

**RESOLUTION NO. 2022-145**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**PALMETTO COVE.**

**WHEREAS, SONOC 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 Palmetto Cove.

**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 \$1,912,169.40 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$450,462.02 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

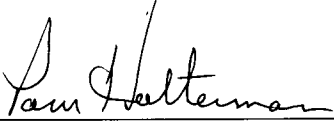
automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

**ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 17 day of May, 2022.

**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 5/19/22



# PALMETTO COVE

A PORTION OF SECTION 62 OF THE WILLIAM TRAVERS GRANT,  
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE  
SHEET 1 OF 11 SHEETS  
SEE SHEET 2 FOR NOTES

**CAPTION**

A portion of Section 62 of the William Travers Grant, Township 5 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northernmost corner of Tract "B", as depicted on Nocatee Landing Trail, recorded in Map Book 91, pages 8 through 14, of the Public Records of said county; thence Westwardly along the Northernly line of said Nocatee Landing Trail the following 4 courses: Course 1, thence South 151°3'43" West, 69.19 feet to a point on a curve concave Southernly having a radius of 1568.00 feet; Course 2, thence Westwardly along the arc of said curve, through a central angle of 05°40'47", an arc length of 155.44 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 77°36'40" West, 155.38 feet; Course 3, thence North 80°27'04" West, 564.48 feet to the point of curvature of a curve concave Northernly having a radius of 1488.00 feet; Course 4, thence Westwardly along the arc of said curve, through a central angle of 08°20'37", an arc length of 216.69 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 76°16'45" West, 216.50 feet; thence North 181°72'27" East, departing said Northernly line and along a non-tangent line, 65.00 feet; thence North 71°01'06" West, 6.92 feet; thence North 01°03'42" East, 38.25 feet; thence North 02°23'51" West, 45.98 feet; thence North 05°18'30" East, 27.87 feet; thence North 07°30'59" West, 56.49 feet; thence North 00°22'58" East, 29.65 feet; thence North 09°32'48" West, 51.78 feet; thence North 02°28'17" East, 48.55 feet; thence North 00°02'43" East, 64.90 feet; thence North 81°7'58" West, 58.57 feet; thence North 79°08'53" West, 46.54 feet; thence North 24°02'12" East, 79.03 feet; thence South 66°55'56" East, 47.85 feet; thence South 74°27'42" East, 58.14 feet; thence South 38°29'19" East, 15.31 feet; thence South 79°35'12" East, 153.49 feet; thence North 67°48'39" West, 32.12 feet; thence North 05°35'52" West, 16.78 feet; thence North 73°54'31" East, 32.32 feet; thence North 47°21'19" East, 32.60 feet; thence North 64°58'38" East, 33.48 feet; thence North 83°33'06" East, 39.39 feet; thence South 46°07'39" East, 46.37 feet; thence South 00°48'06" East, 95.61 feet; thence South 59°06'28" East, 18.21 feet; thence North 41°59'04" East, 24.44 feet; thence South 61°14'47" East, 36.20 feet; thence South 22°14'01" East, 62.65 feet; thence South 74°47'28" East, 60.71 feet; thence North 87°06'51" East, 35.48 feet; thence North 16°21'05" West, 39.55 feet; thence North 22°38'12" East, 30.07 feet; thence North 76°24'56" West, 6.04 feet; thence North 51°21'45" West, 35.92 feet; thence North 02°24'43" West, 146.33 feet; thence North 80°33'14" East, 44.64 feet; thence North 09°46'28" West, 24.29 feet; thence North 12°37'16" West, 93.17 feet; thence North 01°02'03" West, 51.02 feet; thence North 12°04'58" West, 68.30 feet; thence North 02°01'11" West, 53.33 feet; thence North 25°21'52" West, 56.96 feet; thence North 02°46'26" West, 68.75 feet; thence North 05°41'10" East, 38.50 feet; thence North 63°49'55" West, 73.24 feet; thence North 02°57'50" East, 62.45 feet; thence North 01°50'14" East, 47.57 feet; thence North 28°06'10" East, 71.52 feet; thence North 06°41'13" East, 44.15 feet; thence North 27°26'12" West, 45.24 feet; thence North 02°35'16" West, 61.28 feet; thence North 08°02'38" West, 52.72 feet; thence North 12°34'27" West, 62.12 feet; thence North 15°00'55" West, 68.39 feet; thence North 02°23'49" East, 69.95 feet; thence North 09°53'32" West, 41.16 feet; thence North 55°7'57" West, 44.00 feet; thence North 08°13'1" East, 63.29 feet; thence North 00°13'40" West, 80.58 feet; thence North 20°00'16" East, 59.57 feet; thence North 19°45'10" East, 68.61 feet; thence North 76°38'19" East, 268.87 feet; thence South 15°42'13" East, 66.90 feet; thence South 00°18'43" West, 80.64 feet; thence North 18°02'51" East, 81.86 feet; thence South 38°29'58" East, 35.76 feet; thence North 22°29'41" West, 34.32 feet; thence North 82°13'26" East, 31.34 feet; thence North 07°34'19" East, 49.04 feet; thence North 58°12'05" East, 40.05 feet; thence North 01°07'49" East, 70.04 feet; thence North 56°33'49" West, 45.36 feet; thence North 75°56'34" East, 45.36 feet; thence North 21°30'28" West, 52.38 feet; thence North 36°01'31" East, 58.19 feet; thence North 09°43'50" East, 53.50 feet; thence North 70°47'08" East, 43.79 feet; thence North 01°33'38" West, 79.43 feet; thence North 35°19'16" East, 55.20 feet; thence North 61°12'41" East, 27.39 feet; thence South 62°18'05" East, 38.54 feet; thence North 80°50'46" East, 70.01 feet; thence North 66°29'18" East, 108.01 feet; thence South 89°00'02" East, 98.14 feet; thence South 24°28'35" East, 90.79 feet; thence South 07°15'58" East, 92.77 feet; thence South 19°45'10" East, 68.61 feet; thence North 76°38'19" East, 268.87 feet; thence South 15°42'13" East, 66.90 feet; thence South 00°18'43" West, 80.64 feet; thence North 18°02'51" East, 81.86 feet; thence South 38°29'58" East, 90.58 feet; thence South 27°05'34" East, 91.17 feet; thence South 10°57'52" West, 53.13 feet; thence South 09°01'42" East, 90.97 feet to the Northwesterly corner of Tract "F" as depicted on Riverwood by Del Webb Phase 3C Unit 1, a plat recorded in Map Book 78, pages 80 through 89, of said Public Records, said corner lying on the Westwardly line of said Riverwood by Del Webb Phase 3C Unit 1; thence Southwardly along said Westwardly line the following 24 courses: Course 1, thence South 14°11'41" West, 76.88 feet; Course 2, thence South 07°16'43" West, 105.76 feet; Course 3, thence South 26°21'21" West, 84.10 feet; Course 4, thence South 36°00'37" West, 68.57 feet; Course 5, thence South 02°16'15" West, 65.47 feet; Course 6, thence South 20°55'13" West, 71.32 feet; Course 7, thence South 01°34'07" East, 166.81 feet; Course 8, thence South 28°44'06" East, 74.56 feet; Course 9, thence South 02°30'07" West, 81.31 feet; Course 10, thence South 03°11'25" East, 157.77 feet; Course 11, thence South 04°21'26" East, 180.96 feet; Course 12, thence South 74°57'16" West, 33.87 feet; Course 13, thence South 34°31'55" East, 77.81 feet; Course 14, thence South 50°05'38" East, 64.43 feet; Course 15, thence South 00°34'07" East, 69.82 feet; Course 16, thence South 21°08'52" West, 96.50 feet; Course 17, thence South 21°21'36" East, 50.43 feet; Course 18, thence South 47°37'39" West, 59.21 feet; Course 19, thence South 76°13'40" West, 53.82 feet; Course 20, thence South 05°26'57" West, 84.12 feet; Course 21, thence South 03°00'46" West, 107.97 feet; Course 22, thence South 20°55'01" West, 95.36 feet; Course 23, thence South 02°53'48" East, 91.95 feet; Course 24, thence South 17°18'02" West, 48.98 feet to the Southwesterly corner thereof, said corner lying on said Northernly line of Nocatee Landing Trail; thence North 79°06'30" West, along said Northernly line, 293.51 feet to the Point of Beginning.

Containing 54.76 acres, more or less.

**CERTIFICATE OF APPROVAL AND ACCEPTANCE  
BOARD OF COUNTY COMMISSIONERS**

This is to certify that this plat of Palmetto Cove 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.

Choir, Board of County Commissioners

**CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT**

This is to certify that this plat of Palmetto Cove 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

**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, do 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.

Dannon 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 4021, Page 1029 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: Tolomoto 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

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

**STATE OF FLORIDA, COUNTY OF DUVAL**

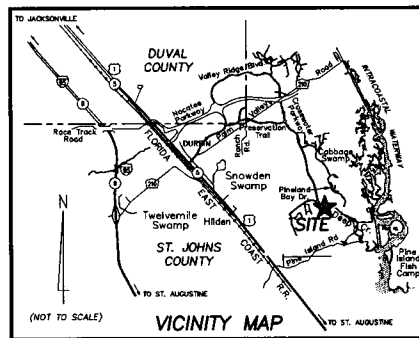
The foregoing instrument was acknowledged before me, by means of [\_\_\_\_\_] physical presence or [\_\_\_\_\_] online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2021, by Richard T. Roy, Chair of the Tolomoto Community Development District, a local unit of special purpose Government established pursuant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

Notary Public, State of Florida at Large \_\_\_\_\_

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

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

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



**ADOPTION AND DEDICATION**

This is to certify that Sonoc 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 PALMETTO COVE, and 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.

