

RESOLUTION NO. 2021- 7
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
PARKLAND PRESERVE PHASE 1 REPLAT.

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

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

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

Section 2. A Required Improvements Bond for construction is not required.

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

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

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

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

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

The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval shall automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 19 day of January, 2021.

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

BY: Henry Dean

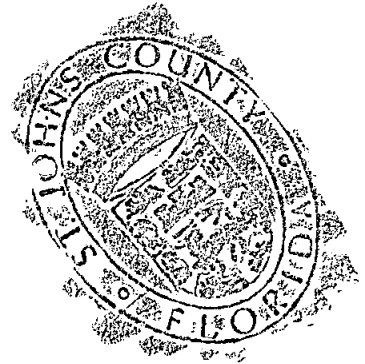
Henry Dean, Vice Chairman

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

RENDITION DATE 1/21/21

Sam Halterman

Deputy Clerk



PARKLAND PRESERVE PHASE 1 REPLAT

MAP BOOK

PAGE

BEING A REPLAT OF LOTS 24, 29 AND 30 AS DEPICTED ON PARKLAND PRESERVE PHASE 1, AS RECORDED IN MAP BOOK 98, PAGES 73 THROUGH 81 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

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

CAPTION

A PART OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 24, PARKLAND PRESERVE PHASE 1 AS RECORDED ON THE PLAT THEREOF IN MAP BOOK 98, PAGES 73 THROUGH 81 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID CORNER LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF EGRETS LANDING LANE (A 50' RIGHT OF WAY) AS RECORDED ON SAID PLAT OF PARKLAND PRESERVE PHASE 1, THENCE S77°29'54"E, ALONG THE NORTHEASTERLY LINE OF SAID LOT 24, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 24, THENCE S62°30'05"W, ALONG THE SOUTH LINE OF SAID LOT 24, A DISTANCE OF 58.00 FEET TO THE NORTHEAST CORNER OF LOT 29 OF SAID PARKLAND PRESERVE PHASE 1, THENCE S88°33'31"W, ALONG THE EAST LINE OF SAID LOT 29, A DISTANCE OF 91.64 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF OSPREY LANDING LANE (A 50' RIGHT OF WAY) AS RECORDED ON SAID PLAT OF PARKLAND PRESERVE PHASE 1, SAID NORTHERLY RIGHT OF WAY LINE BEING A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 235.00 FEET, THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 13.60 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF N81°40'31"W, AND CHORD DISTANCE OF 13.39 FEET TO A POINT OF TANGENCY, THENCE N77°54'04"W, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 66.98 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID EGRETS LANDING LANE AND A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 21.00 FEET, THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 39.27 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF N31°56'43"W AND CHORD DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY, THENCE N10°07'17"E, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 65 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 73.00 FEET, THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 68.45 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF N18°10'14"E AND CHORD DISTANCE OF 66.28 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF EGRETS LANDING LANE AND A POINT OF TANGENCY, THENCE N62°30'06"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 95.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.52 ACRES, MORE OR LESS.

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, ON THIS _____ DAY OF _____, 2020. 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 - COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF ST. JOHNS COUNTY ATTORNEY, ON THIS _____ DAY OF _____, 2020.

OFFICE OF COUNTY ATTORNEY

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES, CHAPTER 177, PART 1, PLATTING, BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2020.

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

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA.

SIGNED THIS _____ DAY OF _____, 2020.

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

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, ON THIS _____ DAY OF _____, 2020.

DIRECTOR OF THE GROWTH MANAGEMENT DEPARTMENT

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

THE UNDERSIGNED HEREBY CERTIFIES THAT D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 4902, PAGE 1945, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ("MORTGAGE"), ENCUMBERING THE LANDS DESCRIBED IN THIS 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.

