

RESOLUTION NO. 2021-302  
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
TOWN CENTER WEST END PHASE 3.

WHEREAS, SONOC COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND TOLOMATO COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT, AS OWNERS, have 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 3.

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 \$1,190,931.22 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$275,095.27 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:

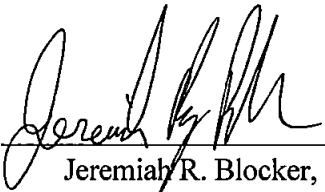
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 7 day of September, 2021.

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

BY:   
Jeremiah R. Blocker, Chair

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

  
Deputy Clerk

**RENDITION DATE** 9/9/21



# TOWN CENTER WEST END PHASE 3

BEING A REPLAT OF A PORTION OF CRESTVIEW DRIVE, AS DEPICTED ON TOWN CENTER ROADS PHASE III, A PLAT RECORDED IN MAP BOOK 74, PAGES 62 THROUGH 67, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST OF SAID COUNTY.

MAP BOOK PAGE  
SHEET 1 OF 4 SHEETS  
SEE SHEET 2 FOR NOTES

### CAPTION

A portion of Crestview Drive, as depicted on Town Center Roads Phase III, a plat recorded in Map Book 74, pages 62 through 67 of the Public Records of St. Johns County, Florida, together with a portion of Section 31, Township 4 South, Range 29 East of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest corner of Lakeside at Town Center Phase 3, a plat recorded in Map Book 75, pages 3 through 7 of said Public Records; thence Due South, along the Westerly line of said Lakeside at Town Center Phase 3, a distance of 53.69 feet to its intersection with the Northerly terminus of Crestview Drive, a variable width right of way as presently established; thence Due West, along said Northerly terminus, 30.25 feet to its intersection with the Northerly prolongation of the Westerly right of way line of said Crestview Drive; thence Due South, departing said Northerly terminus, along said prolongation and along said Westerly right of way line, 265.00 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet; thence Southerly along said Westerly right of way line the following 6 courses: Course 1, thence Southwesterly along the arc of said curve, through a central angle of 300°00', an arc length of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 45°00'00" West, 35.36 feet; Course 2, thence Due West, 10.00 feet; Course 3, thence Due South, 50.00 feet; Course 4, thence Due East, 10.00 feet to the point of curvature of a curve concave southwesterly having a radius of 25.00 feet; Course 5, thence Southwesterly along the arc of said curve, through a central angle of 300°00', an arc length of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 45°00'00" East, 35.36 feet; Course 6, thence Due South, 28.88 feet to the point of curvature of a curve concave Westerly having a radius of 2033.00 feet; thence Southerly continuing along said Westerly right of way line, along its Southerly prolongation and along the arc of said curve, through a central angle of 121°44', an arc length of 438.78 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 06°07'22" West, 437.95 feet; thence North 77°45'16" West, departing said Westerly right of way line, 173.51 feet; thence North 69°37'00" West, 450.42 feet; thence North 20°23'00" East, 56.16 feet; thence Due East, 149.31 feet; thence Due North, 740.41 feet to a point on a curve concave Northerly having a radius of 1280.00 feet; thence Easterly along the arc of said curve, through a central angle of 22°49'23", an arc length of 569.87 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South 80°42'54" East, 506.51 feet.

Containing 9.62 acres, more or less.

### CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of Town Center West End Phase 3 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 plat of Town Center West End Phase 3 has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Director of the Growth Management Department

### CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of Town Center West End Phase 3 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 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.

\_\_\_\_\_  
Brandon J. Palty, 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:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
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. Ray, Chair 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: \_\_\_\_\_

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

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

By: Richard T. Ray  
Chair

OWNER: Tolomato Community Development District  
a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes

By: Richard T. Ray  
Chair

### 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. Ray, Chair of Tolomato Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, on behalf of the Tolomato Community Development District, who [\_\_\_\_\_] is personally known to me or who [\_\_\_\_\_] has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public, State of Florida at Large

\_\_\_\_\_  
Printed Name

My Commission Expires \_\_\_\_\_  
Commission Number \_\_\_\_\_

### 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 Sonac Company, LLC, a Delaware limited liability company and Tolomato Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes ("Owners"), are the lawful owners of the lands described in the caption shown herein which shall hereafter be known as TOWN CENTER WEST END PHASE 3, and the Owners have 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.

