

RESOLUTION NO. 2021- 481
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
WATERFORD LAKES PHASE 3.

WHEREAS, FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, 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 3.

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

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

Section 2. A Required Improvements Bond in the amount of \$1,023,229.41 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$145,736.31 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 16th day of November, 2021.

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

BY: [Signature]
Chair



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

[Signature]
Deputy Clerk

RENDITION DATE NOV 18 2021

WATERFORD LAKES PHASE 3

(SILVERLEAF - PARCEL 13A)

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

MAP BOOK PAGE

SHEET 1 OF 8 SHEETS

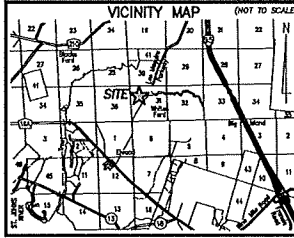
SEE SHEET 2 FOR NOTES

CAPTION

A portion of Section 31, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Plot of Beginning, commence at the Northwest corner of Waterford Lakes Phase 1 (Silverleaf - Parcel 13A), recorded in Map Book 105, Pages 75 through 85, of the Public Records of said county, thence South along the Westerly line of said Waterford Lakes Phase 1 (Silverleaf - Parcel 13A) the following 17 courses: Course 1, thence South 02°44'02" East, 522.50 feet; Course 2, thence South 84°07'33" East, 198.81 feet; Course 3, thence North 48°27'37" East, 183.17 feet; Course 4, thence South 45°49'21" East, 91.19 feet; Course 5, thence North 80°22'31" East, 68.30 feet; Course 6, thence South 02°37'29" East, 118.39 feet; Course 7, thence South 17°00'45" West, 204.04 feet to a point on a non-tangent curve concave Southwesterly having a radius of 90.00 feet; Course 8, thence Westerly along the arc of said curve, through a central angle of 83°20'04", on an arc length of 89.49 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 75°50'42" West, 84.50 feet; Course 9, thence South 41°03'39" West, 73.32 feet; Course 10, thence South 45°19'17" East, 116.87 feet; Course 11, thence South 27°11'49" West, 237.79 feet; Course 12, thence South 34°31'24" West, 74.52 feet; Course 13, thence South 22°29'59" West, 152.73 feet to a point on a non-tangent curve concave Northwesterly having a radius of 100.00 feet; Course 14, thence Southwesterly along the arc of said curve, through a central angle of 35°23'18", on an arc length of 81.82 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 26°16'03" East, 60.64 feet; Course 15, thence South 48°01'18" West, along a non-tangent line, 50.00 feet; Course 16, thence South 02°40'47" West, 178.82 feet; Course 17, thence South 02°44'02" East, 142.58 feet to a point on the Northwesterly line of the aforementioned plot and on a non-tangent curve concave Northwesterly having a radius of 475.00 feet; thence Westerly along said Northwesterly line the following 10 courses: Course 1, thence Southwesterly along the arc of said curve, through a central angle of 151°05'41", on an arc length of 123.87 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 64°01'11" West, 125.50 feet; Course 2, thence South 71°06'39" West, 15.26 feet; Course 3, thence North 02°44'02" West, 58.23 feet; Course 4, thence South 87°15'38" West, 129.70 feet to a point on a non-tangent curve concave Easterly having a radius of 125.00 feet; Course 5, thence Southwesterly along the arc of said curve, through a central angle of 187°11'48", on an arc length of 40.41 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 157°37'29" East, 40.23 feet; Course 6, thence South 25°17'18" East, 28.27 feet; Course 7, thence South 83°50'31" West, 50.02 feet to a point on a non-tangent curve concave Westerly having a radius of 25.00 feet; Course 8, thence Southwesterly along the arc of said curve, through a central angle of 87°54'48", on an arc length of 36.18 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 19°05'25" West, 33.10 feet; Course 9, thence Southwesterly along the arc of a curve concave Southwesterly having a radius of 125.00 feet, through a central angle of 00°43'15", on an arc length of 8.81 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 58°12'07" West, 8.61 feet; Course 10, thence South 02°50'27" West, 81.13 feet; Course 11, thence North 25°17'18" West, bearing said Northwesterly line, 118.86 feet; thence North 02°44'02" West, 257.08 feet; thence North 87°15'28" East, 110.00 feet; thence North 02°44'02" West, 118.00 feet to the point of commencement of a curve concave Southwesterly having a radius of 125.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 02°47'46", on an arc length of 115.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 19°07'25" West, 115.15 feet; thence North 55°31'44" West, 8.71 feet; thence North 34°28'12" East, 50.00 feet to a point on a non-tangent curve concave Easterly having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 90°03'09", on an arc length of 39.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 10°31'48" West, 35.38 feet; thence North 55°31'48" West, along a non-tangent line, 20.00 feet; thence South 54°28'12" West, 118.50 feet; thence North 52°31'48" West, 87.37 feet; thence North 35°32'28" East, 87.85 feet; thence Due East, 365.17 feet to the Point of Beginning.

Containing 31.31 acres, more or less.



CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 4887, Page 854, of the Public Records of St. Johns County, Florida ("Mortgage"), encumbering the lands described in the caption hereon. The undersigned hereby joins and consents to the decisions by the Owner of the lands described in the Adoption and Dedication section hereon, and agrees that the Mortgage shall be subordinated to said decisions.

