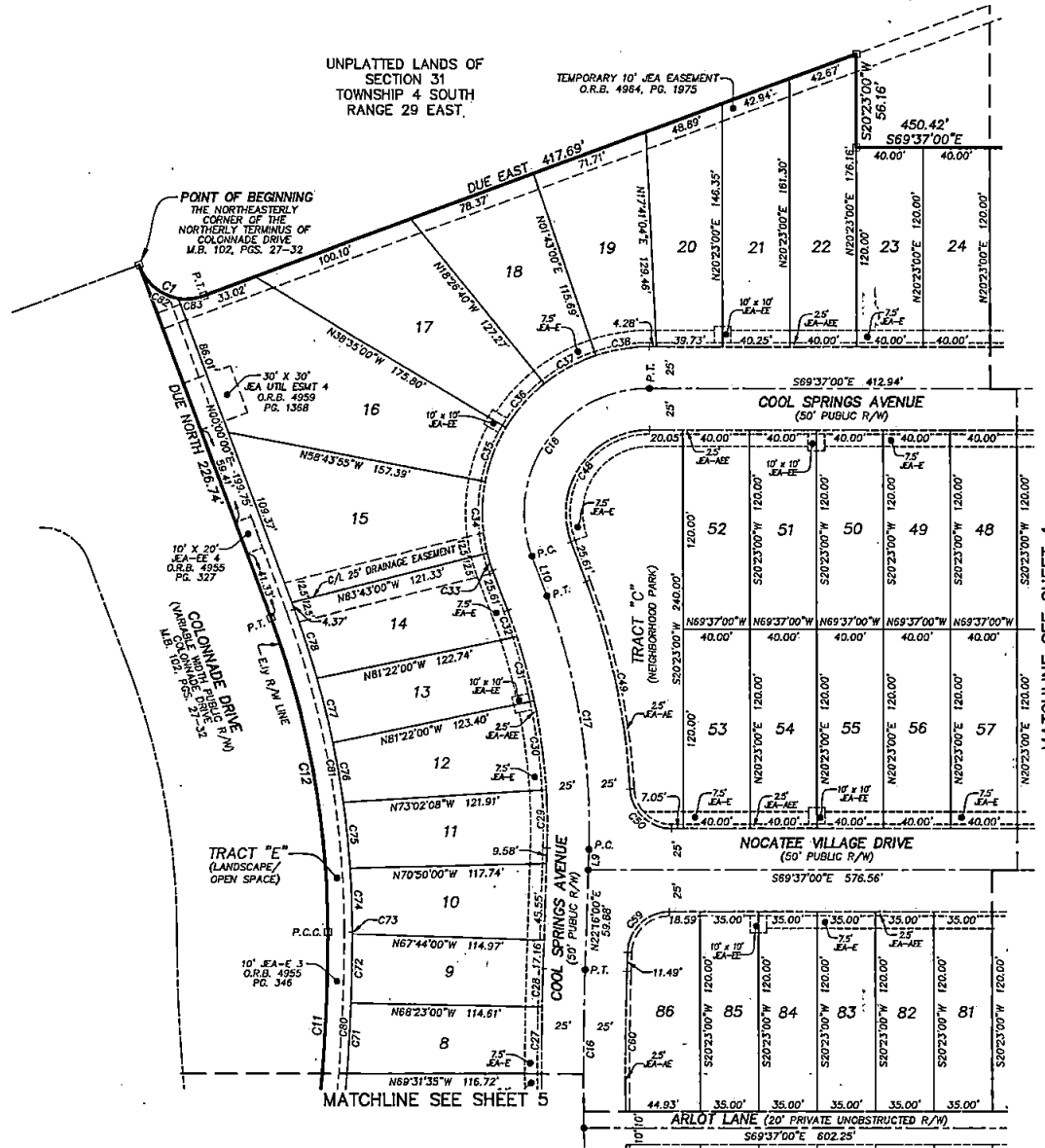
MAP BOOK PAGE

SHEET 3 OF 5 SHEETS

SEE SHEET 2 FOR NOTES

LINE	BEARING	LENGTH
L9	N22°16'00"E	12.41'
L10	N00°00'00"E	25.61'

