

RESOLUTION NO. 2021- 238
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
MORGAN'S COVE.

WHEREAS, MORGANS COVE VENTURES LLC, A FLORIDA 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 Morgan's Cove.

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 \$2,151,394.20 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$1,094,935.20 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 _____



Morgan's Cove

A PORTION OF SECTIONS 20, 21 AND 28, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 1 OF 35 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

CAPTION.

A PORTION OF SECTIONS 20, 21 AND 28, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE CORNER COMMON TO SECTIONS 20, 21, 28 AND 29, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 82°22'23" WEST, ALONG THE LINE DIVIDING SAID SECTIONS 20 AND 29, A DISTANCE OF 1253.84 FEET, TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE NO. 95, A 300-FOOT LIMITED ACCESS RIGHT-OF-WAY PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION NO. 78080-2443; THENCE NORTH 14°35'20" WEST, ALONG LAST SAID LINE, 5570.6 FEET, TO THE NORTHERLY BOUNDARY OF SAID SECTION 20; THENCE NORTH 88°58'18" EAST, ALONG LAST SAID LINE, 1167.36 FEET TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1133, PAGE 1452 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTH 01°22'54" EAST, 2823.46 FEET TO THE NORTH LINE OF GOVERNMENT LOT 1, SAID SECTION 20; THENCE SOUTH 89°07'15" EAST, ALONG LAST SAID LINE, 1359.03 FEET TO THE EASTERLY BOUNDARY OF SAID SECTION 20; THENCE SOUTH 01°24'42" EAST, ALONG LAST SAID LINE, 698.94 FEET TO THE NORTHWESTERLY BOUNDARY OF SECTION 54, SAID TOWNSHIP 7 SOUTH, RANGE 29 EAST (THE MARY FONTANE GRANT); THENCE SOUTHWESTERLY, SOUTHEASTERLY AND NORTHEASTERLY ALONG THE NORTHWESTERLY, SOUTHWESTERLY AND SOUTHEASTERLY BOUNDARY OF SAID SECTION 54, RUN THE FOLLOWING THREE COURSES AND DISTANCES: COURSE NO. 1: SOUTH 73°38'30" WEST, 222.40 FEET; COURSE NO. 2: SOUTH 25°41'14" EAST, 4540.80 FEET; COURSE NO. 3: NORTH 73°48'43" EAST, 62.93 FEET TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1133, PAGE 1452 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTH 07°44'55" EAST, ALONG LAST SAID LINE, 367.54 FEET TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 829, PAGE 180 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTH 68°58'44" EAST, ALONG THE EASTERLY BOUNDARY OF LAST SAID LANDS AND ALONG THE WESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 821, PAGE 410, 404.23 FEET, TO THE NORTHWESTERLY LINE OF THOSE LANDS DESIGNATED ALF-2, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4850, PAGE 1042, OF SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY, SOUTHEASTERLY AND SOUTHERLY ALONG THE NORTHWESTERLY, SOUTHWESTERLY AND SOUTHEASTERLY BOUNDARY OF LAST SAID LANDS, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 53°52'09" WEST, 853.00 FEET; COURSE NO. 2: SOUTH 62°22'08" EAST, 60.24 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 3: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 385.00 FEET, AN ARC DISTANCE OF 590.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31°41'50" EAST, 372.43 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 01°01'03" EAST, CONTINUING ALONG LAST SAID LINE AND THE SOUTHERLY PROJECTION THEREOF, 640.27 FEET, TO THE NORTHERLY RIGHT OF WAY OF COUNTY ROAD NO. 214 A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 7857-250; THENCE SOUTH 83°29'27" WEST, ALONG LAST SAID LINE, 80.39 FEET TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4826, PAGE 630 AND OFFICIAL RECORDS BOOK 2393, PAGE 1407 OF SAID PUBLIC RECORDS; THENCE NORTH 01°01'03" WEST, ALONG LAST SAID LINE AND ALONG THE EASTERLY BOUNDARY OF THOSE LANDS DESIGNATED ALF-1, DESCRIBED AND RECORDED IN AFORESAID OFFICIAL RECORDS BOOK 4850, PAGE 1042, A DISTANCE OF 848.03 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, WESTERLY AND SOUTHERLY, CONTINUING ALONG THE NORTHEASTERLY, NORTHERLY AND WESTERLY LINE OF LAST SAID LANDS, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 285.00 FEET, AN ARC DISTANCE OF 305.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 31°41'35" WEST, 290.80 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: NORTH 62°22'08" WEST, 289.34 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 3: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 260.00 FEET, AN ARC DISTANCE OF 139.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°47'04" WEST, 138.23 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: SOUTH 86°48'00" WEST, 62.98 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 5: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 385.00 FEET, AN ARC DISTANCE OF 141.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°05'59" WEST, 140.55 FEET; COURSE NO. 6: SOUTH 00°00'00" EAST, 502.37 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2393, PAGE 1407 OF SAID PUBLIC RECORDS; THENCE SOUTH 85°40'48" WEST, ALONG LAST SAID LINE, 569.23 FEET, TO THE EASTERLY BOUNDARY OF THOSE LANDS DESIGNATED AS PARCEL II AND RECORDED IN OFFICIAL RECORDS BOOK 1485, PAGE 279 OF SAID PUBLIC RECORDS; THENCE NORTH 01°24'12" WEST, ALONG LAST SAID LINE AND ALONG THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2586, PAGE 1361 OF SAID PUBLIC RECORDS BOOK, A DISTANCE OF 1291.09 FEET TO THE SOUTHERLY LINE OF GOVERNMENT LOT 2, SECTION 28, TOWNSHIP 7; THENCE SOUTH 89°19'35" EAST, ALONG LAST SAID LINE, 300.10 FEET TO THE WEST LINE OF THE EAST 60 FEET OF THE WEST 380 FEET OF SAID SECTION 28; THENCE NORTH 00°53'14" WEST, ALONG LAST SAID LINE, 2547.08 FEET, TO THE NORTHERLY LINE OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2430, PAGE 692; THENCE SOUTH 88°39'18" WEST, ALONG LAST SAID LINE, 300.00 FEET TO AND INTERSECTION WITH SAID WESTERLY LINE OF SECTION 28 (ALSO BEING THE EASTERLY LINE OF SAID SECTION 28); THENCE NORTH 00°53'14" WEST, ALONG SAID WESTERLY LINE OF SECTION 28, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 261.65 ACRES, MORE OR LESS.

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 REVIEW - COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF MORGAN'S COVE 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
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

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, PLATTING, 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 AND ASSOCIATES, L.L.C. NO. 3731
3830 CROWN POINT ROAD JACKSONVILLE, FLORIDA 32257



Morgan's Cove

A PORTION OF SECTIONS 20, 21 AND 28, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 2 OF 35 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MORGAN'S COVE VENTURES LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, WHICH SHALL HEREAFTER BE KNOWN AS MORGAN'S COVE, 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 RIGHTS-OF-WAY DESIGNATED IN THE PLAT AS CANNON BALL DRIVE, CORAL RIDGE COURT, FALCON RIDGE ROAD, MANGO GROVE COURT, MORGAN'S TREASURE ROAD, SAILORS LANDING COURT AND SHALLOW BAY COURT ARE HEREBY DEDICATED TO ST. JOHNS COUNTY, A POLITICAL SUBDIVISION, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR MAINTENANCE OF THE RIGHT-OF-WAY, ACCESS, DRAINAGE AND UTILITY IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

THE EASEMENTS SHOWN ON THIS PLAT AS "UNOBSTRUCTED DRAINAGE EASEMENT" AND TRACTS 3, 11, 23, 31 AND 38 (STORMWATER MANAGEMENT FACILITY) SHOWN ON THIS PLAT SHALL PERMIT ST. JOHNS COUNTY, A POLITICAL SUBDIVISION, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE ALL STORMWATER WHICH MAY FALL OR COME UPON ALL ROAD RIGHTS-OF-WAY HEREBY DEDICATED INTO, OVER, ACROSS OR THROUGH SAID DRAINAGE & ACCESS EASEMENTS AND STORMWATER MANAGEMENT FACILITY TRACTS. THE FOREGOING RIGHT OF THE COUNTY TO DISCHARGE STORMWATER SHALL NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE COUNTY FOR THE CONSTRUCTION OR MAINTENANCE OF THE DRAINAGE SYSTEM.

TRACTS 1, 2, 7, 10, 14, 21, 22, 26, 27, 28, 32, 33 AND 50 (OPEN SPACE AND UTILITIES), TRACTS 3 AND 11 (STORMWATER MANAGEMENT FACILITY, OPEN SPACE AND UTILITIES), TRACT 23 (STORMWATER MANAGEMENT FACILITY AND OPEN SPACE), TRACTS 31 AND 38 (STORMWATER MANAGEMENT FACILITY), TRACTS 4, 5, 8, 24, 25, 34, 38A, 38B, 40A, 40B, 41A, 41B, 42, 43, AND 44 (CONSERVATION), TRACT 9, 17, 18, 19, 20, 30, 51 AND 52 (OPEN SPACE), TRACTS 12 AND 39 (ACTIVE RECREATION PARK), TRACT 37 (PASSIVE RECREATION PARK), TRACTS 13, 16, 35, 45, 48, 47, 49 AND 49 (BUFFER) AND TRACT 15 (ACCESS AND OPEN SPACE) SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. PROVIDED HOWEVER, THE UNDERSIGNED OWNERS RESERVE 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.

ALL EASEMENTS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. PROVIDED HOWEVER, THE UNDERSIGNED OWNERS RESERVE 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.

ALL EASEMENTS DESIGNATED ON THIS PLAT AS "F.P.L.E." ARE HEREBY DEDICATED TO FLORIDA POWER AND LIGHT, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

TRACTS 8 AND 29 (PUMP STATION) ARE HEREBY DEDICATED (FEE SIMPLE) TO ST. JOHNS COUNTY, A POLITICAL SUBDIVISION, ITS SUCCESSORS AND ASSIGNS, FOR UTILITY PURPOSES. THE CDD SHALL HAVE THE OBLIGATION FOR MAINTENANCE OF THE LANDSCAPING WITHIN SAID TRACTS 8 AND 29 (PUMP STATION) AND THE CDD AND ITS SUCCESSORS AND ASSIGNS SHALL HAVE AN ACCESS EASEMENT OVER ALL EASEMENTS DESIGNATED ON THIS PLAT AS "SJCD UTILITY AND ACCESS EASEMENT" TO INSTALL, OPERATE, MAINTAIN, REPAIR OR REPLACE ANY LANDSCAPING, IRRIGATION AND HARDSCAPING FACILITIES; PROVIDED, HOWEVER, THAT THE CDD RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE TO THE ASSOCIATION OR TO SUCH OTHER PROPERTY OWNERS ASSOCIATION OR ENTITY AS WILL ASSUME THE OBLIGATION FOR SUCH MAINTENANCE UNDER THE PLAT. THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, AS WELL AS THE CDD (BUT SUBJECT TO THE CDD'S LIMITATIONS OF LIABILITY SET FORTH IN SECTION 788.29, FLORIDA STATUTES) SHALL FOREVER RELEASE, DISCHARGE AND INDEMNIFY ST. JOHNS COUNTY UTILITY DEPARTMENT (SJCD) 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 ANY LANDSCAPING INSTALLED WITHIN SAID "SJCD UTILITY AND ACCESS EASEMENT", OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO THE USE BY ST. JOHNS COUNTY UTILITY DEPARTMENT (SJCD) OF SAID "SJCD UTILITY AND ACCESS EASEMENTS". THE OWNERS' RESPECTIVE SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON.

ALL EASEMENTS DESIGNATED ON THIS PLAT AS "UTILITY & ACCESS EASEMENT" (SJCD-U.E.) ARE HEREBY IRREVOCABLY AND DEDICATED TO ST. JOHNS COUNTY, A POLITICAL SUBDIVISION, ITS SUCCESSORS AND ASSIGNS, AS UTILITY AND ACCESS EASEMENTS FOR INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF UNDERGROUND UTILITY IMPROVEMENTS (AND RELATED ABOVE GROUND EQUIPMENT). ALL EASEMENTS DESIGNATED ON THIS PLAT AS "ACCESS & UTILITY EASEMENT" ARE HEREBY IRREVOCABLY AND DEDICATED TO ST. JOHNS COUNTY UTILITY DEPARTMENT (SJCD), ITS SUCCESSORS AND ASSIGNS, AS ACCESS AND UTILITY EASEMENTS FOR INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF UNDERGROUND UTILITY IMPROVEMENTS (AND RELATED ABOVE GROUND EQUIPMENT) THAT ARE NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS WITHIN THE CREEKSIDE AT TWIN CREEKS SUBDIVISION.

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(2b) 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 TOV, OR ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

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 TOV, AND ITS SUCCESSORS AND ASSIGNS AND GRANTEEES OF SAID EASEMENTS.

IN WITNESS WHEREOF, MORGAN'S COVE VENTURES LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS _____ THIS _____ DAY OF _____, A.D., 2021.

MORGAN'S COVE VENTURES LLC, A FLORIDA LIMITED LIABILITY COMPANY

ST. SIMONS BANK & TRUST

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 5015, PAGE 1830, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ENCOMBRING A PORTION OF THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNERS OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.

WITNESS: _____
BY: _____ PRINT: _____
PRINT: _____ WITNESS: _____
TITLE: _____ PRINT: _____

ST. SIMONS BANK & TRUST WITNESS: _____
PRINT: _____
BY: _____ WITNESS: _____
PRINT: _____
TITLE: _____ PRINT: _____

NOTARY FOR MORGAN'S COVE VENTURES LLC, A FLORIDA LIMITED LIABILITY COMPANY

NOTARY FOR ST. SIMONS BANK & TRUST

STATE OF _____
COUNTY OF _____

STATE: _____
COUNTY: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, A.D., 2021, BY _____ OF MORGAN'S COVE VENTURES LLC, A FLORIDA LIMITED LIABILITY COMPANY FOR THE COMPANY.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, A.D., 2021, BY _____ OF ST. SIMONS BANK & TRUST, FOR THE BANK.

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

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

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

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

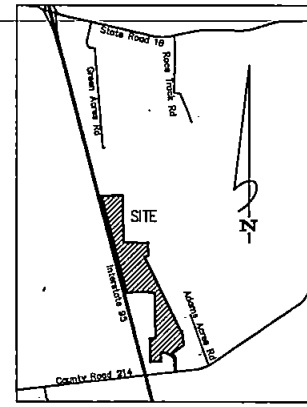
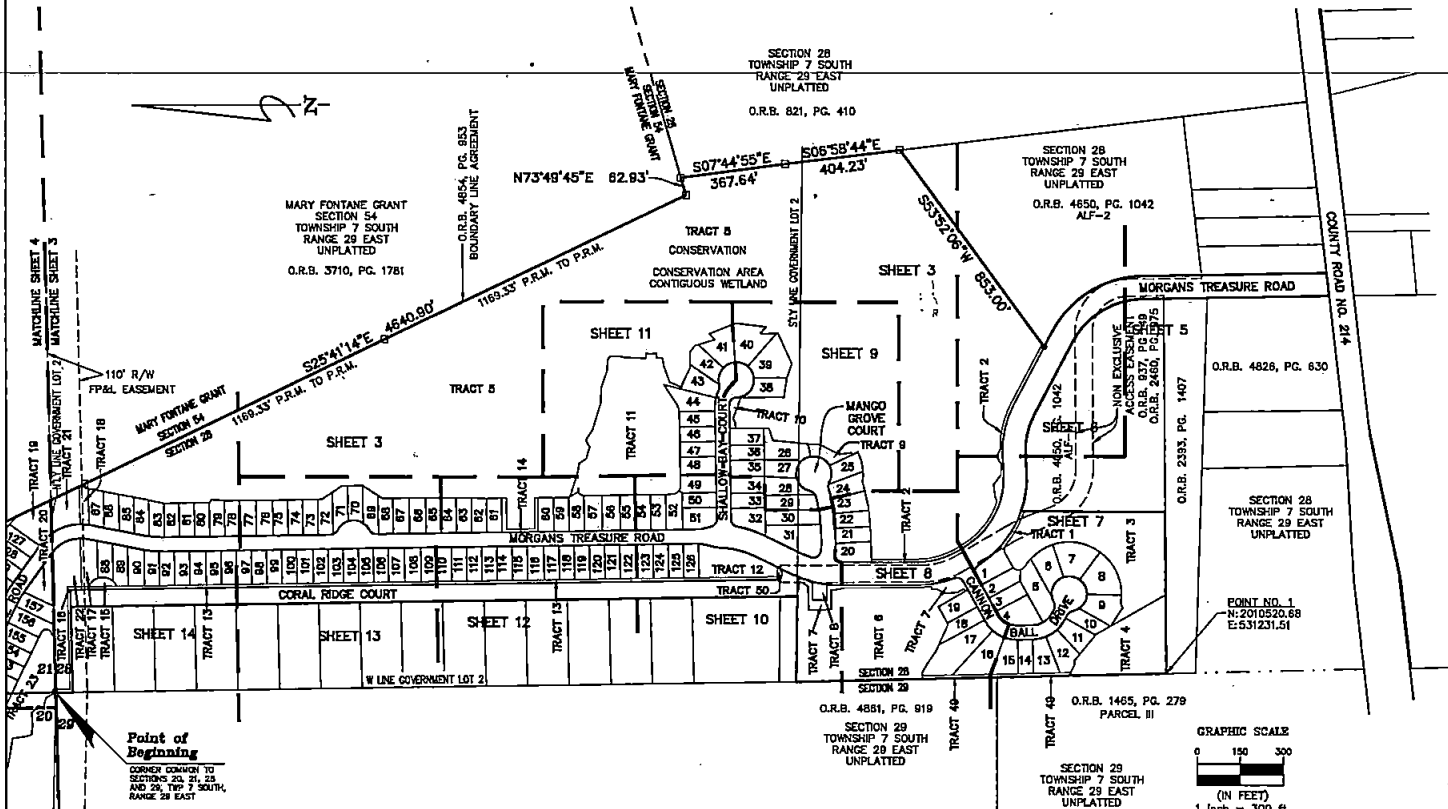


Morgan's Cove

A PORTION OF SECTIONS 20, 21 AND 28, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

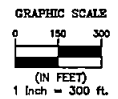
MAP BOOK PAGE

SHEET 3 OF 35 SHEETS
286 LOTS AND 65 TRACTS



VICINITY MAP
NOT TO SCALE

- LEGEND**
- R/W = RIGHT OF WAY
 - M.B. = MAP BOOK
 - O.R.B. = OFFICIAL RECORDS BOOK
 - PAGES = PAGES(S)
 - CD = THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
 - CH = CHORD DISTANCE
 - R = RADIUS
 - A = DELTA ANGLE
 - L = ARC LENGTH
 - R.P. = RADIUS POINT
 - C.L. = CENTERLINE
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - N.T. = POINT OF NON TANGENCY
 - P.R.C. = POINT OF REVERSE CURVATURE
 - T.C.E. = TEMPORARY CONSTRUCTION EASEMENT
 - T.L.O. = TIE LINE ONLY
 - (R) = RADIAL LINE
 - U.O.&A.E. = UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
 - U.O.A.&M.E. = UNOBSTRUCTED DRAINAGE, ACCESS AND MAINTENANCE EASEMENT
 - S.C.U.D. U.E. = ST. JOHNS COUNTY UTILITY DEPARTMENT UTILITY EASEMENT
 - S.C.U.D. U.O.&A.E. = ST. JOHNS COUNTY UTILITY DEPARTMENT UTILITY AND ACCESS EASEMENT
 - CI = TABULATED CURVE DATA
 - LI = TABULATED LINE DATA
 - F.P.L.E. = FLORIDA POWER AND LIGHT EASEMENT
 - C.E. = CONSERVATION EASEMENT
 - S.M.F. = STORMWATER MANAGEMENT FACILITY
 - ATB = APPROXIMATE TOP OF BANK
 - S.J.W. = STATE JURISDICTIONAL WETLAND LINE
 - ⊙ = PERMANENT CONTROL POINT
 - ⊙ = STAMPED P.C.P. LB 3731
 - ⊙ = 4"x4" CONCRETE MONUMENT
 - ⊙ = STAMPED P.R.M. LB 3731
 - ⊙ = SET 5/8" REBAR WITH CAP "P.R.M. LB 3731"
 - ATB = APPROXIMATE TOP OF BANK
 - = JURISDICTIONAL WETLANDS
 - ⊙ = DENOTES STATE JURISDICTIONAL WETLANDS
 - ▨ = DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH



General Notes

1. BEARINGS SHOWN HEREON ARE BASED ON THE ELY R/W LINE OF INTERSTATE NO. 95 - AS NORTH 14°35'26" WEST PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
2. 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 (ELZEY).
DURBIN 2 N 2092435.8352 E 509677.0129
ELZEY N 2030457.6859 E 524684.1854
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (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 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)
4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
5. THE TABULATED CURVE & LINE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES & LINES THAT APPEAR ON THAT SHEET.
6. 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.
7. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
8. CERTAIN EASEMENTS ARE RESERVED FOR FP&L FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

POINT	NORTHING	EASTING	DESCRIPTION
1	2010520.68	531231.51	PRM-SWLY CORNER OF TRACT 4
2	2010762.98	528503.04	PRM-NWLY CORNER OF TRACT 44

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:

O.R.B. 36, PG. 52	EASEMENT	BLANKETS GOV'T LOT 2 SEC 28
O.R.B. 493, PG. 740	FP&L EASEMENT	SHOWN HEREON
O.R.B. 937, PG. 149	ACCESS EASEMENT	SHOWN HEREON
O.R.B. 2460, PG. 975	EASEMENT	SHOWN HEREON
O.R.B. 2480, PG. 980	EASEMENT	SHOWN HEREON
O.R.B. 2811, PG. 1549	EASEMENT	SHOWN HEREON
O.R.B. 2936, PG. 897	R/W CONSENT AGREEMENT	SHOWN HEREON
O.R.B. 937, PG. 149	ACCESS EASEMENT	SHOWN HEREON
O.R.B. 2989, PG. 1791	BOUNDARY LINE AGREEMENT	SHOWN HEREON
O.R.B. 4854, PG. 953	CONSERVATION EASEMENT	SHOWN HEREON

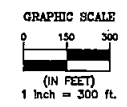
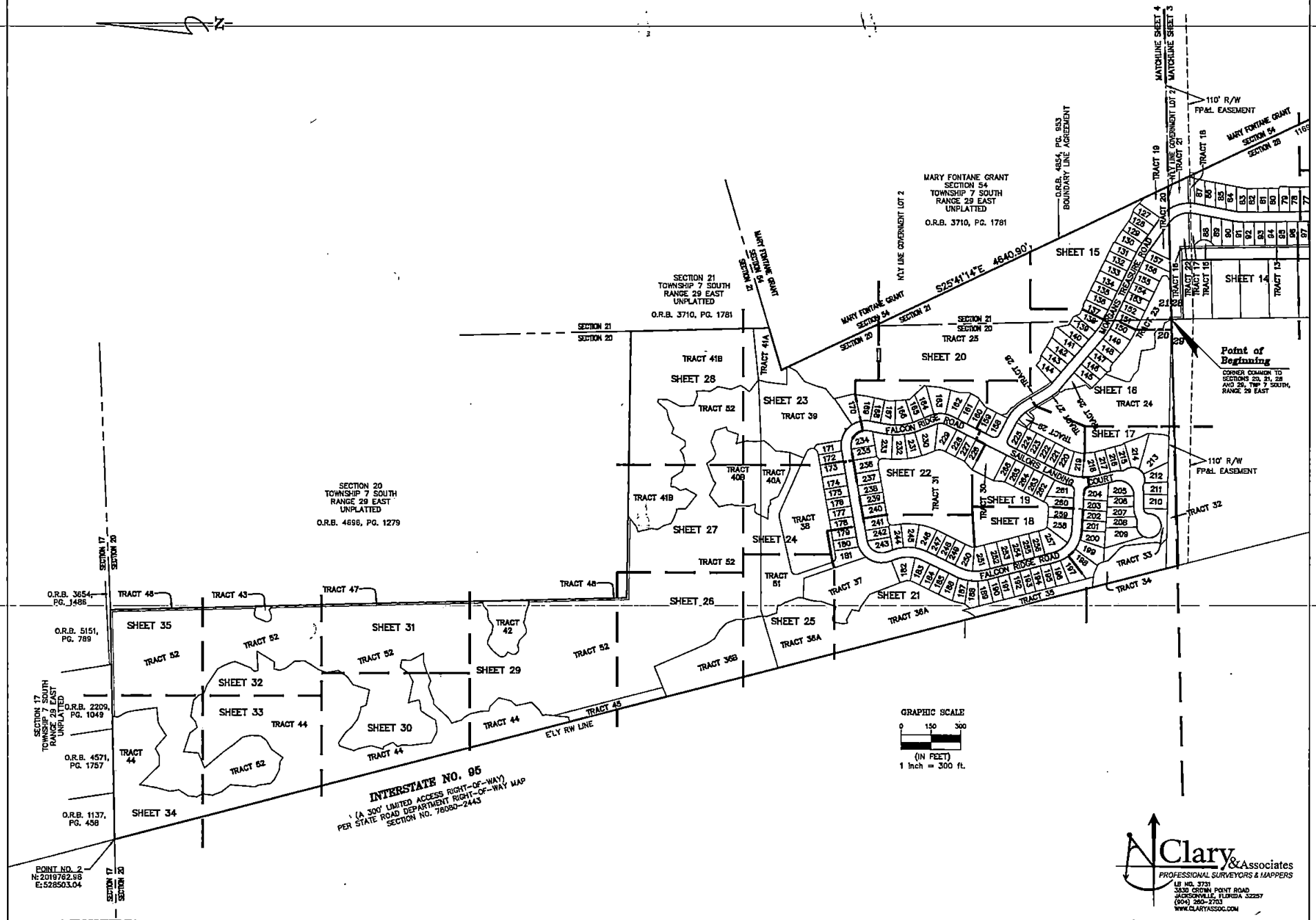


