RESOLUTION NO. 2021-484
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR COURTNEY OAKS & COURTNEY CHASE - SILVERLEAF PARCELS 7A-7B.

WHEREAS, LAND PLANNERS DEVELOPMENT II, INC., A FLORIDA CORPORATION, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Courtney Oaks & Courtney Chase - Silverleaf Parcels 7A-7B.

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 $8,191,879.00 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of $1,313,234.00 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 aforenamed 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: _____
Chair

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

RENDITION DATE NOV 18 2021

Robin L. Platt
Deputy Clerk

COURTNEY OAKS & COURTNEY CHASE - SILVERLEAF PARCELS 7A-7B

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

MAP BOOK PAGE

SEE SHEET 2 FOR NOTES

CAPTION

A portion of Sections 25 and 36, Township 5 South, Range 27 East, together with a portion of Section 30, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of Johns Creek ~ Phase 2, as depicted on the plat thereof, recorded in Map Book 64, pages 3 through 14, of the Public Records of said county, said corner lying on the Westerly right of way line of St. Johns Parkway (County Road No. 2209), a variable width right of way as depicted on St. Johns Parkway and Silverleaf Parkway, a plat recorded in Map Book 97, pages 23 through 43; thence Southerly along said Westerly right of way line the following 8 courses: Course 1, thence South 02°44'02" East, 17.48 feet to the point of curvature of a curve concave Easterly having a radius of 3150.00 feet; Course 2, thence Southerly along the arc of said curve, through a central angle of 09°55'44", an arc length of 545.86 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 07°41'54" East, 545.18 feet; Course 3, thence South 12°39'46" East, 575.27 feet; Course 4, thence South 12°25'02" East, 83.34 feet; Course 5, thence South 12°35'59" East, 1367.12 feet to the point of curvature of a curve concave Easterly having a radius of 9399.98 feet; Course 6, thence Southerly along the arc of said curve, through a central angle of 02°43'17", an arc length of 446.45 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 13°57'38" East, 446.41 feet; Course 7, thence South 36°43'21" West, along a non-tangent line, 55.19 feet; Course 8, thence South 88°45'57" West, 20.00 feet, thence South 88°45'57" West, departing said Westerly right of way line, 978.39 feet to the Point of Beginning;

From said Point of Beginning, thence South 88°45'57" West, 207.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 1565.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 73°53'04", an arc length of 2018.11 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 51°49'25" West, 1881.16 feet; thence South 04°37'35" West, along a non-tangent line, 278.61 feet to the point of curvature of a curve concave Easterly having a radius of 1540.00 feet; thence Southerly along the arc of said curve, through a central angle of 12°34'07", an arc length of 337.82 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 01°39'29" East, 337.15 feet; thence South 07°56'32" East, 56.07 feet; thence North 89°58'00" West, 663.51 feet; thence North 36°55'36" West, 1911.21 feet; thence North 13°56'50" West, 336.39 feet; thence South 87°00'59" West, 200.74 feet to the point of curvature of a curve concave Southerly having a radius of 1960.00 feet; thence Westerly along the arc of said curve, through a central angle of 03°40'14", an arc length of 125.56 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 85°10'53" West, 125.54 feet; thence North 06°39'14" West along a non-tangent line, 80.00 feet; to a point on a non-tangent curve concave Southerly having a radius of 2040.00 feet; thence Easterly along the arc of said curve, through a central angle of 03°40'14", an arc length of 130.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 85°10'53" East, 130.66 feet; thence North 87°00'59" East, 174.52 feet; thence North 05°48'32" East, 263.47 feet; thence North 55°22'55" East, 573.03 feet; thence North 20°38'10" East, 265.09 feet; thence North 03°41'44" East, 100.00 feet to a point hereinafter referred to as Reference Point "A"; thence continue North 03°41'44" East, 38 feet, more or less, to the approximate centerline of Trout Creek; thence Easterly along the meanderings of said approximate centerline, 1079 feet, more or less, to a point on said approximate centerline; thence South 86°18'15" East, departing said approximate centerline, 118 feet, more or less, to a point hereinafter referred to as Reference Point "B", said Reference Point "B" bearing North 89°40'38" East, 937.32 feet from said Reference Point "A"; thence from said Reference Point "B", continue South 86°18'15" East, 1200.00 feet, thence South 51°39'50" East, 1339.45 feet; thence South 52°52'30" West, 212.79 feet to the Point of Beginning.

Containing 139 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 5370, Page 749, of the Public Records of St. Johns County, Florida ("Mortgage"), encumbering the lands described in the caption hereon. The undersigned hereby joins and consents to the dedications by the Owner of the lands described in the Adoption and Dedication section herein, and agrees that the Mortgage shall be subordinated to said dedications.

Signed in the presence of:

White's Ford Timber, LLC
a Florida limited liability company

By: Hutson Management, Inc.,
a Florida Corporation. Its Manager

_____
Witness

_____
Printed Name

_____
Witness

_____
Printed Name

By: _____
Printed Name: _____
Its: _____

STATE OF _____, COUNTY OF _____

The foregoing instrument was acknowledged before me by [___] means of physical presence or [___] online notarization this ____ day of _____ 2021, by _____ as _____ of Hutson Management, Inc., the manager of White's Ford Timber, LLC, who [___] is personally known to me or [___] has produced _____ as identification.

_____
Notary Public, State of Florida at Large

_____
Printed Name

My Commission Expires

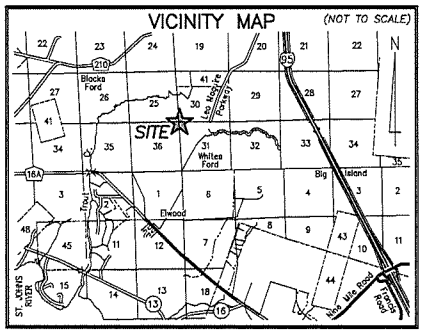
Commission Number _____

SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that the above plat was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Part 1, Chapter 177, Florida Statutes.

Signed and sealed this _____ day of _____ , 2021.

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



CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of COURTNEY OAKS & COURTNEY CHASE – SILVERLEAF PARCELS 7A–7B has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida 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

CERTIFICATE OF APPROVAL- GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of COURTNEY OAKS & COURTNEY CHASE – SILVERLEAF PARCELS 7A–7B has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this _____ day of _____ , 2021.

_____
Director of the Growth Management Department

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of COURTNEY OAKS & COURTNEY CHASE – SILVERLEAF PARCELS 7A–7B has been examined and reviewed by the Office of the St. Johns County Attorney on this _____ day of _____ , 2021.

_____
Office of the County Attorney

CERTIFICATE OF CLERK

This is to certify that this plat has been examined and approved and that it complies in form with the requirements of Part 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. Patty, Clerk
Clerk of the Circuit Court & Comptroller

CERTIFICATE OF PLAT REVIEW

This is to certify that this plat has been reviewed for conformity to 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. 4564

ADOPTION AND DEDICATION

This is to certify that Land Planners Development II, Inc., a Florida corporation ("Owner"), is the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as COURTNEY OAKS & COURTNEY CHASE – SILVERLEAF PARCELS 7A–7B, and that it has caused the same to be surveyed and subdivided, and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands.

The road rights of way of Johns Island Parkway, Maple Bluff Drive and Courtney Chase Drive depicted as (Public Variable Width Right-of-way) are hereby irrevocably dedicated to the county of St. Johns, its successors and assigns, in perpetuity for maintenance of the rights of way, access, and drainage improvements which are now or hereafter constructed thereon.

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

All private rights of way depicted hereon as Courtney Chase Drive, Rose Bud Lane, Night Owl Court, Maple Bluff Drive, Courtney Oaks Drive, River Branch Court, Maple Creek Lane, Pine Grove Point and Duck Hawk Point, Tracts "B", "C", "D" and "E" (Stormwater Management Facility), Tracts "F" and "G" (Conservation), Tracts "H", "I", "J", "K", "L", "M", "N", "O" and "P" (Open Space), Tracts "Q", "R", "S" and "T" (Parks) shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns; provided however, the Owner reserves the right to convey title to said tracts to an entity, including without limitation, a property owners' association, a municipal services taxing unit, community development district, or other such entity as will assume all obligation of maintenance and operation thereof under the plat.

The Owner, its successors and assigns, hereby grants to the present and future owners of the lots shown on this plat and their successors and assigns, guests, invitees, domestic help, delivery, pick-up and fire protection service providers, police and other authorities of the law, United States postal carriers, representatives of the utilities and 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 over and across private streets shown on this plat. The Owner, its successors and assigns, reserves and shall have the unrestricted and absolute right to deny ingress to any person who may create or participate in a disturbance or nuisance on any part of the lands shown hereon.

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

Tract "A" (Lift Station Tract) is hereby irrevocably and without reservation dedicated in fee simple title to St. Johns County, its successors and assigns.

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

Those easements designated as "2.5' FPL/Utility Easements" are hereby irrevocably dedicated to Florida Power & Light Company, its successors and assigns, for its non-exclusive use in conjunction with accessing its underground electrical system.

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

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

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

_____
Witness

_____
Printed Name

_____
Witness

_____
Printed Name

By: _____
Printed Name: _____
Its: _____

STATE OF _____, COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of [___] physical presence or [___] online notarization, this ____ day of _____ , 2021, by _____ as _____ of Land Planners Development II, Inc., a Florida corporation, on behalf of the corporation, who [___] is personally known to me or who [___] has produced _____ as identification.

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

Personally Known [___] or produced Identification [___]
Type of identification produced _____

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

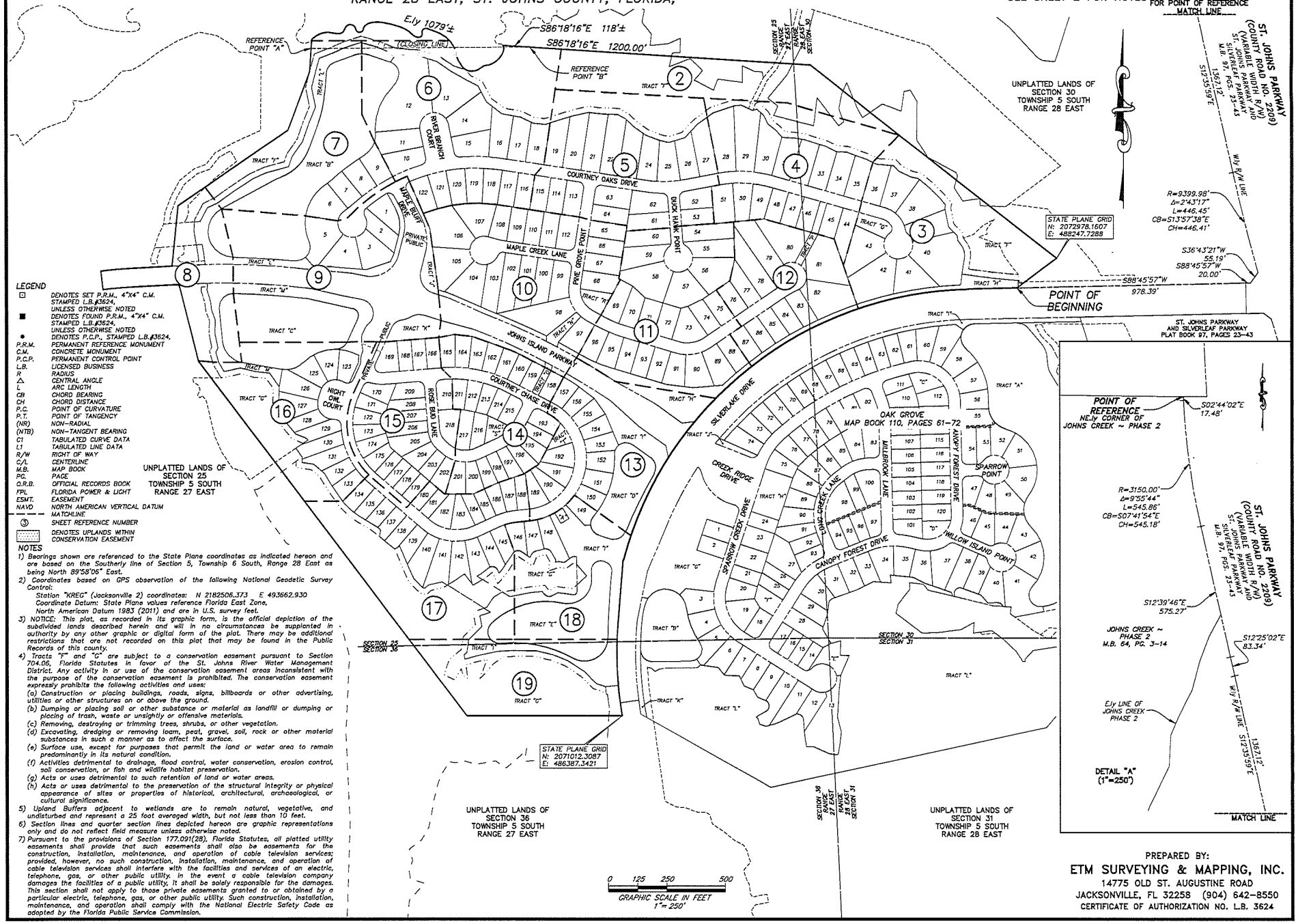
COURTNEY OAKS & COURTNEY CHASE - SILVERLEAF PARCELS 7A-7B

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

MAP BOOK PAGE

SHEET 2 OF 19 SHEETS

SEE SHEET 2 FOR NOTES



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
•	DENOTES P.C.P., STAMPED L.B.#3624,
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P.C.P.	PERMANENT CONTROL POINT
L.B.	LICENSED BUSINESS
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
P.C.	POINT OF CURVATURE
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(NR)	NON-RADIAL
(NTB)	NON-TANGENT BEARING
C1	TABULATED CURVE DATA
L1	TABULATED LINE DATA
R/W	RIGHT OF WAY
C/L	CENTERLINE
M.B.	MAP BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
FPL	FLORIDA POWER & LIGHT
ESMT.	EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
— — —	MATCHLINE
③	SHEET REFERENCE NUMBER
▨	DENOTES UPLANDS WITHIN CONSERVATION EASEMENT

NOTES

1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Southerly line of Section 5, Township 6 South, Range 28 East as being North 89°58'06" East.
2) 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.
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 in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
4) Tracts "F" and "G" 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 areas inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
   (a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
   (b) 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.
5) Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25 foot averaged width, but not less than 10 feet.
6) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
7) Pursuant to the provisions of Section 177.091(28), Florida Statutes, 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. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.

