

**RESOLUTION NO. 2021- 435**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**PRESERVE AT BANNON LAKES PHASE 2B**

WHEREAS, PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, RREF III-P-EP BANNON MITIGATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND RREF III-P-EP ARAGON INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Preserve at Bannon Lakes Phase 2B.

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 \$2,909,278.10 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$412,710.40 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 19<sup>th</sup> day of October, 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** OCT 21 2021



# Preserve at Bannon Lakes Phase 2B

A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 1 OF 14 SHEETS  
SEE SHEET 3 FOR NOTES AND LEGEND

### CADASTRAL

A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WESTERLY CORNER OF THE NORTHERLY TERMINUS OF BANNON LAKES BOULEVARD, A VARIABLE WIDTH RIGHT OF WAY, AS SHOWN ON THE PLAT OF BANNON LAKES PHASE 1A-2, AS RECORDED IN MAP BOOK 89, PAGES 38 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, THENCE NORTHWESTERLY, ALONG THE NORTH-EASTERLY LINE OF THE PLAT OF BANNON LAKES PHASE 1A-2, AS RECORDED IN MAP BOOK 89, PAGES 43 THROUGH 52, INCLUSIVE, OF SAID PUBLIC RECORDS AND ALONG AND AROUND THE ARC OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 47.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 29°56'18" WEST, 47.95 FEET, TO THE NORTHERLY LINE OF SAID PLAT OF BANNON LAKES PHASE 1A-2; THENCE SOUTH EAST 1°57' WEST, ALONG SAID SAID LINE, 57.88 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY, THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 62.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°20'52" EAST, 58.78 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY, THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 105.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14°55'52" WEST, 105.26 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY, THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 103.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 63°28'17" WEST, 82.77 FEET; THENCE NORTH 42°38'16" EAST, 55.52 FEET; THENCE NORTH 29°57'46" EAST, 76.92 FEET; THENCE NORTH 16°28'30" EAST, 58.92 FEET; THENCE NORTH 71°05'53" WEST, 125.00 FEET, TO THE EQUILINE BEGINNING, THENCE SOUTH 81°30' WEST, 87.64 FEET; THENCE NORTH 65°17'12" WEST, 120.78 FEET; THENCE NORTH 27°50'01" WEST, 25.33 FEET, TO THE ARC OF A CURVE LEADING WESTERLY, THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 48.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°53'40" WEST, 48.78 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY, THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 172.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 74°18'18" WEST, 171.33 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, THENCE NORTH 84°14'55" WEST, 164.97 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY, THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 58.00 FEET, AN ARC DISTANCE OF 172.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°04'54" EAST, 115.58 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY, THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 187.00 FEET, AN ARC DISTANCE OF 340.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°23'21" EAST, 293.64 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY, THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 104.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°15'11" EAST, 86.66 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY, THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 745.00 FEET, AN ARC DISTANCE OF 122.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°41'40" EAST, 122.57 FEET; THENCE NORTH 65°10'09" EAST, 125.00 FEET, TO THE ARC OF A CURVE LEADING WESTERLY, THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 640.00 FEET, AN ARC DISTANCE OF 17.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°01'41" WEST, 17.94 FEET; THENCE NORTH 06°43'00" EAST, 63.00 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY, THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 40.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 50°02'24" EAST, 36.38 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, THENCE NORTH 02°24'18" EAST, 220.54 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY, THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 38°57'30" WEST, 33.69 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY, THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 19.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°37'18" WEST, 19.52 FEET; THENCE NORTH 12°04'01" EAST, 80.00 FEET; THENCE NORTH 13°16'10" EAST, 130.45 FEET; THENCE NORTH 10°52'33" EAST, 136.61 FEET; THENCE NORTH 07°37'19" EAST, 352.48 FEET; THENCE SOUTH 72°32'31" EAST, 1338.12 FEET; THENCE SOUTH 30°24'51" WEST, 348.27 FEET; THENCE SOUTH 23°07'58" EAST, 384.02 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY, THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 18.00 FEET, AN ARC DISTANCE OF 43.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°37'18" WEST, 43.31 FEET; THENCE SOUTH 86°44'00" EAST, 125.00 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY, THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 13.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°43'53" EAST, 13.42 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, THENCE NORTH 81°32'58" EAST, 84.65 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY, THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 83.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°03'23" EAST, 85.45 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY, THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 39.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°37'21" EAST, 38.88 FEET; THENCE NORTH 47°48'11" EAST, 238.56 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY, THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 40.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°54'49" EAST, 39.81 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY, THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 405.00 FEET, AN ARC DISTANCE OF 158.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°14'18" EAST, 158.61 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 04°11'15" EAST, 82.36 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY, THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 78.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°11'15" EAST, 70.71 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 85°48'45" EAST, 152.48 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY, THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 66.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°43'17" EAST, 61.69 FEET; THENCE SOUTH 83°28'52" EAST, 63.73 FEET; THENCE SOUTH 06°32'07" WEST, 1232.84 FEET; THENCE SOUTH 71°23'48" WEST, 189.57 FEET; THENCE SOUTH 81°17'03" WEST, 734.25 FEET; THENCE NORTH 03°15'13" EAST, 342.88 FEET; THENCE NORTH 10°25'04" EAST, 125.00 FEET; THENCE NORTH 45°28'14" EAST, 14.72 FEET; THENCE NORTH 41°50'07" WEST, 20.47 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY, THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 340.00 FEET, AN ARC DISTANCE OF 184.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°14'18" EAST, 184.01 FEET; THENCE NORTH 79°30'25" WEST, 60.05 FEET; THENCE NORTH 79°30'25" WEST, 271.61 FEET; THENCE NORTH 07°04'45" WEST, 30.21 FEET; THENCE SOUTH 82°51'01" WEST, 19.07 FEET; THENCE NORTH 84°57'11" WEST, 48.60 FEET; THENCE NORTH 84°23'45" WEST, 54.72 FEET; THENCE NORTH 49°18'31" WEST, 49.81 FEET; THENCE NORTH 23°28'16" WEST, 104.62 FEET; THENCE NORTH 23°57'16" WEST, 41.07 FEET; THENCE NORTH 19°43'02" WEST, 37.66 FEET; THENCE NORTH 09°28'00" WEST, 38.28 FEET; THENCE SOUTH 31°02'28" WEST, 55.57 FEET, TO THE ARC OF A CURVE LEADING WESTERLY, THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 74.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°17'45" WEST, 68.64 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 35°51'11" WEST, 255.21 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY, THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 437.83 FEET, AN ARC DISTANCE OF 78.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°22'36" WEST, 78.23 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY, THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 64.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°49'24" EAST, 64.44 FEET; THENCE SOUTH 41°06'02" WEST, 36.39 FEET; THENCE NORTH 71°32'24" WEST, 91.10 FEET; THENCE SOUTH 16°56'28" WEST, 109.83 FEET; THENCE NORTH 71°01'53" WEST, 28.55 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY, THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°49'07" WEST, 35.38 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 18°49'07" WEST, 39.03 FEET, TO THE POINT OF BEGINNING.

CONTAINING 58.47 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: \_\_\_\_\_  
CLERK

### 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 COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF PRESERVE AT BANNON LAKES PHASE 2B 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, P.L.S. COUNTY SURVEYOR  
PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 4561

### 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, 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. COLLIGNON  
FLORIDA REGISTERED LAND SURVEYOR NO. 6788  
CLARY & ASSOCIATES, INC.  
3830 CROW POINT ROAD, JACKSONVILLE, FLORIDA 32257  
LICENSE NO. LB3731



# Preserve at Bannon Lakes Phase 2B

A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 2 OF 14 SHEETS  
SEE SHEET 3 FOR NOTES AND LEGEND

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY (PULTE), AND RREF II-P-EP BANNON MITIGATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND RREF II-P-EP ARAGON INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, COLLECTIVELY, THE "OWNERS", ARE THE LEGAL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREINAFTER BE KNOWN AS PRESERVE at BANNON LAKES PHASE 2B, AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAN, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAN OF SAID LANDS.

THE ROAD RIGHTS-OF-WAY DESIGNATED IN THIS PLAN AS ANLEEN BISHOP COURT, BUNG OAK CIRCLE, CEDAR PRESERVE LANE, FUTUREVIEW LANE, FOUNTAIN DRIVE, SAGE HEN DRIVE AND SUNSHINE COURT TRAIL, ARE HEREBY DEDICATED TO THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, IN PEPPERLUTY FOR MAINTENANCE OF THE ROAD-OF-WAY, ACCESS, DRAINAGE AND UTILITY IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

TRACTS 28-1, 28-9 AND 28-12 (PARK), TRACT 28-2 (OPEN SPACE), AND TRACTS 28-3, 28-4, 28-6 AND 28-7 (STORM WATER MANAGEMENT FACILITY), SHALL REMAIN PRIVATELY OWNED BY PULTE AND THE SOLE AND EXCLUSIVE PROPERTY OF PULTE, ITS SUCCESSORS AND ASSIGNS; PROVIDED, HOWEVER, PULTE RESERVES THE RIGHT TO CONVEY TITLE TO ANY OR ALL OF SAID TRACTS TO ANY ENTITY OR ENTITIES, INCLUDING, WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAKING UNIT, A COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAN.

TRACT 28-10 (ACCESS) IS HEREBY DEDICATED (SEE SUPPLE) TO NINE MILE HUNT CLUB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS (NINE MILE), FOR ACCESS, INGRESS AND EGRESS PURPOSES, AND NINE MILE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF TRACT 28-14 IN GOOD CONDITION CONSISTENT WITH THE MAINTENANCE OF THE OPEN SPACE AREAS DESIGNATED ON THIS PLAN.