Signed in the presence of: D.R. Horton, Inc. - Jacksonville
 a Delaware corporation
 Witness: PHILIP A. FRENESIO
 Vice President
 Printed Name: BT
 Witness: _____
 Printed Name: _____

STATE OF FLORIDA, COUNTY OF _____
 The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this _____ day of _____, 2021, by PHILIP A. FRENESIO, Vice President of D.R. Horton, Inc. - a Delaware corporation, on behalf of the corporation, who [] is personally known to me or who [] has produced _____ as identification.
 My Commission Expires _____
 Commission Number _____
 Notary Public, State of Florida at Large
 Printed Name: _____

CERTIFICATE OF APPROVAL AND ACCEPTANCE
BOARD OF COUNTY COMMISSIONERS
 This is to certify that this plot of WATERFORD LAKES PHASE 3 has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this _____ day of _____, 2021.
 Chair, Board of County Commissioners _____
CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT
 This is to certify that this plot of WATERFORD LAKES PHASE 3 has been approved and approved by the County Growth Management Department for St. Johns County, Florida, on this _____ day of _____, 2021.
 Director of the Growth Management Department _____

CERTIFICATE OF REVIEW-COUNTY ATTORNEY
 This is to certify that this plot of WATERFORD LAKES PHASE 3 has been examined and reviewed by the Office of the St. Johns County Attorney on this _____ day of _____, 2021.
 Office of the County Attorney _____

CERTIFICATE OF CLERK
 This is to certify that this plot has been examined and approved and that it complies in form with the requirements of Part 1, Chapter 177, Florida Statutes, and is recorded in Map Book _____ Page(s) _____ of the public records of St. Johns County, Florida on this _____ day of _____, 2021.
 Brandon J. Potts, Clerk
 Clerk of the Circuit Court and Comptroller

CERTIFICATE OF PLAT REVIEW
 This is to certify that this plot has been reviewed for conformity to Part 1, Chapter 177, Florida Statutes, by the Office of the County Surveyor for St. Johns County, Florida, on this _____ day of _____, 2021.
 Gail Oliver, P.S.M., County Surveyor
 Professional Surveyor and Mapper
 State of Florida Registered Surveyor No. 4364

SURVEYOR'S CERTIFICATE

None of men by these presents, that the undersigned, being currently licensed and regulated by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that the above plot was made under the undersigned's responsible direction and supervision, and that the plot complies with all of the survey requirements of Part 1, Chapter 177, Florida Statutes.
 Signed and sealed this _____ day of _____, 2021.

Dorson J. Kelly
 Professional Surveyor and Mapper
 State of Florida Registered Surveyor No. 6284

ADOPTION AND DEDICATION

This is to certify that Forestar (USA) Real Estate Group Inc., a Delaware corporation ("Owner"), is the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as WATERFORD LAKES PHASE 3 and that it has caused the same to be surveyed and subdivided, and that this plot, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands.

All rights of way, easements, covenants and fire department access easements as shown hereon shall remain privately owned and the same and exclusive property of the owner, its successors and assigns. The maintenance responsibilities of which shall be those of the owner, its successors and assigns.

Tract "A" (Open Space), Tract "B" (Convenience Area) and Tract "C" and "D" (Amenity Area) are hereby retained by the undersigned Owner, its successors and assigns; provided however, the undersigned owner reserves the right to convey title to said tracts to an entity or person, including without limitation, a property owners association, a municipal services testing unit, community development district, or other such entity in person.

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, utility, water, sewer, gas, electric, telephone, cable, and other services, and its protection against power, police and other authorities of the law, United States postal carriers, representatives of the utility, telecommunication and cable service 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-suable and perpetual right of ingress and egress 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 to any person who may create or participate in a disturbance or nuisance on any part of the lands shown hereon.

All easements shown on this plot other than those specifically dedicated herein, are and shall remain privately owned and the sole and exclusive property of the undersigned Owner, its successors and assigns. The undersigned Owner retains the obligation for maintenance of these privately owned easements; provided however, the undersigned Owner reserves the right to assign the obligation for maintenance of said easements to a property owners' association or other such entity or person as will ensure adequate maintenance and operation thereof under the plat.

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

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

All utility easements shown on this plot 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(1)(b) of the current Florida Statutes; however, only cable television service providers specifically authorized by the undersigned owner, its successors and assigns, to serve the lands shown on this plot, shall have the benefit of said cable television service easements.

Those easements designated as "AT&T Easement" are hereby irrevocably dedicated to BellSouth Telecommunications, LLC, a Georgia limited liability company, d/b/a AT&T Florida, its successors and assigns, for their exclusive use. Those easements designated as "AT&T Access Easement" are hereby irrevocably dedicated to BellSouth Telecommunications, LLC, a Georgia limited liability company, d/b/a AT&T Florida, its successors and assigns, for their non-exclusive use.