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

COURTNEY OAKS & COURTNEY CHASE - SILVERLEAF PARCELS 7A-7B

A PORTION OF SECTIONS 25 AND 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST,
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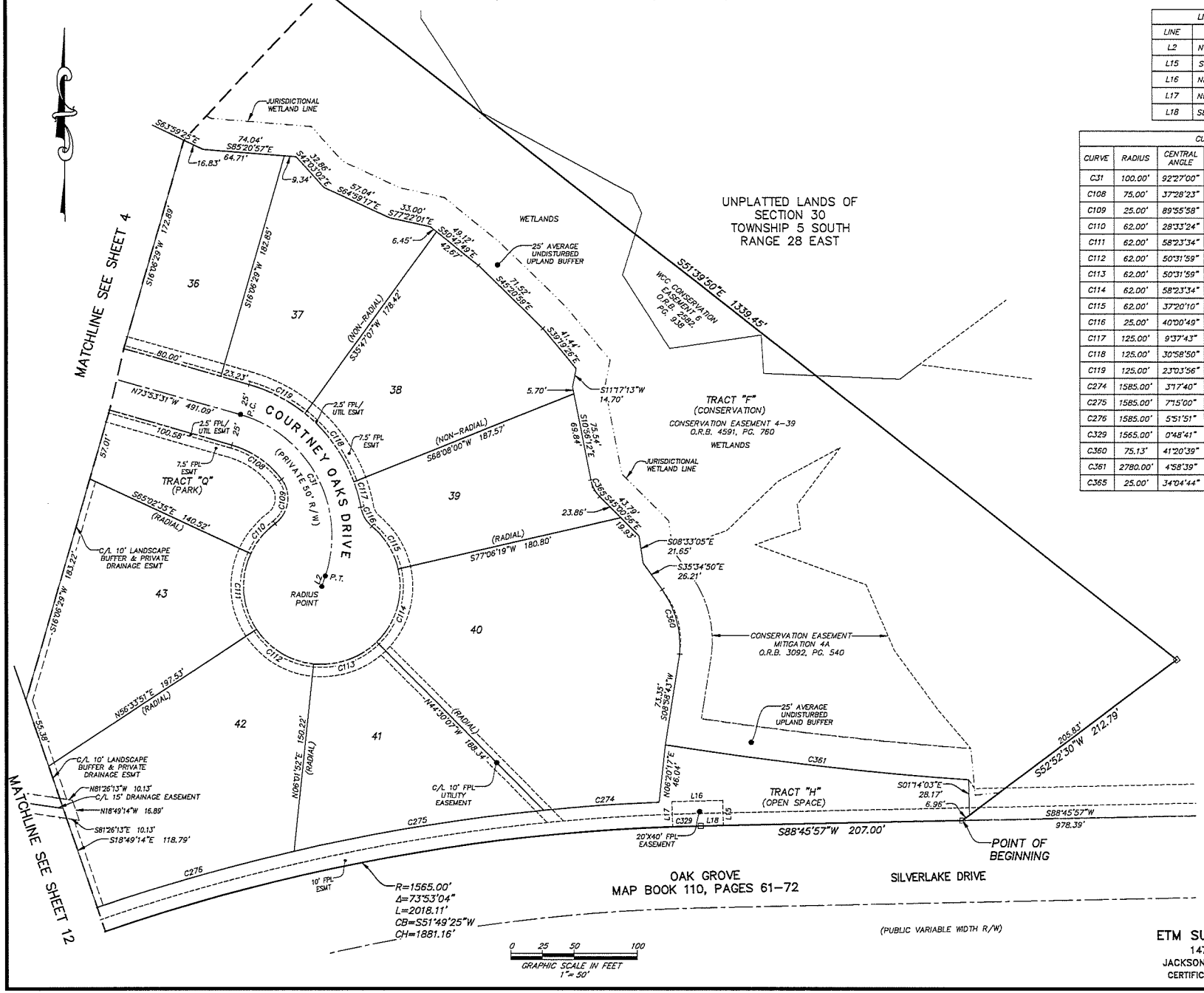
MAP BOOK PAGE

SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L2	N18°33'29"E	8.90'
L15	S01°14'03"E	20.00'
L16	N88°32'25"E	40.28'
L17	N02°02'41"W	20.00'
L18	S88°45'57"W	17.84'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C31	100.00'	92°27'00"	161.36'	N27°40'01"W	144.41'
C108	75.00'	37°28'23"	49.05'	N55°09'20"W	48.18'
C109	25.00'	89°55'58"	39.24'	N08°32'51"E	35.33'
C110	62.00'	28°33'24"	30.90'	S39°14'07"W	30.58'
C111	62.00'	58°23'34"	63.19'	S04°14'22"E	60.49'
C112	62.00'	50°31'59"	54.68'	S58°42'08"E	52.93'
C113	62.00'	50°31'59"	54.68'	N70°45'53"E	52.93'
C114	62.00'	58°23'34"	63.19'	N16°18'06"E	60.49'
C115	62.00'	37°20'10"	40.40'	N31°33'45"W	39.69'
C116	25.00'	40°00'49"	17.46'	S30°13'26"E	17.11'
C117	125.00'	9°37'43"	21.01'	N15°01'53"W	20.98'
C118	125.00'	30°58'50"	67.59'	N35°20'10"W	66.77'
C119	125.00'	23°03'56"	50.32'	N62°21'33"W	49.98'
C274	1585.00'	3°17'40"	91.13'	S85°56'26"W	91.12'
C275	1585.00'	7°15'00"	200.56'	S80°40'07"W	200.42'
C276	1585.00'	5°51'51"	162.22'	S74°06'42"W	162.15'
C329	1565.00'	0°48'41"	22.16'	S88°21'36"W	22.16'
C360	75.13'	41°20'39"	54.21'	N14°54'30"W	53.04'
C361	2780.00'	4°58'39"	241.51'	S83°21'55"E	241.43'
C365	25.00'	34°04'44"	14.87'	S27°58'34"E	14.65'

LEGEND

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SHEET 4 OF 19 SHEETS

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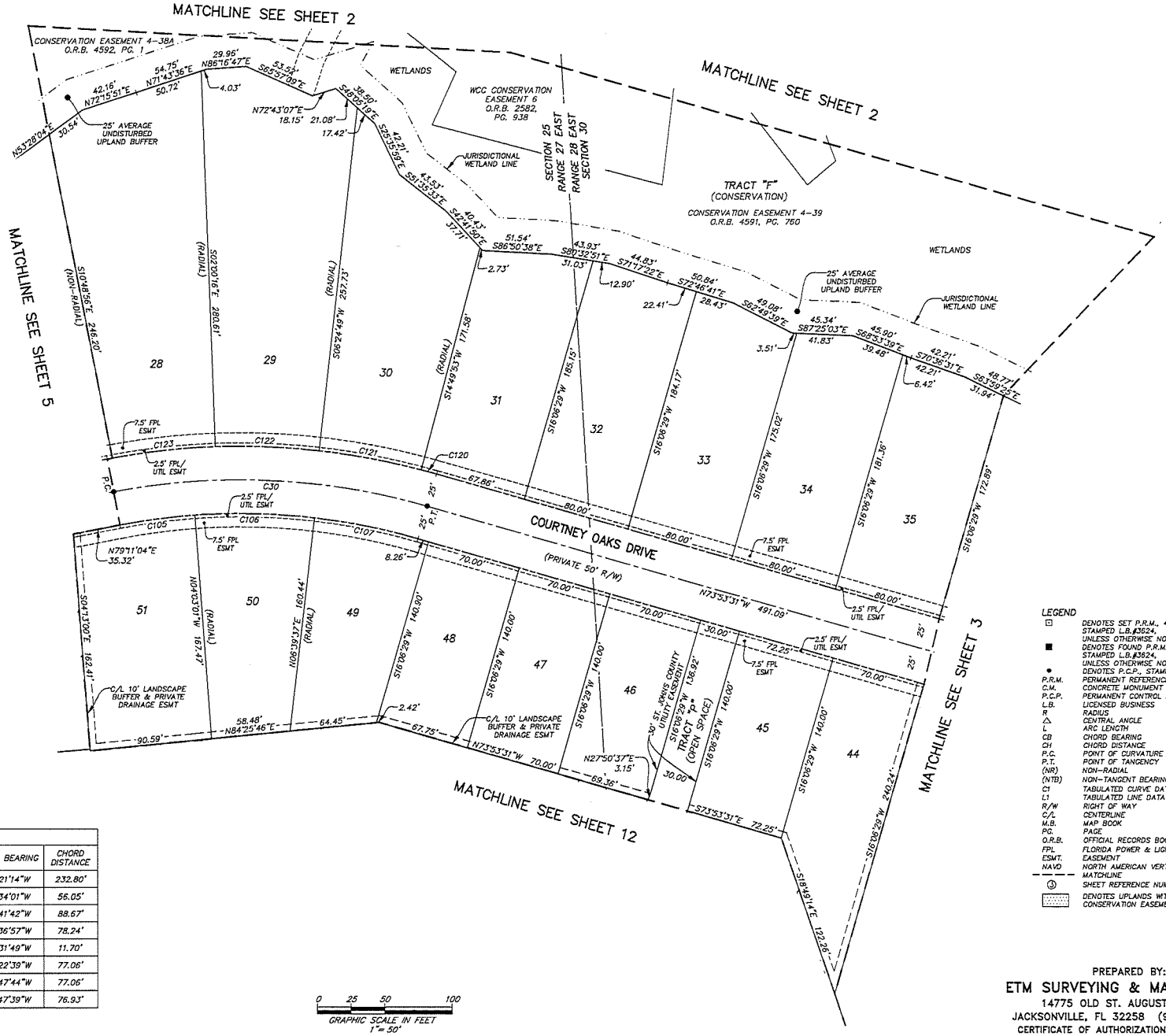

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C30	500.00'	26°55'25"	234.95'	N87°21'14"W	232.80'
C105	475.00'	6°45'55"	56.09'	S82°34'01"W	56.05'
C106	475.00'	10°42'39"	88.80'	N88°41'42"W	88.67'
C107	475.00'	9°26'52"	78.32'	N78°36'57"W	78.24'
C120	525.00'	1°16'36"	11.70'	N74°31'49"W	11.70'
C121	525.00'	8°25'05"	77.13'	N79°22'39"W	77.06'
C122	525.00'	8°25'05"	77.13'	N87°47'44"W	77.06'
C123	525.00'	8°24'11"	77.00'	S83°47'39"W	76.93'

0 25 50 100
GRAPHIC SCALE IN FEET
1" = 50'

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
•	DENOTES P.C.P., STAMPED L.B.#3624,
P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
L.B.	LICENSED BUSINESS
R	RADIUS
△	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
(NR)	NON-RADIAL
(NTB)	NON-TANGENT BEARING
C1	TABULATED CURVE DATA
L1	TABULATED LINE DATA
R/W	RIGHT OF WAY
C/L	CENTERLINE
M.B.	MAP BOOK
P.G.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
FPL	FLORIDA POWER & LIGHT
ESMT.	EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
— — —	MATCHLINE
③	SHEET REFERENCE NUMBER
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PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

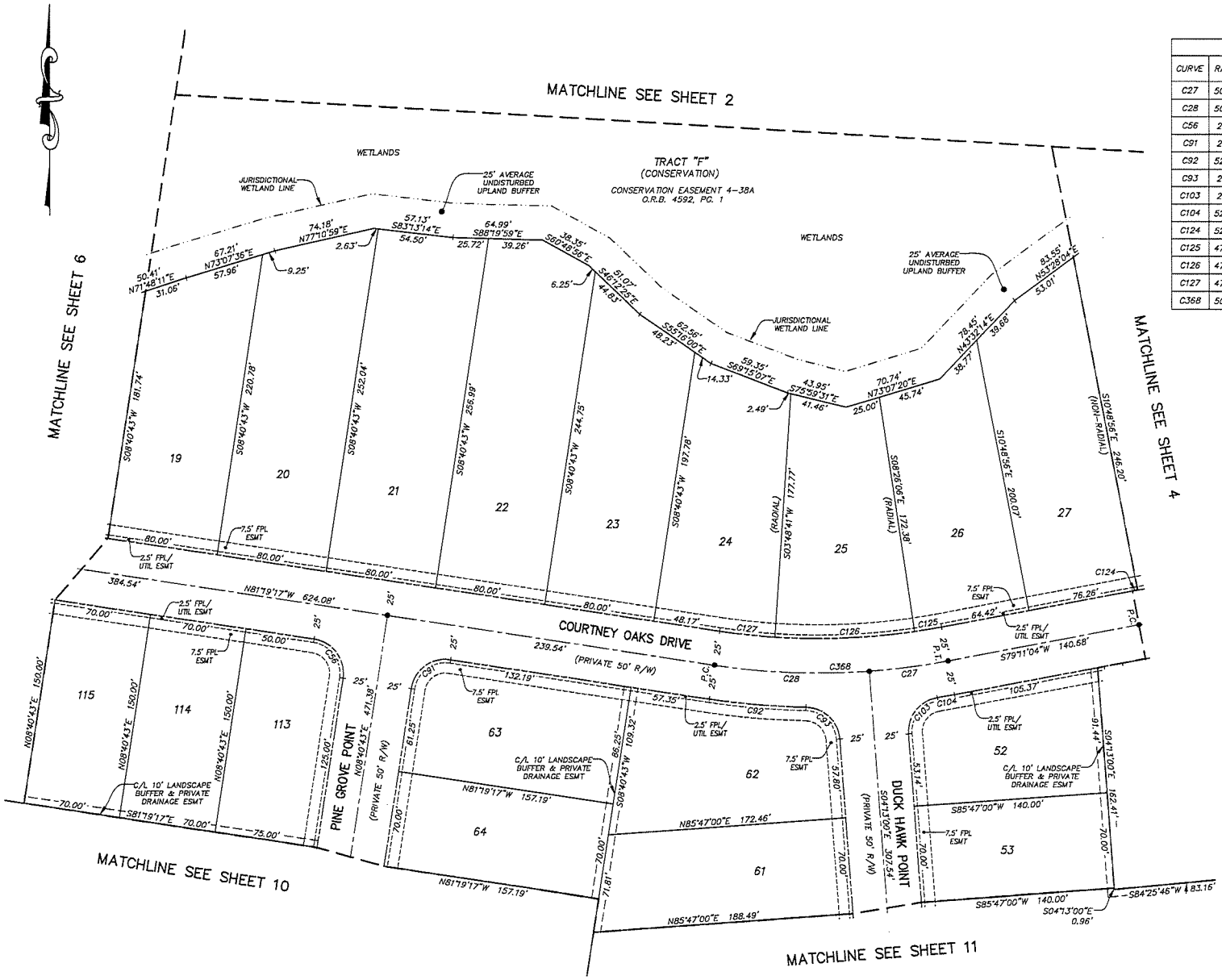
COURTNEY OAKS & COURTNEY CHASE - SILVERLEAF PARCELS 7A-7B

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

MAP BOOK PAGE

SHEET 5 OF 19 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C27	500.00'	6°35'56"	57.59'	N82°29'02"E	57.55'
C28	500.00'	12°53'42"	112.53'	S87°46'09"E	112.29'
C56	25.00'	90°00'00"	39.27'	N36°19'17"W	35.36'
C91	25.00'	90°00'00"	39.27'	S53°40'43"W	35.36'
C92	525.00'	7°40'45"	70.36'	S85°09'40"E	70.31'
C93	25.00'	84°47'03"	36.99'	N46°36'31"W	33.71'
C103	25.00'	84°47'03"	36.99'	S38°10'32"W	33.71'
C104	525.00'	1°22'59"	12.67'	N79°52'33"E	12.67'
C124	525.00'	0°24'29"	3.74'	S79°23'19"W	3.74'
C125	475.00'	2°22'50"	19.74'	N80°22'29"E	19.73'
C126	475.00'	12°14'47"	101.53'	N87°41'17"E	101.33'
C127	475.00'	4°52'02"	40.35'	S83°45'18"E	40.34'
C368	500.00'	19°29'39"	170.12'	N88°55'53"E	169.30'

