

**RESOLUTION NO. 2021-523**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**RIVER LANDING AT NOCATEE PHASE 2**

**WHEREAS, HYDRY COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER,** has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as River Landing at Nocatee Phase 2.

**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 \$1,128,161.00 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$219,791.00 is required for maintenance.

**Section 4.** The approval and acceptance described in Section 1 shall not take effect until the Clerk has received a title opinion, certificate, or policy pertaining to the real property that is the subject of the aforementioned subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

**Section 5.** The Clerk is instructed to file and record the consent and joinder(s) to the plat executed by all mortgagees identified in the title opinion or certificate of the title in Section 4.

**Section 6.** The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

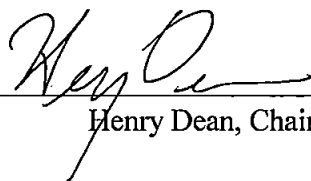
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval shall

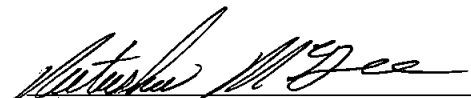
automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 21 day of December, 2021.

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

BY:   
Henry Dean, Chair

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

  
Deputy Clerk

RENDITION DATE 12-22-2021



# RIVER LANDING AT NOCATEE PHASE 2

A PORTION OF SECTION 41 OF THE FRANCIS X. SANCHEZ GRANT, SECTION 48 OF THE THOMAS FITCH GRANT, SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 67 OF THE SABATE OR DECALA GRANT, SECTION 68 OF THE SABATE OR SANCHEZ GRANT, AND SECTION 69 OF THE SABATE OR FITCH GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 1 OF 9 SHEETS

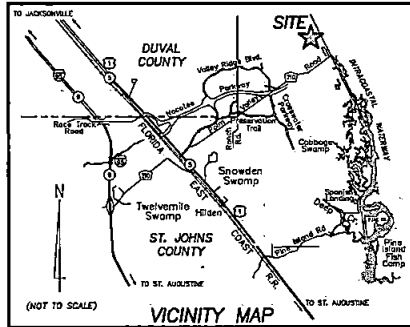
SEE SHEET 2 FOR NOTES

## CAPTION

A portion of Section 41 of the Francis X. Sanchez Grant, Section 48 of the Thomas Fitch Grant, Section 49 of the Pedro R. Decala Grant, Section 67 of the Sabate or Decala Grant and Section 68 of the Sabate or Sanchez Grant, all lying in Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For said Point of Beginning, commence at the Northerly most corner of Twenty Mile at Nocatee Phase 5C, a plot recorded in Map Book 92, pages 46 through 56, of the Public Records of St. Johns County, Florida; thence North 23°32'02" East, along the Northerly line of Conservation Area 2, as described and recorded in Official Records Book 4426, page 1853 of said Public Records, 427.46 feet; thence North 42°46'52" East, continuing along said Northerly line and its Northeastery prolongation, 521.04 feet; thence North 81°27'40" East, 1041.17 feet to a point lying on the Westerly right of way line of Intracoastal Waterway, a 500 foot right of way as depicted on the plot of Florida East Coast Canal, recorded in Map Book 4, page 88, of said Public Records; thence South 11°58'44" East, along said Westerly right of way line, 6.74 feet; thence South 26°22'22" East, continuing along said Westerly right of way line, 1732.35 feet; thence South 63°38'41" West, departing said Westerly right of way line, 189.22 feet; thence South 13°46'34" West, 32.01 feet; thence South 21°10'30" West, 53.61 feet; thence South 44°40'31" West, 73.04 feet; thence North 31°43'10" West, 25.72 feet; thence North 26°21'19" West, 52.11 feet; thence South 63°38'41" West, 110.27 feet; thence South 27°29'49" East, 15.01 feet; thence South 29°02'34" East, 41.85 feet; thence South 34°12'08" East, 58.03 feet; thence South 57°37'40" West, 13.19 feet; thence South 60°57'02" West, 42.55 feet; thence South 63°38'41" West, 97.52 feet; thence Due West, 1718.63 feet to a point lying on the Easterly line of Twenty Mile at Nocatee Phase 5C, a plot recorded in Map Book 92, pages 46 through 56 of said Public Records; thence North 03°24'39" West, along said Easterly line, 1006.87 feet to the Point of Beginning.

Containing 77.58 acres, more or less.



## 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

## CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 3608, Page 3, 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:

Witness \_\_\_\_\_

Printed Name \_\_\_\_\_

Witness \_\_\_\_\_

Printed Name \_\_\_\_\_

U.S. BANK NATIONAL ASSOCIATION  
a national banking association, as Trustee

By: Tolomato Community Development District, a local unit of special purpose Government established pursuant to Chapter 190, Florida Statutes, as authorized agent

By: Richard T. Roy  
Chair

## STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_ 2021, by Richard T. Roy, the Chair of the Tolomato Community Development District, a local unit of special purpose Government established pursuant to Chapter 190, Florida Statutes, as authorized agent of U.S. Bank National Association, a national banking association, on behalf of the bank.

Notary Public, State of Florida at Large

Printed Name \_\_\_\_\_

My Commission Expires \_\_\_\_\_

Commission Number \_\_\_\_\_

## CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of River Landing at Nocatee Phase 2 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 River Landing at Nocatee Phase 2 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 River Landing at Nocatee Phase 2 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. Potty, 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.

Cal 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 Hydry Company, LLC, a Delaware limited liability company, ("Owner"), is the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as RIVER LANDING AT NOCATEE PHASE 2, and that they have 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.

All road right of ways, Tracts "U" and "X" (Conservation, Upland Preservation, Upland Buffer), Tracts "F", "H", and "I" (Common Area) and Tract "G" (Stormwater Management Facility) 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 multi-level services taxing unit, community development district, or other such entity or 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, 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, 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-exclusive 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.