These rights of way depicted hereon as Taverner Drive and Bellwood Avenue 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 Spiny Lane, Islington Lane, Woodworth Lane, Seaport Lane, Sewall Lane and Banfield Lane, drainage easements, landscape easements, pedestrian/access easements, sign easements, Tract "A" (Open Space), Tracts "B", "C", "D", "E", "G" and "I" (Neighborhood Park) and Tract "F" (Landscape/Open Space/Access Tract) and Tract "H" (Landscape/Open Space/Signage Tract) shall remain privately owned and the sole and exclusive property of the Owners, their successors and assigns provided however, the 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.

The Owners, their successors and assigns, hereby grant 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 low United States postal carriers, representatives of the utilities and telecommunication companies authorized by said Owners 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 Owners, their successors and assigns, if any, of said easements. The Owners retain the obligation for maintenance of all easements shown on this plat for drainage or landscape purposes; provided however, the Owners reserve the right to assign the obligation for maintenance of said easements to a property owners' association or other such entity as will assume all obligation of maintenance and operation thereof under the plat.

The Owners, hereby irrevocably and without reservation dedicate 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.

The Owners do hereby reserve to themselves, their successors and assigns, an easement for ingress and egress over any easements shown on this plat.

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

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

These easements designated as "2.5' Access Easements" and "2.5' Pedestrian/Access Easements" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with providing access to its underground electrical system and for meters associated with water/sewer utilities.

These easements designated as "5' Access Easements" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use for maintenance of water and/or sewer utilities and for meters associated with water/sewer utilities.

In witness whereof, the Owners have 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: Sonac Company, LLC  
a Delaware limited liability company

\_\_\_\_\_  
Print Name

By: \_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
Witness Title: \_\_\_\_\_

\_\_\_\_\_  
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 \_\_\_\_\_ of Sonac 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 My Commission Expires: \_\_\_\_\_

Name: \_\_\_\_\_ Commission Number: \_\_\_\_\_

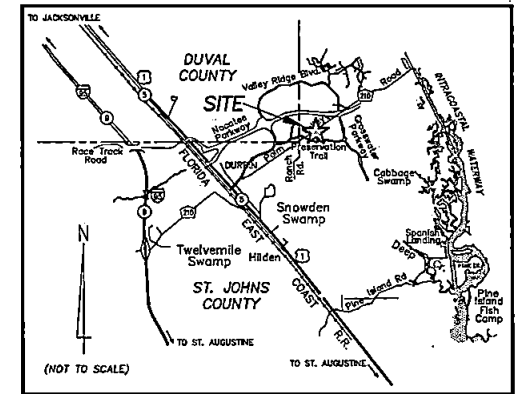
PREPARED BY:  
ETM SURVEYING & MAPPING, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

# TOWN CENTER WEST END PHASE 3.

BEING A REPLAT OF A PORTION OF CRESTVIEW DRIVE, AS DEPICTED ON TOWN CENTER ROADS PHASE III, A PLAT RECORDED IN MAP BOOK 74, PAGES 62 THROUGH 67, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST OF SAID COUNTY.

MAP BOOK PAGE

SHEET 2 OF 4 SHEETS



VICINITY MAP

**NOTES**

- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Northerly terminus of Crestview Drive as being Due West.
- 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "KREG" (Jacksonville 2) coordinates: N 2182509.373 E 493662.930 Coordinate Datum: State Plane values reference Florida East Zone North American Datum 1983 (2011) and are in U.S. survey feet.
- 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 officiated in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
- 4) Pursuant to the provisions of Section 177.091(20), Florida Statutes, all platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.
- 5) 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.
- 6) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.

