

RESOLUTION NO. 2021- 44
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
WATERFORD LAKES PHASE 1.

WHEREAS, FORESTAR (USA) REAL ESTATE GROUP INC., AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Waterford Lakes Phase 1.

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 \$2,952,785.63 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$555,670.00 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 2nd day of February, 2021.

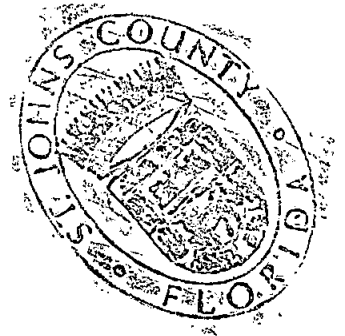
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: Jeremiah B. Blocker
Jeremiah B. Blocker, Chair

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

Pam Halterm
Deputy Clerk

RENDITION DATE 2/4/21

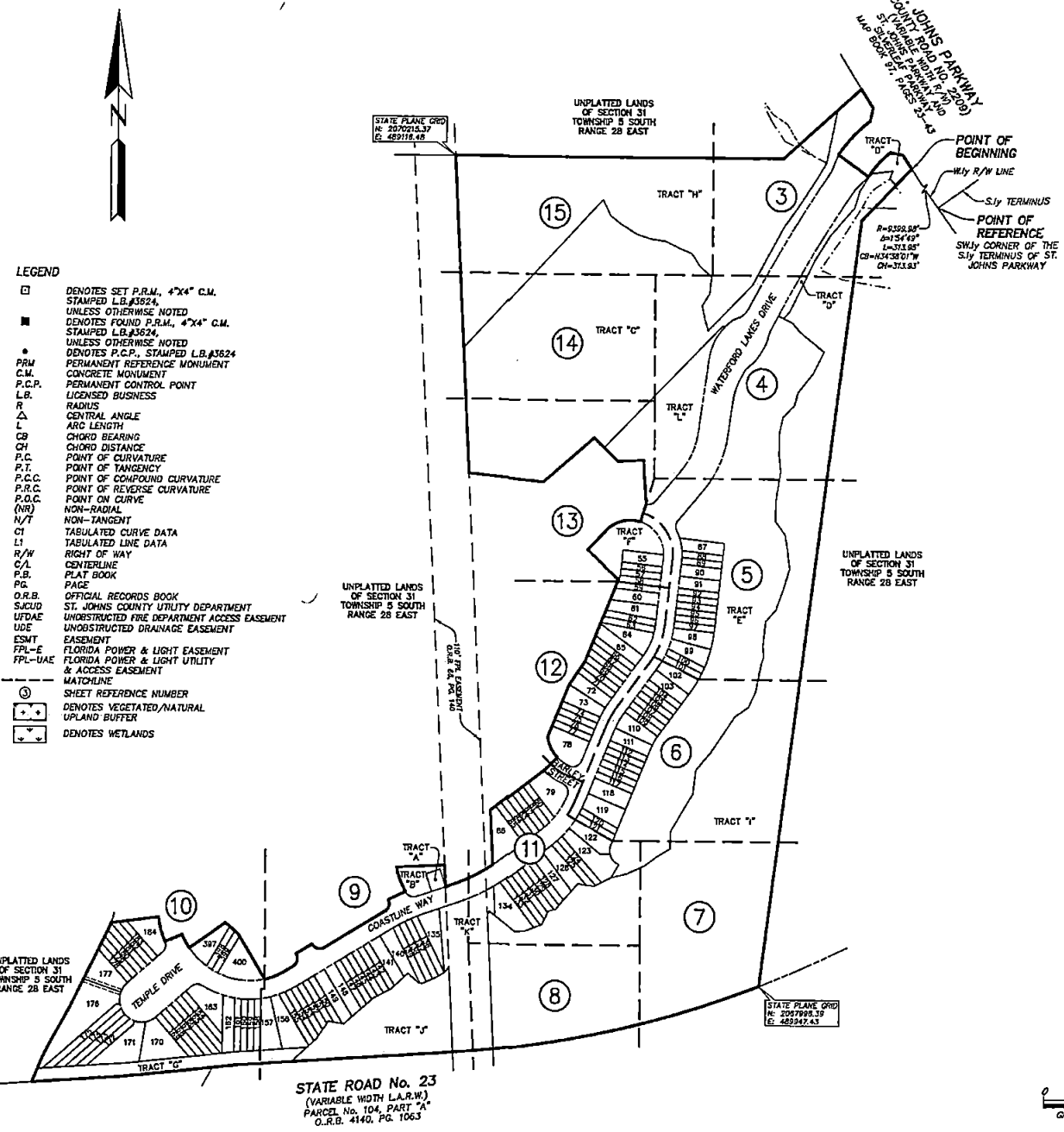


WATERFORD LAKES PHASE 1

(SILVERLEAF - PARCEL 13A)

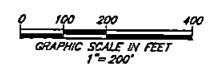
A PORTION OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

- NOTES:**
- 1) Bearings based on the Northerly line of Parcel No. 104, Part "A" as being South 86°08'07" West. Bearings depicted hereon are reflective of adjustment of deed to State Plane coordinates and are not transcribed verbatim from deeds of record.
 - 2) NOTICE: This plot, 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 plot. There may be additional restrictions that are not depicted on this plot that may be found in the Public Records of this county.
 - 3) Coordinates based on GPS observation of the following National Geodetic Survey Control:
 - Station "KREG" (Jacksonville 2) coordinates: N 2182506.373 E 493662.930
 - Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
 - 4) The easements shown hereon and designated as unobstructed/easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easement by the City of Jacksonville. The construction of driveways and the installation of fences, hedges and landscaping is permissible but SUBJECT TO REMOVAL by the City of the expense of each lot owner for the removal and/or replacement of such items. The easements shown hereon and designated as unobstructed/access easements, shall remain totally unobstructed by any improvements that may impede the use and access of said easement by the City of Jacksonville.
 - 5) Tracts "H", "I" and "J" are 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 area 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) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
 - (c) Removing, destroying or trimming trees, shrubs, or other vegetation.
 - (d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
 - (e) Surface use, except for purposes that permit the land or water area to remain predominantly 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.
 - 6) Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed.
 - 7) The lakes and top of bank shown hereon depicts a graphic representation of the proposed lakes, and does not represent an actual "As-Built" condition.
 - 8) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.



- 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
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 - C.M. CONCRETE MONUMENT
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 - L.B. LICENSED BUSINESS
 - R RADIUS
 - Δ CENTRAL ANGLE
 - ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
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 - L1 TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - P.B. PLAT BOOK
 - PG. PAGE
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 - SUCID ST. JOHNS COUNTY UTILITY DEPARTMENT
 - UDFAE UNOBSTRUCTED FIRE DEPARTMENT ACCESS EASEMENT
 - UDE UNOBSTRUCTED DRAINAGE EASEMENT
 - ESMT EASEMENT
 - FPL-E FLORIDA POWER & LIGHT EASEMENT
 - FPL-UAE FLORIDA POWER & LIGHT UTILITY & ACCESS EASEMENT
 - MATCHLINE
 - SHEET REFERENCE NUMBER
 - ⊛ DENOTES VEGETATED/NATURAL UPLAND BUFFER
 - ⊞ DENOTES WETLANDS

STATE ROAD No. 23
(VARIABLE WIDTH L.A.R.W.)
PARCEL No. 104, PART "A"
O.R.B. 4140, PG. 1063



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

WATERFORD LAKES PHASE 1

(SILVERLEAF - PARCEL 13A)