AUTHORIZED SIGNATURE
PRINT NAME: _____
WITNESS: _____
PRINT NAME: _____

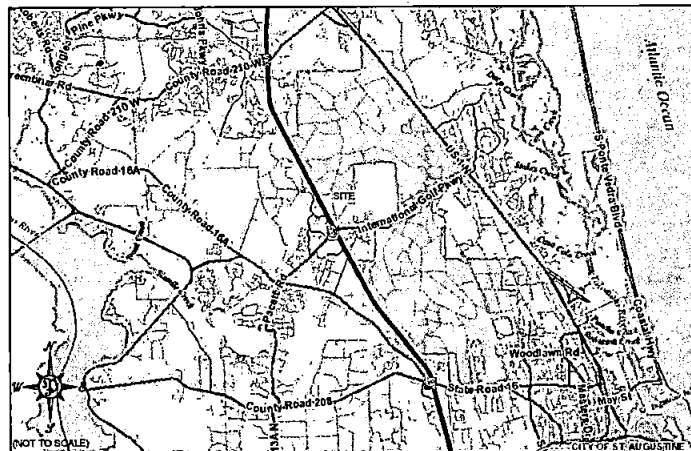
STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF A PHYSICAL PRESENCE OR AN ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2020, BY JOHN E. ZAKOSKE AS VICE PRESIDENT, OF D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED _____ AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: _____
COMMISSION NO.: _____
MY COMMISSION EXPIRES: _____

VICINITY MAP



ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT FORESTAR (USA) REAL ESTATE GROUP, INC. UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS PARKLAND PRESERVE PHASE 1 REPLAT, AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS.

THE LANDS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS EXCEPT AS HERINAFTER PROVIDED; NO PART OF SAID LANDS IS DEDICATED TO THE COUNTY OF ST. JOHNS OR THE PUBLIC, EXCEPT AS OTHERWISE EXPRESSLY STATED HEREON OR SHOWN ON THE PLAT. THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL EASEMENTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING ANY ROAD, UTILITIES, DRAINAGE FACILITIES, PONDS, DITCHES, OR OTHERWISE, EXCEPT AS HERINAFTER PROVIDED.

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

THE UNDERSIGNED OWNER DOES HEREBY RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY HAVING JURISDICTION OVER THE LANDS DESCRIBED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS.

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

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES BY SECTION 177.091 (28), FLORIDA STATUTES.

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

IN WITNESS THEREOF, PHILIP A. FREMENTO AS VICE PRESIDENT HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2020, ON BEHALF OF THE COMPANY.

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

BY: _____
SARAH WICKER - ITS VICE PRESIDENT

WITNESS: _____ PRINT NAME
WITNESS: _____ PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF A PHYSICAL PRESENCE OR AN ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2020, BY SARAH WICKER AS VICE PRESIDENT, OF FORESTAR (USA) REAL ESTATE GROUP, INC. ON BEHALF OF THE CORPORATION WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED _____ AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: _____
COMMISSION NO.: _____
MY COMMISSION EXPIRES: _____

CERTIFICATE OF CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF PART 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 _____, 2020.

BRANDON I. PATTY
CLERK OF THE CIRCUIT COURT & COMPTROLLER

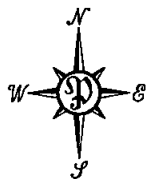
PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 ~ L.B. NO. 6715

PARKLAND PRESERVE PHASE 1 REPLAT

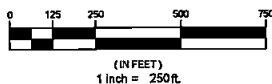
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MAP BOOK PAGE