**LEGEND**

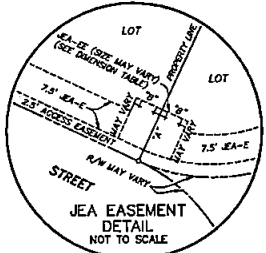
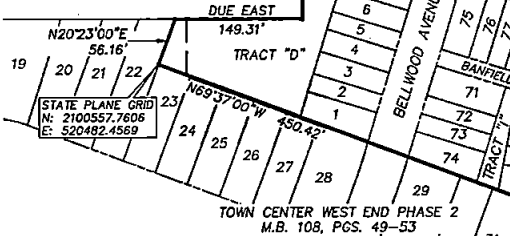
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- DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES P.C.P., STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- (NR) NON-RADIAL
- CI TABULATED CURVE DATA
- LI TABULATED LINE DATA
- PU PRIVATE UNOBSTRUCTED
- R/W RIGHT OF WAY
- C/L CENTERLINE
- M.B. MAP BOOK
- P.B. PAGE
- O.R.S. OFFICIAL RECORDS BOOK
- ESMT. EASEMENT
- UTL. UTILITY
- PAE PEDESTRIAN ACCESS EASEMENT
- JE-AE JEA ACCESS EASEMENT
- NAVD. NORTH AMERICAN VERTICAL DATUM
- MATH. MATH. EQUATION
- ① SHEET REFERENCE NUMBER



3

UNPLATTED LANDS OF SECTION 31 TOWNSHIP 4 SOUTH RANGE 29 EAST

2

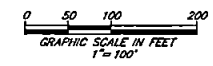