The road right of ways shown on this plat 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 and unobstructed drainage, access and maintenance 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 all rights of way 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.

Tracts "A", "B" and "C" (Park), Tracts "D" and "K" (Stormwater Management & Open Space), Tracts "E" and "M" (Conservation Area), and Tracts "H", "I", "J", and "L" (Open Space) 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 a property owners' association, a municipal services taxing unit, community development district, or other such entity or person.

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 "P" (Pump Station Tract) are hereby irrevocably and without reservation dedicated to JE.A. Its successors and assigns, in fee simple.

Tract "G" (Landscape Buffer Tract) are hereby retained by the undersigned Owners, their successors and assigns; provided however, the undersigned Owners reserve the right to convey title to said tracts to an entity, including without limitation, a property owners' association, or other third party that assumes all obligation of maintenance and operation thereof under this plat. Such tracts shall be held and used by Owners, their successors and assigns, as a landscape buffer for the adjacent pump station in accordance with the requirements of Section 656.1223, City of Jacksonville Ordinance Code.

Owners hereby dedicate to JE.A. its successors and assigns, a non-exclusive easement on, upon, over, and under the Landscape Buffer Tract, for electrical, water reuse, water, sewer, and other public utilities and ingress and egress in connection with JE.A.'s use of Tract "F" (Pump Station Tract).

Owners, their successors and assigns, shall forever release, discharge, indemnify JE.A. and save it harmless from suits, actions, damages, liability and expenses that may be incurred in connection with property damage or personal injury, or any other damage arising from or out of any occurrence in, upon, at or from the Landscape Buffer Tract, or any part thereof, except to the extent arising from or incidental to JE.A.'s use of Tract "F" (Pump Station Tract) or JE.A.'s easement upon the Landscape Buffer Tract. Owner's successors and assigns shall be subject to this release and indemnification and the covenants herein shall run with the land described and captioned hereon. JE.A. shall restore and/or replace any landscaping, ground cover, and/or irrigation facilities disturbed by JE.A. in the exercise of its easement rights upon the Landscape Buffer Tract with like-kind materials; provided however, that to the extent replacement of items such as large or mature trees is not reasonably feasible, JE.A. shall replace same with the closest reasonable replacement thereafter.

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" Access Easements" are hereby irrevocably dedicated to JE.A. its successors and assigns, for its non-exclusive use in conjunction with providing access and maintenance for meters associated with water/sewer utilities.

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

Witness \_\_\_\_\_

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

Witness \_\_\_\_\_

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

OWNER: Sonoc Company, LLC  
a Delaware limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**CERTIFICATE OF REVIEW-COUNTY ATTORNEY**

This is to certify that this plat of Palmetto Cove 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

**STATE OF FLORIDA, COUNTY OF \_\_\_\_\_**

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

Notary Public, State of Florida at Large \_\_\_\_\_

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

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

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

# PALMETTO COVE

A PORTION OF SECTION 62 OF THE WILLIAM TRAVERS GRANT,  
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



STATE PLANE GRID  
N: 2088701.5418  
E: 530824.4025

GREENWAY MITIGATION AREA "C"  
O.R.B. 2629, PG. 721

UNPLATTED LANDS OF  
SECTION 62 OF THE  
WILLIAM TRAVERS GRANT  
TOWNSHIP 5 SOUTH  
RANGE 29 EAST

STATE PLANE GRID  
N: 2086874.0502  
E: 530032.6543

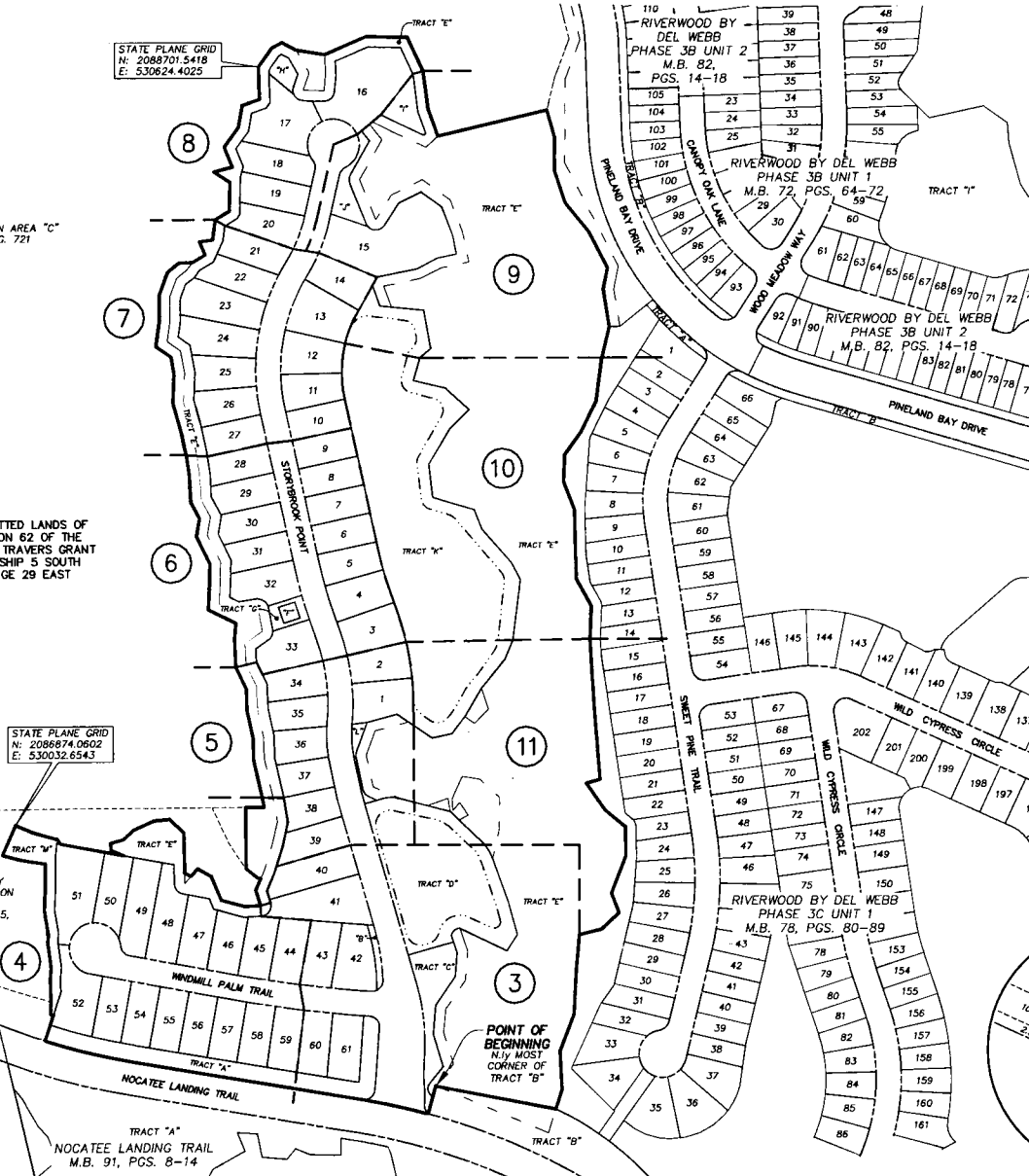
CROSSWATER PARKWAY  
EXTENSION  
M.B. 86, PGS. 1-17

GREENWAY  
PRESERVATION  
AREA 4  
O.R.B. 4205,  
PG. 329

CROSSWATER VILLAGE  
PHASE 1A  
M.B. 86, PGS. 56-76

TRACT "A"  
NOCATEE LANDING TRAIL  
M.B. 91, PGS. 8-14

POINT OF  
BEGINNING  
N/4 MOST  
CORNER OF  
TRACT "B"

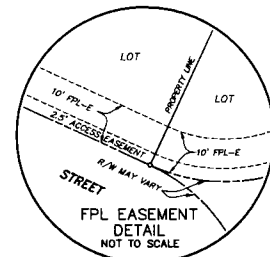


**NOTES**

- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Northerly line of Nocatee Landing Trail as being North 82°20'41" West.
- 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "KREG" (Jacksonville 2) coordinates: N 2182506.373 E 493682.930 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) 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.
- 5) Those 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 "E" and "M" 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) Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25-foot overage width, but not less than 10 feet overage width.
- 8) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
- 9) Lands depicted hereon are subject to Developer and Utility Service Agreement recorded in Official Records Book 2358, Page 1979; Official Records Book 3305, page 571; Official Records Book 3872, Page 914 and Official Records Book 5232, Page 1500 of the Public Records of St. Johns County, Florida, (blanket in nature).