Morgan's Cove

A PORTION OF SECTIONS 20, 21 AND 28, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 4 OF 35 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



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MAP BOOK PAGE

SHEET 5 OF 35 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

MATCHLINE SHEET 6
MATCHLINE SHEET 5

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	365.00'	390.84'	61°21'05"	S31°41'35"E	372.43'
C2	285.00'	305.17'	61°21'05"	N31°41'35"W	290.80'
C3	325.00'	348.00'	61°21'05"	N31°41'35"W	331.62'

O.R.B. 4650, PG. 1042
ALF-1

O.R.B. 4650, PG. 1042
ALF-2

O.R.B. 2393, PG. 1407

O.R.B. 4826, PG. 630

SECTION 28
TOWNSHIP 7 SOUTH
RANGE 29 EAST
UNPLATTED

NON EXCLUSIVE EASEMENT FOR INGRESS,
EGRESS, ROAD PURPOSES AND UTILITIES
O.R.B. 857, PG 149
O.R.B. 2480, PG. 975
O.R.B. 2480, PG. 890
O.R.B. 2811, PG. 1549
O.R.B. 4650, PG. 1042

N07°01'03"W 648.03'
MORGAN'S TREASURE ROAD

N07°01'03"W 844.15'

S01°01'03"E 840.27'

SECTION 28
TOWNSHIP 7 SOUTH
RANGE 29 EAST
UNPLATTED

O.R.B. 3196, PG. 1942

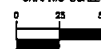
O.R.B. 2782, PG. 1321

40.19'
40.19'
S83°28'27"W
80.38'

COUNTY ROAD NO. 214

(VARIABLE WIDTH R/W PER FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION NO. 7827-250, ROAD S-214)

GRAPHIC SCALE



(IN FEET)
1" = 50'



DENOTES UPLAND BUFFER
(NATURAL VEGETATIVE UPLAND BUFFER)
25' AVERAGE WIDTH

DENOTES WETLANDS

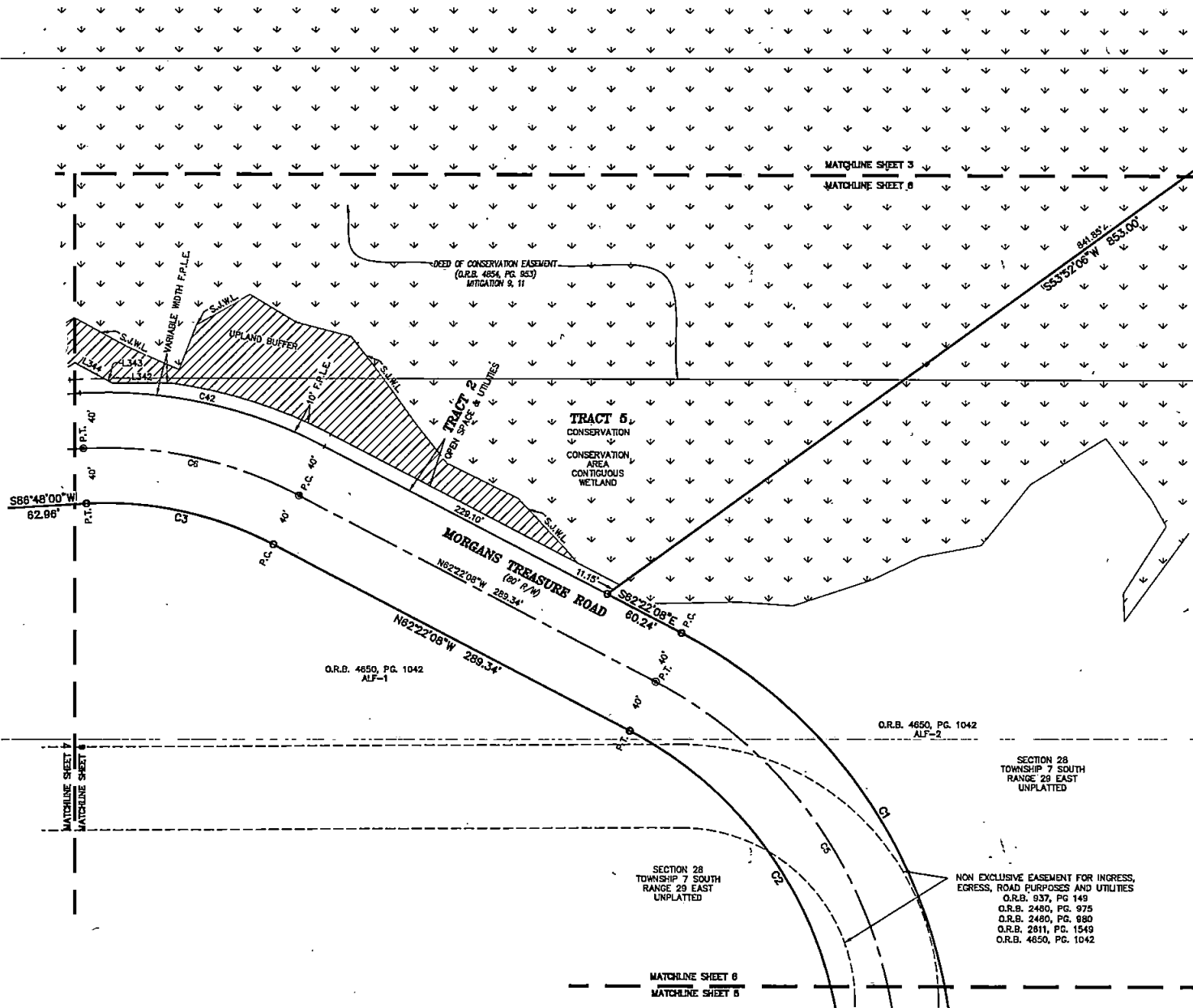
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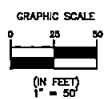
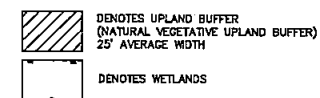
MAP BOOK PAGE

SHEET 6 OF 35 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



LINE TABLE		
LINE	BEARING	DISTANCE
L342	S89°58'56"W	42.84'
L343	N61°24'45"W	8.75'
L344	N61°24'45"W	23.95'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	365.00'	380.84'	61°21'05"	S31°41'35"E	372.43'
C2	285.00'	305.17'	61°21'05"	N31°41'35"W	290.80'
C3	280.00'	139.91'	30°49'52"	N77°47'04"W	138.23'
C5	325.00'	348.00'	61°21'05"	N31°41'35"W	331.62'
C8	300.00'	161.43'	30°49'52"	N77°47'04"W	159.49'
C42	340.00'	182.98'	30°49'52"	N77°47'04"W	180.78'




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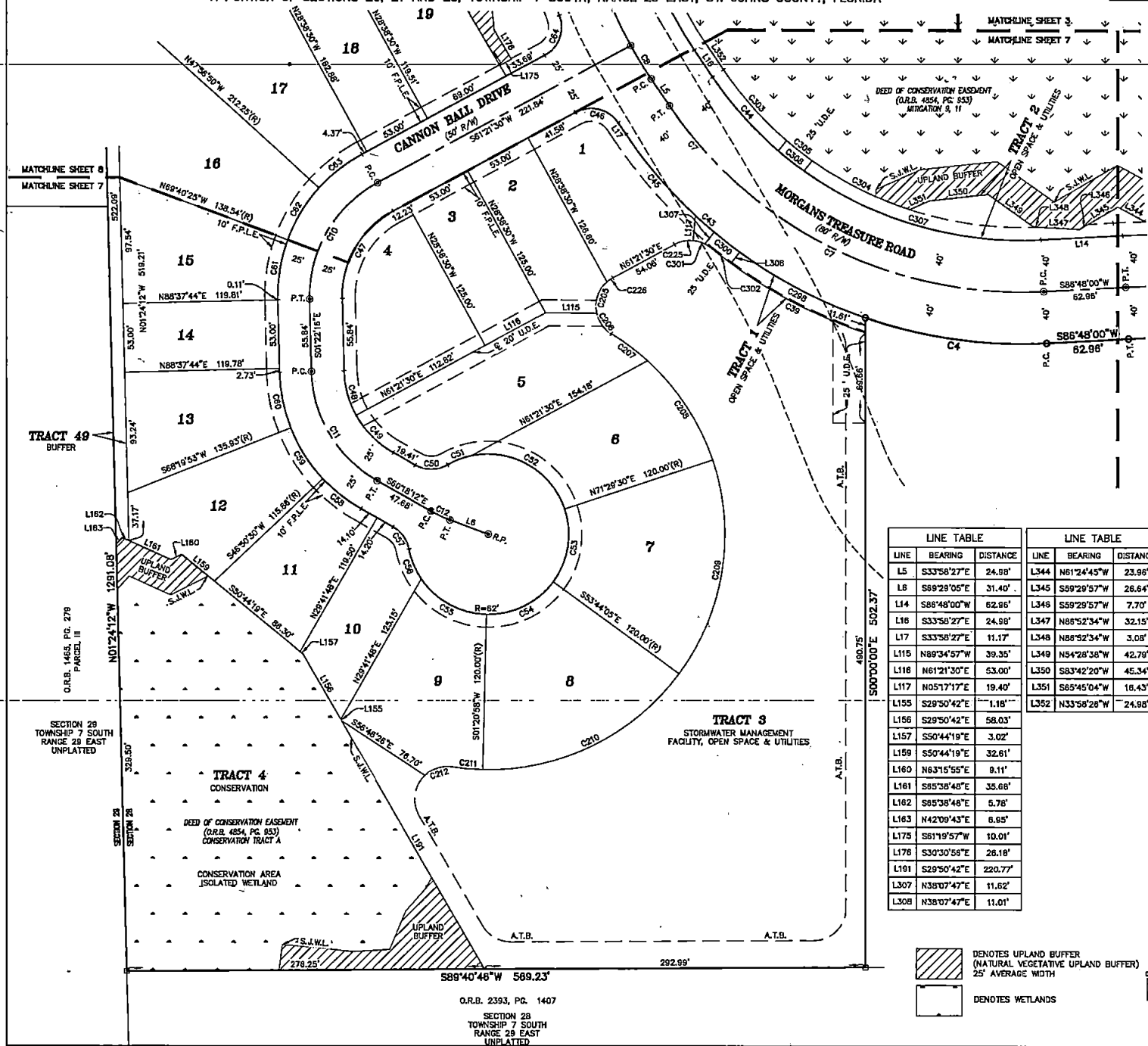
Morgan's Cove

A PORTION OF SECTIONS 20, 21 AND 28, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

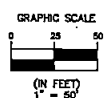
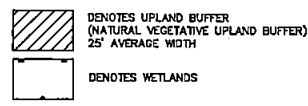
PAGE

SHEET 7 OF 35 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C4	365.00'	141.43'	221°2'03"	N82°05'59"W	140.55'
C7	325.00'	335.65'	591°3'34"	S63°35'13"E	321.19'
C8	325.00'	30.25'	519°58'	S31°18'28"E	30.24'
C10	100.00'	109.48'	82°43'45"	S29°39'37"W	104.10'
C11	100.00'	102.86'	58°53'56"	S30°50'14"E	98.38'
C12	100.00'	16.02'	91°0'53"	S64°53'38"E	16.01'
C39	376.00'	116.81'	17°48'00"	S62°40'32"E	116.34'
C43	365.00'	19.24'	3°01'10"	S48°23'53"E	19.23'
C44	285.00'	76.52'	15°22'57"	S41°39'55"E	76.28'
C45	365.00'	82.27'	1°25'45"	S40°25'52"E	82.10'
C46	25.00'	36.94'	84°40'04"	N76°18'28"W	33.67'
C47	75.00'	82.11'	62°43'45"	S29°59'37"W	78.07'
C48	75.00'	36.08'	27°32'58"	S15°08'44"E	35.72'
C49	75.00'	41.08'	31°22'59"	S44°36'43"E	40.57'
C50	25.00'	26.11'	59°50'28"	N89°46'34"E	24.94'
C51	62.00'	19.75'	16°14'57"	S88°56'49"W	19.66'
C52	62.00'	90.23'	83°23'13"	N60°12'08"W	82.48'
C53	62.00'	59.27'	54°46'25"	N08°52'43"E	57.04'
C54	62.00'	59.61'	55°03'03"	N63°48'26"E	57.34'
C55	62.00'	59.20'	54°42'42"	S61°17'42"E	56.98'
C58	62.00'	25.23'	23°19'05"	S22°16'48"E	25.06'
C57	25.00'	21.68'	49°40'58"	N35°27'44"W	21.01'
C58	125.00'	37.40'	17°08'42"	S51°43'51"E	37.27'
C59	125.00'	46.88'	21°29'23"	S32°24'49"E	46.61'
C60	125.00'	44.28'	20°17'52"	S11°31'11"E	44.05'
C61	125.00'	47.34'	21°41'51"	S09°28'40"W	47.05'
C62	125.00'	47.40'	21°43'35"	S31°11'22"W	47.12'
C63	125.00'	42.12'	19°18'20"	S51°42'20"W	41.92'
C205	25.00'	26.82'	61°27'45"	S18°04'37"W	25.55'
C206	25.00'	20.05'	45°56'48"	S35°37'38"E	19.51'
C207	182.00'	34.88'	10°55'11"	N53°08'26"W	34.63'
C208	182.00'	92.67'	29°10'21"	N33°05'40"W	91.67'
C209	182.00'	173.98'	54°46'25"	N08°52'43"E	167.44'
C210	182.00'	174.97'	55°05'03"	N63°48'26"E	168.31'
C211	182.00'	23.58'	7°25'25"	S84°56'20"E	23.56'
C212	25.00'	22.66'	51°55'40"	S72°48'32"W	21.89'
C225	25.00'	14.80'	33°55'48"	S78°19'24"W	14.59'
C228	-25.00'	-5.48'	-12°33'00"	S55°05'00"W	-5.47'
C298	365.00'	109.36'	17°09'59"	S62°24'58"E	108.95'
C300	365.00'	25.00'	3°55'30"	S51°52'13"E	25.00'
C301	25.00'	14.80'	33°55'48"	N87°44'49"W	14.59'
C302	376.00'	19.84'	2°59'37"	S52°16'43"E	19.64'
C303	376.00'	73.66'	15°20'47"	S41°38'49"E	73.44'
C304	275.00'	84.27'	17°33'25"	S83°18'21"E	83.94'
C305	275.00'	24.89'	5°12'28"	S51°55'26"E	24.98'
C307	285.00'	193.08'	38°48'57"	S73°47'31"E	189.41'
C308	285.00'	25.01'	5°01'39"	S51°52'13"E	25.00'

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L5	S33°58'27"E	24.98'	L344	N61°24'43"W	23.96'
L8	S89°28'05"E	31.40'	L345	S59°29'57"W	26.64'
L14	S88°48'00"W	62.66'	L346	S59°29'57"W	7.70'
L16	S33°58'27"E	24.98'	L347	N86°52'34"W	32.15'
L17	S33°58'27"E	11.17'	L348	N86°52'34"W	3.08'
L115	N89°34'57"W	39.35'	L349	N54°28'36"W	42.79'
L116	N61°21'30"E	53.00'	L350	S83°42'20"W	45.34'
L117	N05°17'17"E	19.40'	L351	S65°45'04"W	16.43'
L155	S29°50'42"E	1.18'	L352	N33°58'28"W	24.98'
L156	S29°50'42"E	58.03'			
L157	S50°44'19"E	3.02'			
L159	S50°44'19"E	32.61'			
L160	N63°15'55"E	9.11'			
L161	S85°38'48"E	35.68'			
L162	S85°38'48"E	5.78'			
L163	N42°09'43"E	6.85'			
L175	S61°19'57"W	10.01'			
L176	S30°30'58"E	26.18'			
L191	S29°50'42"E	220.77'			
L307	N38°07'47"E	11.62'			
L308	N38°07'47"E	11.01'			



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O.R.B. 2393, PG. 1407
SECTION 28
TOWNSHIP 7 SOUTH
RANGE 29 EAST
UNPLATTED

Morgan's Cove

A PORTION OF SECTIONS 20, 21 AND 28, TOWNSHIP 7 SOUTH, RANGE 7 EAST, ST. JOHNS COUNTY, FLORIDA

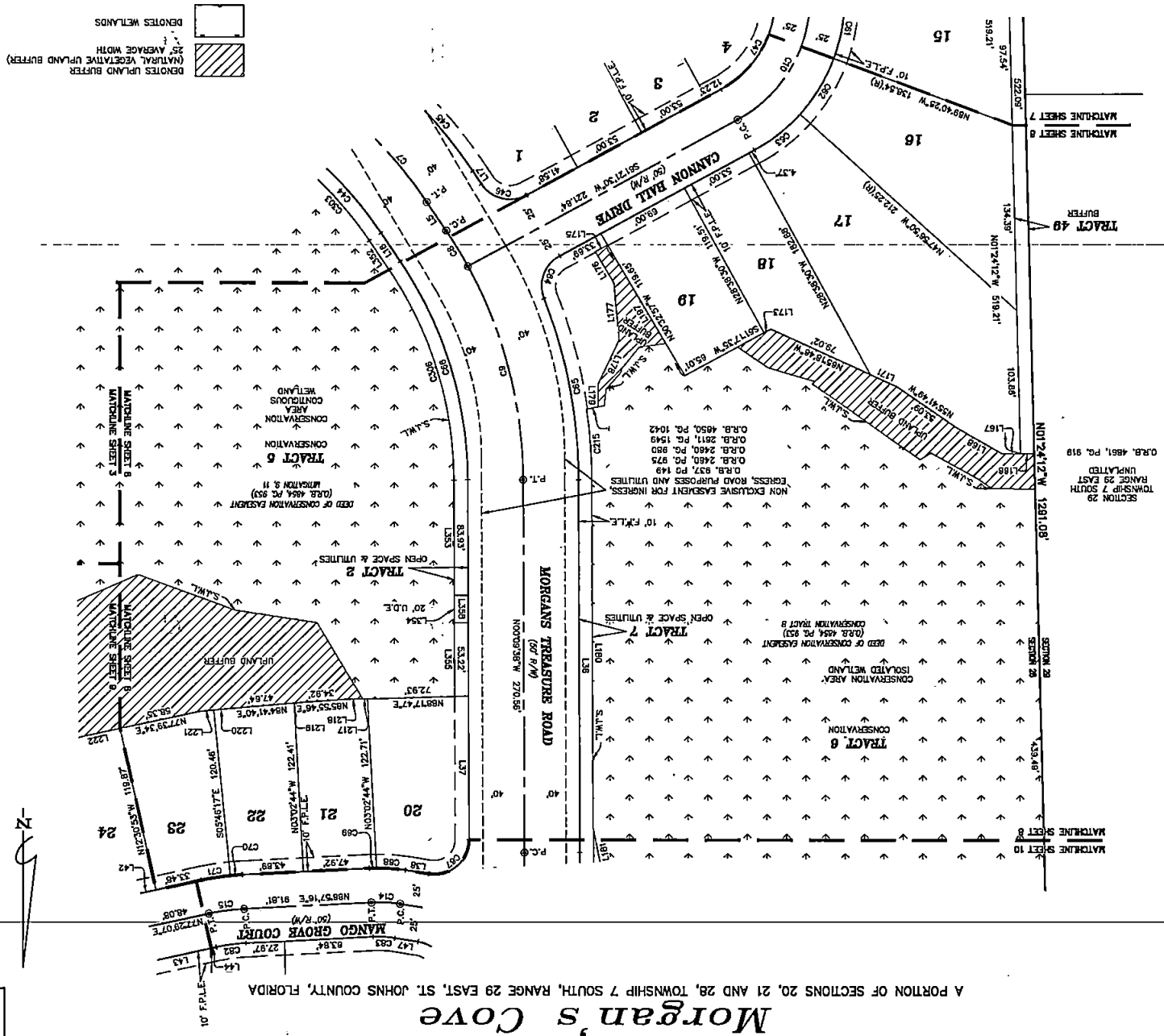
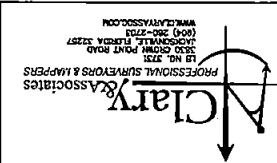
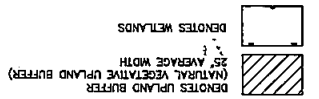
SHEET 8 OF 35 SHEETS

SEE SHEET 3 FOR NOTES AND LEGEND

LINE	BEARING	DISTANCE
L169	S78°07'38"W	8.53'
L197	S33°58'27"E	110.11'
L177	S33°58'27"E	3.53'
L176	S33°58'27"E	24.98'
L137	S00°09'38"E	104.08'
L218	N84°41'40"E	2.50'
L420	N81°08'22"W	10.58'
L221	N84°41'40"E	10.50'
L422	N77°39'34"E	34.83'
L352	N33°58'26"W	24.98'
L153	N00°09'37"W	83.63'
L354	N00°09'37"W	20.00'
L355	N00°09'37"W	53.45'
L358	S00°09'38"E	20.00'

LINE	BEARING	DISTANCE
L181	S11°59'58"E	38.06'
L180	S00°11'18"E	252.63'
L179	S00°11'33"E	16.68'
L178	S25°36'03"W	33.38'
L177	S05°37'37"E	41.72'
L176	S30°30'58"E	28.18'
L175	S81°19'57"W	10.01'
L173	S81°17'35"W	5.81'
L171	N85°18'46"W	21.40'
L168	N80°16'51"W	57.13'
L167	N88°21'06"W	13.68'
L166	N89°21'06"W	10.01'
L47	S81°08'22"E	17.03'
L44	N77°29'07"E	3.83'
L43	N77°29'07"E	47.30'
L42	S77°29'07"W	14.60'
L220	N81°08'22"W	17.20'
L219	N84°41'40"E	10.58'
L218	N84°41'40"E	2.50'
L136	S00°09'38"E	117.56'
L127	S33°58'27"E	111.77'
L197	S33°58'27"E	24.98'
L169	S78°07'38"W	8.53'

CURVE	RADIUS	LENGTH	DELTA BEARING	CHORD
C7	328.00'	335.95'	S93°33'13"E	321.18'
C8	328.00'	302.55'	S311°8'28"E	304.24'
C9	328.00'	109.48'	S29°58'37"W	104.10'
C10	1000.00'	109.48'	S29°58'37"W	104.10'
C44	288.00'	78.52'	S41°19'58"E	76.28'
C45	365.00'	82.27'	S40°25'52"E	82.10'
C46	365.00'	38.94'	N78°18'28"W	33.67'
C47	75.00'	82.11'	S23°58'37"W	78.07'
C81	128.00'	47.34'	S05°28'40"W	47.05'
C82	128.00'	47.40'	S311°22'22"W	47.12'
C83	128.00'	42.81'	S51°42'20"W	41.92'
C84	25.00'	38.06'	N20°02'28"E	33.01'
C85	365.00'	2105.55'	S10°43'05"E	133.75'
C86	288.00'	168.20'	S34°8'49"E	165.77'
C87	25.00'	43.21'	S49°21'00"W	38.03'
C88	128.00'	20.90'	S85°53'42"E	20.87'
C89	128.00'	37.44'	S85°53'42"E	37.44'
C90	128.00'	37.44'	S85°53'42"E	37.44'
C91	128.00'	37.44'	S85°53'42"E	37.44'
C92	130.00'	21.48'	N82°13'12"E	21.48'
C93	75.00'	15.59'	S87°05'33"E	15.59'
C215	378.00'	51.11'	S04°03'26"E	51.07'
C203	278.00'	73.66'	S41°38'49"E	73.44'
C206	278.00'	182.29'	S34°8'49"E	182.02'