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

Witness: _____ OWNER: Forestar (USA) Real Estate Group Inc.
 a Delaware corporation
 Printed Name: _____
 Witness: _____
 Printed Name: BT
 Witness: Sarah Wicker
 Vice President - Real Estate Investments and Development
 Printed Name: _____

STATE OF FLORIDA, COUNTY OF _____
 The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this _____ day of _____, 2021, by Sarah Wicker, Vice President - Real Estate Investments and Development, of Forestar (USA) Real Estate Group Inc., a Delaware corporation, on behalf of the corporation, who [] is personally known to me or who [] has produced _____ as identification.
 Notary Public, State of Florida at Large
 My Commission Expires _____
 Commission Number _____
 Printed Name: _____

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION No. L.R. 3824

WATERFORD LAKES PHASE 3

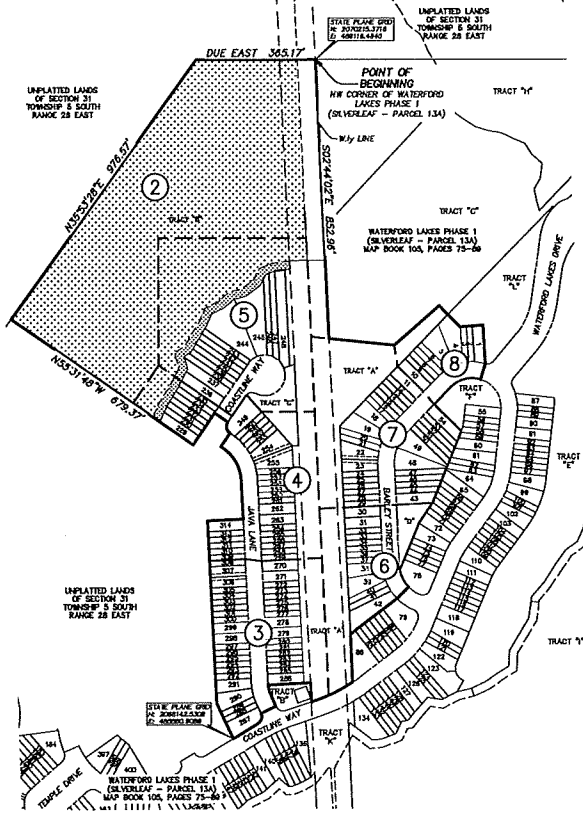
(SILVERLEAF - PARCEL 13A)

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

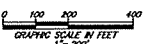
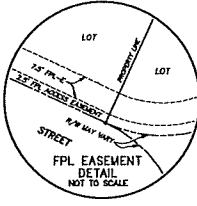
MAP BOOK PAGE

SHEET 2 OF 8 SHEETS

- NOTES:**
- 1) Bearings based on the Northerly line of Parcel No. 104, Part "A" as being South 85°00'00" 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 "OREO" (Jacksonville 2) coordinates: N 2182508.373 E 493682.050
 - Coordinate Datum: State Plane values reference Florida Ecol Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
 - 4) Tracts "A" and "B" are subject to a conservation assessment pursuant to Section 704.09, Florida Statutes in favor of the St. Johns River Water Management District. Any activity in or on the conservation assessment areas inconsistent with the purpose of the conservation assessment is prohibited. The conservation assessment expressly prohibits the following activities and uses:
 - (a) Construction or placing buildings, roads, signs, sidewalks 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 ditches, pools, ponds, rock, rock or other material substances in such a manner as to affect the surface.
 - (e) Surface uses, 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, archeological, or cultural significance.
 - 5) Riparian Buffer adjacent to wetlands are to remain natural, vegetative, and undisturbed.
 - 6) Section line and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
 - 7) Lots depicted hereon are subject to subdivision of General and Particulars recorded in Official Records Book 4763, Page 1063, and as amended, of the Public Records of St. Johns County, Florida. (Noted in nature)



- LEGEND**
- DENOTES SET P.R.M., 4"x1" C.M. STAMPED L.B.#2626
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#2626
 - DENOTES P.C.P.S. STAMPED L.B.#3224
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LADENED BUSINESS RANGES
 - ∠ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPASS CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.O.C. POINT ON CURVE
 - (NR) NON-RADIAL
 - N/T NON-TANGENT
 - CI TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - P.B. PLAT BOOK
 - P.G. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - S.C. ST. JOHNS COUNTY
 - UFDAE UNDESTRUCTURED FIRE DEPARTMENT ACCESS EASEMENT
 - USE UNDESTRUCTURED UTILITY EASEMENT
 - ESMT EASEMENT
 - FPL-E FLORIDA POWER & LIGHT EASEMENT
 - FPL-UAE FLORIDA POWER & LIGHT UTILITY & ACCESS EASEMENT
 - MATCHLINE
 - ① 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) 842-8550
CERTIFICATE OF AUTHORIZATION NO. L.R. 3824

WATERFORD LAKES PHASE 3

(SILVERLEAF - PARCEL 13A)