2.5'	10'	TYPICAL 10'x10' JEA
12"	5'	EQUIPMENT EASEMENT

POINT OF BEGINNING NW CORNER OF LAKESIDE AT TOWN CENTER PHASE 3, M.B. 75, PGS. 3-7

LAKESIDE AT TOWN CENTER PHASE 3 M.B. 75, PGS. 3-7

4



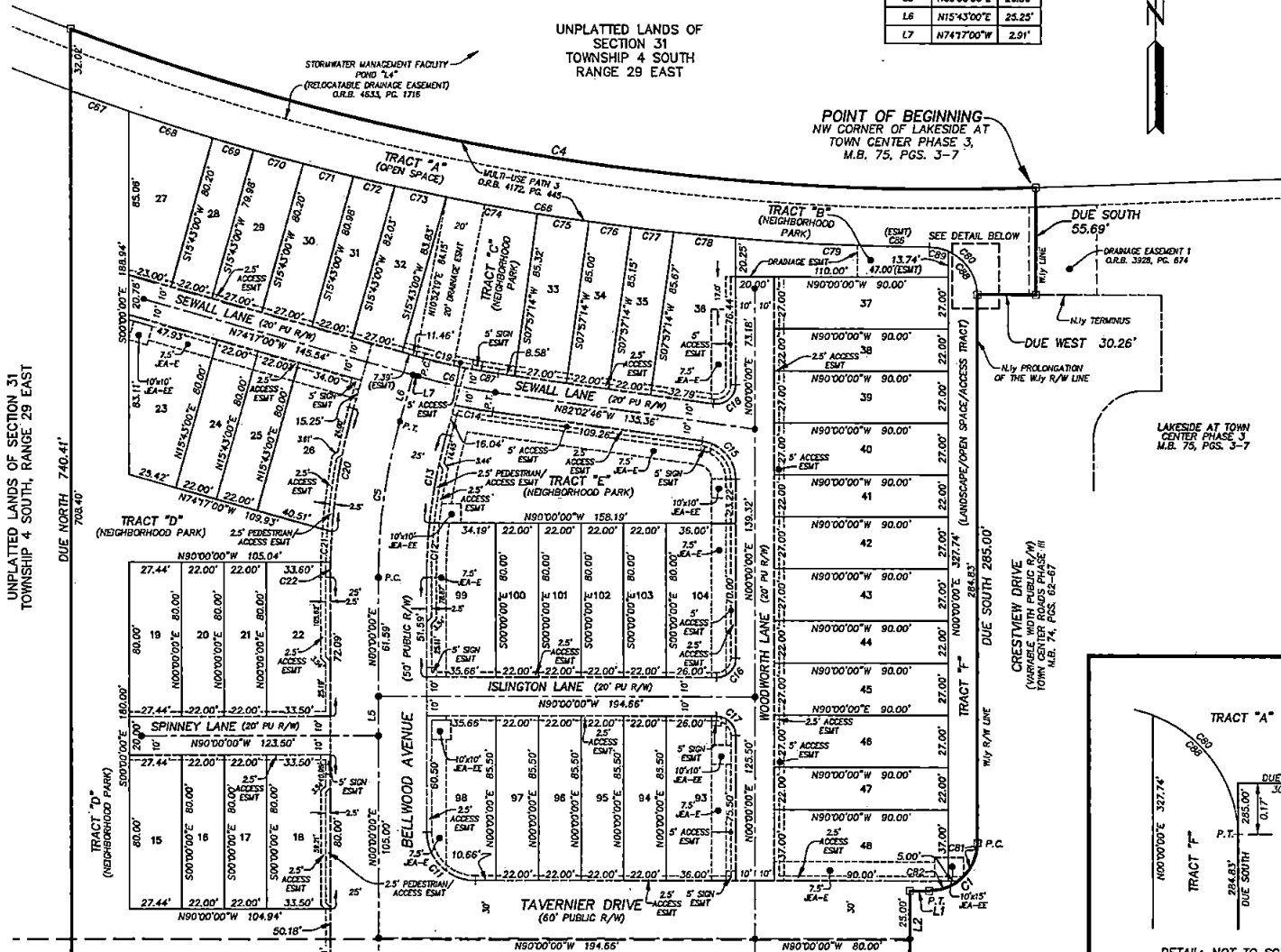
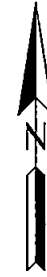
PREPARED BY:  
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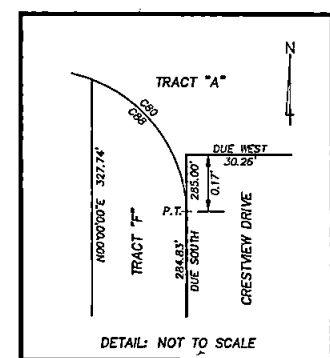
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MAP BOOK PAGE  
SHEET 3 OF 4 SHEETS  
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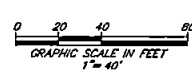
LINE TABLE		
LINE	BEARING	LENGTH
L1	N90°00'00"W	10.00'
L2	S00°00'00"E	50.00'
L5	N00°00'00"E	20.50'
L6	N15°43'00"E	25.25'
L7	N74°17'00"W	2.91'



