

RESOLUTION NO. 2021- 420
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
OAK GROVE

WHEREAS, LAND PLANNERS DEVELOPMENT II, INC., A FLORIDA CORPORATION, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known Oak Grove.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above-described subdivision plat and its dedicated areas depicted thereon are conditionally approved and accepted by the Board of County Commissioners of St. Johns County, Florida subject to Sections 2, 3, 4, 5 and 6.

Section 2. A Required Improvements Bond in the amount of \$3,463,438.41 has been filed with the clerk's office.

Section 3. A Required Improvements Bond in the amount of \$482,909.77 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 5 day of October, 2021.

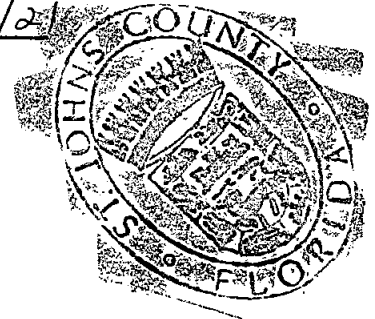
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

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

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

Sam Halteeman
Deputy Clerk

RENDITION DATE 10/7/21



OAK GROVE

A PORTION OF SECTIONS 25 AND 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST,
TOGETHER WITH A PORTION OF SECTION 30 AND 31, TOWNSHIP 5 SOUTH,
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 1 OF 12 SHEETS

SEE SHEET 2 FOR NOTES

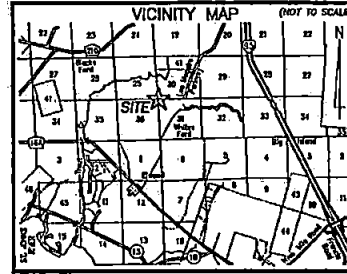
CAPTION

A portion of Sections 25 and 30, Township 5 South, Range 27 East, together with a portion of Section 30 and 31, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Plan of Reference, commence at the Northeastly corner of John's Creek - Phase 2, as depicted on the plat thereof, recorded in Map Book 64, pages 3 through 14, of the Public Records of said county, and come along the Westerly right of way line of St. John's Parkway (County Road No. 2302), a variable width right of way as depicted on St. John's Parkway and Seward's Parkway, a plat recorded in Map Book 97, pages 23 through 43, thence Southwesterly along said Westerly right of way line the following courses: Course 1, thence South 02°44'52" East, 17.60 feet to the point of curvature of a curve concave Easterly having a radius of 3150.00 feet; Course 2, thence Southwesterly along the arc of said curve, through a central angle of 09°35'44"; on an arc length of 245.00 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 07°14'04" East, 343.10 feet; Course 3, thence South 12°37'43" East, 375.27 feet; Course 4, thence South 12°25'02" East, 83.34 feet; Course 5, thence South 12°37'59" East, 1207.12 feet to the point of curvature of a curve concave Easterly having a radius of 5399.80 feet; Course 6, thence Southwesterly along the arc of said curve, through a central angle of 02°43'17"; on an arc length of 445.43 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 13°37'35" East, 445.43 feet; Course 7, thence South 35°43'21" West, along a non-tangent line, 55.19 feet; Course 8, thence South 63°43'57" West, 23.00 feet to the Point of Beginning:

From said Point of Beginning, thence South 01°14'03" East, continuing along said Westerly right of way line 130.00 feet; thence South 85°45'57" West, departing said Westerly right of way line, 711.60 feet; thence South 17°31'22" East, 1200.00 feet; thence South 33°23'30" West, 783.93 feet; thence South 77°47'31" West, 1204.80 feet; thence North 80°26'22" West, 640.70 feet; thence North 07°36'33" West, 50.33 feet; thence South 82°03'23" West, 80.00 feet to a point on a curve concave Easterly having a radius of 1540.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 12°34'07"; on an arc length of 337.82 feet to the point of tangency of said arc being subtended by a chord bearing and distance of North 01°19'29" West, 337.13 feet; thence North 04°17'25" East, 278.81 feet to a point on a non-tangent curve concave Southwesterly having a radius of 1585.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 2°15'04"; on an arc length of 2018.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 51°49'25" East, 1801.16 feet; thence North 88°45'57" East, 1103.59 feet to the Point of Beginning.

Containing 87.40 acres, more or less.



CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book XXXXX, Page XXXXX, 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: Wallo's Ford Timber, LLC
a Florida limited liability company
Witness: Dy
Printed Name: John G. Matlock
His: Vice President
Witness: _____
Printed Name: _____

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by John G. Matlock, the Vice President, of Wallo's Ford Timber, LLC, a Florida limited liability company, on behalf of the Florida limited liability company who is personally known to me or produced _____ as Identification.

Notary Public, State of Florida at Large: _____ My Commission Expires: _____
Printed Name: _____ Commission Number: _____

SURVEYOR'S CERTIFICATE

I 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 I, Chapter 177, Florida Statutes.

Signed and sealed this _____ day of _____, 2021.

Dorran J. Kelly
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6794

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

This is to certify that this plat of OAK GROVE has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida, on this _____ day of _____, 2021. This certificate 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 OAK GROVE 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 OAK GROVE 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 I, 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.