A PORTION OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

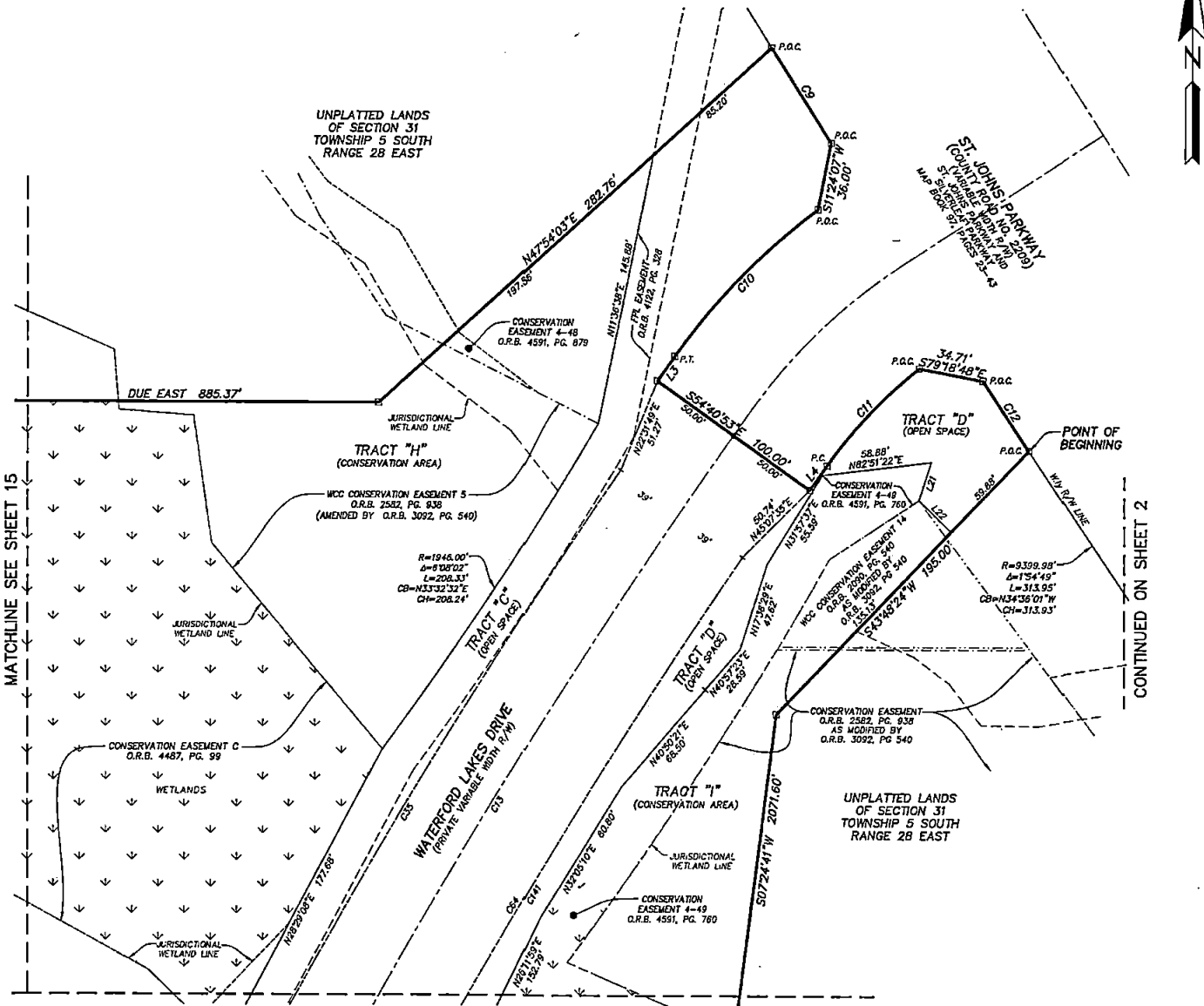
MAP BOOK PAGE

SHEET 3 OF 15 SHEETS

SEE SHEET 2 FOR NOTES

LINE TABLE		
LINE	BEARING	LENGTH
L3	S35°19'07"W	16.00'
L4	N35°16'07"E	16.00'
L21	S18°06'43"W	21.48'
L22	S46°11'38"E	23.98'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C9	8358.98'	0°21'51"	59.77'	S37°16'33"E	59.77'
C10	350.00'	17°39'34"	109.91'	S44°18'54"W	109.46'
C11	230.00'	16°28'02"	71.92'	N43°33'38"E	71.66'
C12	8368.89'	0°16'18"	44.47'	S33°30'29"E	44.47'
C13	3544.23'	7°33'23"	467.43'	S31°32'25"W	467.10'
C15	3501.23'	6°33'03"	430.57'	S31°14'38"W	430.31'
C16	3501.23'	7°16'01"	444.33'	S30°32'03"W	444.02'
C14	3501.23'	6°30'22"	397.81'	S31°14'32"W	397.59'



MATCHLINE SEE SHEET 15

CONTINUED ON SHEET 2

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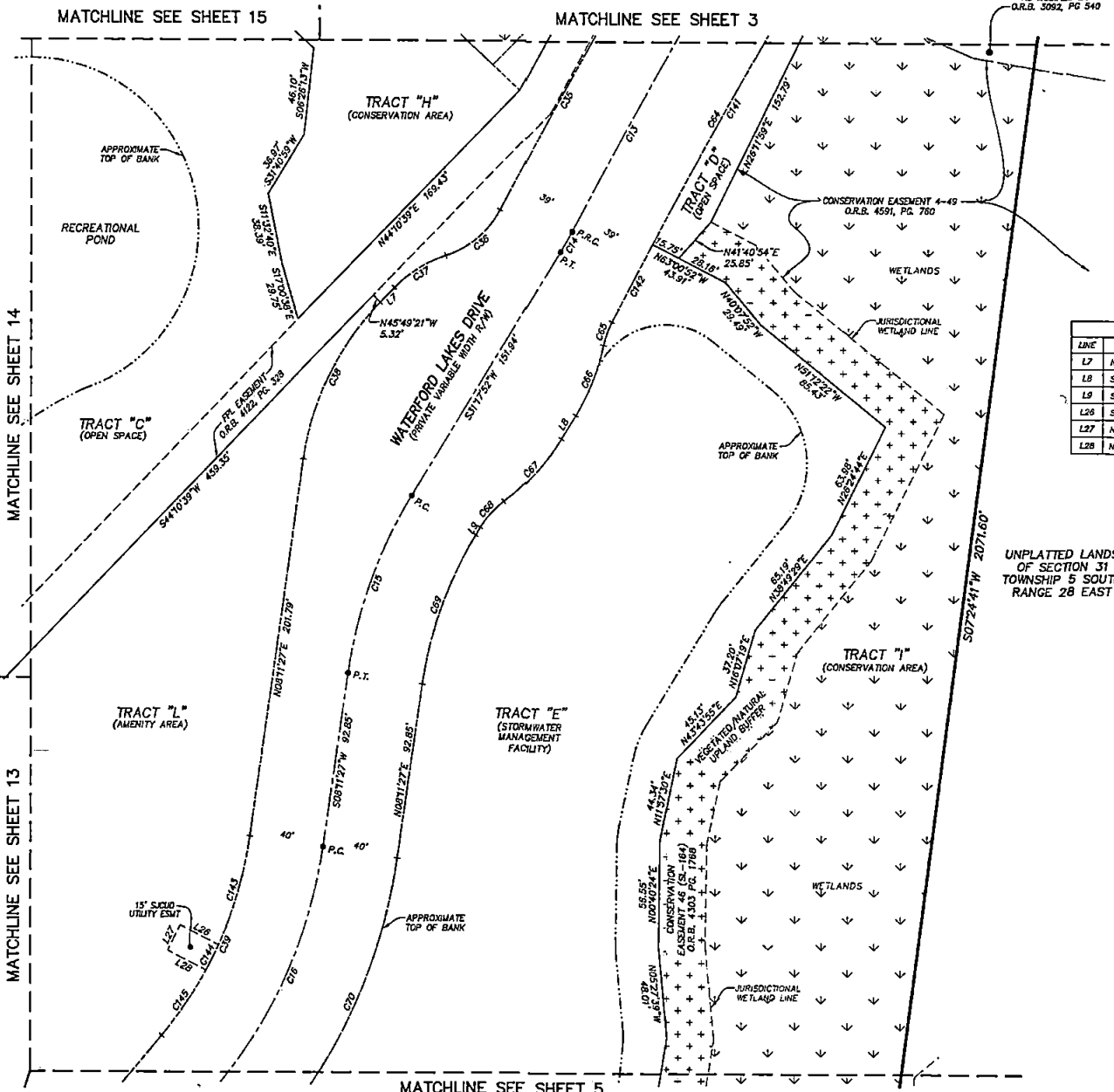
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MAP BOOK PAGE

SHEET 4 OF 15 SHEETS

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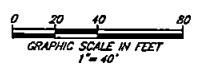
CONSERVATION EASEMENT
O.R.B. 2962, PG. 838
AS MODIFIED BY
O.R.B. 3092, PG. 940



LINE	BEARING	LENGTH
L7	N44°10'39"E	10.92'
L8	S31°17'52"W	14.69'
L9	S31°17'52"W	4.83'
L26	S83°05'07"E	22.07'
L27	N26°54'53"E	15.00'
L28	N63°05'07"W	22.85'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C12	3544.23'	7°33'23"	487.43'	S31°32'25"W	467.10'
C14	200.00'	3°32'08"	12.34'	N29°31'48"E	12.34'
C15	250.00'	2°10'28"	10.82'	S19°44'39"W	10.14'
C16	250.00'	3°15'23"	13.45'	N24°10'13"E	137.65'
C35	3583.23'	6°53'05"	430.07'	S31°04'36"W	430.31'
C37	50.00'	44°21'47"	38.71'	N49°48'57"E	37.75'
C38	67.00'	27°49'11"	32.53'	S58°02'14"W	32.21'
C39	150.00'	35°59'12"	94.21'	S26°11'03"W	82.87'
C39	210.00'	31°57'32"	117.14'	N24°10'13"E	115.62'
C64	3503.23'	7°16'01"	444.32'	S30°52'03"W	444.02'
C65	50.00'	15°07'28"	13.20'	S19°40'18"W	13.16'
C68	120.00'	11°34'21"	24.24'	N25°30'42"E	24.20'
C67	120.00'	21°39'24"	45.36'	N42°07'34"E	45.09'
C68	50.00'	21°39'24"	18.09'	S42°07'34"W	18.79'
C69	210.00'	23°06'28"	84.69'	S19°44'39"W	84.12'
C70	280.00'	31°57'32"	161.76'	N24°10'13"E	158.67'
C141	3503.23'	6°30'22"	397.81'	S31°14'52"W	392.59'
C142	3503.23'	0°45'38"	46.51'	S27°35'59"W	46.51'
C143	210.00'	16°24'16"	60.13'	N16°23'35"E	58.92'
C144	210.00'	4°03'37"	15.00'	N26°38'31"E	15.00'
C145	210.00'	11°27'39"	42.01'	N34°23'09"E	41.94'