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	25.00'	90°00'00"	39.27'	N45°00'00"E	35.36'
C4	1280.00'	22°49'23"	509.87'	S80°42'54"E	506.51'
C5	300.00'	15°43'00"	82.29'	S07°51'30"W	82.03'
C6	300.00'	7°45'46"	40.65'	S78°09'53"E	40.61'
C11	25.00'	90°00'00"	39.27'	S45°00'00"E	35.36'
C12	275.00'	5°55'45"	28.46'	S02°57'52"W	28.44'
C13	275.00'	9°47'15"	45.98'	S10°49'22"W	46.92'
C14	310.00'	3°40'33"	19.89'	S80°12'29"E	19.88'
C15	20.00'	82°02'46"	28.64'	N41°01'23"W	26.25'
C16	10.00'	80°00'00"	15.71'	N45°00'00"E	14.14'
C17	10.00'	90°00'00"	15.71'	N45°00'00"W	14.14'
C18	10.00'	97°57'14"	17.10'	N48°58'37"E	15.09'
C19	290.00'	7°45'46"	39.29'	S78°09'53"E	39.28'
C20	325.00'	11°29'28"	65.18'	S09°58'16"W	65.07'
C21	325.00'	2°49'53"	16.08'	S02°48'35"W	16.06'
C22	325.00'	1°23'39"	7.91'	S00°41'49"W	7.91'
C66	1310.00'	19°52'07"	454.27'	S79°43'58"E	452.00'
C67	1310.00'	1°23'34"	31.84'	N70°29'41"W	31.84'
C68	1310.00'	2°00'55"	46.08'	N72°11'56"W	46.08'
C69	1310.00'	0°57'44"	22.00'	N73°41'16"W	22.00'
C70	1310.00'	1°10'51"	27.00'	N74°45'34"W	27.00'
C71	1310.00'	1°10'53"	27.01'	N75°56'26"W	27.01'
C72	1310.00'	0°57'48"	22.03'	N77°00'46"W	22.02'
C73	1310.00'	1°11'01"	27.05'	N78°05'11"W	27.06'
C74	1310.00'	2°05'30"	47.82'	N79°43'26"W	47.82'
C75	1310.00'	1°10'52"	27.00'	N81°21'37"W	27.00'
C76	1310.00'	0°57'44"	22.00'	N82°25'55"W	22.00'
C77	1310.00'	0°57'45"	22.01'	N83°23'39"W	22.01'
C78	1310.00'	1°24'22"	32.15'	N84°44'43"W	32.15'
C79	1310.00'	4°23'07"	100.27'	S87°28'28"E	100.24'
C80	25.00'	89°40'01"	39.12'	N44°50'01"W	35.25'
C81	25.00'	53°07'48"	23.18'	N26°33'54"E	22.36'
C82	25.00'	36°52'12"	16.09'	N71°33'54"E	15.81'
C86	1310.00'	1°37'30"	37.15'	S88°51'16"E	37.15'
C87	290.00'	1°43'57"	8.77'	S81°10'47"E	8.77'
C88	25.00'	68°25'13"	28.98'	N33°12'37"W	27.39'
C89	25.00'	23°14'48"	10.14'	N78°02'37"W	10.07'