LEGEND

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	DENOTES UPLANDS WITHIN CONSERVATION EASEMENT

0 25 50 100
GRAPHIC SCALE IN FEET
1" = 50'

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MAP BOOK PAGE

SHEET 6 OF 19 SHEETS

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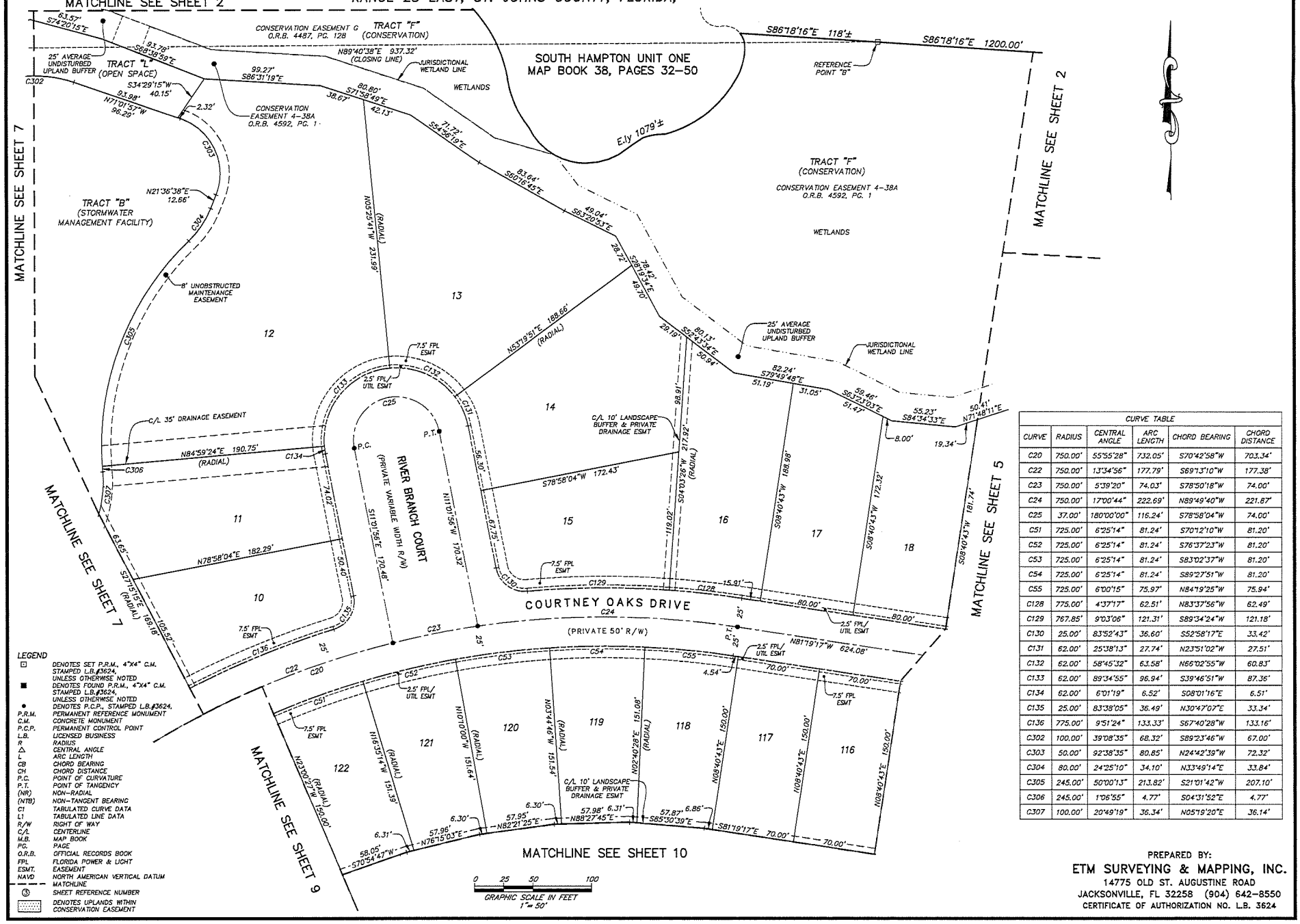

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C20	750.00'	55°55'28"	732.05'	S70°42'58"W	703.34'
C22	750.00'	13°34'56"	177.79'	S69°13'10"W	177.38'
C23	750.00'	5°39'20"	74.03'	S78°50'18"W	74.00'
C24	750.00'	17°00'44"	222.69'	N89°49'40"W	221.87'
C25	37.00'	180°00'00"	116.24'	S78°58'04"W	74.00'
C51	725.00'	6°25'14"	81.24'	S70°12'10"W	81.20'
C52	725.00'	6°25'14"	81.24'	S76°37'23"W	81.20'
C53	725.00'	6°25'14"	81.24'	S83°02'37"W	81.20'
C54	725.00'	6°25'14"	81.24'	S89°27'51"W	81.20'
C55	725.00'	6°00'15"	75.97'	N84°19'25"W	75.94'
C128	775.00'	4°37'17"	62.51'	N83°37'56"W	62.49'
C129	767.85'	9°03'06"	121.31'	S89°34'24"W	121.18'
C130	25.00'	83°52'43"	36.60'	S52°58'17"E	33.42'
C131	62.00'	25°38'13"	27.74'	N23°51'02"W	27.51'
C132	62.00'	58°45'32"	63.58'	N66°02'55"W	60.83'
C133	62.00'	89°34'55"	96.94'	S39°46'51"W	87.36'
C134	62.00'	6°01'19"	6.52'	S08°01'16"E	6.51'
C135	25.00'	83°38'05"	36.49'	N30°47'07"E	33.34'
C136	775.00'	9°51'24"	133.33'	S67°40'28"W	133.16'
C302	100.00'	39°08'35"	68.32'	S89°23'46"W	67.00'
C303	50.00'	92°38'35"	80.85'	N24°42'39"W	72.32'
C304	80.00'	24°25'10"	34.10'	N33°49'14"E	33.84'
C305	245.00'	50°00'13"	213.82'	S21°01'42"W	207.10'
C306	245.00'	1°06'55"	4.77'	S04°31'52"E	4.77'
C307	100.00'	20°49'19"	36.34'	N05°19'20"E	36.14'

LEGEND

- ⊡ DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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- L.B. LICENSED BUSINESS
- R RADIUS
- △ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
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- NAVD. NORTH AMERICAN VERTICAL DATUM
- MATCHLINE
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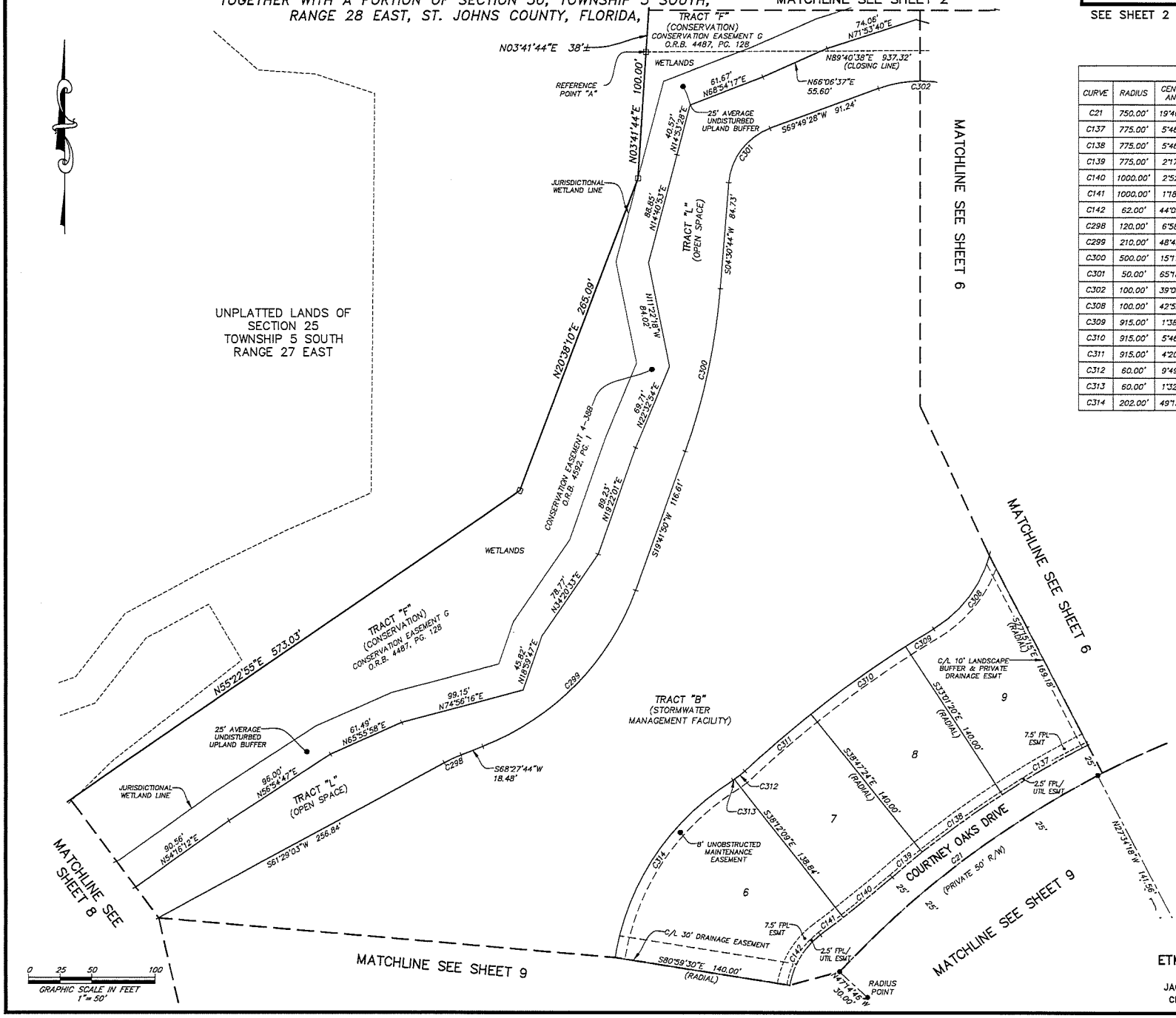
MAP BOOK PAGE

SHEET 7 OF 19 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C21	750.00'	19°40'28"	257.54'	S52°35'28"W	256.27'
C137	775.00'	5°46'05"	78.02'	S59°51'43"W	77.99'
C138	775.00'	5°46'05"	78.02'	S54°05'38"W	77.99'
C139	775.00'	2°17'00"	30.88'	S50°04'06"W	30.88'
C140	1000.00'	2°52'15"	50.10'	N50°21'43"E	50.10'
C141	1000.00'	1°18'35"	22.86'	N52°27'08"E	22.86'
C142	62.00'	44°05'56"	47.72'	S31°03'28"W	46.55'
C298	120.00'	6°58'41"	14.61'	S64°58'24"W	14.61'
C299	210.00'	48°45'55"	178.73'	N44°04'47"E	173.39'
C300	500.00'	15°11'05"	132.51'	N12°06'17"E	132.13'
C301	50.00'	65°18'44"	57.00'	S37°10'06"W	53.96'
C302	100.00'	39°08'35"	68.32'	S89°23'46"W	67.00'
C308	100.00'	42°52'47"	74.84'	N37°10'23"E	73.11'
C309	915.00'	1°38'07"	26.11'	S57°47'44"W	26.11'
C310	915.00'	5°46'05"	92.11'	S54°05'38"W	92.08'
C311	915.00'	4°20'28"	69.33'	S49°02'21"W	69.31'
C312	60.00'	9°49'54"	10.30'	N51°47'04"E	10.28'
C313	60.00'	1°32'27"	1.61'	N57°28'15"E	1.61'
C314	202.00'	49°13'58"	173.57'	S33°37'29"W	168.28'