THE EASEMENTS SHOWN ON THIS PLAN AS "DRAINAGE EASEMENT" (D-E), AND TRACTS 28-3, 28-4, 28-6 AND 28-7 (STORMWATER MANAGEMENT FACILITY) SHOWN ON THIS PLAN SHALL PERMIT ST. JOHNS COUNTY, 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 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 28-5, 28-8 AND 28-11 (CONSERVATION) SHALL REMAIN PRIVATELY OWNED BY RREF II-P-EP BANNON MITIGATION, LLC AND THE SOLE AND EXCLUSIVE PROPERTY OF RREF II-P-EP BANNON MITIGATION, LLC, ITS SUCCESSORS AND ASSIGNS; PROVIDED, HOWEVER, RREF II-P-EP BANNON MITIGATION, LLC RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACT TO ANY ENTITY OR ENTITIES, INCLUDING, WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAKING UNIT, A COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAN. SAID TRACT 28-5 IS SUBJECT TO A DEED OF CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT WITH THIRD PARTY BENEFICIARY RIGHTS IN FAVOR OF THE U.S. ARMY CORPS OF ENGINEERS, RECORDED IN OFFICIAL RECORDS BOOK 4974, PAGE 1333, AS AMENDED IN OFFICIAL RECORDS BOOK 4917, PAGE 1268 AND OFFICIAL RECORDS BOOK 5212, PAGE 1651 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. SAID TRACT 28-8 IS SUBJECT TO A DEED OF CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT WITH THIRD PARTY BENEFICIARY RIGHTS IN FAVOR OF THE U.S. ARMY CORPS OF ENGINEERS, RECORDED IN OFFICIAL RECORDS BOOK 4125, PAGE 1857 AND OFFICIAL RECORDS BOOK 4125, PAGE 1833, AS AMENDED IN OFFICIAL RECORDS BOOK 4817, PAGE 760, OFFICIAL RECORDS BOOK 5524, PAGE 1266 AND OFFICIAL RECORDS BOOK 5212, PAGE 1651 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. SAID TRACT 28-11 IS SUBJECT TO A DEED OF CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT WITH THIRD PARTY BENEFICIARY RIGHTS IN FAVOR OF THE U.S. ARMY CORPS OF ENGINEERS, RECORDED IN OFFICIAL RECORDS BOOK 4125, PAGE 1833, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

ALL EASEMENTS DESIGNATED ON THIS PLAN AS "UTILITY & ACCESS EASEMENT" (U-C-A-E) ARE HEREBY IRREVOCABLY AND DEDICATED TO ST. JOHNS COUNTY, 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 CREATED BY THIS PLAN, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF PULTE, ITS SUCCESSORS AND ASSIGNS, IF ANY OF SAID EASEMENTS. PULTE RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS CREATED BY THIS PLAN FOR DRAINAGE OR LANDSCAPE PURPOSES; PROVIDED, HOWEVER, PULTE RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAKING UNIT, A COMMUNITY DEVELOPMENT DISTRICT, OR SUCH OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAN.

PULTE, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES AN EASEMENT FOR INGRESS AND EGRESS OVER ALL OF THE EASEMENTS CREATED BY THIS PLAN.

ANY UTILITY EASEMENTS CREATED BY THIS PLAN 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 177.09(2)(B) OF THE CURRENT FLORIDA STATUTES; PROVIDED, HOWEVER, TO THE EXTENT ALLOWABLE BY SAID SECTION 177.09(2)(B), 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 PULTE, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAN, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

THOSE EASEMENTS DESIGNATED ON THIS PLAN AS "U-C-A-E" ARE HEREBY IRREVOCABLY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM. ADDITIONAL UTILITY EASEMENTS MAY BE GRANTED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, OVER ADDITIONAL PORTIONS OF THE LANDS SHOWN ON THIS PLAN AS NEEDED AND THE RIGHTS RESERVED HEREBY ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF THE UNDERGROUND ELECTRICAL SYSTEM SERVING THE LANDS SHOWN ON THIS PLAN.

PULTE HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLITICAL THEY HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS, TRACTS, OR EASEMENTS REMAINING PRIVATELY OWNED BY IT.

IN WITNESS WHEREOF, PULTE HOME COMPANY, LLC, RREF II-P-EP ARAGON INVESTMENTS, LLC, AND RREF II-P-EP BANNON MITIGATION, LLC HAVE CAUSED THIS PLAN AND ADOPTION AND DEDICATION TO BE EXECUTED BY THEIR DULY ELECTED OR APPOINTED OFFICERS OR AGENTS ACTING BY AND WITH THE AUTHORITY UNDER THEIR RESPECTIVE GOVERNING DOCUMENTS.

### RREF II-P-EP BANNON MITIGATION, LLC

RREF II-P-EP BANNON MITIGATION, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
FRONT NAME: \_\_\_\_\_ FRONT NAME: \_\_\_\_\_

### NOTARY FOR RREF II-P-EP BANNON MITIGATION, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D., BY \_\_\_\_\_ AS \_\_\_\_\_ OF RREF II-P-EP BANNON MITIGATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR THE COMPANY, AND PERSONALLY KNOWN \_\_\_\_\_ OR PRODUCED IDENTIFICATION \_\_\_\_\_ TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_

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

### RREF II-P-EP ARAGON INVESTMENTS, LLC

RREF II-P-EP ARAGON INVESTMENTS, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
FRONT NAME: \_\_\_\_\_ FRONT NAME: \_\_\_\_\_

### NOTARY FOR RREF II-P-EP ARAGON INVESTMENTS, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D., BY \_\_\_\_\_ AS \_\_\_\_\_ OF RREF II-P-EP ARAGON INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR THE COMPANY, AND PERSONALLY KNOWN \_\_\_\_\_ OR PRODUCED IDENTIFICATION \_\_\_\_\_ TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_

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

### PULTE HOME COMPANY, LLC

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
FRONT NAME: \_\_\_\_\_ FRONT NAME: \_\_\_\_\_

### NOTARY FOR PULTE HOME COMPANY, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D., BY \_\_\_\_\_ AS \_\_\_\_\_ OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, FOR THE COMPANY, AND PERSONALLY KNOWN \_\_\_\_\_ OR PRODUCED IDENTIFICATION \_\_\_\_\_ TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_

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



# Preserve at Bannon Lakes Phase 2B

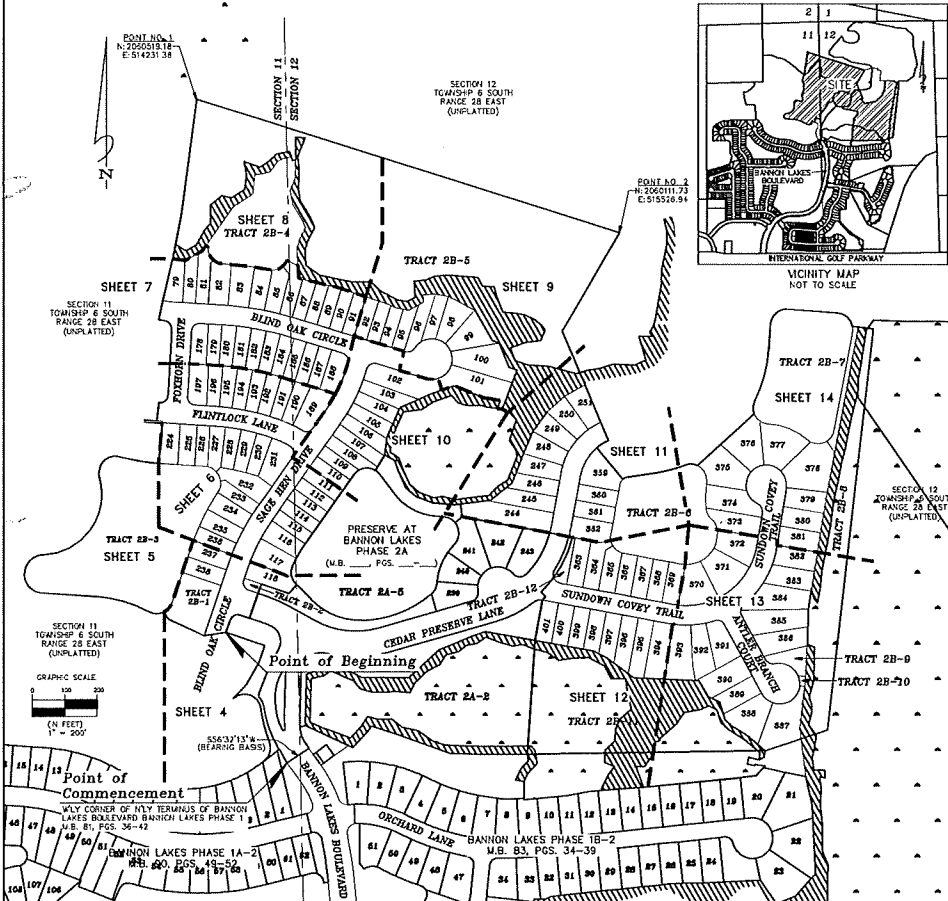
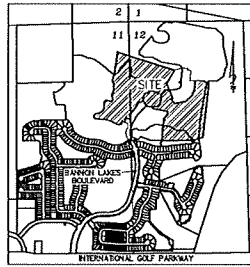
A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 3 OF 14 SHEETS  
126 LOTS AND 12 TRACTS THIS PHASE