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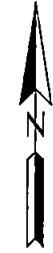
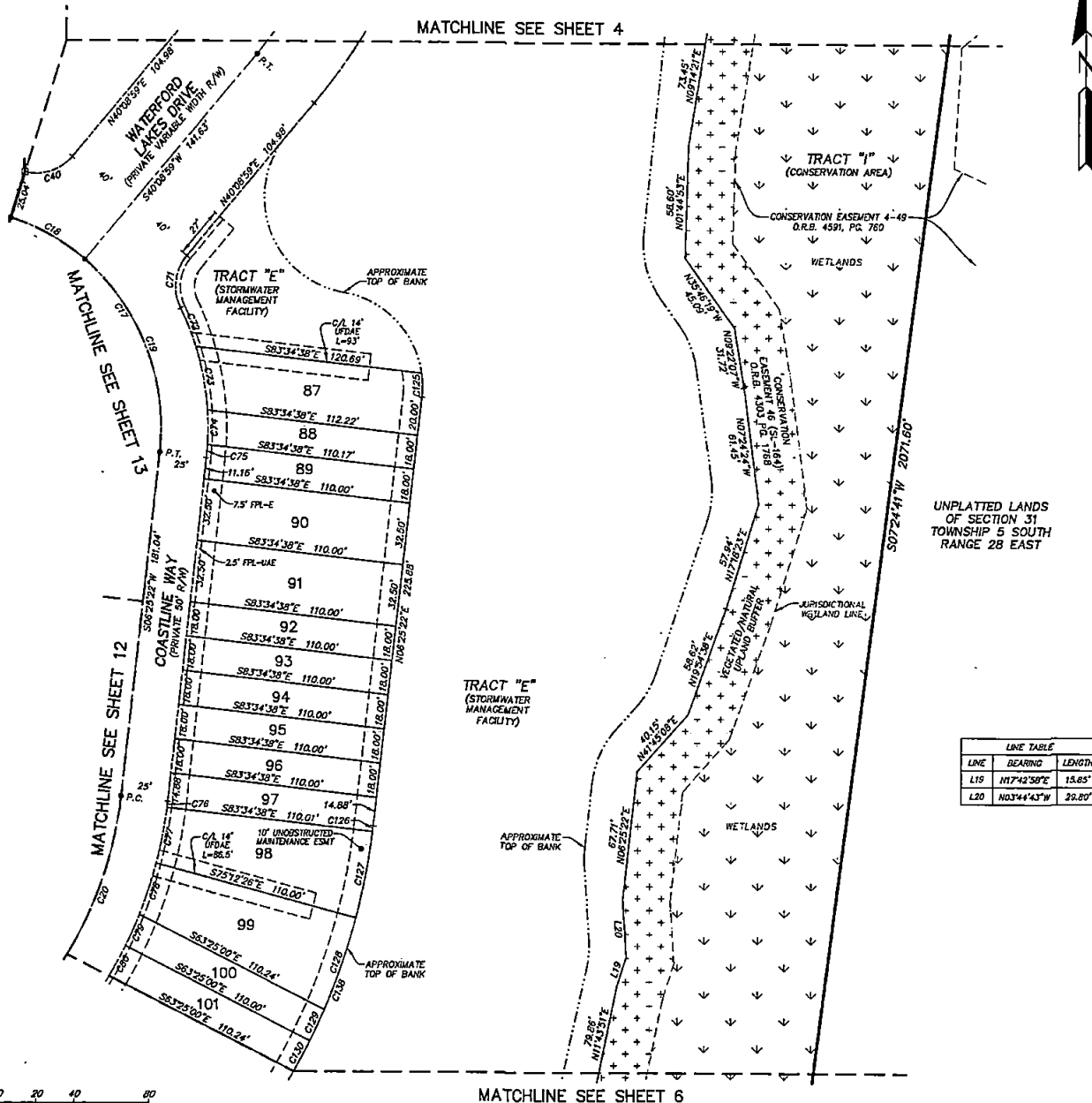


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WATERFORD LAKES PHASE 1

(SILVERLEAF - PARCEL 13A)

A PORTION OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



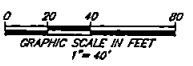
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C17	115.00'	79°54'38"	158.38'	N33°01'58"W	145.16'
C18	115.00'	22°38'14"	45.44'	N91°07'08"W	45.14'
C19	115.00'	58°16'24"	112.95'	N21°42'49"W	108.45'
C20	200.00'	3°00'14"	104.73'	N21°25'30"E	103.54'
C40	25.00'	63°38'49"	27.77'	N71°58'23"E	26.37'
C71	25.00'	6°48'01"	29.15'	S08°44'58"W	27.52'
C72	140.00'	8°53'44"	21.74'	N22°12'10"W	21.71'
C73	140.00'	13°57'28"	34.11'	N10°46'34"W	34.02'
C74	140.00'	7°25'10"	18.13'	N00°05'14"W	18.12'
C75	140.00'	2°48'01"	6.84'	N85°01'22"E	6.84'
C78	225.00'	0°47'40"	3.12'	N08°48'13"E	3.12'
C77	225.00'	7°54'32"	29.75'	N11°00'18"E	29.73'
C78	225.00'	7°12'07"	28.28'	N18°23'38"E	28.26'
C79	225.00'	4°35'19"	18.02'	N24°17'21"E	18.01'
C80	225.00'	4°35'19"	18.02'	N28°52'39"E	18.01'
C125	32.00'	14°28'59"	12.63'	N00°48'57"W	12.60'
C126	335.00'	0°52'01"	3.12'	N08°41'23"E	3.12'
C127	335.00'	7°50'11"	45.02'	N10°52'28"E	45.78'
C128	335.00'	8°42'37"	50.93'	N18°08'31"E	50.88'
C129	335.00'	3°04'48"	18.01'	N25°02'58"E	18.01'
C130	335.00'	3°04'48"	18.01'	N28°07'24"E	18.01'
C138	335.00'	3°00'14"	175.43'	N21°25'30"E	173.43'

UNPLATTED LANDS OF SECTION 31 TOWNSHIP 5 SOUTH RANGE 28 EAST

LEGEND

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LINE TABLE		
LINE	BEARING	LENGTH
L19	N17°42'50"E	15.85'
L20	N03°44'43"W	32.80'



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WATERFORD LAKES PHASE 1

(SILVERLEAF - PARCEL 13A)

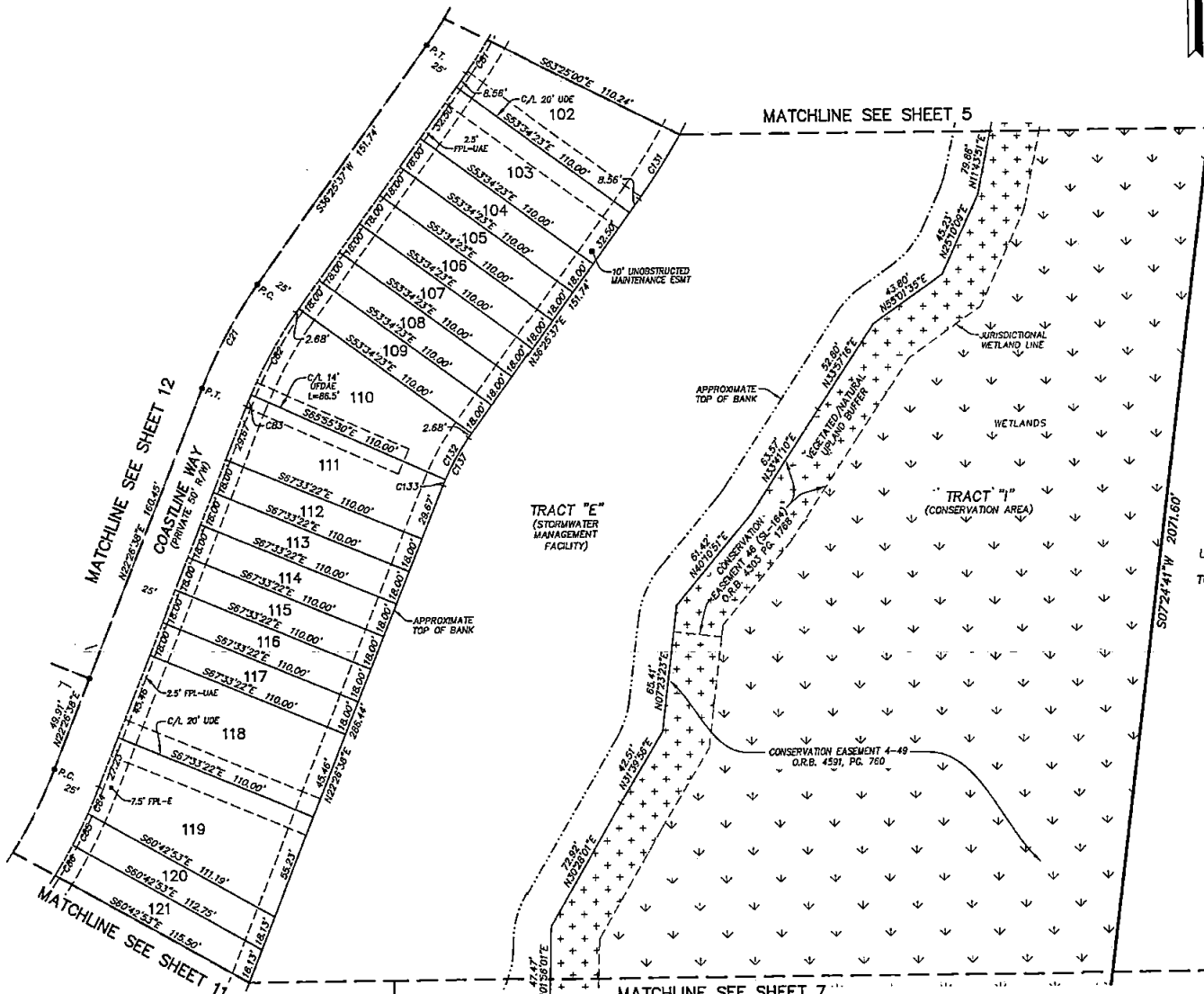
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MAP BOOK PAGE