**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, UNLESS OTHERWISE NOTED
- PERMANENT REFERENCE MONUMENT
- CONCRETE MONUMENT
- PERMANENT CONTROL POINT
- LICENSED BUSINESS
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- CH CHORD BEARING
- CD CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.C. POINT ON CURVE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- (NR) NON-RADIAL
- N/T NON-TANGENT
- 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
- FPL FLORIDA POWER & LIGHT
- ES&T 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

# PALMETTO COVE

A PORTION OF SECTION 62 OF THE WILLIAM TRAVERS GRANT,  
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 3 OF 11 SHEETS

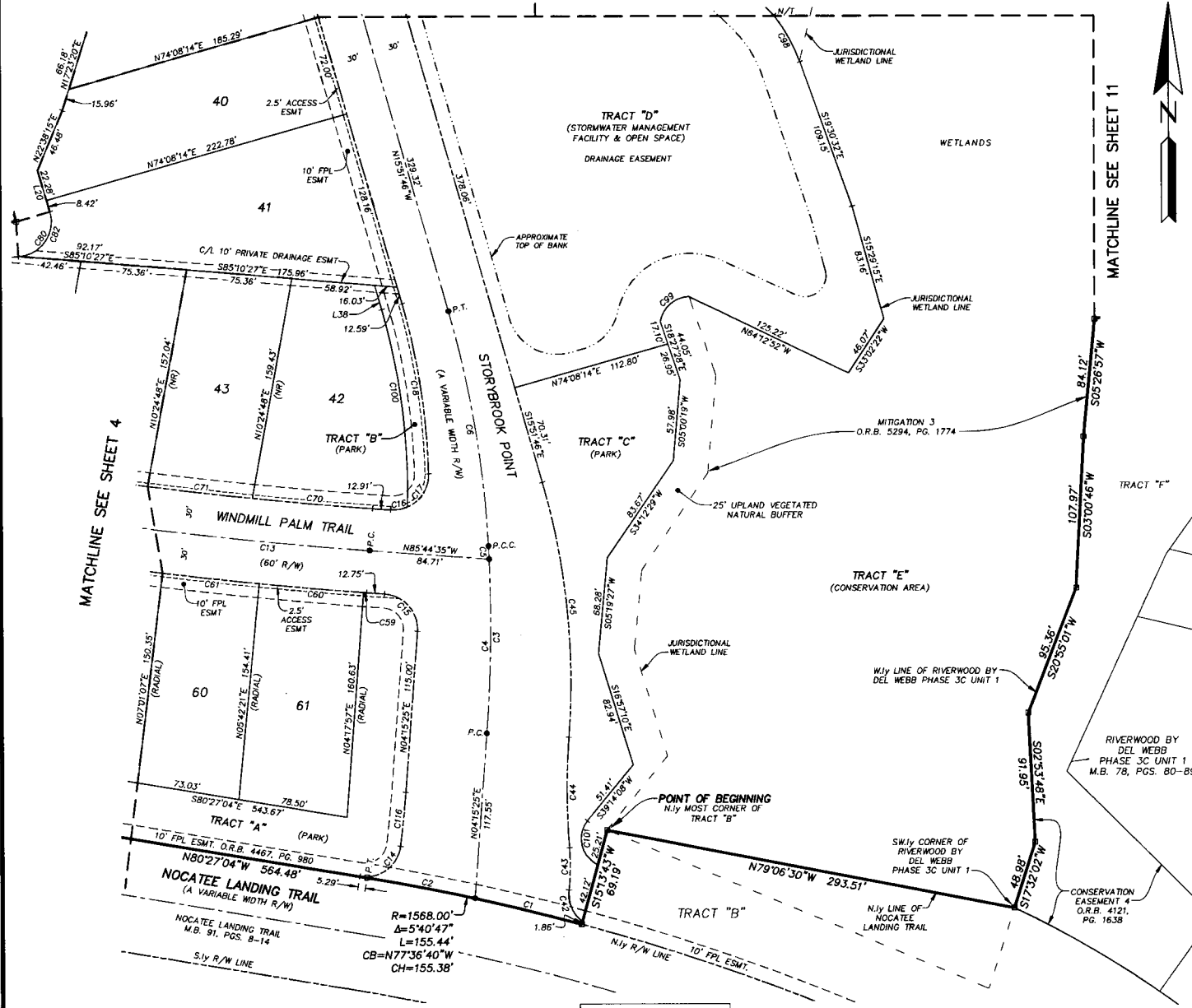
SEE SHEET 2 FOR NOTES

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 11

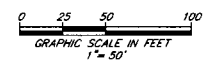
MATCHLINE SEE SHEET 4



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1568.00'	2°50'24"	77.72'	N76°11'29"W	77.71'
C2	1568.00'	2°50'24"	77.72'	N79°01'52"W	77.71'
C3	1074.00'	7°07'08"	133.44'	N00°41'51"E	133.36'
C4	1074.00'	6°37'31"	124.19'	N00°56'40"E	124.12'
C5	1074.00'	0°29'37"	9.25'	N02°36'54"W	9.25'
C6	750.00'	13°00'03"	170.18'	N09°21'44"W	169.82'
C13	3000.00'	6°09'23"	322.34'	N82°39'54"W	322.19'
C14	25.00'	92°11'07"	40.22'	N53°27'22"E	36.02'
C15	25.00'	90°00'00"	39.27'	N40°44'35"W	35.36'
C16	25.00'	27°37'37"	12.05'	N80°26'37"E	11.94'
C17	25.00'	67°51'02"	29.61'	N32°42'17"E	27.91'
C18	482.00'	14°38'32"	123.18'	N08°32'30"W	122.84'
C42	25.00'	58°53'37"	25.70'	S22°53'51"E	24.58'
C43	154.00'	11°08'22"	29.94'	N00°58'47"E	29.89'
C44	500.00'	9°01'10"	78.71'	S00°04'48"E	78.63'
C45	518.00'	20°17'33"	183.46'	N05°43'00"W	182.50'
C59	3030.00'	0°02'32"	2.23'	S85°43'19"E	2.23'
C60	3030.00'	1°24'24"	74.39'	S84°59'51"E	74.39'
C61	3030.00'	1°18'46"	69.43'	S83°38'16"E	69.43'
C70	2970.00'	1°39'19"	85.81'	S84°54'55"E	85.80'
C71	2970.00'	1°27'00"	75.17'	S83°21'46"E	75.16'
C80	25.00'	103°28'06"	45.15'	N35°22'47"E	39.26'
C82	25.00'	97°42'01"	42.63'	N32°29'45"E	37.65'
C98	118.47'	18°26'44"	38.14'	N28°43'54"W	37.98'
C99	21.65'	77°05'36"	29.13'	S49°26'45"W	26.98'
C100	467.00'	17°29'04"	142.51'	N07°07'14"W	141.96'
C101	20.00'	105°14'19"	36.74'	S13°23'01"E	31.78'
C116	707.75'	3°06'24"	38.37'	N05°48'37"E	38.37'

- 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
  - 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.O.C. POINT ON CURVE
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF REVERSE CURVATURE
  - (NR) NON-RADIAL
  - N/T NON-TANGENT
  - 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
  - FPL FLORIDA POWER & LIGHT
  - EASMT EASEMENT
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE SHEET REFERENCE NUMBER

LINE TABLE		
LINE	BEARING	LENGTH
L20	N16°21'16"W	30.70'
L38	N1°51'46"W	18.26'