### General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY TERMINUS OF BANNON LAKES BOULEVARD AS S 50°32'17" W (STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, HAD 1983/1990 NGS ADJUSTMENT).
  - THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES ONLY. THE GEODETIC CONTROL POINTS G050 AND G051:  
G050 N 205870.5021 E 511531.7838  
G051 N 205871.3148 E 504321.1342  
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)
  - NOTICE: THIS PLAN, 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 PLAN. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (SECTION 177.051, FLORIDA STATUTES)
  - BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
  - THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
  - UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
  - CERTAIN EASEMENTS ARE RESERVED FOR FP&P FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
  - THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS SHOWN HEREON ARE FOR PRELIMINARY PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PHASE.
  - EACH EASEMENT SHOWN ON THIS PLAN AND DESIGNATED AS AN UNRESTRICTED EASEMENT SHALL REMAIN TOTALLY UNRESTRICTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPRE THE USE OF SAID UNRESTRICTED EASEMENT BY AUTHORIZED PERSONS OR ENTITIES. THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY AUTHORIZED PERSONS OR ENTITIES AT THE EXPENSE OF EACH AFFECTED LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
  - THE NUMBERING OF LOTS ON THIS PLAN INCLUDE LOTS 70 THROUGH 116, INCLUSIVE, LOTS 178 THROUGH 197, INCLUSIVE, AND LOTS 224 THROUGH 236, INCLUSIVE.
- THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:
- | OR.B. NO. & DATE     | DESCRIPTION                        | SHOW HEREON   |
|----------------------|------------------------------------|---|
| OR.B. 3144, PG. 827  | AMENDED MASTER DECLARATION         | BLANKETS SITE EXCLUDING TRACTS 2B-5, 2B-8 AND 2B-11         |
| OR.B. 4284, PG. 709  | AMENDMENT TO MASTER DECLARATION    | BLANKETS SITE EXCLUDING TRACTS 2B-5, 2B-8 AND 2B-11         |
| OR.B. 4593, PG. 1583 | SECOND AMENDMENT                   | BLANKETS SITE EXCLUDING TRACTS 2B-5, 2B-8 AND 2B-11         |
| OR.B. 4640, PG. 165  | THIRD AMENDMENT                    | BLANKETS SITE EXCLUDING TRACTS 2B-5, 2B-8 AND 2B-11         |
| OR.B. 4766, PG. 1974 | FOURTH AMENDMENT                   | BLANKETS SITE EXCLUDING TRACTS 2B-5, 2B-8 AND 2B-11         |
| OR.B. 4933, PG. 1105 | FIFTH AMENDMENT                    | BLANKETS SITE EXCLUDING TRACTS 2B-5, 2B-8 AND 2B-11         |
| OR.B. 4935, PG. 1566 | SIXTH AMENDMENT                    | BLANKETS SITE EXCLUDING TRACTS 2B-5, 2B-8 AND 2B-11         |
| OR.B. 4944, PG. 700  | SEVENTH AMENDMENT                  | BLANKETS SITE EXCLUDING TRACTS 2B-5, 2B-8 AND 2B-11         |
| OR.B. 4917, PG. 760  | AMENDMENT TO CONSERVATION EASEMENT | SHOWN HEREON  |
| OR.B. 5204, PG. 1214 | FIRST AMENDMENT EASEMENT AGREEMENT | SHOWN HEREON  |
| OR.B. 5204, PG. 1226 | FIRST AMENDMENT EASEMENT AGREEMENT | SHOWN HEREON  |
| OR.B. 5115, PG. 70   | EASEMENT AGREEMENT                 | TERMINATES UPON PLACING EXCEPT POND 1 WHICH IS SHOWN HEREON |
| OR.B. 5204, PG. 1252 | FIRST AMENDMENT EASEMENT AGREEMENT | SHOWN HEREON  |
| OR.B. 5204, PG. 1242 | FIRST AMENDMENT EASEMENT AGREEMENT | SHOWN HEREON  |



COORDINATES SHOWN HEREON ARE PER ST. JOHNS COUNTY REQUIREMENTS ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.

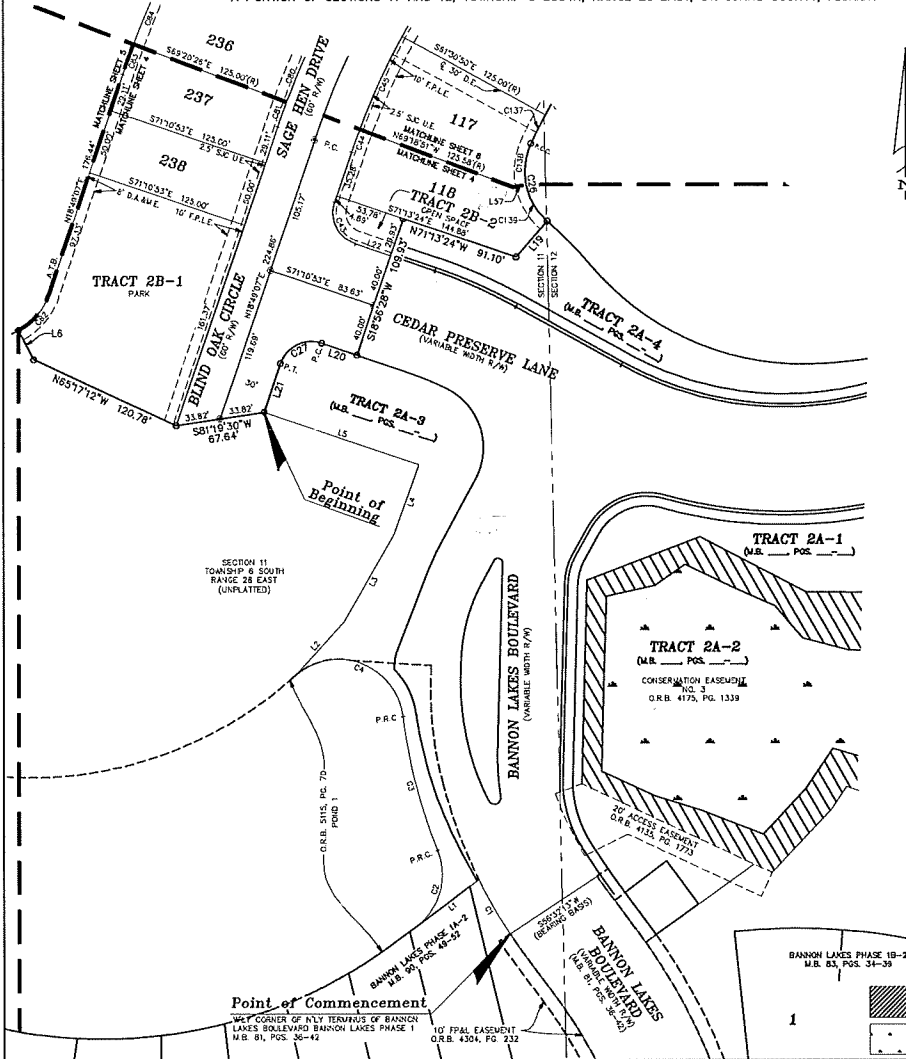
**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
4110 N.W. 37th St.  
33500  
DADE COUNTY, FLORIDA 33137  
(954) 260-3700  
www.claryassoc.com

# Preserve at Bannon Lakes Phase 2B

A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 4 OF 14 SHEETS  
SEE SHEET 3 FOR NOTES AND LEGEND



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S53°45'57"W	57.88'
L2	N42°28'18"E	55.52'
L3	N28°57'46"E	76.92'
L4	N19°28'30"E	58.92'
L5	N71°10'52"W	125.00'
L6	N27°50'01"W	25.33'
L19	S41°08'02"W	26.38'
L20	N71°10'51"W	28.55'
L21	S18°49'07"W	29.08'
L22	N71°10'53"W	28.72'
L57	N78°26'42"E	10.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	395.00'	47.98'	702°57'	N23°56'18"W	47.95'
C2	50.00'	62.81'	71°56'53"	N11°20'52"E	38.76'
C3	410.00'	105.55'	14°44'59"	N11°15'55"W	105.28'
C4	50.00'	108.22'	125°09'42"	N62°28'17"W	88.77'
C26	50.13'	64.87'	74°09'02"	S11°49'24"E	60.44'
C27	25.00'	39.27'	80°00'00"	S63°49'07"W	35.36'
C43	25.00'	39.27'	80°00'00"	S28°10'53"E	35.36'
C44	570.00'	18.58'	1°52'02"	S18°45'08"W	18.58'
C45	570.00'	77.60'	7°48'01"	S24°35'10"W	77.54'
C60	630.00'	38.85'	3°32'00"	S22°25'34"W	38.84'
C61	630.00'	20.24'	1°50'27"	S18°44'20"W	20.24'
C62	50.00'	37.76'	43°15'53"	N42°27'03"E	36.66'
C63	755.00'	24.26'	1°50'27"	S18°44'20"W	24.26'
C64	755.00'	46.56'	3°32'00"	S22°25'34"W	46.55'
C137	445.00'	24.48'	3°09'05"	S28°54'39"W	24.47'
C138	50.13'	32.20'	36°48'25"	S05°50'54"W	31.65'
C139	50.13'	32.67'	37°20'37"	S33°13'37"E	32.10'

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

DENOTES WETLANDS



# Preserve at Bannon Lakes Phase 2B

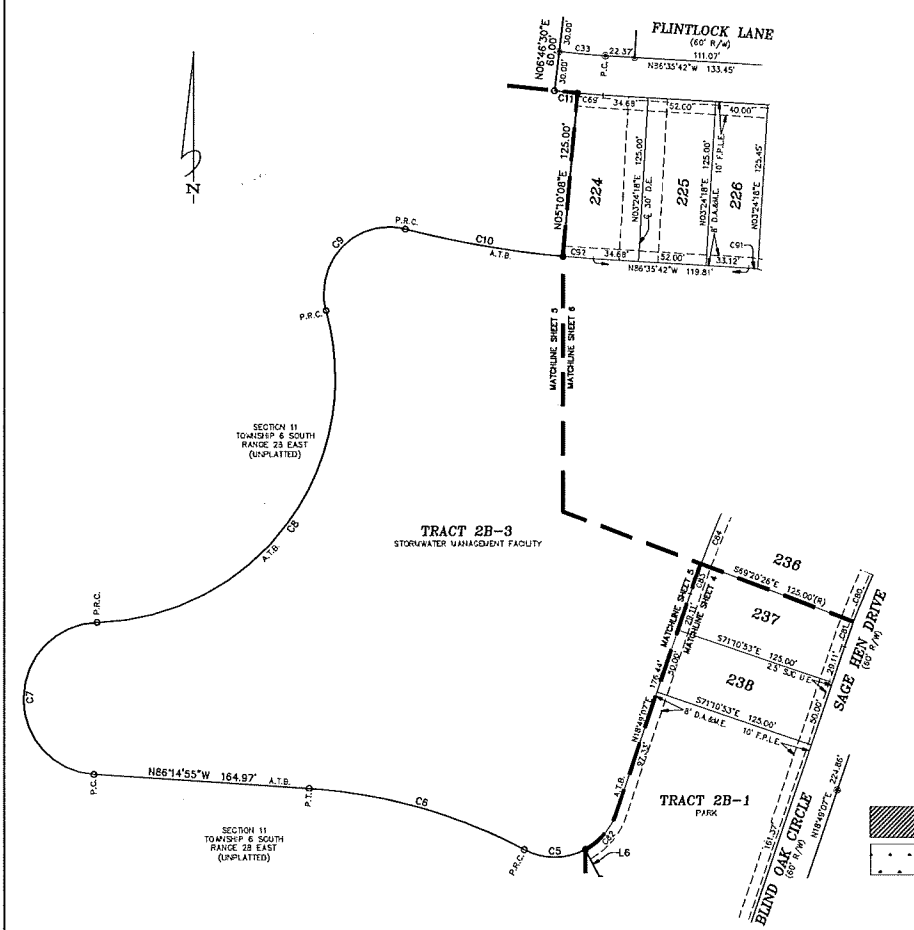
A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 5 OF 14 SHEETS  
SEE SHEET 3 FOR NOTES AND LEGEND