LEGEND

⊡	DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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A PORTION OF SECTIONS 25 AND 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST,
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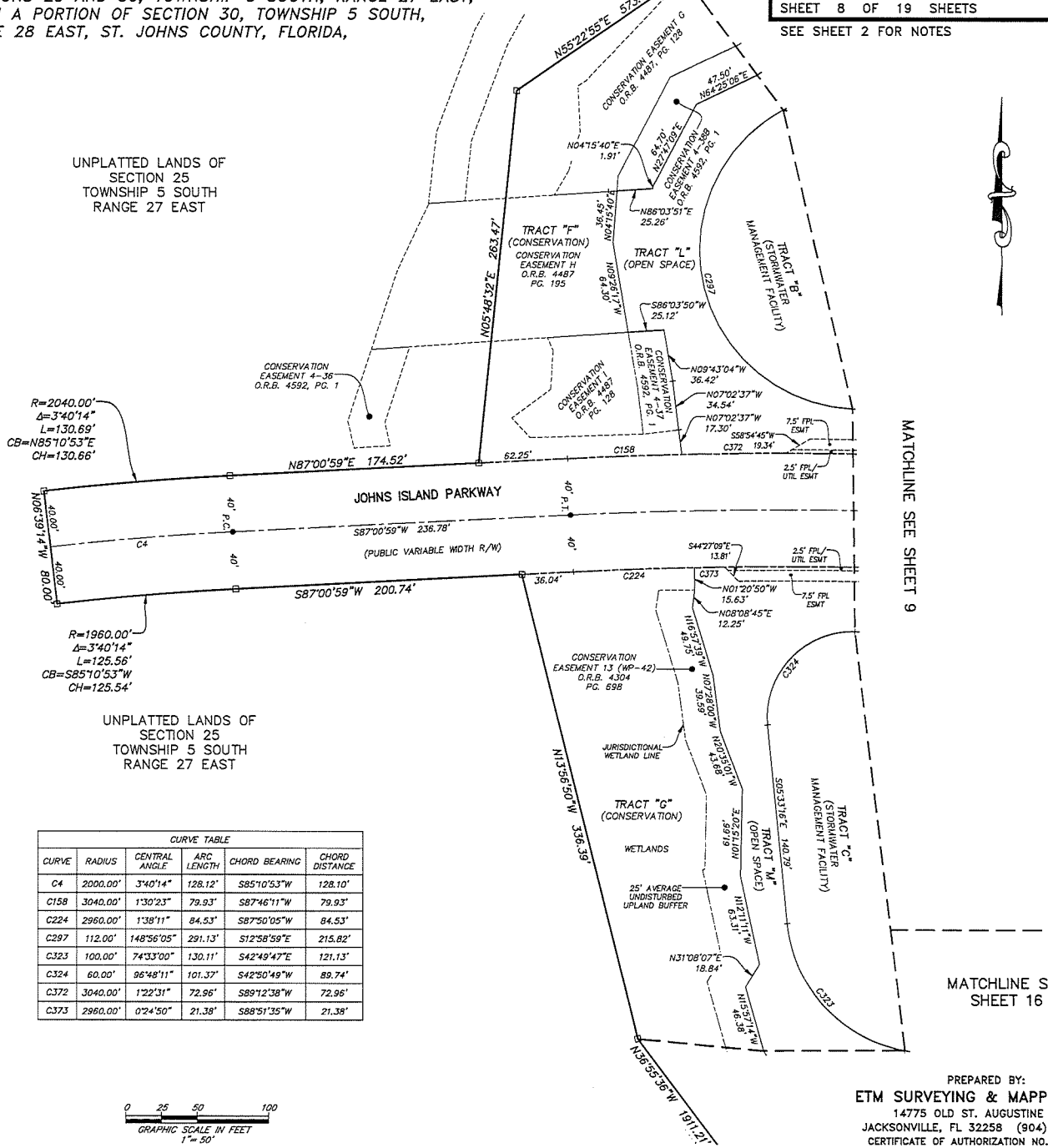
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	2000.00'	3°40'14"	128.12'	S85°10'53"W	128.10'
C158	3040.00'	1°30'23"	79.93'	S87°46'11"W	79.93'
C224	2960.00'	1°38'11"	84.53'	S87°50'05"W	84.53'
C297	112.00'	148°56'05"	291.13'	S12°58'59"E	215.82'
C323	100.00'	74°33'00"	130.11'	S42°49'47"E	121.13'
C324	60.00'	96°48'11"	101.37'	S42°50'49"W	89.74'
C372	3040.00'	1°22'31"	72.96'	S89°12'38"W	72.96'
C373	2960.00'	0°24'50"	21.38'	S88°51'35"W	21.38'

LEGEND

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RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,

SEE SHEET 2 FOR NOTES

CURVE TABLE

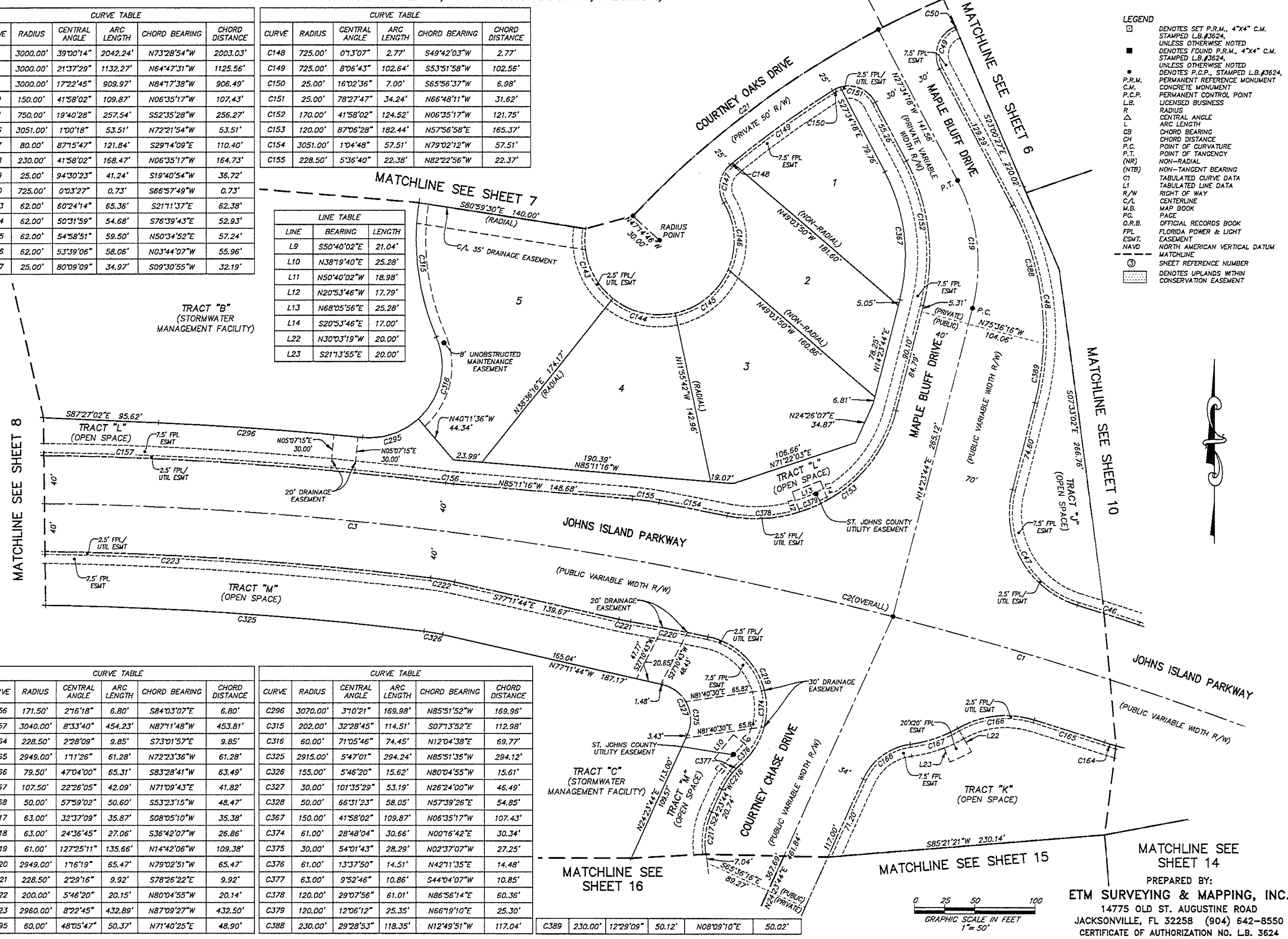
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	3000.00'	39°00'14"	2042.24'	N73°28'54"W	2003.03'
C2	3000.00'	21°37'29"	1132.27'	N64°47'31"W	1125.56'
C3	3000.00'	17°22'45"	909.97'	N84°17'38"W	906.49'
C19	150.00'	41°58'02"	109.87'	N06°35'17"W	107.43'
C21	750.00'	19°40'28"	257.54'	S52°35'28"W	256.27'
C46	3051.00'	1°00'18"	53.51'	N72°21'54"W	53.51'
C47	80.00'	87°15'47"	121.84'	S29°14'09"E	110.40'
C48	230.00'	41°58'02"	168.47'	N06°35'17"W	164.73'
C49	25.00'	94°30'23"	41.24'	S19°40'54"W	36.72'
C50	725.00'	0°03'27"	0.73'	S66°57'49"W	0.73'
C143	62.00'	60°24'14"	65.36'	S21°11'37"E	62.38'
C144	62.00'	50°31'59"	54.68'	S76°39'43"E	52.93'
C145	62.00'	54°58'51"	59.50'	N50°34'52"E	57.24'
C146	62.00'	53°39'06"	58.06'	N03°44'07"W	55.96'
C147	25.00'	80°09'09"	34.97'	S09°30'55"W	32.19'

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C148	725.00'	0°13'07"	2.77'	S49°42'03"W	2.77'
C149	725.00'	8°06'43"	102.64'	S53°51'58"W	102.56'
C150	25.00'	16°02'36"	7.00'	S65°56'37"W	6.98'
C151	25.00'	78°27'47"	34.24'	N66°48'11"W	31.62'
C152	170.00'	41°58'02"	124.52'	N06°35'17"W	121.75'
C153	120.00'	87°06'28"	182.44'	N57°56'58"E	165.37'
C154	3051.00'	1°04'48"	57.51'	N79°02'12"W	57.51'
C155	228.50'	5°36'40"	22.38'	N82°22'56"W	22.37'

LINE TABLE

LINE	BEARING	LENGTH
L9	S50°40'02"E	21.04'
L10	N38°19'40"E	25.28'
L11	N50°40'02"W	18.98'
L12	N20°53'46"W	17.79'
L13	N68°05'56"E	25.28'
L14	S20°53'46"E	17.00'
L22	N30°03'19"W	20.00'
L23	S21°13'55"E	20.00'



CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C156	171.50'	2°16'18"	6.80'	S84°03'07"E	6.80'
C157	3040.00'	8°33'40"	454.23'	N87°11'48"W	453.81'
C164	228.50'	2°28'09"	9.85'	S73°01'57"E	9.85'
C165	2949.00'	1°11'26"	61.28'	N72°23'36"W	61.28'
C166	79.50'	47°04'00"	65.31'	S83°28'41"W	63.49'
C167	107.50'	22°26'05"	42.09'	N71°09'43"E	41.82'
C168	50.00'	57°59'02"	50.60'	S53°23'15"W	48.47'
C217	63.00'	32°37'09"	35.87'	S08°05'10"W	35.38'
C218	63.00'	24°36'45"	27.06'	S36°42'07"W	26.86'
C219	61.00'	127°25'11"	135.66'	N14°42'06"W	109.38'
C220	2949.00'	1°16'19"	65.47'	N79°02'51"W	65.47'
C221	228.50'	2°29'16"	9.92'	S78°26'22"E	9.92'
C222	200.00'	5°46'20"	20.15'	N80°04'55"W	20.14'
C223	2960.00'	8°22'45"	432.89'	N87°09'27"W	432.50'
C295	60.00'	48°05'47"	50.37'	N71°40'25"E	48.90'

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C296	3070.00'	3°10'21"	169.98'	N85°51'52"W	169.96'
C315	202.00'	32°28'45"	114.51'	S07°13'52"E	112.98'
C316	60.00'	71°05'46"	74.45'	N12°04'38"E	69.77'
C325	2915.00'	5°47'01"	294.24'	N85°51'35"W	294.12'
C326	155.00'	5°46'20"	15.62'	N80°04'55"W	15.61'
C327	30.00'	101°35'29"	53.19'	N26°24'00"W	46.49'
C328	50.00'	66°31'23"	58.05'	N57°39'26"E	54.85'
C367	150.00'	41°58'02"	109.87'	N06°35'17"W	107.43'
C374	61.00'	28°48'04"	30.66'	N00°16'42"E	30.34'
C375	30.00'	54°01'43"	28.29'	N02°37'07"W	27.25'
C376	61.00'	13°37'50"	14.51'	N42°11'35"E	14.48'
C377	63.00'	9°52'46"	10.86'	S44°04'07"W	10.85'
C378	120.00'	29°07'56"	61.01'	N86°56'14"E	60.36'
C379	120.00'	12°06'12"	25.35'	N66°19'10"E	25.30'
C388	230.00'	29°28'53"	118.35'	N12°49'51"W	117.04'
C389	230.00'	12°29'09"	50.12'	N08°09'10"E	50.02'

PREPARED BY:

ETM SURVEYING & MAPPING, INC.