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

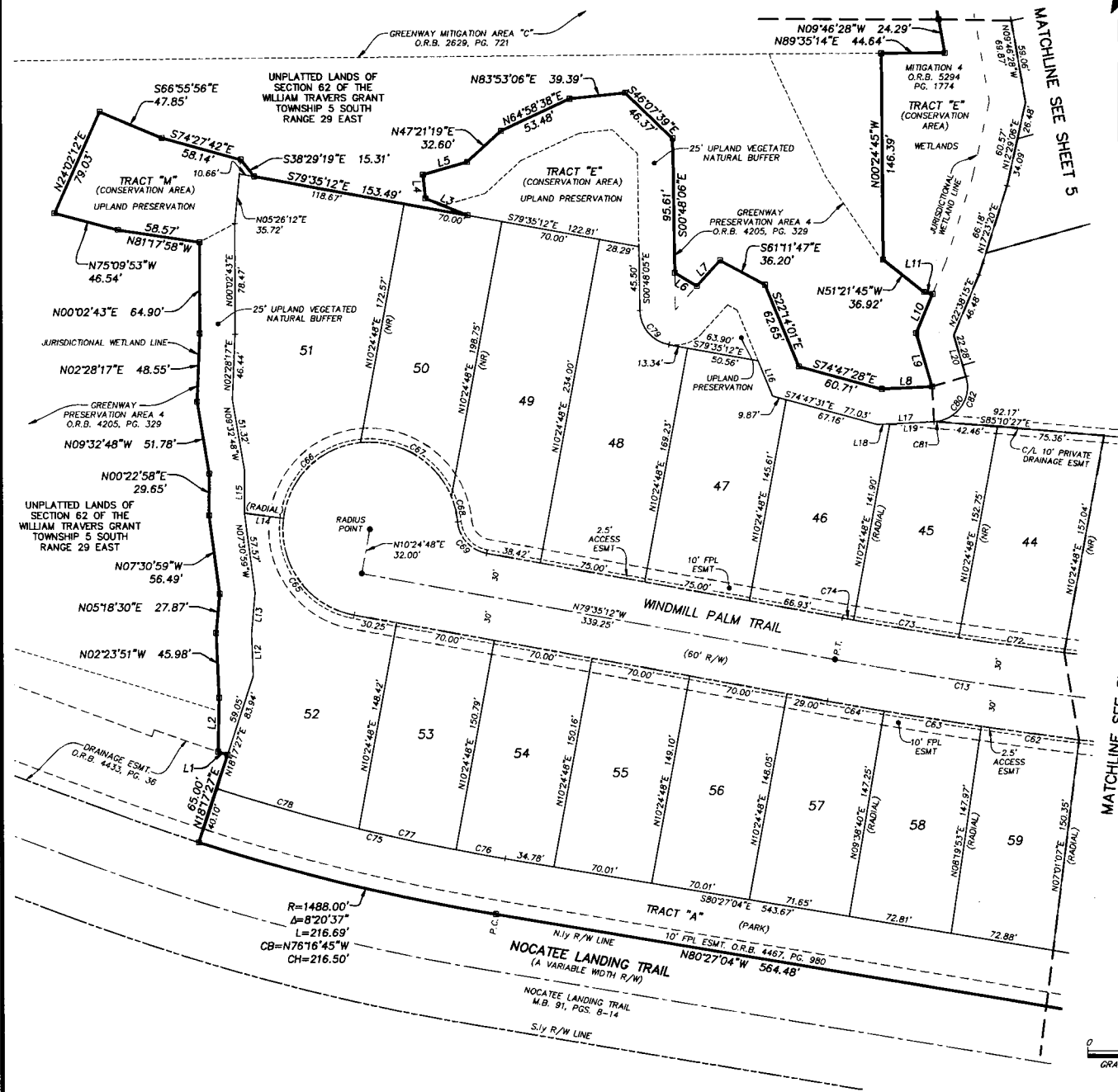
# PALMETTO COVE

A PORTION OF SECTION 62 OF THE WILLIAM TRAVERS GRANT,  
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 4 OF 11 SHEETS

SEE SHEET 2 FOR NOTES

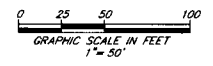


- LEGEND**
- BEYONDS SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - BEYONDS FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - BEYONDS P.C.P. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - PERMANENT REFERENCE MONUMENT
  - ◆ CONCRETE MONUMENT
  - PERMANENT CONTROL 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.O.C. POINT ON CURVE
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.R. POINT OF REVERSE CURVATURE
  - (NR) NON-RADIAL
  - N/T NON-TANGENT
  - 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
  - F.L. FLORIDA POWER & LIGHT
  - E.S.M.T. EASEMENT
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - ③ SHEET REFERENCE NUMBER

LINE TABLE		
LINE	BEARING	LENGTH
L1	N71°01'06"W	6.92'
L2	N01°03'42"E	38.25'
L3	N67°48'39"W	32.12'
L4	N05°35'52"W	16.78'
L5	N73°54'31"E	32.32'
L6	S59°06'28"E	18.21'
L7	N41°59'04"E	24.44'
L8	N87°06'51"E	35.48'
L9	N16°21'05"W	39.55'
L10	N22°38'12"E	30.07'
L11	N76°24'56"W	6.04'
L12	N02°23'51"W	29.76'
L13	N05°18'30"E	28.99'
L14	N82°32'20"W	28.06'
L15	N00°22'58"E	30.09'
L16	S22°13'58"E	27.07'
L17	N87°06'51"E	39.46'
L18	S87°06'51"W	8.30'
L19	S87°06'51"W	31.16'
L20	N16°21'16"W	30.70'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C13	3000.00'	6°09'23"	322.34'	N82°39'54"W	322.19'
C62	3030.00'	1°18'46"	69.43'	S82°19'30"E	69.43'
C63	3030.00'	1°18'46"	69.43'	S81°00'43"E	69.43'
C64	3030.00'	0°46'08"	40.66'	S79°58'16"E	40.66'
C65	62.00'	87°02'53"	94.19'	S38°03'46"E	85.39'
C66	62.00'	76°23'33"	82.66'	S45°39'27"W	76.68'
C67	62.00'	74°07'36"	80.21'	N59°04'59"W	74.73'
C68	62.00'	17°06'13"	18.51'	N13°28'04"W	18.44'
C69	25.00'	74°40'14"	32.58'	S42°15'05"E	30.32'
C72	2970.00'	1°26'53"	75.06'	S81°54'49"E	75.06'
C73	2970.00'	1°26'49"	75.01'	S80°27'58"E	75.01'
C74	2970.00'	0°09'21"	8.07'	S79°39'53"E	8.07'
C75	1438.00'	8°23'23"	210.56'	S76°15'23"E	210.38'
C76	1438.00'	1°24'13"	35.23'	S79°44'58"E	35.22'
C77	1438.00'	2°47'27"	70.05'	S77°39'08"E	70.04'
C78	1438.00'	4°11'43"	105.29'	S74°09'33"E	105.27'
C79	25.00'	78°47'06"	34.38'	S40°11'38"E	31.73'
C80	25.00'	103°28'06"	45.15'	N35°22'47"E	39.28'
C81	25.00'	5°46'06"	2.52'	N84°13'48"E	2.52'
C82	25.00'	97°42'01"	42.63'	N32°29'45"E	37.65'

MATCHLINE SEE SHEET 3



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

# PALMETTO COVE

A PORTION OF SECTION 62 OF THE WILLIAM TRAVERS GRANT,  
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

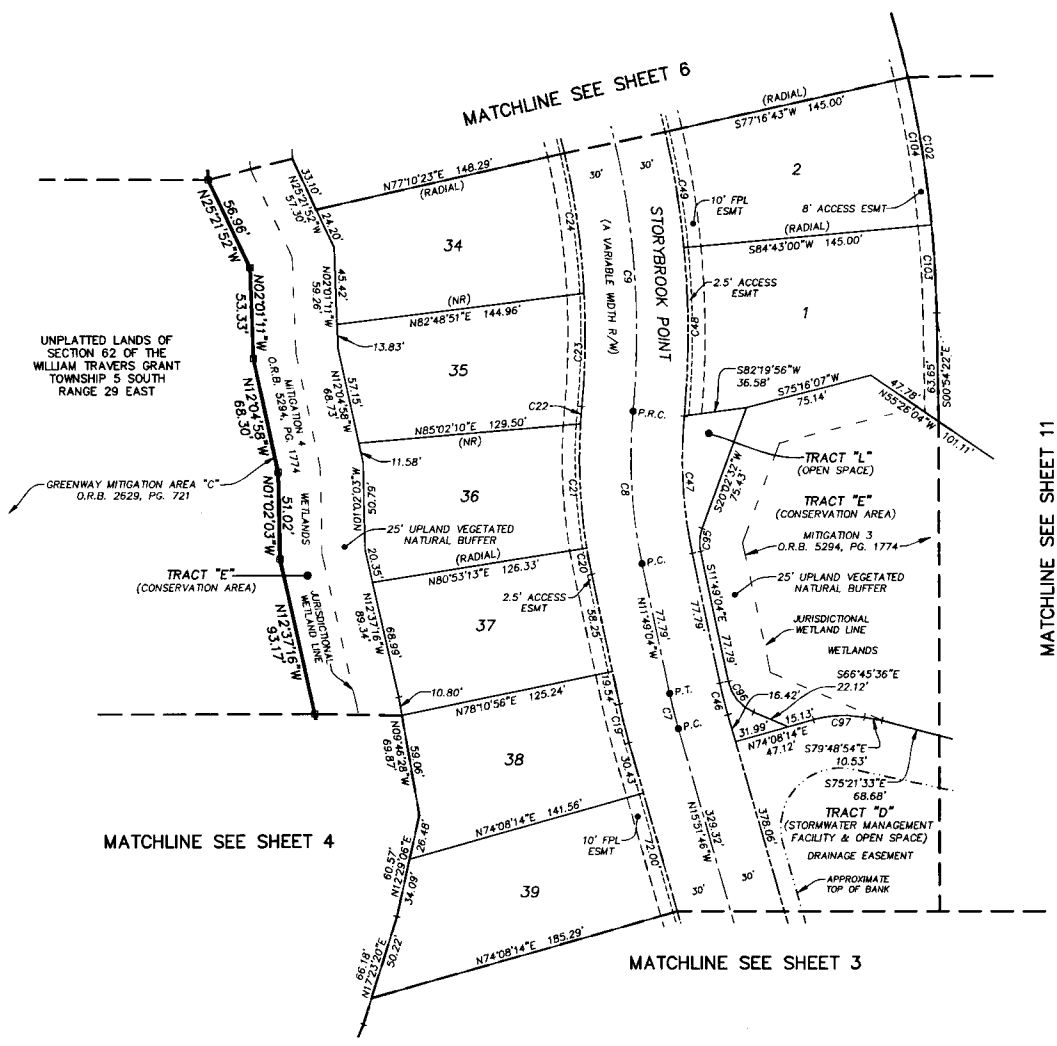
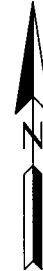
MAP BOOK PAGE