The Owner hereby irrevocably and without reservation dedicates to JEA, its successors and assigns, easements over, upon, and under all private road rights of way designated hereon, for its non-exclusive use in connection with the installation, maintenance, and use of JEA utilities, together with the right of JEA, its successors and assigns, of ingress and egress to and over said private road rights of way designated 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.

Those easements designated as "JEA-EE" are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

Those easements designated as "JEA-E" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system and for meters associated with water and/or sewer utilities; provided however, that no parallel utilities may be installed within said easements.

Those easements designated as "2.5' Access Easements" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with providing access to its underground electrical system and for meters associated with water/sewer utilities.

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: HYDRY COMPANY, LLC  
a Delaware limited liability company.

Witness \_\_\_\_\_

Print Name \_\_\_\_\_

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me, by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_ 2021, by \_\_\_\_\_ of Hydry Company, LLC, a Delaware limited liability company, on behalf of the company, who [ ] is personally known to me or who [ ] has produced \_\_\_\_\_ as identification.

Notary Public, State of Florida at Large

Printed Name \_\_\_\_\_

My Commission expires \_\_\_\_\_

Commission Number \_\_\_\_\_

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

# RIVER LANDING AT NOCATEE PHASE 2

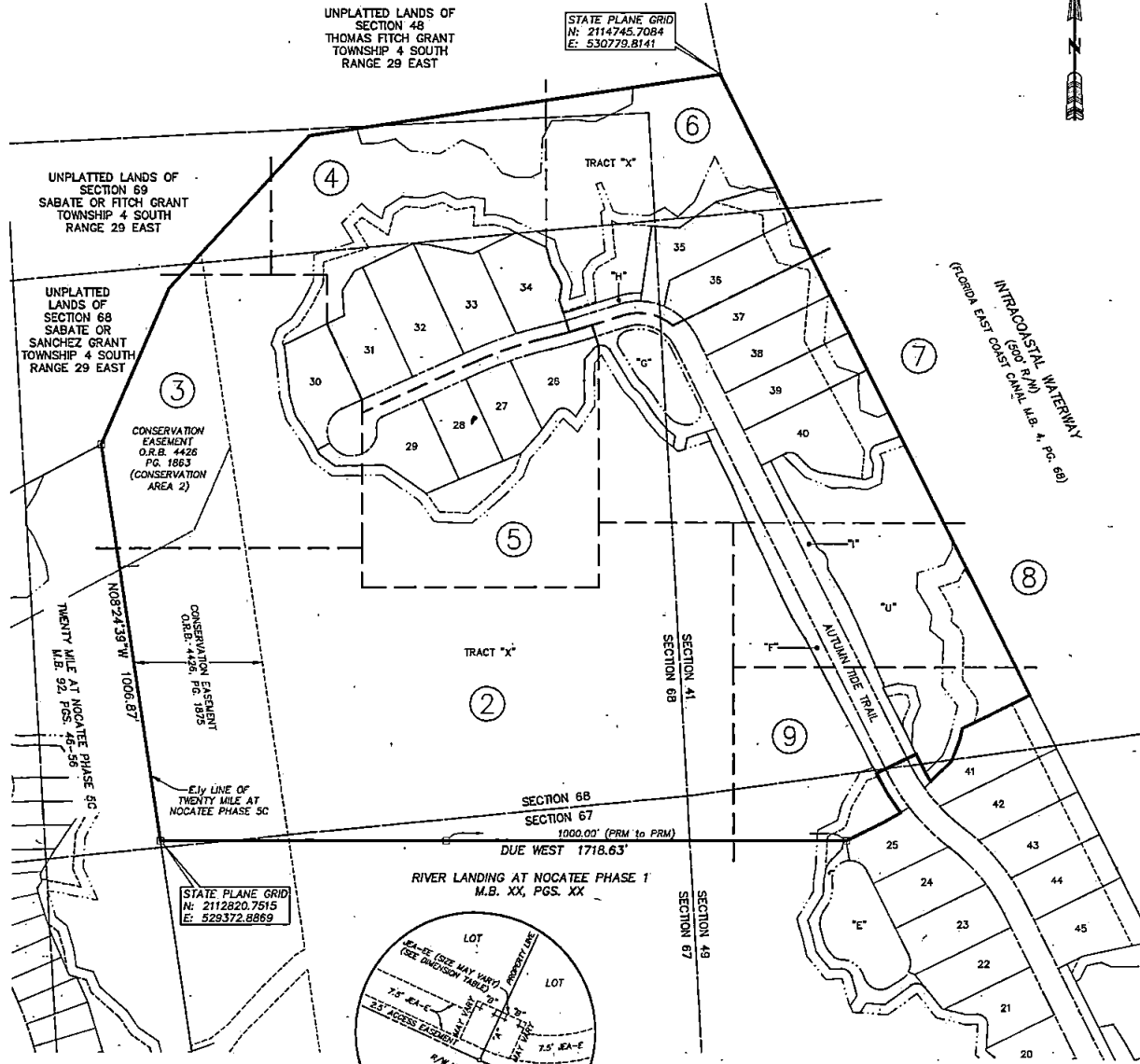
A PORTION OF SECTION 41 OF THE FRANCIS X. SANCHEZ GRANT, SECTION 48 OF THE THOMAS FITCH GRANT, SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 67 OF THE SABATE OR DECALA GRANT, SECTION 68 OF THE SABATE OR SANCHEZ GRANT, AND SECTION 69 OF THE SABATE OR FITCH GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 2 OF 9 SHEETS