Brendan J. Kelly, Clerk
Clerk of the Circuit Court & Comptroller

CERTIFICATE OF PLAT REVIEW

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

Gail Osher, P.S.M., County Surveyor
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 4584

ADOPTION AND DEDICATION

This is to certify that Land Planners Development II, Inc., a Florida corporation ("Owner"), is the lawful owner of the lands described in the caption shown hereon which shall hereinafter be known as OAK GROVE; 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 of Seward's Drive and Creek Ridge Drive as depicted on (Public Variable Width Right-of-way) shown in this plat are hereby irrevocably dedicated to the county of St. Johns, its successors and assigns, in perpetuity for maintenance of the rights of way, access, and drainage improvements which are now or hereinafter constructed thereon.

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

All private rights of way depicted hereon as Creek Ridge Drive, Sparrow Creek Drive, Long Creek Lane, Conroy Forest Drive, Woodbrook Lane, Sparrow Point and Willow Island Paths, Tracts "A" and "D" (Elementary Management Facility), Tracts "C", "D", "E", "F", "G" and "H" (Park), Tracts "I", "J" and "K" (Open Space) and Tract "L" (Conservation) shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns; provided however, the Owner reserves the right to convey this to said tracts to an entity including without limitation, a property owners' association, a municipal services taxing and community development district, or other such entity as will assume the obligation of maintenance and operation thereof under the plat.

The Owner, its successors and assigns, hereby grants to the present and future owners of the lots shown on this plat and its successors and assigns, guests, invitees, domestic help, delivery pick-up and fire protection service providers, police and other authorities of the law, United States postal carriers, representatives of the utilities and telecommunications companies authorized by said Owner to enter the land shown hereon, holders of mortgages 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 ways shown on this plat. The Owner, its successors and assigns, reserves 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 undersigned Owner, its successors and assigns. The undersigned Owner retains the obligation for maintenance of these privately owned easements; provided however, the undersigned Owner reserves the right to assign the obligation for maintenance of said easements to a properly owners' association or other such entity or person as will assume the obligation of maintenance and operation thereof under the plat.

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

These easements designated as "ES" (Utility Easements) are hereby irrevocably dedicated to Florida Power & Light Company, its successors and assigns, for its non-exclusive use in conjunction with existing its underground electrical system.

These easements designated as "SIC Utility Easements" are hereby irrevocably dedicated to St. Johns County a political subdivision, its successors and assigns, for its exclusive use in conjunction with its underground utility system.

These easements designated as "ATR Easement" are hereby irrevocably dedicated to DeSouth Telecommunications, LLC, a Georgia limited liability company, d/b/a ATR Florida, its successors and assigns, for their exclusive use.

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

OWNER: LAND PLANNERS DEVELOPMENT II, INC.
a Florida Corporation

Witness: _____
Printed Name: _____
Signature: David M. Nelson
Printed Name: President

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this _____ day of _____, 2021, by David M. Nelson as President of Land Planners Development II, Inc., a Florida corporation.

Notary Public, State of Florida
Name: _____
My Commission expires: _____
My Commission Number is: _____

Personally Known [] or produced Identification []
Type of Identification produced: _____

Florida Power & Light

AUG 31 2021

303 Hastings Road
St. Augustine, FL 32084

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14778 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 842-8550
CERTIFICATE OF AUTHORIZATION NO. LC. 3624