SHEET 5 OF 11 SHEETS

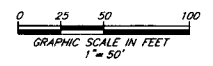
SEE SHEET 2 FOR NOTES

**LEGEND**

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B. 63624, UNLESS OTHERWISE NOTED
- DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B. 63624, UNLESS OTHERWISE NOTED
- DENOTES P.C.P., STAMPED L.B. 63624, 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
- ∠ CENTRAL ANGLE
- L. ARC LENGTH
- CB. CHORD BEARING
- CH. CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.C. POINT ON CURVE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- (NR) NON-RADIAL
- N/T NON-TANGENT
- 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
- FPL FLORIDA POWER & LIGHT
- ESMT. EASEMENT
- NAVD NORTH AMERICAN VERTICAL DATUM
- MATCHLINE
- ① SHEET REFERENCE NUMBER



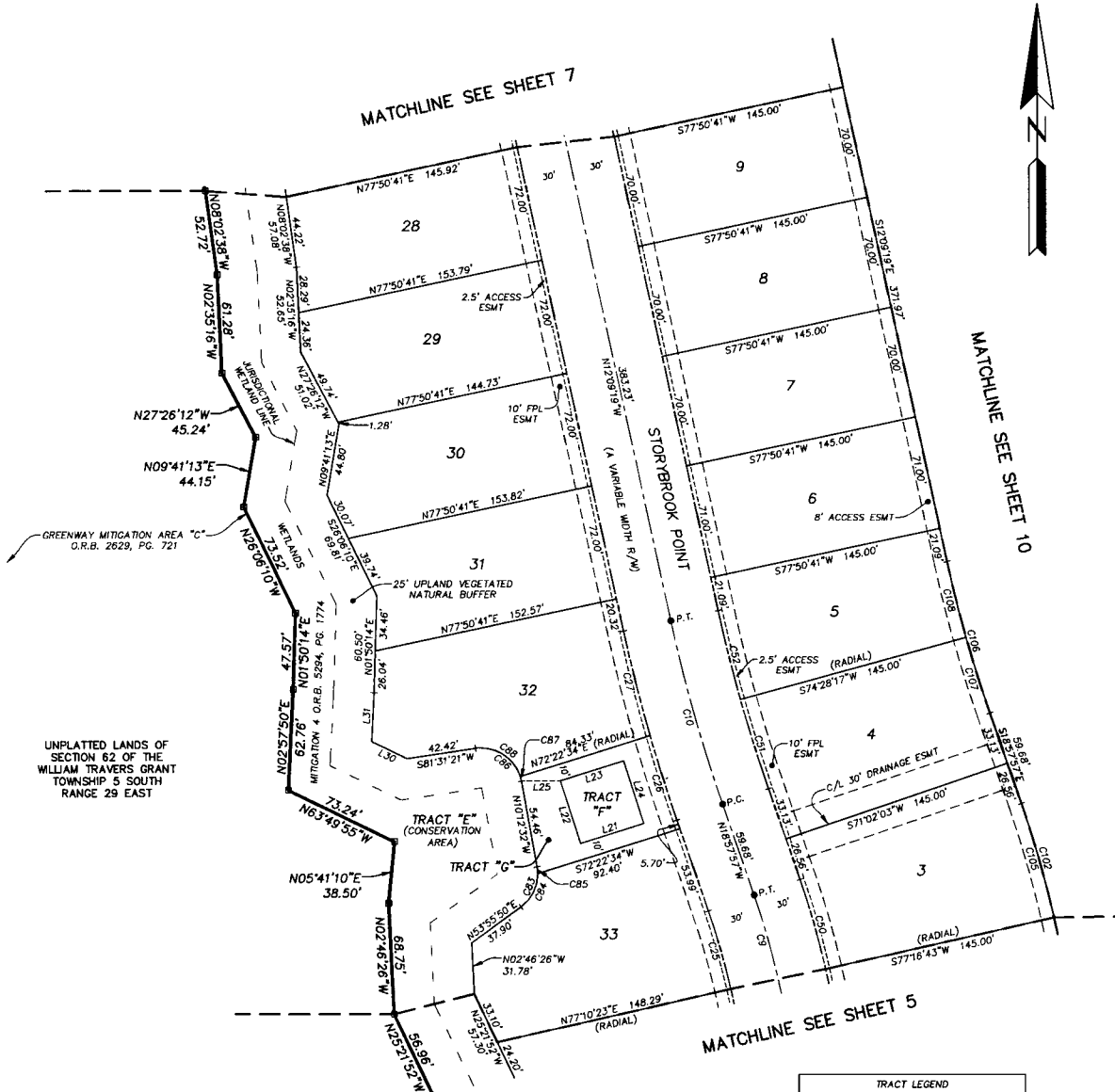
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	300.00'	4'02'42"	21.18'	N13°50'25"W	21.18'
C8	300.00'	17'12'52"	90.13'	N03°12'38"W	89.80'
C9	500.00'	24'21'45"	212.60'	N06°47'04"W	211.00'
C19	330.00'	4'02'42"	23.30'	S13°50'25"E	23.29'
C20	330.00'	2'42'18"	15.58'	S10°27'55"E	15.58'
C21	330.00'	12'44'37"	73.40'	S02°44'28"E	73.25'
C22	330.00'	1'45'58"	10.17'	S04°30'49"W	10.17'
C23	470.00'	8'06'53"	66.57'	N01°20'22"E	66.51'
C24	470.00'	10'06'32"	82.92'	N07°46'21"W	82.82'
C46	270.00'	4'02'42"	19.06'	S13°50'25"E	19.06'
C47	270.00'	17'12'52"	81.12'	S03°12'38"E	80.82'
C48	530.00'	10°40'48"	98.79'	N00°03'24"E	98.65'
C49	530.00'	7'26'17"	68.81'	N09°00'09"W	68.76'
C95	25.00'	31°51'36"	13.90'	S04°06'44"W	13.72'
C96	25.00'	54°56'32"	23.97'	S39°17'20"E	23.07'
C97	66.00'	26°02'52"	30.00'	S87°09'40"W	29.75'
C102	675.00'	18°03'34"	212.76'	N09°56'09"W	211.88'
C103	675.00'	4°22'38"	51.57'	N03°05'41"W	51.55'
C104	675.00'	7°26'17"	87.63'	N09°00'09"W	87.57'



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

# PALMETTO COVE

A PORTION OF SECTION 62 OF THE WILLIAM TRAVERS GRANT,  
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L21	S72°22'34"W	41.00'
L22	N17°37'26"W	41.00'
L23	N72°22'34"E	41.00'
L24	S17°37'26"E	41.00'
L25	N89°29'46"E	24.17'
L30	N63°49'55"W	24.68'
L31	N02°57'50"E	30.28'

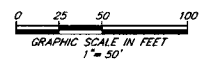
- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3554. UNLESS OTHERWISE NOTED DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3554.
  - DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3554. UNLESS OTHERWISE NOTED DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3554.
  - PERMANENT REFERENCE MONUMENT CONCRETE 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.O.C. POINT ON CURVE
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF REVERSE CURVATURE
  - (NR) NON-RADIAL
  - N/T NON-TANGENT
  - 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
  - FPL FLORIDA POWER & LIGHT
  - ESMT. EASEMENT
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - - - MATCHLINE
  - ① SHEET REFERENCE NUMBER

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C9	500.00'	24°21'45"	212.60'	N06°47'04"W	211.00'
C10	1000.00'	6°48'38"	118.87'	N15°33'38"W	118.80'
C25	470.00'	6°08'19"	50.36'	N15°53'47"W	50.33'
C26	1030.00'	3°04'37"	55.31'	S17°25'38"E	55.31'
C27	1030.00'	3°44'01"	67.12'	S14°01'19"E	67.11'
C50	530.00'	6°14'39"	57.76'	N15°50'37"W	57.73'
C51	970.00'	3°26'14"	58.19'	S17°14'50"E	58.18'
C52	970.00'	3°22'24"	57.11'	S13°50'31"E	57.10'
CB3	25.00'	64°08'21"	27.99'	N21°51'39"E	26.55'
CB4	25.00'	54°28'52"	23.77'	N26°41'24"E	22.89'
CB5	25.00'	9°39'29"	4.21'	N05°22'47"W	4.21'
CB6	25.00'	88°16'08"	38.51'	N54°20'36"W	34.82'
CB7	25.00'	6°37'50"	2.89'	N13°31'27"W	2.89'
CB8	25.00'	81°38'17"	35.62'	N57°39'31"W	32.68'
CI02	675.00'	18°03'34"	212.76'	N09°56'09"W	211.88'
CI05	675.00'	6°14'39"	73.56'	N15°50'37"W	73.53'
CI06	825.00'	6°48'38"	98.06'	S15°33'38"E	98.01'
CI07	825.00'	3°26'14"	49.49'	S17°14'50"E	49.48'
CI08	825.00'	3°22'24"	48.57'	S13°50'31"E	48.56'