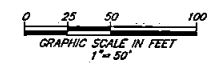
CURVE	CURVE TABLE			CHORD BEARING	CHORD DISTANCE
	RADIUS	CENTRAL ANGLE	ARC LENGTH		
C1	30.00'	51°54'37"	48.12'	S44°02'42"E	43.13'
C11	1034.00'	67°5'17"	112.87'	N2°31'01"E	112.82'
C12	542.00'	202°3'23"	192.88'	N10°11'42"E	191.86'
C16	2000.00'	2°43'35"	95.17'	S20°54'12"W	95.16'
C17	400.00'	221°6'00"	155.45'	N11°08'00"E	154.47'
C18	75.00'	110°23'00"	144.48'	S55°11'30"W	123.16'
C27	2025.00'	1°08'35"	40.40'	S21°02'42"W	40.40'
C28	2025.00'	0°59'00"	22.97'	S21°56'30"W	22.97'
C29	375.00'	57°0'01"	34.69'	N19°36'59"E	34.68'
C30	375.00'	87°6'27"	54.15'	N12°49'45"E	54.11'
C31	375.00'	6°07'22"	40.07'	N05°37'51"E	40.05'
C32	375.00'	2°34'10"	15.82'	N01°17'05"E	16.81'
C33	100.00'	67°17'00"	10.97'	S03°08'30"W	10.96'
C34	100.00'	24°59'05"	43.61'	S18°46'33"W	43.26'
C35	100.00'	20°08'25"	35.17'	S41°20'33"W	34.99'
C36	100.00'	20°08'20"	35.15'	S61°29'10"W	34.97'
C37	100.00'	20°09'49"	35.19'	S81°39'10"W	35.01'
C38	100.00'	18°40'00"	32.58'	N78°57'00"W	32.44'
C48	50.00'	110°23'00"	96.33'	S55°11'30"W	82.11'
C49	425.00'	17°16'07"	128.09'	N08°38'03"E	127.61'
C50	25.00'	86°53'07"	37.91'	S26°10'27"E	34.36'
C59	25.00'	88°07'00"	38.45'	S66°19'30"W	34.77'
C60	1975.00'	2°26'49"	84.35'	S21°02'35"W	84.34'
C71	1048.00'	2°20'09"	42.77'	N23°52'34"E	42.76'
C72	1048.00'	2°15'48"	41.44'	N21°34'39"E	41.44'
C73	1048.00'	0°53'18"	1.01'	N20°25'02"E	1.01'
C74	557.00'	3°56'10"	38.27'	N18°25'18"E	38.26'
C75	557.00'	4°05'02"	39.70'	N14°24'42"E	39.69'
C76	557.00'	3°44'11"	35.32'	N10°00'05"E	36.32'
C77	557.00'	4°07'05"	40.03'	N06°54'27"E	40.03'
C78	557.00'	4°30'55"	43.89'	N02°15'27"E	43.88'
C80	1048.00'	67°5'17"	114.51'	N23°31'01"E	114.46'
C81	557.00'	202°3'23"	198.22'	N10°11'42"E	197.17'
C82	30.00'	61°56'49"	32.44'	S29°03'48"E	30.88'
C83	30.00'	29°57'48"	15.69'	S75°01'06"E	15.51'



MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 5

- LEGEND**
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 - L.B. LICENSED BUSINESS
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.C.C. POINT OF COMPOUND CURVE
 - P.O.C. POINT ON CURVE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - Δ ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - CI TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - P.C. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - DRNG DRAINAGE
 - ESMT EASEMENT
 - D.E DRAINAGE EASEMENT
 - FPL FLORIDA POWER AND LIGHT
 - PED. PEDESTRIAN
 - P.A.S. PEDESTRIAN ACCESS EASEMENT
 - EA-E JEA ELECTRIC EASEMENT
 - EA-DE JEA EQUIPMENT EASEMENT
 - EA-AE JEA ACCESS EASEMENT
 - EA-AE JEA ACCESS & ELECTRICAL EASEMENT
 - ③ SHEET REFERENCE NUMBER
 - MATCHLINE