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

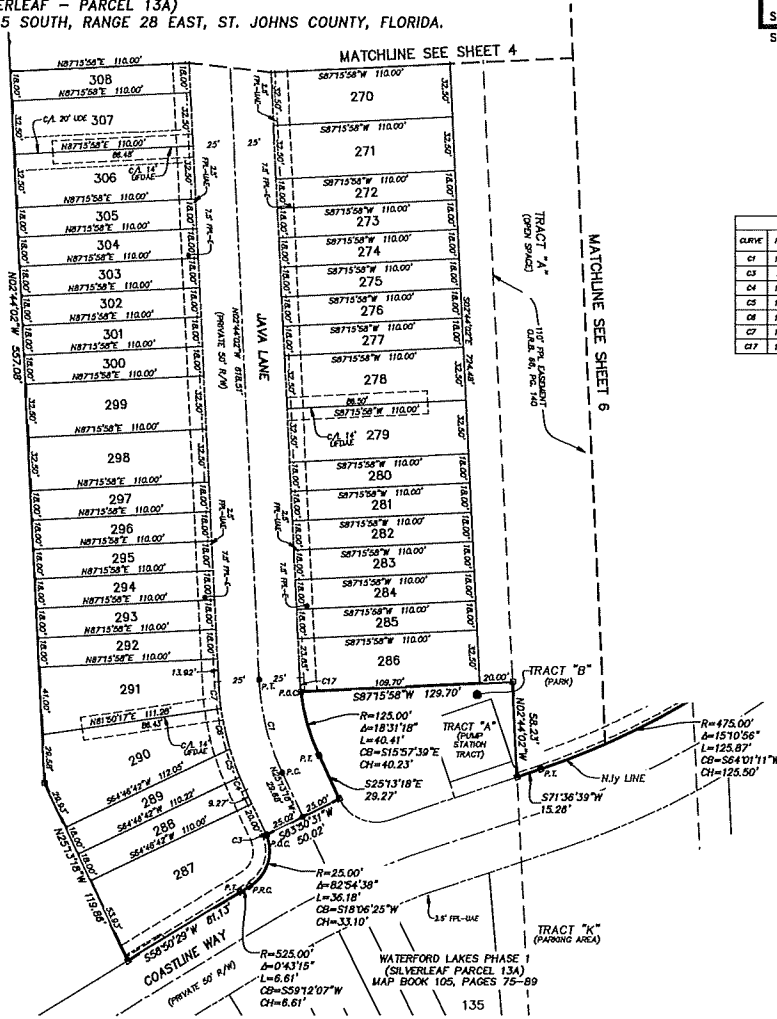
MAP BOOK PAGE

SHEET 3 OF 8 SHEETS

SEE SHEET 2 FOR NOTES



UNPLATTED LANDS
OF SECTION 31
TOWNSHIP 5 SOUTH
RANGE 28 EAST



| CURVE TABLE | | | | | |
|-------------|---------|---------------|------------|---------------|----------------|
| CURVE | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
| C1 | 125.00' | 183°17'0" | 36.87' | S133°40'0" | 56.50' |
| C3 | 26.50' | 118°28' | 8.87' | N05°17'0"W | 8.87' |
| C4 | 175.00' | 251°34' | 8.37' | S23°17'0"W | 8.37' |
| C5 | 175.00' | 155°18' | 18.07' | S18°23'0"E | 18.07' |
| C6 | 175.00' | 81°04' | 23.17' | S17°15'0"E | 23.17' |
| C7 | 175.00' | 52°41' | 18.58' | S08°28'0"E | 18.57' |
| C7 | 125.00' | 375°38' | 8.63' | S04°30'0"E | 8.63' |

- LEGEND
- DENOTES SET P.P.M. 4"x4" C.M. STAMPED L.B.#3824
 - UNLESS OTHERWISE NOTED DENOTES FOUND P.P.M. 4"x4" C.M. STAMPED L.B.#3824
 - UNLESS OTHERWISE NOTED DENOTES P.I.C.P. STAMPED L.B.#3824
 - CONCRETE MONUMENT
 - P.C.P. PERMANENT REFERENCE MONUMENT
 - L.B. LICENSED BUSINESS
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L 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
 - P.O.C. POINT ON CURVE
 - (N) NON-BUDDAL
 - N/T NON-TANGENT
 - CT TABULATED CURVE DATA
 - LT TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - P.B. PLAT BOOK
 - P.L. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - S.C. ST. JOHNS COUNTY
 - U.D.E. UNOBSTRUCTED FIRE DEPARTMENT ACCESS EASEMENT
 - U.D.E. UNOBSTRUCTED DRAINAGE EASEMENT
 - EAS. 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 METLANDS