GREENWAY MITIGATION AREA "C"  
O.R.B. 2629, PG. 721

UNPLATTED LANDS OF SECTION 62 OF THE WILLIAM TRAVERS GRANT TOWNSHIP 5 SOUTH RANGE 29 EAST

TRACT LEGEND	
TRACT NAME	USEAGE
TRACT "F"	PUMP STATION TRACT
TRACT "G"	LANDSCAPE BUFFER TRACT



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



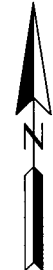
# PALMETTO COVE

A PORTION OF SECTION 62 OF THE WILLIAM TRAVERS GRANT,  
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

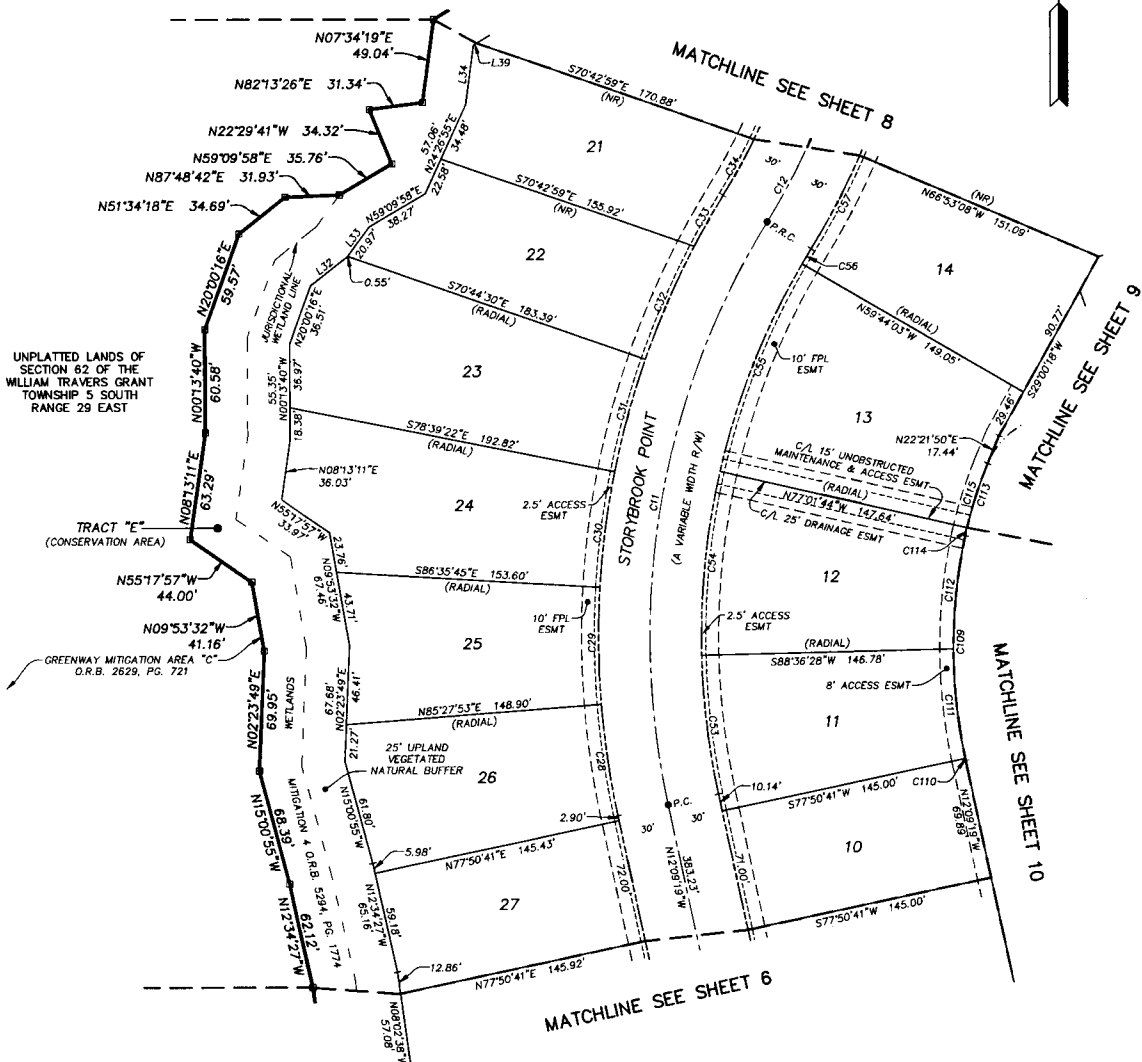
SHEET 7 OF 11 SHEETS

SEE SHEET 2 FOR NOTES

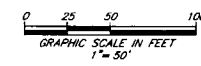


LINE	BEARING	LENGTH
L32	N51°34'18"E	27.27'
L33	N36°17'23"E	21.52'
L34	N07°34'19"E	35.50'
L39	S58°12'05"W	2.34'

- 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, 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
  - ∠ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CD CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.O.C. POINT ON CURVE
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF REVERSE CURVATURE
  - (NR) NON-RADIAL
  - N/T NON-TANGENT
  - CTI 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
  - FPL FLORIDA POWER & LIGHT
  - ESMT EASEMENT
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE MATCHLINE
  - ③ SHEET REFERENCE NUMBER



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C11	465.00'	43°46'15"	355.23'	N09°43'49"E	346.66'
C12	400.00'	18°53'20"	131.87'	N22°10'16"E	131.27'
C28	495.00'	7°37'12"	65.83'	S08°20'43"E	65.78'
C29	495.00'	7°56'23"	68.59'	S00°33'56"E	68.54'
C30	495.00'	7°56'23"	68.59'	S07°22'27"W	68.54'
C31	495.00'	7°56'23"	68.59'	S15°18'49"W	68.54'
C32	495.00'	8°20'35"	72.08'	S23°27'18"W	72.02'
C33	495.00'	3°59'21"	34.46'	S29°37'16"W	34.46'
C34	370.00'	5°48'52"	37.55'	N28°42'30"E	37.53'
C53	435.00'	10°45'47"	81.72'	S06°46'25"E	81.59'
C54	435.00'	14°21'48"	109.05'	S05°47'22"W	108.76'
C55	435.00'	17°17'40"	131.30'	S21°37'06"W	130.81'
C56	435.00'	12°1'00"	10.25'	S30°56'26"W	10.25'
C57	430.00'	8°14'13"	61.82'	N27°29'50"E	61.76'
C109	312.70'	24°19'55"	132.79'	S00°00'39"W	131.80'
C110	312.70'	0°12'15"	1.11'	S12°03'12"E	1.11'
C111	312.70'	11°48'29"	64.44'	S06°02'50"E	64.33'
C112	312.70'	12°19'12"	67.24'	S08°01'00"W	67.11'
C113	250.55'	10°11'14"	44.55'	S17°16'13"W	44.49'
C114	250.55'	10°7'02"	4.89'	S12°44'07"W	4.89'
C115	250.55'	9°04'12"	39.66'	S17°49'44"W	39.62'