CURVE TABLE					
CURVE	RADIUS	LEDGTH	DELTA	BEARING	CHORD
C5	50.00'	48.69'	55°47'20"	S83°58'40"W	46.75'
C6	410.00'	172.61'	24°07'15"	N74°11'18"W	171.33'
C7	58.00'	177.61'	174°51'39"	N01°05'4"E	115.88'
C8	187.00'	310.94'	104°27'45"	N36°22'51"E	295.64'
C9	50.00'	104.90'	120°12'32"	N44°15'15"E	86.69'
C10	765.00'	132.30'	9°11'23"	S83°41'0"E	122.57'
C11	640.00'	179.41'	1°36'21"	N84°01'41"W	175.94'
C33	410.00'	35.83'	3°21'12"	S83°34'36"E	33.87'
C69	640.00'	19.70'	1°45'50"	S83°42'47"E	19.70'
C80	630.00'	38.85'	3°32'00"	S22°25'34"W	38.84'
C81	630.00'	20.24'	1°50'27"	S19°44'20"W	20.24'
C82	50.00'	37.76'	43°15'53"	N47°27'03"E	36.86'
C83	755.00'	24.26'	1°50'27"	S19°44'20"W	24.26'
C84	755.00'	46.56'	3°32'00"	S22°25'34"W	46.55'
C91	50.00'	6.90'	7°34'26"	N82°38'29"W	6.89'
C92	765.00'	23.55'	1°45'50"	S83°42'47"E	23.55'

LINE TABLE		
LINE	BEARING	DISTANCE
L6	N27°20'1"W	25.3'



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

DENOTES WETLANDS



**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS

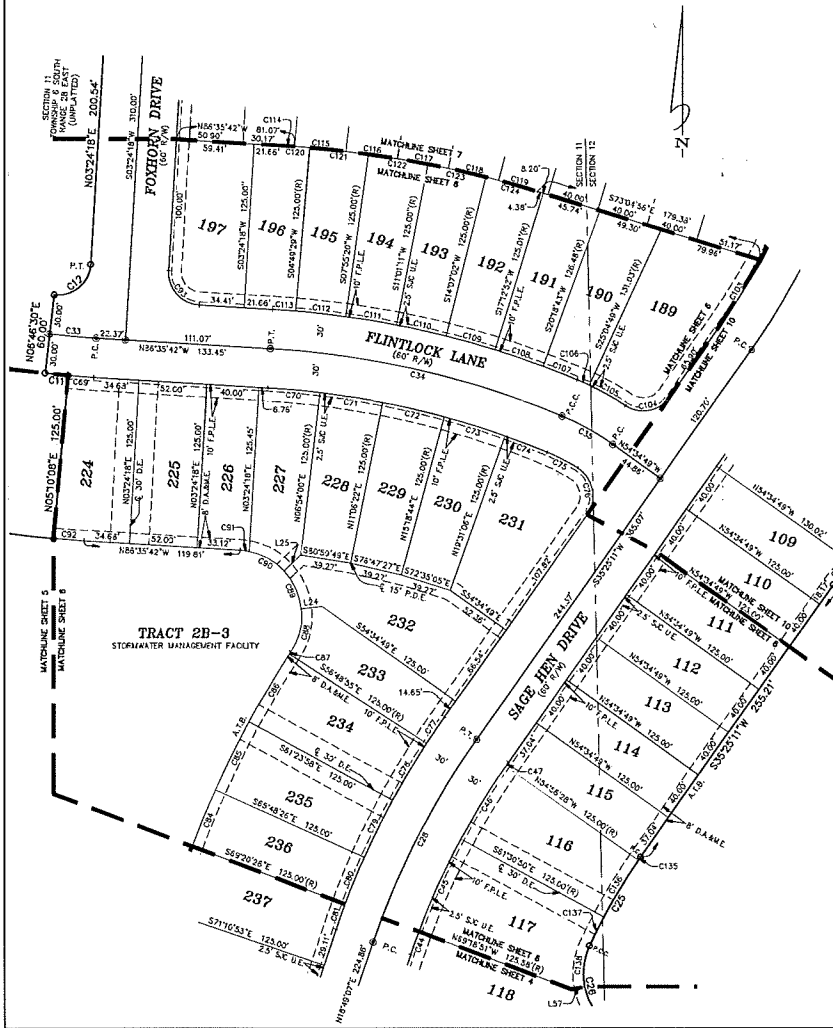
CLAYTON R. CLARY  
3355 CROWN POINT ROAD  
CORTEZ, FLORIDA 32937  
PHONE: 888-333-7323  
WWW.CLARYASSOCIATES.COM

# Preserve at Bannon Lakes Phase 2B

A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

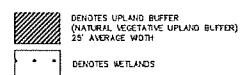
SHEET 6 OF 14 SHEETS  
SEE SHEET 3 FOR NOTES AND LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C11	610.00'	17.64'	1°56'22"	N84°01'41"W	17.94'
C12	25.00'	40.74'	93°22'12"	N50°03'24"E	36.36'
C13	437.83'	78.33'	10°13'02"	S30°22'38"W	76.23'
C16	50.13'	64.87'	74°09'02"	S11°49'24"E	60.44'
C18	600.00'	173.85'	16°36'04"	S27°07'03"W	173.24'
C33	610.00'	35.68'	3°21'21"	S84°54'36"E	35.87'
C34	690.00'	230.65'	19°03'09"	N77°01'07"W	229.53'
C35	200.00'	44.80'	12°51'44"	N61°00'41"W	44.80'
C44	570.00'	18.58'	1°52'02"	S19°45'08"W	18.58'
C45	570.00'	77.60'	7°48'01"	S24°35'16"W	77.54'
C46	570.00'	65.39'	6°34'23"	S31°46'21"W	65.35'
C47	570.00'	3.53'	0°21'39"	S33°47'21"W	3.53'
C49	640.00'	19.70'	1°45'57"	S85°42'47"E	19.70'
C70	660.00'	40.66'	3°29'42"	N84°30'31"W	40.25'
C71	660.00'	48.45'	4°12'22"	N80°39'49"W	48.44'
C72	660.00'	48.45'	4°12'22"	N76°47'27"W	48.44'
C73	660.00'	48.45'	4°12'22"	N72°35'05"W	48.44'
C74	660.00'	35.01'	3°02'31"	N68°54'31"W	35.01'
C75	170.00'	26.28'	8°51'09"	N63°00'59"W	26.24'
C76	25.00'	41.02'	94°00'38"	N11°35'03"W	36.57'
C77	630.00'	24.57'	2°14'05"	S31°18'05"W	24.57'
C78	630.00'	50.41'	4°35'03"	S30°53'33"W	50.39'
C79	630.00'	48.47'	4°24'28"	S26°24'48"W	48.46'
C80	630.00'	38.85'	3°32'00"	S22°25'34"W	38.84'
C81	630.00'	20.24'	1°50'27"	S19°44'20"W	20.24'
C84	755.00'	46.50'	3°32'00"	S22°25'34"W	46.55'
C85	755.00'	58.08'	4°24'28"	S26°24'48"W	58.07'
C86	755.00'	60.41'	4°35'03"	S30°53'33"W	60.39'
C87	755.00'	1.94'	0°08'50"	S33°15'30"W	1.94'
C88	50.00'	34.52'	39°33'05"	N13°33'22"E	33.83'
C89	50.00'	37.31'	37°01'42"	N24°44'02"W	31.75'
C90	50.00'	30.83'	35°24'23"	N07°08'04"W	30.44'
C91	50.00'	6.97'	7°54'26"	N82°38'20"W	6.89'
C92	765.00'	23.55'	1°45'57"	S85°42'47"E	23.55'
C93	25.00'	39.27'	90°00'00"	S41°35'42"E	33.30'
C103	470.00'	60.01'	7°18'54"	N31°45'44"E	59.96'
C104	25.00'	38.28'	87°43'15"	N79°6'48"E	34.65'
C105	230.00'	32.36'	8°03'37"	N69°52'23"W	32.33'
C106	230.00'	10.13'	2°31'22"	N69°05'53"W	10.13'
C107	720.00'	28.22'	2°14'44"	N69°33'55"W	28.22'
C108	720.00'	38.92'	3°05'51"	N71°41'12"W	38.92'
C109	720.00'	38.92'	3°05'51"	N74°20'03"W	38.92'
C110	720.00'	38.92'	3°05'51"	N77°29'34"W	38.92'
C111	720.00'	38.92'	3°05'51"	N80°31'45"W	38.92'
C112	720.00'	38.92'	3°05'51"	N83°37'36"W	38.92'
C113	720.00'	17.84'	1°25'11"	N85°33'06"W	17.84'
C114	845.00'	9.72'	0°39'32"	N85°55'56"W	9.72'
C115	845.00'	39.54'	2°40'51"	N81°35'45"W	39.53'
C116	845.00'	39.54'	2°40'51"	N81°54'54"W	39.53'
C117	845.00'	39.54'	2°40'51"	N73°44'04"W	39.53'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C118	845.00'	39.54'	2°40'51"	N76°33'13"W	39.53'
C119	845.00'	31.43'	2°07'51"	N74°08'52"W	31.42'
C120	845.00'	20.94'	1°25'11"	N65°33'06"W	20.94'
C121	845.00'	45.68'	3°05'51"	N63°37'36"W	45.68'
C122	845.00'	45.68'	3°05'51"	N60°31'45"W	45.68'
C123	845.00'	45.68'	3°05'51"	N77°29'34"W	45.68'
C124	845.00'	41.30'	2°48'02"	N74°28'57"W	41.30'
C134	50.00'	22.59'	2°53'08"	S48°21'45"W	22.40'
C135	445.00'	2.67'	0°21'39"	S35°14'21"W	2.60'
C136	445.00'	51.05'	6°34'23"	S31°46'21"W	51.02'
C137	445.00'	24.48'	3°09'05"	S26°54'38"W	24.47'
C138	50.13'	32.20'	36°43'25"	S06°30'54"W	31.65'

LINE TABLE		
LINE	BEARING	DISTANCE
L24	S43°46'49"W	16.19'
L25	S46°45'07"W	17.39'
L37	N78°24'42"E	10.00'



**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 P.O. BOX 372  
 3335 ORCHARD POINT ROAD  
 CLEARWATER, FLORIDA 34617  
 (781) 560-7700  
 WWW.CLARYASSOC.COM