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WATERFORD LAKES PHASE 3

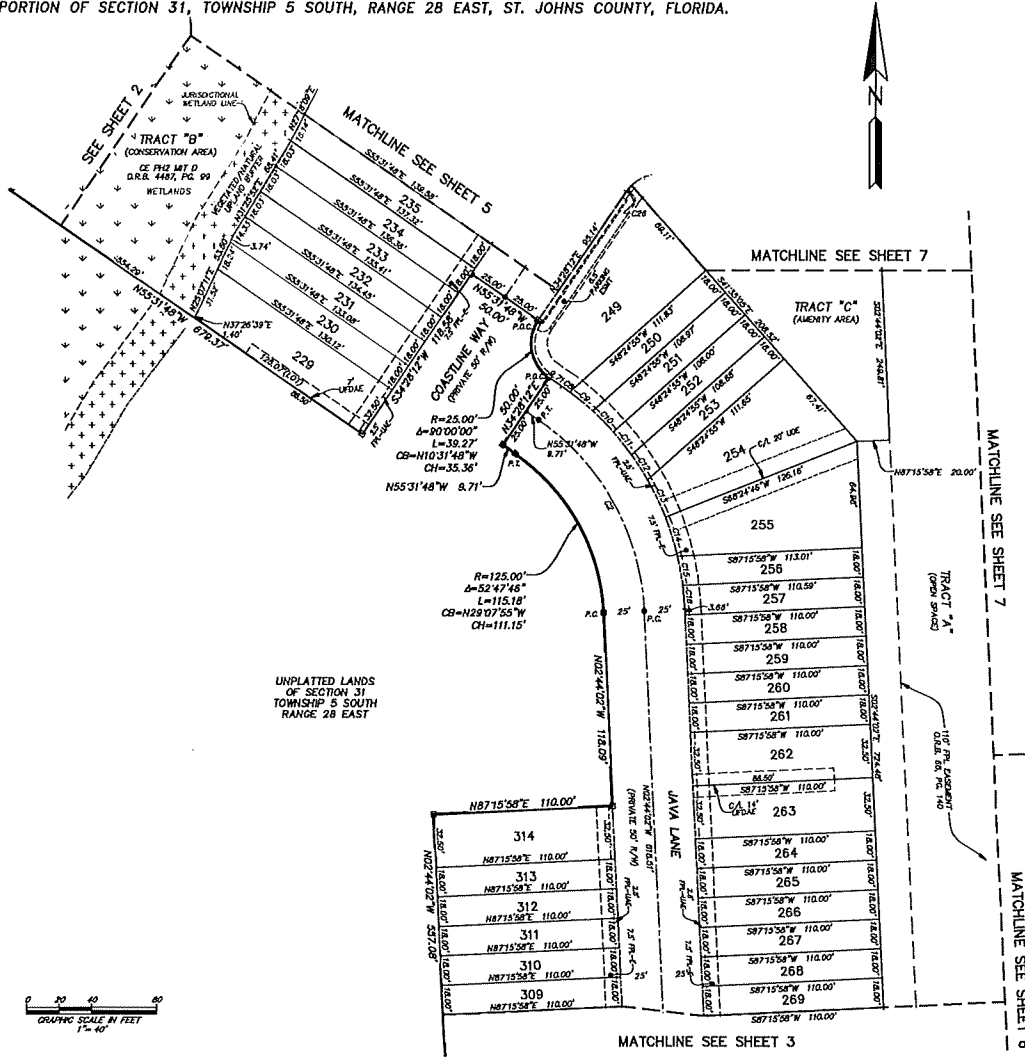
(SILVERLEAF - PARCEL 13A)

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

MAP BOOK PAGE

SHEET 4 OF 8 SHEETS

SEE SHEET 2 FOR NOTES



| CURVE | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
|-------|---------|---------------|------------|---------------|----------------|
| C1 | 150.00' | 52°47'44" | 130.27' | N51°07'55"W | 133.30' |
| C2 | 173.00' | 18°30'37" | 3.90' | N51°33'54"W | 5.80' |
| C3 | 173.00' | 8°58'37" | 18.27' | N50°36'32"W | 18.27' |
| C4 | 173.00' | 3°54'11" | 18.02' | N44°42'29"W | 18.02' |
| C5 | 173.00' | 3°54'11" | 18.02' | N26°40'13"W | 18.02' |
| C6 | 173.00' | 3°52'25" | 18.27' | N25°50'15"W | 18.27' |
| C7 | 173.00' | 8°12'12" | 25.25' | N25°43'15"W | 25.25' |
| C8 | 173.00' | 8°12'12" | 25.25' | N17°29'10"W | 25.25' |
| C9 | 173.00' | 3°52'25" | 18.17' | N10°24'24"W | 18.18' |
| C10 | 173.00' | 4°42'10" | 14.36' | N08°05'14"W | 14.35' |
| C11 | 23.00' | 11°25'31" | 4.99' | S40°11'10"W | 4.84' |

- LEGEND**
- DENOTES SET P.U.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.U.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624
 - PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - CONTROL POINT
 - LOCKED BENCHMARK
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CD 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
 - P.O.C. POINT ON CURVE
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 - ① SHEET REFERENCE NUMBER
 - DENOTES WEATHERED/NATURAL UPLAND BUFFER
 - ✦ DENOTES METLANDS

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 842-8550
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

WATERFORD LAKES PHASE 3

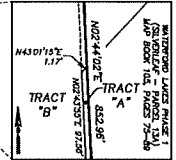
(SILVERLEAF - PARCEL 13A)

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

MAP BOOK PAGE

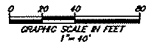
SHEET 5 OF 8 SHEETS

SEE SHEET 2 FOR NOTES



| CURVE TABLE | | | | | |
|-------------|--------|---------------|------------|---------------|----------------|
| CURVE | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
| C18 | 62.00' | 118°01'18" | 118.87' | S49°52'50"W | 13.84' |
| C19 | 62.00' | 21°05'17" | 22.82' | S87°50'36"W | 22.82' |
| C20 | 62.00' | 28°45'36" | 31.11' | S82°45'37"W | 30.79' |
| C21 | 62.00' | 172°37'47" | 118.87' | N49°52'50"W | 13.84' |
| C22 | 62.00' | 21°14'54" | 23.01' | N64°34'37"W | 22.88' |
| C23 | 62.00' | 23°34'30" | 25.32' | N33°14'14"W | 25.15' |
| C24 | 62.00' | 128°26'44" | 142.85' | N47°30'17"W | 115.15' |
| C25 | 35.00' | 69°58'39" | 30.53' | S80°31'30"W | 28.67' |