### NOTES

- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Easterly line of Twenty Mile at Nocatee Phase 2C, as being North 08°24'39" West.
- 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "KRIC" (Jacksonville 2) coordinates, N 2182506.373 E 493682.930 Coordinate Datum: State Plane values Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
- 3) 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 recorded on this plot that may be found in the Public Records of this county.
- 4) Pursuant to the provisions of Section 177.091(2)(b), 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.
- 5) These certain easements denoted as "2.5' Access Easements" are reserved for the benefit, on a non-exclusive basis, of the Owner and the Owner's specific successors and assigns. The Owner is permitted to assign its rights under such 2.5' Access Easement.
- 6) Tracts "A", "V", "W" and "X" 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.
- 7) Vegetated/Natural Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25 foot minimum width along contiguous wetlands, and 25 foot average, 15 foot minimum width along isolated wetlands.
- 8) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
- 9) Certain easements are reserved for JEA for use in conjunction with the underground electrical distribution system.
- 10) JEA-E denotes JEA easement. JEA will allow certain non-permanent improvements which do not impede the use of said easements by JEA. The installation of fences, hedges and landscaping is permissible but subject to removal by JEA at the expense of such lot owner for the removal and for replacement of such items.
- 11) JEA-E-E denotes JEA Equipment Easement. These easements shall remain totally unobstructed by any permanent improvements which may impede the use and access of said easement by JEA.



UNPLATTED LANDS OF SECTION 48 THOMAS FITCH GRANT TOWNSHIP 4 SOUTH RANGE 29 EAST

STATE PLANE GRID N: 2114745.7084 E: 530729.8141

UNPLATTED LANDS OF SECTION 69 SABATE OR FITCH GRANT TOWNSHIP 4 SOUTH RANGE 29 EAST

UNPLATTED LANDS OF SECTION 68 SABATE OR SANCHEZ GRANT TOWNSHIP 4 SOUTH RANGE 29 EAST

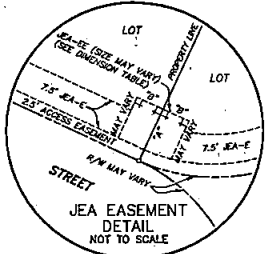
CONSERVATION EASEMENT O.R.B. 4426 PG. 1883 (CONSERVATION AREA 2)

CONSERVATION EASEMENT O.R.B. 4426 PG. 1883

E.V. LINE OF TWENTY MILE AT NOCATEE PHASE 2C

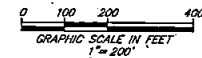
STATE PLANE GRID N: 2112820.7515 E: 529372.8889

RIVER LANDING AT NOCATEE PHASE 1 M.B. XX, PGS. XX



JEA DIMENSION TABLE	
10'	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
5'	

LEGEND	
□	DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3524, UNLESS OTHERWISE NOTED
■	DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3524, UNLESS OTHERWISE NOTED
●	DENOTES P.C.P., STAMPED L.B.#3524, PERMANENT REFERENCE MONUMENT
○	CONCRETE MONUMENT
●	PERMANENT CONTROL POINT
○	LICENSED BUSINESS
△	CENTRAL ANGLE
○	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
(NR)	NON-RADIAL
CI	TABULATED CURVE DATA
L1	TABULATED LINE DATA
R/W	RIGHT OF WAY
C/A	CENTERLINE
M.B.	MAP BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
EASMT.	EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
—	MATCHLINE
③	SHEET REFERENCE NUMBER