# Preserve at Bannon Lakes Phase 2B

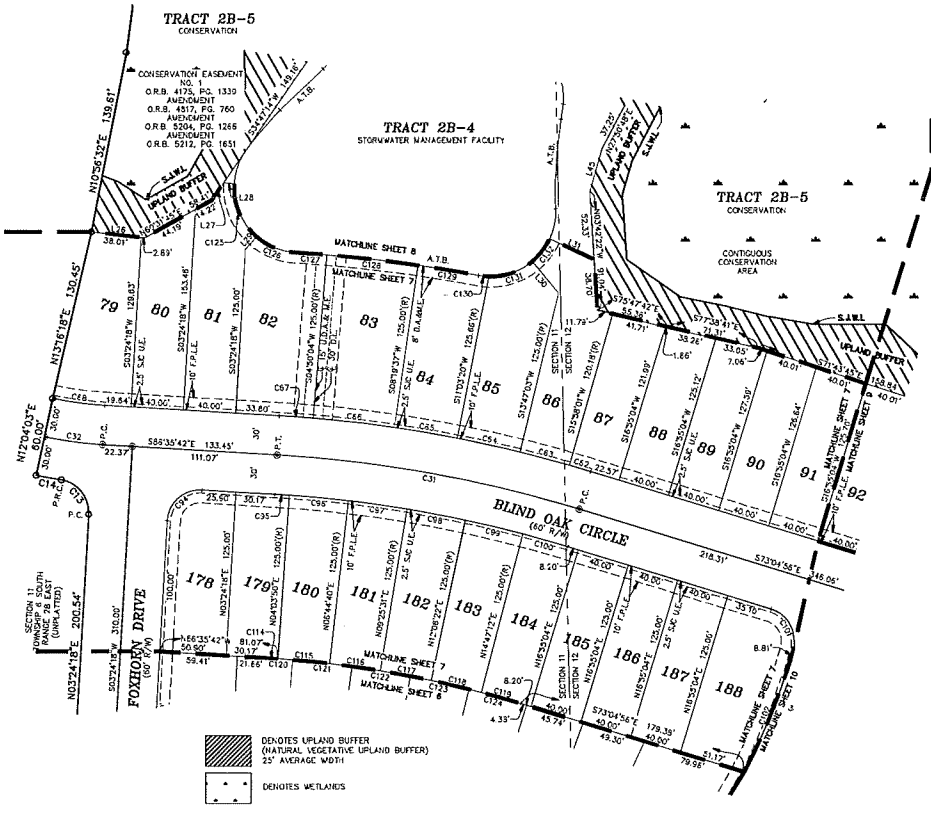
A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 7 OF 14 SHEETS  
SEE SHEET 3 FOR NOTES AND LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L26	S83°37'19"E	40.60'
L27	S34°47'14"W	15.91'
L28	S86°35'42"W	8.31'
L29	S41°04'01"W	13.15'
L30	S33°55'00"E	31.44'
L31	S65°07'17"E	37.65'
L45	N15°44'37"E	23.44'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C13	25.00'	36.87'	84°43'37"	N36°57'33"W	33.69'
C14	330.00'	18.52'	3°22'22"	N78°37'33"W	18.52'
C31	1600.00'	235.84'	133°46'	N78°50'18"W	235.29'
C32	300.00'	45.36'	8°39'46"	S81°51'50"E	45.31'
C62	1030.00'	17.09'	0°57'03"	N73°32'23"W	17.09'
C63	1030.00'	39.24'	2°10'58"	N75°07'28"W	39.24'
C64	1030.00'	49.05'	2°43'42"	N77°34'43"W	49.04'
C65	1030.00'	49.05'	2°43'43"	N80°18'31"W	49.05'
C66	1030.00'	62.79'	3°23'33"	N83°25'09"W	62.78'
C67	1030.00'	25.70'	1°25'48"	N82°57'49"W	25.70'
C68	270.00'	40.82'	6°59'45"	S81°51'50"E	40.78'
C94	25.00'	39.27'	50°00'00"	S48°24'18"W	35.36'
C95	970.00'	11.15'	0°39'32"	N86°15'56"W	11.15'
C96	970.00'	45.38'	2°40'51"	N84°35'45"W	45.38'
C97	970.00'	45.38'	2°40'51"	N81°54'54"W	45.38'
C98	970.00'	45.38'	2°40'51"	N79°14'04"W	45.38'
C99	970.00'	45.38'	2°40'51"	N76°33'13"W	45.38'
C100	970.00'	36.68'	2°07'51"	N74°08'52"W	36.67'
C101	25.00'	39.27'	50°00'00"	N28°04'55"W	35.36'
C102	470.00'	61.77'	11°11'13"	N22°30'40"E	61.62'
C114	845.00'	9.72'	0°39'32"	N86°15'56"W	9.72'
C115	845.00'	39.54'	2°40'51"	N84°35'45"W	39.53'
C116	845.00'	39.54'	2°40'51"	N81°54'54"W	39.53'
C117	845.00'	39.54'	2°40'51"	N79°14'04"W	39.53'
C118	845.00'	39.54'	2°40'51"	N76°33'13"W	39.53'
C119	845.00'	31.43'	2°07'51"	N74°08'52"W	31.42'
C120	845.00'	20.84'	1°25'11"	N82°57'49"W	20.84'
C121	845.00'	45.68'	3°05'51"	N83°32'35"W	45.68'
C122	845.00'	45.68'	3°05'51"	N80°31'45"W	45.68'
C123	845.00'	45.68'	3°05'51"	N77°25'54"W	45.68'
C124	845.00'	41.30'	2°48'02"	N74°28'57"W	41.30'
C125	50.00'	45.47'	52°04'24"	S22°28'48"E	43.62'
C126	50.00'	32.67'	37°24'04"	S67°33'01"E	32.69'
C127	1155.00'	24.23'	1°22'08"	N85°46'00"W	24.23'
C128	1155.00'	70.41'	3°59'33"	N83°25'09"W	70.39'
C129	1155.00'	47.66'	2°00'05"	N80°30'20"W	47.66'
C130	50.00'	7.93'	9°08'35"	S83°34'35"E	7.97'
C131	50.00'	36.16'	41°26'08"	N70°48'04"E	35.38'
C132	50.00'	25.07'	25°17'17"	N37°28'52"E	21.82'



GRAPHIC SCALE  
0 25 50  
(IN FEET)  
1" = 50'

**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
P.O. BOX 378  
3335 GUNN POINT ROAD  
CORAL GABLES, FLORIDA 33137  
(305) 551-7100  
WWW.CLARYASSOC.COM

# Preserve at Bannon Lakes Phase 2B

A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



MAP BOOK PAGE

SHEET 8 OF 14 SHEETS  
SEE SHEET 3 FOR NOTES AND LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
CE5	1030.00'	49.05'	2°43'43"	N60°18'31"W	49.05'
CE6	1030.00'	62.78'	3°28'33"	N83°25'09"W	62.78'
CE7	1030.00'	25.70'	1°25'46"	N65°52'49"W	25.70'
CE8	2100.00'	40.82'	8°33'45"	S82°15'50"E	40.78'
CI25	50.00'	45.47'	52°06'24"	S22°52'40"E	43.92'
CI26	50.00'	32.87'	37°26'04"	S67°39'01"E	32.09'
CI27	1155.00'	24.23'	1°22'08"	N65°46'00"W	24.23'
CI28	1155.00'	70.41'	3°28'33"	N83°25'09"W	70.39'
CI29	1155.00'	47.06'	2°20'05"	N60°30'20"W	47.04'
CI30	50.00'	7.98'	9°08'35"	S83°54'35"E	7.97'
CI31	50.00'	36.16'	41°26'08"	N70°48'04"E	35.31'
CI32	50.00'	22.00'	25°12'17"	N37°28'52"E	21.82'

LINE TABLE		
LINE	BEARING	DISTANCE
L26	S83°37'18"E	40.80'
L27	S31°47'14"W	15.94'
L28	N69°35'42"W	8.34'
L29	S41°10'40"W	13.10'
L30	S39°55'00"E	31.44'
L31	S65°07'17"E	37.65'
L32	S57°22'07"W	69.28'
L33	N69°51'03"W	3.81'
L34	S80°46'09"W	14.84'
L35	S77°17'36"W	28.08'
L36	S35°06'01"W	39.08'
L37	S63°28'06"W	17.06'
L38	S77°30'30"W	28.61'
L39	N18°17'17"W	12.04'
L40	S81°18'43"W	6.89'
L41	S03°46'52"W	46.78'
L42	N01°09'41"E	23.68'
L43	N24°15'03"E	21.07'
L44	N24°33'37"W	23.67'
L45	N15°54'43"E	33.44'



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




**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 18 NO. 373  
 380 CROWN POINT ROAD  
 GUNN HAVEN, FLORIDA 32127  
 (904) 382-7100  
 WWW.CLARY2000.COM