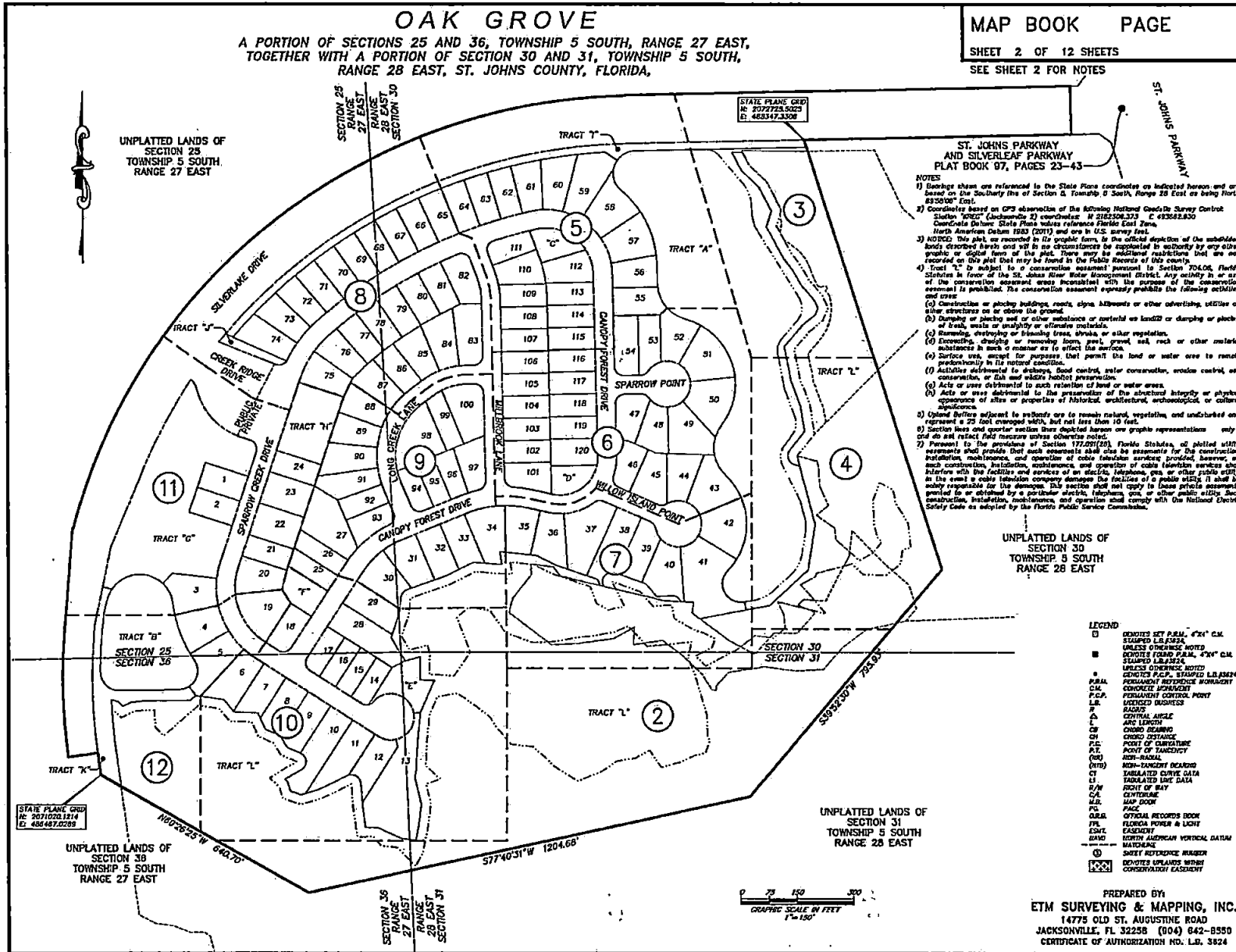
OAK GROVE

A PORTION OF SECTIONS 25 AND 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTION 30 AND 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

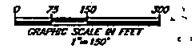
SHEET 2 OF 12 SHEETS

SEE SHEET 2 FOR NOTES



- NOTES**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the boundary line of Section 31, Township 5 South, Range 28 East as being North 83°30' East.
 - 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "NDC2" (Antennas on 2) coordinates: N 2182508.373 E 4936282.800. Coordinate Datum: State Plane datum reference Florida East Zone, North American Datum 1983 (2011) and one 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 be the instrument to be relied upon in all matters relating to the same. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
 - 4) Tract "L" is subject to a conservation easement pursuant to Section 704.06, Florida Statutes in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement areas inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
 - (a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
 - (b) Damaging or placing soil or other substance or material on land or dumping or placing of debris, waste or anything or otherwise detrimental.
 - (c) Burning, destroying or removing trees, shrubs, or other vegetation.
 - (d) Excavating, dredging or removing loam, peat, gravel, sand, rock or other material substances in such a manner as to effect the surface.
 - (e) Surface work, except for purposes that permit the land or water area to remain substantially in its natural condition.
 - (f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
 - (g) Acts or uses detrimental to such retention of land or water areas.
 - (h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.
 - 5) Upland buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 75 foot averaged width, but not less than 10 feet.
 - 6) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
 - 7) Pursuant to the provisions of Section 177.20(2)(b), Florida Statutes, all platting activity undertaken 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 lesser utility 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.

- LEGEND**
- DENOTES SET P.M.M. 4"x4" C.M. STAMPED L.B. 2524
 - UNLESS OTHERWISE NOTED DENOTES FOUND P.M.M. 4"x4" C.M. STAMPED L.B. 2524
 - UNLESS OTHERWISE NOTED DENOTES P.M.M. STAMPED L.B. 2524
 - PERMANENT REFERENCE POINT
 - CONCRETE MONUMENT
 - POLYMER CONCRETE POINT
 - EXTENDED BUSINESS
 - BOUNDS
 - ▲ CENTRAL ANGLE
 - ▲ AND LENGTH
 - CHORD BEARING
 - CHORD DISTANCE
 - POINT OF CURVATURE
 - POINT OF TANGENCY
 - (R) NON-RADIUS
 - (NR) NON-DANGEROUS BEARING
 - TABULATED CURVE DATA
 - ISOLATED CURVE DATA
 - RIGHT OF WAY
 - CENTERLINE
 - MAP BOOK
 - P.S. OFFICIAL RECORDS BOOK
 - F.P. FLORIDA POWER & LIGHT
 - E.M. EASEMENT
 - N.A.M. NORTH AMERICAN VERTICAL DATUM
 - M.V. MILEAGE
 - S.M. SURVEY REFERENCE MARKER
 - DENOTES UPWARD WIND
 - CONSERVATION EASEMENT



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32238 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