SHEET 6 OF 15 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C21	250.00'	135°59'	61.01'	S29°20'07"W	60.88'
C81	225.00'	57°18"	20.64'	N33°47'58"E	20.63'
C82	225.00'	122°106"	48.51'	S30°15'04"W	48.41'
C83	225.00'	137°53'	6.41'	S23°15'34"W	6.41'
C84	275.00'	304°39"	14.77'	N23°58'55"E	14.78'
C85	275.00'	3°45'11"	18.01'	N27°23'49"E	18.01'
C86	275.00'	3°45'11"	18.01'	N31°08'59"E	18.01'
C131	335.00'	6°45'49"	39.55'	N33°02'42"E	39.52'
C132	115.00'	122°106"	24.79'	S30°15'04"W	24.74'
C133	115.00'	137°53'	3.27'	S23°15'34"W	3.27'
C137	115.00'	135°49'3"	28.07'	S29°26'07"W	28.00'



- LEGEND**
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 - P.B. PLAT BOOK
 - PG. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - SACUD ST. JOHNS COUNTY UTILITY DEPARTMENT
 - UFDAE UNOBSTRUCTED FIRE DEPARTMENT ACCESS EASEMENT
 - UDE UNOBSTRUCTED DRAINAGE EASEMENT
 - EASEMENT EASEMENT
 - EMT FLORIDA POWER & LIGHT EASEMENT
 - FPL-E FLORIDA POWER & LIGHT UTILITY & ACCESS EASEMENT
 - FPL-UAE FLORIDA POWER & LIGHT UTILITY & ACCESS EASEMENT MATCHLINE
 - ③ SHEET REFERENCE NUMBER
 - ⊕ DENOTES VEGETATED/NATURAL UPLAND BUFFER
 - ⊖ DENOTES WETLANDS



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ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

WATERFORD LAKES PHASE 1

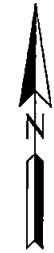
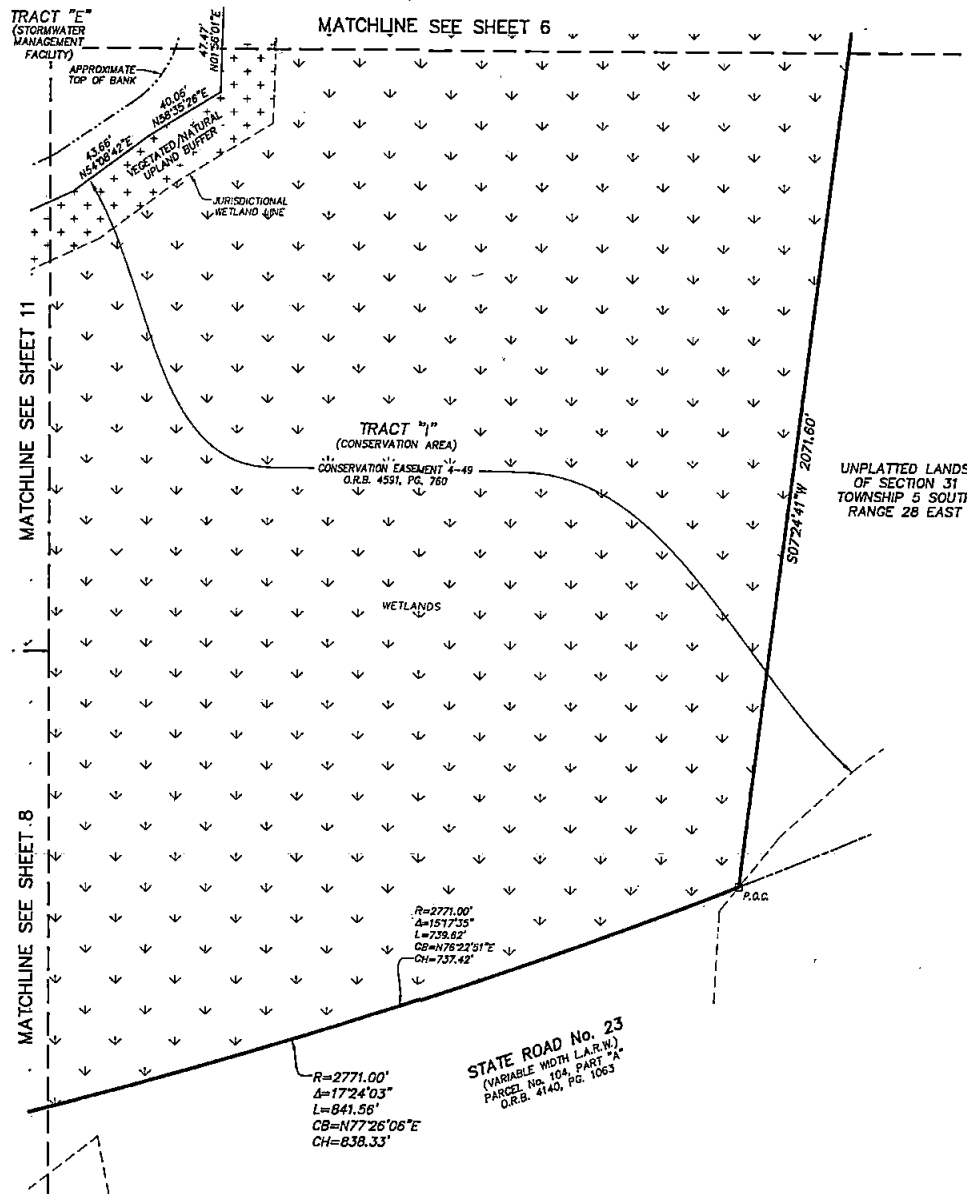
(SILVERLEAF - PARCEL 13A)

A PORTION OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

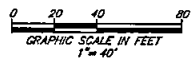
SHEET 7 OF 15 SHEETS

SEE SHEET 2 FOR NOTES



LEGEND

- DEVOTES 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
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- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
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- P.C. POINT OF CURVATURE
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WATERFORD LAKES PHASE 1

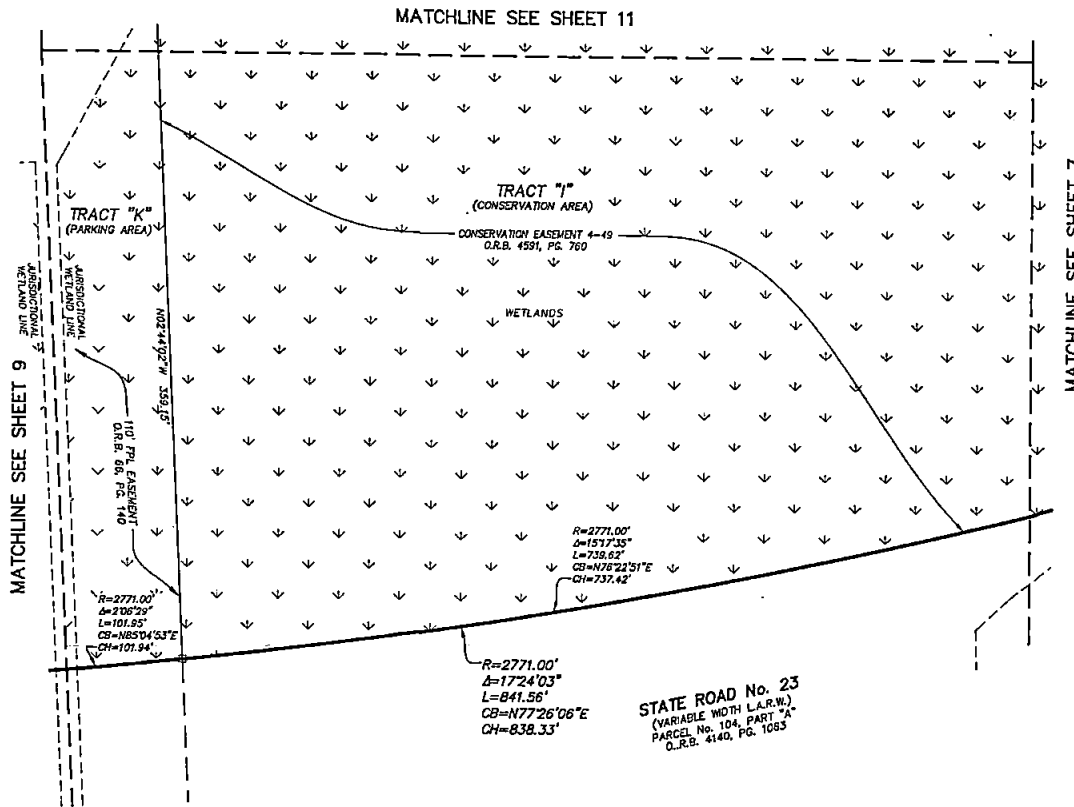
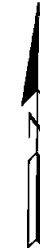
(SILVERLEAF - PARCEL 13A)

A PORTION OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

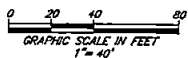
SHEET 8 OF 15 SHEETS

SEE SHEET 2 FOR NOTES



LEGEND

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WATERFORD LAKES PHASE 1

(SILVERLEAF - PARCEL 13A)

