

RESOLUTION NO. 2022- 205
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR
PARKLAND PRESERVE PHASE 4B.**

WHEREAS, NGMB PROPERTIES, LLC, 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 4B.

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 mortgages identified in the title opinion or certificate of the title in Section 4.

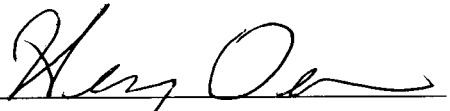
Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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.

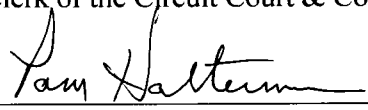
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 JUNE, 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 6/23/22



PARKLAND PRESERVE PHASE 4B

A PART OF SECTIONS 2, 3, 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 2 OF 18 SHEETS
(SEE SHEET 3 FOR GENERAL NOTES AND LEGEND)

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT NGMB PROPERTIES, LLC 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 4B 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.

TRACT "AA" (COMMON AREA), TRACT "BB" (CONSERVATION), TRACT "CC" (CONSERVATION), TRACT "DD" (COMMON AREA), TRACT "EE" (CONSERVATION), TRACT "FF" (COMMON AREA) AND TRACT "GG" (STORMWATER MANAGEMENT FACILITY) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS EXCEPT AS HEREAFTER PROVIDED, NO PART OF SAID LANDS IS DEDICATED TO THE COUNTY OF ST. JOHNS OR THE PUBLIC, EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN OR SHOWN ON THE PLAT. THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL EASEMENTS AND TRACTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING ANY ROAD, UTILITIES, DRAINAGE FACILITIES, PONDS, DITCHES, OR OTHERWISE, EXCEPT AS HEREAFTER PROVIDED. THE OWNER WILL CONVEY THE ROAD RIGHTS OF WAY SHOWN ON THIS PLAT TO THE PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT (THE "CDP").

UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO ST. JOHNS COUNTY, A POLITICAL SUBDIVISION, ITS SUCCESSORS AND ASSIGNS, TOGETHER WITH EASEMENTS FOR MAINTENANCE OF WATER AND SEWER SYSTEMS OVER THE STREETS AND RIGHTS OF WAYS AS SHOWN ON THIS PLAT.

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 AND TELECOMMUNICATION COMPANIES AUTHORIZED BY SAID OWNER IN WRITING TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS AND MAINTENANCE 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 OR ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

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 CDD ALL OR ANY PART OF THE LANDS ON THIS PLAT DESIGNATED AS TRACTS OR EASEMENTS, INCLUDING ALL UNOBSTRUCTED 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 OWNERS OF THE LAND DESCRIBED HEREIN OR THE THE OWNERS OF ADJACENT LANDS.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS, ANY SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY (THE "TIT") THEN 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 E.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, MOHAMMAD BATAINEH OF NGMB PROPERTIES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF _____, 2022, ON BEHALF OF THE COMPANY.

NGMB PROPERTIES, LLC

A FLORIDA LIMITED LIABILITY COMPANY

BY: MOHAMMAD BATAINEH - ITS MANAGING MEMBER

WITNESS _____ PRINT NAME _____

WITNESS _____ PRINT NAME _____

NOTARY FOR NGMB PROPERTIES, LLC

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2022, BY MOHAMMAD BATAINEH, MANAGING MEMBER OF NGMB PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY 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 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 _____, 2022.

DIRECTOR OF THE GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF REVIEW - COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF PARKLAND PRESERVE PHASE 4B HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS ____ DAY OF _____, 2022.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

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 _____, 2022. 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

DEDICATION FOR MORTGAGEE - D.R. HORTON, INC. - JACKSONVILLE

A DELAWARE CORPORATION

THIS IS TO CERTIFY THAT PURSUANT TO THAT MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 4452, PAGE 999, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THAT D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE ITSELF A PARTY FOR THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS _____

BY: _____ AUTHORIZED SIGNATURE _____ PRINT NAME _____

WITNESS _____

TITLE: _____ PRINT 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 _____, 2022, BY _____ 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: _____

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 _____, 20__.

BRANDON J. PATTY, CLERK
CLERK OF THE CIRCUIT COURT & COMPTROLLER

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 _____, 2022.

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 _____, 2022.