Florida Power & Light
 AUG 31 2021
 303 Haslings Road
 St. Augustine, FL. 32084

OAK GROVE

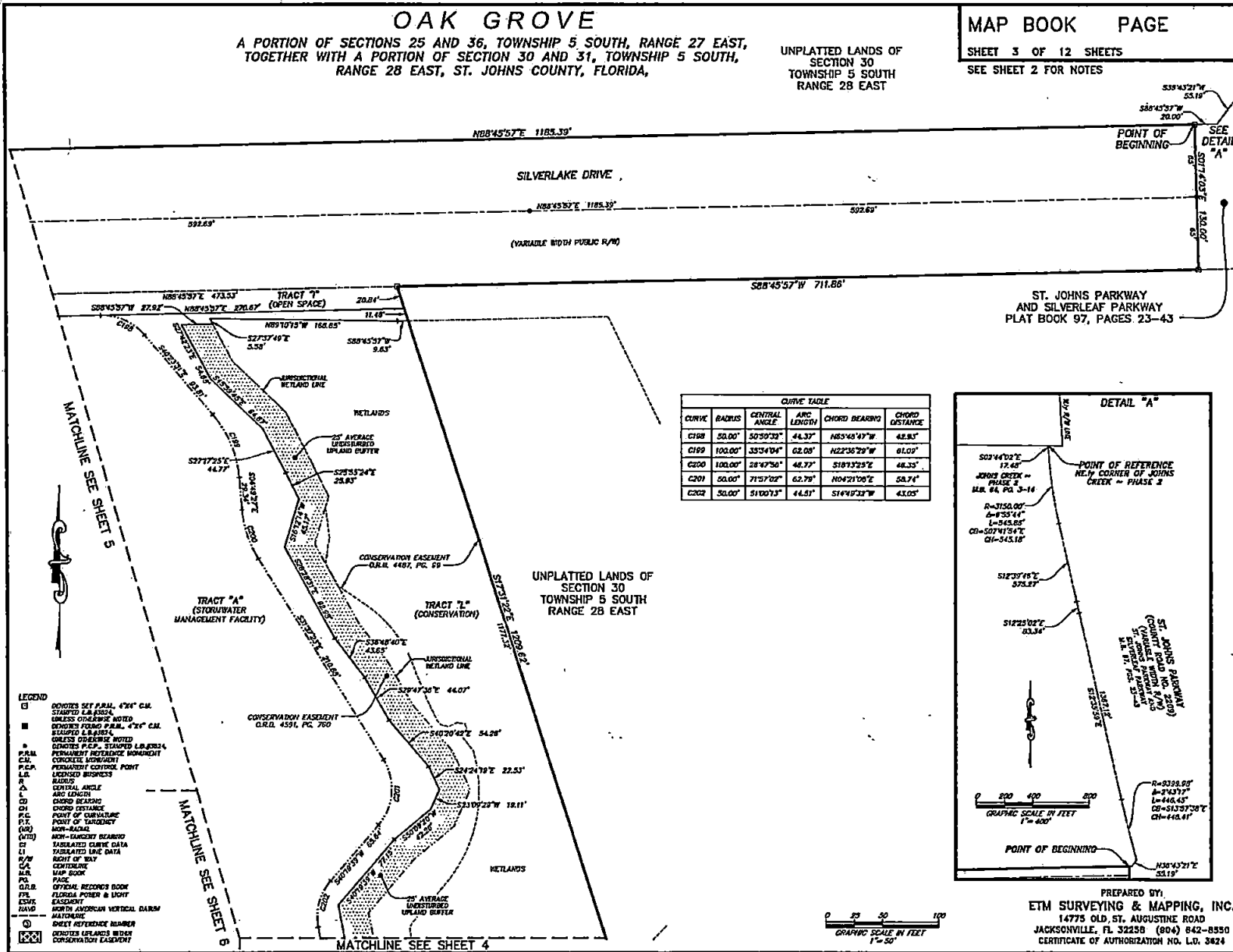
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UNPLATTED LANDS OF SECTION 30 TOWNSHIP 5 SOUTH RANGE 28 EAST

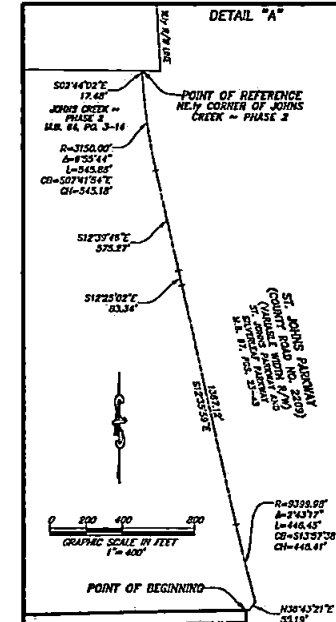
MAP BOOK PAGE

SHEET 3 OF 12 SHEETS

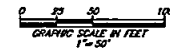
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C188	50.00'	50°50'22"	44.37'	N83°48'47"W	48.83'
C189	100.00'	33°34'04"	62.00'	N22°36'29"W	81.09'
C200	100.00'	28°47'50"	48.77'	S18°32'25"E	48.35'
C201	50.00'	71°57'02"	62.78'	N04°21'09"E	58.74'
C202	50.00'	51°00'13"	44.51'	S16°49'23"W	43.05'



- LEGEND**
- DIMENSIONS SET PER 4"X4" C.M. STAMPED L.A. 83504, UNLESS OTHERWISE NOTED
 - DIMENSIONS PER 4"X4" C.M. STAMPED L.A. 83504, UNLESS OTHERWISE NOTED
 - PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - LICENSED BUSINESS
 - BEARING
 - CENTRAL ANGLE
 - ARC LENGTH
 - CHORD BEARING
 - CHORD DISTANCE
 - POINT OF BEGINNING
 - POINT OF TANGENCY
 - (M) NON-TANGENT
 - (M) NON-TANGENT BEARING
 - TABULAR CURVE DATA
 - TABULAR LINE DATA
 - RIGHT OF WAY
 - CENTERLINE
 - MAP BOOK
 - PLAT
 - O.R.L. OFFICIAL RECORDS BOOK
 - P.L. FLORIDA POWER & LIGHT EASEMENT
 - NAD83 NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE
 - SHEET REFERENCE NUMBER
 - DIMENSIONS UNLESS OTHERWISE NOTED
 - CONSERVATION EASEMENT