14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

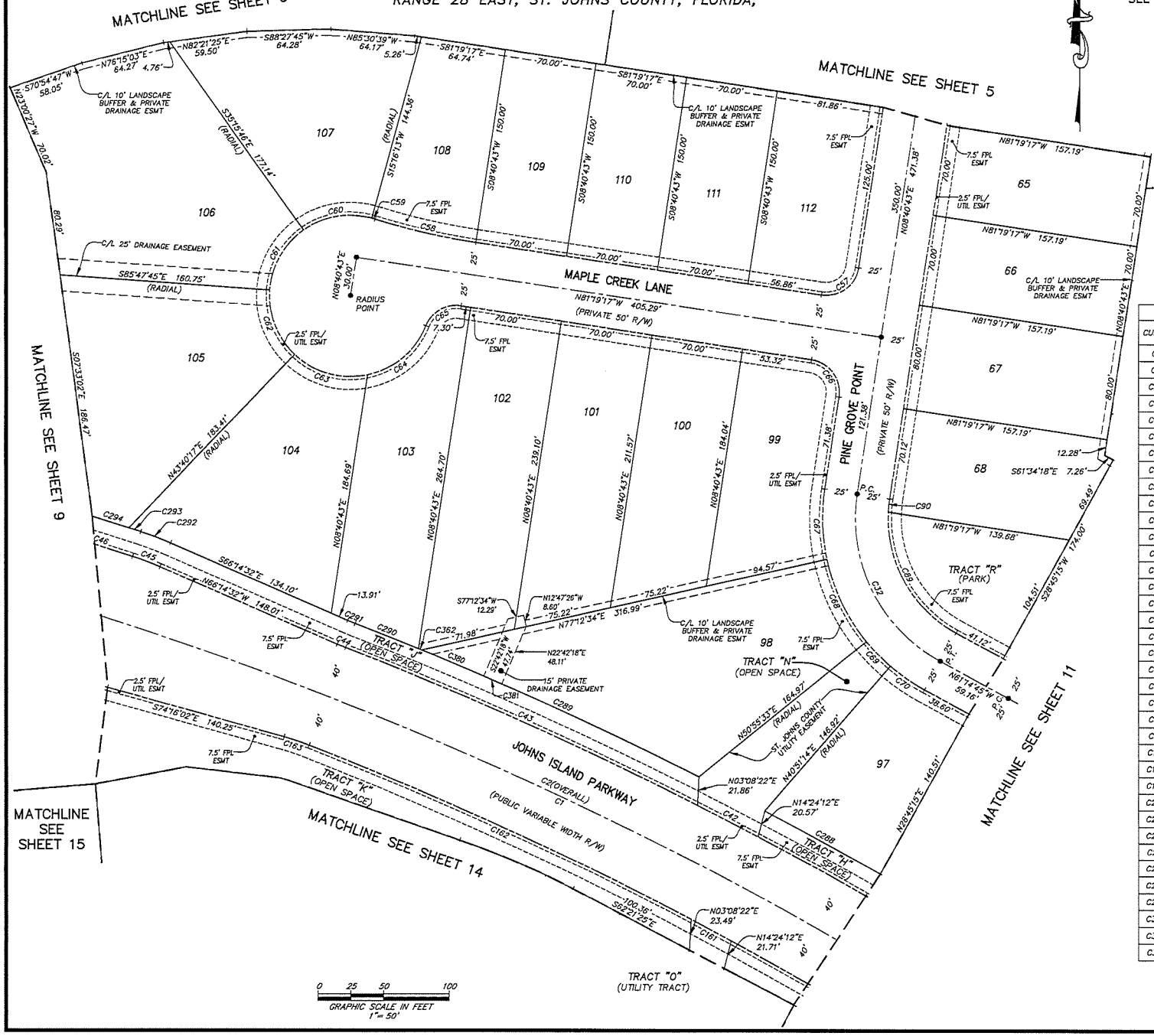
COURTNEY OAKS & COURTNEY CHASE - SILVERLEAF PARCELS 7A-7B

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

MAP BOOK PAGE

SHEET 10 OF 19 SHEETS

SEE SHEET 2 FOR NOTES



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
•	DENOTES P.C.P., STAMPED L.B.#3624,
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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
CH	CHORD DISTANCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
(NR)	NON-RADIAL
(NTB)	NON-TANGENT BEARING
C1	TABULATED CURVE DATA
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R/W	RIGHT OF WAY
C/L	CENTERLINE
M.B.	MAP BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
FPL	FLORIDA POWER & LIGHT
ESMT.	EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
— — —	MATCHLINE
③	SHEET REFERENCE NUMBER
▭	DENOTES UPLANDS WITHIN CONSERVATION EASEMENT

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	3000.00'	39°00'14"	2042.24'	N73°28'54"W	2003.03'
C2	3000.00'	21°37'29"	1132.27'	N64°47'31"W	1125.56'
C32	125.00'	69°55'28"	152.55'	S26°17'01"E	143.26'
C42	3040.00'	0°59'08"	52.29'	N62°29'13"W	52.29'
C43	3040.00'	5°33'15"	294.69'	N65°45'25"W	294.57'
C44	171.50'	2°17'29"	6.86'	S67°23'17"E	6.86'
C45	228.50'	5°37'13"	22.41'	N69°03'09"W	22.40'
C46	3051.00'	1°00'18"	53.51'	N72°21'54"W	53.51'
C57	25.00'	90°00'00"	39.27'	N53°40'43"E	35.36'
C58	500.00'	9°03'09"	79.00'	S76°47'43"E	78.92'
C59	62.00'	2°27'39"	2.66'	N73°29'58"W	2.66'
C60	62.00'	50°31'59"	54.68'	S80°00'14"W	52.93'
C61	62.00'	50°31'59"	54.68'	S29°28'15"W	52.93'
C62	62.00'	50°31'59"	54.68'	S21°03'44"E	52.93'
C63	62.00'	55°44'45"	60.32'	S74°12'06"E	57.97'
C64	62.00'	55°57'24"	60.55'	N49°56'50"E	58.17'
C65	25.00'	76°42'35"	33.47'	S60°19'25"W	31.03'
C66	25.00'	90°00'00"	39.27'	N36°19'17"W	35.36'
C67	150.00'	20°42'39"	54.22'	S01°40'37"E	53.93'
C68	150.00'	27°02'31"	70.80'	S25°33'11"E	70.14'
C69	150.00'	10°04'19"	26.37'	S44°06'37"E	26.33'
C70	150.00'	12°05'59"	31.68'	S55°11'46"E	31.62'
C89	100.00'	64°15'22"	112.15'	S29°07'04"E	106.36'
C90	100.00'	5°40'05"	9.89'	S05°50'40"W	9.89'
C161	2960.00'	0°40'23"	34.77'	N61°57'21"W	34.77'
C162	2960.00'	6°12'42"	320.91'	N65°23'53"W	320.75'
C163	200.00'	5°45'47"	20.12'	N71°23'08"W	20.11'
C288	3060.00'	1°53'18"	100.85'	N61°08'27"W	100.84'
C289	3060.00'	4°21'19"	232.60'	N65°19'23"W	232.54'
C290	3060.00'	0°58'30"	52.08'	N68°02'47"W	52.08'
C291	151.50'	2°17'29"	6.06'	S67°23'17"E	6.06'
C292	248.50'	5°37'13"	24.38'	N69°03'09"W	24.37'
C293	3071.00'	0°10'41"	9.54'	N71°57'06"W	9.54'
C294	3071.00'	0°33'07"	29.58'	N72°19'00"W	29.58'
C362	3060.00'	0°03'29"	3.10'	N67°31'47"W	3.10'
C380	3060.00'	0°57'25"	51.11'	N67°01'20"W	51.11'
C381	3060.00'	0°16'51"	15.00'	N66°24'12"W	15.00'

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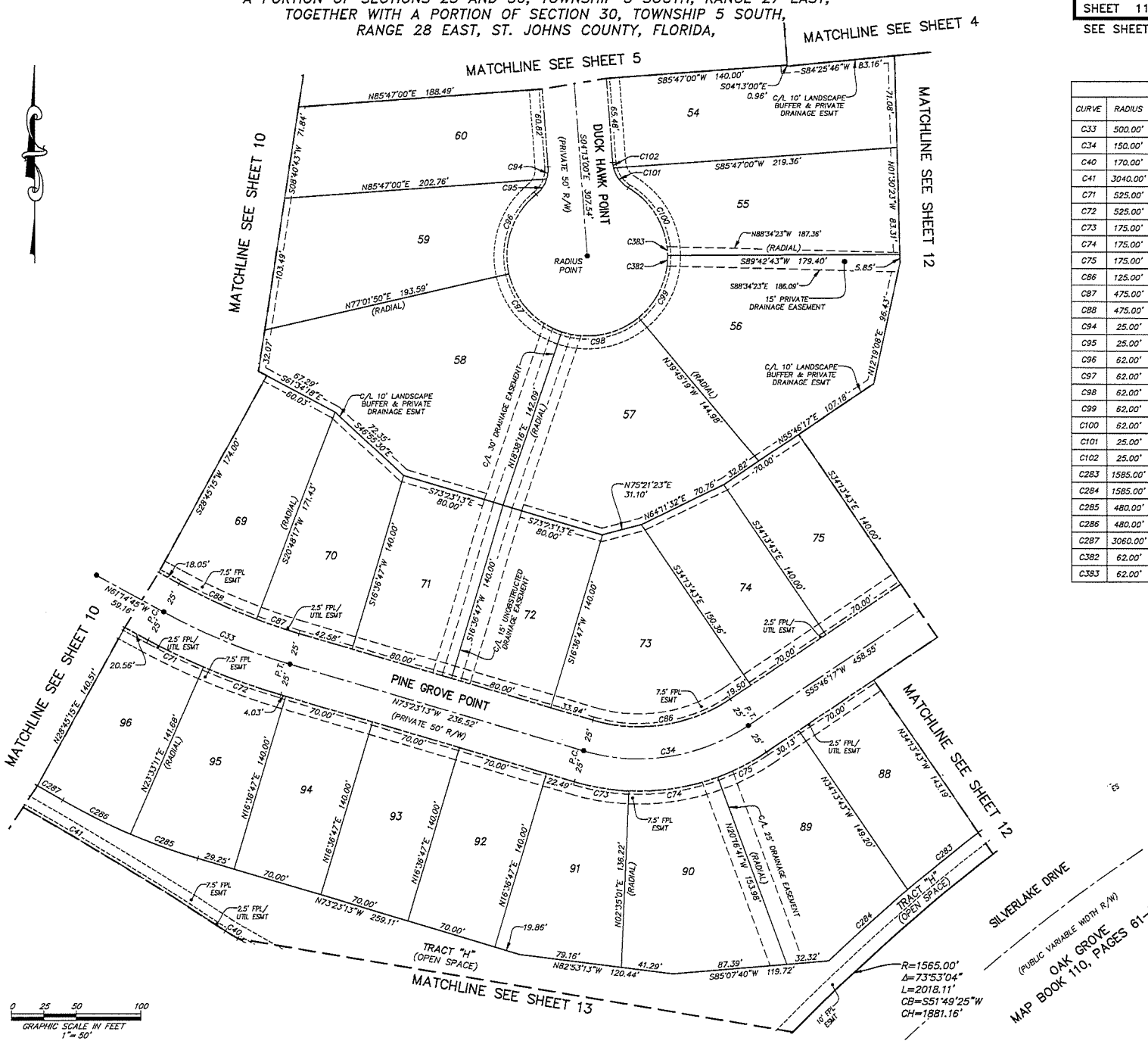
MAP BOOK PAGE

SHEET 11 OF 19 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C33	500.00'	12°08'28"	105.95'	S67°18'59"E	105.75'
C34	150.00'	50°50'30"	133.10'	N81°11'32"E	128.78'
C40	170.00'	3°50'30"	11.40'	S58°41'17"E	11.40'
C41	3040.00'	5°13'37"	277.33'	N59°22'51"W	277.23'
C71	525.00'	5°12'04"	47.66'	S63°50'47"E	47.64'
C72	525.00'	6°56'24"	63.59'	S69°55'01"E	63.55'
C73	175.00'	14°01'46"	42.85'	S80°24'06"E	42.74'
C74	175.00'	22°51'42"	69.83'	N81°09'10"E	69.36'
C75	175.00'	13°57'02"	42.61'	N62°44'48"E	42.50'
C86	125.00'	50°50'30"	110.92'	N81°11'32"E	107.32'
C87	475.00'	4°11'30"	34.75'	S71°17'28"E	34.74'
C88	475.00'	7°56'58"	65.90'	S65°13'14"E	65.85'
C94	25.00'	21°37'35"	9.44'	N06°35'47"E	9.38'
C95	25.00'	33°17'39"	14.53'	N34°03'24"E	14.32'
C96	62.00'	63°40'24"	68.90'	S18°52'02"W	65.41'
C97	62.00'	58°23'34"	63.19'	S42°09'57"E	60.49'
C98	62.00'	58°23'34"	63.19'	N79°26'29"E	60.49'
C99	62.00'	50°31'59"	54.68'	N24°58'42"E	52.93'
C100	62.00'	58°50'56"	63.68'	N29°42'45"W	60.92'
C101	25.00'	44°30'23"	19.42'	S36°53'02"E	18.93'
C102	25.00'	10°24'51"	4.54'	S09°25'25"E	4.54'
C283	1585.00'	2°32'24"	70.26'	S50°51'58"W	70.26'
C284	1585.00'	2°57'52"	82.01'	S48°06'50"W	82.00'
C285	480.00'	6°37'12"	55.46'	S70°04'37"E	55.43'
C286	480.00'	6°59'29"	58.57'	S63°16'16"E	58.54'
C287	3060.00'	0°25'17"	22.50'	N59°59'09"W	22.50'
C382	62.00'	7°22'39"	7.98'	N03°24'02"E	7.98'
C383	62.00'	6°31'19"	7.06'	N03°32'57"W	7.05'

LEGEND

⊡	DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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L.B.	LICENSED BUSINESS
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
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(NTB)	NON-TANGENT BEARING
CT	TABULATED CURVE DATA
LT	TABULATED LINE DATA
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PG.	PAGE
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RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,

MAP BOOK PAGE

SHEET 12 OF 19 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C35	1565.00'	49°16'01"	1345.69'	S64°07'57"W	1304.62'
C76	500.00'	1°26'01"	12.51'	S56°29'18"W	12.51'
C77	500.00'	7°37'08"	66.49'	S61°00'52"W	66.44'
C78	62.00'	6°00'40"	6.50'	N61°49'06"E	6.50'
C79	62.00'	50°14'59"	54.38'	N33°41'17"E	52.85'
C80	62.00'	58°53'17"	63.72'	N20°52'51"W	60.96'
C81	62.00'	28°01'20"	30.32'	N64°20'10"W	30.02'
C82	62.00'	44°49'13"	48.50'	S79°14'34"W	47.27'
C83	62.00'	77°46'15"	84.16'	S17°56'50"W	77.84'
C84	25.00'	63°42'48"	27.80'	N10°55'06"E	26.39'
C85	25.00'	12°59'47"	5.67'	N49°16'24"E	5.66'
C277	1585.00'	6°27'35"	178.70'	S67°56'59"W	178.61'
C278	1585.00'	2°29'27"	68.91'	S63°28'27"W	68.90'
C279	1585.00'	2°29'45"	69.04'	S60°58'51"W	69.04'
C280	1585.00'	2°32'00"	70.08'	S58°27'59"W	70.08'
C281	1585.00'	2°31'50"	70.01'	S55°56'03"W	70.00'
C282	1585.00'	2°31'58"	70.07'	S53°24'09"W	70.06'

LEGEND

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0 25 50 100
GRAPHIC SCALE IN FEET
1"= 50'