- LEGEND
- DENOTES SET P.I.P.A.L. 4"x4" C.M. STAMPED L.B. #3624. UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.I.P.A.L. 4"x4" C.M. STAMPED L.B. #3624. UNLESS OTHERWISE NOTED
 - DENOTES P.C.P. STAMPED L.B. #3624. UNLESS OTHERWISE NOTED
 - DENOTES CONCRETE MONUMENT
 - DENOTES PERMANENT CONTROL POINT
 - DENOTES LOCKED BUSINESS
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CH CHORD BEARING
 - CD 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
 - P.O.C. POINT ON CURVE
 - (NO) NON-BUSIAL
 - N/T NON-TANGENT
 - CT TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - P.B. PLAT BOOK
 - PG. PAGE
 - Q.R.B. OFFICIAL RECORDS BOOK
 - S.C. ST. JOHNS COUNTY
 - U.F.E. UNOBSTRUCTED FIRE DEPARTMENT ACCESS EASEMENT
 - U.D.E. UNOBSTRUCTED DRAINAGE EASEMENT
 - E.S.U.T. EASEMENT
 - F.P.L.-E FLORIDA POWER & LIGHT EASEMENT
 - F.P.L.-U&A FLORIDA POWER & LIGHT UTILITY & ACCESS EASEMENT
 - MATCHLINE
 - SHEET REFERENCE MARKER
 - DENOTES VEGETATED/NATURAL UPLAND BUFFER
 - DENOTES METLANDS



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WATERFORD LAKES PHASE 3

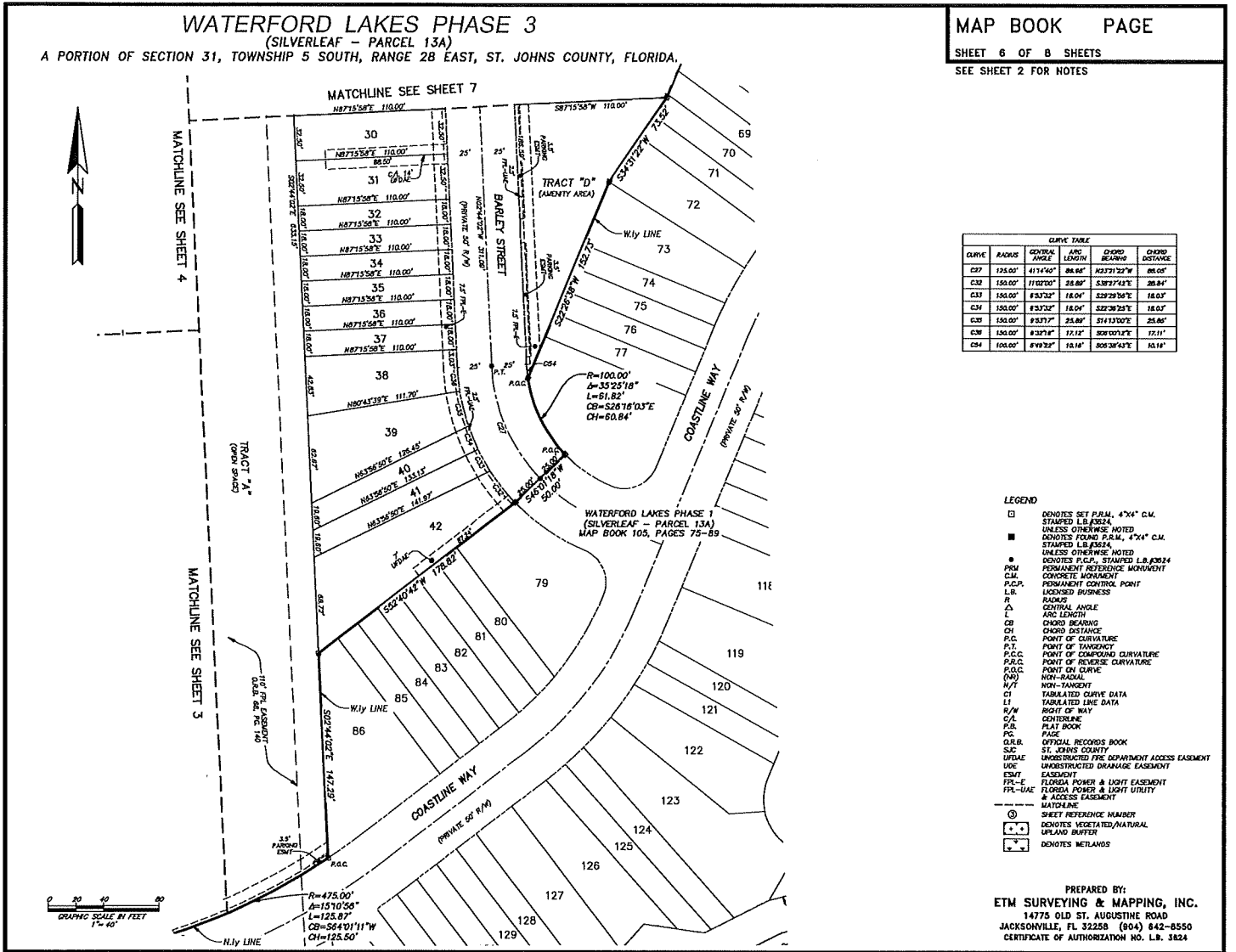
(SILVERLEAF - PARCEL 13A)