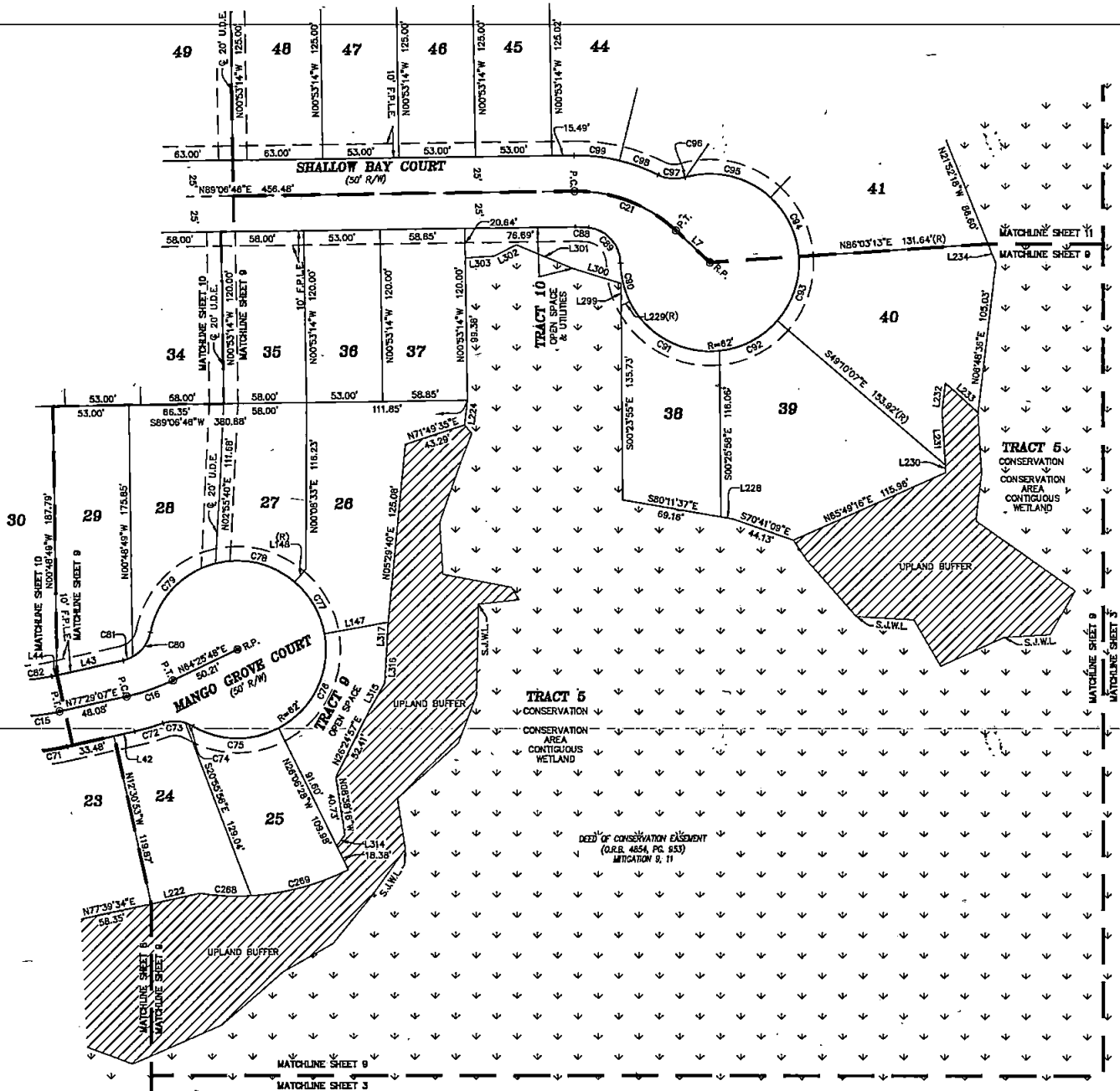
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A PORTION OF SECTIONS 20, 21 AND 28, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

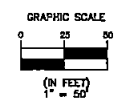
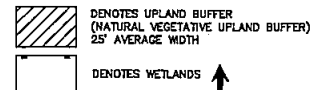
PAGE

SHEET 9 OF 35 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C15	153.00'	23.62'	9°28'08"	N82°31'12"E	25.59'
C16	150.00'	34.18'	13°03'19"	N70°57'28"E	34.10'
C21	100.00'	77.24'	44°15'21"	N88°45'34"W	75.34'
C71	180.00'	21.18'	8°44'35"	N80°51'25"E	21.17'
C72	175.00'	20.75'	8°47'36"	N74°05'19"E	20.74'
C73	25.00'	15.79'	36°11'30"	S88°47'18"W	15.53'
C74	25.00'	5.85'	13°25'18"	N66°24'20"W	5.84'
C75	82.00'	83.05'	58°18'08"	S88°49'44"E	60.37'
C76	82.00'	78.09'	72°10'07"	N25°57'10"E	73.03'
C77	82.00'	42.51'	39°17'15"	N29°46'31"W	41.69'
C78	82.00'	59.24'	54°44'57"	N78°47'37"W	57.02'
C79	82.00'	70.10'	84°48'52"	S43°26'28"W	68.43'
C80	25.00'	21.85'	50°05'00"	N36°05'32"E	21.16'
C81	25.00'	7.13'	16°21'03"	N69°18'35"E	7.11'
C82	130.00'	21.48'	9°28'08"	N82°31'12"E	21.46'
C88	75.00'	9.17'	7°00'27"	N87°23'01"W	9.17'
C89	25.00'	36.42'	83°27'51"	N42°08'52"W	33.28'
C90	82.00'	27.84'	25°43'23"	S13°16'38"E	27.80'
C91	82.00'	75.82'	70°03'56"	S61°10'17"E	71.18'
C92	82.00'	46.48'	42°57'52"	N62°18'49"E	45.41'
C93	82.00'	48.45'	44°46'40"	N18°28'33"E	47.23'
C94	82.00'	46.71'	43°09'45"	N25°31'39"W	45.61'
C288	172.00'	35.93'	11°58'04"	S87°10'48"E	35.88'
C289	172.00'	70.80'	23°57'06"	N75°01'39"E	70.40'

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L7	S46°37'54"E	32.55'	L232	N06°44'25"E	20.21'
L42	S77°29'07"W	14.60'	L233	S47°34'44"E	30.82'
L43	N77°29'07"E	47.30'	L234	N21°52'18"W	14.43'
L44	N77°29'07"E	3.83'	L289	S00°23'55"E	15.47'
L147	N78°38'07"E	44.88'	L300	S72°58'12"E	35.44'
L148	N40°34'52"E	12.15'	L301	S67°12'49"E	42.23'
L222	N77°39'34"E	34.83'	L302	N63°19'15"E	17.34'
L224	N06°51'31"E	17.38'	L303	N85°57'22"E	19.85'
L228	S80°11'37"E	8.60'	L314	N35°28'56"E	8.82'
L229	N83°51'41"E	8.53'	L315	N30°03'27"E	21.20'
L230	N03°25'28"W	5.13'	L316	N03°09'00"E	22.70'
L231	N03°25'28"W	37.47'	L317	N03°17'59"E	20.01'



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A PORTION OF SECTIONS 20, 21 AND 28, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA



MAP BOOK PAGE

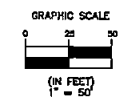
SHEET 10 OF 35 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L38	N81°08'22"W	17.20'	L185	S88°56'17"W	83.87'
L42	S77°29'07"W	14.60'	L186	S32°13'58"W	27.32'
L43	N77°29'07"E	47.30'	L187	S09°31'38"W	8.34'
L44	N77°29'07"E	3.83'	L188	S89°46'42"E	23.02'
L47	S81°08'22"E	17.03'	L189	S63°35'46"E	17.00'
L65	S15°12'43"E	41.57'	L208	S89°19'35"E	10.00'
L101	N00°53'14"W	6.44'	L209	S89°19'35"E	33.67'
L102	N13°28'14"E	60.83'	L304	N89°40'48"E	64.12'
L103	N25°36'54"E	155.13'	L305	S00°19'12"E	50.00'
L104	N57°25'37"W	59.78'	L306	N89°40'48"E	54.44'
L153	N34°39'01"E	13.01'	L368	S86°16'18"W	13.55'
L181	S11°15'59"E	38.06'	L368	S00°53'14"E	7.59'
L182	S02°20'45"E	8.79'	L369	S57°25'37"E	8.25'
L183	N89°39'15"E	69.44'	L370	N89°19'35"W	43.53'
L184	S01°03'43"E	79.05'			

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	
C13	325.00'	51.17'	9°01'16"	S04°21'00"W	51.12'
C14	100.00'	20.78'	11°54'22"	S87°05'33"E	20.74'
C15	155.00'	25.62'	9°28'08"	N82°13'12"E	25.59'
C17	325.00'	95.04'	18°45'18"	S17°14'16"W	94.70'
C18	40.00'	39.47'	58°32'23"	S29°09'26"E	37.89'
C19	325.00'	124.95'	22°01'41"	N14°36'03"E	124.18'
C20	325.00'	25.38'	4°28'27"	N01°20'59"E	25.37'
C67	25.00'	43.21'	99°01'16"	S49°21'00"W	36.03'
C68	125.00'	20.90'	9°34'41"	S85°55'42"E	20.87'
C69	125.00'	5.08'	2°19'42"	N88°07'06"E	5.08'
C70	180.00'	8.56'	2°43'33"	N85°35'29"E	8.56'
C71	180.00'	21.18'	6°44'35"	N80°51'25"E	21.17'
C72	175.00'	20.75'	6°47'36"	N74°05'19"E	20.74'
C81	25.00'	7.13'	16°21'05"	N89°18'35"E	7.11'
C82	130.00'	21.48'	9°28'08"	N82°13'12"E	21.46'
C83	75.00'	15.59'	11°54'22"	S87°05'33"E	15.58'
C84	25.00'	44.11'	101°05'15"	S30°35'44"E	38.61'
C85	285.00'	28.19'	5°40'01"	S22°46'53"W	28.16'
C88	365.00'	97.86'	19°21'43"	N17°56'02"E	97.57'
C87	25.00'	34.41'	78°51'35"	S49°40'58"W	31.76'
C100	25.00'	33.02'	76°40'32"	S53°02'58"E	30.67'
C116	285.00'	131.83'	26°30'08"	N122°15'06"E	130.85'
C276	30.00'	18.81'	35°32'16"	S73°07'06"E	18.31'
C277	30.00'	28.52'	54°27'44"	S28°07'06"E	27.45'
C284	365.00'	69.96'	10°58'55"	S20°07'26"W	69.85'
C295	365.00'	50.97'	8°00'03"	S10°37'57"W	50.93'
C296	365.00'	43.27'	8°47'33"	S03°14'09"W	43.25'
C315	25.00'	42.31'	96°57'28"	N74°05'38"E	37.44'
C318	25.00'	22.16'	50°46'49"	N05°39'48"W	21.44'



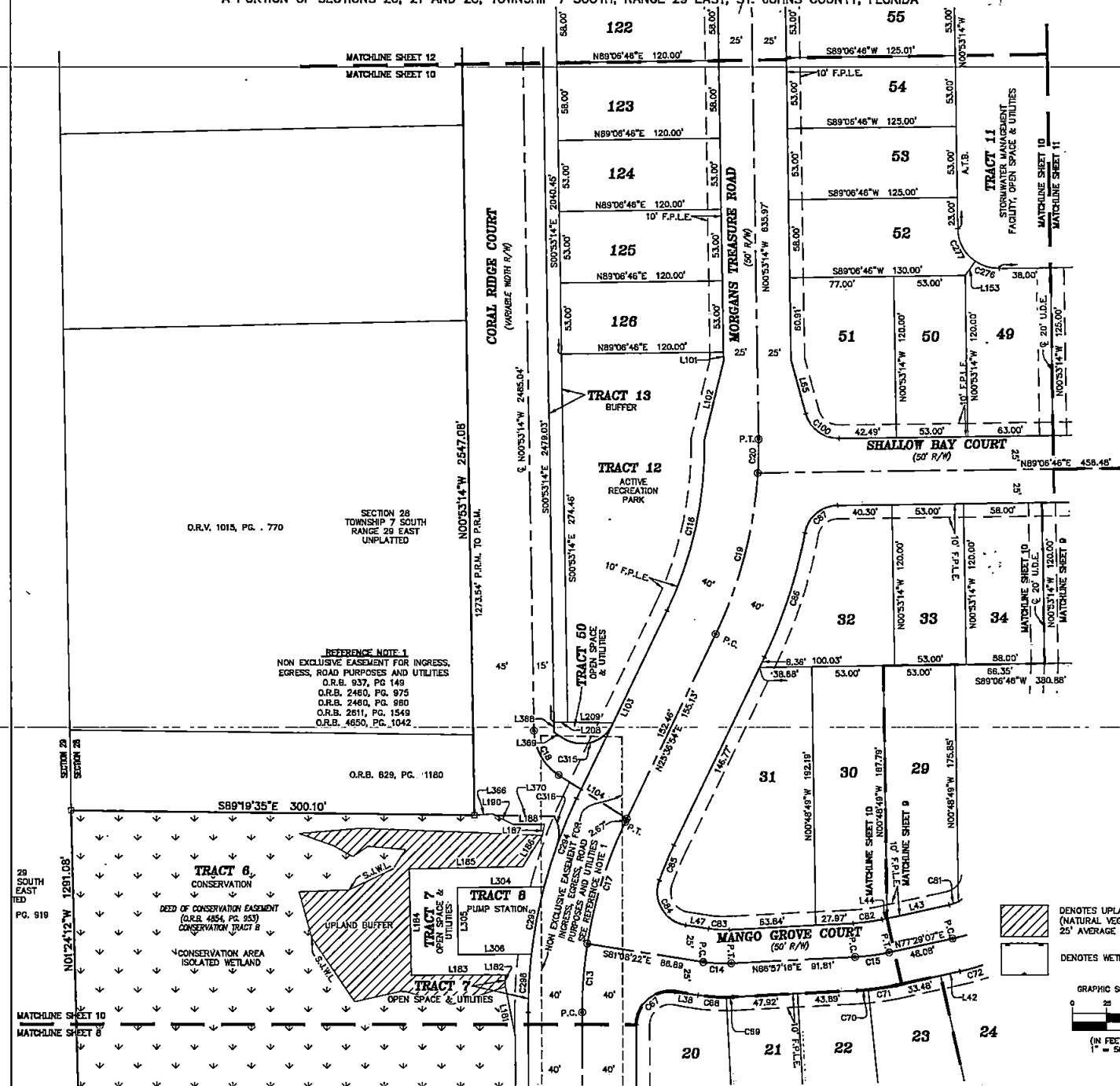
 DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
 DENOTES WETLANDS





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REFERENCE NOTE 1
 NON EXCLUSIVE EASEMENT FOR INGRESS,
 EGRESS, ROAD PURPOSES AND UTILITIES
 O.R.B. 937, PG. 149
 O.R.B. 2450, PG. 975
 O.R.B. 2480, PG. 880
 O.R.B. 2611, PG. 1549
 O.R.B. 4650, PG. 1042

NON EXCLUSIVE EASEMENT FOR
 INGRESS, EGRESS, ROAD PURPOSES,
 UTILITIES AND UTILITIES
 SEE REFERENCE NOTE 1

O.R.V. 1015, PG. 770

SECTION 28
TOWNSHIP 7 SOUTH
RANGE 29 EAST
UNPLATED

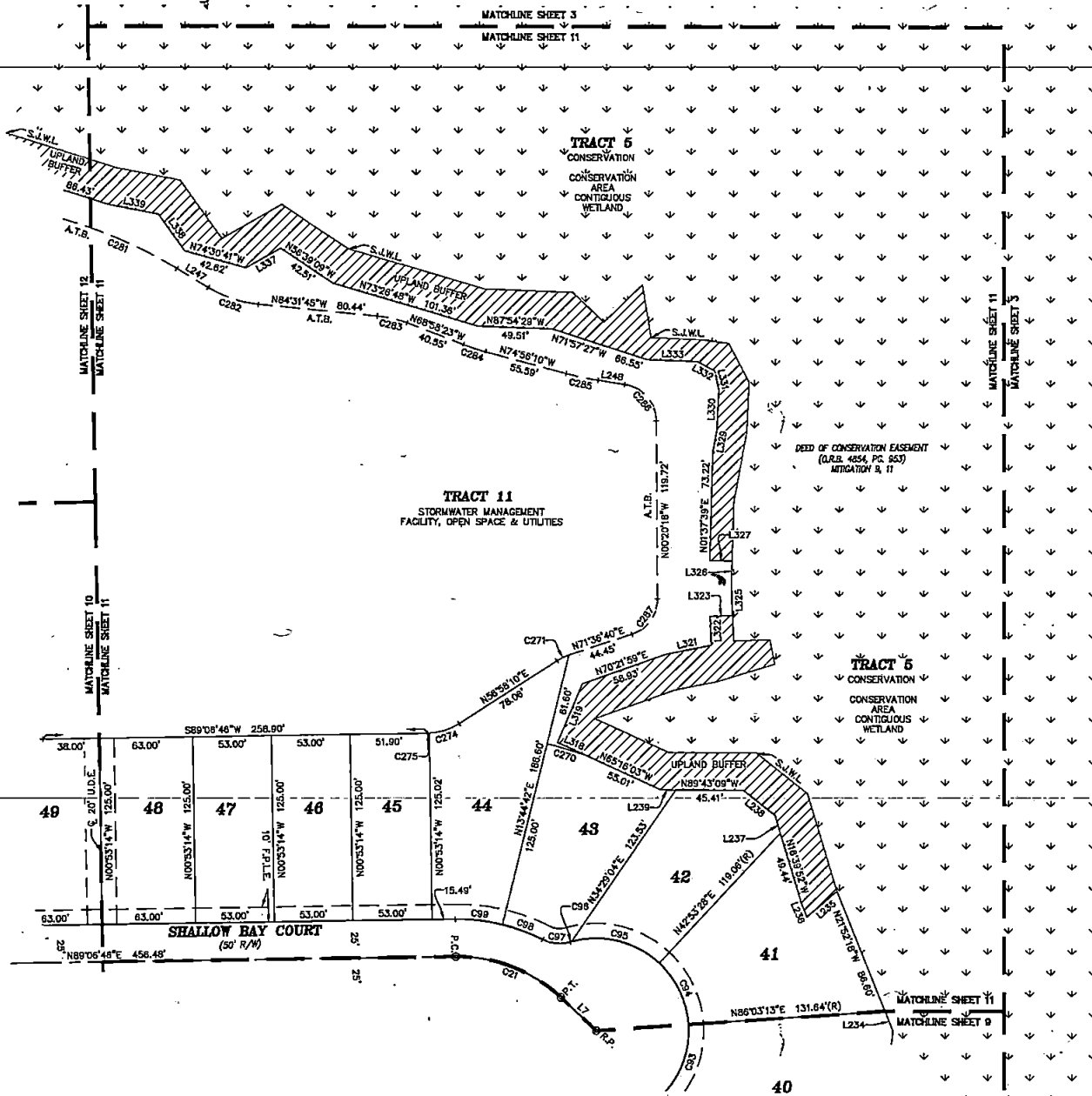
O.R.B. 829, PG. 1180

29
SOUTH
EAST
T1D
PG. 919

MATCHLINE SHEET 10
MATCHLINE SHEET 8

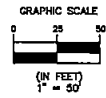
Morgan's Cove

A PORTION OF SECTIONS 20, 21 AND 28, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	DISTANCE
L7	S46°37'54"E	32.55'
L234	N21°52'18"W	14.43'
L235	S49°20'24"W	26.36'
L236	N21°50'28"W	9.46'
L237	N16°39'52"W	12.22'
L238	N51°17'13"W	27.07'
L239	N89°43'09"W	10.07'
L247	N58°47'53"W	24.55'
L248	N81°12'24"W	17.89'
L318	N65°16'03"W	21.06'
L319	N22°53'56"E	42.89'
L321	N78°26'43"E	31.54'
L322	N02°14'58"W	19.34'
L323	N87°45'02"E	15.01'
L325	N02°14'58"W	20.69'
L326	N01°41'02"E	16.09'
L327	N89°23'53"W	14.93'
L329	N10°24'51"E	15.71'
L330	N02°56'54"E	26.32'
L331	N13°03'32"W	13.12'
L332	N60°47'17"W	12.83'
L333	N87°55'48"W	34.03'
L337	S80°11'20"W	26.83'
L338	N5°44'33"W	30.46'
L339	N78°48'39"W	34.78'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C21	100.00'	77.24'	44°15'21"	N68°45'34"W	75.34'
C94	62.00'	46.71'	43°09'45"	N25°31'39"W	45.61'
C95	62.00'	63.37'	58°33'26"	N78°23'15"W	60.64'
C96	62.00'	0.78'	0°43'18"	S73°58'23"W	0.78'
C97	25.00'	18.87'	43°15'09"	S84°45'42"E	18.43'
C98	125.00'	28.62'	13°07'10"	N69°41'43"W	28.58'
C99	125.00'	31.82'	14°37'57"	N83°34'16"W	31.84'
C270	250.00'	27.28'	8°15'06"	N73°07'45"W	27.26'
C271	-40.00'	-8.83'	-12°38'50"	S63°17'35"W	8.81'
C274	40.00'	21.34'	30°33'51"	N72°15'05"E	21.09'
C275	40.00'	1.10'	1°34'45"	N88°19'23"E	1.10'
C281	313.00'	86.00'	15°44'34"	N66°40'10"W	85.73'
C282	80.00'	35.63'	25°43'52"	S71°39'48"E	35.63'
C283	75.00'	20.36'	15°33'23"	N78°45'04"W	20.30'
C284	150.00'	15.61'	5°57'47"	S71°57'10"E	15.60'
C285	200.00'	21.89'	6°16'14"	S78°04'17"E	21.88'
C286	25.00'	35.29'	80°52'06"	N40°46'21"W	32.43'
C287	25.00'	31.41'	71°58'53"	N35°38'09"E	29.38'



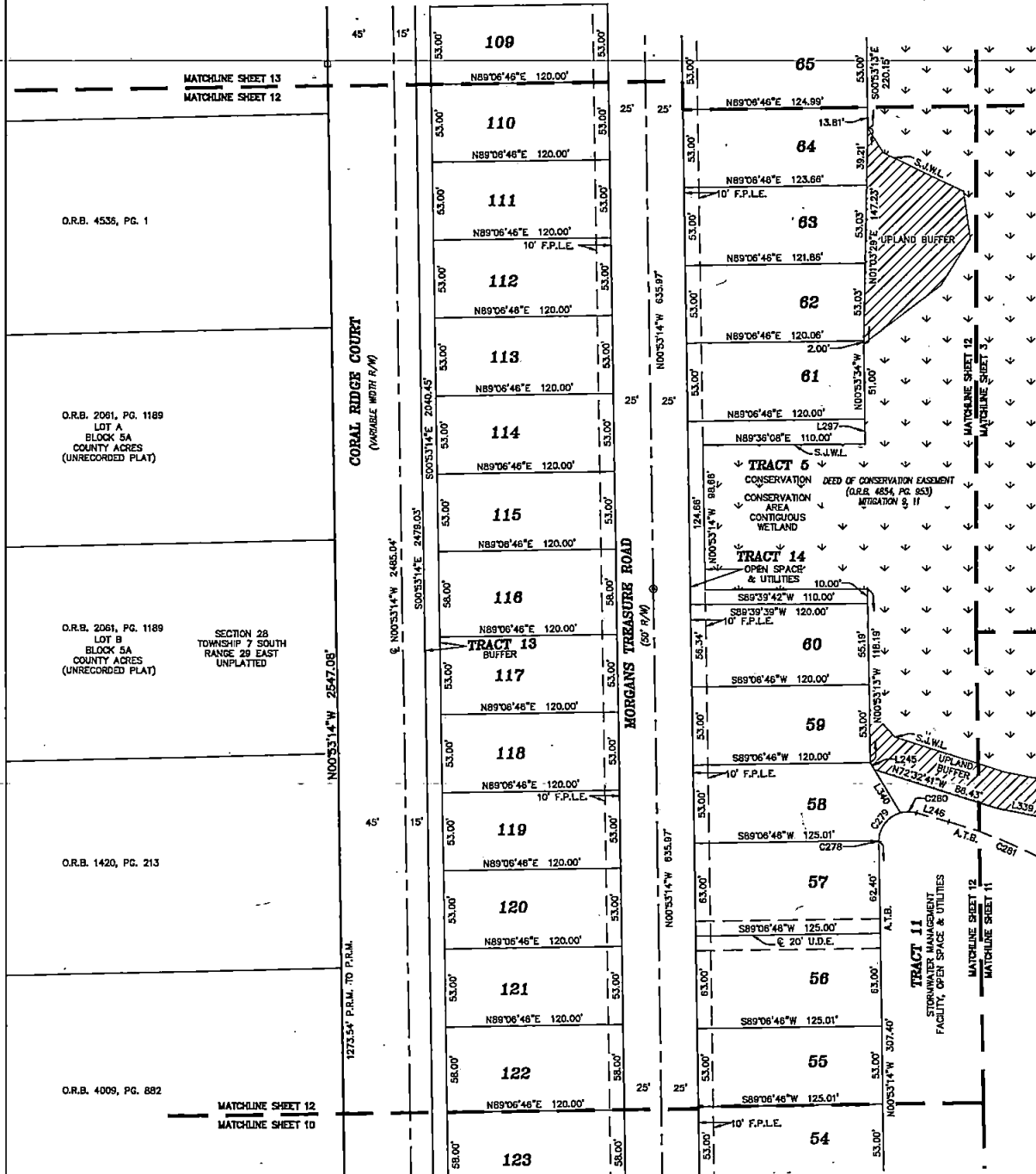
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MAP BOOK PAGE

