

RESOLUTION NO. 2021- 45
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
PARKLAND PRESERVE PHASE 2B, 2C, AND 2D**

WHEREAS, NGMB PROPERTIES, LLC., AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Parkland Preserve Phase 2B, 2C, and 2D.

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 for construction is not required.

Section 3. A Required Improvements Bond for maintenance is not required.

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 R. Blocker*
Jeremiah R. Blocker, Chair

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

Pam Haltem
Deputy Clerk

RENDITION DATE 2/4/21



PARKLAND PRESERVE PHASE 2B, 2C, AND 2D

A PART OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 2 OF 8 SHEETS
(SEE SHEET 3 FOR GENERAL NOTES AND LEGEND)

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT NGMB PROPERTIES, LLC UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS PARKLAND PRESERVE PHASE 2B, 2C, AND 2D, AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS.

TRACT "N" (STORMWATER MANAGEMENT FACILITY) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS EXCEPT AS HERINAFTER PROVIDED; NO PART OF SAID LANDS IS DEDICATED TO THE COUNTY OF ST. JOHNS OR THE PUBLIC, EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN OR SHOWN ON THE PLAT. THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL EASEMENTS AND TRACTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING ANY ROAD, UTILITIES, DRAINAGE FACILITIES, PONDS, DITCHES, OR OTHERWISE, EXCEPT AS HERINAFTER PROVIDED. THE OWNER WILL CONVEY THE ROAD RIGHTS OF WAY SHOWN ON THIS PLAT TO THE PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT (THE "CDD").

UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE TO ST. JOHNS COUNTY, A POLITICAL SUBDIVISION, ITS SUCCESSORS AND ASSIGNS, TOGETHER WITH EASEMENTS FOR MAINTENANCE OF WATER AND SEWER SYSTEMS OVER THE STREETS AND RIGHTS OF WAYS AS SHOWN ON THIS 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, INVITEES, GUESTS, 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 TELECOMMUNICATION COMPANIES AUTHORIZED BY SAID OWNER IN WRITING TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS AND MAINTENANCE OVER AND ACROSS PRIVATE ROADWAYS SHOWN ON THIS PLAT. THE OWNER, ITS SUCCESSORS AND ASSIGNS, RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS OR ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME TO CONVEY TO ANY RESPONSIBLE PROPERTY OWNER ASSOCIATION OR THE CDD ALL OR ANY PART OF THE LANDS ON THIS PLAT DESIGNATED AS TRACTS OR EASEMENTS, INCLUDING ALL UNOBTAINED EASEMENTS FOR DRAINAGE OR UTILITIES. THE UNDERSIGNED OWNER HEREBY RESERVES FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, THE SOLE AND ABSOLUTE RIGHT TO GRANT UTILITY PROVIDERS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE (INCLUDING INGRESS AND EGRESS) OF UTILITY IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL TO THE FUTURE OWNER(S) OF THE LAND DESCRIBED HEREIN OR THE OWNER(S) OF ADJACENT LANDS.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS, 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 POLITIC THEN HAVING JURISDICTION OVER THE LANDS DESCRIBED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED P.F.L. ARE HEREBY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES BY SECTION 177.091 (2), FLORIDA STATUTES.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY THEIR DULY ELECTED OFFICERS, ACTING BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS:

IN WITNESS THEREOF, MOHAMMAD BATAINEH OF NGMB PROPERTIES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2021, ON BEHALF OF THE COMPANY.

NGMB PROPERTIES, LLC A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
MOHAMMAD BATAINEH - ITS MANAGING MEMBER

WITNESS _____
PRINT NAME

WITNESS _____
PRINT NAME

NOTARY FOR NGMB PROPERTIES, LLC

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF A PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY MOHAMMAD BATAINEH, MANAGING MEMBER OF NGMB PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED _____ AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: _____

COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, ON THIS _____ DAY OF _____, 2021.

DIRECTOR OF THE GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF APPROVAL - COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF ST. JOHNS COUNTY ATTORNEY, ON THIS _____ DAY OF _____, 2021.

OFFICE OF COUNTY ATTORNEY

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, ON THIS _____ DAY OF _____, 2021. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

CHAIR, BOARD OF COUNTY COMMISSIONERS

DEDICATION FOR MORTGAGEE - D.R. HORTON, INC. - JACKSONVILLE A DELAWARE CORPORATION

THIS IS TO CERTIFY THAT PURSUANT TO THAT MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 4432, PAGE 999, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THAT D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE ITSELF A PARTY FOR THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED.

BY: _____ WITNESS: _____
AUTHORIZED SIGNATURE PRINT NAME: _____
PRINT NAME: _____ WITNESS: _____
TITLE: _____ PRINT NAME: _____

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF A PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY _____ OF D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED _____ AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: _____

COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

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.

BRANDON J. PATTY
CLERK OF THE CIRCUIT COURT & COMPTROLLER

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES, CHAPTER 177, PART I, PLATTING, BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2021.

GAIL OLIVER, P.S.M., COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE NUMBER 4564

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, PART I, PLATTING, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA.

SIGNED THIS _____ DAY OF _____, 2021.

NATHAN P. PERRET, P.S.M.
PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 6900
PERRET AND ASSOCIATES, INC.

DEDICATION FOR MORTGAGEE - OAKNORTH US, INC. A DELAWARE CORPORATION

THIS IS TO CERTIFY THAT PURSUANT TO THAT MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 4799, PAGE 53, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THAT OAKNORTH US, INC. BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE ITSELF A PARTY FOR THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED.

BY: _____ WITNESS: _____
AUTHORIZED SIGNATURE PRINT NAME: _____
PRINT NAME: _____ WITNESS: _____
TITLE: _____ PRINT NAME: _____

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF A PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY _____ OF OAKNORTH US, INC., A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED _____ AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: _____

COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

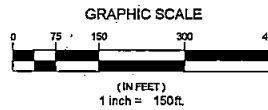
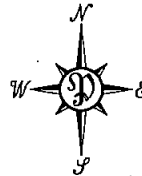
PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 - L.B. NO. 6715

PARKLAND PRESERVE PHASE 2B, 2C, AND 2D

A PART OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

NOTES

- 1) ALL BEARINGS SHOWN HERE ON ARE BASED ON THE NORTHERLY LINE OF TRACT "C" OF PARKLAND PRESERVE PHASE 1 AS 102°30'4"E.
- 2) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83 2011), FLORIDA EAST ZONE 0901.
- 3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED BY AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 4) CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER AND LIGHT FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 5) THE LANDS SHOWN HEREON BENEFIT FROM AN EASEMENT FOR INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 1340, PAGE 119 AND OFFICIAL RECORDS BOOK 4452, PAGE 501, BOTH OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. (SEE SHEET 8)
- 6) THE LANDS SHOWN HEREON ARE SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4733, PAGE 75 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. (BLANKET IN NATURE)
- 7) THE LANDS SHOWN HEREON ARE SUBJECT TO AN UNDERGROUND EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1313, PAGE 434 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. (AS SHOWN HEREON)