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD, ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32250 (904) 842-8550
CERTIFICATE OF AUTHORIZATION NO. L.D. 3824

Florida Power & Light

AUG 31 2021

303 Hastings Road
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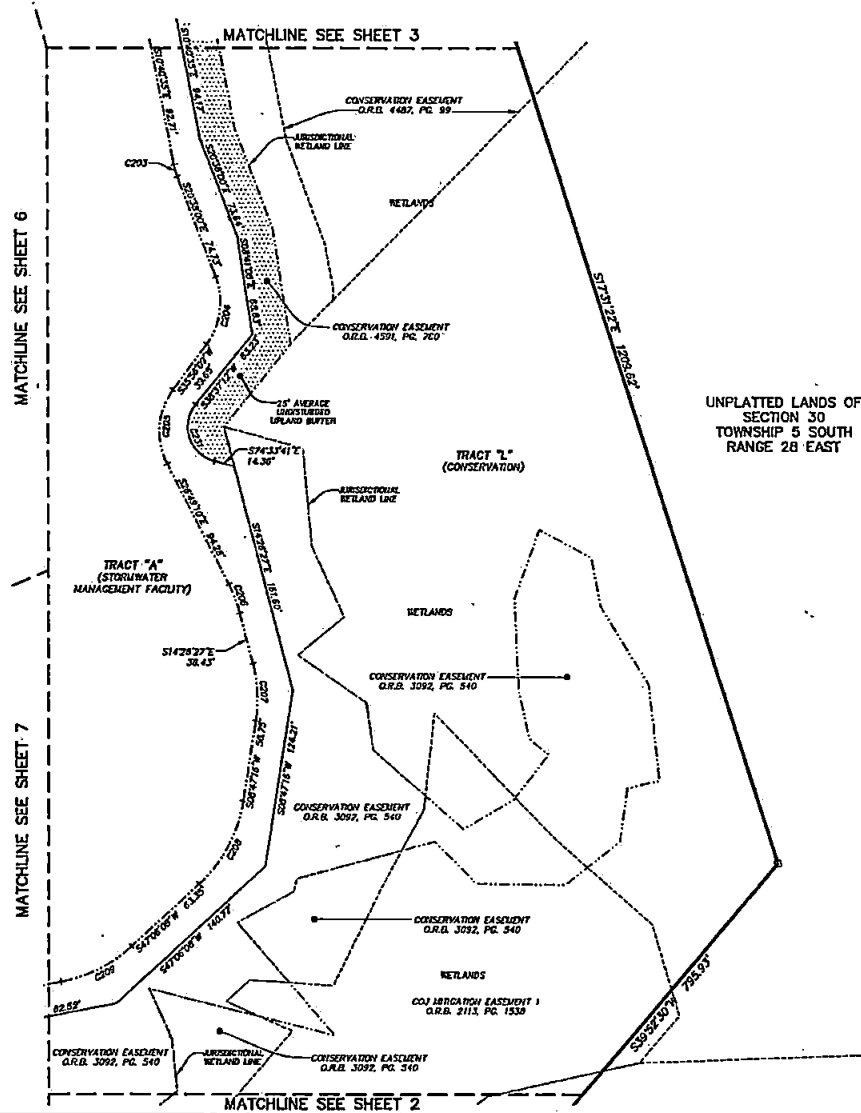
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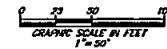
SHEET 4 OF 12 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C203	50.00'	95°27'28"	8.69'	S15°39'17"E	8.65'
C204	50.00'	38°34'09"	48.37'	N07°39'04"E	47.39'
C205	50.00'	82°45'18"	54.70'	S04°33'28"W	52.07'
C208	100.00'	12°22'43"	21.60'	N20°37'48"W	21.58'
C207	100.00'	23°13'44"	40.54'	N02°49'35"W	40.28'
C208	100.00'	38°18'31"	68.81'	N27°36'42"E	68.83'
C209	100.00'	38°02'40"	55.81'	N63°07'30"E	55.20'
C231	25.00'	115°10'33"	48.28'	S17°58'14"E	41.74'

- LEGEND
- DI DIMENSION SET P.A.M., 4"x4" C.M. STAMPED L.B. DATA
 - UNLESS OTHERWISE NOTED DIMENSIONS P.A.M., 4"x4" C.M. STAMPED L.B. DATA
 - UNLESS OTHERWISE NOTED DIMENSIONS P.A.M., STAMPED L.B. DATA
 - PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT
 - P.P.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PROPOSED CONTROL POINT
 - I.B. INDICATED BENCHMARK
 - R. RADIUS
 - A. CENTRAL ANGLE
 - L. ARC LENGTH
 - C.B. CHORD BEARING
 - C.D. CHORD DISTANCE
 - P.O.C. POINT OF CURVATURE
 - P.O.T. POINT OF TANGENCY
 - (M) NON-METRIC
 - (V) NON-VERTICAL CURVATURE
 - CI FACILITATED CURVE DATA
 - LI FACILITATED LINE DATA
 - S/W BEARING OF WAY
 - C/S CENTERLINE
 - S.D. SLIP DOOR
 - P.C. PACE
 - O.R.B. OFFICIAL RECORDS BOOK
 - F.P.L. FLORIDA POWER & LIGHT EASEMENT
 - SCHE. SCHEMATIC
 - N.A.V.D. NORTH AMERICAN VERTICAL DATUM
 - W. MATCHLINE
 - ① SHEET REFERENCE NUMBER
 - UNPLATTED LANDS WITHIN CONSERVATION EASEMENT