SHEET 12 OF 35 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



LINE TABLE		
LINE	BEARING	DISTANCE
L245	S30°57'40"E	5.38'
L246	N74°32'27"W	22.67'
L297	N00°53'34"W	17.04'
L339	N78°48'39"W	34.78'
L340	S30°57'40"E	34.23'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C278	20.00'	0.60'	1°42'57"	S00°01'48"E	0.60'
C279	20.00'	25.60'	73°20'52"	S37°30'09"W	23.89'
C280	20.00'	10.92'	31°16'58"	S89°49'04"W	10.78'
C281	313.00'	88.00'	15°44'34"	N66°40'10"W	85.73'



- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
- DENOTES WETLANDS

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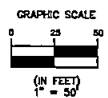
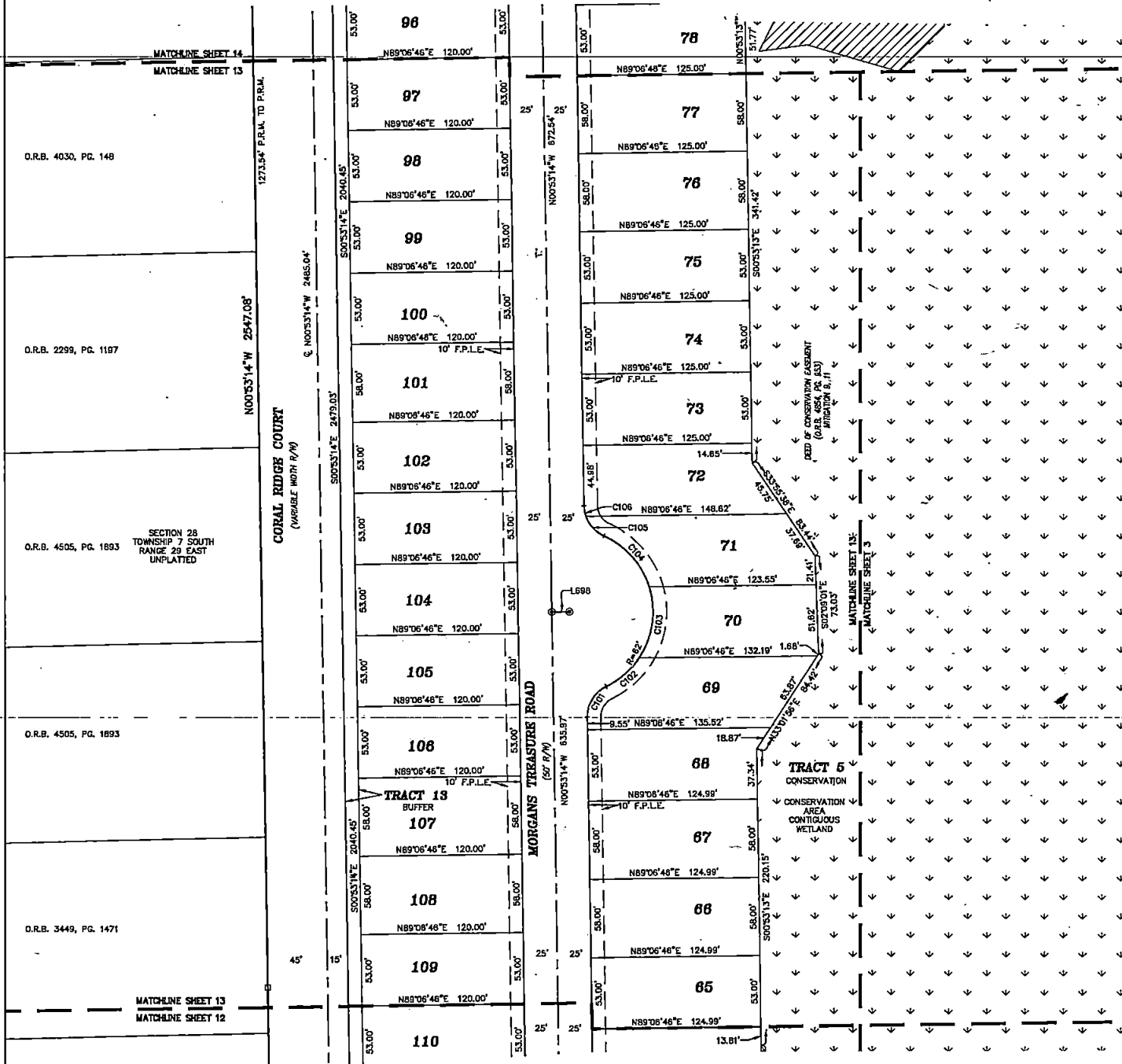
A PORTION OF SECTIONS 20, 21 AND 28, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 13 OF 35 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C101	25.00'	28.29'	84°49'36"	S31°31'34"W	28.80'
C102	62.00'	32.61'	30°08'25"	N48°52'10"E	32.24'
C103	62.00'	55.50'	51°17'25"	N08°09'15"E	53.67'
C104	62.00'	52.18'	48°13'23"	N41°39'09"W	50.66'
C105	25.00'	20.12'	48°06'50"	S42°39'26"E	18.58'
C106	25.00'	8.17'	18°42'47"	S101°4'38"E	8.13'

LINE TABLE		
LINE	BEARING	DISTANCE
L898	S89°06'46"W	12.99'



DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH

DENOTES WETLANDS

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D.R.B. 4030, PG. 148

D.R.B. 2298, PG. 1187

D.R.B. 4505, PG. 1893
SECTION 28
TOWNSHIP 7 SOUTH
RANGE 29 EAST
UNPLATTED

D.R.B. 4505, PG. 1893

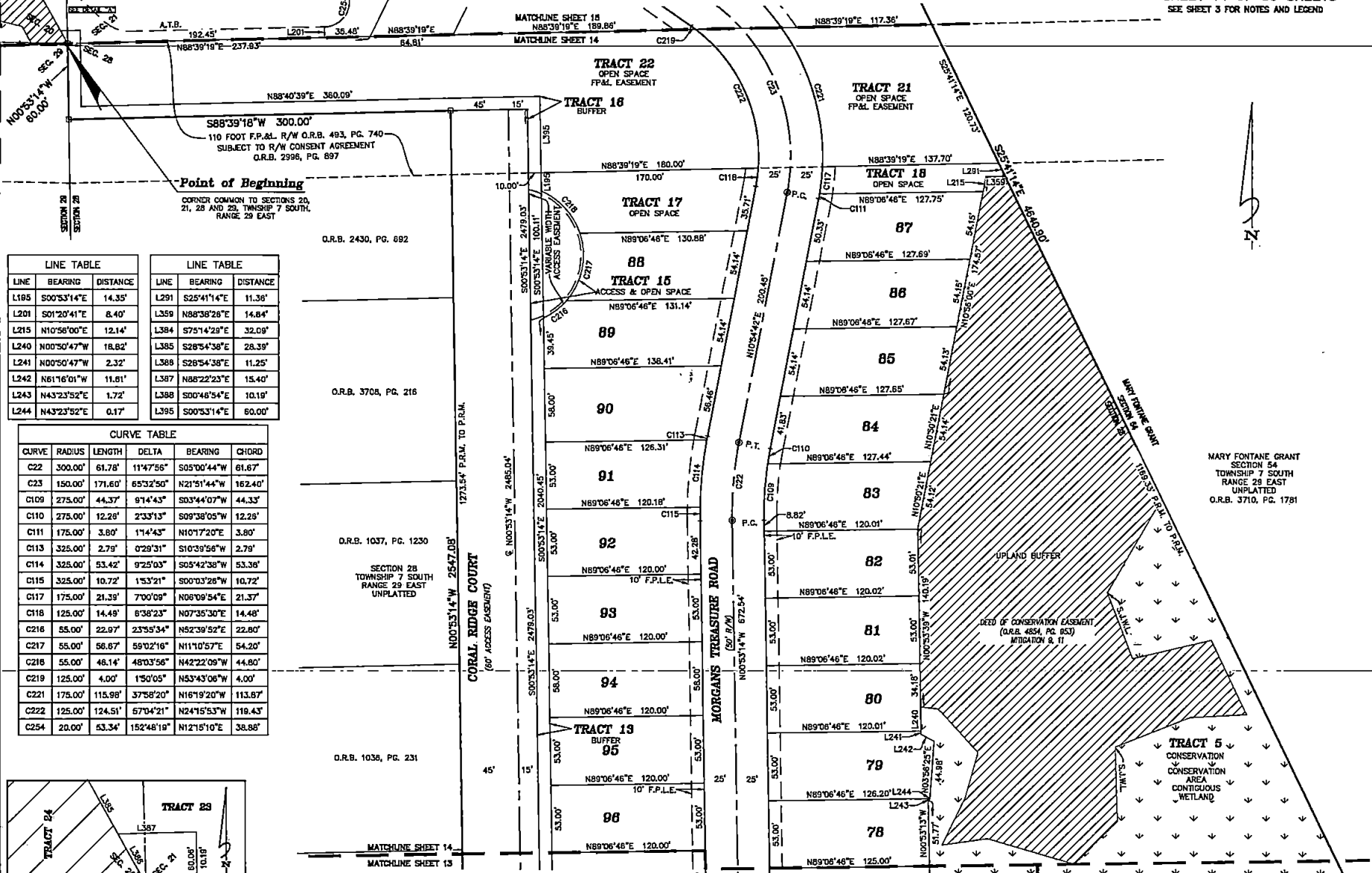
D.R.B. 3449, PG. 1471

Morgan's Cove

A PORTION OF SECTIONS 20, 21 AND 28, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

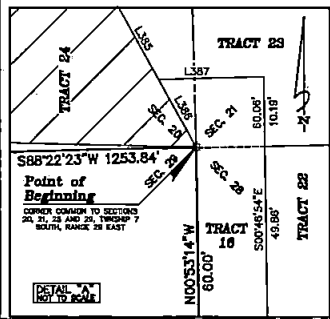
MAP BOOK PAGE

SHEET 14 OF 35 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L195	S00°53'14"W	14.35'	L291	S25°41'14"E	11.36'
L201	S01°20'41"E	8.40'	L359	N88°38'28"E	14.84'
L215	N10°58'00"E	12.14'	L384	S75°14'29"E	32.09'
L240	N00°50'47"W	18.82'	L385	S28°54'38"E	28.39'
L241	N00°50'47"W	2.32'	L388	S28°54'38"E	11.25'
L242	N61°16'01"W	11.81'	L387	N88°22'23"E	15.40'
L243	N43°23'52"E	1.72'	L388	S00°48'54"E	10.19'
L244	N43°23'52"E	0.17'	L395	S00°53'14"E	60.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C22	300.00'	61.78'	11°47'56"	S05°00'44"W	61.67'
C23	150.00'	171.60'	65°32'50"	N21°51'44"W	162.40'
C109	275.00'	44.37'	9°14'43"	S03°44'07"W	44.33'
C110	275.00'	12.28'	2°33'13"	S09°38'05"W	12.28'
C111	175.00'	3.80'	1°14'43"	N10°17'20"E	3.80'
C113	325.00'	2.79'	0°29'31"	S10°39'56"W	2.79'
C114	325.00'	53.42'	9°25'03"	S05°42'38"W	53.38'
C115	325.00'	10.72'	1°53'21"	S00°03'28"W	10.72'
C117	175.00'	21.39'	7°00'09"	N08°09'54"E	21.37'
C118	125.00'	14.48'	8°38'23"	N07°35'30"E	14.48'
C216	55.00'	22.97'	23°59'34"	N52°39'52"E	22.80'
C217	55.00'	56.67'	59°02'16"	N11°05'57"E	54.20'
C218	55.00'	48.14'	48°03'56"	N42°22'09"W	44.80'
C219	125.00'	4.00'	1°50'05"	N53°43'06"W	4.00'
C221	175.00'	115.99'	37°58'20"	N16°19'20"W	113.67'
C222	125.00'	124.51'	67°04'21"	N24°15'53"W	119.43'
C254	20.00'	53.34'	152°48'19"	N12°15'10"E	38.88'



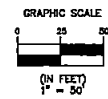
O.R.B. 2430, PG. 692

O.R.B. 3708, PG. 216

O.R.B. 1037, PG. 1230
SECTION 28
TOWNSHIP 7 SOUTH
RANGE 29 EAST
UNPLATTED

O.R.B. 1036, PG. 231

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SECTION 54
TOWNSHIP 7 SOUTH
RANGE 29 EAST
UNPLATTED
O.R.B. 3710, PG. 1781



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 DENOTES WETLANDS

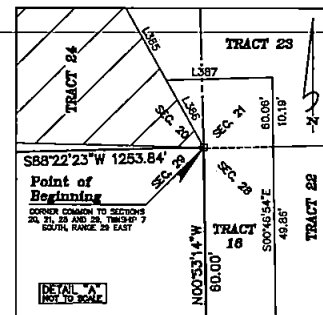
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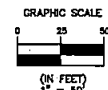
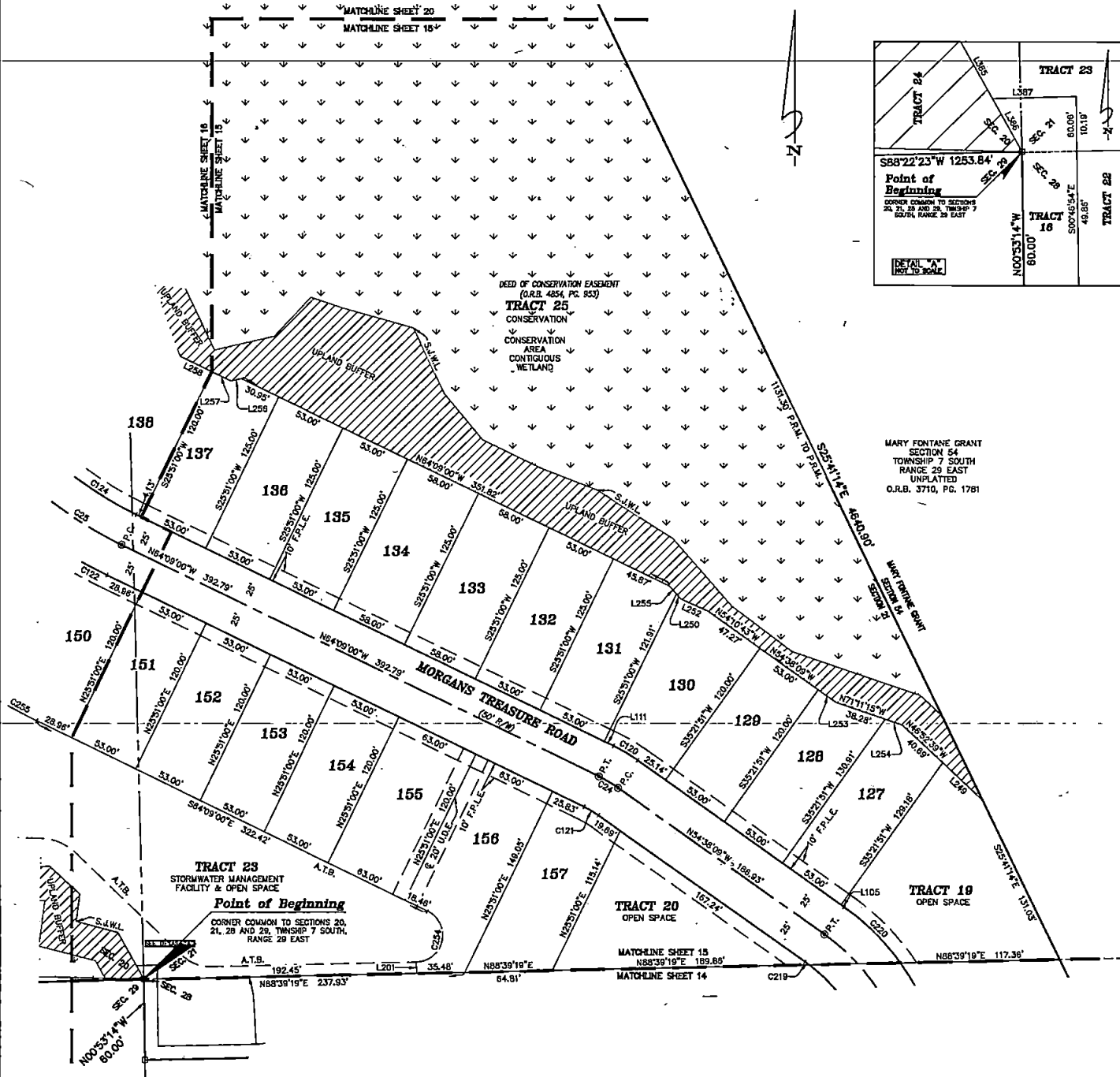
MAP BOOK PAGE

SHEET 15 OF 35 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



LINE TABLE		
LINE	BEARING	DISTANCE
L105	S54°38'09"E	2.78'
L111	S64°09'00"E	7.66'
L201	S01°20'41"E	8.40'
L249	N46°52'39"W	40.50'
L250	N40°45'37"W	4.82'
L252	N65°51'53"W	21.99'
L253	N54°38'09"W	18.30'
L254	N71°11'15"W	13.23'
L255	N40°45'37"W	7.77'
L256	S78°59'03"W	7.97'
L257	N84°09'00"W	15.85'
L258	N64°09'00"W	25.89'
L382	S47°45'04"E	30.43'
L383	S07°28'50"W	20.71'
L384	S75°14'29"E	32.09'
L385	S28°54'36"E	28.39'
L386	S28°54'36"E	11.25'
L387	N88°22'23"E	15.40'
L388	S00°48'54"E	10.19'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C24	100.00'	18.61'	9°30'51"	N59°23'34"W	16.59'
C25	300.00'	74.05'	14°08'32"	S57°04'44"E	73.86'
C120	125.00'	20.78'	9°30'51"	N59°23'34"W	20.73'
C121	75.00'	12.45'	9°30'51"	N59°23'34"W	12.44'
C122	325.00'	23.37'	4°07'14"	S62°05'23"E	23.37'
C124	275.00'	87.88'	14°08'32"	S57°04'44"E	67.71'
C219	125.00'	4.00'	1°50'05"	N53°43'06"W	4.00'
C220	175.00'	59.03'	19°19'39"	N44°58'19"W	58.75'
C254	20.00'	53.34'	152°48'18"	N12°15'10"E	38.88'
C255	445.00'	32.00'	4°07'14"	S62°05'23"E	32.00'



DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
 DENOTES WETLANDS

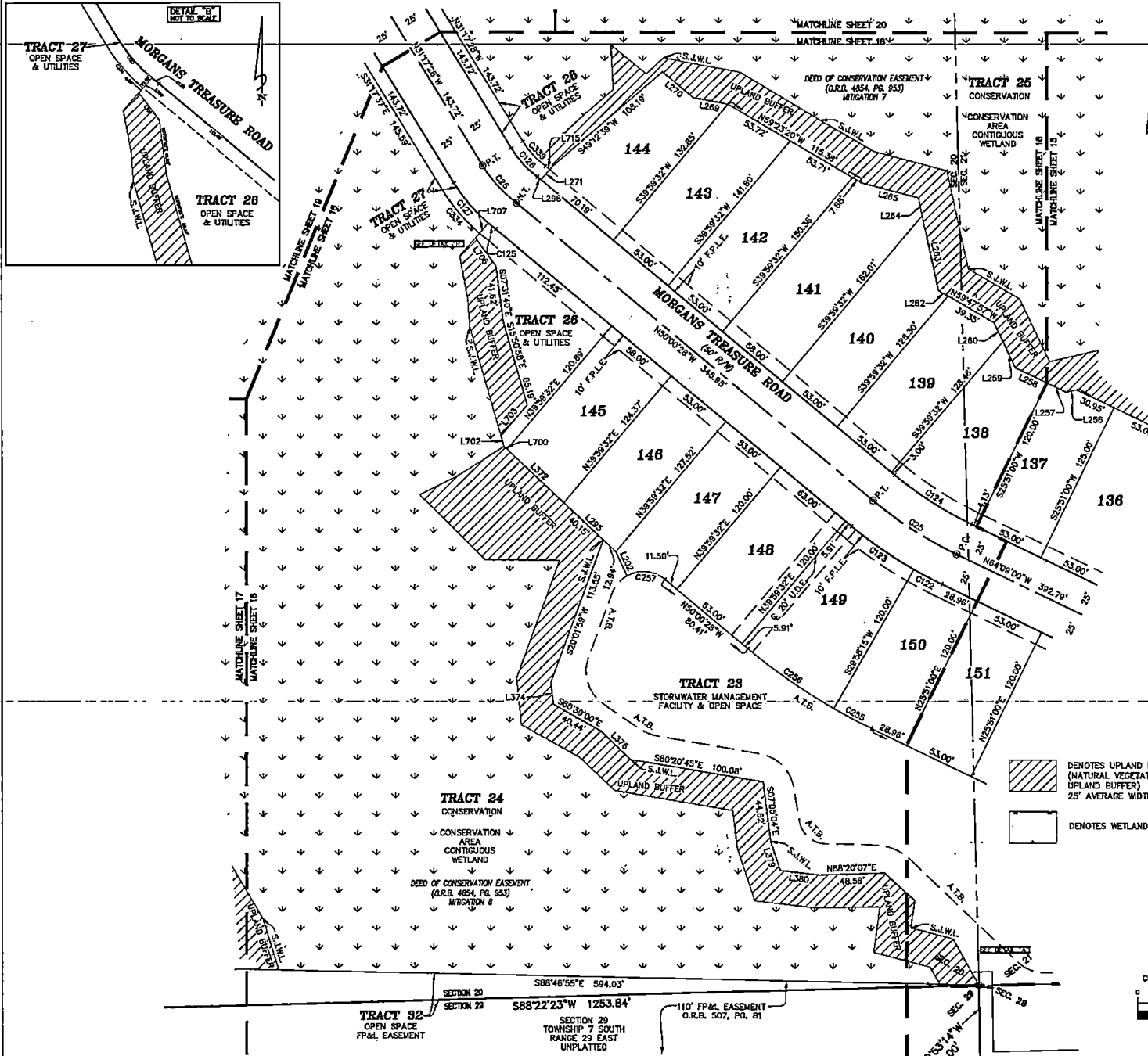
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Morgan's Cove

A PORTION OF SECTIONS 20, 21 AND 28, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

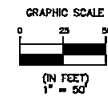
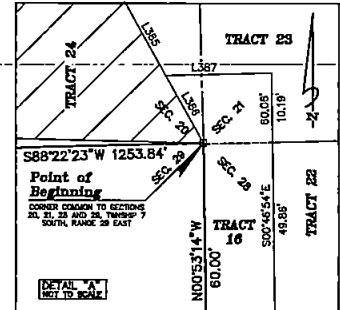
MAP BOOK PAGE

SHEET 16 OF 35 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L202	S24°14'29"E	20.08'	L378	S46°06'05"E	30.79'
L256	S76°59'03"W	7.97'	L379	S18°22'57"E	22.85'
L257	N64°09'00"W	15.85'	L380	S83°32'22"E	29.23'
L258	N64°09'00"W	25.89'	L382	S47°45'04"E	30.43'
L259	N25°20'03"W	21.75'	L383	S07°28'50"W	20.71'
L260	N25°20'03"W	15.88'	L384	S75°14'29"E	32.09'
L262	N59°47'57"W	8.10'	L385	S28°54'38"E	28.39'
L263	N12°04'53"W	57.08'	L386	S28°54'38"E	11.25'
L264	N12°04'53"W	13.49'	L387	N88°22'23"E	15.40'
L265	N75°14'31"W	43.77'	L388	S00°46'54"E	10.19'
L269	N79°17'09"W	28.27'	L389	S46°35'17"E	3.06'
L270	N50°00'28"W	29.95'	L702	S15°22'25"E	8.44'
L271	S39°59'32"W	13.21'	L703	S39°59'38"W	30.21'
L285	N46°38'20"W	53.09'	L706	S36°08'46"E	25.76'
L295	S50°00'28"E	3.49'	L707	N39°58'04"E	14.69'
L372	N46°34'33"W	58.10'	L715	N50°15'58"W	4.09'
L374	S36°02'21"E	18.55'			