LEGEND

- DENOTES SET "X" REBAR STAMPED FRM L.B. 6715
- ✕ DENOTES FD "X" REBAR STAMPED FRM L.B. 6715
- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
- ✕ DENOTES FD PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
- DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
- C1 DENOTES TABULATED CURVE DATA
- L1 DENOTES TABULATED LINE DATA
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVE
- P.C.C. DENOTES POINT OF COMPOUND CURVE
- (R) DENOTES RADIAL LINE
- (N) NORTHING
- (E) EASTING
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- CB CHORD BEARING
- D DELTA
- R.P. RADIUS POINT
- (100.1) DENOTES DISTANCE TO EASEMENT
- FL-E FLORIDA POWER AND LIGHT EASEMENT
- ORB OFFICIAL RECORDS BOOK
- UDAE UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT

STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2268726.9137	8107429216	POINT OF BEGINNING FOR PARCEL B
2	2269341.8337	811239.8344	POINT OF BEGINNING FOR PARCEL C

UNPLATTED LANDS
PORTION OF SECTION 11,
TOWNSHIP 6 SOUTH, RANGE 28 EAST

POINT OF COMMENCEMENT
PARCEL "B"

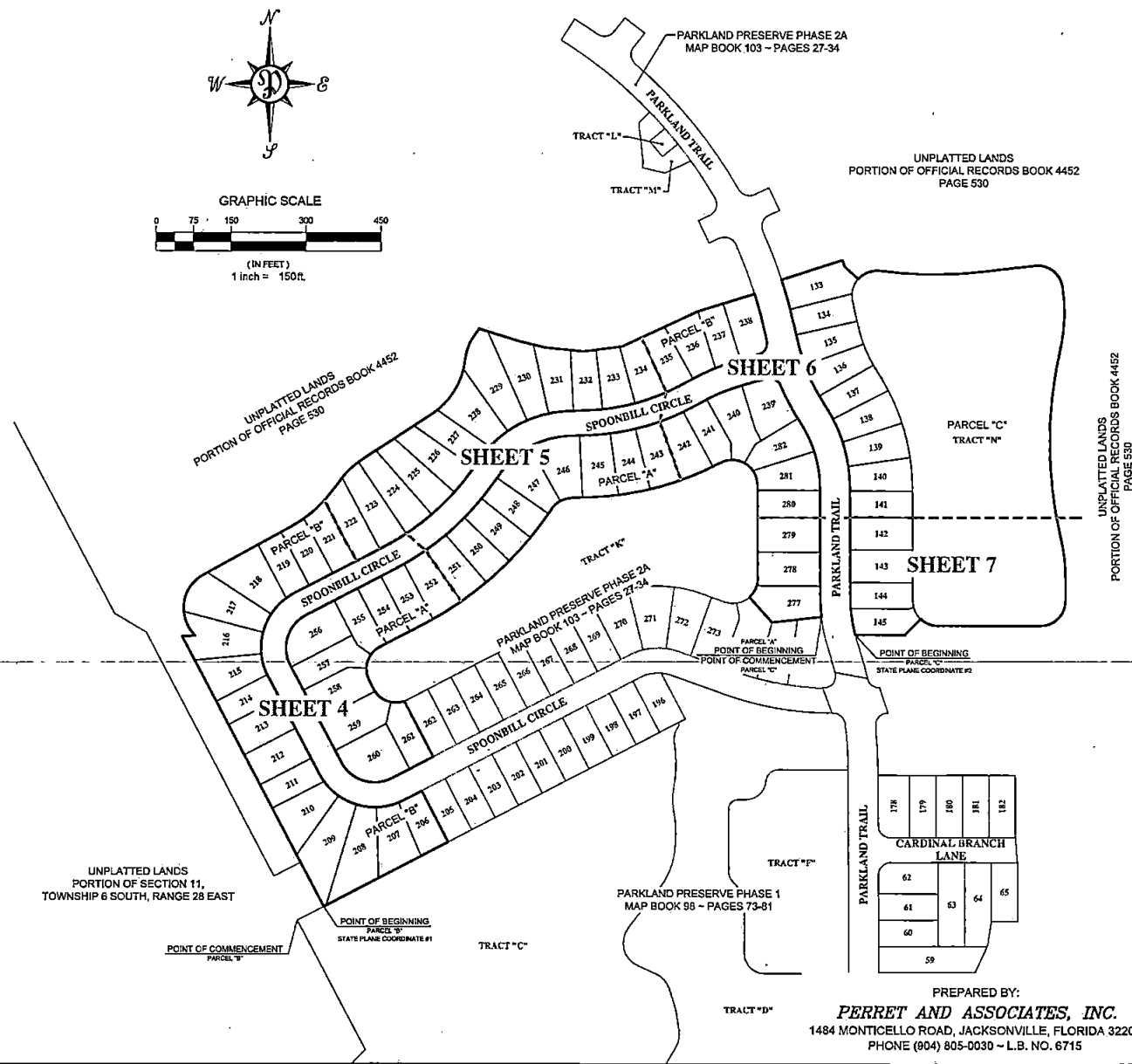
POINT OF BEGINNING
PARCEL "B"
STATE PLANE COORDINATE #1

TRACT "C"

PARKLAND PRESERVE PHASE 1
MAP BOOK 98 - PAGES 73-81

TRACT "D"

PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 - L.B. NO. 6715



UNPLATTED LANDS
PORTION OF OFFICIAL RECORDS BOOK 4452
PAGE 530

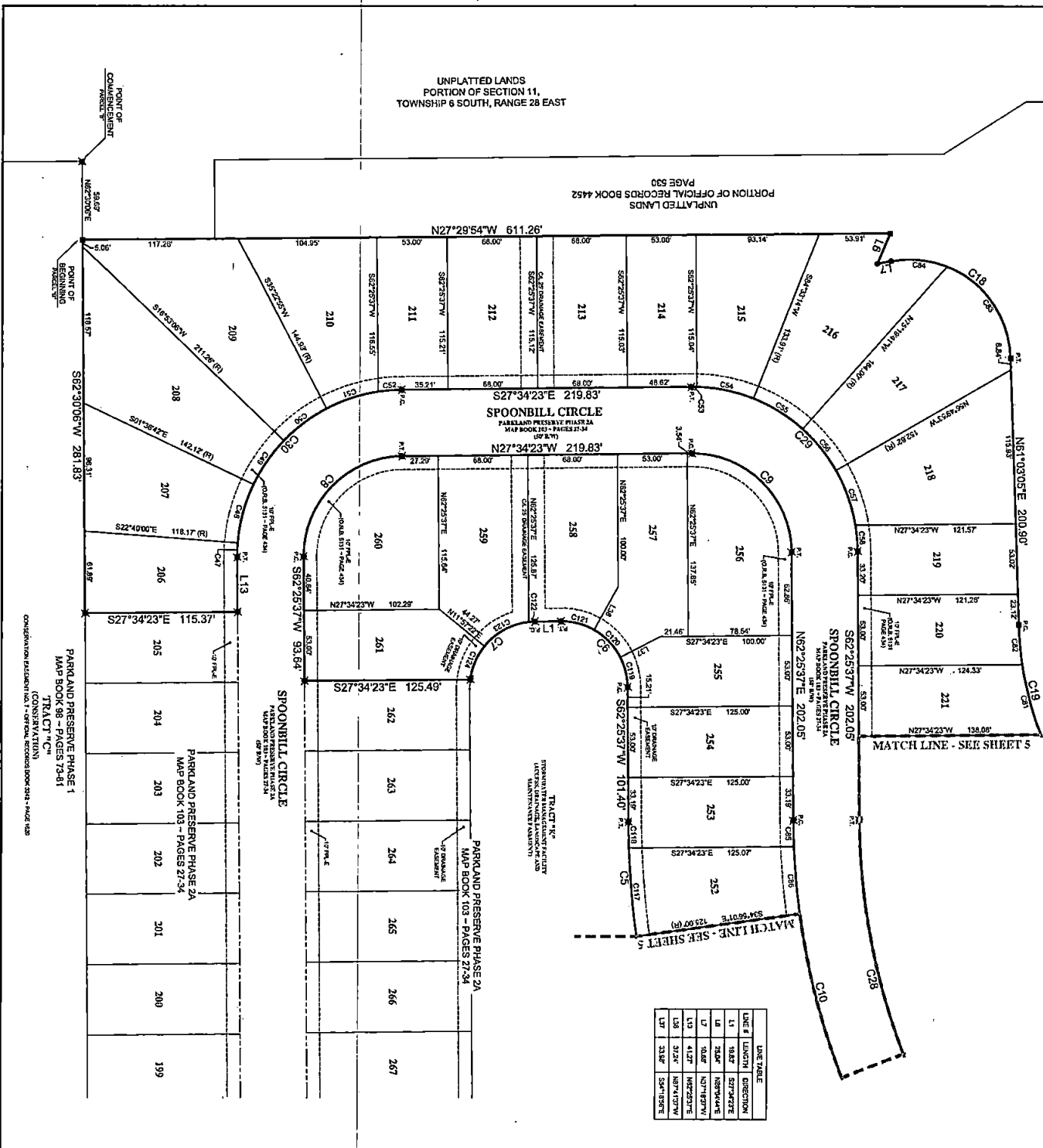
UNPLATTED LANDS
PORTION OF OFFICIAL RECORDS BOOK 4452
PAGE 530

PARKLAND PRESERVE PHASE 2B, 2C, AND 2D

A PART OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

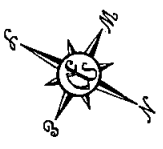
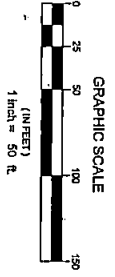
MAP BOOK PAGE

SHEET 1 OF 3 SHEETS
(SEE SHEET 2 FOR DIMENSIONS AND LEGEND)



LINE #	LENGTH	DIRECTION
L1	18.87	S27°34'23"E
L2	20.48	N27°34'23"W
L3	41.27	N27°34'23"W
L4	31.24	N27°34'23"W
L5	33.87	S27°34'23"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	33.81	61.60	27.90°	S41°15'13"W	30.21'
C2	78.24	50.00	80.20°	S17°53'21"W	70.21'
C3	71.27	50.00	81.70°	S20°20'16"W	62.58'
C4	141.81	75.00	80.00°	N72°52'37"E	106.87'
C5	111.81	75.00	80.00°	N72°52'37"E	106.87'
C6	32.84	50.00	27.90°	N46°14'05"E	29.12'
C7	132.11	77.27	82.74°	N11°21'14"E	116.62'
C8	101.89	50.00	33.22°	N49°15'18"E	101.28'
C9	338.82	50.00	27.90°	S41°15'13"W	227.87'
C10	106.25	15.00	90.00°	S17°53'21"W	114.78'
C11	164.25	15.00	90.00°	S17°53'21"W	171.82'
C12	101.7	15.00	47.25°	N67°52'49"E	120.7'
C13	42.57	15.00	21.07°	N71°51'59"E	45.88'
C14	42.57	15.00	18.79°	S27°14'16"E	46.18'
C15	41.55	15.00	18.79°	S27°14'16"E	46.18'
C16	12.55	15.00	87.51°	S49°11'17"E	40.87'
C17	4.28	15.00	87.51°	S51°38'41"E	12.84'
C18	4.28	15.00	87.51°	S51°38'41"E	12.84'
C19	4.28	15.00	87.51°	S51°38'41"E	12.84'
C20	4.28	15.00	87.51°	S51°38'41"E	12.84'
C21	4.28	15.00	87.51°	S51°38'41"E	12.84'
C22	4.28	15.00	87.51°	S51°38'41"E	12.84'
C23	4.28	15.00	87.51°	S51°38'41"E	12.84'
C24	4.28	15.00	87.51°	S51°38'41"E	12.84'
C25	4.28	15.00	87.51°	S51°38'41"E	12.84'
C26	4.28	15.00	87.51°	S51°38'41"E	12.84'
C27	4.28	15.00	87.51°	S51°38'41"E	12.84'
C28	4.28	15.00	87.51°	S51°38'41"E	12.84'
C29	4.28	15.00	87.51°	S51°38'41"E	12.84'
C30	4.28	15.00	87.51°	S51°38'41"E	12.84'
C31	4.28	15.00	87.51°	S51°38'41"E	12.84'
C32	4.28	15.00	87.51°	S51°38'41"E	12.84'
C33	4.28	15.00	87.51°	S51°38'41"E	12.84'
C34	4.28	15.00	87.51°	S51°38'41"E	12.84'
C35	4.28	15.00	87.51°	S51°38'41"E	12.84'
C36	4.28	15.00	87.51°	S51°38'41"E	12.84'
C37	4.28	15.00	87.51°	S51°38'41"E	12.84'
C38	4.28	15.00	87.51°	S51°38'41"E	12.84'
C39	4.28	15.00	87.51°	S51°38'41"E	12.84'
C40	4.28	15.00	87.51°	S51°38'41"E	12.84'
C41	4.28	15.00	87.51°	S51°38'41"E	12.84'
C42	4.28	15.00	87.51°	S51°38'41"E	12.84'
C43	4.28	15.00	87.51°	S51°38'41"E	12.84'
C44	4.28	15.00	87.51°	S51°38'41"E	12.84'
C45	4.28	15.00	87.51°	S51°38'41"E	12.84'
C46	4.28	15.00	87.51°	S51°38'41"E	12.84'
C47	4.28	15.00	87.51°	S51°38'41"E	12.84'
C48	4.28	15.00	87.51°	S51°38'41"E	12.84'
C49	4.28	15.00	87.51°	S51°38'41"E	12.84'
C50	4.28	15.00	87.51°	S51°38'41"E	12.84'
C51	4.28	15.00	87.51°	S51°38'41"E	12.84'
C52	4.28	15.00	87.51°	S51°38'41"E	12.84'
C53	4.28	15.00	87.51°	S51°38'41"E	12.84'
C54	4.28	15.00	87.51°	S51°38'41"E	12.84'
C55	4.28	15.00	87.51°	S51°38'41"E	12.84'
C56	4.28	15.00	87.51°	S51°38'41"E	12.84'
C57	4.28	15.00	87.51°	S51°38'41"E	12.84'
C58	4.28	15.00	87.51°	S51°38'41"E	12.84'
C59	4.28	15.00	87.51°	S51°38'41"E	12.84'
C60	4.28	15.00	87.51°	S51°38'41"E	12.84'
C61	4.28	15.00	87.51°	S51°38'41"E	12.84'
C62	4.28	15.00	87.51°	S51°38'41"E	12.84'
C63	4.28	15.00	87.51°	S51°38'41"E	12.84'
C64	4.28	15.00	87.51°	S51°38'41"E	12.84'
C65	4.28	15.00	87.51°	S51°38'41"E	12.84'
C66	4.28	15.00	87.51°	S51°38'41"E	12.84'
C67	4.28	15.00	87.51°	S51°38'41"E	12.84'
C68	4.28	15.00	87.51°	S51°38'41"E	12.84'
C69	4.28	15.00	87.51°	S51°38'41"E	12.84'
C70	4.28	15.00	87.51°	S51°38'41"E	12.84'
C71	4.28	15.00	87.51°	S51°38'41"E	12.84'
C72	4.28	15.00	87.51°	S51°38'41"E	12.84'
C73	4.28	15.00	87.51°	S51°38'41"E	12.84'
C74	4.28	15.00	87.51°	S51°38'41"E	12.84'
C75	4.28	15.00	87.51°	S51°38'41"E	12.84'
C76	4.28	15.00	87.51°	S51°38'41"E	12.84'
C77	4.28	15.00	87.51°	S51°38'41"E	12.84'
C78	4.28	15.00	87.51°	S51°38'41"E	12.84'
C79	4.28	15.00	87.51°	S51°38'41"E	12.84'
C80	4.28	15.00	87.51°	S51°38'41"E	12.84'
C81	4.28	15.00	87.51°	S51°38'41"E	12.84'
C82	4.28	15.00	87.51°	S51°38'41"E	12.84'
C83	4.28	15.00	87.51°	S51°38'41"E	12.84'
C84	4.28	15.00	87.51°	S51°38'41"E	12.84'
C85	4.28	15.00	87.51°	S51°38'41"E	12.84'
C86	4.28	15.00	87.51°	S51°38'41"E	12.84'
C87	4.28	15.00	87.51°	S51°38'41"E	12.84'
C88	4.28	15.00	87.51°	S51°38'41"E	12.84'
C89	4.28	15.00	87.51°	S51°38'41"E	12.84'
C90	4.28	15.00	87.51°	S51°38'41"E	12.84'
C91	4.28	15.00	87.51°	S51°38'41"E	12.84'
C92	4.28	15.00	87.51°	S51°38'41"E	12.84'
C93	4.28	15.00	87.51°	S51°38'41"E	12.84'
C94	4.28	15.00	87.51°	S51°38'41"E	12.84'
C95	4.28	15.00	87.51°	S51°38'41"E	12.84'
C96	4.28	15.00	87.51°	S51°38'41"E	12.84'
C97	4.28	15.00	87.51°	S51°38'41"E	12.84'
C98	4.28	15.00	87.51°	S51°38'41"E	12.84'
C99	4.28	15.00	87.51°	S51°38'41"E	12.84'
C100	4.28	15.00	87.51°	S51°38'41"E	12.84'