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

Florida Power & Light

AUG 31 2021

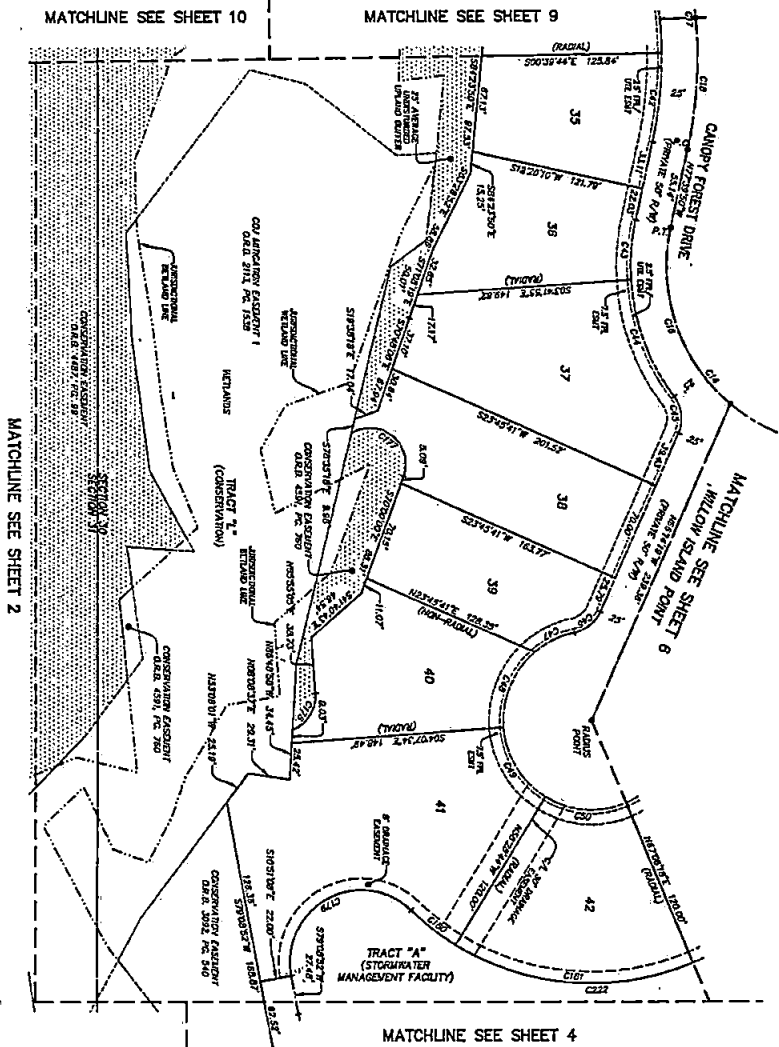
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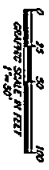
OAK GROVE