# Preserve at Bannon Lakes Phase 2B

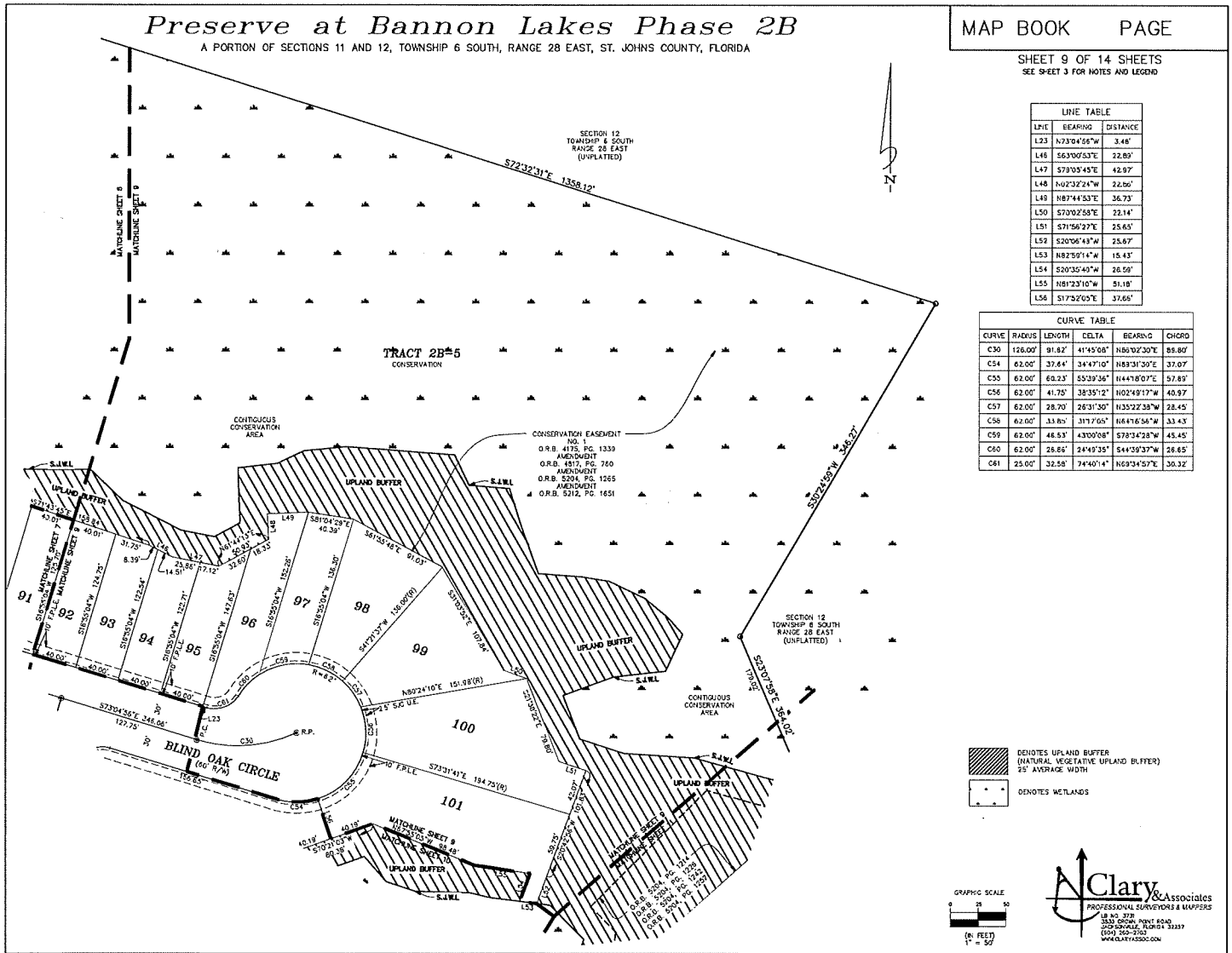
A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



MAP BOOK PAGE

SHEET 9 OF 14 SHEETS  
SEE SHEET 3 FOR NOTES AND LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L23	N73°04'56"W	3.48'
L46	S63°00'53"E	22.89'
L47	S73°03'45"E	42.97'
L48	N02°32'24"W	22.66'
L49	N87°44'53"E	36.73'
L50	S70°02'58"E	22.14'
L51	S71°56'27"E	25.63'
L52	S20°06'43"W	25.67'
L53	N82°59'14"W	15.43'
L54	S20°35'40"W	26.59'
L55	N81°23'10"W	51.18'
L56	S17°52'05"E	37.66'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C30	126.00'	91.82'	41°45'08"	N80°02'30"E	85.80'
C54	62.00'	37.64'	34°47'10"	N83°31'30"E	37.07'
C55	62.00'	60.23'	55°39'36"	N44°18'07"E	57.89'
C56	62.00'	41.75'	38°35'12"	N02°49'17"W	40.97'
C57	62.00'	28.70'	28°31'30"	N35°22'38"W	28.45'
C58	62.00'	33.80'	31°7'05"	N64°16'56"W	33.43'
C59	62.00'	46.53'	43°00'08"	S73°42'28"W	45.45'
C60	62.00'	26.66'	24°49'35"	S44°59'37"W	26.85'
C61	25.00'	32.58'	74°40'14"	N69°34'57"E	30.32'



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

GRAPHIC SCALE  
  
 (IN FEET)  
 1" = 50'


**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 P.O. BOX 378  
 3835 GROUND HUNT ROAD  
 320 CHROME, FLORIDA 32037  
 (904) 360-3762  
 WWW.CLARYASSOCIATES.COM

# Preserve at Bannon Lakes Phase 2B

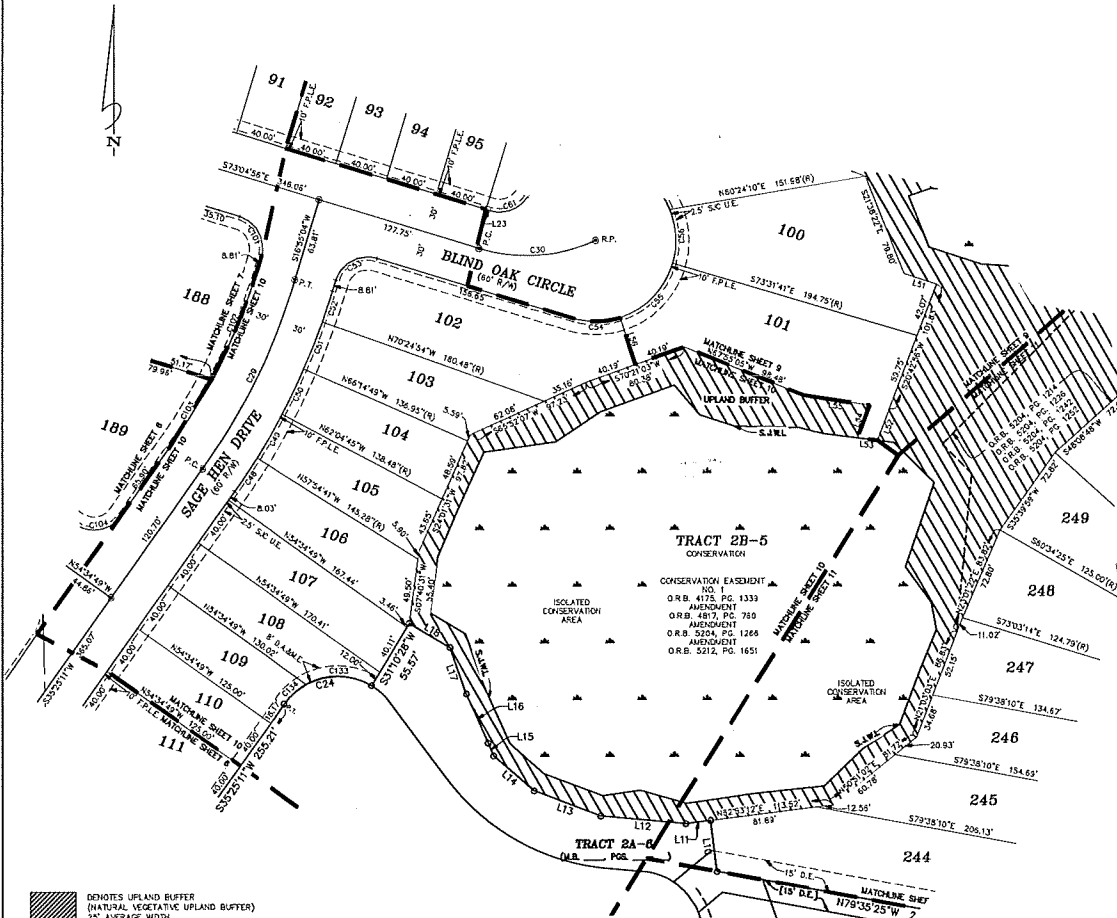
A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 10 OF 14 SHEETS  
SEE SHEET 3 FOR NOTES AND LEGEND

LINE	BEARING	DISTANCE
L10	N07°09'46"W	39.21'
L11	S82°54'01"W	19.07'
L12	N84°27'13"W	65.80'
L13	S59°23'46"W	54.72'
L14	N49°18'33"W	40.91'
L15	N33°58'16"W	10.62'
L16	N23°57'10"W	41.07'
L17	N19°43'02"W	37.66'
L18	N59°23'05"W	36.28'
L23	N73°04'56"W	3.48'
L51	S71°58'27"E	25.65'
L52	S20°06'48"W	25.67'
L53	N82°39'14"W	15.43'
L54	S20°35'40"W	26.55'
L55	N31°23'10"W	21.18'
L56	S17°32'02"E	37.66'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C24	50.00'	74.83'	85°45'10"	S78°17'46"W	68.04'
C29	500.00'	161.45'	18°20'07"	N26°10'07"E	160.76'
C30	126.00'	81.82'	41°45'08"	N26°02'30"E	69.80'
C48	530.00'	30.81'	37°59'31"	N33°40'17"E	30.81'
C49	530.00'	38.55'	47°00'04"	N30°00'17"E	38.55'
C50	530.00'	38.55'	47°00'04"	N25°50'13"E	38.55'
C51	530.00'	38.55'	47°00'04"	N21°40'09"E	38.55'
C52	530.00'	24.67'	24°30'03"	N18°18'25"E	24.67'
C53	25.00'	39.27'	90°00'00"	S61°50'04"W	35.36'
C54	62.00'	37.64'	34°47'10"	N69°31'50"E	37.07'
C55	62.00'	60.23'	55°39'36"	N44°18'07"E	57.89'
C58	62.00'	41.75'	36°35'12"	N22°49'17"W	40.97'
C61	25.00'	32.58'	74°40'14"	N69°34'57"E	30.32'
C101	25.00'	39.27'	90°00'00"	N28°04'58"W	35.36'
C102	470.00'	91.27'	11°11'13"	N22°30'40"E	91.62'
C103	470.00'	60.01'	7°18'54"	N31°45'44"E	59.95'
C104	25.00'	35.28'	87°43'15"	N79°16'48"E	34.65'
C133	50.00'	52.24'	59°52'02"	N88°45'40"W	49.90'
C134	50.00'	22.59'	25°52'08"	S48°21'45"W	22.40'



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



**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 18 N.W. 37th  
 3330 ORNL PARK BLVD  
 GAITHERSBURG, MARYLAND 20878  
 (301) 262-2752  
 WWW.CLARY-ASSOC.COM