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

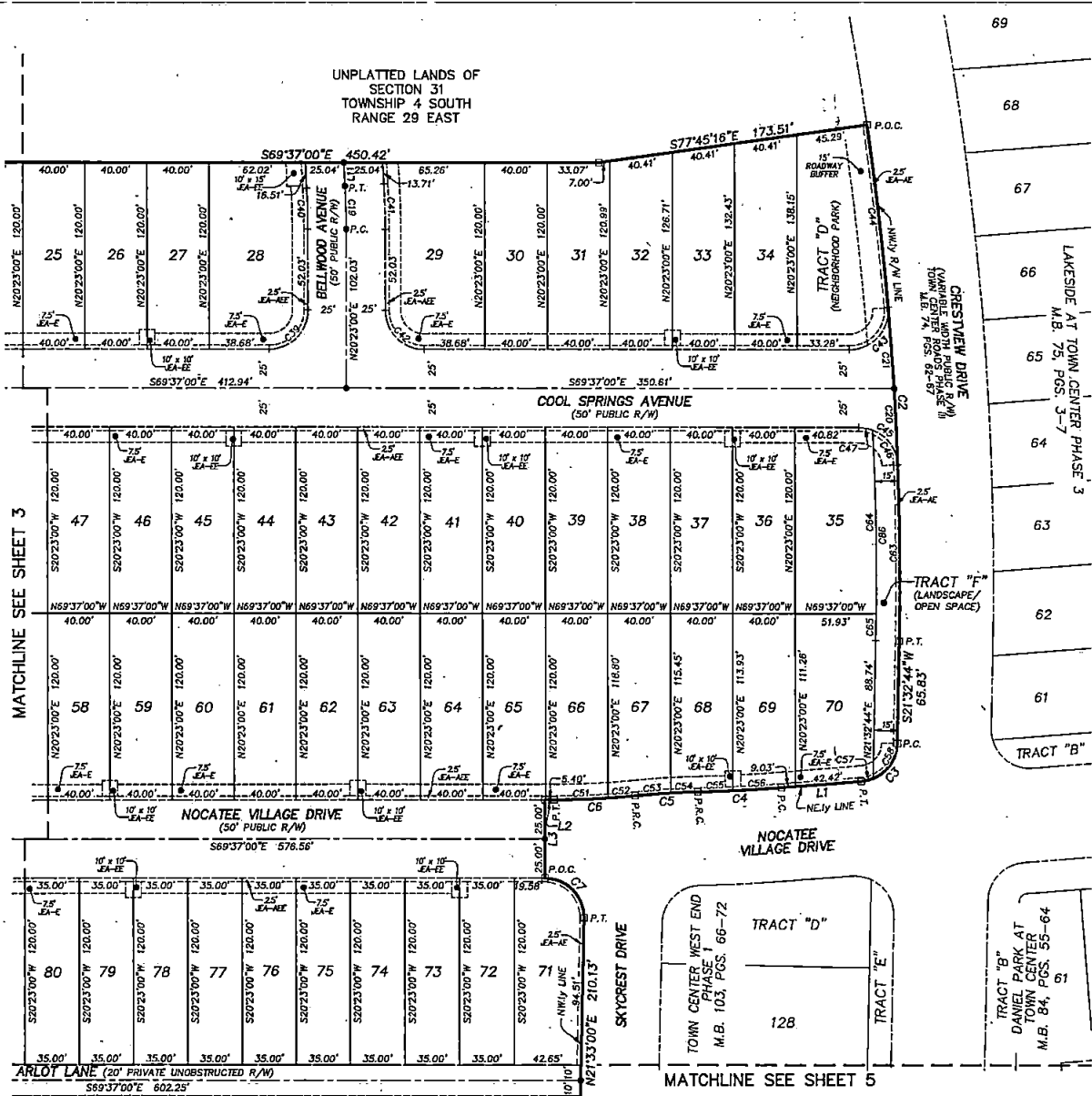
TOWN CENTER WEST END PHASE 2

A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 4 OF 5 SHEETS

SEE SHEET 2 FOR NOTES



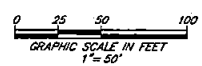
LINE TABLE

LINE	BEARING	LENGTH
L1	N74°08'39"W	51.46'
L2	N69°37'00"W	5.88'
L3	S20°23'00"W	50.00'
L11	N17°11'09"E	15.11'