MAP BOOK PAGE

SHEET 7 OF 12 SHEETS
SEE SHEET 2 FOR NOTES



CONTRACT NUMBER	GENERAL ANGLE	LENGTH	CURVE BEARING	CURVE DISTANCE	CURVE AREA
C14	180.00°	103.311'	283.60'	180.000°E	198.42'
C15	180.00°	67.810'	153.60'	180.000°E	129.24'
C16	180.00°	174.249'	382.16'	180.000°E	178.48'
C17	180.00°	174.249'	382.16'	180.000°E	178.48'
C18	180.00°	174.249'	382.16'	180.000°E	178.48'
C19	180.00°	174.249'	382.16'	180.000°E	178.48'
C20	180.00°	174.249'	382.16'	180.000°E	178.48'
C21	180.00°	174.249'	382.16'	180.000°E	178.48'
C22	180.00°	174.249'	382.16'	180.000°E	178.48'
C23	180.00°	174.249'	382.16'	180.000°E	178.48'
C24	180.00°	174.249'	382.16'	180.000°E	178.48'
C25	180.00°	174.249'	382.16'	180.000°E	178.48'
C26	180.00°	174.249'	382.16'	180.000°E	178.48'
C27	180.00°	174.249'	382.16'	180.000°E	178.48'
C28	180.00°	174.249'	382.16'	180.000°E	178.48'
C29	180.00°	174.249'	382.16'	180.000°E	178.48'
C30	180.00°	174.249'	382.16'	180.000°E	178.48'
C31	180.00°	174.249'	382.16'	180.000°E	178.48'
C32	180.00°	174.249'	382.16'	180.000°E	178.48'
C33	180.00°	174.249'	382.16'	180.000°E	178.48'
C34	180.00°	174.249'	382.16'	180.000°E	178.48'
C35	180.00°	174.249'	382.16'	180.000°E	178.48'
C36	180.00°	174.249'	382.16'	180.000°E	178.48'
C37	180.00°	174.249'	382.16'	180.000°E	178.48'
C38	180.00°	174.249'	382.16'	180.000°E	178.48'
C39	180.00°	174.249'	382.16'	180.000°E	178.48'
C40	180.00°	174.249'	382.16'	180.000°E	178.48'
C41	180.00°	174.249'	382.16'	180.000°E	178.48'
C42	180.00°	174.249'	382.16'	180.000°E	178.48'
C43	180.00°	174.249'	382.16'	180.000°E	178.48'
C44	180.00°	174.249'	382.16'	180.000°E	178.48'
C45	180.00°	174.249'	382.16'	180.000°E	178.48'
C46	180.00°	174.249'	382.16'	180.000°E	178.48'
C47	180.00°	174.249'	382.16'	180.000°E	178.48'
C48	180.00°	174.249'	382.16'	180.000°E	178.48'
C49	180.00°	174.249'	382.16'	180.000°E	178.48'
C50	180.00°	174.249'	382.16'	180.000°E	178.48'
C51	180.00°	174.249'	382.16'	180.000°E	178.48'
C52	180.00°	174.249'	382.16'	180.000°E	178.48'
C53	180.00°	174.249'	382.16'	180.000°E	178.48'
C54	180.00°	174.249'	382.16'	180.000°E	178.48'
C55	180.00°	174.249'	382.16'	180.000°E	178.48'
C56	180.00°	174.249'	382.16'	180.000°E	178.48'
C57	180.00°	174.249'	382.16'	180.000°E	178.48'
C58	180.00°	174.249'	382.16'	180.000°E	178.48'
C59	180.00°	174.249'	382.16'	180.000°E	178.48'
C60	180.00°	174.249'	382.16'	180.000°E	178.48'
C61	180.00°	174.249'	382.16'	180.000°E	178.48'
C62	180.00°	174.249'	382.16'	180.000°E	178.48'
C63	180.00°	174.249'	382.16'	180.000°E	178.48'
C64	180.00°	174.249'	382.16'	180.000°E	178.48'
C65	180.00°	174.249'	382.16'	180.000°E	178.48'
C66	180.00°	174.249'	382.16'	180.000°E	178.48'
C67	180.00°	174.249'	382.16'	180.000°E	178.48'
C68	180.00°	174.249'	382.16'	180.000°E	178.48'
C69	180.00°	174.249'	382.16'	180.000°E	178.48'
C70	180.00°	174.249'	382.16'	180.000°E	178.48'
C71	180.00°	174.249'	382.16'	180.000°E	178.48'
C72	180.00°	174.249'	382.16'	180.000°E	178.48'
C73	180.00°	174.249'	382.16'	180.000°E	178.48'
C74	180.00°	174.249'	382.16'	180.000°E	178.48'
C75	180.00°	174.249'	382.16'	180.000°E	178.48'
C76	180.00°	174.249'	382.16'	180.000°E	178.48'
C77	180.00°	174.249'	382.16'	180.000°E	178.48'
C78	180.00°	174.249'	382.16'	180.000°E	178.48'
C79	180.00°	174.249'	382.16'	180.000°E	178.48'
C80	180.00°	174.249'	382.16'	180.000°E	178.48'
C81	180.00°	174.249'	382.16'	180.000°E	178.48'
C82	180.00°	174.249'	382.16'	180.000°E	178.48'
C83	180.00°	174.249'	382.16'	180.000°E	178.48'
C84	180.00°	174.249'	382.16'	180.000°E	178.48'
C85	180.00°	174.249'	382.16'	180.000°E	178.48'
C86	180.00°	174.249'	382.16'	180.000°E	178.48'
C87	180.00°	174.249'	382.16'	180.000°E	178.48'
C88	180.00°	174.249'	382.16'	180.000°E	178.48'
C89	180.00°	174.249'	382.16'	180.000°E	178.48'
C90	180.00°	174.249'	382.16'	180.000°E	178.48'
C91	180.00°	174.249'	382.16'	180.000°E	178.48'
C92	180.00°	174.249'	382.16'	180.000°E	178.48'
C93	180.00°	174.249'	382.16'	180.000°E	178.48'
C94	180.00°	174.249'	382.16'	180.000°E	178.48'
C95	180.00°	174.249'	382.16'	180.000°E	178.48'
C96	180.00°	174.249'	382.16'	180.000°E	178.48'
C97	180.00°	174.249'	382.16'	180.000°E	178.48'
C98	180.00°	174.249'	382.16'	180.000°E	178.48'
C99	180.00°	174.249'	382.16'	180.000°E	178.48'
C100	180.00°	174.249'	382.16'	180.000°E	178.48'



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32256 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. 121, 9824