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

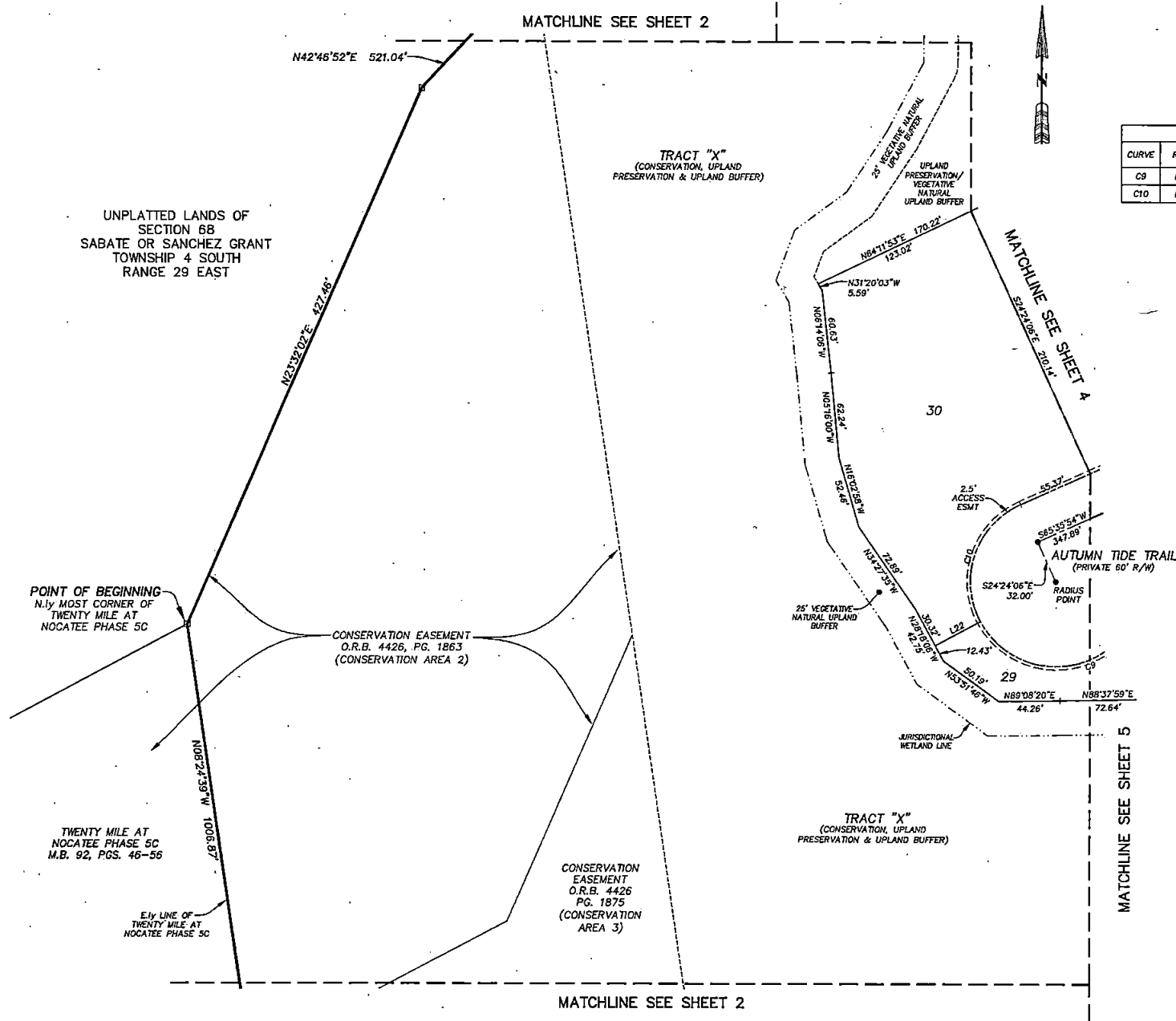
# RIVER LANDING AT NOCATEE PHASE 2

A PORTION OF SECTION 41 OF THE FRANCIS X. SANCHEZ GRANT, SECTION 48 OF THE THOMAS FITCH GRANT, SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 67 OF THE SABATE OR DECALA GRANT, SECTION 68 OF THE SABATE OR SANCHEZ GRANT, AND SECTION 69 OF THE SABATE OR FITCH GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 3 OF 9 SHEETS

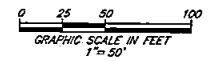
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C9	62.00'	160°46'14"	173.97'	N71°18'47"E	122.26'
C10	62.00'	93°54'00"	101.61'	S18°38'54"W	90.61'

LINE TABLE		
LINE	BEARING	LENGTH
L22	S61°41'54"W	37.30'

- 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. CONCRETE MONUMENT
  - PERMANENT CONTROL POINT
  - LICENSED BUSINESS
  - R RADIUS
  - ∠ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CD CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.T. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF REVERSE CURVATURE
  - (NR) NON-RADIAL
  - CI TABULATED CURVE DATA
  - LI TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - PG. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - ESMT. EASEMENT
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE
  - ③ SHEET REFERENCE NUMBER



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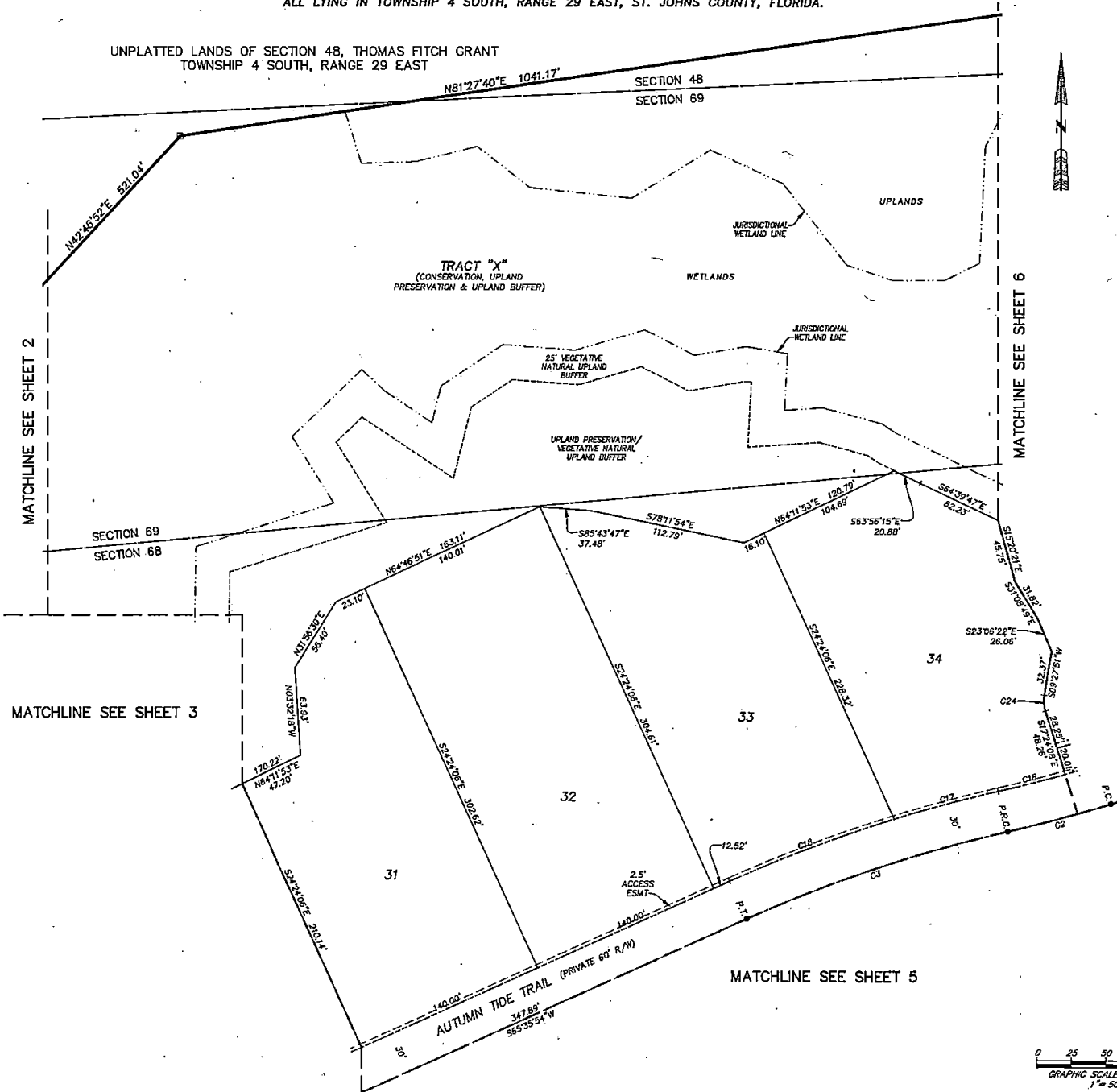
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MAP BOOK PAGE