- LEGEND**
- 60°NOTES SET P.R.M. 4"x4" C.M. STAFFED L.B. 3524
  - UNLESS OTHERWISE NOTED 60°NOTES FOUND P.R.M. 4"x4" C.M. STAFFED L.B. 3524
  - UNLESS OTHERWISE NOTED 60°NOTES P.C.P. STAFFED L.B. 3524
  - P.R.M. CONCRETE MONUMENT
  - PERMANENT REFERENCE MONUMENT
  - CONCRETE MONUMENT
  - P.C.P. CONTROL POINT
  - L.B. LICENSED BUSINESS
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - (NB) NON-RADIAL
  - T TABULATED CURVE DATA
  - CI TABULATED LINE DATA
  - PU PRIVATE UNRESTRICTED
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - PG. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - EASEMENT
  - UTIL. UTILITY
  - PAE PEDESTRIAN ACCESS EASEMENT
  - EA-EE EA ACCESS EASEMENT
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE
  - ③ SHEET REFERENCE NUMBER



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

# TOWN CENTER WEST END PHASE 3

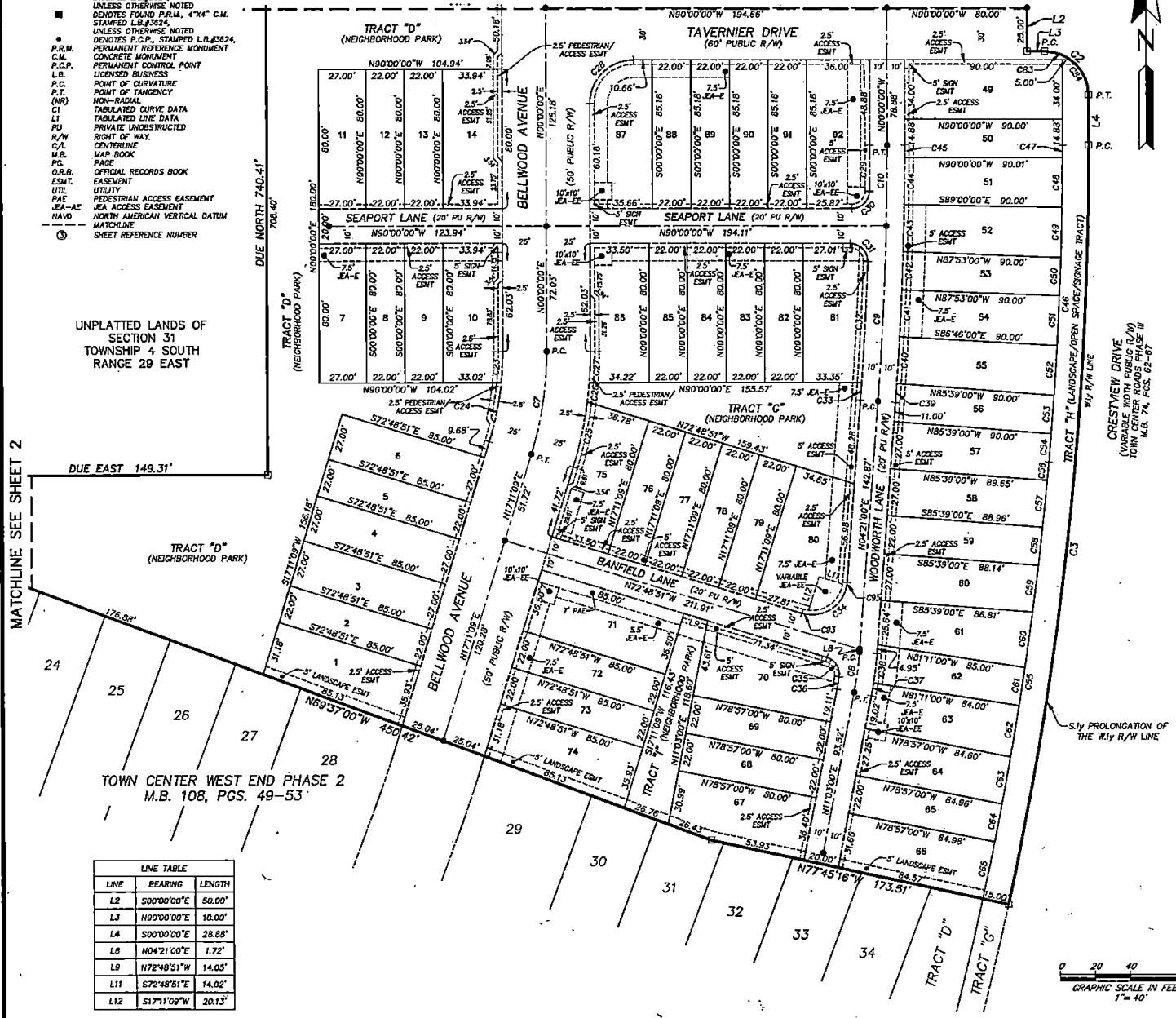
BEING A REPLAT OF A PORTION OF CRESTVIEW DRIVE, AS DEPICTED ON TOWN CENTER ROADS PHASE III, A PLAT RECORDED IN MAP BOOK 74, PAGES 62 THROUGH 67, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST OF SAID COUNTY.

MAP BOOK PAGE

SHEET 4 OF 4 SHEETS  
SEE SHEET 2 FOR NOTES

- LEGEND**
- DENOTES SET P.R.M. 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M. 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - PERMANENT REFERENCE MONUMENT
  - CONCRETE MONUMENT
  - PERMANENT CONTROL POINT
  - LICENSED BUSINESS
  - POINT OF CURVATURE
  - POINT OF TANGENCY
  - NON-RADIAL
  - TABULATED CURVE DATA
  - TABULATED LINE DATA
  - PRIVATE UNOCCUPIED
  - RIGHT OF WAY
  - CENTERLINE
  - MAP BOOK
  - PAGE
  - OFFICIAL RECORDS BOOK
  - EASEMENT
  - UTILITY
  - PEDESTRIAN ACCESS EASEMENT
  - SEA ACCESS EASEMENT
  - NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE
  - SHEET REFERENCE NUMBER