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C25	300.00'	74.05'	14°08'32"	S57°04'44"E	73.86'
C28	100.00'	37.92'	21°43'44"	S42°09'20"E	37.70'
C122	325.00'	23.37'	4°07'14"	S62°05'23"E	23.37'
C123	325.00'	56.85'	10°01'18"	S55°01'08"E	56.77'
C124	275.00'	67.88'	14°08'32"	S57°04'44"E	67.71'
C125	125.00'	7.21'	3°18'16"	S51°02'58"E	7.21'
C126	75.00'	23.05'	22°11'42"	S42°23'19"E	28.67'
C127	125.00'	39.50'	16°06'22"	S40°20'39"E	39.34'
C255	445.00'	32.00'	4°07'14"	S62°05'23"E	32.00'
C256	445.00'	77.83'	10°01'18"	S55°01'08"E	77.74'
C257	25.00'	30.33'	69°30'42"	N84°45'49"W	28.50'
C334	135.37'	42.77'	18°06'04"	S40°21'09"E	42.59'
C338	65.00'	25.16'	22°11'42"	S42°23'19"E	25.02'



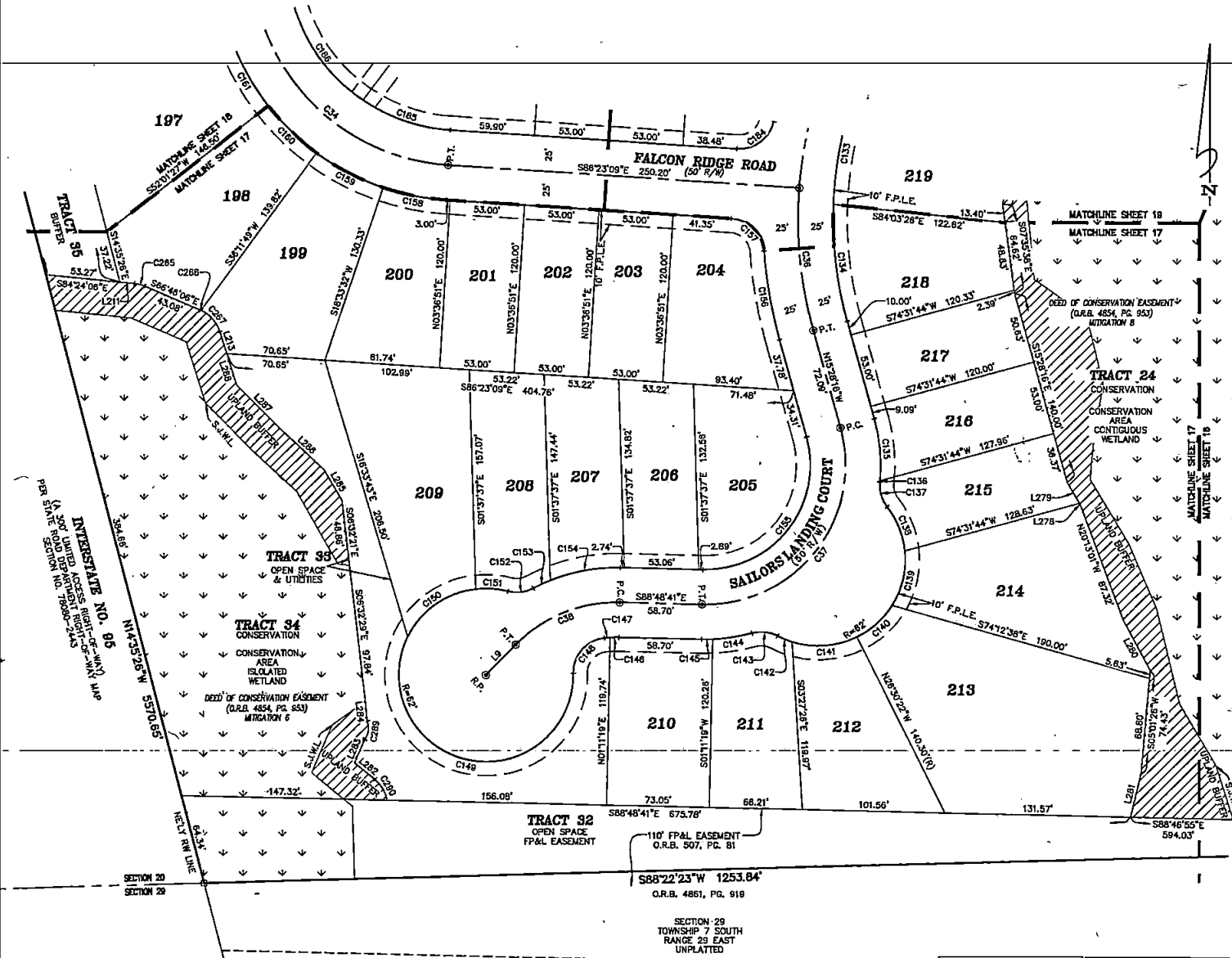
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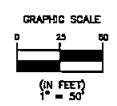
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SHEET 17 OF 35 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C34	149.88	187.98'	71°51'39"	S00°29'18"E	175.90'
C36	300.00'	102.99'	19°39'50"	S05°38'21"E	102.48'
C37	100.00'	186.16'	106°39'35"	N37°51'32"E	160.42'
C38	100.00'	82.22'	47°06'22"	S67°38'08"W	79.92'
C133	275.00'	74.93'	15°36'38"	S08°55'49"W	74.69'
C134	275.00'	84.45'	17°35'45"	S06°40'23"E	84.12'
C135	125.00'	44.86'	20°33'50"	N05°11'21"W	44.62'
C136	125.00'	0.87'	0°23'54"	N05°17'31"E	0.87'
C137	25.00'	18.85'	43°11'36"	S16°08'20"E	18.40'
C138	62.00'	34.43'	31°49'12"	N21°47'32"W	33.99'
C139	62.00'	41.02'	37°54'20"	N13°04'14"E	40.27'
C140	62.00'	34.05'	31°28'14"	N47°45'31"E	33.63'
C141	62.00'	47.45'	43°51'04"	N85°26'10"E	46.30'
C142	62.00'	11.24'	10°22'59"	S87°27'49"E	11.22'
C143	25.00'	18.85'	43°11'36"	N83°52'07"W	18.40'
C144	125.00'	28.22'	12°55'59"	N81°00'04"E	28.16'
C145	125.00'	8.12'	3°43'15"	N89°19'42"E	8.12'
C146	75.00'	6.25'	4°46'28"	S88°48'05"W	6.25'
C147	75.00'	4.20'	3°12'41"	S84°48'31"W	4.20'
C148	25.00'	38.83'	84°24'28"	S40°59'56"W	33.59'
C149	62.00'	224.16'	207°09'22"	S77°37'37"E	120.53'
C150	62.00'	61.82'	57°13'53"	S54°33'51"W	59.38'
C151	62.00'	23.05'	21°18'14"	N88°10'16"W	22.92'
C152	25.00'	18.67'	42°47'38"	N83°05'02"E	18.24'
C153	125.00'	13.13'	6°01'07"	S84°41'46"W	13.12'
C154	125.00'	51.23'	23°29'00"	S79°26'49"W	50.87'
C155	75.00'	139.62'	106°39'35"	N37°51'32"E	120.31'
C156	325.00'	64.51'	11°22'23"	S09°47'04"E	64.41'
C157	25.00'	35.90'	82°17'16"	N45°14'31"W	32.90'
C158	175.00'	45.85'	14°56'42"	S78°54'49"E	45.52'
C159	175.00'	53.87'	17°38'17"	S82°37'19"E	53.66'
C160	175.00'	48.34'	15°46'38"	S45°53'22"E	48.18'
C161	175.00'	48.59'	15°54'27"	S30°01'19"E	48.43'
C184	25.00'	35.47'	81°17'08"	N52°58'17"E	32.67'
C185	124.88'	66.54'	30°31'48"	S71°09'13"E	65.76'
C186	124.88'	90.08'	41°19'50"	S35°13'24"E	88.14'
C285	25.00'	7.89'	17°37'29"	N75°35'06"W	7.66'
C266	25.00'	0.79'	1°48'34"	N65°51'46"W	0.79'
C267	25.00'	20.72'	47°28'53"	N41°13'03"W	20.13'
C269	13.22'	13.44'	58°15'22"	N07°25'48"E	12.87'
C290	25.77'	17.42'	38°43'49"	N30°36'33"W	17.09'

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L9	N44°04'57"E	30.26'	L282	S50°44'49"E	16.71'
L211	S84°24'08"E	10.46'	L283	S23°25'55"W	18.37'
L213	S17°28'32"E	16.57'	L284	S05°34'53"E	14.32'
L278	N28°59'23"W	1.70'	L285	S29°56'16"E	26.46'
L279	N29°59'23"W	17.18'	L286	S47°19'49"E	42.10'
L280	N27°57'18"W	41.01'	L287	S45°05'54"E	45.22'
L281	N13°50'28"E	31.57'	L288	S17°28'32"E	23.33'



DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH

DENOTES WETLANDS

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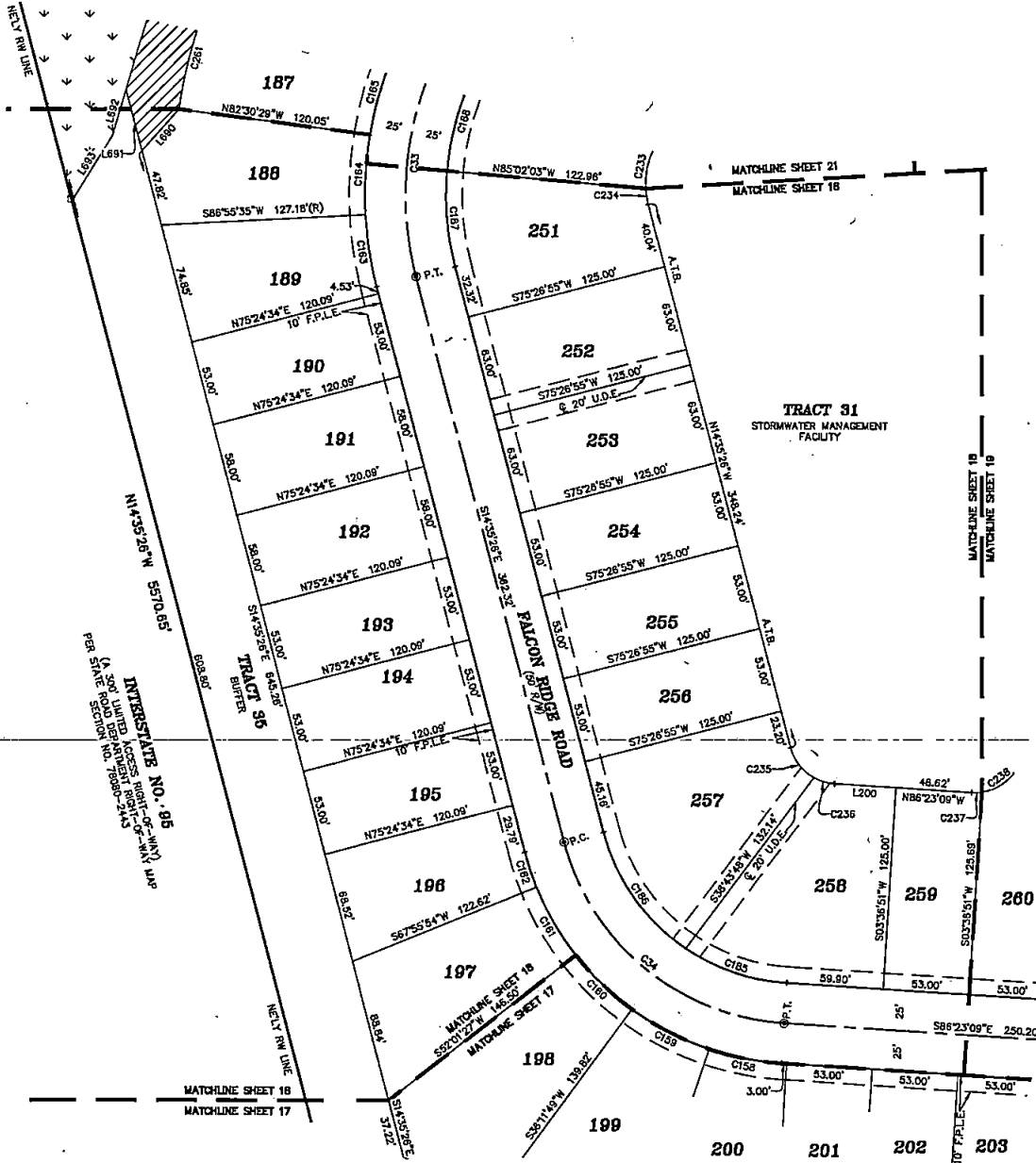
A PORTION OF SECTIONS 20, 21 AND 28, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE



SHEET 18 OF 35 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

LINE-TABLE		
LINE	BEARING	DISTANCE
L200	N86°23'09"W	38.02'
L890	S41°38'41"W	34.34'
L891	S14°35'28"E	39.01'
L892	S16°31'57"W	29.67'
L893	S31°49'03"W	45.96'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C33	200.00'	142.80'	40°54'29"	S05°51'48"W	139.78'
C34	149.88'	187.98'	71°51'39"	S05°29'18"E	175.90'
C158	175.00'	45.85'	14°58'42"	S78°54'49"E	45.52'
C159	175.00'	53.87'	17°38'17"	S62°37'19"E	53.66'
C160	175.00'	48.34'	15°49'38"	S45°53'22"E	48.18'
C161	175.00'	48.59'	15°54'27"	S30°01'19"E	48.43'
C162	175.00'	22.84'	7°28'42"	S18°19'45"E	22.82'
C163	225.00'	45.23'	11°31'01"	S08°49'56"E	45.15'
C164	225.00'	49.65'	12°38'39"	S03°14'54"W	49.55'
C165	225.00'	52.19'	13°17'20"	S16°12'53"W	52.07'
C165	124.88'	68.54'	30°31'48"	S71°09'13"E	65.76'
C168	124.88'	90.08'	41°19'50"	S35°13'24"E	88.14'
C167	175.00'	59.73'	19°33'23"	S04°48'45"E	59.44'
C168	175.00'	65.21'	21°21'06"	S15°38'29"W	64.64'
C233	50.00'	25.85'	29°37'30"	S11°30'17"W	25.57'
C234	50.00'	9.85'	11°18'58"	S08°56'57"E	9.83'
C235	30.00'	24.16'	48°09'03"	S37°39'58"E	23.52'
C236	30.00'	13.43'	25°38'40"	S73°33'49"E	13.32'
C237	30.00'	8.43'	12°16'51"	N87°28'25"E	6.42'
C238	30.00'	28.40'	54°14'08"	N54°12'55"E	27.35'
C261	345.00'	66.41'	11°01'44"	S14°21'52"W	66.31'



(IN FEET)
1" = 50'

-  DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
-  DENOTES WETLANDS

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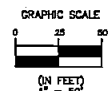
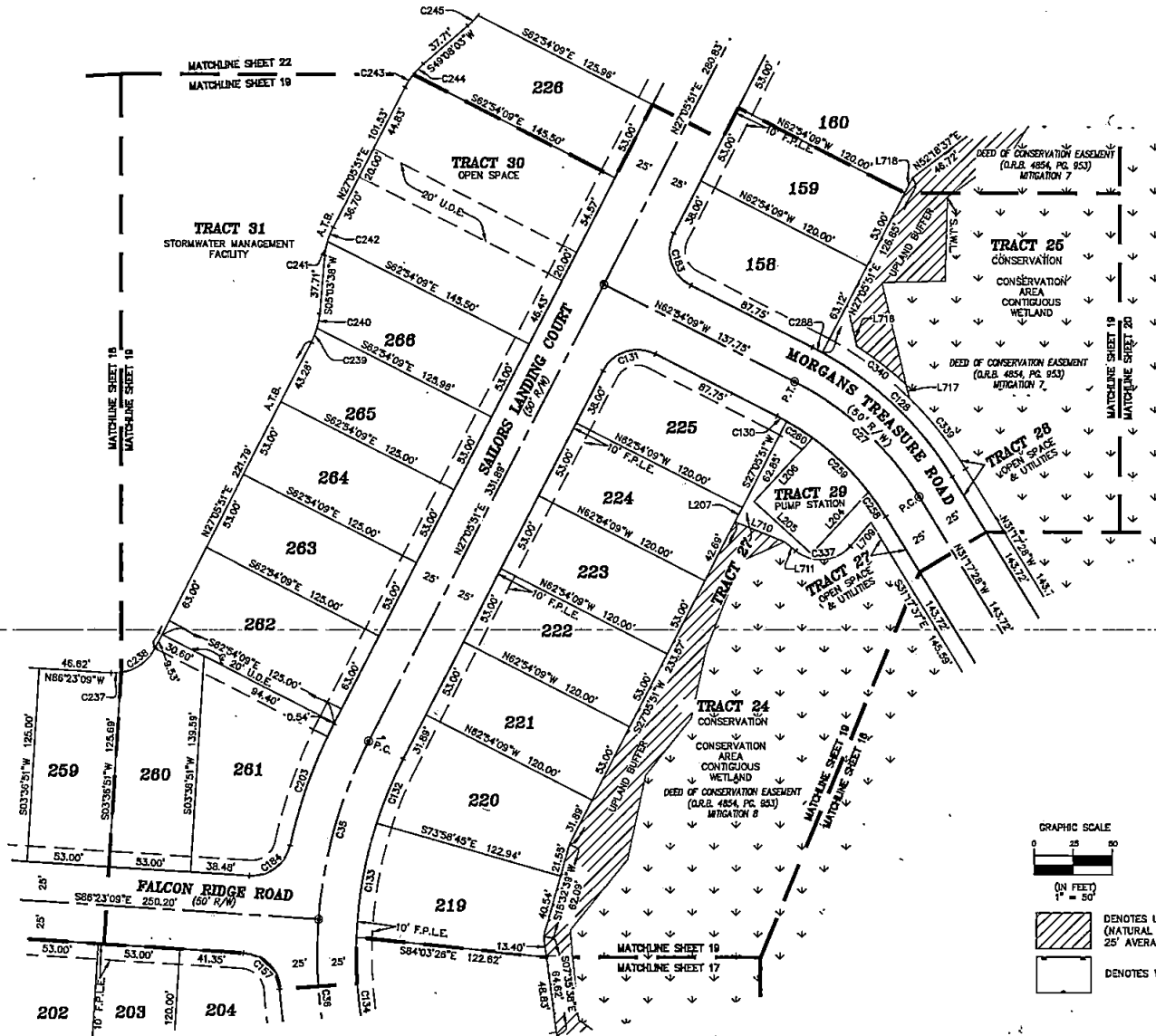
A PORTION OF SECTIONS 20, 21 AND 28, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 19 OF 35 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L204	N42°21'08"E	54.30'
L205	S47°38'52"E	50.00'
L206	N42°21'08"E	55.89'
L207	S27°05'51"W	10.31'
L709	N40°13'04"E	20.42'
L710	S88°08'19"E	34.47'
L711	S50°40'58"E	9.25'
L716	N12°58'22"W	27.81'
L717	N13°12'47"W	9.13'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C27	200.00'	110.34'	31°38'41"	N47°05'49"W	108.95'
C25	300.00'	119.93'	22°54'16"	S15°38'43"W	119.13'
C36	300.00'	102.86'	19°39'50"	S05°38'21"E	102.46'
C128	225.00'	118.89'	29°45'53"	N48°10'25"W	115.58'
C130	175.00'	7.25'	2°22'28"	N61°42'55"W	7.25'
C131	25.00'	39.27'	90°00'00"	S72°09'51"W	35.36'
C132	275.00'	44.83'	9°21'43"	S22°24'59"W	44.88'
C133	275.00'	74.93'	15°38'38"	S09°35'49"W	74.69'
C134	275.00'	84.45'	17°35'45"	S06°40'23"E	84.12'
C157	25.00'	35.90'	82°17'16"	N45°14'31"W	32.90'
C183	25.00'	39.27'	90°00'00"	S17°54'09"E	35.36'
C184	25.00'	35.47'	81°17'06"	N52°58'17"E	32.57'
C203	325.00'	83.77'	14°48'07"	S19°42'46"W	83.54'
C238	30.00'	28.40'	54°14'08"	N54°12'55"E	27.35'
C239	50.00'	9.80'	1°13'41"	N21°29'01"E	9.78'
C240	50.00'	9.43'	1°04'32"	N10°27'54"E	9.42'
C241	50.00'	9.43'	1°04'32"	S10°27'54"W	9.42'
C242	50.00'	9.80'	1°13'41"	S21°29'01"W	9.78'
C243	50.00'	9.80'	1°13'41"	S32°42'41"W	9.78'
C244	50.00'	9.43'	1°04'32"	S43°43'48"W	9.42'
C245	50.00'	9.43'	1°04'32"	N43°43'48"E	9.42'
C258	175.00'	19.29'	6°19'00"	N34°26'56"W	19.28'
C259	175.00'	50.20'	16°28'05"	N45°49'31"W	50.03'
C260	175.00'	19.81'	6°29'06"	N57°17'07"W	19.80'
C288	225.00'	7.25'	1°50'48"	N61°58'45"W	7.25'
C337	25.00'	38.89'	89°08'40"	N84°48'04"E	35.08'
C339	235.00'	58.28'	14°12'15"	N36°23'39"W	58.11'
C340	240.00'	40.01'	9°33'06"	N52°08'50"W	39.96'



- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
- DENOTES WETLANDS

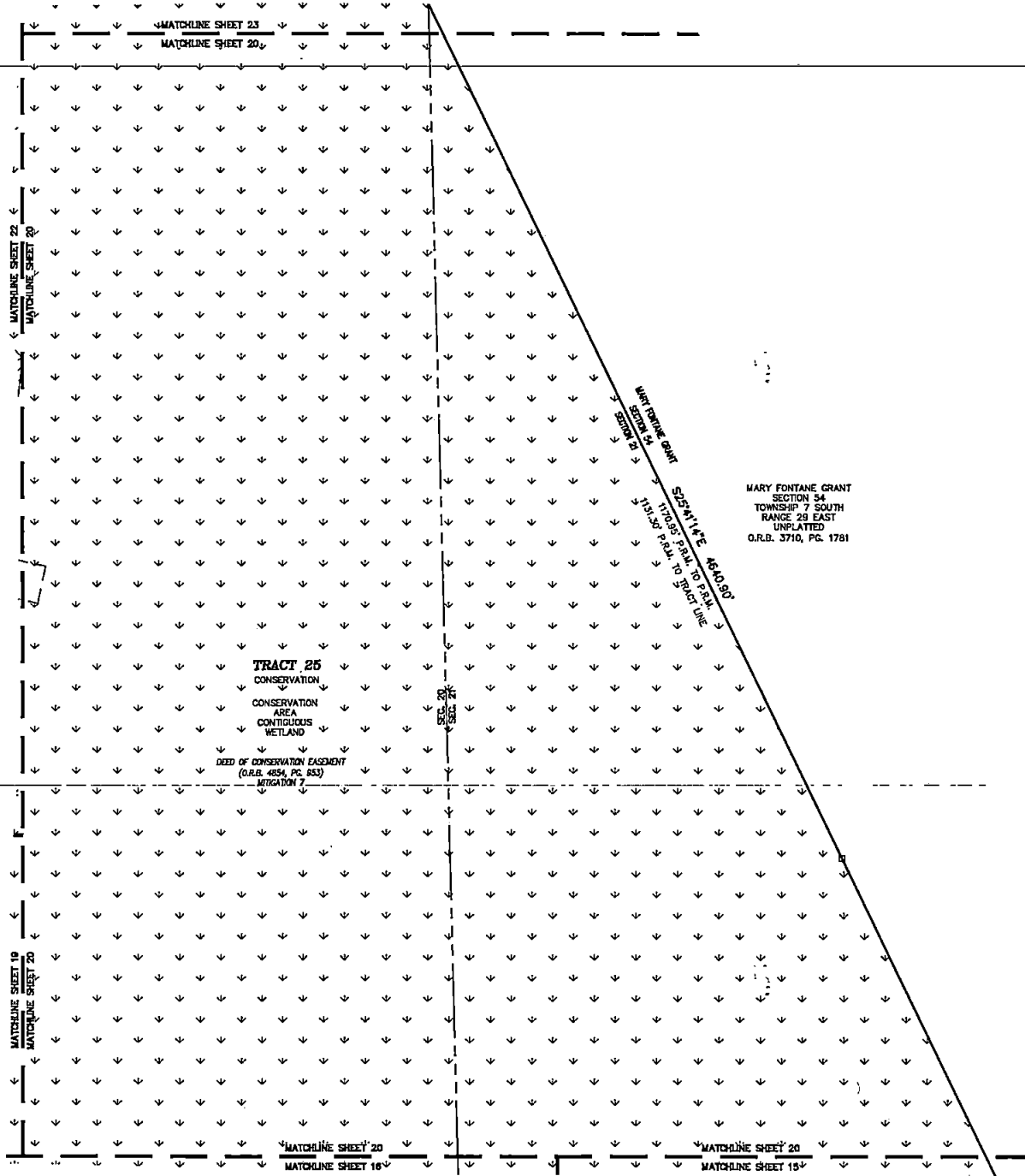
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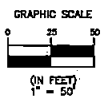
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SHEET 20 OF 35 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