SHEET 4 OF 9 SHEETS

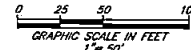
SEE SHEET 2 FOR NOTES

UNPLATTED LANDS OF SECTION 48, THOMAS FITCH GRANT  
TOWNSHIP 4 SOUTH, RANGE 29 EAST



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	1000.00'	4°28'17"	77.46'	S74°49'01"W	77.44'
C3	1000.00'	11°28'15"	199.62'	S71°19'02"W	199.29'
C16	970.00'	2°57'40"	50.13'	N75°33'19"E	50.13'
C17	1030.00'	4°19'41"	77.80'	S74°52'19"W	77.78'
C18	1030.00'	7°06'34"	127.81'	S69°09'11"W	127.72'
C24	25.00'	26°51'59"	11.72'	S03°58'08"E	11.62'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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  - PERMANENT REFERENCE MONUMENT
  - CONCRETE MONUMENT
  - PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - R RADIUS
  - ∠ CENTRAL ANGLE
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  - CH CHORD BEARING
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  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF REVERSE CURVATURE
  - (R) RADIAL
  - CI TABULATED CURVE DATA
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

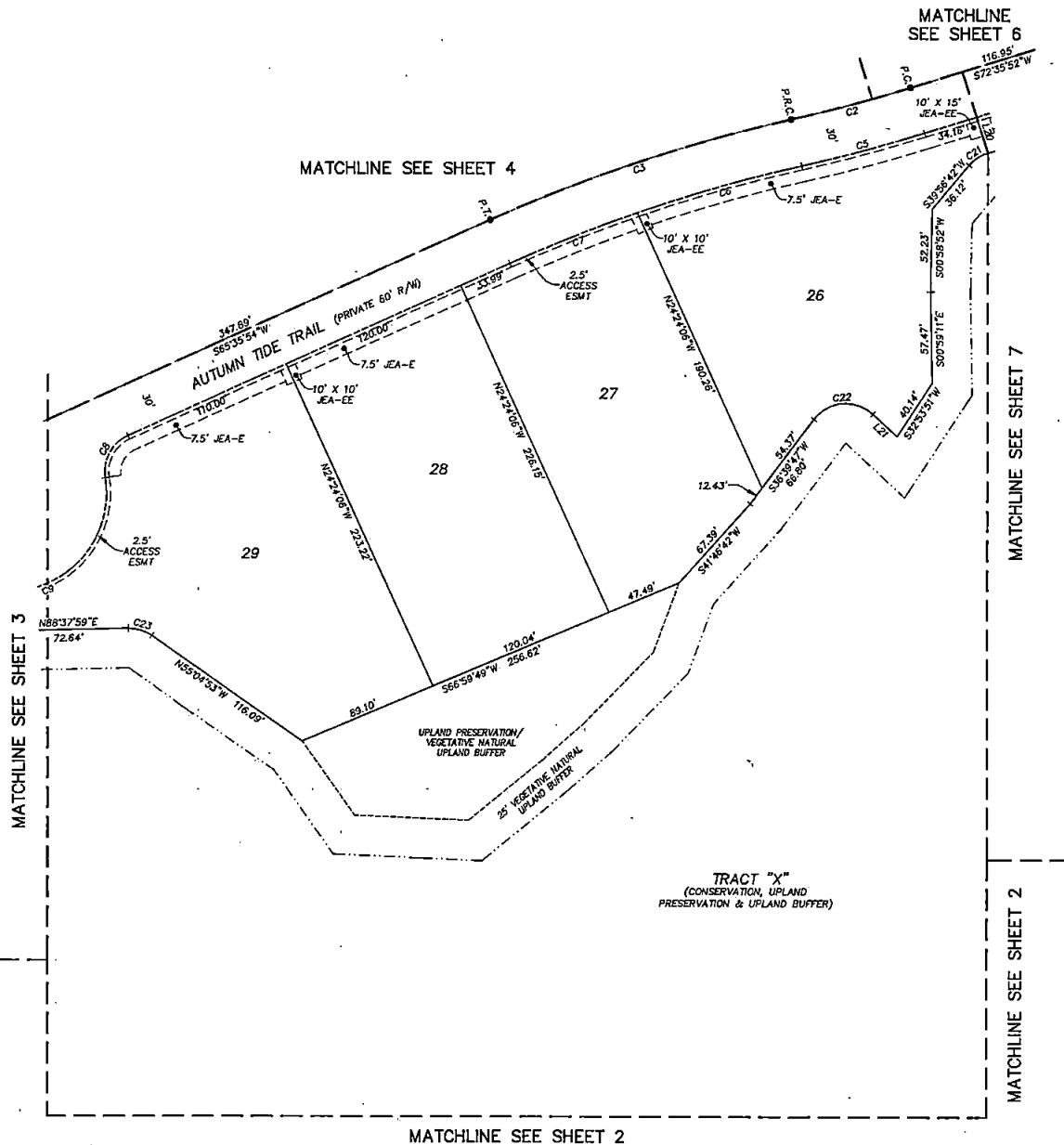
# RIVER LANDING AT NOCATEE PHASE 2

A PORTION OF SECTION 41 OF THE FRANCIS X. SANCHEZ GRANT, SECTION 48 OF THE THOMAS FITCH GRANT, SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 67 OF THE SABATE OR DECALA GRANT, SECTION 68 OF THE SABATE OR SANCHEZ GRANT, AND SECTION 69 OF THE SABATE OR FITCH GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 5 OF 9 SHEETS