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	2053.00'	917°59"	333.23'	S16°53'44"W	332.86'
C3	25.00'	8418'37"	36.79'	S63°42'02"W	33.56'
C4	970.00'	310°02"	53.62'	N72°33'38"W	53.61'
C5	500.00'	436°17"	40.18'	N73°16'45"W	40.17'
C6	500.00'	557°54"	52.05'	N72°35'57"W	52.03'
C7	25.00'	911°00"	39.78'	S24°02'00"E	35.71'
C19	500.00'	371°51"	27.90'	N18°47'05"E	27.90'
C20	2053.00'	122°21"	49.18'	N17°41'22"E	49.18'
C21	2053.00'	127°28"	52.24'	N16°16'27"E	52.24'
C39	25.00'	900°00"	39.27'	N65°23'00"E	35.36'
C40	475.00'	371°51"	26.51'	N18°47'05"E	26.50'
C41	525.00'	371°51"	29.30'	N18°47'05"E	29.20'
C42	25.00'	900°00"	39.27'	S24°37'00"E	35.36'
C43	25.00'	94°50'17"	41.38'	N62°57'51"E	36.62'
C44	2053.00'	371°58"	118.23'	N13°53'44"E	118.21'
C45	25.00'	87°59'33"	36.39'	N25°37'14"W	34.73'
C46	25.00'	66°44'42"	29.12'	N14°59'49"W	27.50'
C47	25.00'	217°45'00"	9.27'	N58°59'35"W	9.22'
C51	500.00'	358°05"	34.63'	S71°36'02"E	34.62'
C52	500.00'	159°49"	17.43'	S74°34'59"E	17.43'
C53	500.00'	235°11"	22.72'	N74°16'48"W	22.71'
C54	500.00'	200°05"	17.47'	N71°58'40"W	17.47'
C55	970.00'	119°58"	22.56'	S71°38'36"E	22.56'
C56	970.00'	150°04"	31.06'	S73°13'37"E	31.06'
C57	25.00'	175°31'18"	7.81'	S83°05'18"E	7.77'
C58	25.00'	66°25'19"	28.98'	N54°45'23"E	27.39'
C63	2053.00'	310°11"	113.58'	N19°57'38"E	113.56'
C64	2038.00'	319°37"	118.33'	N19°23'36"E	118.32'
C65	2038.00'	029°19"	17.38'	N21°18'04"E	17.38'
C66	2038.00'	348°56"	135.72'	N19°38'16"E	135.69'

- 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
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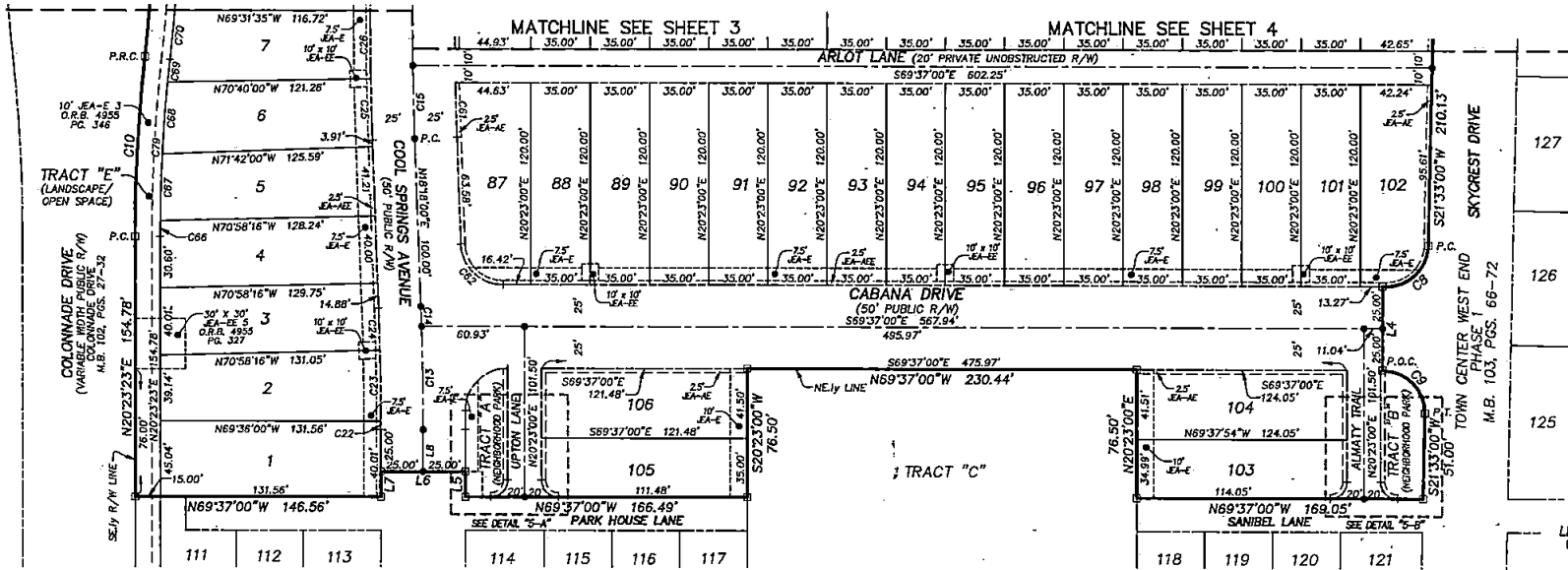
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MAP BOOK PAGE