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SHEET 13 OF 19 SHEETS

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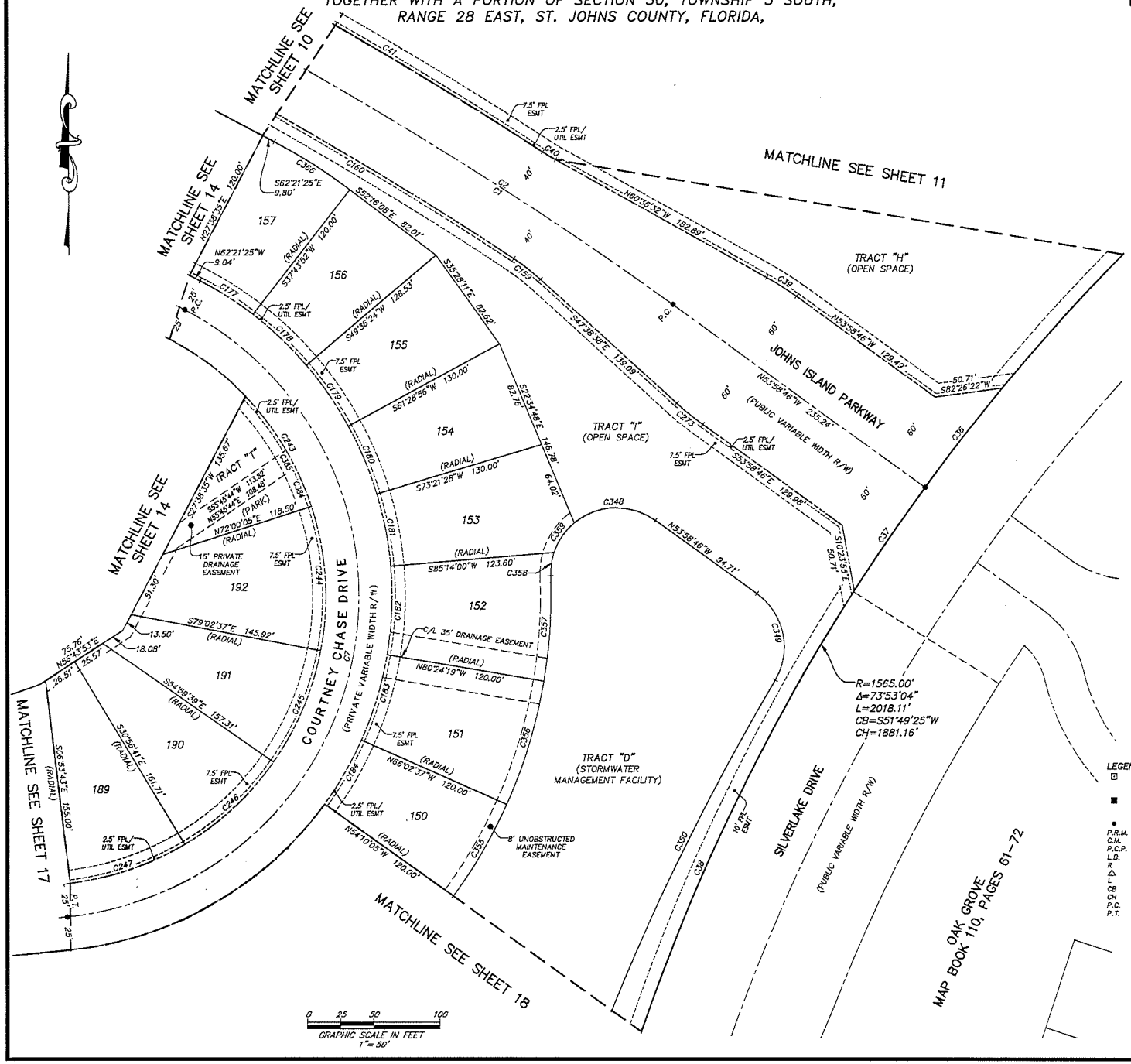

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	3000.00'	39°00'14"	2042.24'	N73°28'54"W	2003.03'
C2	3000.00'	21°37'29"	1132.27'	N64°47'31"W	1125.56'
C7	245.00'	146°41'18"	627.25'	N10°59'14"E	469.44'
C36	1565.00'	3°28'43"	95.02'	S37°45'35"W	95.00'
C37	1565.00'	3°28'43"	95.02'	S34°16'52"W	95.00'
C38	1565.00'	17°39'38"	482.39'	S23°42'42"W	480.48'
C39	231.50'	6°37'46"	26.79'	N57°17'39"W	26.77'
C40	170.00'	3°50'30"	11.40'	S58°41'17"E	11.40'
C41	3040.00'	5°13'37"	277.33'	N59°22'51"W	277.23'
C159	170.00'	8°36'55"	25.56'	N51°57'06"W	25.54'
C160	2960.00'	5°21'36"	276.91'	N58°56'21"W	276.81'
C177	270.00'	10°05'17"	47.54'	N57°18'46"W	47.48'
C178	270.00'	11°52'32"	55.96'	N46°19'52"W	55.86'
C179	270.00'	11°52'32"	55.96'	N34°27'20"W	55.86'
C180	270.00'	11°52'32"	55.96'	N22°34'48"W	55.86'
C181	270.00'	11°52'32"	55.96'	N10°42'16"W	55.86'
C182	270.00'	14°21'41"	67.68'	N02°24'51"E	67.50'
C183	270.00'	14°21'41"	67.68'	N16°46'32"E	67.50'
C184	270.00'	11°52'32"	55.96'	N29°53'39"E	55.86'
C243	220.00'	25°32'25"	98.07'	N30°46'07"W	97.26'
C244	220.00'	28°57'18"	111.18'	N03°31'16"W	110.00'
C245	220.00'	24°02'58"	92.34'	N22°58'52"E	91.67'
C246	220.00'	24°02'58"	92.34'	N47°01'50"E	91.67'
C247	220.00'	24°02'58"	92.34'	N71°04'48"E	91.67'
C273	230.00'	6°20'08"	25.43'	S50°48'42"E	25.42'
C348	50.00'	75°35'17"	65.96'	S88°13'35"W	61.28'
C349	50.00'	84°29'45"	73.74'	N11°43'54"W	67.23'
C350	1910.00'	8°29'23"	283.02'	S26°16'17"W	282.76'
C355	390.00'	11°52'32"	80.83'	S29°53'39"W	80.69'
C356	390.00'	14°21'41"	97.76'	S16°46'32"W	97.50'
C357	390.00'	11°47'48"	80.30'	S03°41'48"W	80.15'
C358	50.00'	20°37'39"	18.00'	S08°06'43"W	17.90'
C359	50.00'	32°00'24"	27.93'	S34°25'45"W	27.57'
C366	390.00'	9°58'31"	67.90'	S57°15'23"W	67.81'
C384	220.00'	8°16'06"	31.75'	N22°07'58"W	31.72'
C385	220.00'	3°55'44"	15.09'	N28°13'53"W	15.08'

LEGEND

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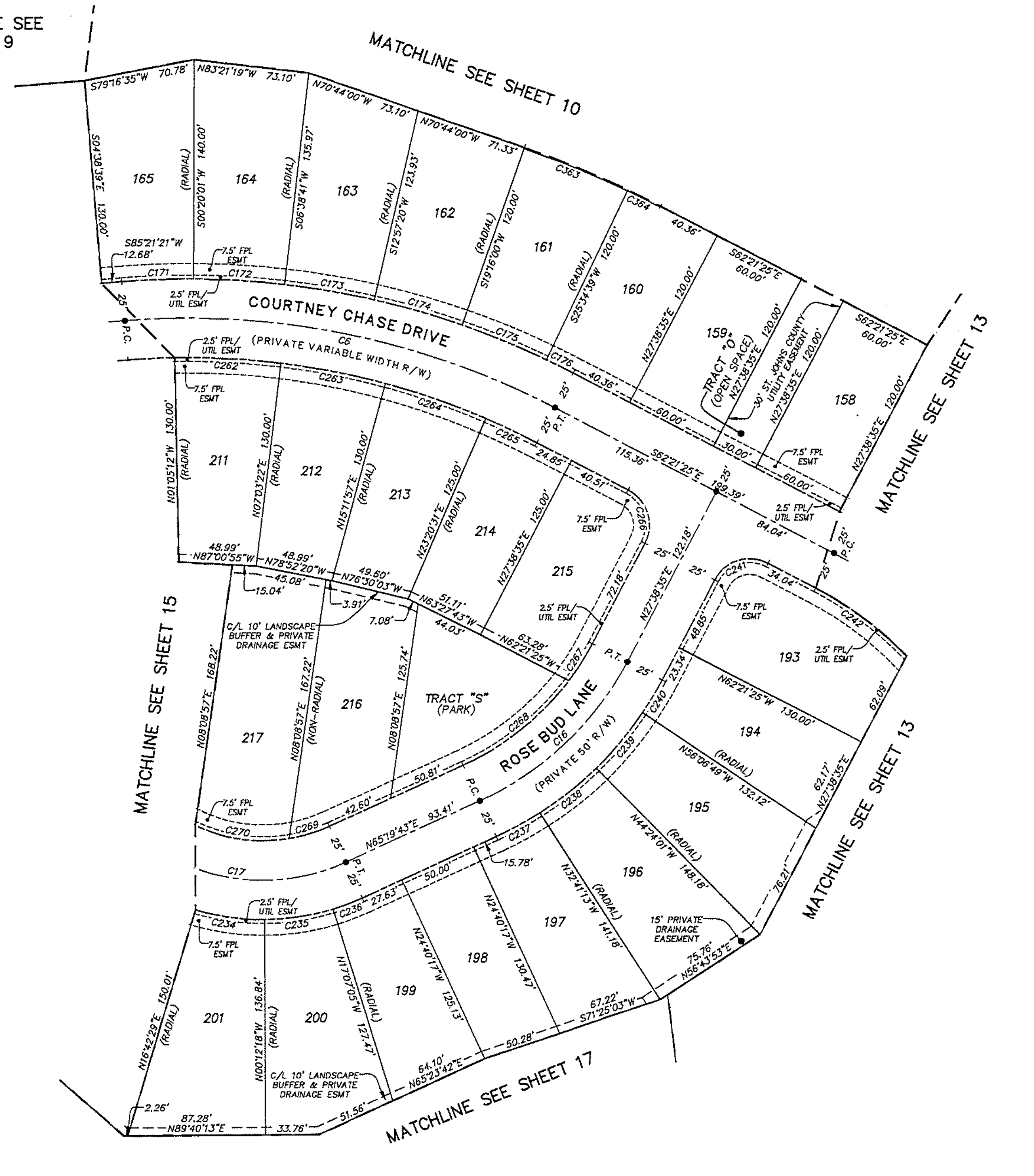

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C6	500.00'	32°17'14"	281.76'	N78°30'02"W	278.05'
C16	200.00'	37°41'07"	131.55'	N46°29'09"E	129.19'
C17	125.00'	65°38'30"	143.21'	S81°51'03"E	135.50'
C171	525.00'	4°58'40"	45.61'	S87°50'41"W	45.60'
C172	525.00'	6°18'40"	57.83'	N86°30'39"W	57.80'
C173	525.00'	6°18'40"	57.83'	N80°11'59"W	57.80'
C174	525.00'	6°18'40"	57.83'	N73°53'20"W	57.80'
C175	525.00'	6°18'40"	57.83'	N67°34'40"W	57.80'
C176	525.00'	2°03'56"	18.93'	N63°23'23"W	18.93'
C234	150.00'	16°54'47"	44.28'	S81°44'55"E	44.12'
C235	150.00'	16°54'47"	44.28'	N81°20'18"E	44.12'
C236	150.00'	7°33'12"	19.77'	N69°06'19"E	19.76'
C237	225.00'	8°00'56"	31.48'	N61°19'15"E	31.45'
C238	225.00'	11°42'48"	46.00'	N51°27'23"E	45.92'
C239	225.00'	11°42'48"	46.00'	N39°44'35"E	45.92'
C240	225.00'	6°14'35"	24.52'	N30°45'53"E	24.50'
C241	25.00'	90°00'00"	39.27'	S72°38'35"W	35.36'
C242	220.00'	18°49'05"	72.26'	N52°56'52"W	71.93'
C262	475.00'	8°08'34"	67.51'	N87°00'55"W	67.45'
C263	475.00'	8°08'34"	67.51'	N78°52'20"W	67.45'
C264	475.00'	8°08'34"	67.51'	N70°43'46"W	67.45'
C265	475.00'	4°18'04"	35.66'	N64°30'27"W	35.65'
C266	25.00'	90°00'00"	39.27'	N17°21'25"W	35.36'
C267	175.00'	9°08'46"	27.94'	N32°12'58"E	27.91'
C268	175.00'	28°32'21"	87.17'	N51°03'32"E	86.27'
C269	100.00'	15°21'47"	26.81'	N73°00'36"E	26.73'
C270	100.00'	34°54'55"	60.94'	S81°51'03"E	60.00'
C363	645.00'	6°18'40"	71.05'	N67°34'40"W	71.01'
C364	645.00'	2°03'56"	23.25'	N63°23'23"W	23.25'

LEGEND

- ⊡ DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- R RADIUS
- △ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- (NR) NON-RADIAL
- (NTB) NON-TANGENT BEARING
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- PG. PAGE
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- ESMT. EASEMENT
- NAVD NORTH AMERICAN VERTICAL DATUM
- — — — MATCHLINE
- ③ SHEET REFERENCE NUMBER
- ▒ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT

0 25 50 100
GRAPHIC SCALE IN FEET
1" = 50'