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PARKLAND PRESERVE PHASE 2B, 2C, AND 2D

A PART OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

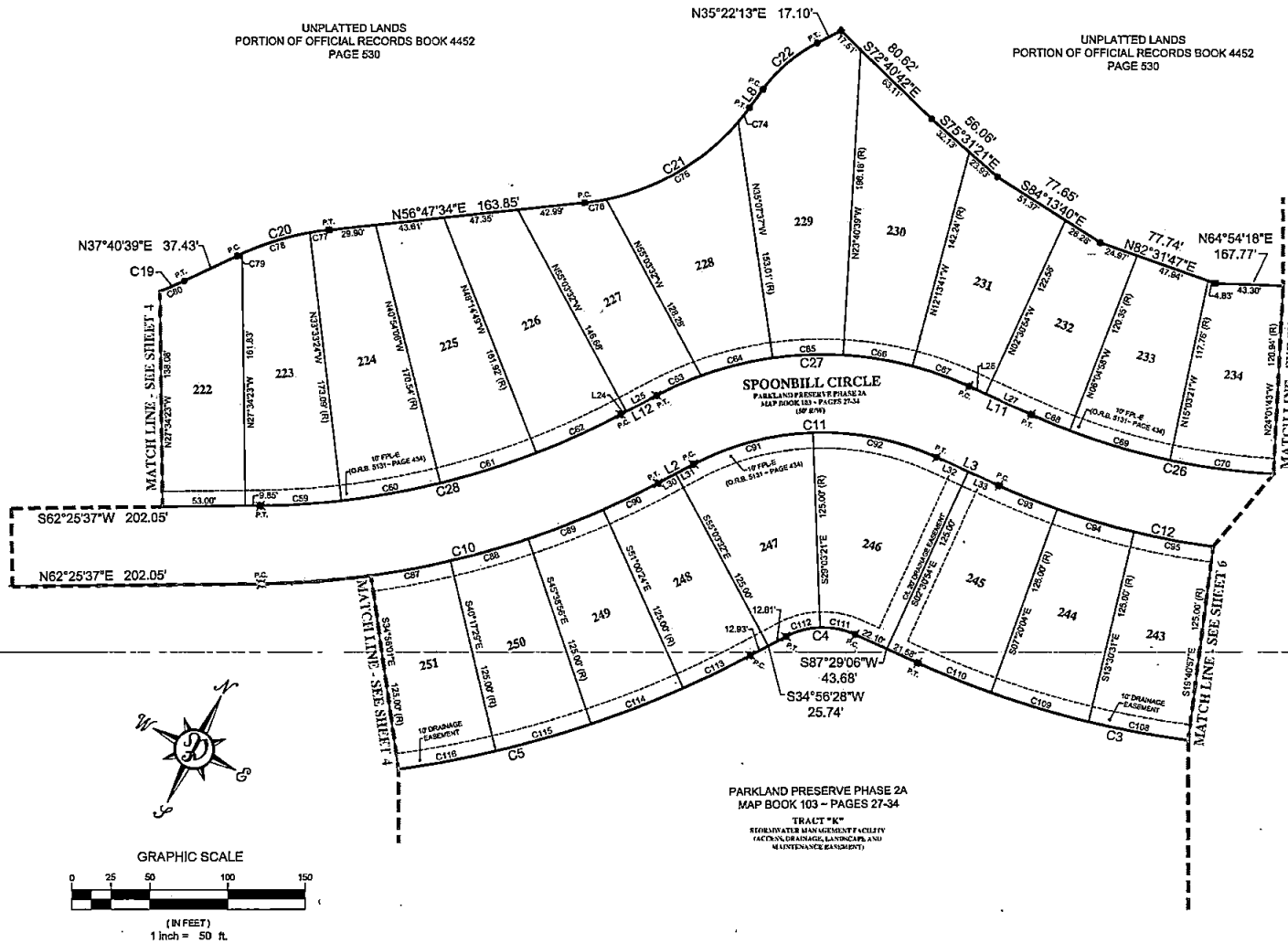
MAP BOOK PAGE

SHEET 5 OF 8 SHEETS
(SEE SHEET 3 FOR GENERAL NOTES AND LEGEND)