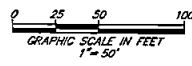
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	1000.00'	4°28'17"	77.46'	S74°49'01"W	77.44'
C3	1000.00'	11°26'15"	199.62'	S71°19'02"W	199.29'
C5	1030.00'	4°26'17"	79.76'	N74°49'01"E	79.76'
C6	970.00'	6°21'01"	107.51'	S73°51'39"W	107.45'
C7	970.00'	5°05'14"	86.12'	S68°08'31"W	86.10'
C8	25.00'	74°40'14"	32.58'	S28°15'47"W	30.32'
C9	62.00'	160°46'14"	173.97'	N71°18'47"E	122.26'
C19	25.00'	109°03'57"	47.59'	N85°31'19"W	40.72'
C21	25.00'	32°39'10"	14.25'	S56°16'17"W	14.06'
C22	25.00'	98°25'56"	42.08'	S84°52'45"W	37.28'
C23	25.00'	3617'08"	15.63'	N73°13'27"W	15.57'

LINE TABLE		
LINE	BEARING	LENGTH
L20	N17°24'09"W	23.58'
L21	N46°54'16"W	20.62'

- 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
  - 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
  - (N) NON-ROVAL
  - CI TABULATED CURVE DATA
  - LI TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - P.G. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - ESMT EASEMENT
  - N.A.D. NORTH AMERICAN VERTICAL DATUM
  - - - MATCHLINE
  - ⑤ SHEET REFERENCE NUMBER



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**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
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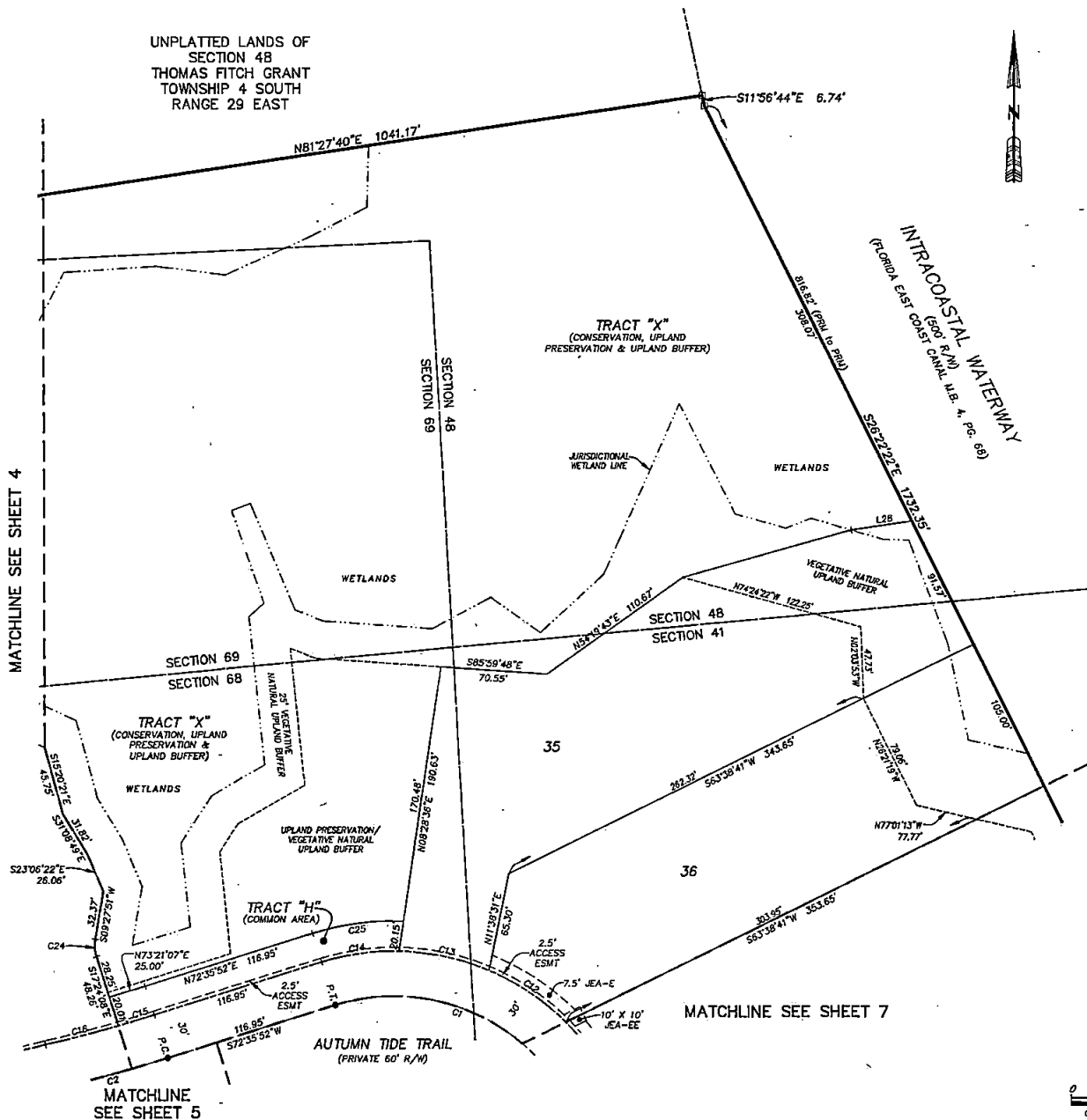
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MAP BOOK PAGE