SHEET 2 OF 3 SHEETS



GRAPHIC SCALE

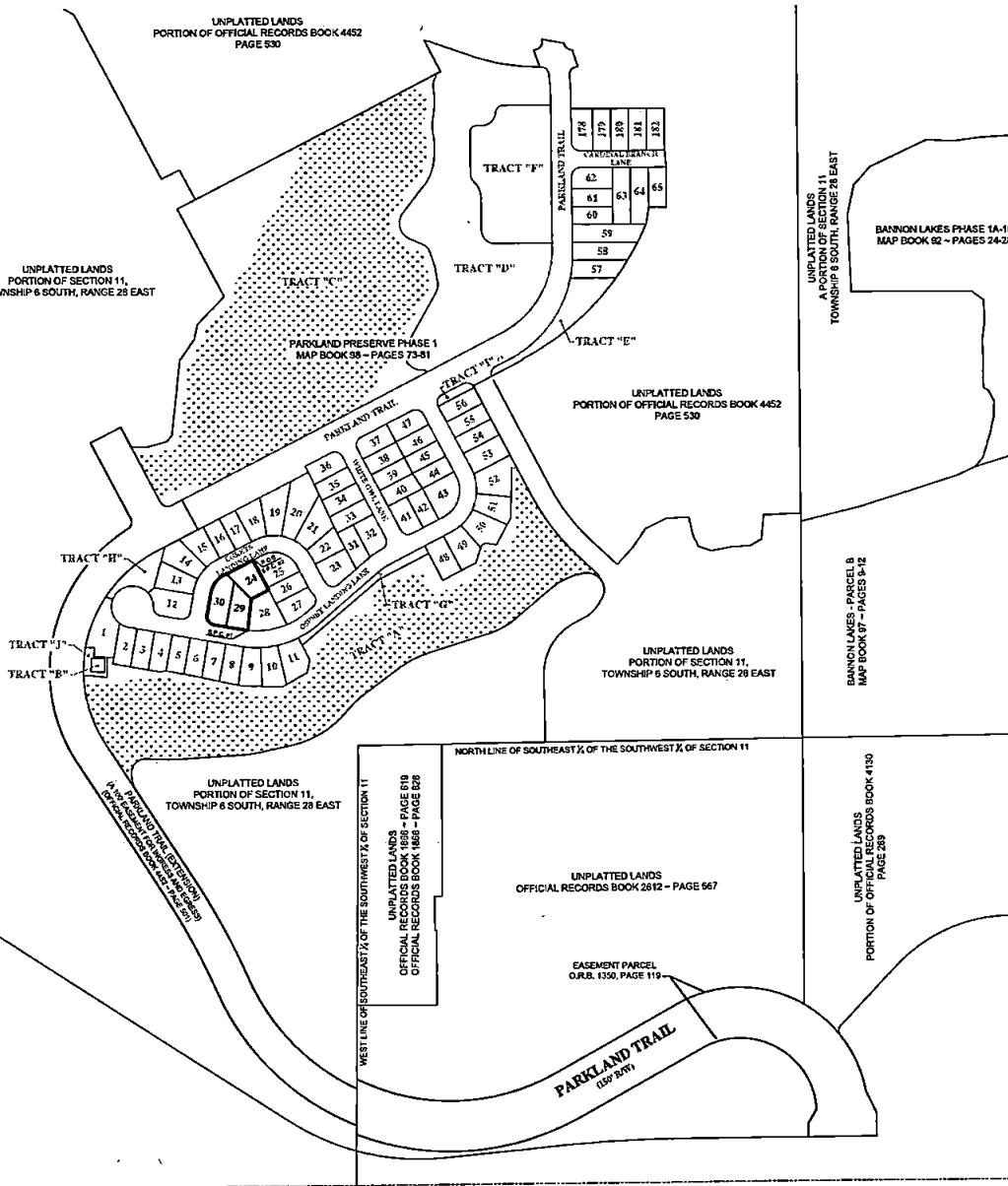


INTERSTATE NO. 95
NORTH-SOUTH LIMITED ACCESS ROAD
(AS LIMITED ACCESS ROAD)

UNPLATTED LANDS
PORTION OF SECTION 10,
TOWNSHIP 6 SOUTH, RANGE 28 EAST

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

UNPLATTED LANDS
PORTION OF OFFICIAL RECORDS BOOK 4452
PAGE 530



NOTES:

- 1) ALL BEARINGS SHOWN HERE ON ARE BASED ON THE NORTH RIGHT OF WAY LINE OF OSPREY LANDING LANE AS N79°56'43" W.
- 2) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83 2011), FLORIDA EAST ZONE 1981.
- 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 SUPERPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 4) CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER AND LIGHT FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

LEGEND

- DENOTES SET 3/4" REBAR STAMPED FRM L.B. 6715
- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
- DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
- C1 DENOTES TABULATED CURVE DATA
- L1 DENOTES TABULATED LINE DATA
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVE
- P.C.C. DENOTES POINT OF COMPOUND CURVE
- P.O.B. DENOTES POINT OF BEGINNING
- S.P.C. DENOTES STATE PLANE COORDINATE
- (R) DENOTES RADIAL LINE
- (N) NORTHING
- (E) EASTING
- R/W RIGHT-OF-WAY
- C/L CENTERLINE
- CB CHORD BEARING
- Δ DELTA
- R.P. RADIUS POINT
- (100.1) DENOTES DISTANCE TO EASEMENT
- FL-E FLORIDA POWER AND LIGHT EASEMENT
- ORB OFFICIAL RECORDS BOOK
- UDAE UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT

STATE PLANE COORDINATES TABLE

POINT	NORTHING	EASTING	DESCRIPTION
1	2057515.5430	5102017.4789	SOUTHEAST CORNER OF LOT 29
2	2057124.0428	5103317.5914	POINT OF BEGINNING

INTERNATIONAL GOLF PARKWAY
(VARIABLE WIDTH R/W)