Florida Power & Light
AUG 31 2021
303 Hastings Road
St. Augustine, FL 32084

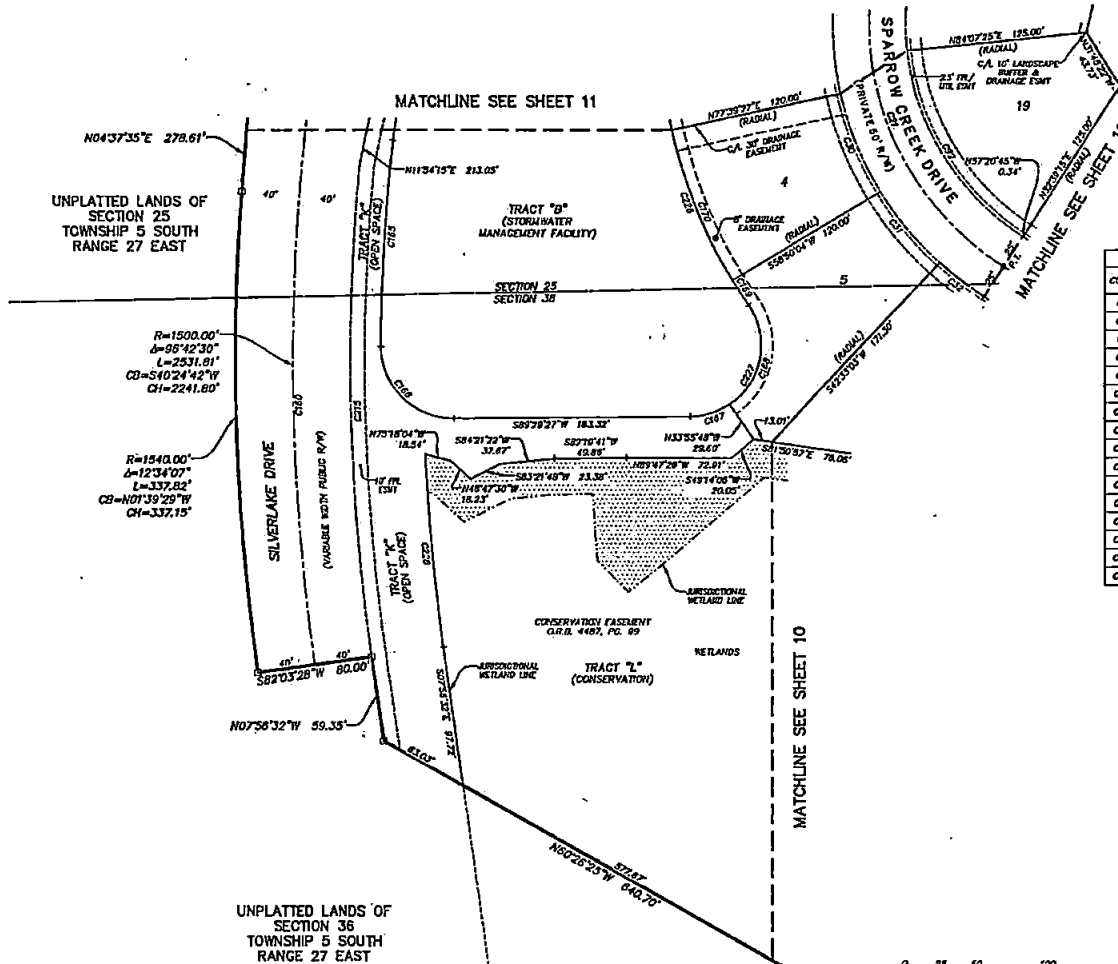
OAK GROVE

A PORTION OF SECTIONS 25 AND 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST,
TOGETHER WITH A PORTION OF SECTION 30 AND 31, TOWNSHIP 5 SOUTH,
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,

MAP BOOK PAGE

SHEET 12 OF 12 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C21	200.00'	76°24'48"	268.24'	S19°30'22"E	244.65'
C30	225.00'	16°49'23"	73.92'	S21°45'19"E	73.99'
C31	225.00'	16°17'01"	63.65'	S39°18'27"E	63.73'
C32	225.00'	8°53'47"	38.89'	S32°23'31"E	38.82'
C92	175.00'	51°28'10"	157.20'	S31°28'40"E	151.97'
C169	1200.00'	43°03'03"	1127.96'	S13°35'59"W	1101.53'
C163	1459.00'	8°53'23"	144.57'	S03°30'00"W	144.53'
C168	50.00'	91°02'23"	79.25'	S44°36'37"E	71.41'
C187	50.00'	33°25'15"	20.17'	N72°46'30"E	28.75'
C188	50.00'	00°37'42"	79.09'	N10°45'21"E	78.10'
C169	345.00'	32°33'31"	20.43'	S32°45'43"E	20.42'
C170	345.00'	16°49'23"	113.34'	S21°45'19"E	112.83'
C215	1460.00'	13°33'25"	345.48'	S01°09'50"E	344.65'
C220	345.00'	27°27'20"	165.32'	S20°49'50"E	163.74'
C227	50.00'	124°02'56"	108.25'	N27°27'59"E	88.31'
C228	1410.00'	5°30'23"	135.51'	S05°17'21"E	133.46'

- LEGEND**
- CENTER SET P.M.L. 4"X4" C.M.
 - ▣ STATIONED L.B. MARK
 - UNLESS OTHERWISE NOTED
 - ▣ DRIVER POINT P.M.L. 4"X4" C.M.
 - ▣ STATIONED L.B. MARK
 - UNLESS OTHERWISE NOTED
 - CENTER POINT, STATIONED L.B. MARK
 - PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - P.M.L. PERMANENT CONTROL POINT
 - C.M. CONCRETE MONUMENT
 - RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CH CHORD BEARING
 - CD CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - (CW) NON-RADIAL
 - (CW) NON-TANGENT BEARING
 - (C) TANGENT CURVE DATA
 - (L) TANGENT LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.D. MAIL BOX
 - P.C. PACE
 - O.R.E. OFFICIAL RECORDS BOOK
 - P.L. PLUMB POWER & LIGHT
 - E.S. EAST
 - N.A.S. NORTH AMERICAN NAD83 DATUM
 - MATCHLINE
 - (C) SHEET REFERENCE NUMBER
 - (C) CENTER UNPLATTED WITH CONSERVATION EASEMENT

Florida Power & Light

AUG 3 1 2021

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