MARY FONTANE GRANT
SECTION 54
TOWNSHIP 7 SOUTH
RANGE 29 EAST
UNPLATTED
O.R.B. 3710, PG. 1781

TRACT 25
CONSERVATION
AREA
CONTIGUOUS
WETLAND
DEED OF CONSERVATION EASEMENT
(O.R.B. 4854, PG. 653)
MITIGATION 7



-  DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
-  DENOTES WETLANDS



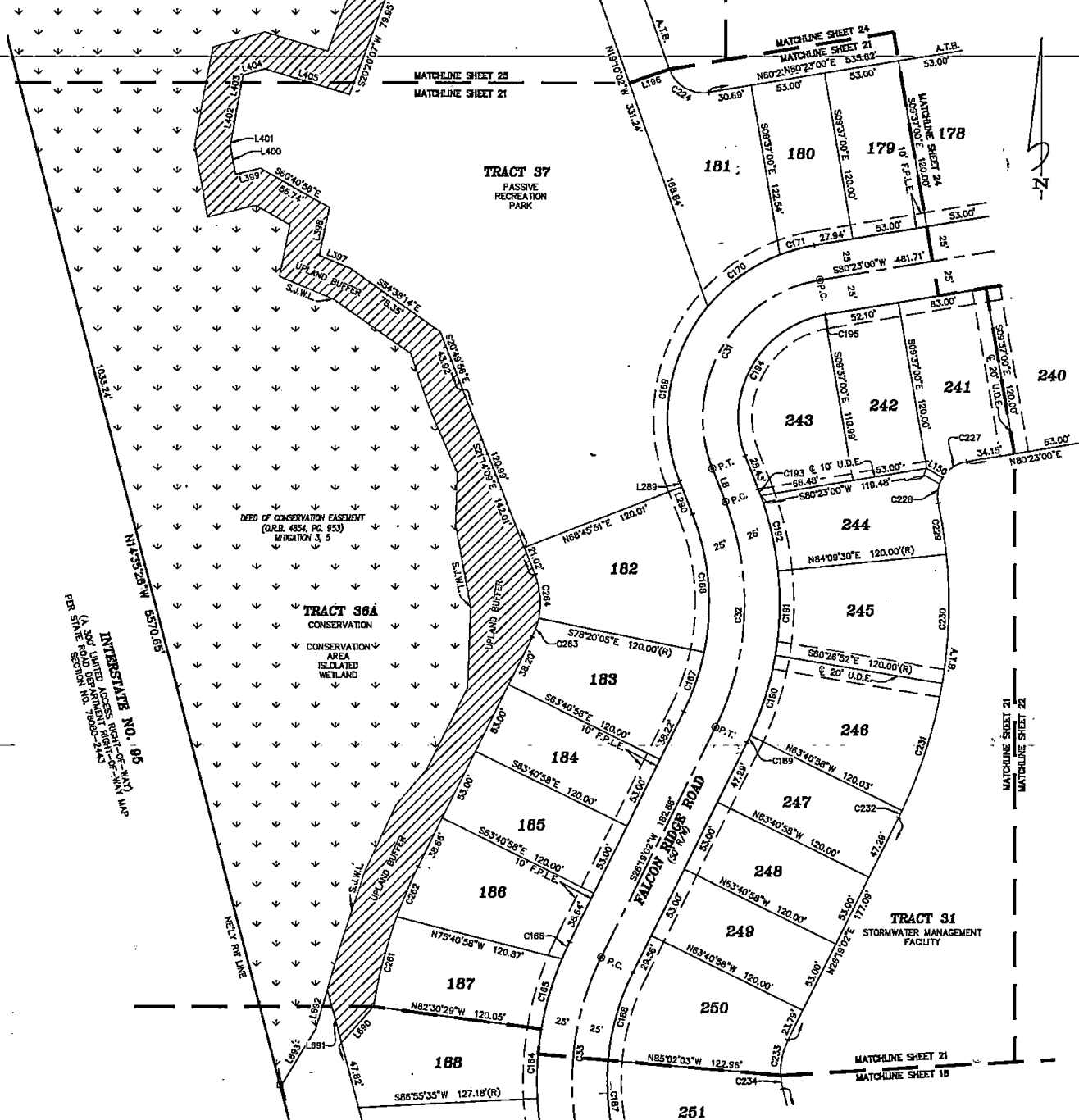
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

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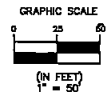
SHEET 21 OF 35 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



CURVE-TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C31	100.00'	177.36'	101°37'10"	S29°34'26"W	155.01'
C32	200.00'	165.99'	47°33'12"	N02°32'28"E	161.27'
C33	200.00'	142.80'	40°54'29"	S05°51'48"W	139.78'
C184	225.00'	48.65'	12°38'39"	S03°14'54"W	48.55'
C185	225.00'	82.19'	13°17'20"	S16°12'53"W	52.07'
C186	225.00'	13.58'	3°27'29"	S24°35'16"W	13.58'
C187	175.00'	44.75'	14°39'07"	N16°59'29"E	44.63'
C188	175.00'	100.49'	32°54'05"	N04°47'07"W	99.12'
C189	125.00'	132.30'	60°38'33"	S09°05'07"W	128.21'
C170	125.00'	84.17'	29°24'43"	S5°06'45"W	63.48'
C171	125.00'	25.23'	11°33'55"	S74°36'03"W	25.19'
C187	175.00'	59.73'	19°33'23"	S04°48'45"E	59.44'
C188	175.00'	65.21'	21°21'06"	S15°38'29"W	64.84'
C189	225.00'	5.71'	1°27'11"	N25°35'27"E	5.71'
C190	225.00'	80.13'	15°16'43"	N17°12'29"E	59.95'
C191	225.00'	60.45'	15°23'37"	N01°51'19"E	60.27'
C192	225.00'	55.37'	14°08'02"	N12°53'31"W	55.23'
C193	225.00'	5.08'	1°17'38"	N20°35'21"W	5.08'
C194	75.00'	132.12'	100°56'00"	S28°13'51"W	115.69'
C195	75.00'	0.90'	0°41'10"	S80°02'28"W	0.90'
C224	25.00'	35.10'	80°26'56"	S59°23'31"E	32.29'
C227	25.00'	21.42'	49°05'20"	S55°50'20"W	20.77'
C228	25.00'	18.89'	43°17'08"	S09°39'06"W	18.44'
C229	345.00'	37.03'	6°08'50"	N06°54'59"W	37.01'
C230	345.00'	92.69'	15°23'37"	N01°51'19"E	92.41'
C231	345.00'	95.24'	15°49'03"	N17°27'39"E	94.94'
C232	345.00'	5.71'	0°56'51"	N25°50'37"E	5.71'
C233	50.00'	25.85'	29°37'30"	S11°30'17"W	25.57'
C234	50.00'	9.85'	11°16'58"	S08°56'57"E	9.83'
C261	345.00'	66.41'	11°01'44"	S14°21'52"W	66.31'
C262	345.00'	38.77'	6°26'18"	S23°05'53"W	38.75'
C263	55.00'	14.08'	14°39'58"	N16°59'08"E	14.04'
C264	55.00'	31.57'	32°53'19"	N04°47'32"W	31.14'

LINE TABLE		LINE TABLE	
LINE	BEARING DISTANCE	LINE	BEARING DISTANCE
L8	S21°14'09"E 25.43'	L401	S09°58'11"W 3.91'
L150	N58°42'20"W 13.17'	L402	S09°55'55"W 30.19'
L196	S70°49'58"W 30.00'	L403	S10°59'37"W 16.89'
L289	S21°14'09"E 4.41'	L404	S73°35'07"W 18.28'
L280	S21°14'09"E 21.01'	L405	N73°16'04"W 63.14'
L397	S67°17'51"E 23.67'	L690	S41°38'41"W 34.34'
L398	S11°41'18"W 35.07'	L691	S14°35'28"E 39.01'
L399	N75°59'27"E 18.39'	L692	S16°31'57"W 29.67'
L400	S10°03'38"E 21.04'	L693	S31°49'03"W 45.96'

 DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
 DENOTES WETLANDS




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A PORTION OF SECTIONS 20, 21 AND 28, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA


MAP BOOK PAGE

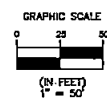
SHEET 22 OF 35 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C28	100.00'	88.07'	49°18'50"	N02°26'28"E	83.44'
C29	300.01'	175.09'	33°28'24"	S05°29'48"E	172.62'
C30	100.00'	193.45'	110°50'27"	N44°11'46"W	164.67'
C173	125.00'	99.81'	45°45'06"	N55°30'26"W	97.16'
C174	125.00'	47.76'	21°53'30"	N22°41'08"W	47.47'
C175	125.00'	46.77'	21°26'21"	N01°01'13"W	46.50'
C176	125.00'	3.33'	1°31'30"	N10°27'43"E	3.33'
C177	275.00'	48.89'	10°11'13"	S06°07'51"W	48.83'
C178	275.00'	82.73'	16°19'16"	S08°37'24"E	82.30'
C179	275.00'	16.87'	3°55'57"	S20°15'00"E	16.87'
C180	125.00'	15.46'	7°05'12"	N16°40'23"W	15.45'
C181	125.00'	59.28'	27°10'17"	N01°32'36"W	58.72'
C182	125.00'	32.85'	15°03'21"	N19°34'11"E	32.78'
C186	75.00'	145.09'	110°50'27"	N44°11'46"W	123.50'
C187	325.00'	47.68'	8°24'22"	S07°01'16"W	47.64'
C198	325.00'	59.40'	10°28'18"	S02°25'04"E	59.32'
C199	325.00'	52.88'	9°19'22"	S12°18'54"E	52.82'
C200	325.00'	29.72'	5°14'24"	S19°35'47"E	29.71'
C201	75.00'	15.16'	11°34'46"	N16°25'35"W	15.13'
C202	75.00'	46.39'	37°44'01"	N09°13'50"E	48.51'
C227	25.00'	21.42'	49°05'20"	S55°50'20"W	20.77'
C243	50.00'	9.80'	11°13'41"	S32°42'41"W	9.78'
C244	50.00'	6.43'	10°48'32"	S43°43'48"W	9.42'
C245	50.00'	6.43'	10°48'32"	N43°43'48"E	9.42'
C246	50.00'	9.80'	11°13'41"	N32°42'41"E	9.78'
C247	50.00'	43.03'	49°18'50"	N02°26'28"E	41.72'
C248	450.00'	41.16'	5°14'24"	S19°35'47"E	41.14'
C249	450.00'	73.22'	9°19'22"	S12°18'54"E	73.14'
C250	450.00'	82.24'	10°28'18"	S02°25'04"E	82.13'
C251	450.00'	39.95'	5°05'13"	S05°21'42"W	39.94'
C252	25.00'	21.77'	49°53'31"	N17°02'27"W	21.09'
C253	25.00'	25.15'	57°37'47"	N70°48'06"W	24.10'

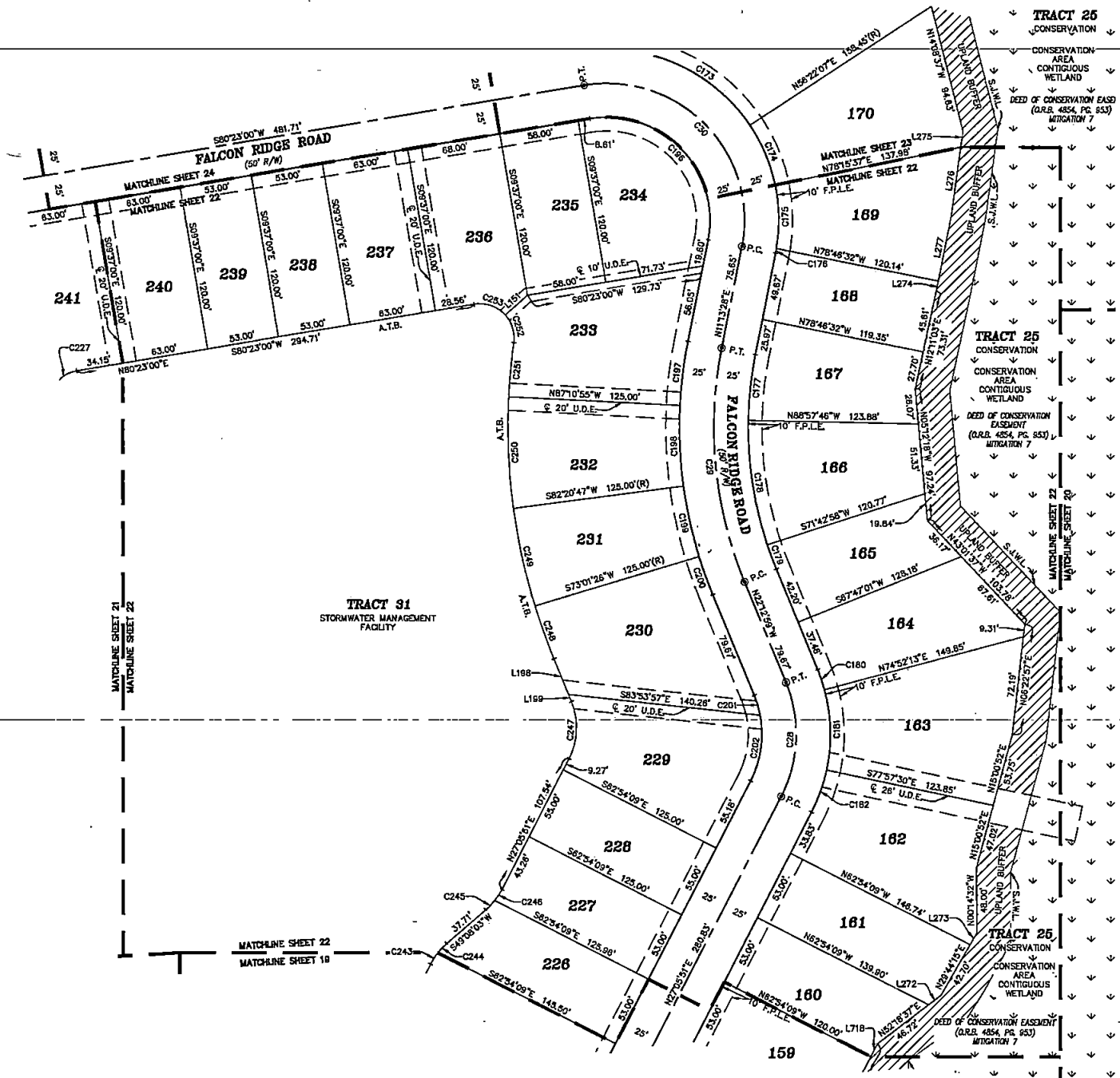
LINE TABLE		
LINE	BEARING	DISTANCE
L151	N48°00'48"E	21.70'
L168	S22°12'59"E	28.19'
L169	S22°12'59"E	5.57'
L272	N52°16'37"E	11.44'
L273	N29°44'15"E	9.66'
L274	N11°06'21"E	7.39'
L275	N08°00'31"E	11.83'
L276	N08°00'31"E	50.94'
L277	N11°06'21"E	48.42'
L718	N27°05'51"E	10.73'

 DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH

 DENOTES WETLANDS



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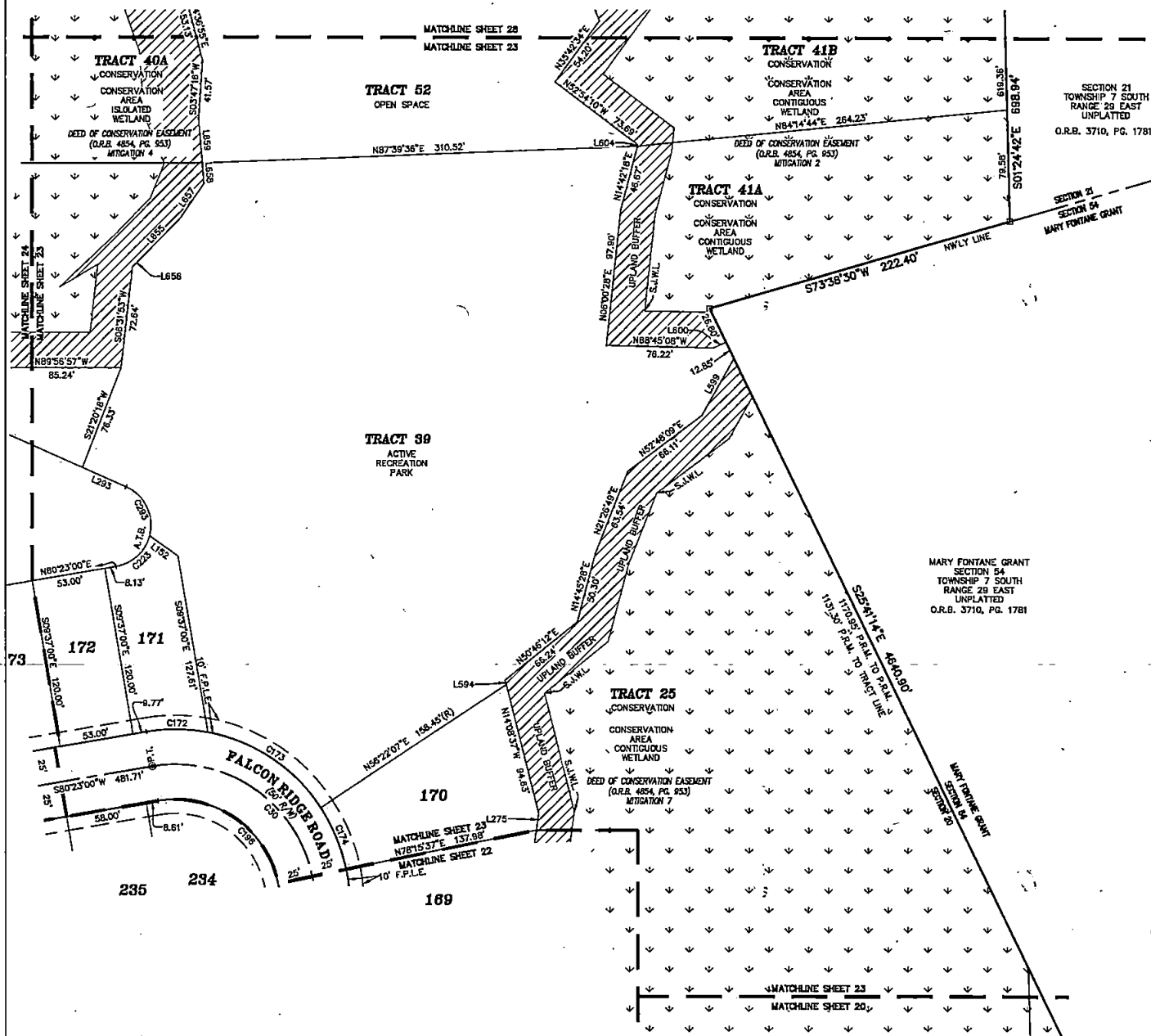


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A PORTION OF SECTIONS 20, 21 AND 28, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

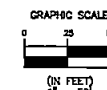
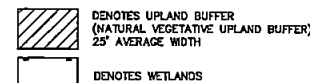
MAP BOOK PAGE

SHEET 23 OF 35 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C30	100.00'	193.45'	110°50'27"	N44°11'46"W	164.67'
C172	125.00'	44.14'	20°14'01"	N89°29'59"W	43.91'
C173	125.00'	99.81'	45°45'06"	N56°30'28"W	97.18'
C174	125.00'	47.78'	21°53'30"	N22°41'08"W	47.47'
C198	75.00'	145.09'	110°50'27"	N44°11'46"W	123.50'
C223	30.00'	34.25'	85°24'56"	N47°40'33"E	32.42'
C293	30.00'	42.43'	81°02'34"	N25°33'12"W	38.95'

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L152	S5°33'26"E	24.90'	L655	S44°04'58"W	40.44'
L275	N09°00'31"E	11.83'	L656	S45°51'08"W	8.34'
L293	S66°04'29"E	34.36'	L657	S34°29'44"W	29.92'
L594	N14°08'37"W	3.29'	L658	S04°37'11"E	14.85'
L599	N28°03'45"E	46.93'	L659	S04°37'11"E	31.91'
L600	S6°18'46"W	9.95'			
L604	N05°15'38"E	1.30'			



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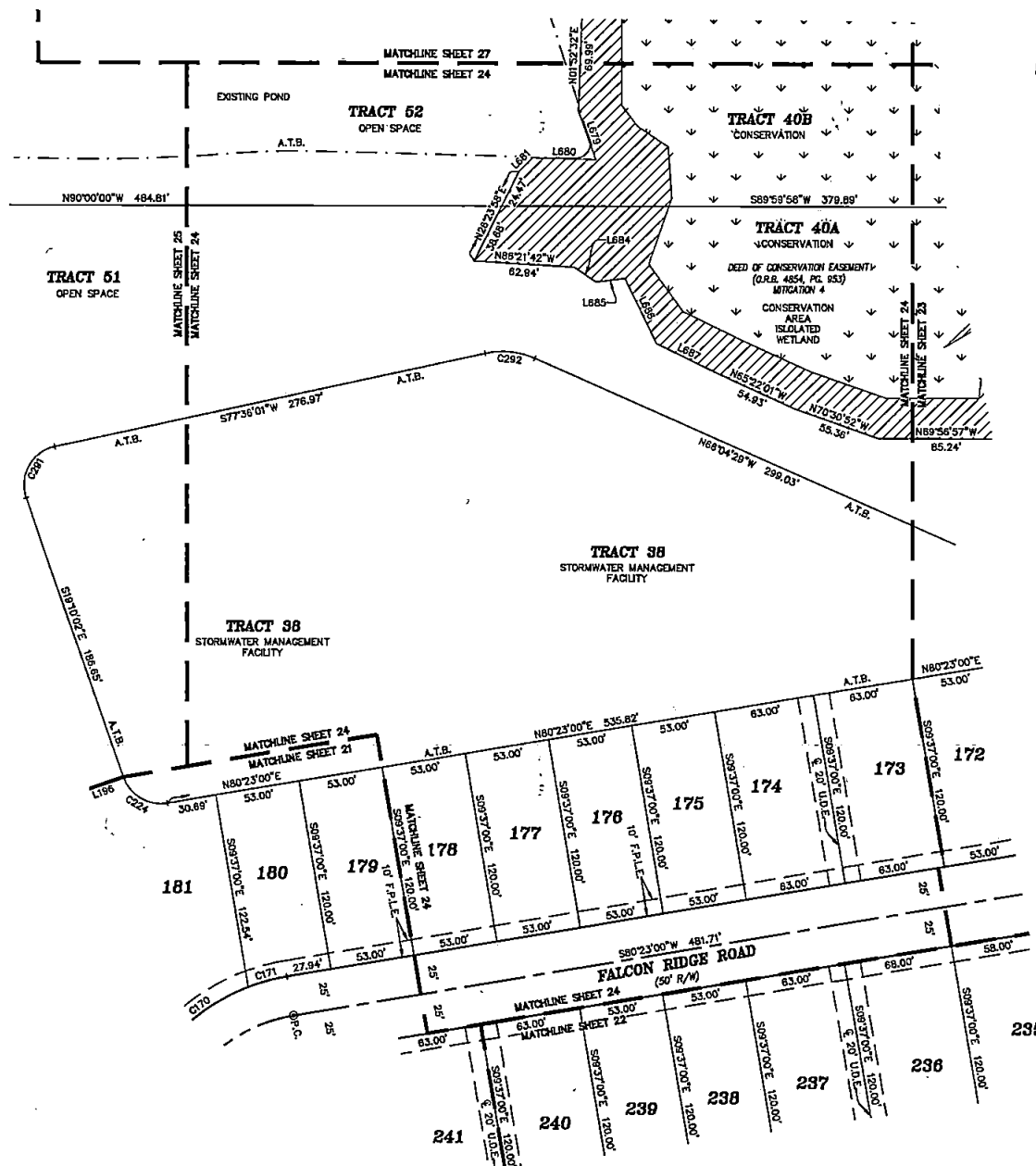
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3830 CROWN POINT ROAD
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A PORTION OF SECTIONS 20, 21 AND 28, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA


MAP BOOK PAGE


SHEET 24 OF 35 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

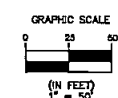


LINE TABLE		
LINE	BEARING	DISTANCE
L196	S70°49'58"W	30.00'
L679	N19°20'20"W	32.49'
L680	S88°18'26"E	39.77'
L681	N44°01'03"E	12.06'
L684	N55°59'37"W	16.35'
L685	S83°20'25"W	18.42'
L686	N25°46'53"W	45.49'
L687	N63°51'10"W	41.37'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C170	125.00'	64.17'	29°24'43"	S54°06'45"W	63.48'
C171	125.00'	25.23'	11°33'55"	S74°36'03"W	25.19'
C224	25.00'	35.10'	80°28'58"	S99°23'31"E	32.29'
C291	25.00'	42.22'	95°48'03"	S29°13'00"W	37.38'
C292	50.00'	31.70'	36°19'29"	N84°14'14"W	31.17'

 DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH

 DENOTES WETLANDS



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
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
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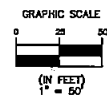
SHEET 25 OF 35 SHEETS.
SEE SHEET 3 FOR NOTES AND LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L186	S70°49'58"W	30.00'
L400	S10°03'38"E	21.04'
L401	S09°58'11"W	3.91'
L402	S09°55'55"W	30.19'
L403	S10°59'37"W	16.88'
L404	S73°35'07"W	16.28'
L405	N73°15'04"W	63.14'
L406	S02°14'35"W	17.78'
L407	S01°54'34"W	20.67'
L408	S06°01'25"W	16.81'
L409	S21°59'37"E	2.50'
L410	S24°12'10"E	4.75'
L411	S27°29'51"E	6.72'
L412	S34°20'21"E	15.42'
L413	S42°16'01"E	6.04'
L414	S11°35'12"W	11.60'
L415	S78°24'49"E	40.98'
L416	S14°46'00"E	22.33'
L417	S19°36'41"E	28.44'
L418	S00°31'18"E	20.32'
L419	S73°24'34"W	29.85'
L420	S00°31'18"E	22.78'
L421	S19°24'38"E	18.87'

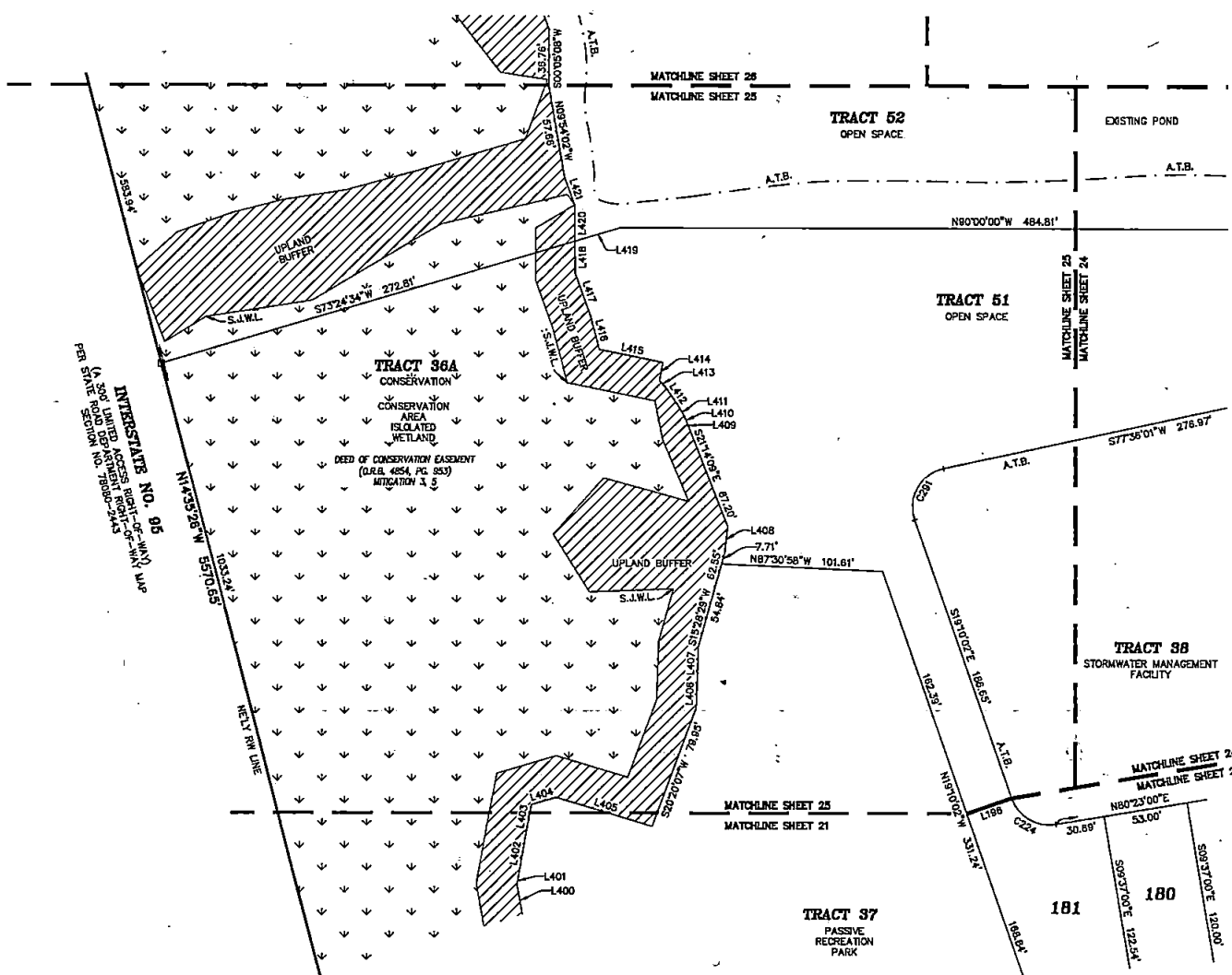
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C224	25.00'	35.10'	80°26'58"	S59°23'31"E	32.29'
C281	25.00'	42.22'	96°46'03"	S29°13'00"W	37.38'

 DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH

 DENOTES WETLANDS



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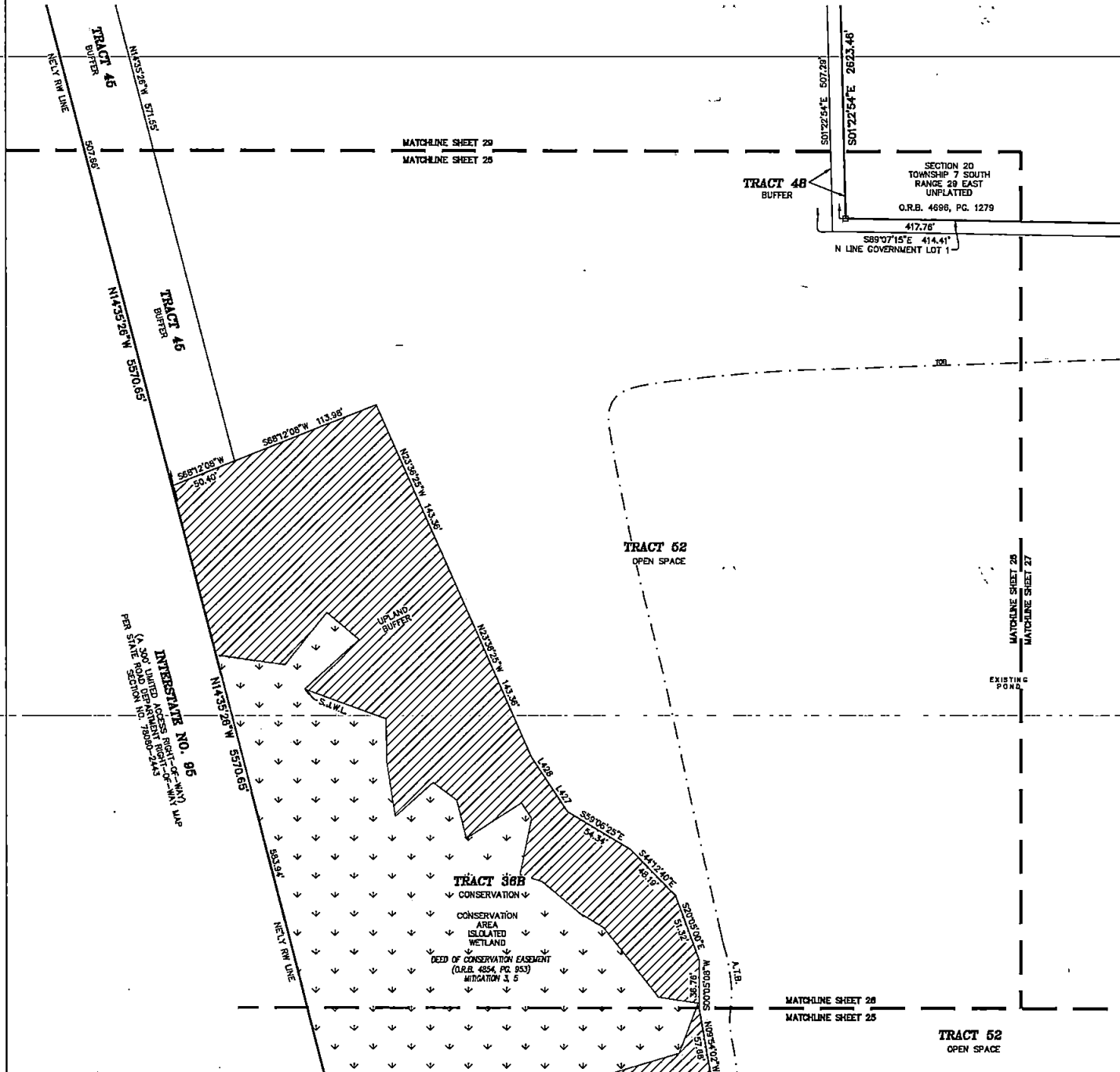
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LIMITED ACCESS RIGHT-OF-WAY
PER STATE SECTION NO. 78000-2043

Morgan's Cove



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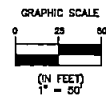
MAP BOOK PAGE

SHEET 26 OF 35 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



LINE TABLE		
LINE	BEARING	DISTANCE
L427	S33°29'32"E	24.15'
L428	N33°23'44"W	24.69'

-  DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
-  DENOTES WETLANDS



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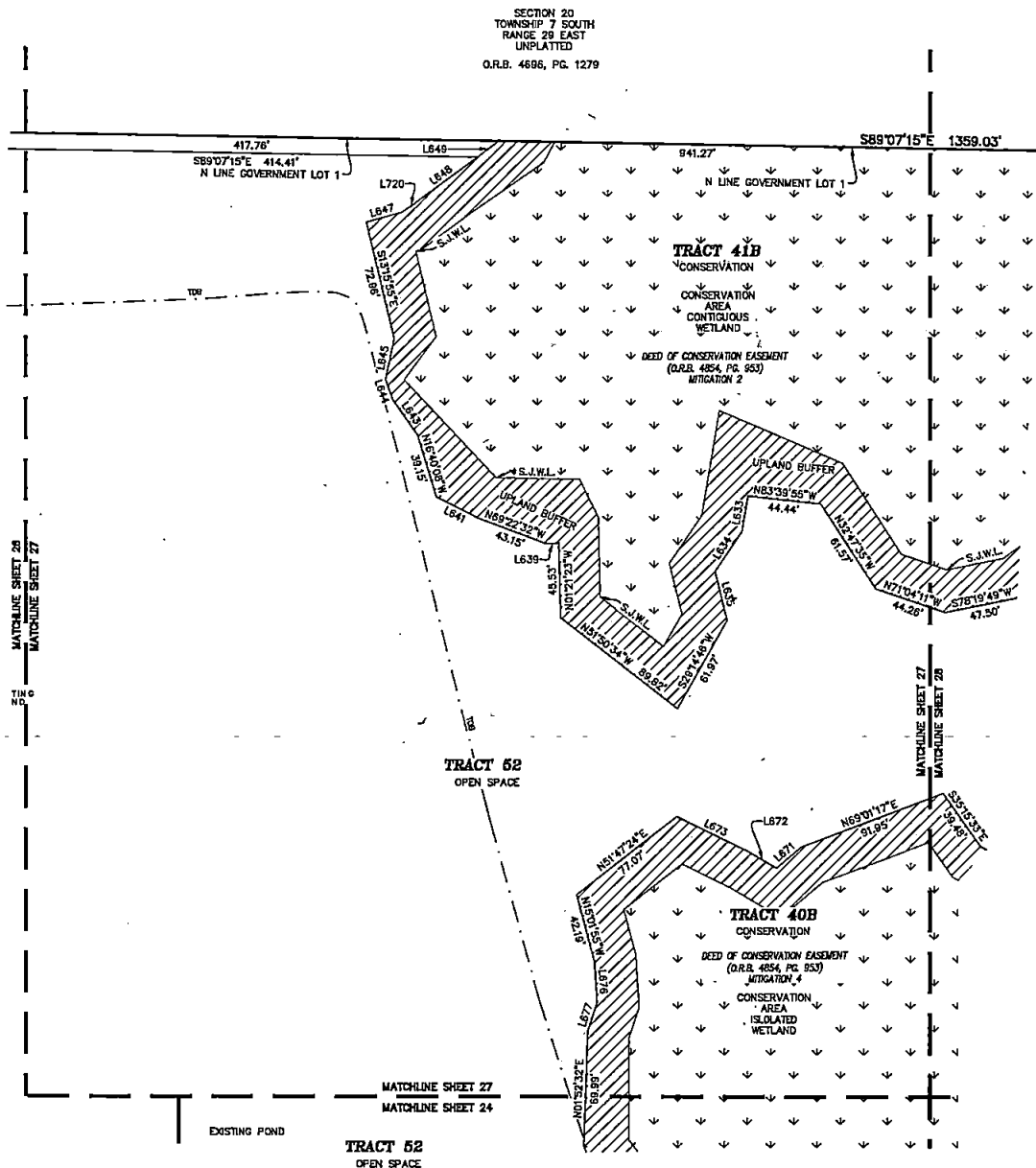
Morgan's Cove


A PORTION OF SECTIONS 20, 21 AND 28, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 27 OF 35 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L633	S09°34'02"W	22.08'
L634	S33°51'20"W	29.51'
L635	S13°56'53"E	30.67'
L638	S89°21'42"W	7.73'
L641	N62°58'08"W	29.31'
L643	N34°35'55"W	26.79'
L644	N19°48'10"W	12.77'
L645	N11°35'50"E	25.61'
L647	S74°32'20"W	22.18'
L648	S53°13'09"W	48.43'
L649	S53°13'09"W	16.37'
L671	N49°45'54"E	16.75'
L672	S59°45'09"E	19.29'
L673	S64°00'50"E	49.00'
L676	N03°32'52"W	24.90'
L677	N17°56'38"E	18.26'
L720	N54°53'58"E	8.56'



 DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH

 DENOTES WETLANDS



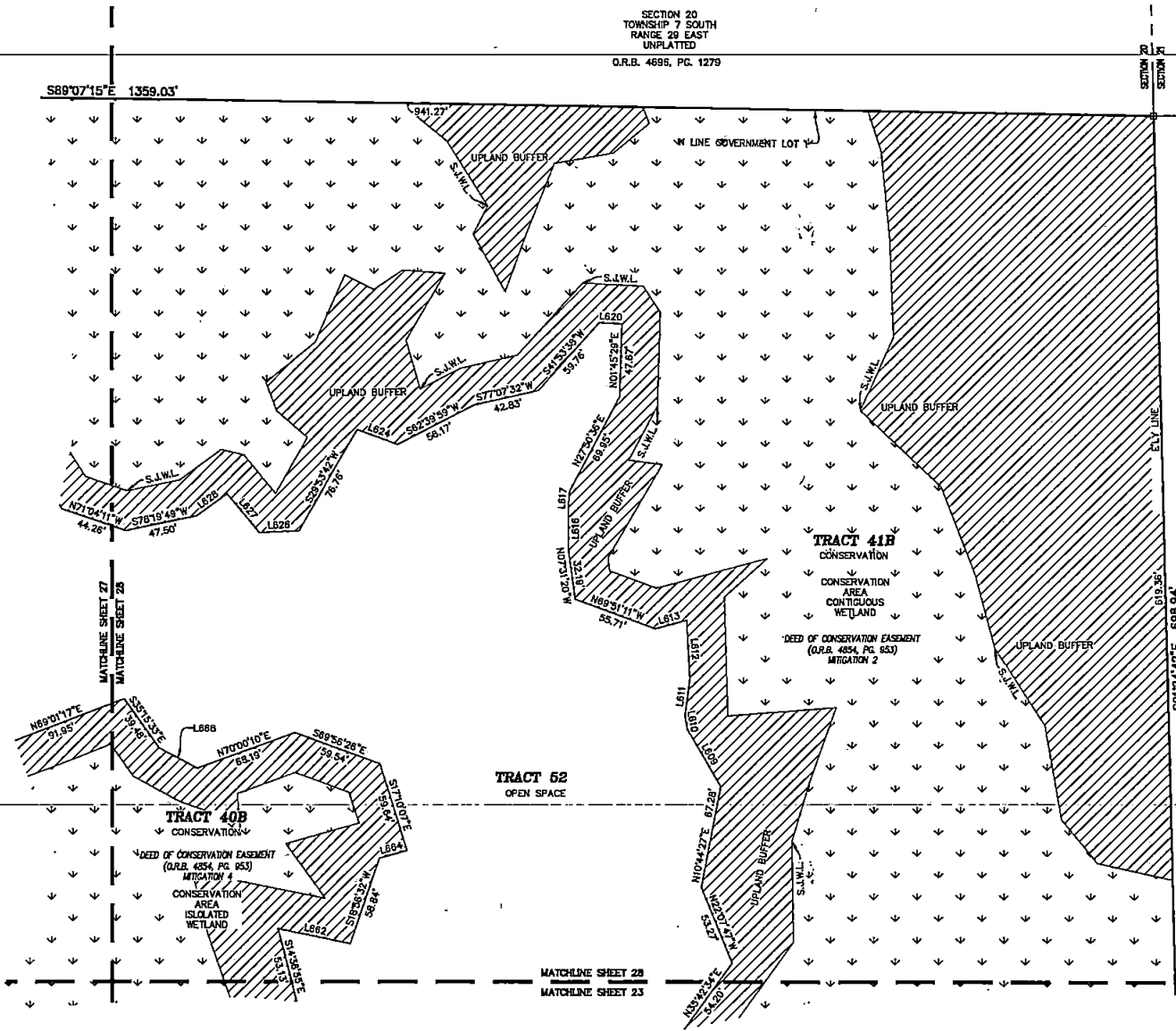
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MAP BOOK PAGE


SHEET 28 OF 35 SHEETS
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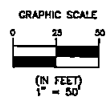
SECTION 20
TOWNSHIP 7 SOUTH
RANGE 28 EAST
UNPLATTED
O.R.B. 4695, PG. 1279



LINE TABLE		
LINE	BEARING	DISTANCE
L609	N29°59'03"W	43.33'
L610	N10°58'31"W	8.37'
L611	N07°28'58"E	25.05'
L612	N03°10'00"W	38.58'
L613	S74°51'58"W	21.04'
L616	N00°25'13"W	29.05'
L617	N05°14'24"E	10.14'
L620	N86°53'40"W	14.72'
L624	N69°52'40"W	28.00'
L628	S87°37'04"W	28.23'
L627	N39°26'12"W	33.13'
L628	S53°40'56"W	24.75'
L662	N78°33'47"W	48.55'
L664	S74°44'10"W	18.58'
L668	S62°07'14"E	28.26'

 DENOTES UPLAND BUFFER
(NATURAL VEGETATIVE UPLAND BUFFER)
25' AVERAGE WIDTH

 DENOTES WETLANDS



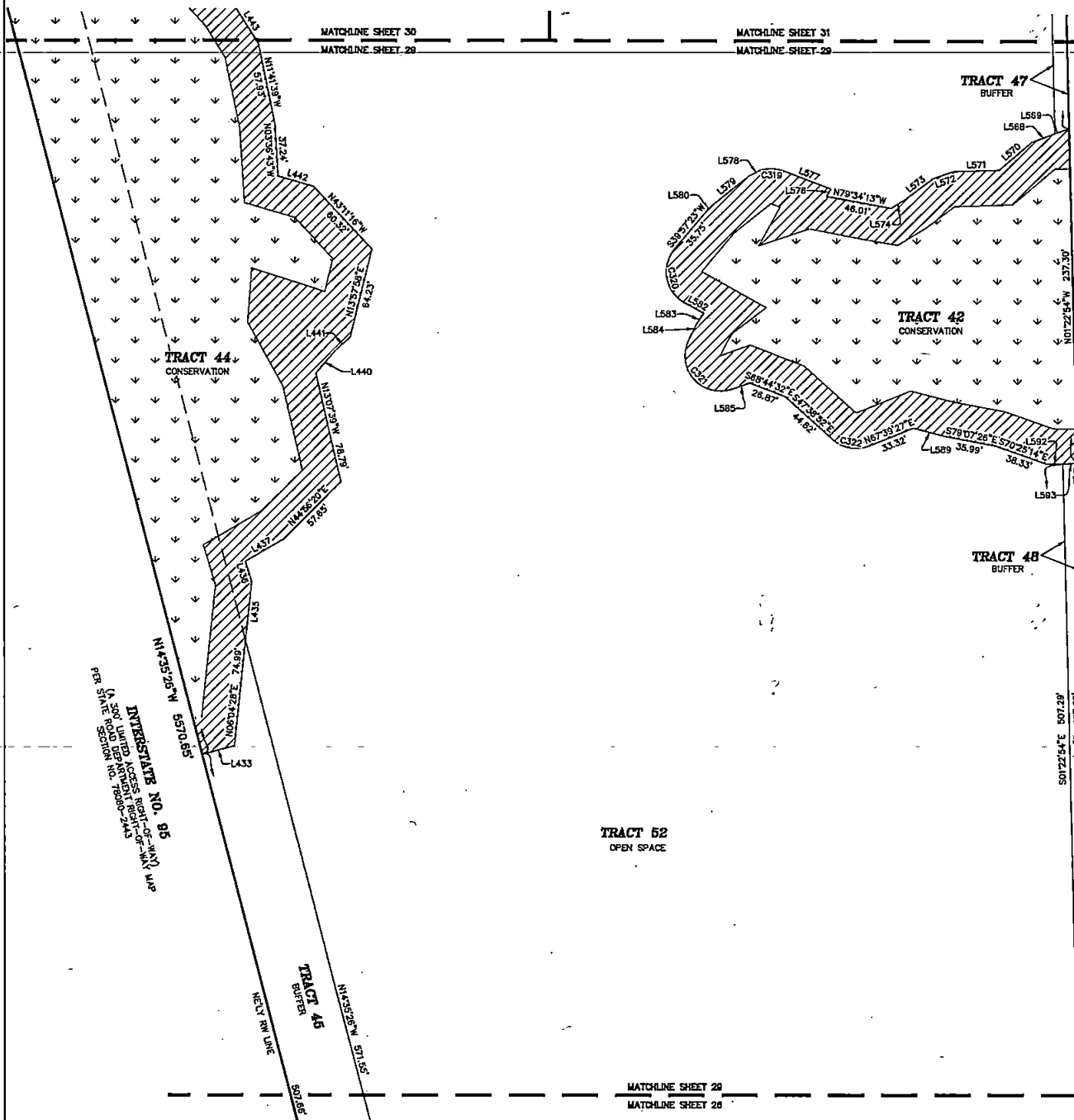
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A PORTION OF SECTIONS 20, 21 AND 28, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE


SHEET 29 OF 35 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND




LINE	BEARING	DISTANCE
L433	S75°17'52"W	23.54'
L435	N06°04'28"E	41.71'
L436	N17°15'18"W	15.00'
L437	N89°48'05"E	31.71'
L440	N40°38'57"E	20.82'
L441	N47°13'18"E	14.84'
L442	N73°40'51"W	25.40'
L443	N32°10'21"W	32.29'
L568	S69°27'14"W	17.21'
L569	S69°27'14"W	10.59'
L570	S49°10'45"W	30.55'
L571	S88°13'18"W	31.84'
L572	S70°30'46"W	15.21'
L573	S52°48'13"W	24.05'
L574	S58°25'04"W	12.45'
L576	N25°39'00"E	6.15'
L577	N69°09'50"W	35.56'
L578	S61°36'51"W	8.89'
L579	S51°22'15"W	33.00'
L580	S45°39'49"W	4.97'
L582	S60°43'55"E	13.48'
L583	S33°36'51"W	8.66'
L584	S25°43'28"W	13.34'
L585	N70°14'09"E	12.94'
L589	S75°27'06"E	23.08'
L592	N88°37'06"E	11.12'
L593	N85°37'06"E	10.00'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C319	25.74'	16.99'	37°49'16"	N88°39'12"W	16.68'
C320	25.00'	45.82'	104°36'22"	S12°27'21"E	39.71'
C321	25.00'	59.12'	135°29'19"	S42°01'11"E	46.28'
C322	25.00'	28.23'	64°41'41"	S78°59'43"E	26.75'

SECTION 20
TOWNSHIP 7 SOUTH
RANGE 29 EAST
UNPLATTED
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 DENOTES UPLAND BUFFER
(NATURAL VEGETATIVE UPLAND BUFFER)
25' AVERAGE WIDTH