A PORTION OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

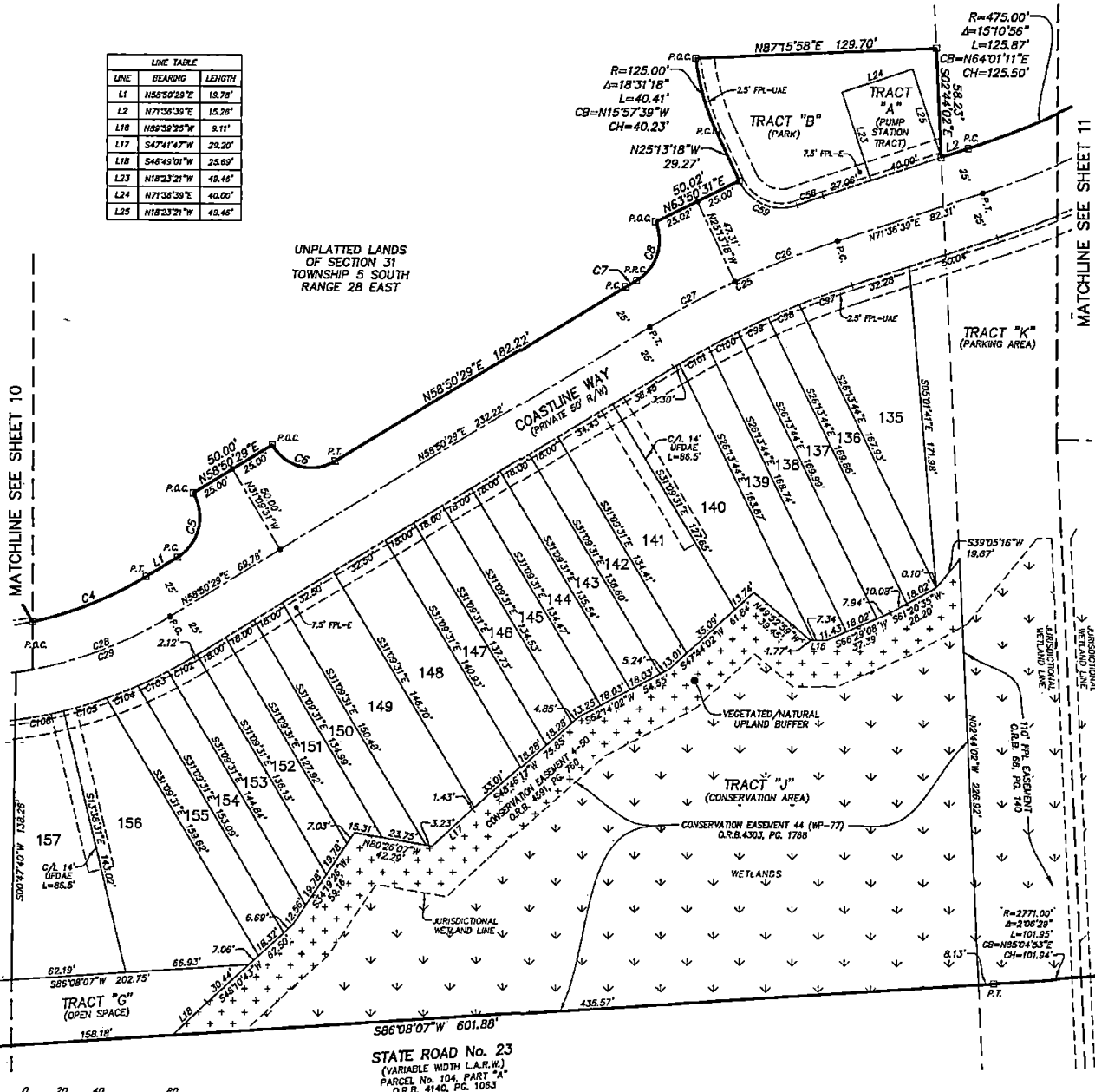
MAP BOOK PAGE

SHEET 9 OF 15 SHEETS

SEE SHEET 2 FOR NOTES

LINE	BEARING	LENGTH
L1	N55°50'29"E	18.78'
L2	N71°36'39"E	18.26'
L16	N82°38'25"W	8.11'
L17	S47°41'47"W	29.20'
L18	S48°49'01"W	25.69'
L23	N18°23'21"W	48.46'
L24	N71°36'39"E	44.00'
L25	N18°23'21"W	48.46'

UNPLATTED LANDS
OF SECTION 31
TOWNSHIP 5 SOUTH
RANGE 28 EAST



MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 8

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	200.00'	19°01'33"	66.43'	N68°21'56"E	68.13'
C5	25.00'	90°00'00"	39.27'	N13°50'29"E	35.38'
C6	25.00'	80°00'00"	39.27'	S78°09'31"E	35.38'
C7	525.00'	0°43'15"	0.61'	S59°12'07"W	6.61'
C8	25.00'	82°34'38"	36.18'	N18°04'25"E	33.10'
C25	500.00'	12°46'10"	111.43'	S85°13'34"W	111.20'
C26	500.00'	6°49'58"	59.63'	S68°11'40"W	59.59'
C27	500.00'	5°56'12"	51.81'	S81°48'35"W	51.79'
C28	225.00'	98°19'04"	396.09'	S71°59'59"E	340.44'
C29	225.00'	78°11'57"	293.53'	S85°03'32"E	263.14'
C58	525.00'	1°37'00"	14.81'	S70°48'00"W	14.81'
C59	25.00'	84°47'03"	36.89'	S87°36'50"E	33.71'
C67	475.00'	3°40'40"	30.49'	S89°48'19"W	30.49'
C68	475.00'	2°10'28"	18.03'	S85°50'45"W	18.03'
C69	475.00'	2°10'18"	18.00'	S84°40'22"W	18.00'
C100	475.00'	2°10'19"	18.01'	S82°30'04"W	18.00'
C101	475.00'	2°10'31"	18.03'	S80°19'39"W	18.03'
C102	250.00'	3°38'29"	15.89'	N80°38'44"E	15.88'
C103	250.00'	4°08'49"	18.09'	N84°33'23"E	18.09'
C104	250.00'	4°11'18"	18.29'	N88°43'26"E	18.27'
C105	250.00'	5°32'24"	24.17'	N73°35'17"E	24.18'
C106	250.00'	6°09'25"	26.66'	N79°26'12"E	26.65'

- LEGEND**
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 - - - DENOTES WETLANDS



STATE ROAD No. 23
(VARIABLE WIDTH L.A.R.W.)
PARCEL No. 104, PART "A"
O.R.B. 4140, PG. 1063

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WATERFORD LAKES PHASE 1

(SILVERLEAF - PARCEL 13A)

A PORTION OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

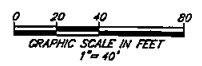
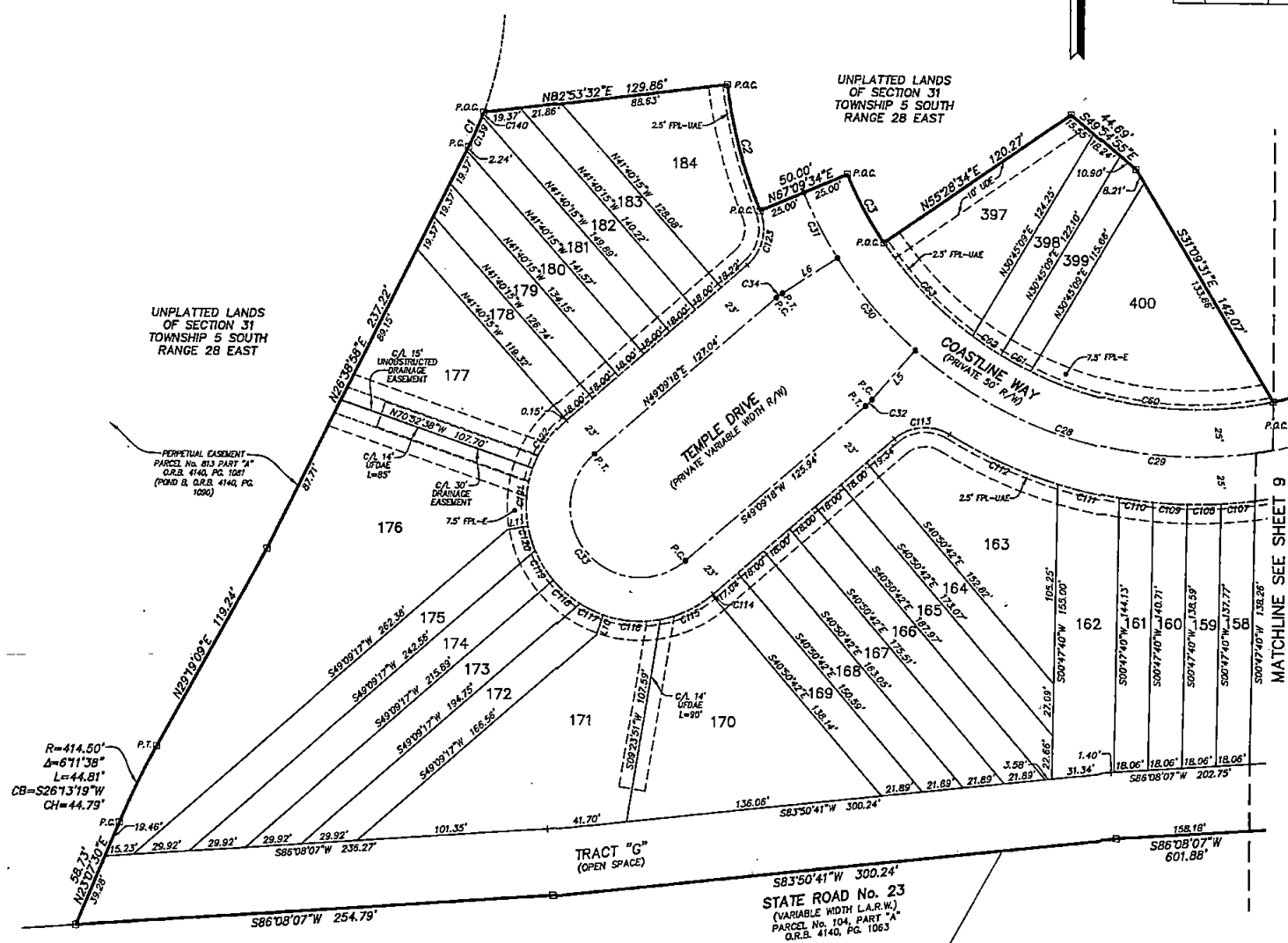
SHEET 10 OF 15 SHEETS
SEE SHEET 2 FOR NOTES