SHEET 6 OF 9 SHEETS

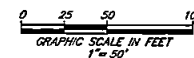
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	130.00'	81°02'49"	183.89'	N66°52'43"W	168.94'
C2	1000.00'	4°26'17"	77.46'	S74°49'01"W	77.44'
C12	160.00'	22°03'21"	61.87'	N55°48'03"W	61.49'
C13	160.00'	21°58'20"	61.36'	N77°51'53"W	60.98'
C14	160.00'	18°33'04"	51.80'	S81°52'24"W	51.58'
C15	970.00'	1°28'37"	25.00'	N73°20'10"E	25.00'
C16	970.00'	2°57'40"	50.13'	N75°33'19"E	50.13'
C24	25.00'	26°51'59"	11.72'	S03°58'08"E	11.62'
C25	160.00'	19°22'09"	60.85'	S82°16'57"W	60.56'

LINE TABLE		
LINE	BEARING	LENGTH
L28	N81°27'39"E	40.55'

- LEGEND
- DEVIOTES SET P.R.M. 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DEVIOTES FOUND P.R.M. 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DEVIOTES P.C.P. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - 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
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF REVERSE CURVATURE
  - (NR) NON-RADIAL
  - CT. TABULATED CURVE DATA
  - LI. TABULATED LINE DATA
  - R/W. RIGHT OF WAY
  - C/L. CENTERLINE
  - M.B. MAP BOOK
  - PE. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - ESMT. EASEMENT
  - NAVD. NORTH AMERICAN VERTICAL DATUM
  - WATERLINE
  - ⊙ SHEET REFERENCE NUMBER



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MAP BOOK PAGE

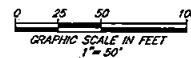
SHEET 7 OF 9 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	130.00'	81°02'49"	183.89'	N66°52'43"W	168.94'
C4	100.00'	81°02'49"	141.45'	N66°52'43"W	129.95'
C11	160.00'	18°22'04"	51.29'	N35°32'21"W	51.07'
C19	25.00'	109°03'57"	47.59'	N85°31'19"W	40.72'
C20	25.00'	76°24'47"	33.34'	N69°11'44"W	30.92'
C21	25.00'	32°39'10"	14.25'	S56°16'17"W	14.06'
C26	25.00'	71°56'11"	31.39'	N80°23'14"W	29.37'
C27	97.50'	50°46'11"	86.39'	N82°01'02"W	63.60'
C28	25.00'	92°29'27"	40.36'	S23°52'05"W	36.12'

LINE TABLE		
LINE	BEARING	LENGTH
L11	N02°18'40"W	4.03'
L12	N25°37'41"W	28.29'
L13	S10°12'27"W	28.39'
L14	S71°56'01"W	17.01'
L15	N51°34'06"W	17.05'
L16	N10°12'27"E	28.37'
L17	N51°34'06"W	26.59'
L18	N47°21'38"W	30.80'
L19	N31°47'11"W	29.79'
L20	N17°24'08"W	23.58'
L24	N66°16'42"E	16.88'
L25	N05°52'08"E	32.45'
L26	N22°22'38"W	16.12'
L27	N70°06'49"E	63.55'

- 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, PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT
  - P.R.M. PERMANENT CONTROL POINT
  - 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
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF REVERSE CURVATURE
  - (NR) NON-RADIAL
  - CI TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/A CENTERLINE
  - M.B. MAP BOOK
  - P.G. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - ESMT. EASMENT
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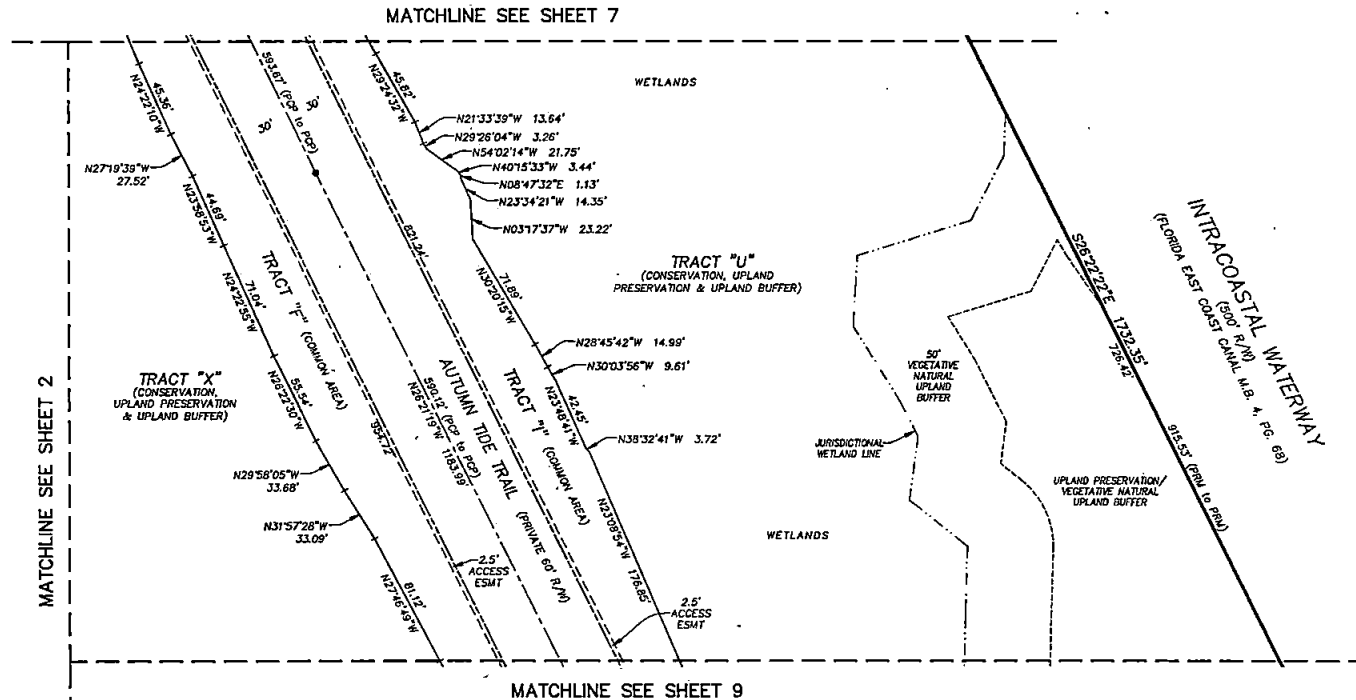
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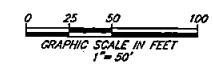
MAP BOOK PAGE