# Preserve at Bannon Lakes Phase 2B

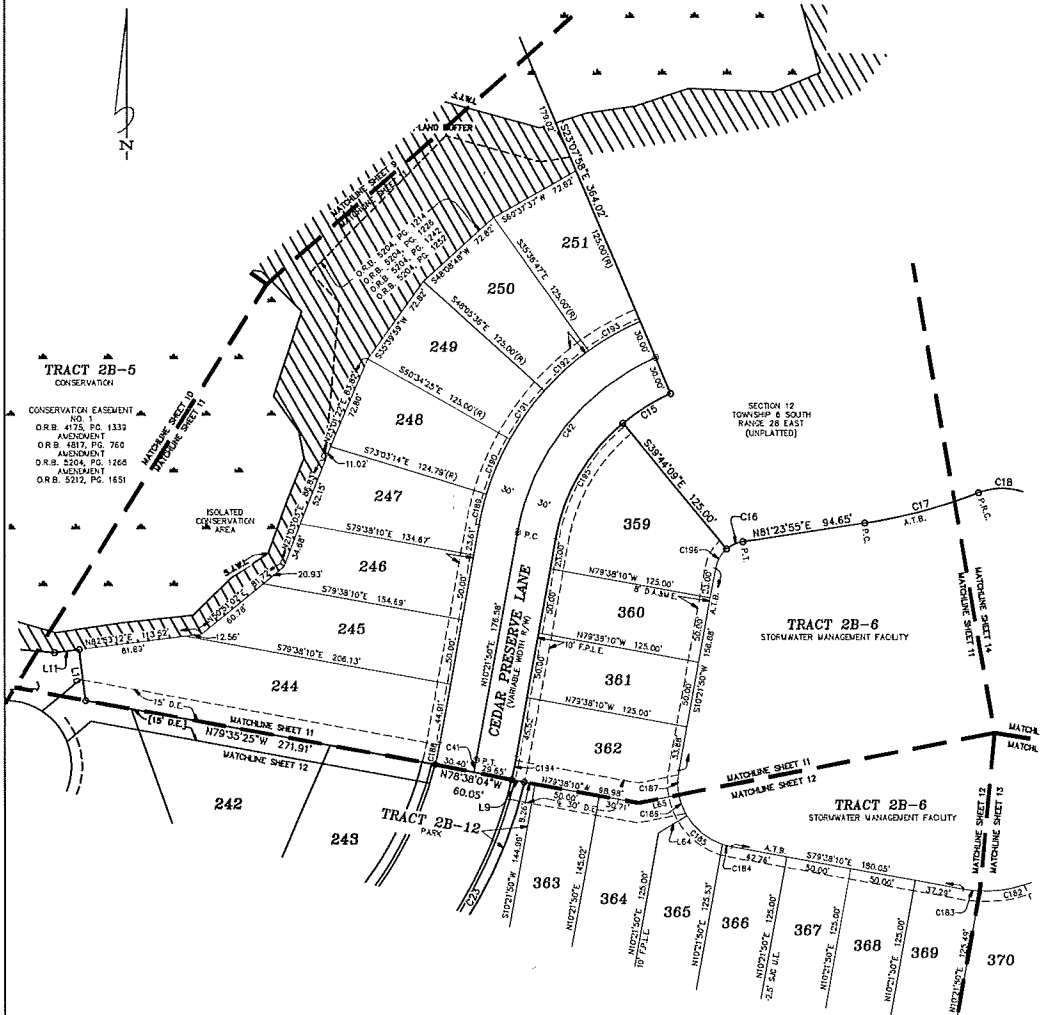
A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 11 OF 14 SHEETS  
SEE SHEET 3 FOR NOTES AND LEGS

LINE TABLE		
LINE	BEARING	DISTANCE
L9	N79°38'16"W	10.02'
L10	N37°06'48"W	38.21'
L11	S52°34'01"W	19.07'
L64	N59°13'23"E	26.00'
L65	S76°57'35"W	32.20'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C15	150.00'	43.47'	16°36'10"	S56°33'57"W	43.31'
C16	25.00'	13.58'	31°08'04"	N65°49'53"E	13.42'
C17	405.00'	85.64'	12°40'52"	N75°53'22"E	85.45'
C18	50.00'	30.71'	45°18'56"	S38°37'22"E	38.63'
C23	310.00'	104.01'	32°41'50"	N23°48'20"E	101.38'
C41	305.00'	9.79'	1°50'19"	N117°37'02"E	9.78'
C42	180.00'	177.51'	56°30'12"	S36°36'56"W	170.40'
C82	95.00'	49.25'	28°42'02"	N77°49'26"E	48.70'
C83	95.00'	12.75'	7°41'23"	S83°28'52"E	12.74'
C84	50.00'	7.24'	8°19'19"	S78°28'30"E	7.26'
C85	50.00'	35.38'	40°32'19"	S51°02'41"E	34.64'
C86	50.00'	17.22'	19°43'59"	S20°54'32"E	17.14'
C87	50.00'	18.65'	21°24'22"	S00°20'21"E	18.57'
C88	270.00'	17.10'	3°37'44"	N121°04'22"E	17.10'
C89	210.00'	24.13'	6°34'56"	S13°39'18"W	24.11'
C90	210.00'	45.74'	12°28'49"	S23°11'10"W	45.65'
C91	210.00'	45.74'	12°28'49"	S33°39'59"W	45.65'
C92	210.00'	45.74'	12°28'49"	S46°06'48"W	45.65'
C93	210.00'	45.74'	12°28'49"	S60°37'37"W	45.65'
C94	330.00'	18.37'	3°11'20"	N10°57'30"E	18.36'
C95	150.00'	104.40'	39°54'02"	S30°18'51"W	102.30'
C96	25.00'	17.41'	39°54'02"	S30°18'51"W	17.06'



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

GRAPHIC SCALE  
 0 25 50  
 (IN FEET)  
 1" = 50'

**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 1110 S. 37th  
 3350 ORLAND PARK ROAD  
 (904) 266-7320  
 (904) 266-7320  
 WWW.CLARYASSOC.COM

# Preserve at Bannon Lakes Phase 2B


A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA


MAP BOOK PAGE

SHEET 12 OF 14 SHEETS  
SEE SHEET 3 FOR NOTES AND LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N45°36'58"E	14.72'
L8	N41°59'07"W	20.47'
L9	N79°33'10"W	10.02'
L54	N59°13'23"E	28.00'
L65	S78°57'28"W	32.20'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C23	340.00'	194.01'	32°41'36"	N23°48'20"E	191.38'
C36	100.00'	52.83'	30°18'22"	S64°18'53"E	52.28'
C37	250.00'	169.83'	37°53'19"	N02°54'10"E	165.58'
C41	305.00'	9.78'	1°50'19"	N11°7'00"E	9.78'
C140	260.00'	7.90'	1°36'59"	S80°26'33"E	7.90'
C141	280.00'	56.09'	11°28'42"	S86°54'30"E	56.00'
C164	220.00'	130.85'	34°01'40"	N80°00'43"E	128.93'
C165	250.00'	12.72'	3°18'45"	S81°7'33"E	12.72'
C160	70.00'	18.17'	14°52'32"	S72°11'54"E	18.12'
C167	25.00'	20.20'	46°18'01"	S41°36'38"E	19.66'
C169	95.00'	49.25'	28°42'02"	N77°49'26"E	48.70'
C183	93.00'	12.75'	7°41'23"	S83°28'52"E	12.74'
C184	50.00'	7.26'	8°19'19"	S73°28'33"E	7.26'
C185	50.00'	35.38'	40°32'19"	S51°02'41"E	34.64'
C186	50.00'	17.22'	19°43'59"	S20°54'32"E	17.14'
C187	50.00'	18.68'	21°24'22"	S00°20'21"E	18.57'
C188	270.00'	17.10'	3°37'44"	N12°10'42"E	17.10'
C194	330.00'	18.37'	3°11'20"	N13°10'30"E	18.36'
C693	340.00'	35.19'	5°55'48"	N35°40'07"E	35.17'
C694	340.00'	23.06'	3°33'07"	N44°23'24"E	23.05'

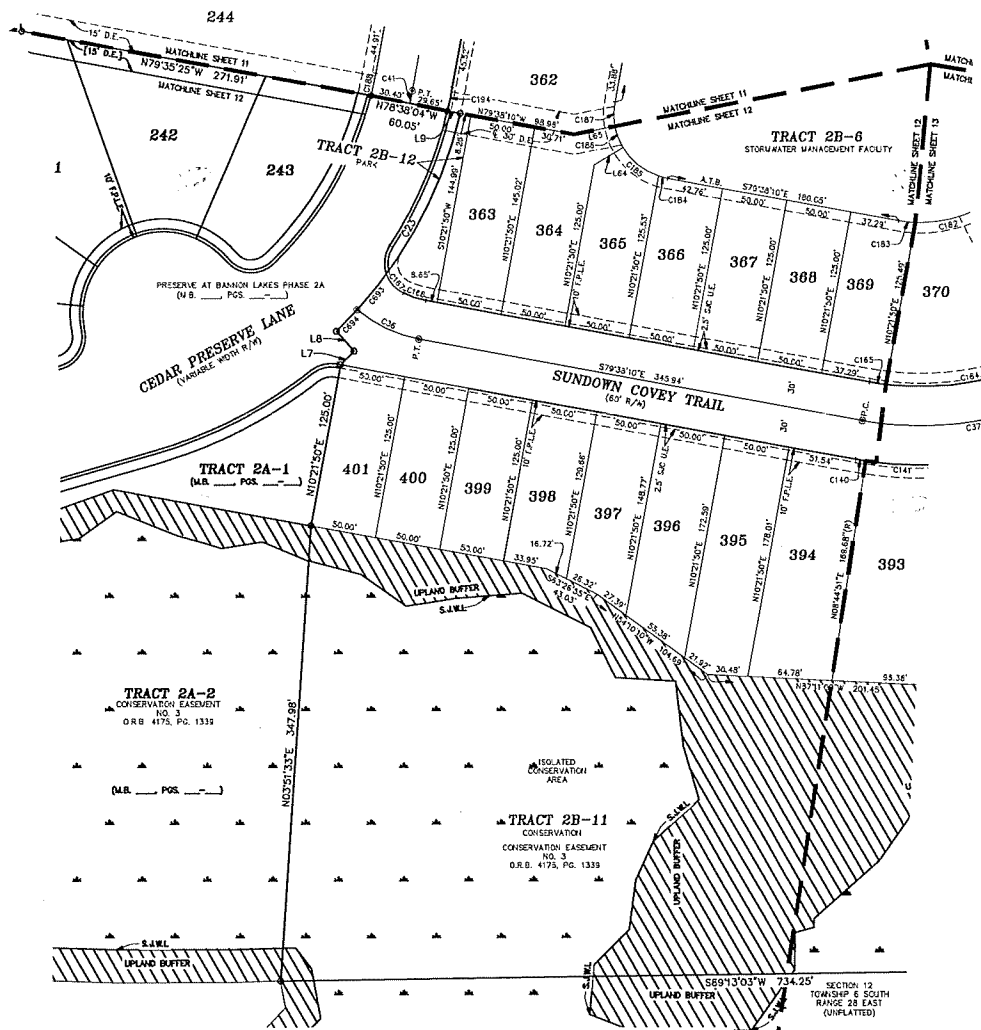
 DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH