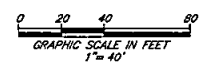
MATCHLINE SEE SHEET 3



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	25.00'	90°00'00"	39.27'	N45°00'00"W	35.36'
C3	2053.00'	12°14'44"	438.78'	N06°07'22"E	437.95'
C7	200.00'	17°11'09"	59.89'	N08°35'35"E	59.77'
C8	200.00'	6°42'00"	23.39'	N07°42'00"E	23.37'
C9	1938.00'	2°58'52"	100.63'	N02°51'34"E	100.82'
C10	1938.00'	1°22'08"	46.30'	N00°41'04"E	46.30'
C23	175.00'	5°53'36"	18.00'	N02°56'48"E	17.99'
C24	175.00'	11°17'33"	34.49'	N11°32'23"E	34.44'
C25	225.00'	9°47'44"	38.47'	N12°17'17"E	38.42'
C26	225.00'	2°48'35"	11.03'	N05°59'07"E	11.03'
C27	225.00'	4°34'50"	17.89'	N02°17'25"E	17.98'
C28	25.00'	90°00'00"	39.27'	S45°00'00"W	35.36'
C29	1928.00'	0°47'08"	26.44'	N00°23'34"E	26.44'
C30	10.00'	89°12'52"	15.67'	N45°23'34"E	14.04'
C31	10.00'	91°58'51"	16.05'	N44°00'34"W	14.38'
C32	1928.00'	2°04'23"	69.75'	N03°01'03"E	69.75'
C33	1928.00'	0°17'46"	9.95'	N04°12'07"E	9.96'
C34	20.00'	102°50'09"	35.90'	N55°46'05"E	31.27'
C35	10.00'	81°59'33"	14.25'	N31°59'04"W	13.08'
C36	190.00'	2°12'18"	7.31'	N09°56'51"E	7.31'
C37	210.00'	2°02'26"	7.48'	N10°01'47"E	7.48'
C38	210.00'	4°39'34"	17.05'	N08°40'47"E	17.07'
C39	1948.00'	0°19'25"	11.00'	N04°11'18"E	11.00'
C40	1948.00'	0°47'35"	26.97'	N03°37'48"E	26.97'
C41	1948.00'	0°47'35"	26.97'	N02°50'12"E	26.97'
C42	1948.00'	0°38'49"	22.07'	N02°07'00"E	22.00'
C43	1948.00'	0°47'35"	26.97'	N01°23'48"E	26.97'
C44	1948.00'	0°47'26"	26.88'	N00°38'17"E	26.88'
C45	1948.00'	0°12'34"	7.12'	N00°06'17"E	7.12'
C46	2038.00'	5°07'26"	182.25'	N02°33'43"E	182.19'
C47	2038.00'	0°12'00"	7.12'	N00°05'00"E	7.12'
C48	2038.00'	0°48'00"	28.45'	N00°36'00"E	28.45'
C49	2038.00'	0°48'27"	28.72'	N01°24'13"E	28.72'
C50	2038.00'	0°37'07"	22.00'	N02°07'00"E	22.00'
C51	2038.00'	0°48'27"	28.72'	N02°49'47"E	28.72'
C52	2038.00'	0°48'27"	28.72'	N03°36'13"E	28.72'
C53	2038.00'	0°37'07"	22.00'	N04°21'00"E	22.00'
C54	2038.00'	0°27'53"	16.53'	N04°53'30"E	16.53'
C55	2038.00'	7°07'19"	253.32'	N08°41'05"E	253.16'
C56	2038.00'	0°17'40"	10.48'	N05°16'16"E	10.48'
C57	2038.00'	0°45'34"	27.01'	N05°47'53"E	27.01'
C58	2038.00'	0°37'08"	22.02'	N06°29'14"E	22.02'
C59	2038.00'	0°45'36"	27.03'	N07°10'36"E	27.03'
C60	2038.00'	0°54'31"	32.32'	N08°00'40"E	32.32'
C61	2038.00'	0°37'07"	22.00'	N08°46'29"E	22.00'
C62	2038.00'	0°50'14"	29.78'	N09°30'09"E	29.78'
C63	2038.00'	0°45'58"	27.25'	N10°16'15"E	27.25'
C64	2038.00'	0°37'07"	22.00'	N10°59'48"E	22.00'
C65	2038.00'	0°56'23"	33.43'	N11°46'33"E	33.43'
C63	25.00'	36°52'12"	16.09'	N17°33'54"W	15.81'
C84	25.00'	53°07'48"	23.18'	N26°33'54"W	22.36'
C94	20.00'	89°07'51"	31.11'	N53°19'48"E	28.07'
C95	20.00'	4°24'53"	1.54'	N06°33'27"E	1.54'

**LINE TABLE**

LINE	BEARING	LENGTH
L2	S00°00'00"E	50.00'
L3	N80°00'00"E	10.00'
L4	S00°00'00"E	28.88'
L8	N04°21'00"E	1.72'
L9	N72°48'51"W	14.05'
L11	S72°48'51"E	14.02'
L12	S17°11'09"W	20.13'



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