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

DEDICATION FOR MORTGAGEE - OAKNORTH US, INC. A DELAWARE CORPORATION

THIS IS TO CERTIFY THAT PURSUANT TO THAT MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 4799, PAGE 55, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THAT OAKNORTH US, INC. BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE ITSELF A PARTY FOR THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS _____

BY: _____ AUTHORIZED SIGNATURE _____ PRINT NAME _____

WITNESS _____

TITLE _____ PRINT 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 _____, 2022, BY _____ OF OAKNORTH US, INC., 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: _____

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

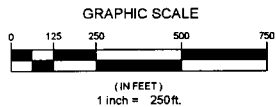
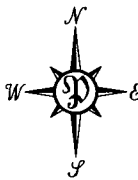
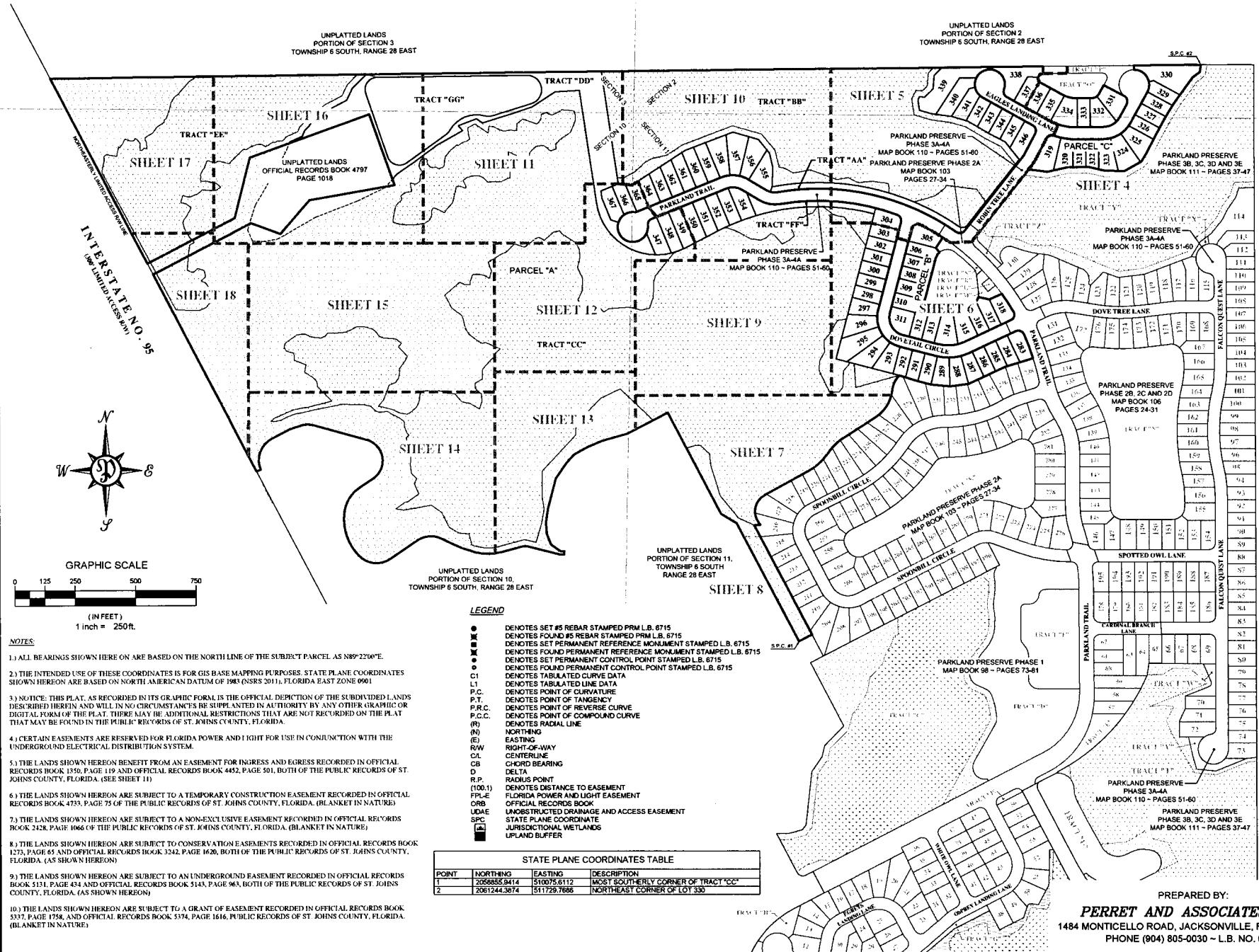
PARKLAND PRESERVE PHASE 4B

A PART OF SECTIONS 2, 3, 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 3 OF 19 SHEETS