SHEET 5 OF 5 SHEETS

SEE SHEET 2 FOR NOTES

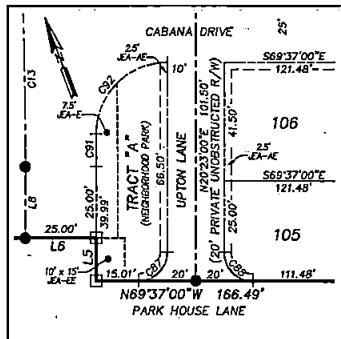


LINE TABLE		
LINE	BEARING	LENGTH
L4	S20°24'00"E	50.00'
L5	N20°24'00"E	14.99'
L6	N69°36'00"W	50.00'
L7	S20°24'00"W	15.01'
L8	N20°24'00"E	25.00'

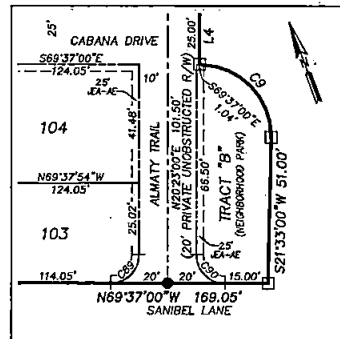
- LEGEND
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 - JEA-AE. JEA ACCESS EASEMENT
 - JEA-AEE. JEA ACCESS & ELECTRICAL EASEMENT
 - ○. SHEET REFERENCE NUMBER
 - ○. MATCHLINE

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C8	25.00'	93°30'07"	40.80'	S68°18'04"W	36.42'
C9	25.00'	91°10'00"	39.78'	S24°02'00"E	35.71'
C10	882.00'	67°57'17"	107.20'	N23°31'01"E	107.14'
C13	2000.00'	1°45'44"	61.51'	N19°31'08"E	61.51'
C14	2000.00'	0°20'16"	11.79'	N18°28'08"E	11.79'
C15	2000.00'	1°14'25"	43.29'	S18°55'12"W	43.29'
C22	1975.00'	0°08'41"	4.99'	N20°19'39"E	4.99'
C23	1975.00'	1°13'35"	42.28'	N19°38'31"E	42.28'
C24	1975.00'	0°43'44"	25.12'	N18°39'52"E	25.12'
C25	2025.00'	1°02'00"	36.52'	S18°49'00"W	36.52'
C26	2025.00'	1°08'25"	40.30'	S18°54'12"W	40.30'
C61	1975.00'	0°56'22"	32.38'	S18°45'11"W	32.38'
C62	25.00'	87°35'00"	38.38'	S29°39'50"E	34.71'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C65	967.00'	0°33'28"	9.41'	S20°40'07"W	9.41'
C67	967.00'	2°21'01"	38.87'	S22°07'22"W	39.67'
C68	967.00'	2°32'25"	42.87'	S24°34'05"W	42.87'
C69	867.00'	0°48'22"	13.61'	S28°14'29"W	13.61'
C70	1049.00'	1°36'01"	29.30'	N28°50'39"E	29.30'
C78	867.00'	6°15'17"	105.58'	S23°31'01"W	105.51'
C87	10.00'	90°00'00"	15.71'	N65°23'00"E	14.14'
C88	10.00'	90°00'00"	15.71'	S24°37'00"E	14.14'
C89	10.00'	90°00'00"	15.71'	N55°23'00"E	14.14'
C90	10.00'	90°00'00"	15.71'	S24°37'00"E	14.14'
C91	2025.00'	0°19'19"	11.37'	N20°14'21"E	11.37'
C92	25.00'	90°22'45"	39.44'	S55°16'04"W	35.47'



DETAIL "S-A"
(1"=30')



DETAIL "S-B"
(1"=30')



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