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

# PALMETTO COVE

A PORTION OF SECTION 62 OF THE WILLIAM TRAVERS GRANT,  
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

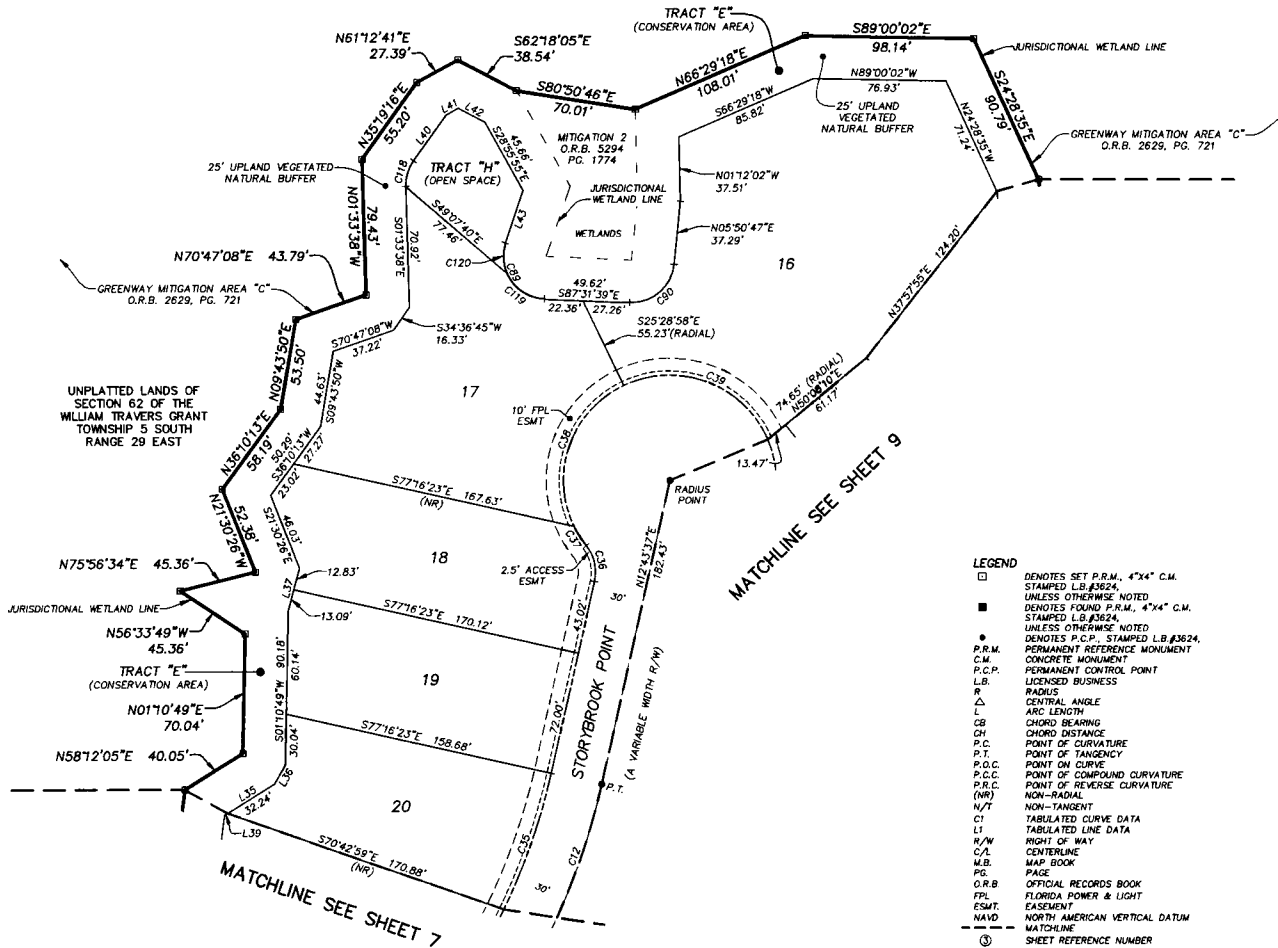
MAP BOOK PAGE

SHEET 8 OF 11 SHEETS

SEE SHEET 2 FOR NOTES



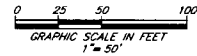
UNPLATTED LANDS OF  
SECTION 62 OF THE  
WILLIAM TRAVERS GRANT  
TOWNSHIP 5 SOUTH  
RANGE 29 EAST



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C12	400.00'	18°53'20"	131.87'	N22°10'16"E	131.27'
C35	370.00'	13°04'27"	84.43'	N19°15'50"E	84.25'
C36	25.00'	50°47'19"	22.16'	N12°40'03"W	21.44'
C37	62.00'	12°29'09"	13.51'	S31°49'08"E	13.48'
C38	62.00'	90°05'35"	97.49'	S19°28'15"W	87.75'
C39	62.00'	92°44'09"	100.35'	N69°06'53"W	89.75'
C89	25.00'	106°26'08"	46.44'	S34°18'35"E	40.05'
C90	25.00'	86°37'33"	37.80'	N49°09'34"E	34.30'
C118	25.00'	36°52'55"	16.09'	S16°52'49"W	15.82'
C119	25.00'	64°42'00"	28.23'	S55°10'39"E	26.75'
C120	25.00'	41°44'08"	18.21'	S01°57'35"E	17.81'

- 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, 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
  - ∠ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.O.C. POINT ON CURVE
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF REVERSE CURVATURE
  - (NR) NON-RADIAL
  - N/T NON-TANGENT
  - CI TABULATED CURVE DATA
  - LI TABULATED LINE DATA
  - N/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - P.S. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - F.P.L. FLORIDA POWER & LIGHT
  - ESMT. EASCHMENT
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE
  - ⑤ SHEET REFERENCE NUMBER

LINE TABLE		
LINE	BEARING	LENGTH
L35	N58°12'05"E	34.58'
L36	N29°41'27"E	12.70'
L37	S15°18'42"W	25.93'
L39	S58°12'05"W	2.34'
L40	N35°19'16"E	32.78'
L41	N61°12'41"E	8.22'
L42	S62°18'05"E	17.62'
L43	S18°54'29"W	32.32'



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

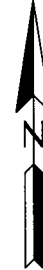
# PALMETTO COVE

A PORTION OF SECTION 62 OF THE WILLIAM TRAVERS GRANT,  
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

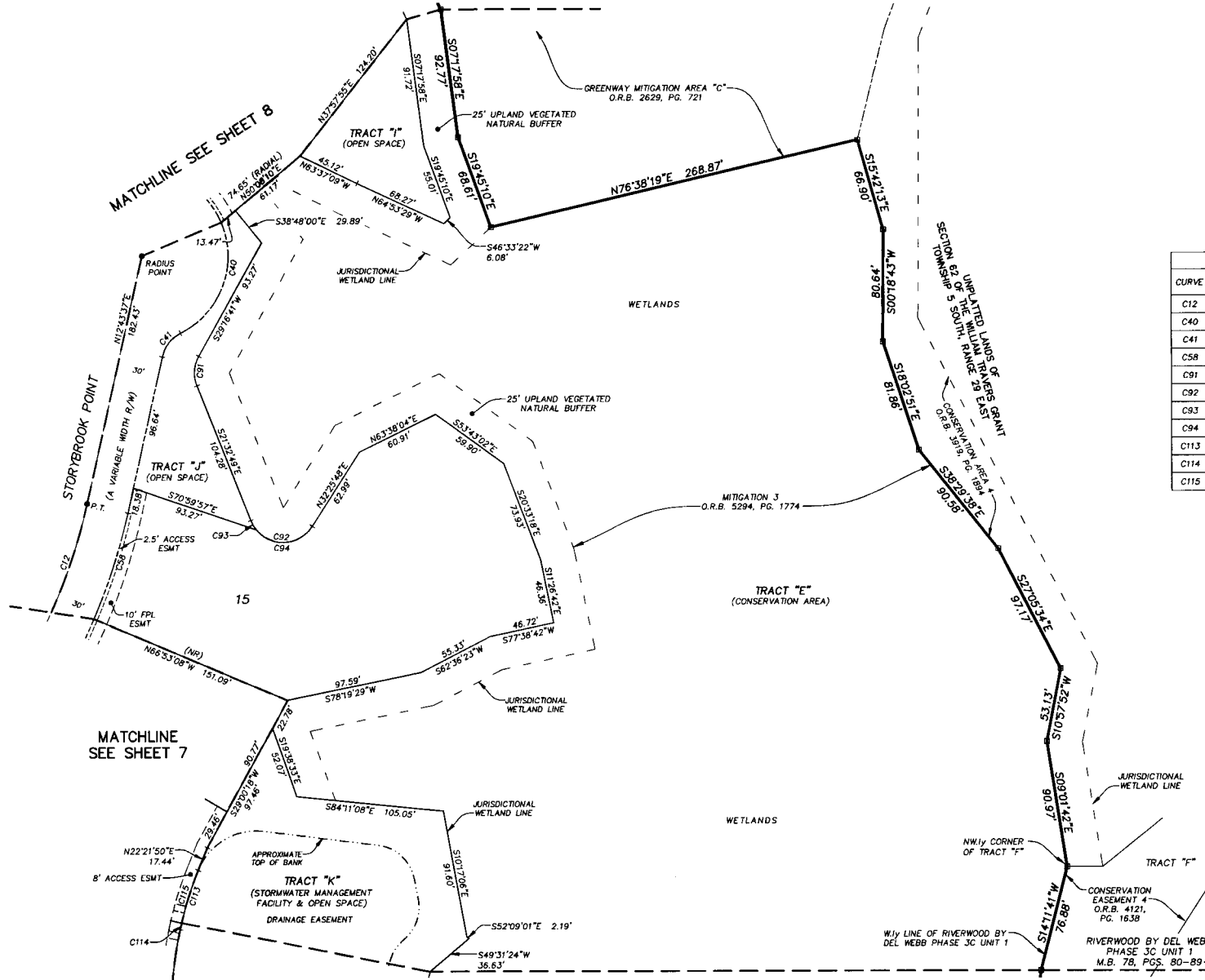
MAP BOOK PAGE

SHEET 9 OF 11 SHEETS

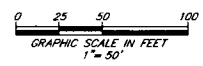
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C12	400.00'	18°53'20"	131.87'	N22°10'16"E	131.27'
C40	62.00'	86°15'44"	93.34'	N20°23'04"E	84.78'
C41	25.00'	50°47'19"	22.16'	S38°07'16"W	21.44'
C58	430.00'	10°39'06"	79.94'	N18°03'10"E	79.83'
C91	25.00'	50°49'30"	22.18'	S03°51'56"W	21.46'
C92	25.00'	126°01'23"	54.99'	S84°33'31"E	44.55'
C93	25.00'	172°7'08"	7.62'	S30°16'24"E	7.59'
C94	25.00'	108°34'14"	47.37'	N86°42'55"E	40.60'
C113	250.55'	10°11'14"	44.55'	S17°16'13"W	44.49'
C114	250.55'	1°07'02"	4.89'	S12°44'07"W	4.89'
C115	250.55'	9°04'12"	39.66'	S17°49'44"W	39.62'



- 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
  - P.R.M. CONCRETE MONUMENT
  - DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
  - PERMANENT CONTROL POINT
  - LICENSED BUSINESS
  - RADIUS
  - CENTRAL ANGLE
  - ARC LENGTH
  - CHORD BEARING
  - CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.O.C. POINT ON CURVE
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF REVERSE CURVATURE
  - (NR) NON-RADIAL
  - N/T NON-TANGENT
  - 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
  - FPL FLORIDA POWER & LIGHT
  - ESMT. EASEMENT
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - ③ MATCHLINE
  - ④ 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

MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 8

# PALMETTO COVE

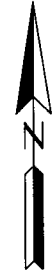
A PORTION OF SECTION 62 OF THE WILLIAM TRAVERS GRANT,  
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MATCHLINE SEE SHEET 9