NOTES

- ALL BEARINGS SHOWN HERE ON ARE BASED ON THE NORTH LINE OF THE SUBJECT PARCEL AS N89°22'06".
- 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 (NSRS 2011), FLORIDA EAST ZONE 0901
- 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 SUPPLEMENTED 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.
- CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER AND LIGHT FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- THE LANDS SHOWN HEREON BENEFIT FROM AN EASEMENT FOR INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 1350, PAGE 119 AND OFFICIAL RECORDS BOOK 4452, PAGE 501, BOTH OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. (SEE SHEET 10)
- THE LANDS SHOWN HEREON ARE SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4733, PAGE 75 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. (BLANKET IN NATURE)
- THE LANDS SHOWN HEREON ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2428, PAGE 1066 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. (BLANKET IN NATURE)
- THE LANDS SHOWN HEREON ARE SUBJECT TO CONSERVATION EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 1273, PAGE 65 AND OFFICIAL RECORDS BOOK 3242, PAGE 1620, BOTH OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. (AS SHOWN HEREON)
- THE LANDS SHOWN HEREON ARE SUBJECT TO AN UNDERGROUND EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 5337, PAGE 1754, AND OFFICIAL RECORDS BOOK 5143, PAGE 963, BOTH OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. (AS SHOWN HEREON)
- THE LANDS SHOWN HEREON ARE SUBJECT TO A GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 5337, PAGE 1754, AND OFFICIAL RECORDS BOOK 5374, PAGE 1616, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. (BLANKET IN NATURE)

LEGEND

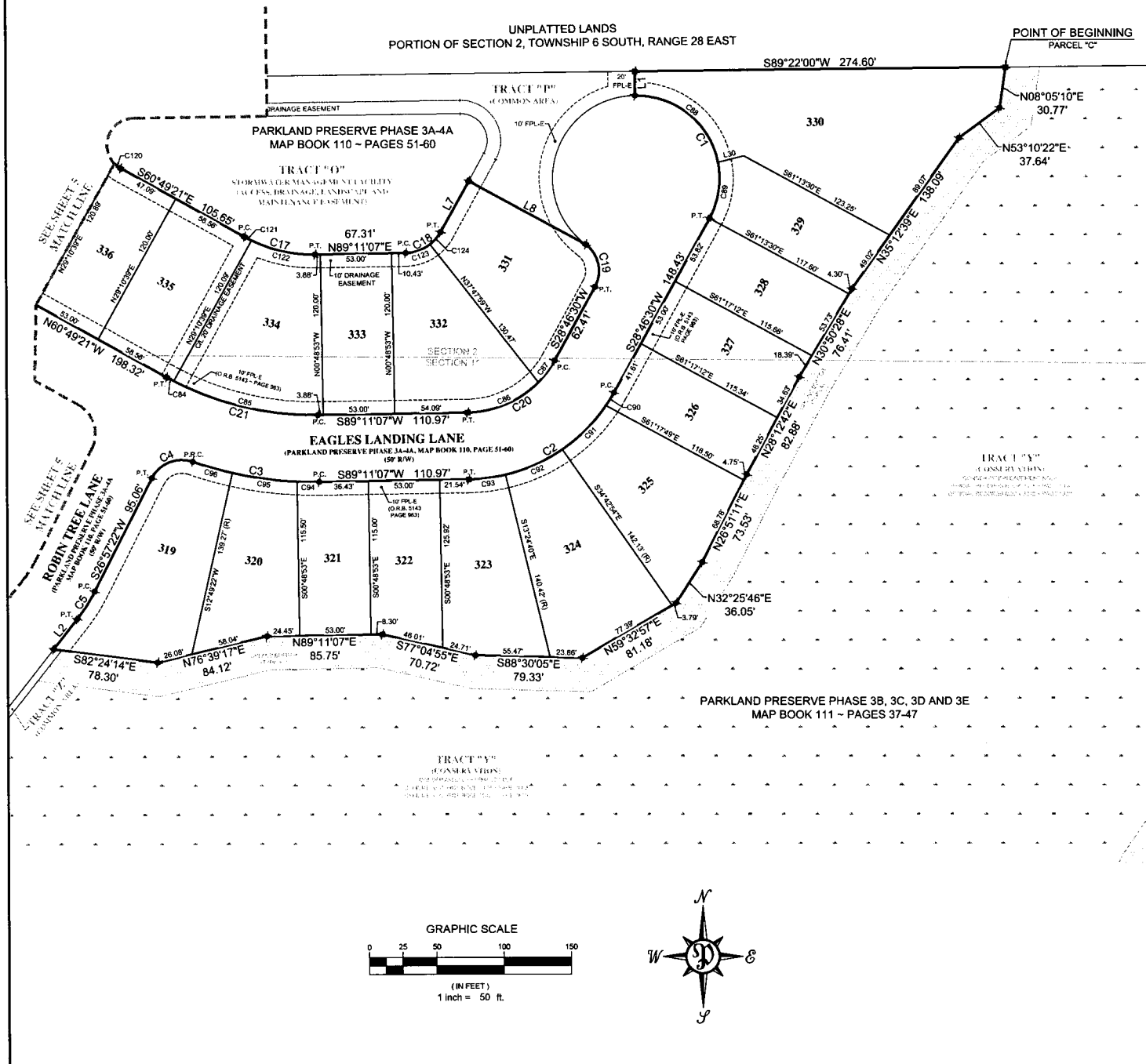
- DENOTES SET #5 REBAR STAMPED PRM L.B. 6715
- DENOTES FOUND #5 REBAR STAMPED PRM L.B. 6715
- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
- DENOTES FOUND PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
- DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
- DENOTES FOUND PERMANENT CONTROL POINT STAMPED L.B. 6715
- 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
- (R) DENOTES RADIAL LINE
- (N) NORTHING
- (E) EASTING
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- CB CHORD BEARING
- D DELTA
- R.P. RADIUS POINT
- (100.1) DENOTES DISTANCE TO EASEMENT
- FPLE FLORIDA POWER AND LIGHT EASEMENT
- ORB OFFICIAL RECORDS BOOK
- UDAE UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
- UDAE JURISDICTIONAL WETLANDS
- SPC STATE PLANE COORDINATE
- UBF UPLAND BUFFER