 DENOTES WETLANDS

GRAPHIC SCALE



**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
P.O. BOX 320  
3300 ORCHARD POINT ROAD  
ORLANDO, FLORIDA 32817  
(407) 260-1200  
WWW.CLARYASSOC.COM

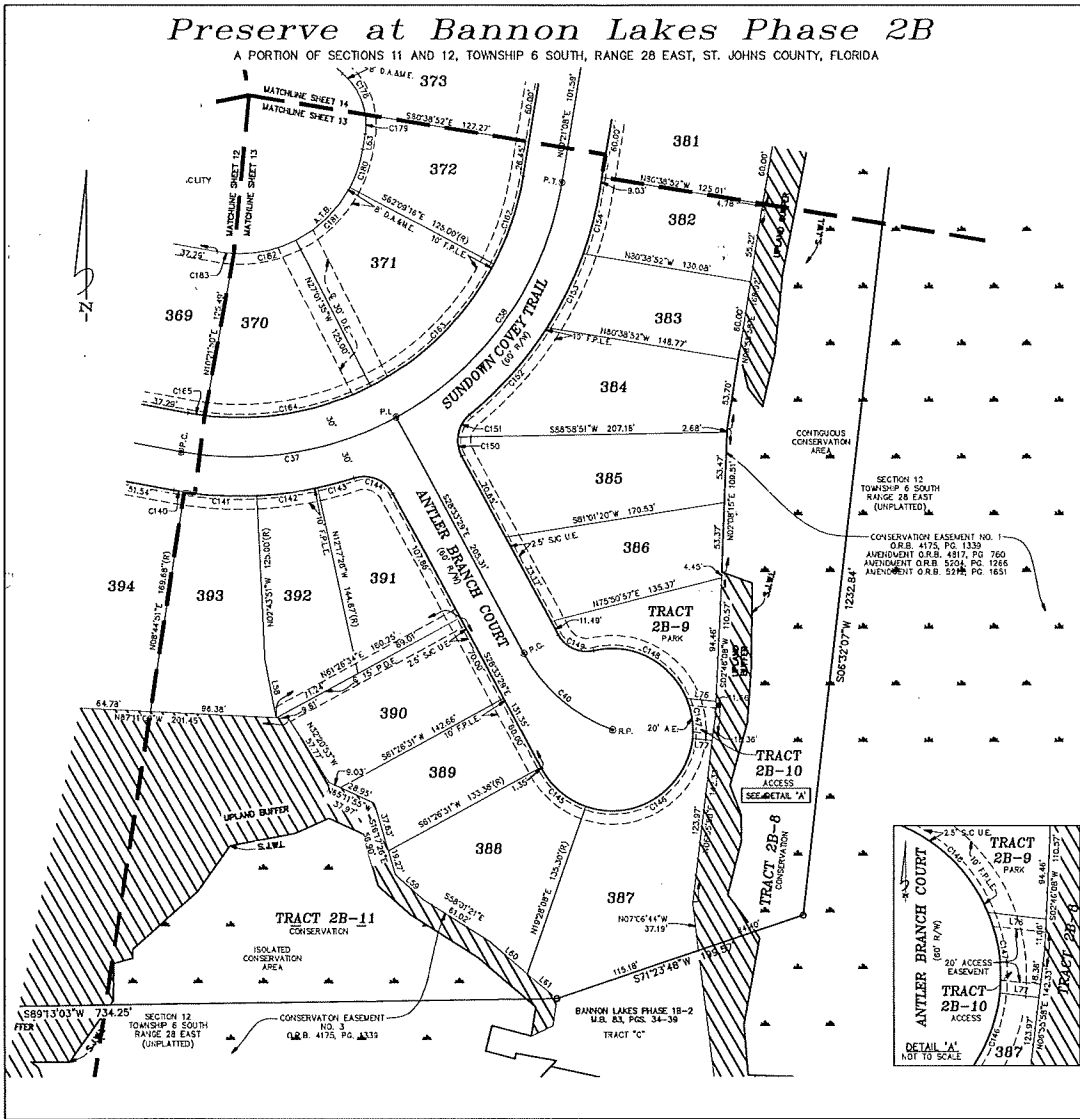


# Preserve at Bannon Lakes Phase 2B

A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 13 OF 14 SHEETS  
SEE SHEET 3 FOR NOTES AND LEGEND



LINE TABLE		
LINE	BEARING	DISTANCE
L58	N10°52'34"W	45.40'
L59	S43°09'38"E	27.60'
L60	S49°29'26"E	37.83'
L61	S50°22'02"E	28.68'
L63	N09°21'03"E	11.55'
L76	N83°48'50"W	22.29'
L77	N83°48'50"W	15.01'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C37	250.00'	159.83'	30°55'19"	N80°41'02"E	166.58'
C38	250.00'	227.26'	52°05'23"	N35°23'49"E	219.54'
C40	126.00'	91.87'	41°45'08"	S49°26'03"E	89.60'
C140	280.00'	7.90'	1°36'59"	S80°26'33"E	7.90'
C141	280.00'	56.09'	11°28'42"	S86°59'30"E	56.00'
C142	280.00'	46.72'	9°33'37"	N82°29'20"E	46.67'
C143	280.00'	28.73'	5°52'41"	N74°40'11"E	28.71'
C144	25.00'	34.74'	79°38'40"	N68°27'48"W	32.01'
C145	82.00'	45.42'	41°58'23"	S49°27'40"E	44.41'
C146	82.00'	111.72'	103°14'58"	N57°49'35"E	92.23'
C147	82.00'	31.31'	28°36'19"	N81°16'59"W	30.68'
C148	82.00'	87.08'	82°28'35"	N62°59'26"W	80.10'
C149	25.00'	32.55'	74°10'11"	S63°33'56"E	30.32'
C150	25.00'	14.82'	33°57'18"	S11°31'50"E	14.60'
C151	25.00'	19.92'	43°59'22"	S28°13'30"W	19.40'
C152	280.00'	89.68'	18°21'06"	N41°52'38"E	89.30'
C153	280.00'	62.85'	12°51'35"	N26°16'17"E	62.71'
C154	280.00'	51.28'	10°29'21"	N14°35'48"E	51.19'
C162	220.00'	71.01'	18°29'37"	N18°35'56"E	70.70'
C163	220.00'	134.68'	35°07'41"	N45°24'35"E	132.78'
C164	220.00'	130.85'	31°04'40"	N80°00'45"E	128.93'
C165	220.00'	12.72'	3°16'45"	S81°17'33"E	12.72'
C176	50.00'	36.53'	41°51'37"	N28°54'43"W	35.72'
C178	50.00'	15.13'	17°00'03"	N00°41'07"E	15.07'
C160	95.00'	30.66'	18°29'37"	N18°25'56"E	30.53'
C181	95.00'	58.24'	33°07'41"	N45°24'35"E	57.34'
C182	95.00'	49.25'	23°42'02"	N77°49'26"E	48.70'
C183	95.00'	12.73'	74°12'31"	S83°28'52"E	12.74'

**LEGEND**

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

**GRAPHIC SCALE**  
0 25 50  
(IN FEET)  
1" = 50'

**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
P.O. BOX 378  
350 CROWN POINT ROAD  
POCATELLO, IDAHO 83401  
(208) 261-1122  
WWW.CLARYASSOC.COM

# Preserve at Bannon Lakes Phase 2B


A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA


MAP BOOK PAGE

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

LINE TABLE		
LINE	BEARING	DISTANCE
L62	N33°51'18"W	43.63
L63	N02°21'08"E	11.55

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C17	405.00'	89.64'	12°40'52"	N79°03'29"E	89.45'
C18	50.20'	39.71'	45°18'56"	S56°37'28"E	38.66'
C19	50.00'	40.64'	46°55'03"	N02°52'49"E	39.81'
C20	405.00'	158.58'	22°02'00"	N15°13'48"E	155.61'
C21	50.00'	78.54'	90°00'00"	N45°11'0"E	70.71'
C22	50.00'	66.40'	76°11'06"	S47°43'13"E	61.63'
C23	126.00'	81.82'	41°45'08"	N11°31'26"W	89.80'
C154	280.00'	51.25'	10°29'21"	N14°35'48"E	51.87'
C155	63.00'	2.67'	2°27'55"	N08°07'10"E	2.67'
C156	63.00'	35.42'	51°57'00"	N18°43'17"W	53.55'
C157	63.00'	35.37'	51°10'10"	N68°54'57"W	53.55'
C158	63.00'	46.44'	42°56'13"	S53°02'17"W	45.37'
C159	63.00'	62.60'	58°05'37"	S12°31'52"W	60.21'
C160	63.00'	52.81'	48°45'10"	S46°55'01"E	51.23'
C181	25.00'	32.50'	74°40'14"	N27°28'59"W	30.32'
C162	220.00'	71.01'	15°28'37"	N18°35'54"E	70.70'
C168	50.00'	52.94'	60°35'51"	N85°28'37"E	50.50'
C169	50.00'	13.61'	14°57'62"	S35°42'56"E	13.07'
C170	187.00'	128.33'	39°17'22"	N67°53'07"W	123.33'
C171	50.00'	38.91'	33°07'40"	S76°57'57"E	38.51'
C172	50.00'	28.52'	33°49'25"	S37°29'25"E	28.09'
C173	50.20'	61.17'	69°48'18"	N10°03'51"W	57.45'
C174	303.00'	8.42'	1°36'32"	S58°32'52"W	8.42'
C175	303.00'	72.99'	13°56'27"	S50°46'23"W	72.81'
C176	303.00'	3.01'	0°34'27"	S56°29'05"E	3.01'
C177	50.00'	37.59'	43°04'14"	S28°18'25"E	36.71'
C178	50.00'	36.53'	41°51'37"	N28°54'43"W	35.77'
C179	50.00'	15.13'	17°20'03"	N00°41'07"E	15.07'
C180	95.00'	30.66'	15°28'37"	N18°35'54"E	30.53'
C181	95.00'	58.24'	33°07'41"	N45°24'35"E	57.34'

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

 DENOTES WETLANDS

GRAPHIC SCALE  
0 25 50  
(IN FEET)  
1" = 50'

**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
4510 N.W. 37th St.  
33300  
3330 CROW POINT BLVD.  
DUNEDIN, FLORIDA 33525  
(813) 252-7700  
WWW.CLARYASSOC.COM