LINE #	LENGTH	DIRECTION
L2	25.74	N34°56'28"E
L3	43.65	N87°29'06"W
L8	14.68	N69°02'35"E
L11	43.88	S87°29'06"W
L12	25.74	S34°56'28"W
L24	3.65	S34°56'28"W
L25	21.89	S34°56'28"W

LINE #	LENGTH	DIRECTION
L26	11.16	S87°29'06"W
L27	31.82	S87°29'06"W
L30	12.83	N34°56'28"E
L31	12.81	N34°56'28"E
L32	22.10	N87°29'06"W
L33	21.58	N87°29'06"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C3	266.71'	600.00'	25°28'09"	S74°45'02"W	264.52'
C4	45.85'	50.00'	52°32'38"	S81°12'47"W	44.26'
C5	323.81'	675.00'	27°26'09"	S46°41'03"W	320.71'
C10	253.84'	550.00'	21°29'09"	N48°41'31"E	261.32'
C11	106.45'	175.00'	52°32'38"	N51°12'47"E	154.52'
C12	217.70'	475.00'	28°15'35"	N74°21'19"E	215.80'
C19	101.89'	250.00'	23°22'24"	N49°21'33"E	101.28'
C20	61.72'	185.00'	19°08'55"	N47°14'17"E	61.43'
C21	124.98'	150.00'	47°43'58"	N32°55'35"E	121.28'
C22	45.82'	100.00'	26°18'04"	N22°12'55"E	45.32'
C26	194.78'	425.00'	28°15'55"	S74°21'19"W	193.88'
C27	296.34'	225.00'	52°32'38"	S61°12'47"W	199.18'
C28	233.80'	500.00'	27°29'09"	S48°41'03"W	237.57'
C29	62.22'	500.00'	5°59'51"	S89°26'07"W	62.19'
C50	64.10'	500.00'	7°29'42"	S52°46'16"W	64.05'
C61	64.10'	500.00'	7°29'42"	S45°23'33"W	64.00'
C82	59.45'	500.00'	6°48'43"	S38°20'50"W	58.41'
C83	31.21'	225.00'	7°56'52"	S38°54'54"W	31.19'
C84	47.00'	225.00'	11°59'03"	S43°52'52"W	45.82'
C85	44.98'	225.00'	11°25'54"	S50°35'52"W	44.85'
C88	44.98'	225.00'	11°25'54"	S72°32'50"W	44.85'
C87	36.14'	225.00'	9°42'47"	S82°37'42"W	36.10'
C89	26.46'	425.00'	3°34'04"	S85°42'04"W	26.46'
C99	68.59'	425.00'	6°36'21"	S79°23'51"W	68.49'
C70	68.59'	425.00'	6°58'22"	S79°27'28"W	68.49'
C74	15.41'	150.00'	4°21'36"	N11°14'25"E	15.41'
C75	98.87'	150.00'	33°04'11"	N32°27'21"E	97.85'
C76	13.88'	150.00'	5°16'05"	N54°06'32"E	13.87'
C77	12.23'	185.00'	3°47'16"	N54°53'56"E	12.23'
C78	45.93'	185.00'	14°13'55"	N45°53'31"E	45.82'
C79	3.59'	185.00'	1°06'04"	N38°13'41"E	3.56'
C80	17.11'	250.00'	3°55'14"	N39°38'16"E	17.10'
C87	51.43'	550.00'	5°21'27"	N52°23'15"E	51.41'
C88	51.43'	550.00'	5°21'27"	N47°21'58"E	51.41'
C89	51.43'	550.00'	5°21'27"	N41°40'20"E	51.41'
C90	38.90'	550.00'	4°03'08"	N38°58'02"E	38.89'
C91	79.42'	175.00'	28°00'10"	N47°56'34"E	78.74'
C92	81.00'	175.00'	28°33'27"	N74°12'52"E	80.34'
C93	39.89'	475.00'	4°49'10"	N55°04'31"E	39.84'
C94	51.19'	475.00'	6°10'21"	N79°34'43"E	51.18'
C95	51.19'	475.00'	6°10'21"	N73°24'16"E	51.18'
C108	84.59'	600.00'	6°10'21"	S73°24'16"W	84.62'
C109	84.59'	600.00'	6°10'21"	S79°34'43"W	84.62'
C110	50.47'	600.00'	4°49'10"	S85°04'31"W	50.45'
C111	23.16'	50.00'	28°33'27"	S74°12'52"W	22.95'
C112	22.69'	50.00'	26°00'10"	S47°56'34"W	22.50'
C113	47.74'	675.00'	4°03'08"	S38°58'02"W	47.72'
C114	63.12'	675.00'	5°21'27"	S41°40'20"W	63.09'
C115	63.12'	675.00'	5°21'27"	S47°31'48"W	63.09'
C116	63.12'	675.00'	5°21'27"	S52°23'15"W	63.09'



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PARKLAND PRESERVE PHASE 2B, 2C, AND 2D