SHEET 8 OF 9 SHEETS

SEE SHEET 2 FOR NOTES



- LEGEND**
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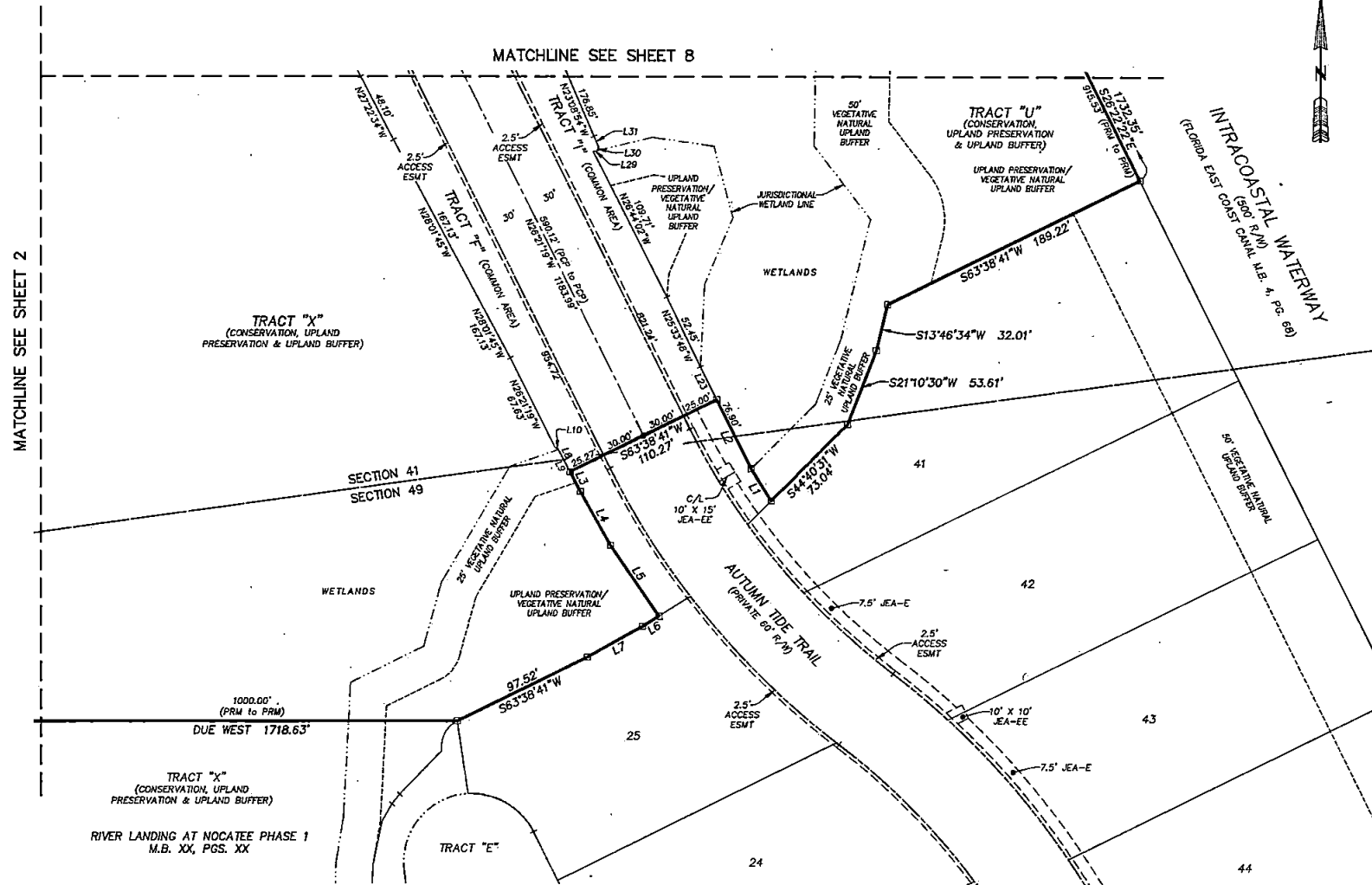
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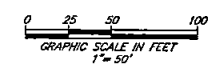
SHEET 9 OF 9 SHEETS

SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L1	N31°43'10"W	25.72'
L2	N26°21'19"W	52.11'
L3	S27°29'48"E	15.01'
L4	S29°02'34"E	41.85'
L5	S34°12'08"E	58.03'
L6	S57°37'40"W	13.19'
L7	S60°57'02"W	42.55'
L8	N27°29'48"W	17.48'
L9	N27°29'48"W	32.49'
L10	N68°00'59"W	2.07'
L23	N26°21'19"W	24.79'
L29	S76°21'07"W	2.29'
L30	N23°54'30"E	2.76'
L31	N22°26'46"W	7.84'

- 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.
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