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

MAP BOOK PAGE

SHEET 6 OF 8 SHEETS

SEE SHEET 2 FOR NOTES



| CURVE | BEARING | CURVE ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
|-------|---------|-------------|------------|---------------|----------------|
| C01 | 175.00' | 41°17'40" | 88.86' | 102°31'32"W | 88.00' |
| C12 | 150.00' | 11°02'00" | 28.80' | 132°31'21"E | 28.80' |
| C13 | 150.00' | 1°51'32" | 18.00' | 132°29'56"E | 18.00' |
| C14 | 150.00' | 1°51'32" | 18.00' | 132°29'56"E | 18.00' |
| C15 | 150.00' | 1°51'32" | 18.00' | 132°29'56"E | 18.00' |
| C16 | 150.00' | 1°51'32" | 18.00' | 132°29'56"E | 18.00' |
| C17 | 150.00' | 1°51'32" | 18.00' | 132°29'56"E | 18.00' |
| C18 | 150.00' | 1°51'32" | 18.00' | 132°29'56"E | 18.00' |
| C19 | 150.00' | 1°51'32" | 18.00' | 132°29'56"E | 18.00' |
| C20 | 150.00' | 1°51'32" | 18.00' | 132°29'56"E | 18.00' |

- LEGEND**
- DENOTES SET P.P.M., 4"x4" C.M. STAMPED L.B.#3024, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.P.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3024
 - PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R. RADARS
 - Δ. CENTRAL ANGLE
 - L. ARC LENGTH
 - CB. CHORD BEARING
 - CI. 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
 - P.O.C. POINT ON CURVE
 - (N) NON-RADIAL
 - N/T NON-TANGENT
 - CI TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - P.B. PLAT BOOK
 - P.C. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - S.C. ST. JOHNS COUNTY
 - UDAE UNOBSTRUCTED FIRE DEPARTMENT ACCESS EASEMENT
 - UDE UNOBSTRUCTED DRAINAGE EASEMENT
 - ESM EASEMENT
 - FPL-E FLORIDA POWER & LIGHT EASEMENT
 - FPL-UAE FLORIDA POWER & LIGHT UTILITY & ACCESS EASEMENT
 - --- MATCHLINE
 - ○ SHEET REFERENCE MARKER
 - * * * DENOTES VEGETATION/NATURAL UPLAND BUFFER
 - * * * DENOTES METLANDS

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 JACKSONVILLE, FL 32258 (904) 842-8550
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WATERFORD LAKES PHASE 3 (SILVERLEAF - PARCEL 13A)

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

MAP BOOK PAGE

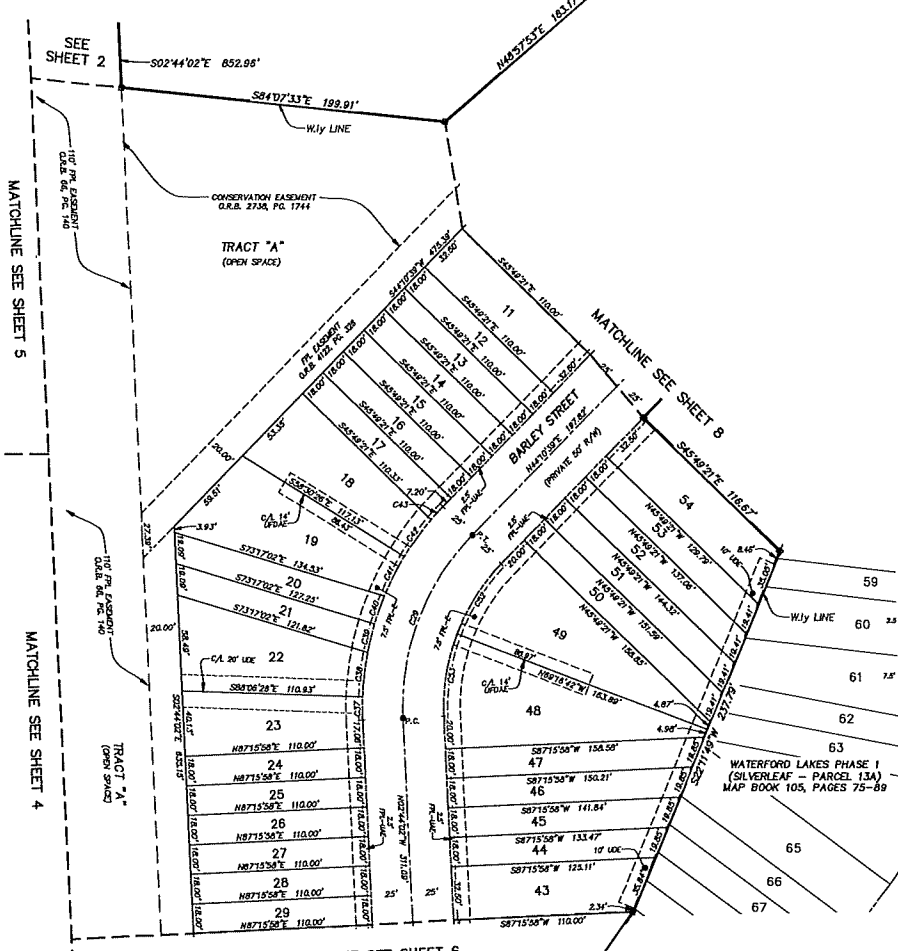
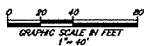
SHEET 7 OF 8 SHEETS