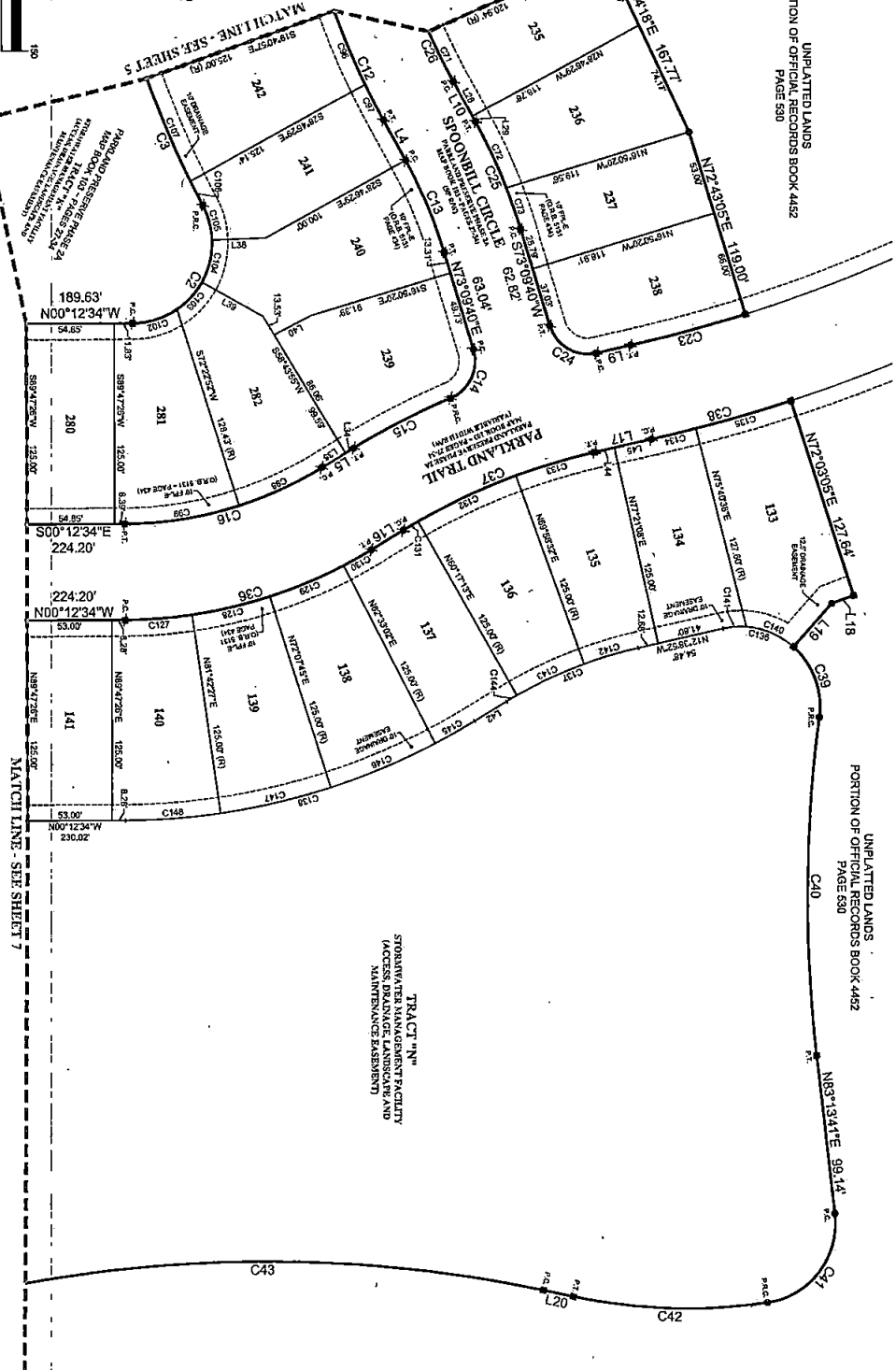
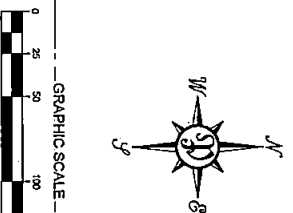
A PART OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

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SHEET 6 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

MAP BOOK PAGE



LINE #	LENGTH	DIRECTION
L1	21.87	S11°13'11"W
L2	21.87	S11°13'11"W
L3	21.87	S11°13'11"W
L4	21.87	S11°13'11"W
L5	21.87	S11°13'11"W
L6	21.87	S11°13'11"W
L7	21.87	S11°13'11"W
L8	21.87	S11°13'11"W
L9	21.87	S11°13'11"W
L10	21.87	S11°13'11"W
L11	21.87	S11°13'11"W
L12	21.87	S11°13'11"W
L13	21.87	S11°13'11"W
L14	21.87	S11°13'11"W
L15	21.87	S11°13'11"W
L16	21.87	S11°13'11"W
L17	21.87	S11°13'11"W
L18	21.87	S11°13'11"W
L19	21.87	S11°13'11"W
L20	21.87	S11°13'11"W

LINE #	LENGTH	DIRECTION
L1	21.87	S11°13'11"W
L2	21.87	S11°13'11"W
L3	21.87	S11°13'11"W
L4	21.87	S11°13'11"W
L5	21.87	S11°13'11"W
L6	21.87	S11°13'11"W
L7	21.87	S11°13'11"W
L8	21.87	S11°13'11"W
L9	21.87	S11°13'11"W
L10	21.87	S11°13'11"W
L11	21.87	S11°13'11"W
L12	21.87	S11°13'11"W
L13	21.87	S11°13'11"W
L14	21.87	S11°13'11"W
L15	21.87	S11°13'11"W
L16	21.87	S11°13'11"W
L17	21.87	S11°13'11"W
L18	21.87	S11°13'11"W
L19	21.87	S11°13'11"W
L20	21.87	S11°13'11"W

CHINE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	21.87	50.00	117.453°	N89°58'58"W	68.42
C2	21.87	50.00	117.453°	N89°58'58"W	68.42
C3	21.87	50.00	117.453°	N89°58'58"W	68.42
C4	21.87	50.00	117.453°	N89°58'58"W	68.42
C5	21.87	50.00	117.453°	N89°58'58"W	68.42
C6	21.87	50.00	117.453°	N89°58'58"W	68.42
C7	21.87	50.00	117.453°	N89°58'58"W	68.42
C8	21.87	50.00	117.453°	N89°58'58"W	68.42
C9	21.87	50.00	117.453°	N89°58'58"W	68.42
C10	21.87	50.00	117.453°	N89°58'58"W	68.42
C11	21.87	50.00	117.453°	N89°58'58"W	68.42
C12	21.87	50.00	117.453°	N89°58'58"W	68.42
C13	21.87	50.00	117.453°	N89°58'58"W	68.42
C14	21.87	50.00	117.453°	N89°58'58"W	68.42
C15	21.87	50.00	117.453°	N89°58'58"W	68.42
C16	21.87	50.00	117.453°	N89°58'58"W	68.42
C17	21.87	50.00	117.453°	N89°58'58"W	68.42
C18	21.87	50.00	117.453°	N89°58'58"W	68.42
C19	21.87	50.00	117.453°	N89°58'58"W	68.42
C20	21.87	50.00	117.453°	N89°58'58"W	68.42