MAP BOOK PAGE  
SHEET 10 OF 11 SHEETS  
SEE SHEET 2 FOR NOTES

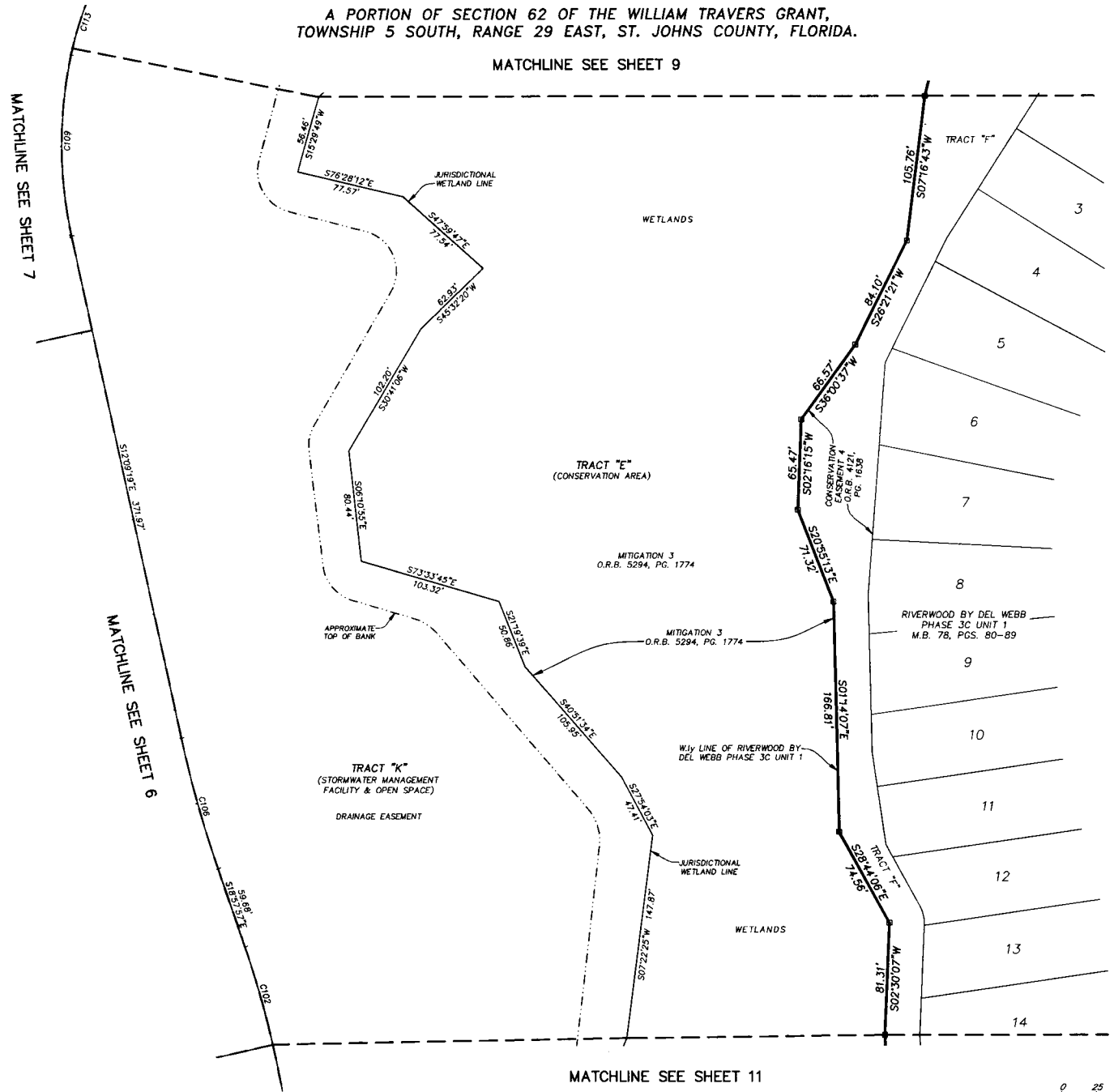
MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 6

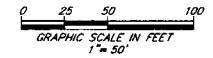


- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. 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.O.C. POINT ON CURVE
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF REVERSE CURVATURE
  - (NR) NON-RADIAL
  - N/T NON-TANGENT
  - 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
  - EASMT EASEMENT
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - - - MATCHLINE
  - ③ SHEET REFERENCE NUMBER

CURVE TABLE				
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD DISTANCE
C102	675.00'	18°03'34"	212.78'	211.88'
C106	825.00'	6°48'38"	98.06'	98.01'
C109	312.70'	24°19'55"	132.79'	131.80'
C113	250.55'	10°11'14"	44.55'	44.49'



MATCHLINE SEE SHEET 11



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

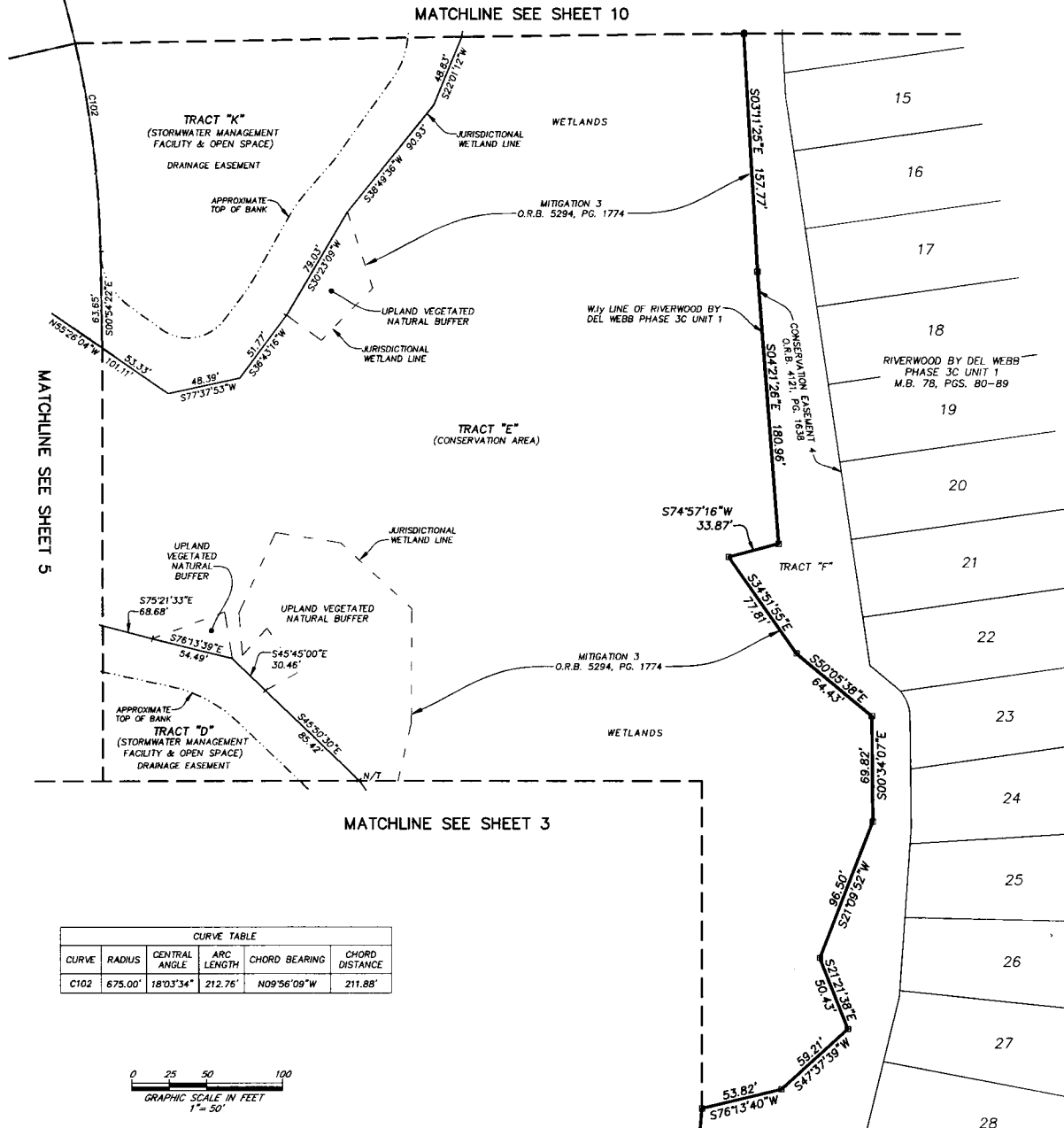
# PALMETTO COVE

A PORTION OF SECTION 62 OF THE WILLIAM TRAVERS GRANT,  
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

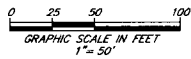
MAP BOOK PAGE

SHEET 11 OF 11 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C102	675.00'	18°03'34"	212.76'	N09°56'09"W	211.88'



**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, 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.O.C. POINT ON CURVE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- (NR) NON-RADIAL
- N/T NON-TANGENT
- C1. 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
- FPL. FLORIDA POWER & LIGHT
- EASMT. EASEMENT
- NAVD. NORTH AMERICAN VERTICAL DATUM
- - - MATCHLINE
- ③ SHEET REFERENCE NUMBER