LINE	BEARING	LENGTH
L5	S41°22'28"W	34.65'
L6	N57°16'09"E	34.65'
L10	S18°49'18"W	11.28'
L11	S79°34'10"W	11.11'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	182.00'	67.333°	18.60'	N23°21'01"E	19.79'
C2	250.00'	15°43'58"	68.63'	S74°58'27"E	68.43'
C3	200.00'	11°40'59"	42.72'	S28°40'56"E	42.71'
C28	225.00'	20°19'04"	38.05'	S71°59'39"E	34.044'
C29	225.00'	22°11'51"	28.53'	S85°03'32"E	26.514'
C30	225.00'	16°13'43"	63.73'	S40°50'42"E	63.82'
C31	225.00'	9°53'24"	38.84'	S27°47'09"E	38.79'
C32	35.00'	8°04'26"	4.93'	N43°04'44"E	4.93'
C33	37.00'	18°00'00"	11.24'	S40°50'42"E	74.00'
C34	38.25'	5°36'22"	3.84'	S34°23'29"W	3.84'
C60	200.00'	37°42'57"	131.65'	S82°16'02"E	128.29'
C51	200.00'	5°09'49"	18.02'	S51°45'46"E	18.02'
C62	200.00'	5°09'49"	18.02'	S59°30'57"E	18.02'
C63	200.00'	16°33'37"	68.28'	S44°16'14"E	67.95'
C107	250.00'	4°09'02"	18.11'	N84°33'23"E	18.11'
C108	250.00'	4°07'44"	18.02'	N58°43'48"E	18.01'
C109	250.00'	4°07'44"	18.02'	S87°08'28"E	18.01'
C110	250.00'	4°09'02"	18.11'	S83°00'08"E	18.11'
C111	250.00'	7°37'23"	33.28'	S77°06'33"E	33.24'
C112	250.00'	14°27'13"	63.07'	S66°04'35"E	62.87'
C113	25.00'	71°59'44"	31.41'	S85°09'10"W	28.39'
C114	60.00'	0°55'13"	0.98'	N49°36'54"E	0.98'
C115	60.00'	29°13'16"	30.67'	N84°41'02"E	30.27'
C116	60.00'	29°31'31"	30.92'	S85°56'28"E	30.50'
C117	60.00'	12°52'33"	13.48'	S64°44'28"E	13.46'
C118	60.00'	17°27'27"	18.28'	S49°34'26"E	18.21'
C119	60.00'	17°27'27"	18.28'	S32°06'33"E	18.21'
C120	60.00'	12°57'25"	13.57'	S16°54'32"E	13.54'
C121	60.00'	29°31'11"	30.93'	S04°20'46"W	30.61'
C122	60.00'	30°01'58"	31.45'	S34°08'20"W	31.06'
C123	28.00'	71°59'44"	31.41'	N13°09'26"E	29.39'
C139	182.00'	6°30'21"	17.49'	N23°53'48"E	17.48'
C140	182.00'	0°43'34"	2.31'	N20°46'31"E	2.31'

- LEGEND**
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MATCHLINE SEE SHEET 9

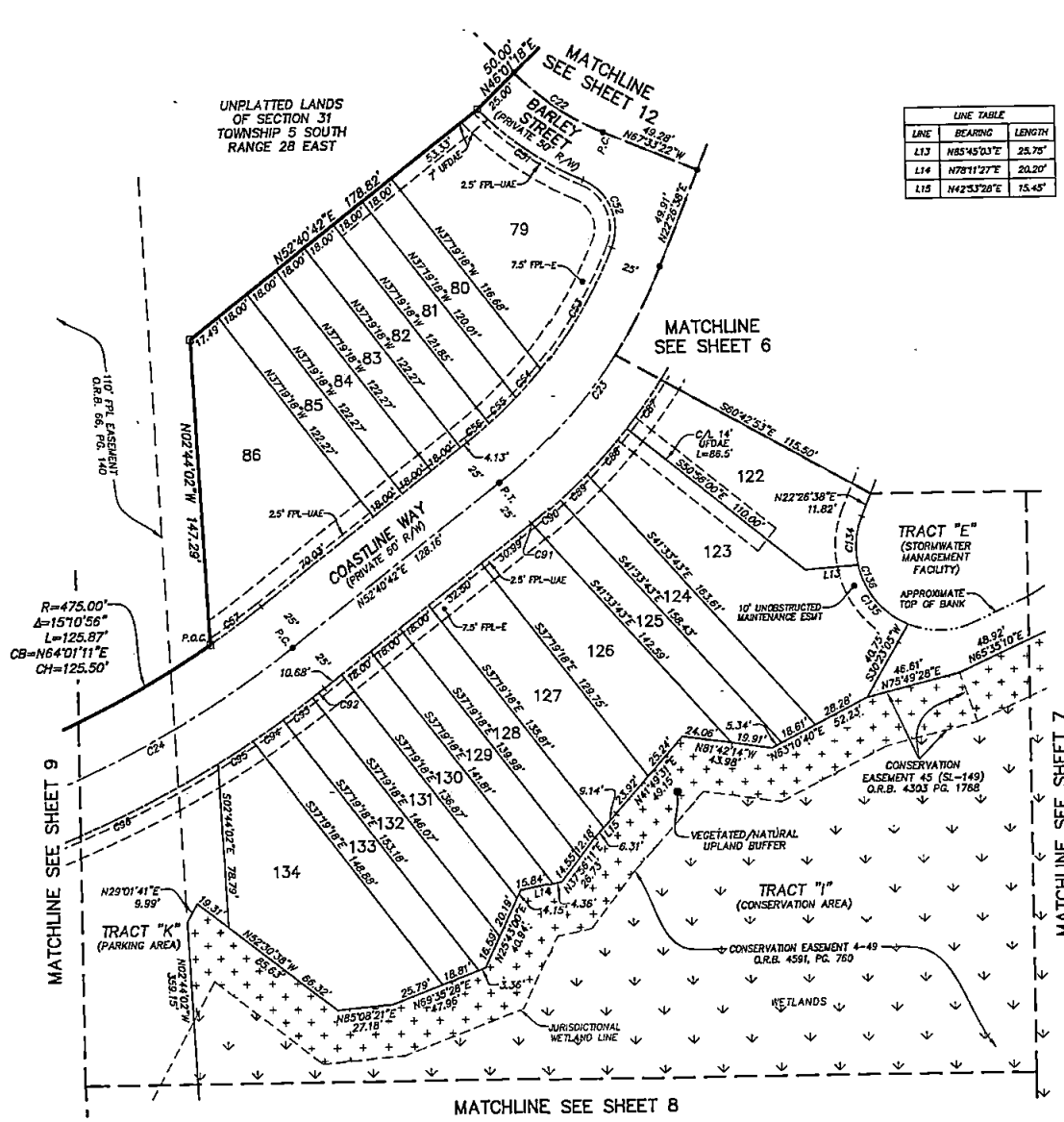


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WATERFORD LAKES PHASE 1

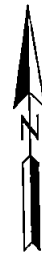
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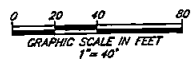


LINE	BEARING	LENGTH
L13	N85°45'03"E	28.78'
L14	N78°11'27"E	20.20'
L15	N42°53'20"E	15.45'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C22	125.00'	23°34'40"	51.44'	S55°46'02"E	51.08'
C23	250.00'	30°14'04"	131.92'	S37°33'40"W	130.40'
C24	500.00'	18°55'50"	188.22'	S82°08'40"W	184.47'
C51	150.00'	23°20'30"	61.11'	S35°39'00"E	60.69'
C52	25.00'	89°47'26"	39.18'	N22°25'35"W	38.29'
C53	225.00'	17°24'15"	68.35'	N31°10'15"E	68.08'
C54	225.00'	4°39'45"	16.31'	N42°12'16"E	16.31'
C55	225.00'	4°38'32"	18.10'	N46°50'24"E	18.09'
C56	225.00'	3°32'01"	13.88'	N50°54'41"E	13.87'
C57	475.00'	3°45'01"	31.09'	N54°33'12"E	31.09'
C58	275.00'	6°02'25"	28.99'	N38°02'47"E	28.98'
C58	275.00'	6°05'16"	29.22'	N42°06'38"E	29.21'
C59	275.00'	3°45'07"	18.01'	N47°01'49"E	18.01'
C60	275.00'	3°45'15"	18.02'	N50°47'01"E	18.02'
C61	275.00'	0°01'04"	0.08'	N52°40'10"E	0.08'
C62	525.00'	0°47'58"	7.32'	N53°04'40"E	7.32'
C63	525.00'	1°57'58"	18.01'	N54°27'37"E	18.01'
C64	525.00'	1°58'07"	18.04'	N58°25'39"E	18.04'
C65	525.00'	2°13'22"	20.37'	N58°31'23"E	20.36'
C66	525.00'	1°15'35"	108.74'	N65°37'22"E	108.54'
C134	40.00'	34°12'01"	23.68'	S05°20'37"W	23.52'
C135	40.00'	53°32'45"	38.78'	S39°31'47"E	37.28'
C136	40.00'	89°44'47"	62.65'	S22°25'46"E	58.44'