CHINE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C21	21.87	50.00	117.453°	N89°58'58"W	68.42
C22	21.87	50.00	117.453°	N89°58'58"W	68.42
C23	21.87	50.00	117.453°	N89°58'58"W	68.42
C24	21.87	50.00	117.453°	N89°58'58"W	68.42
C25	21.87	50.00	117.453°	N89°58'58"W	68.42
C26	21.87	50.00	117.453°	N89°58'58"W	68.42
C27	21.87	50.00	117.453°	N89°58'58"W	68.42
C28	21.87	50.00	117.453°	N89°58'58"W	68.42
C29	21.87	50.00	117.453°	N89°58'58"W	68.42
C30	21.87	50.00	117.453°	N89°58'58"W	68.42
C31	21.87	50.00	117.453°	N89°58'58"W	68.42
C32	21.87	50.00	117.453°	N89°58'58"W	68.42
C33	21.87	50.00	117.453°	N89°58'58"W	68.42
C34	21.87	50.00	117.453°	N89°58'58"W	68.42
C35	21.87	50.00	117.453°	N89°58'58"W	68.42
C36	21.87	50.00	117.453°	N89°58'58"W	68.42
C37	21.87	50.00	117.453°	N89°58'58"W	68.42
C38	21.87	50.00	117.453°	N89°58'58"W	68.42
C39	21.87	50.00	117.453°	N89°58'58"W	68.42
C40	21.87	50.00	117.453°	N89°58'58"W	68.42

CHINE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C41	21.87	50.00	117.453°	N89°58'58"W	68.42
C42	21.87	50.00	117.453°	N89°58'58"W	68.42
C43	21.87	50.00	117.453°	N89°58'58"W	68.42
C44	21.87	50.00	117.453°	N89°58'58"W	68.42
C45	21.87	50.00	117.453°	N89°58'58"W	68.42
C46	21.87	50.00	117.453°	N89°58'58"W	68.42
C47	21.87	50.00	117.453°	N89°58'58"W	68.42
C48	21.87	50.00	117.453°	N89°58'58"W	68.42
C49	21.87	50.00	117.453°	N89°58'58"W	68.42
C50	21.87	50.00	117.453°	N89°58'58"W	68.42
C51	21.87	50.00	117.453°	N89°58'58"W	68.42
C52	21.87	50.00	117.453°	N89°58'58"W	68.42
C53	21.87	50.00	117.453°	N89°58'58"W	68.42
C54	21.87	50.00	117.453°	N89°58'58"W	68.42
C55	21.87	50.00	117.453°	N89°58'58"W	68.42
C56	21.87	50.00	117.453°	N89°58'58"W	68.42
C57	21.87	50.00	117.453°	N89°58'58"W	68.42
C58	21.87	50.00	117.453°	N89°58'58"W	68.42
C59	21.87	50.00	117.453°	N89°58'58"W	68.42
C60	21.87	50.00	117.453°	N89°58'58"W	68.42

CHINE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C61	21.87	50.00	117.453°	N89°58'58"W	68.42
C62	21.87	50.00	117.453°	N89°58'58"W	68.42
C63	21.87	50.00	117.453°	N89°58'58"W	68.42
C64	21.87	50.00	117.453°	N89°58'58"W	68.42
C65	21.87	50.00	117.453°	N89°58'58"W	68.42
C66	21.87	50.00	117.453°	N89°58'58"W	68.42
C67	21.87	50.00	117.453°	N89°58'58"W	68.42
C68	21.87	50.00	117.453°	N89°58'58"W	68.42
C69	21.87	50.00	117.453°	N89°58'58"W	68.42
C70	21.87	50.00	117.453°	N89°58'58"W	68.42
C71	21.87	50.00	117.453°	N89°58'58"W	68.42
C72	21.87	50.00	117.453°	N89°58'58"W	68.42
C73	21.87	50.00	117.453°	N89°58'58"W	68.42
C74	21.87	50.00	117.453°	N89°58'58"W	68.42
C75	21.87	50.00	117.453°	N89°58'58"W	68.42
C76	21.87	50.00	117.453°	N89°58'58"W	68.42
C77	21.87	50.00	117.453°	N89°58'58"W	68.42
C78	21.87	50.00	117.453°	N89°58'58"W	68.42
C79	21.87	50.00	117.453°	N89°58'58"W	68.42
C80	21.87	50.00	117.453°	N89°58'58"W	68.42

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UNPLATTED LANDS
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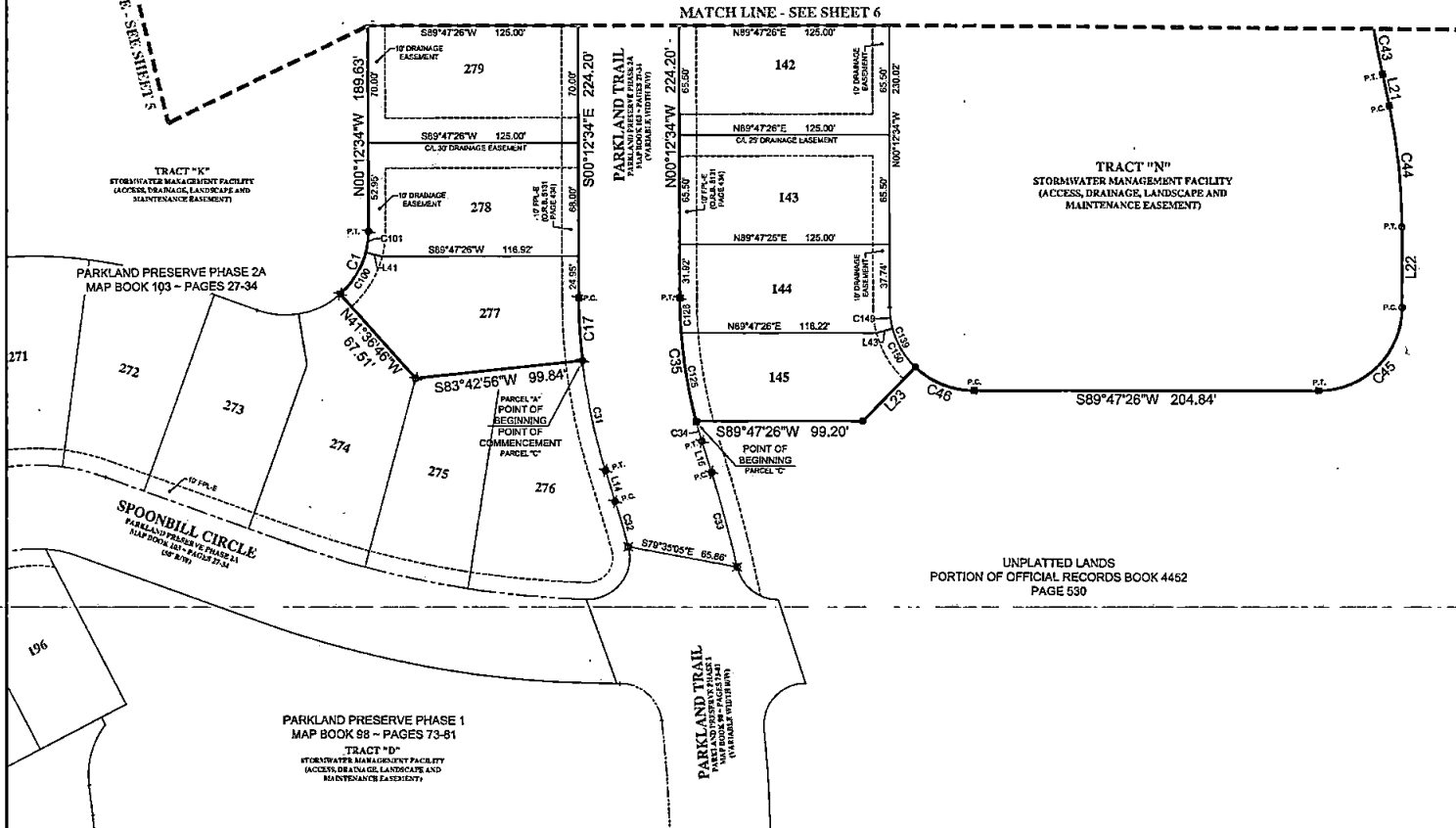
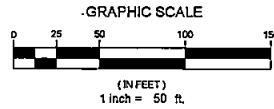
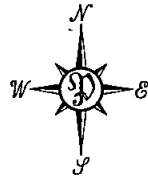
PARKLAND PRESERVE PHASE 2B, 2C, AND 2D