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

PARKLAND PRESERVE PHASE 1 REPLAT

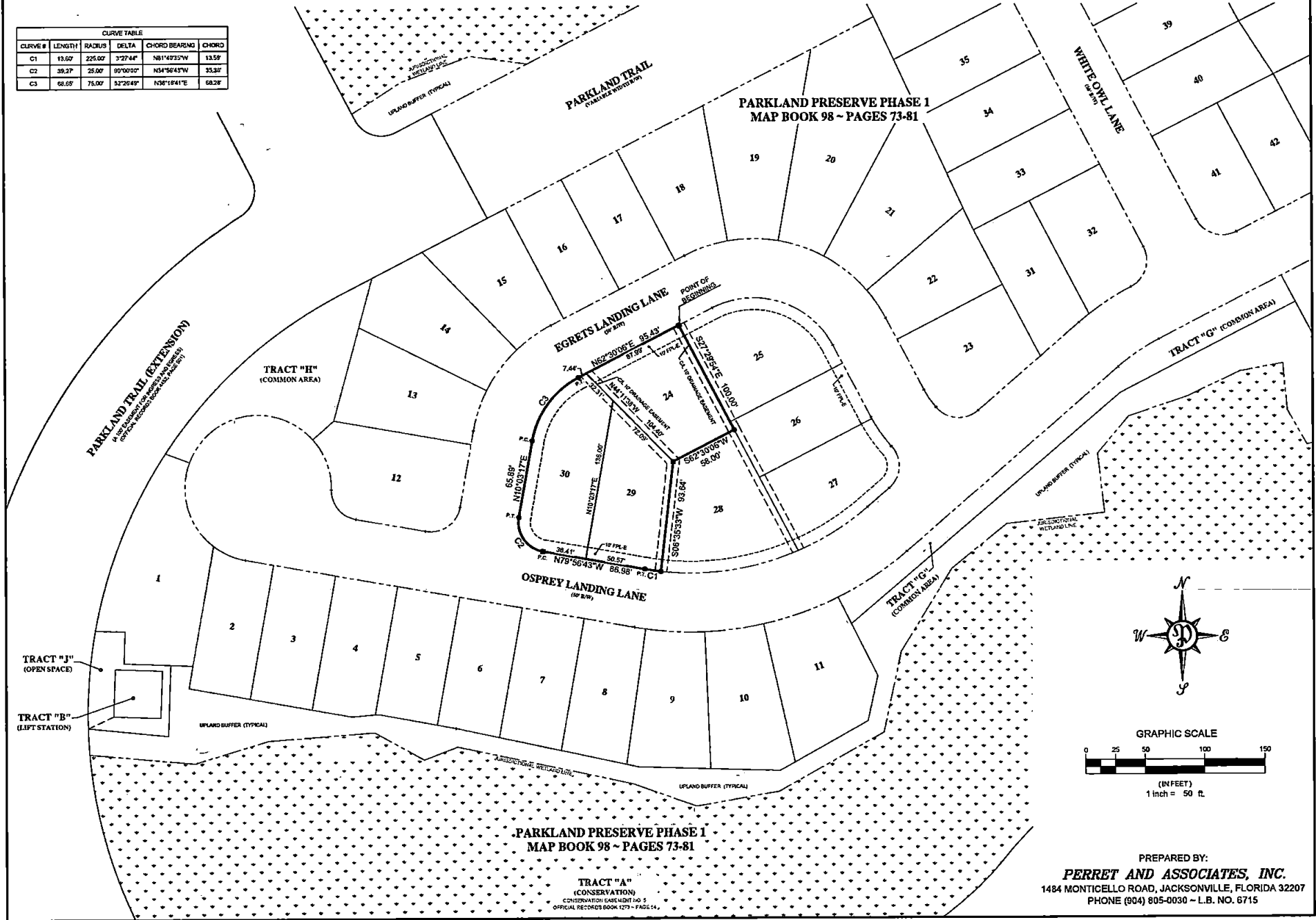
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MAP BOOK

PAGE

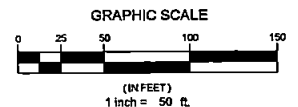
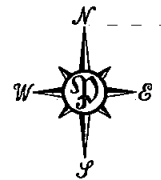
SHEET 3 OF 3 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	43.00	225.00	3°27'44"	N81°42'35"W	13.59
C2	39.27	25.00	90°00'00"	N54°56'45"W	33.30
C3	68.05	75.00	52°26'47"	N36°18'41"E	68.28



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

TRACT "A"
(CONSERVATION)
CONSERVATION EASEMENT NO. 5
OFFICIAL RECORDS BOOK 127 - PAGE 14



PREPARED BY:
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