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WATERFORD LAKES PHASE 1

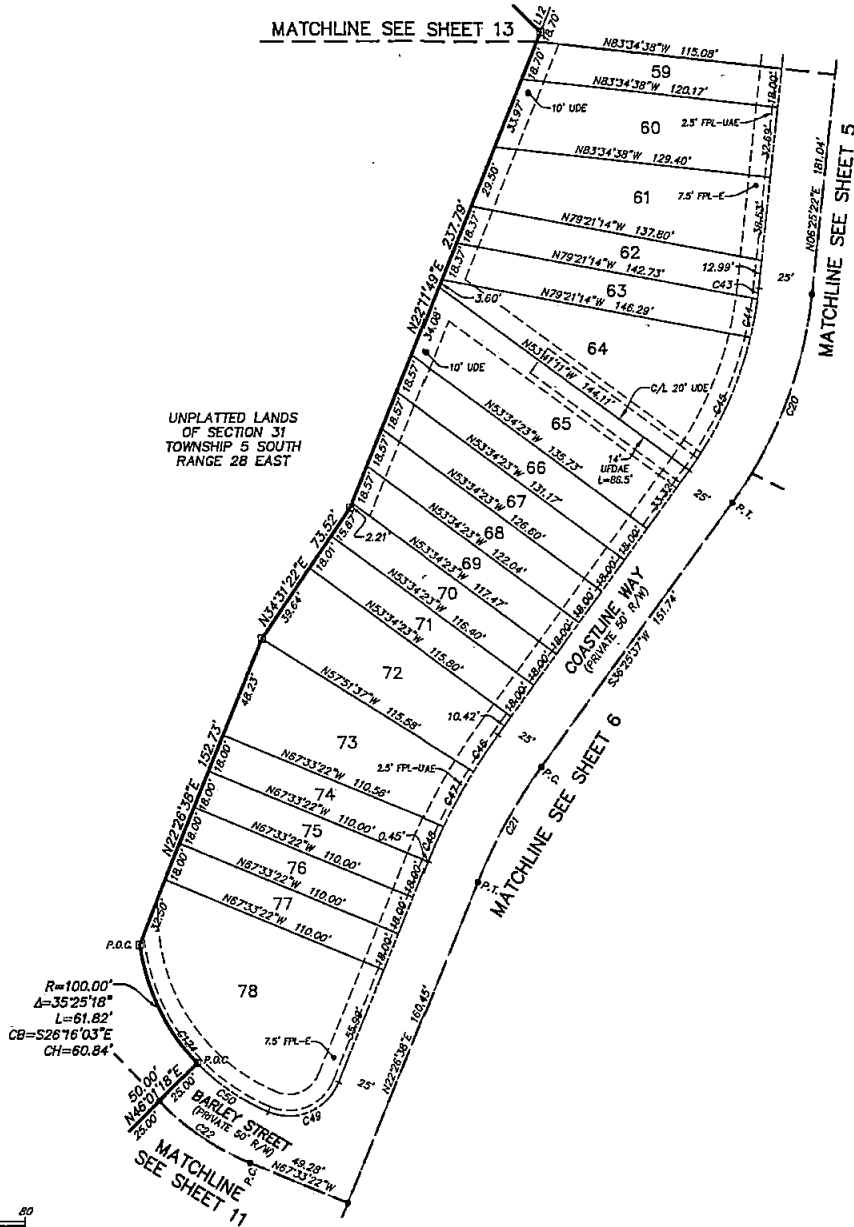
(SILVERLEAF - PARCEL 13A)

A PORTION OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 12 OF 15 SHEETS

SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L12	N22°14'09"E	14.00'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C20	200.00'	30°00'14"	104.73'	N21°25'30"E	103.54'
C21	250.00'	13°56'59"	61.01'	S29°26'07"W	60.88'
C22	125.00'	23°34'40"	51.44'	S55°46'02"E	51.08'
C43	175.00'	1°39'22"	3.00'	N07°15'03"E	5.08'
C44	175.00'	5°33'46"	18.01'	N11°01'37"E	18.00'
C45	175.00'	22°27'07"	68.58'	N25°12'03"E	68.14'
C46	275.00'	41°17'14"	20.58'	S54°17'00"W	20.57'
C47	275.00'	8°02'13"	28.87'	S29°07'17"W	28.95'
C48	275.00'	3°39'33"	17.56'	S24°16'24"W	17.56'
C49	25.00'	90°32'50"	39.51'	N67°43'03"E	35.52'
C50	100.00'	23°01'50"	42.20'	S55°29'07"E	39.93'
C124	100.00'	58°27'08"	102.02'	S37°46'58"E	97.65'

- 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
 - PRM PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CH CHORD BEARING
 - CH CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
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 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - F.B. FLAT BOOK
 - P.G. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - S.J.C.U.D. ST. JOHNS COUNTY UTILITY DEPARTMENT
 - UNDESTRUCTED FIRE DEPARTMENT ACCESS EASEMENT
 - UDE UNDESTRUCTED EASEMENT
 - ESMT EASEMENT
 - FPL-E FLORIDA POWER & LIGHT EASEMENT
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 - MATCHLINE SHEET REFERENCE NUMBER
 - ⊕ DENOTES VEGETATED/NATURAL UPLAND BUFFER
 - ⊖ DENOTES WETLANDS

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

WATERFORD LAKES PHASE 1

(SILVERLEAF - PARCEL 13A)

A PORTION OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

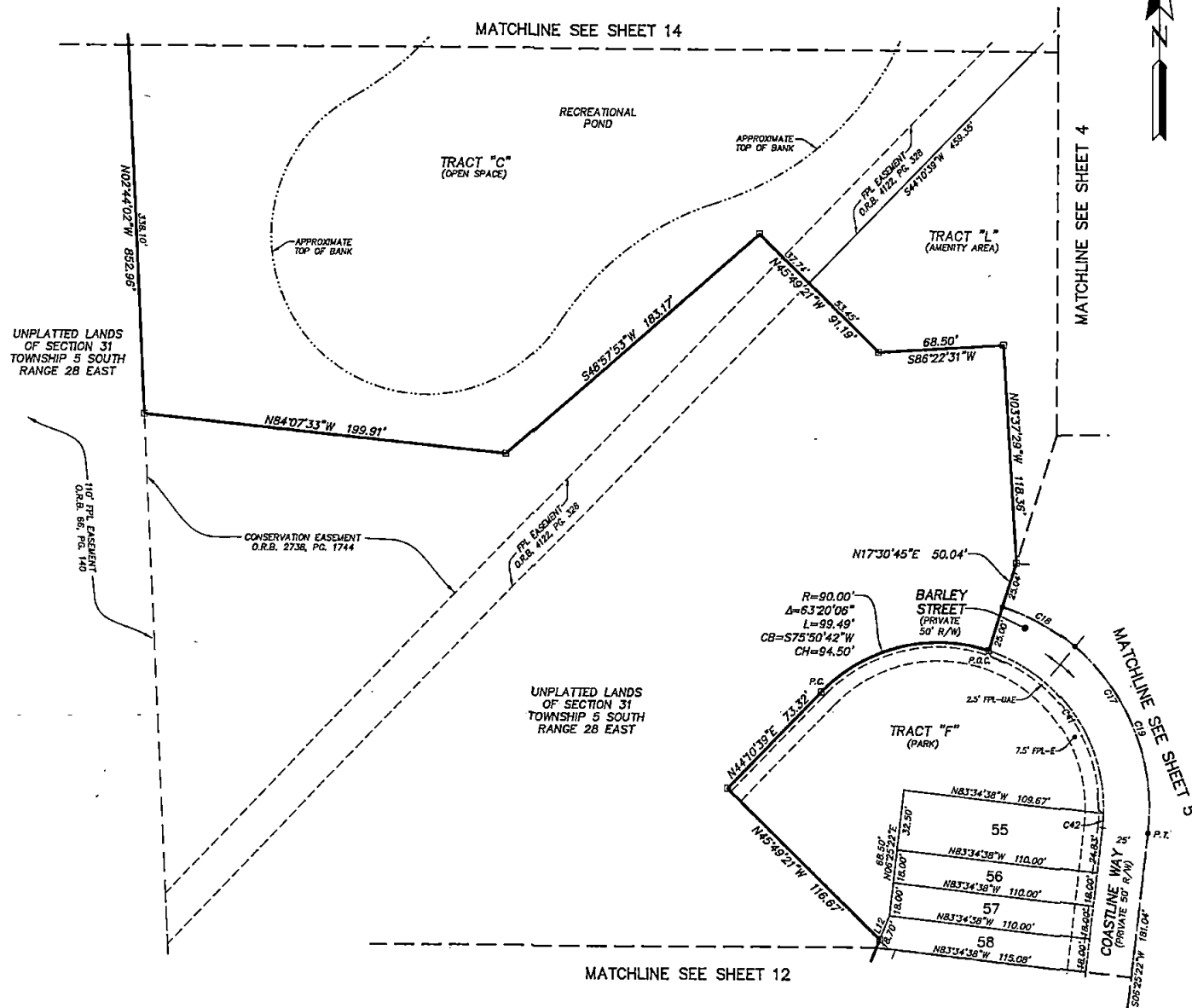
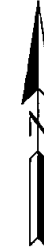
MAP BOOK PAGE