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

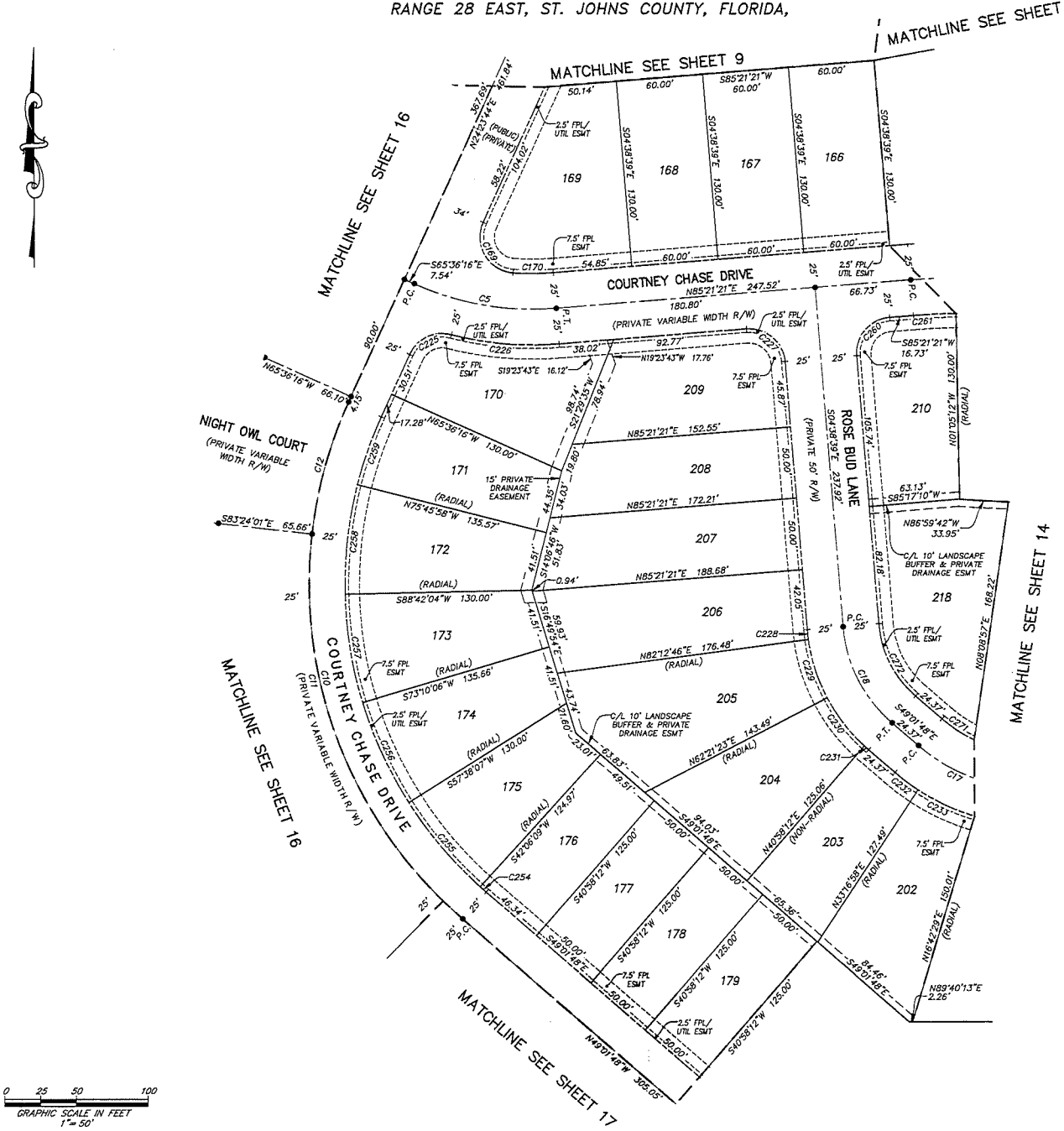
COURTNEY OAKS & COURTNEY CHASE - SILVERLEAF PARCELS 7A-7B

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

MAP BOOK PAGE

SHEET 15 OF 19 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	200.00'	29°02'23"	101.37'	S80°07'27"E	100.29'
C10	310.00'	73°25'32"	397.27'	S12°19'02"E	370.64'
C11	310.00'	55°37'47"	300.99'	S21°12'54"E	289.30'
C12	310.00'	17°47'45"	96.28'	S15°29'52"W	95.90'
C17	125.00'	65°38'30"	143.21'	S81°51'03"E	135.50'
C18	100.00'	44°23'09"	77.47'	S26°50'13"E	75.55'
C169	25.00'	109°51'40"	47.94'	S30°32'06"E	40.92'
C170	175.00'	9°10'43"	28.03'	N89°56'43"E	28.00'
C225	25.00'	80°13'16"	35.00'	S64°30'23"W	32.21'
C226	225.00'	19°15'39"	75.64'	S85°00'49"E	75.28'
C227	25.00'	90°00'00"	39.27'	N49°38'39"W	35.36'
C228	125.00'	3°08'36"	6.86'	S06°12'56"E	6.86'
C229	125.00'	19°51'23"	43.32'	S17°42'56"E	43.10'
C230	125.00'	19°36'41"	42.79'	S37°26'58"E	42.58'
C231	125.00'	1°46'29"	3.87'	S48°08'33"E	3.87'
C232	150.00'	7°41'14"	20.13'	S52°52'25"E	20.11'
C233	150.00'	16°34'30"	43.39'	S65°00'17"E	43.24'
C254	285.00'	1°07'57"	5.63'	S48°27'49"E	5.63'
C255	285.00'	15°31'58"	77.26'	S40°07'52"E	77.03'
C256	285.00'	15°31'58"	77.26'	S24°35'54"E	77.03'
C257	285.00'	15°31'58"	77.26'	S09°03'55"E	77.03'
C258	285.00'	15°31'58"	77.26'	S06°28'03"W	77.03'
C259	285.00'	10°09'42"	50.55'	S19°18'53"W	50.48'
C260	25.00'	90°00'00"	39.27'	S40°21'21"W	35.36'
C261	475.00'	3°33'27"	29.49'	S87°08'05"W	29.49'
C271	100.00'	15°21'47"	26.81'	S56°42'41"E	26.73'
C272	75.00'	44°23'09"	58.10'	S26°50'13"E	56.66'

LEGEND

⊡	DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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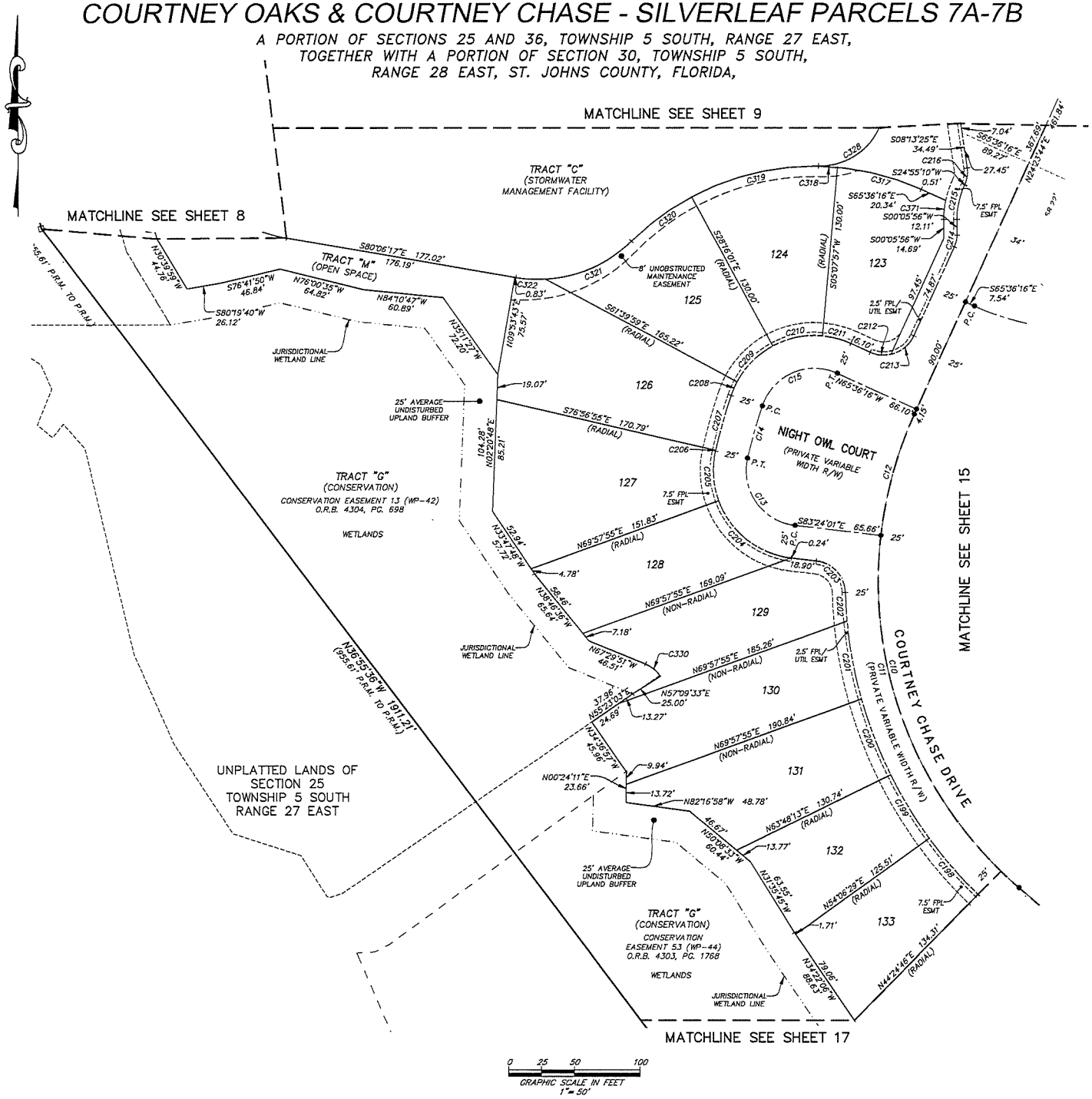
MAP BOOK PAGE

SHEET 16 OF 19 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C10	310.00'	73°25'32"	397.27'	S12°19'02"E	370.64'
C11	310.00'	55°37'47"	300.99'	S21°12'54"E	289.30'
C12	310.00'	17°47'45"	96.28'	S15°29'52"W	95.90'
C13	42.00'	96°22'46"	70.65'	S35°12'38"E	62.61'
C14	420.00'	5°40'11"	41.56'	S15°48'50"W	41.54'
C15	42.00'	95°44'49"	70.19'	S66°31'20"W	62.30'
C198	335.00'	9°41'43"	56.69'	S40°44'22"E	56.62'
C199	335.00'	9°41'43"	56.69'	S31°02'39"E	56.62'
C200	335.00'	10°36'16"	62.00'	S20°53'39"E	61.91'
C201	335.00'	10°25'25"	60.95'	S10°22'48"E	60.86'
C202	335.00'	3°47'04"	22.13'	S03°16'33"E	22.12'
C203	25.00'	82°00'59"	35.79'	N42°23'31"W	32.81'
C204	67.00'	63°21'56"	74.10'	S51°43'03"E	70.38'
C205	67.00'	33°00'50"	38.61'	S03°31'40"E	38.07'
C206	445.00'	0°04'20"	0.56'	S13°00'55"W	0.56'
C207	445.00'	5°35'51"	43.47'	S15°51'00"W	43.46'
C208	67.00'	9°41'05"	11.33'	S23°29'28"W	11.31'
C209	67.00'	33°23'58"	39.06'	S45°02'00"W	38.51'
C210	67.00'	33°23'58"	39.06'	S78°25'58"W	38.51'
C211	67.00'	19°15'47"	22.53'	N75°14'09"W	22.42'
C212	25.00'	36°52'12"	16.09'	S84°02'21"E	15.81'
C213	25.00'	53°07'48"	23.18'	N50°57'39"E	22.36'
C214	22.00'	24°17'49"	9.33'	N12°14'50"E	9.26'
C215	63.00'	24°49'15"	27.29'	S12°30'33"W	27.08'
C216	22.00'	33°08'35"	12.73'	N08°20'53"E	12.55'
C317	197.00'	19°15'47"	66.23'	N75°14'09"W	65.92'
C318	197.00'	4°12'50"	14.49'	N86°58'28"W	14.49'
C319	197.00'	29°11'08"	100.35'	S76°19'33"W	99.27'
C320	197.00'	16°43'11"	57.49'	S53°22'24"W	57.28'
C321	100.00'	41°48'02"	72.96'	N65°54'50"E	71.35'
C322	100.00'	13°04'53"	22.83'	S86°38'43"E	22.78'
C328	50.00'	66°31'23"	58.05'	N57°39'26"E	54.85'
C330	25.00'	34°39'24"	15.12'	N50°10'09"W	14.89'
C371	73.00'	11°44'02"	14.95'	S05°57'57"W	14.92'

LEGEND

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14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
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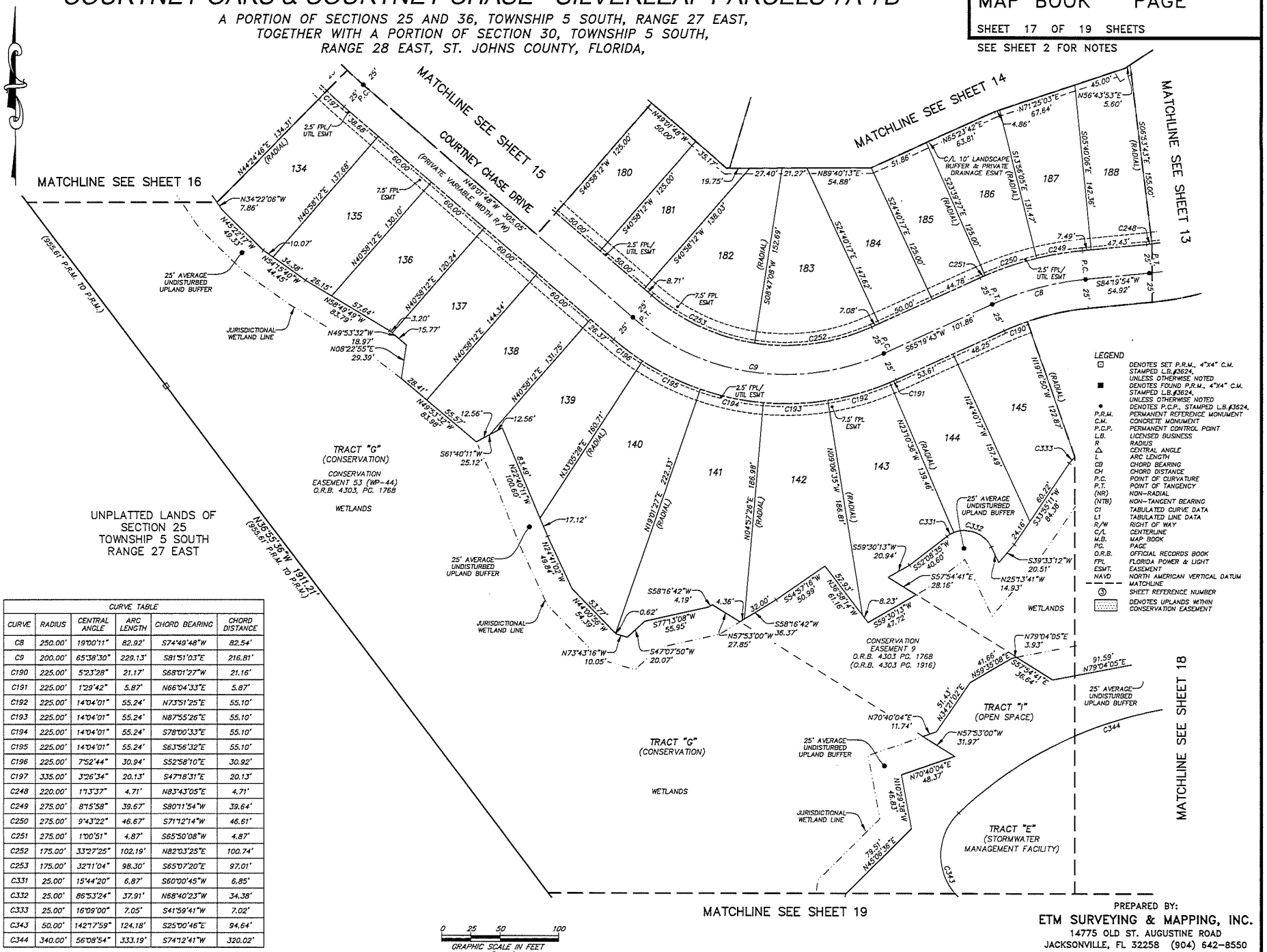
MAP BOOK PAGE