SEE SHEET 2 FOR NOTES

| CURVE TABLE | | | | | |
|-------------|---------|---------------|------------|---------------|----------------|
| CURVE | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
| C09 | 130.00' | 48°54'41" | 122.81' | N02°43'17"E | 118.41' |
| C07 | 175.00' | 43°29'41" | 144.82' | S02°25'32"E | 141.57' |
| C08 | 175.00' | 87°51'37" | 272.64' | S08°21'30"W | 272.22' |
| C06 | 175.00' | 55°41'17" | 160.01' | S17°42'51"W | 160.01' |
| C05 | 175.00' | 55°41'17" | 160.01' | S17°42'51"W | 160.01' |
| C01 | 175.00' | 85°23'41" | 271.07' | S27°02'17"W | 271.07' |
| C02 | 175.00' | 80°45'41" | 271.87' | S38°03'58"W | 271.87' |
| C03 | 175.00' | 73°27'30" | 188.81' | S42°24'28"W | 188.81' |
| C04 | 185.00' | 87°27'21" | 241.17' | S32°28'58"W | 240.87' |
| C01 | 125.00' | 27°27'21" | 51.17' | S08°58'38"W | 50.87' |

LEGEND

- DENOTES SET P.N.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES FOUND P.N.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES P.C.P., STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- P.N.M. 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
- CB. CHORD BEARING
- CD. CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
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- R/W RIGHT OF WAY
- O/L CENTERLINE
- P.L. PLAT BOOK
- O.B.R. OFFICIAL RECORDS BOOK
- S.C. ST. JOHNS COUNTY
- U.A.E. UNOBSTRUCTED FIRE DEPARTMENT ACCESS EASEMENT
- U.D.E. UNOBSTRUCTED DRAINAGE EASEMENT
- E.M.U. EASEMENT
- F.P.L.-E FLORIDA POWER & LIGHT EASEMENT
- F.P.L.-U.E FLORIDA POWER & LIGHT UTILITY & ACCESS EASEMENT
- MATCHLINE
- ① SHEET REFERENCE NUMBER
- DENOTES VEGETATED/NATURAL UPLAND BUFFER
- ⊞ DENOTES WETLANDS



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WATERFORD LAKES PHASE 3

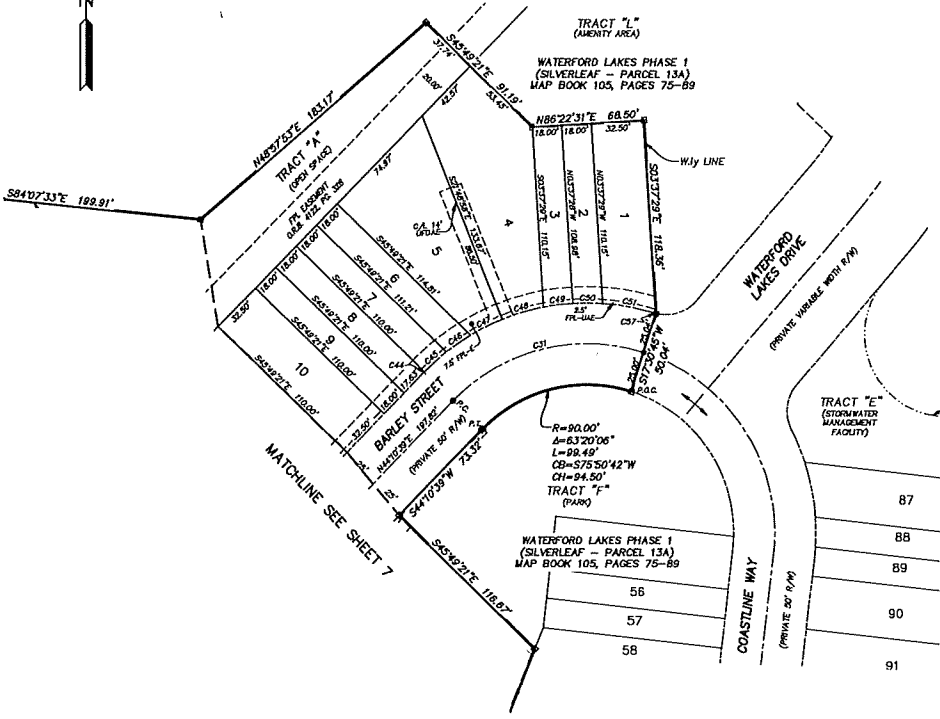
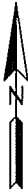
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A PORTION OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

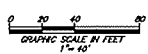
SHEET B OF B SHEETS

SEE SHEET 2 FOR NOTES



| CURVE | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
|-------|---------|---------------|------------|---------------|----------------|
| C31 | 118.00' | 63.7076° | 122.14' | N75.50'42\"/> | |

- LEGEND**
- DONOTES SET P.R.M., 4"x4" C.M. STAMPED L.B. 83624, UNLESS OTHERWISE NOTED
 - DONOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B. 83624, UNLESS OTHERWISE NOTED
 - DONOTES P.C.P., STAMPED L.B. 80824
 - P.M. 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
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 - MATCHLINE. MATCHLINE
 - ①. SHEET REFERENCE NUMBER
 - ⊛. DONOTES VEGETATED/NATURAL UPLAND BUFFER
 - ⊞. DONOTES WETLANDS



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