A PART OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 7 OF 8 SHEETS
(SEE SHEET 3 FOR GENERAL NOTES AND LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L14	19.43'	S17°59'18"E
L15	18.43'	N17°09'18"W
L21	19.11'	S12°08'30"E
L22	48.31'	S00°08'32"E
L23	45.18'	S43°58'25"W
L41	10.00'	N75°41'03"W
L43	30.00'	N75°53'12"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	42.41'	50.00'	48°33'48"	N24°05'20"E	41.15'
C17	37.84'	355.00'	6°04'30"	S00°14'49"E	37.82'
C31	67.35'	355.00'	10°52'15"	S11°43'11"E	67.25'
C32	28.20'	740.00'	2°11'01"	S18°03'48"E	28.20'
C33	68.74'	800.00'	4°12'23"	N15°32'06"W	58.73'
C34	12.38'	295.00'	2°24'05"	N15°57'18"W	12.38'
C35	74.88'	295.00'	14°32'40"	N07°28'54"W	74.88'
C44	73.05'	350.00'	11°57'29"	S06°10'18"E	72.61'
C45	78.48'	50.00'	89°55'58"	S44°49'22"W	70.67'
C46	38.50'	50.00'	44°10'33"	N68°07'04"W	37.81'
C100	29.73'	50.00'	34°04'17"	N31°21'00"E	29.30'
C101	12.68'	50.00'	14°31'31"	N07°03'12"E	12.64'
C125	63.78'	295.00'	10°28'40"	N02°31'51"W	63.71'
C126	21.10'	295.00'	4°05'55"	N02°15'31"W	21.10'
C139	39.89'	50.00'	45°43'01"	N23°07'04"W	38.83'
C149	12.66'	50.00'	14°44'15"	N07°34'41"W	12.63'
C150	27.12'	50.00'	31°04'47"	N30°29'12"W	26.79'

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PHONE (904) 805-0030 ~ L.B. NO. 6715

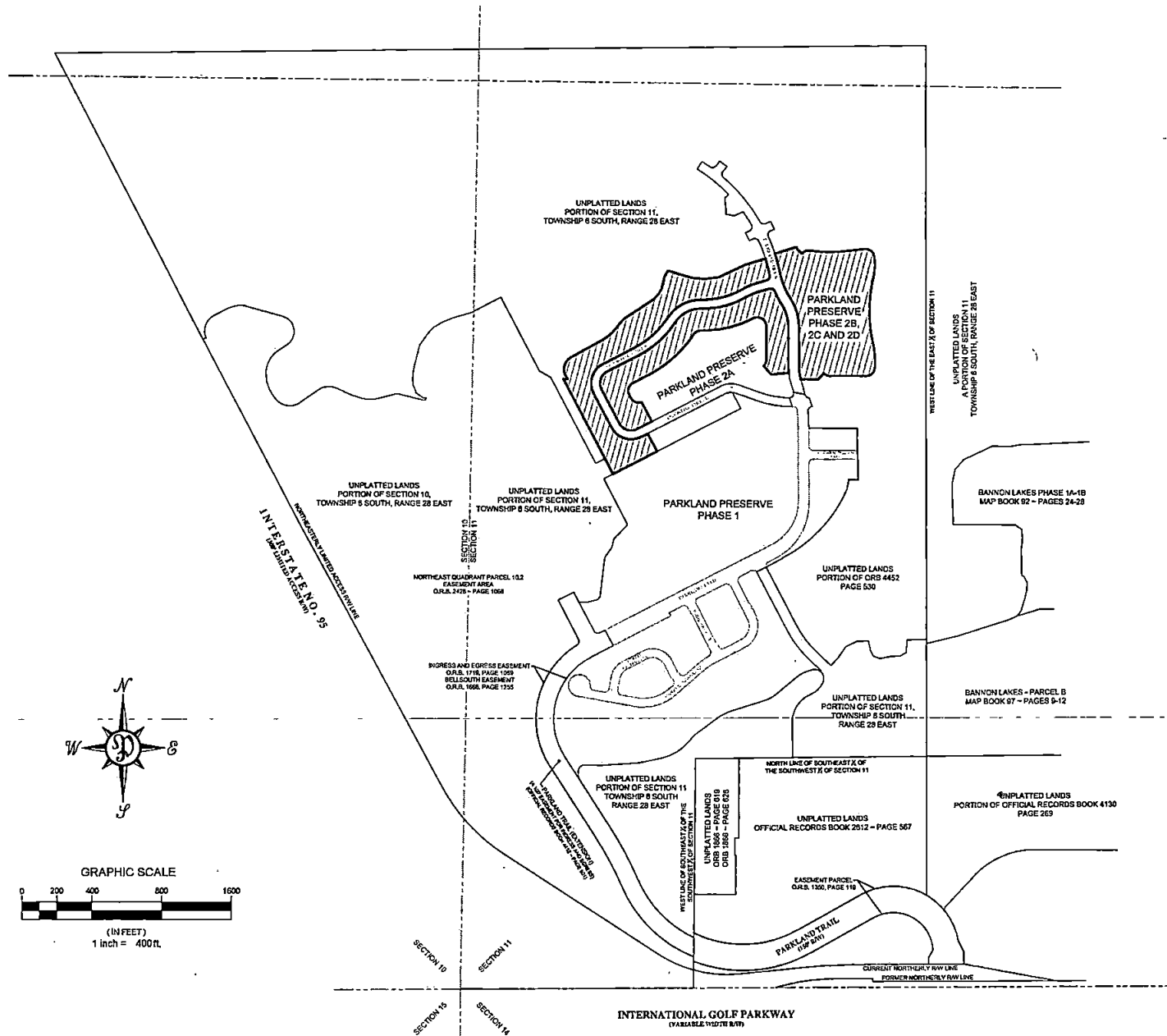
PARKLAND PRESERVE PHASE 2B, 2C, AND 2D

A PART OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 8 OF 8 SHEETS
(SEE SHEET 3 FOR GENERAL NOTES AND LEGEND)



PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 - L.B. NO. 6715