SHEET 17 OF 19 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C8	250.00'	19°00'11"	82.92'	S74°49'48"W	82.54'
C9	200.00'	65°38'30"	228.13'	S81°51'03"E	216.81'
C190	225.00'	5°23'28"	21.17'	S68°01'27"W	21.16'
C191	225.00'	1°29'42"	5.87'	N66°04'33"E	5.87'
C192	225.00'	14°04'01"	55.24'	N73°51'25"E	55.10'
C193	225.00'	14°04'01"	55.24'	N87°55'26"E	55.10'
C194	225.00'	14°04'01"	55.24'	S78°00'33"E	55.10'
C195	225.00'	14°04'01"	55.24'	S63°56'32"E	55.10'
C196	225.00'	7°52'44"	30.94'	S52°58'10"E	30.92'
C197	335.00'	3°26'34"	20.13'	S47°18'31"E	20.13'
C248	220.00'	1°13'37"	4.71'	N83°43'05"E	4.71'
C249	275.00'	8°15'58"	39.67'	S80°11'54"W	39.64'
C250	275.00'	9°43'22"	46.67'	S71°12'14"W	46.61'
C251	275.00'	1°00'51"	4.87'	S65°50'08"W	4.87'
C252	175.00'	33°27'25"	102.19'	N82°03'25"E	100.74'
C253	175.00'	32°11'04"	98.30'	S65°07'20"E	97.01'
C331	25.00'	15°44'20"	6.87'	S60°00'45"W	6.85'
C332	25.00'	86°53'24"	37.91'	N68°40'23"W	34.38'
C333	25.00'	16°09'00"	7.05'	S41°59'41"W	7.02'
C343	50.00'	142°17'59"	124.18'	S25°00'46"E	94.64'
C344	340.00'	56°08'54"	333.19'	S74°12'41"W	320.02'

LEGEND

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SHEET 18 OF 19 SHEETS

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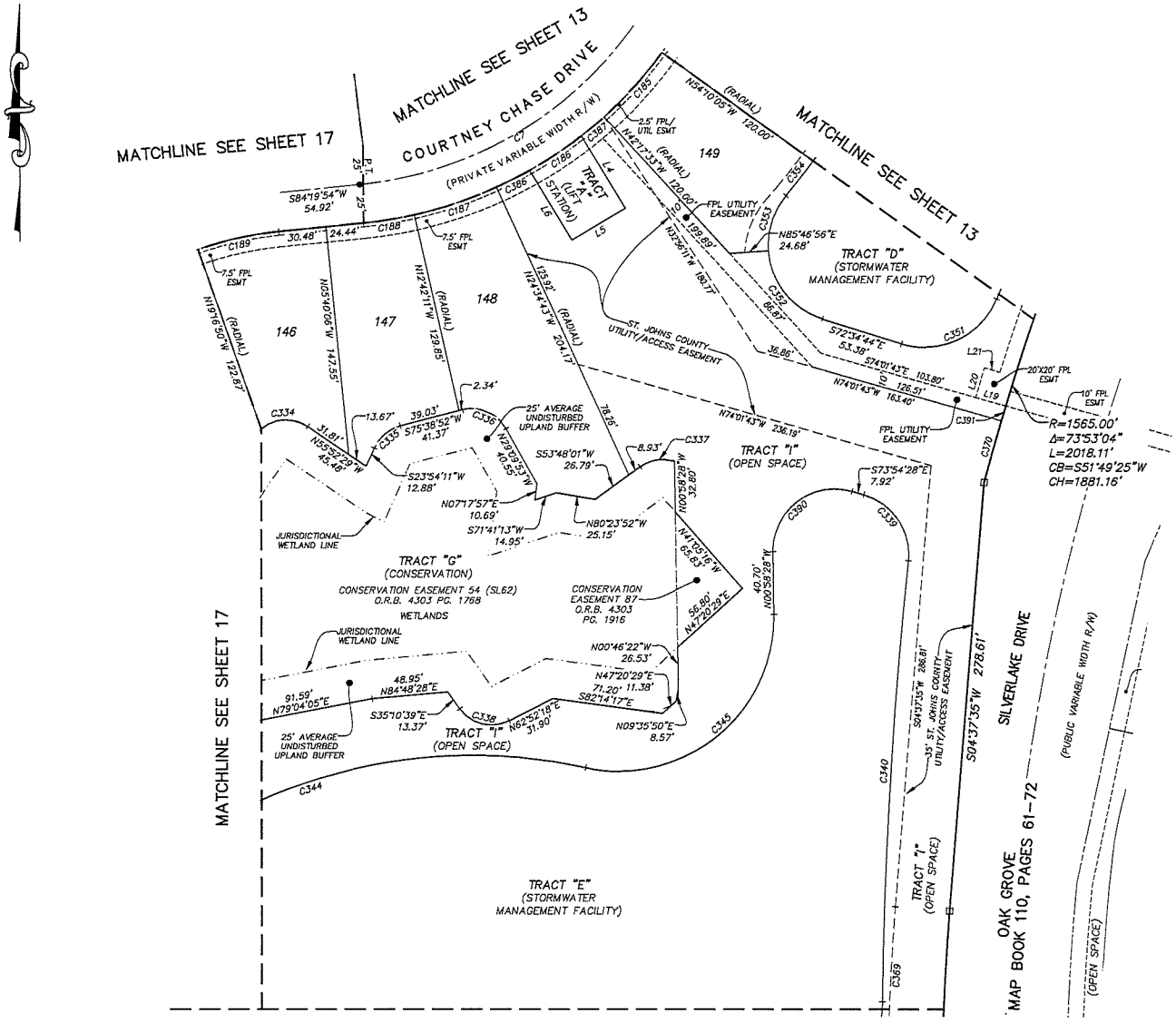

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	245.00'	146°41'18"	627.25'	N10°59'14"E	469.44'
C185	270.00'	11°52'32"	55.96'	N41°46'11"E	55.86'
C186	270.00'	8°30'25"	40.09'	N56°03'24"E	40.05'
C187	270.00'	11°52'32"	55.96'	N71°21'33"E	55.86'
C188	270.00'	7°02'04"	33.15'	N80°48'51"E	33.13'
C189	225.00'	13°36'43"	53.45'	S77°31'32"W	53.33'
C334	25.00'	74°03'20"	32.31'	S87°05'51"W	30.11'
C335	25.00'	51°44'41"	22.58'	S49°46'32"W	21.82'
C336	25.00'	75°11'15"	32.81'	N66°45'31"W	30.50'
C337	25.39'	52°07'40"	23.10'	S80°32'08"W	22.31'
C338	25.00'	81°57'03"	35.76'	S76°09'10"E	32.79'
C339	40.00'	79°53'40"	55.78'	N33°57'38"W	51.37'
C340	3190.00'	5°08'44"	286.49'	S03°24'50"W	286.39'
C344	340.00'	56°08'54"	333.19'	S74°12'41"W	320.02'
C345	100.00'	103°15'35"	180.22'	N50°39'20"E	156.80'
C351	50.00'	85°23'41"	74.52'	N64°43'25"E	67.81'
C352	50.00'	68°21'40"	59.66'	S38°23'54"E	56.18'
C353	50.00'	44°14'49"	38.61'	S17°54'20"W	37.66'
C354	390.00'	4°11'50"	28.57'	S37°55'50"W	28.56'
C369	1575.00'	14°26'05"	396.80'	S02°35'28"E	395.75'
C370	1565.00'	1°30'24"	41.16'	S15°38'05"W	41.15'
C386	270.00'	5°06'41"	24.09'	N52°51'57"E	24.08'
C387	270.01'	4°05'44"	19.30'	N49°45'19"E	19.30'
C390	40.00'	107°04'00"	74.75'	S52°33'32"W	64.34'

LINE TABLE		
LINE	BEARING	LENGTH
L4	N31°01'42"W	54.74'
L5	N58°58'18"E	40.00'
L6	S31°01'42"E	52.70'
L19	N74°01'43"W	20.00'
L20	N15°58'17"E	20.00'
L21	S74°01'43"E	10.40'

LEGEND

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P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
(NR)	NON-RADIAL
(NTB)	NON-TANGENT BEARING
C1	TABULATED CURVE DATA
L1	TABULATED LINE DATA
R/W	RIGHT OF WAY
C/L	CENTERLINE
M.B.	MAP BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
FPL	FLORIDA POWER & LIGHT
ESMT.	EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
— — —	MATCHLINE
③	SHEET REFERENCE NUMBER
▨	DENOTES UPLANDS WITHIN CONSERVATION EASEMENT

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

COURTNEY OAKS & COURTNEY CHASE - SILVERLEAF PARCELS 7A-7B

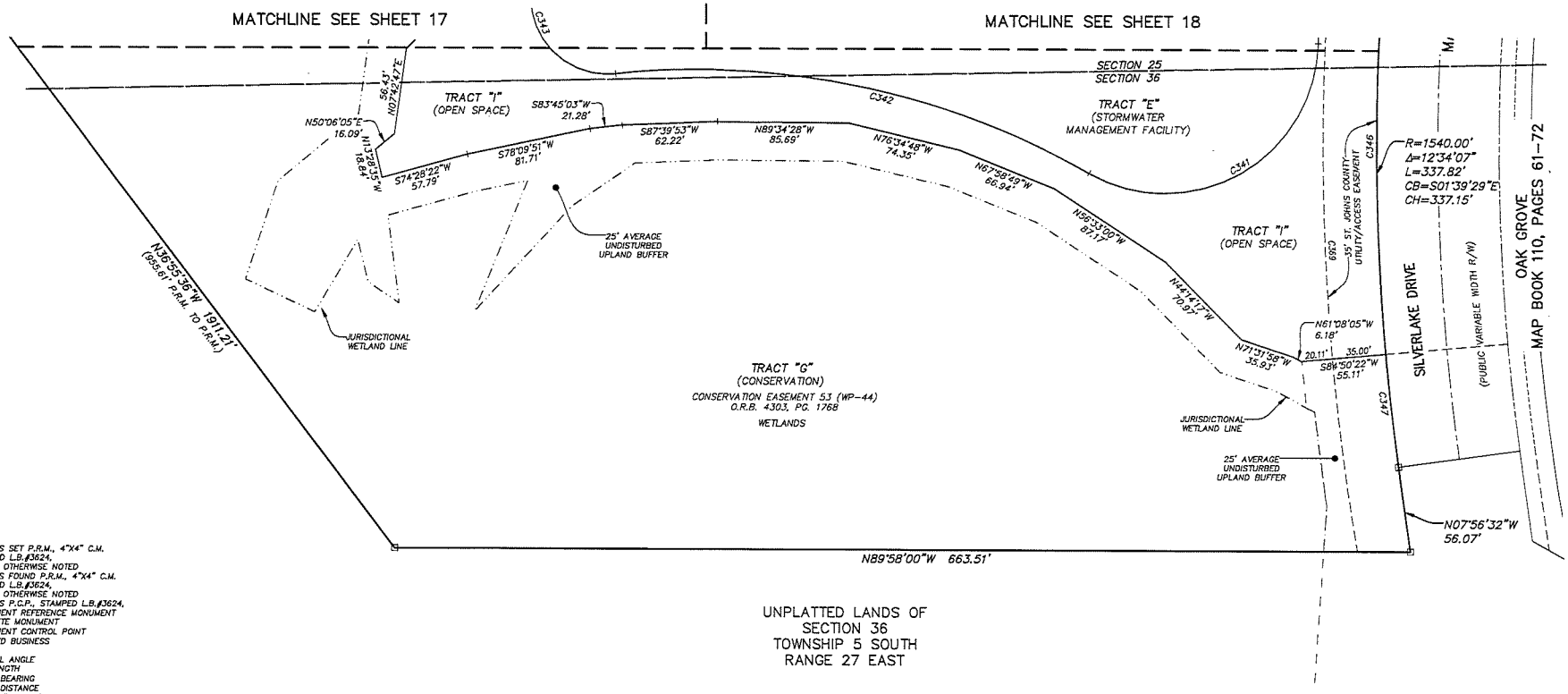
A PORTION OF SECTIONS 25 AND 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST,
TOGETHER WITH A PORTION OF SECTION 30, TOWNSHIP 5 SOUTH,
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,

MAP BOOK PAGE

SHEET 19 OF 19 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C341	100.00'	118°44'08"	207.23'	N60°12'32"E	172.09'
C342	515.00'	35°44'21"	321.24'	N78°17'35"W	316.06'
C343	50.00'	142°17'59"	124.18'	S25°00'46"E	94.64'
C346	1540.00'	9°47'13"	263.06'	S00°16'02"E	262.74'
C347	1540.00'	2°46'54"	74.77'	S06°33'05"E	74.76'
C369	1575.00'	14°26'05"	396.80'	S02°35'28"E	395.75'



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
•	DENOTES P.C.P., STAMPED L.B.#3624,
P.R.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
CH	CHORD DISTANCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
(NR)	NON-RADIAL
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0 25 50 100
GRAPHIC SCALE IN FEET
1" = 50'

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