SHEET 13 OF 15 SHEETS

SEE SHEET 2 FOR NOTES

LINE TABLE		
LINE	BEARING	LENGTH
L12	N22°11'49"E	14.00'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C17	115.00'	78°54'38"	158.38'	N33°01'56"W	148.16'
C18	115.00'	22°58'14"	45.44'	N81°07'08"W	45.14'
C19	115.00'	58°18'24"	112.85'	N21°42'49"W	108.46'
C41	80.00'	74°01'19"	116.27'	N35°28'36"W	108.35'
C42	80.00'	4°53'19"	7.68'	N03°58'43"E	7.68'



- LEGEND**
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WATERFORD LAKES PHASE 1

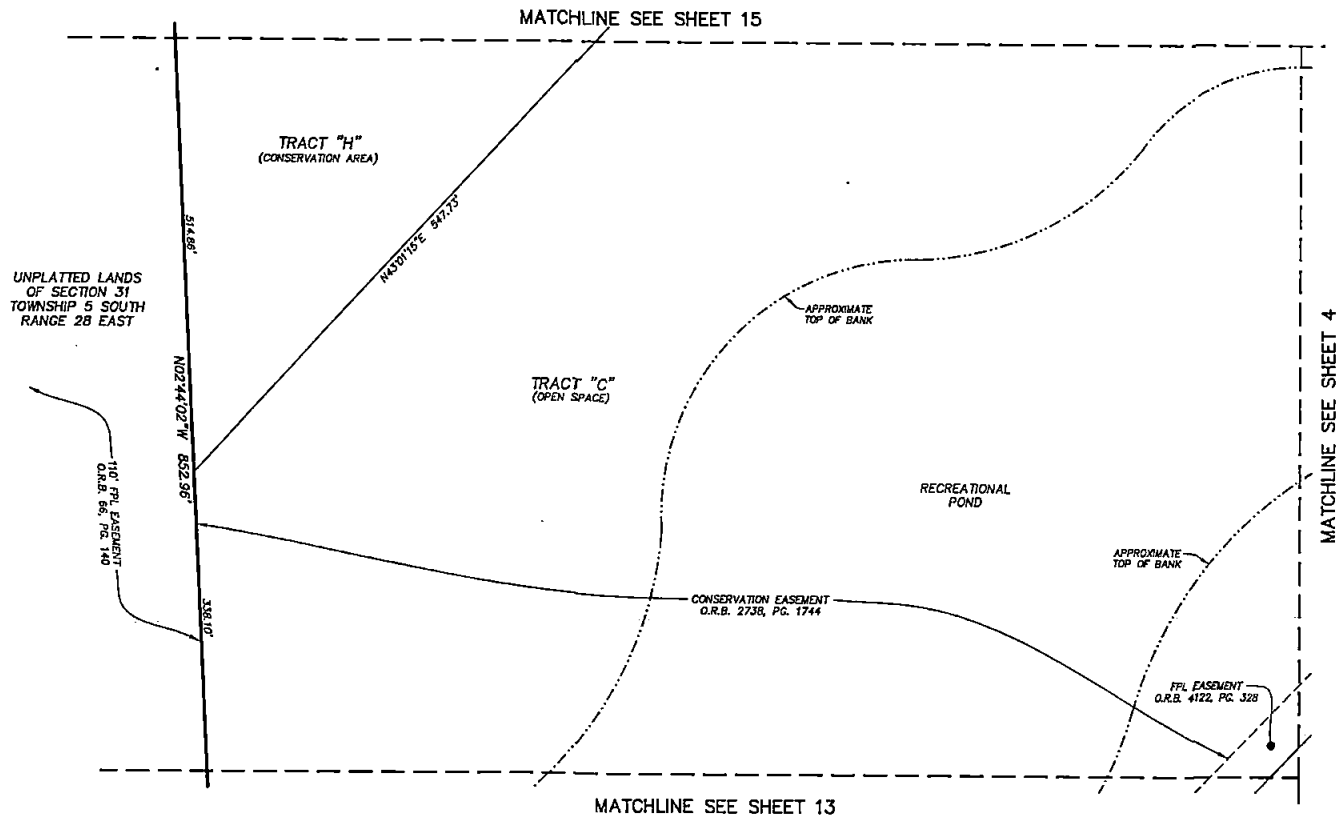
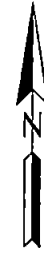
(SILVERLEAF - PARCEL 13A)

A PORTION OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

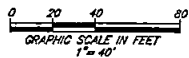
SHEET 14 OF 15 SHEETS

SEE SHEET 2 FOR NOTES



LEGEND

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WATERFORD LAKES PHASE 1

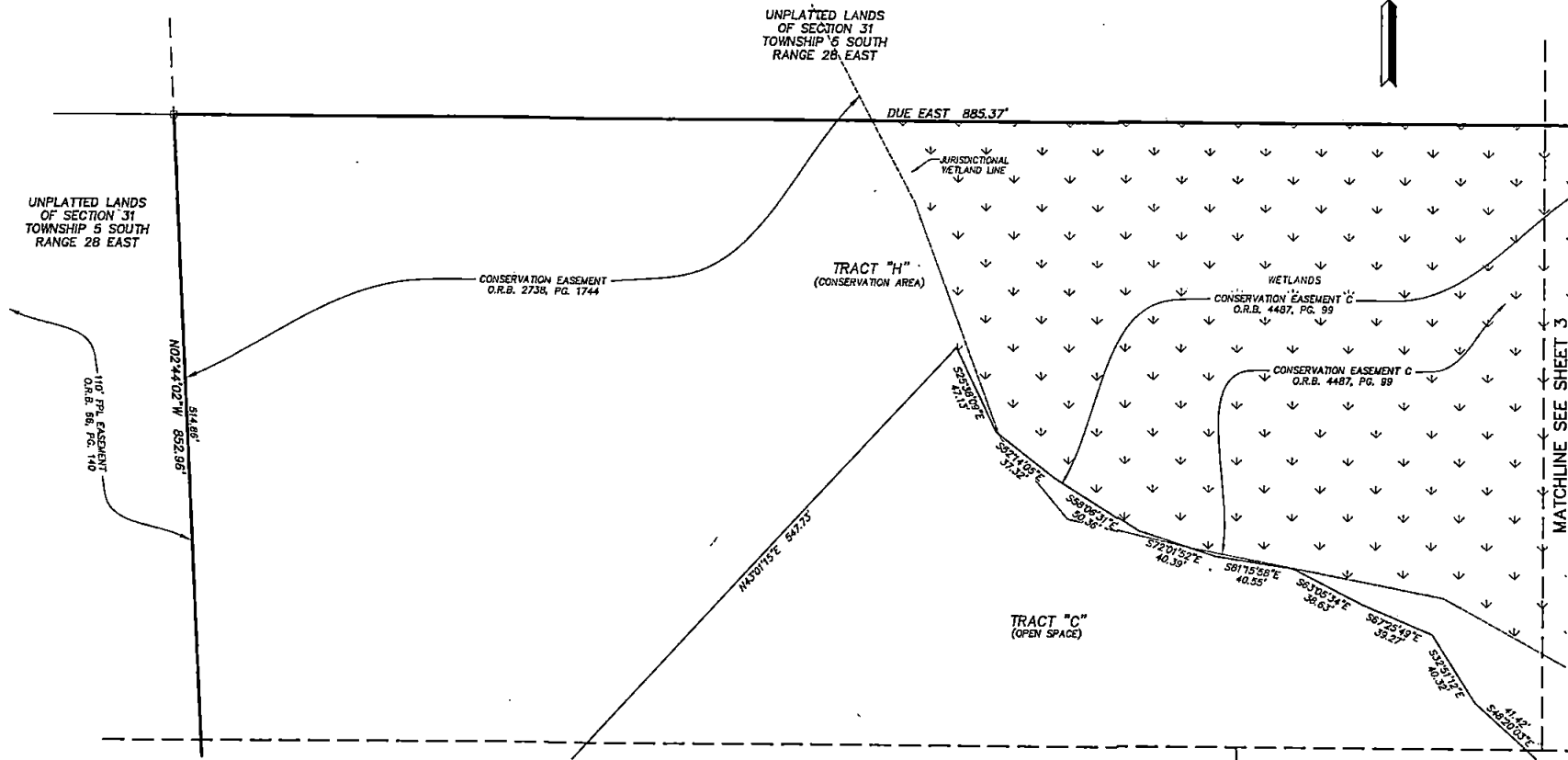
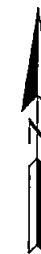
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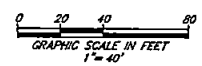
MAP BOOK PAGE

SHEET 15 OF 15 SHEETS

SEE SHEET 2 FOR NOTES



- LEGEND**
- | | | | |
|--------|--|------------|---|
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