 DENOTES WETLANDS



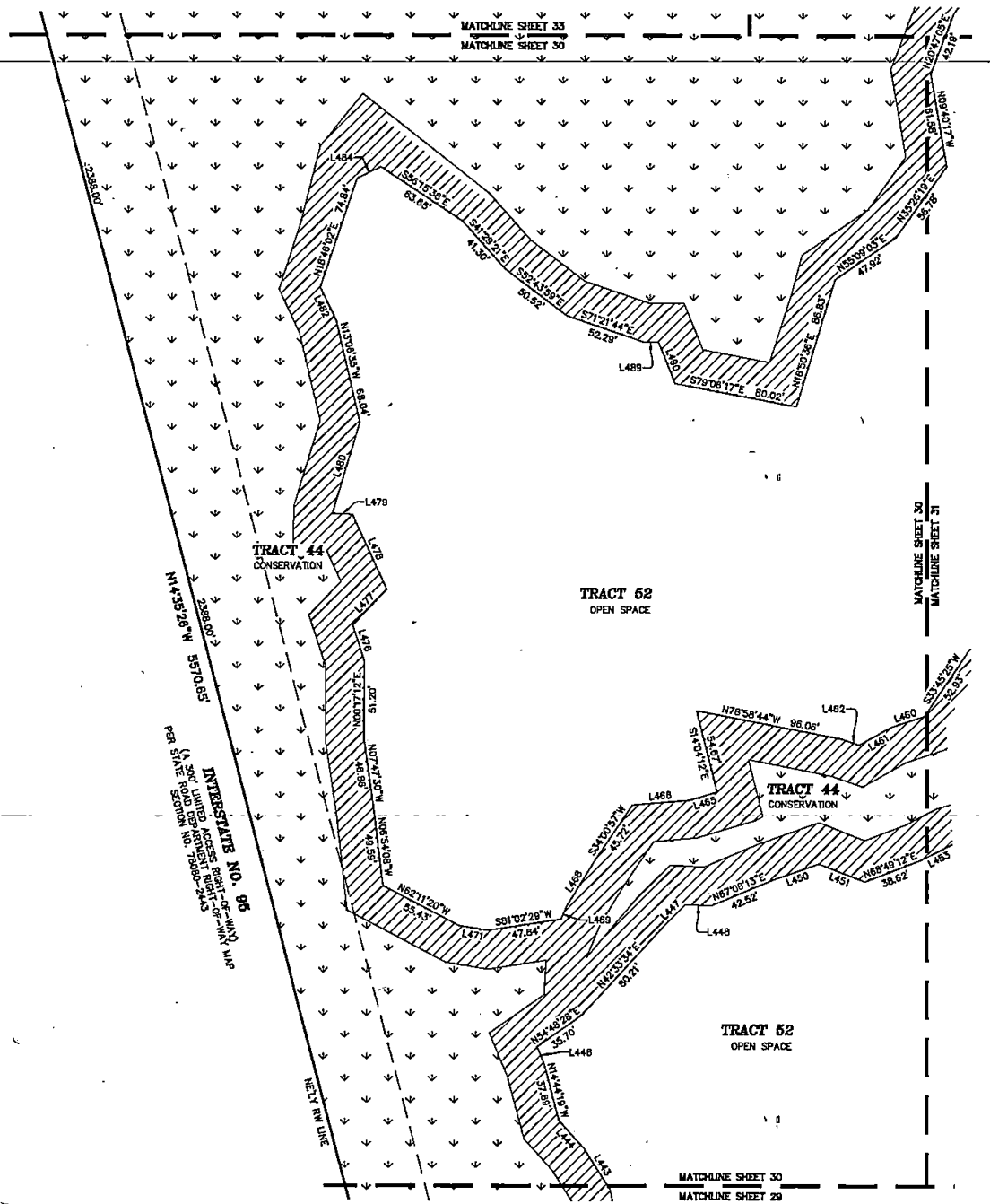
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MAP BOOK PAGE

SHEET 30 OF 35 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND




LINE TABLE		
LINE	BEARING	DISTANCE
L443	N32°10'21"W	32.29'
L444	N41°48'37"W	24.12'
L446	N22°33'34"W	12.21'
L447	N45°03'08"E	18.21'
L448	S87°38'16"E	16.93'
L450	N70°07'40"E	32.34'
L451	S88°32'28"E	32.24'
L453	N62°47'57"E	22.72'
L460	S71°21'37"W	23.20'
L461	S66°42'10"W	23.53'
L462	N71°01'31"W	11.82'
L465	S73°19'28"W	16.78'
L466	S85°03'27"W	37.07'
L468	S31°35'19"W	32.98'
L469	S22°27'07"W	6.89'
L471	N80°48'30"W	18.43'
L476	N17°53'11"W	24.25'
L477	N43°39'54"E	32.05'
L478	N24°39'49"W	53.67'
L479	N88°54'01"W	13.00'
L480	N18°48'11"E	62.24'
L482	N25°48'10"W	24.26'
L484	N63°59'08"E	17.16'
L489	S89°49'19"E	9.78'
L490	S21°57'34"E	29.31'

GRAPHIC SCALE



(IN FEET)
1" = 50'

 DENOTES UPLAND BUFFER
(NATURAL VEGETATIVE UPLAND BUFFER)
25' AVERAGE WIDTH

 DENOTES WETLANDS

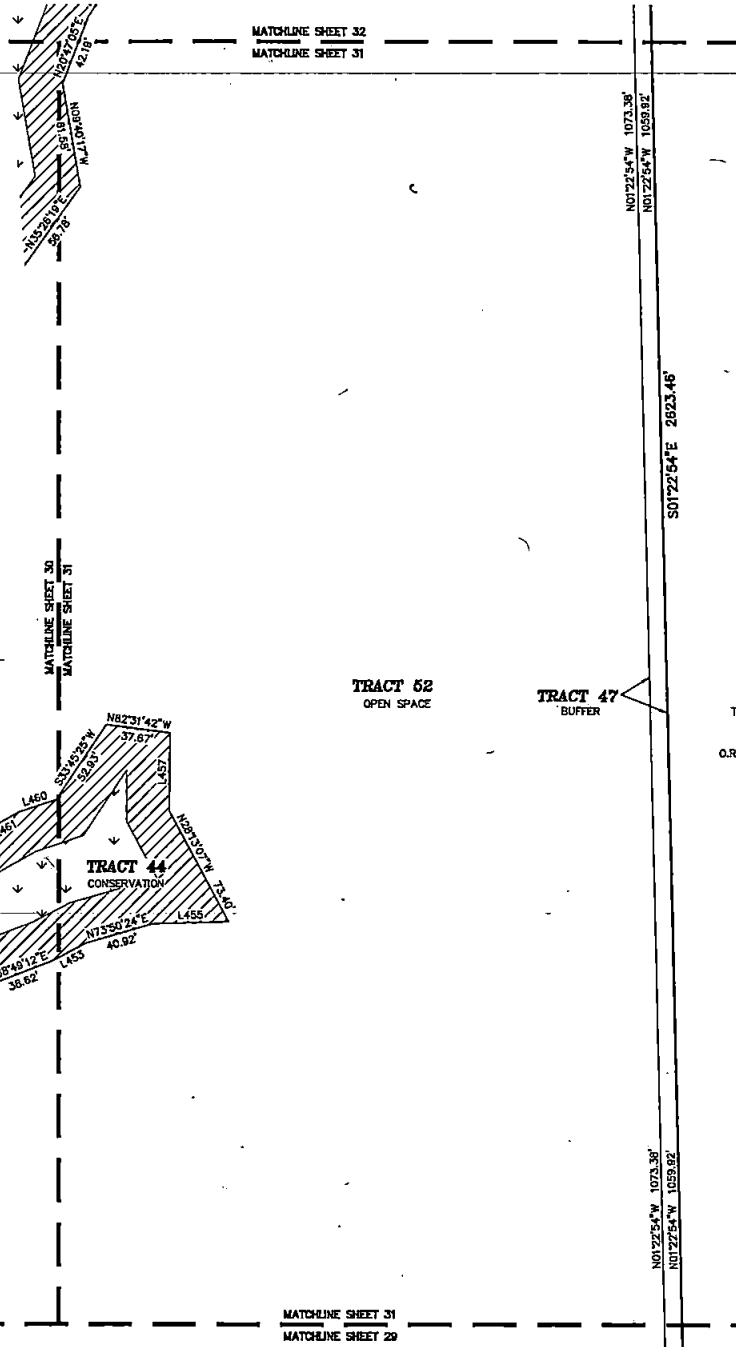
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3830 CROWN POINT ROAD
GAINESVILLE, FLORIDA 32607
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Morgan's Cove

A PORTION OF SECTIONS 20, 21 AND 28, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

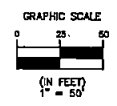
SHEET 31 OF 35 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



LINE TABLE		
LINE	BEARING	DISTANCE
L453	N62°47'57"E	22.72'
L455	N68°30'30"E	44.28'
L457	N00°31'15"E	45.68'
L460	S71°21'37"W	23.20'
L461	S60°42'10"W	23.53'

 DENOTES UPLAND BUFFER
(NATURAL VEGETATIVE UPLAND BUFFER)
25' AVERAGE WIDTH

 DENOTES WETLANDS



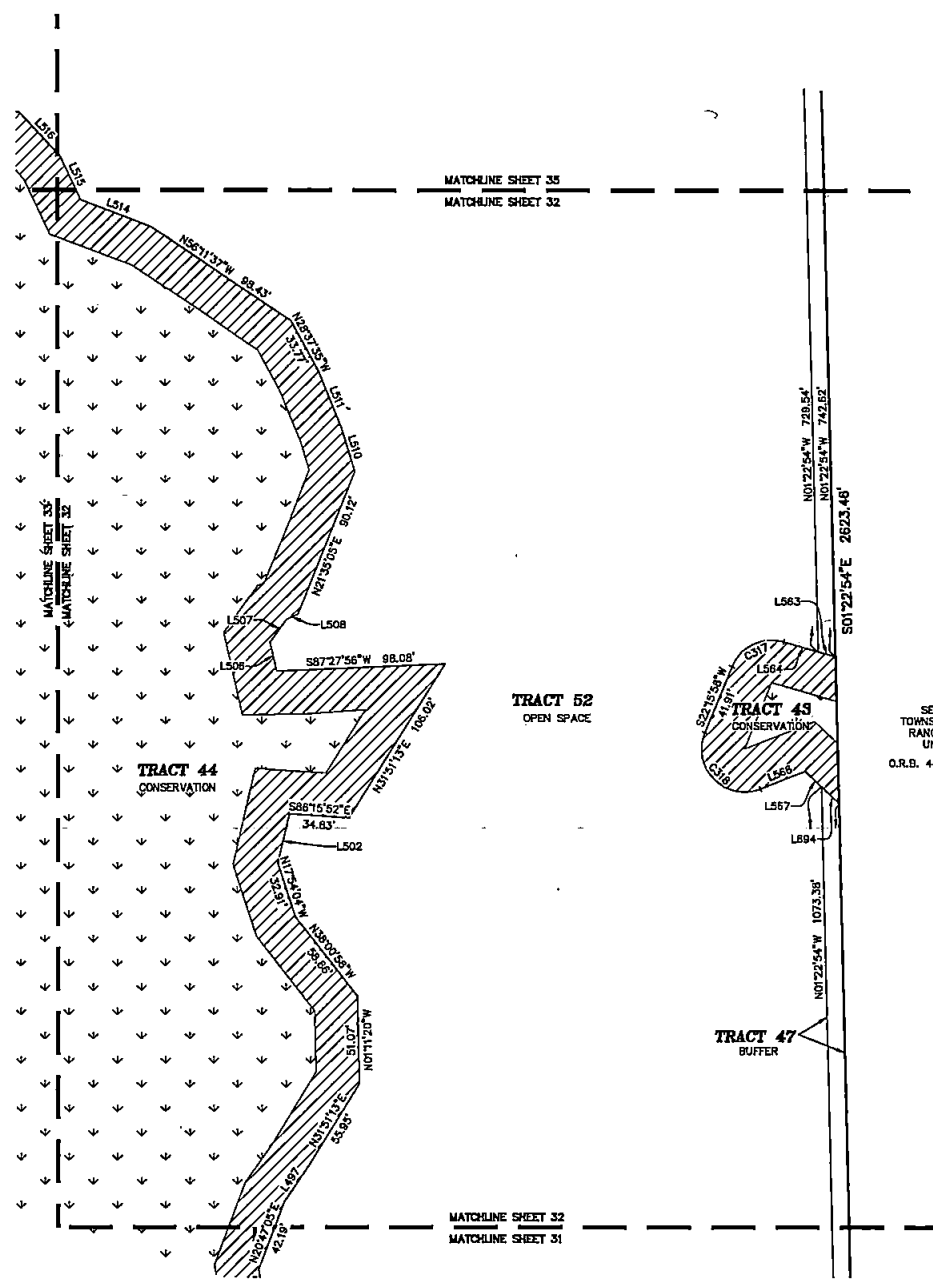
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3330 CROWN POINT ROAD
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A PORTION OF SECTIONS 20, 21 AND 28, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE


SHEET 32 OF 35 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND




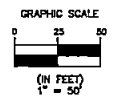
LINE TABLE		
LINE	BEARING	DISTANCE
L487	N33°31'41"E	25.85'
L502	N13°03'30"E	29.38'
L506	N13°03'00"W	17.38'
L507	N35°53'21"E	18.27'
L508	N64°11'19"E	7.54'
L510	N16°52'36"W	27.11'
L511	N21°57'07"W	33.05'
L514	N69°03'11"W	44.14'
L515	N25°12'28"W	28.31'
L518	N42°55'13"W	34.85'
L583	N73°55'20"W	10.48'
L584	N73°55'20"W	20.85'
L586	N88°37'16"E	28.11'
L587	S46°24'16"E	13.05'
L684	S46°24'16"E	14.14'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C317	25.00'	36.57'	83°48'42"	S84°10'19"W	33.40'
C318	25.00'	58.31'	133°38'42"	S44°33'23"E	45.98'

SECTION 20
TOWNSHIP 7 SOUTH
RANGE 29 EAST
UNPLATTED
O.R.B. 4886, PG. 1279

 DENOTES UPLAND BUFFER
(NATURAL VEGETATIVE UPLAND BUFFER)
25' AVERAGE WIDTH

 DENOTES WETLANDS




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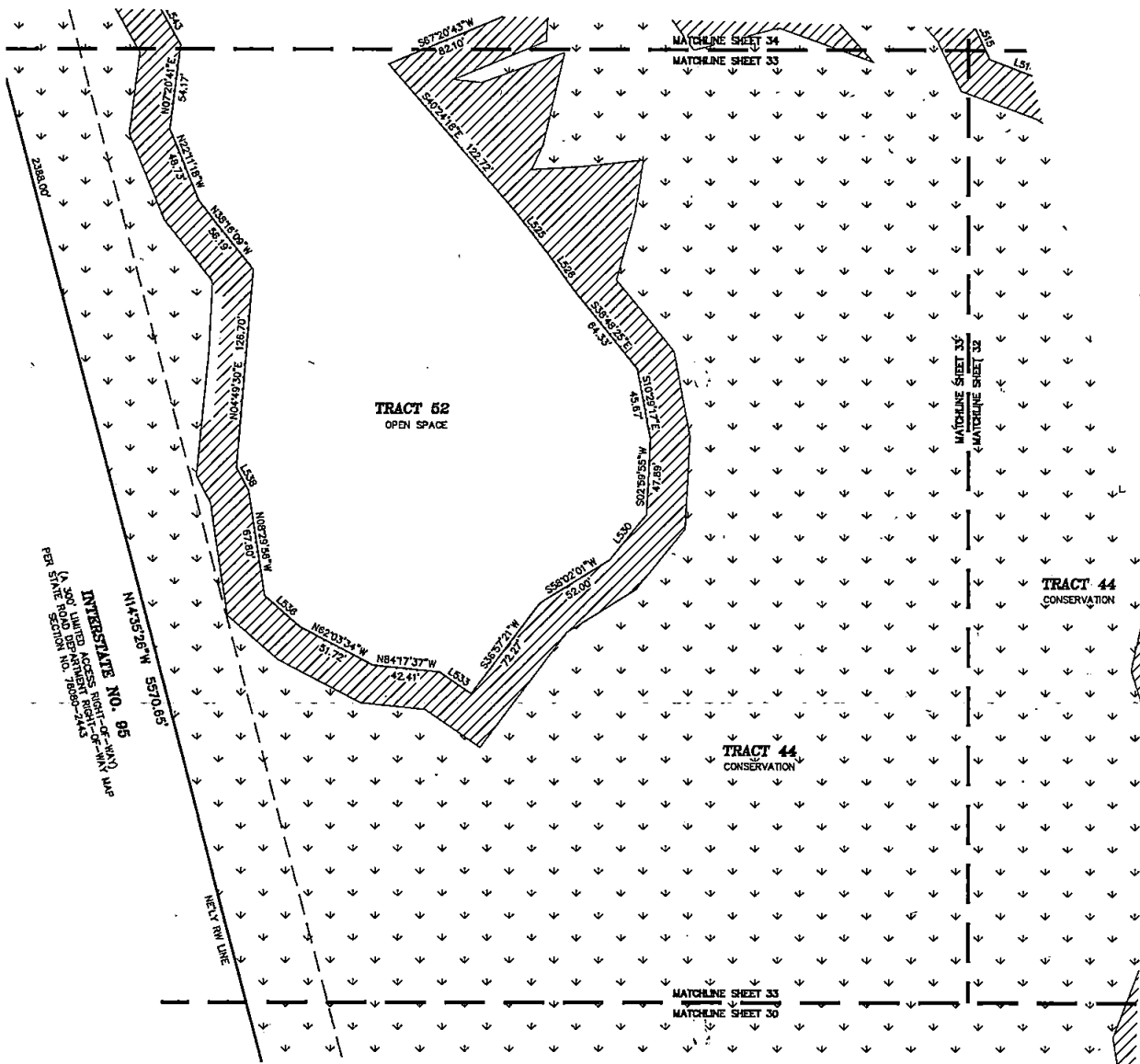
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3332 CROWN POINT ROAD
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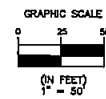
A PORTION OF SECTIONS 20, 21 AND 28, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 33 OF 35 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



LINE TABLE		
LINE	BEARING	DISTANCE
L515	N251°2'26"W	28.31'
L525	S37°48'17"E	33.64'
L526	S35°16'43"E	29.06'
L530	S39°02'26"W	37.38'
L533	N55°28'59"W	24.55'
L536	N48°39'53"W	29.99'
L538	N2819°04"W	16.42'
L543	N2913°09"W	32.35'



- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
- DENOTES WETLANDS

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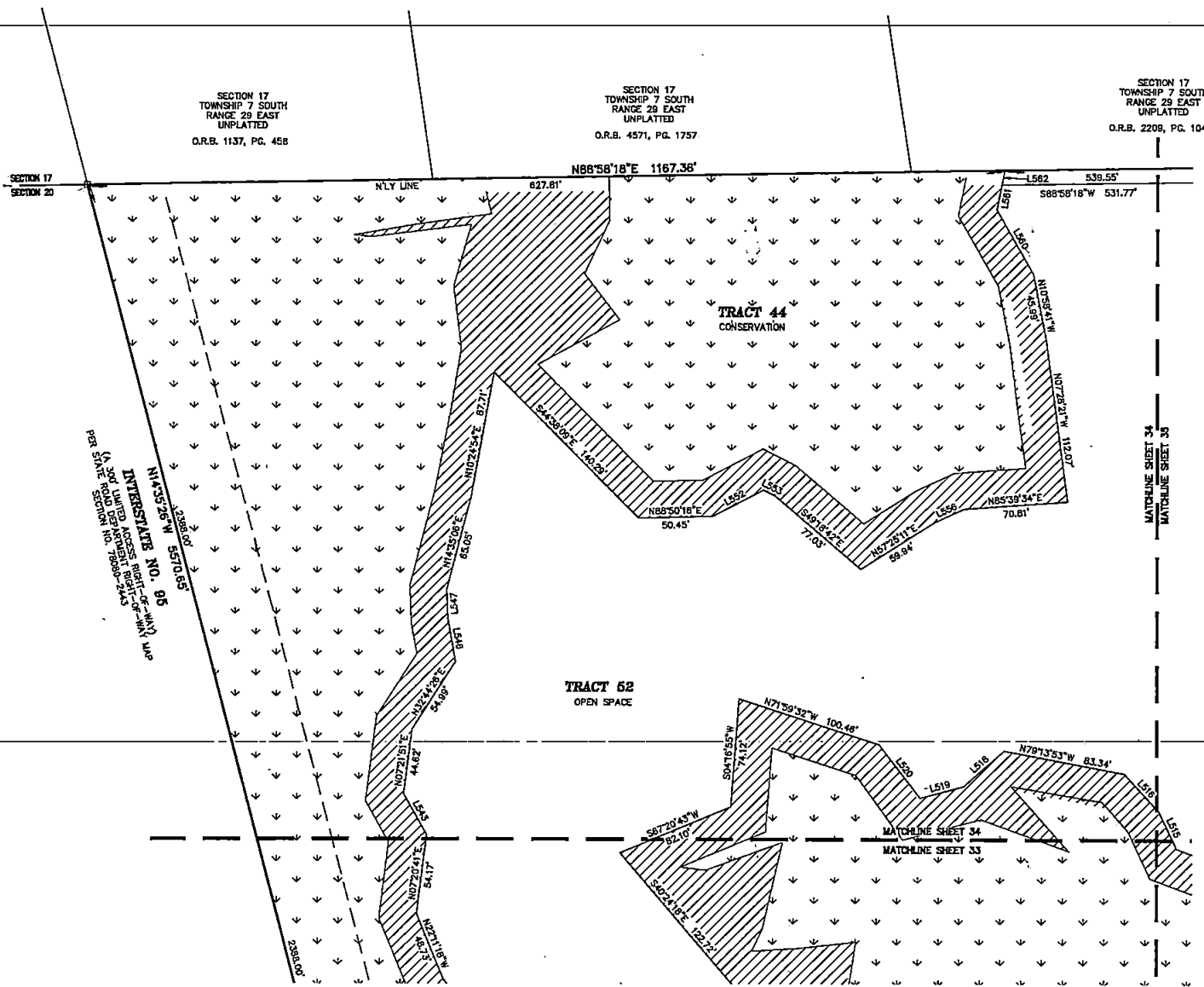
1818 N. 37th
3830 CROWN POINT ROAD
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

A PORTION OF SECTIONS 20, 21 AND 28, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

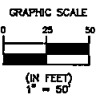
MAP BOOK PAGE

SHEET 34 OF 35 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



LINE	BEARING	DISTANCE
L515	N25°12'28"W	28.31'
L516	N42°55'13"W	34.85'
L518	S48°43'13"W	37.13'
L519	S75°16'29"W	30.85'
L520	N37°44'40"W	46.12'
L543	N29°13'09"W	32.35'
L546	N09°54'20"W	30.33'
L547	N01°55'14"W	19.09'
L552	N62°20'48"E	39.50'
L553	S82°55'37"E	8.94'
L556	N65°32'15"E	22.08'
L560	N29°32'10"W	50.59'
L561	N11°10'09"E	17.44'
L562	N11°10'09"E	10.23'

 DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
 DENOTES WETLANDS



Morgan's Cove

A PORTION OF SECTIONS 20, 21 AND 28, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 35 OF 35 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

4-

SECTION 17
TOWNSHIP 7 SOUTH
RANGE 29 EAST
UNPLATTED
O.R.B. 2209, PG. 1049

SECTION 17
TOWNSHIP 7 SOUTH
RANGE 29 EAST
UNPLATTED
O.R.B. 5151, PG. 789

O.R.B. 3654, PG. 1486

SECTION 17
SECTION 20

N88°58'18"E 1167.38'
539.55'
S86°58'18"W 531.77'

NLY LINE

MATCHLINE SHEET 34
MATCHLINE SHEET 33


TRACT 48
BUFFER


SECTION 20
TOWNSHIP 7 SOUTH
RANGE 29 EAST
UNPLATTED
O.R.B. 4696, PG. 1279

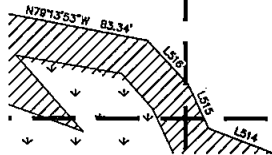
TRACT 52
OPEN SPACE

N01°22'54"W 720.54'
N01°22'54"W 742.82'
S01°22'54"E 2823.48'

LINE TABLE		
LINE	BEARING	DISTANCE
L514	N89°03'11"W	44.14'
L515	N25°12'26"W	28.31'
L516	N42°55'13"W	34.85'

 DENOTES UPLAND BUFFER
(NATURAL VEGETATIVE UPLAND BUFFER)
25' AVERAGE WIDTH

 DENOTES WETLANDS



MATCHLINE SHEET 33
MATCHLINE SHEET 32

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