| STATE PLANE COORDINATES TABLE | | | |
|-------------------------------|--------------|-------------|-------------------------------------|
| POINT | NORTHING | EASTING | DESCRIPTION |
| 1 | 256885.9414 | 510705.8112 | MOST SOUTHERLY CORNER OF TRACT 'CC' |
| 2 | 2061244.3874 | 511729.7666 | NORTHEAST CORNER OF LOT 330 |

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

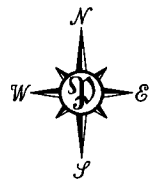
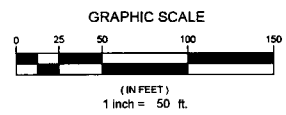
PARKLAND PRESERVE PHASE 4B

A PART OF SECTIONS 2, 3, 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



| LINE TABLE | | |
|------------|--------|-------------|
| LINE # | LENGTH | DIRECTION |
| L1 | 18.05' | S00°38'00"E |
| L2 | 28.48' | S38°09'24"W |
| L7 | 43.46' | N28°46'30"E |
| L8 | 96.74' | S61°13'30"E |
| L30 | 19.59' | N75°51'28"E |

| CURVE TABLE | | | | | |
|-------------|---------|---------|------------|---------------|---------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| C1 | 129.21' | 62.00' | 119°24'30" | S30°55'45"E | 107.07' |
| C2 | 131.79' | 125.00' | 60°24'33" | S58°58'49"W | 125.77' |
| C3 | 96.23' | 275.00' | 20°02'58" | N80°47'25"W | 95.74' |
| C4 | 35.90' | 25.00' | 82°16'41" | S68°05'42"W | 32.89' |
| C5 | 24.44' | 125.00' | 11°12'02" | S32°33'23"W | 24.40' |
| C17 | 54.96' | 105.00' | 29°59'32" | S75°49'07"E | 54.34' |
| C18 | 31.63' | 30.00' | 60°24'37" | N56°58'48"E | 30.19' |
| C19 | 35.52' | 25.00' | 81°24'37" | S11°55'41"E | 32.61' |
| C20 | 79.08' | 75.00' | 60°24'37" | S38°58'45"W | 75.40' |
| C21 | 117.76' | 225.00' | 29°59'32" | N75°49'07"W | 116.44' |
| C84 | 5.94' | 225.00' | 1°30'45" | N81°34'43"W | 5.94' |
| C85 | 111.84' | 225.00' | 28°28'47" | N76°34'29"W | 110.69' |
| C86 | 58.09' | 75.00' | 44°50'11" | S68°46'02"W | 57.20' |
| C87 | 20.39' | 75.00' | 15°34'28" | S36°33'43"W | 20.32' |
| C88 | 86.18' | 62.00' | 78°58'20" | S50°48'40"E | 78.41' |
| C89 | 43.03' | 62.00' | 39°48'09" | S06°53'26"W | 42.18' |
| C90 | 114.43' | 125.00' | 5°14'14" | N31°23'37"E | 114.42' |
| C91 | 46.41' | 125.00' | 21°16'21" | S44°38'55"W | 46.14' |
| C92 | 46.48' | 125.00' | 21°18'14" | S65°56'13"W | 46.21' |
| C93 | 27.48' | 125.00' | 12°35'47" | S82°53'14"W | 27.43' |
| C94 | 16.58' | 275.00' | 3°27'17" | N89°05'14"W | 16.58' |
| C95 | 48.87' | 275.00' | 10°10'58" | N82°15'07"W | 48.81' |
| C96 | 30.77' | 275.00' | 6°24'41" | N73°58'17"W | 30.78' |
| C120 | 8.00' | 20.00' | 17°11'10" | S52°13'46"E | 5.98' |
| C121 | 5.94' | 105.00' | 3°14'32" | S62°28'37"E | 5.94' |
| C122 | 49.02' | 105.00' | 26°44'59" | S77°26'23"E | 48.58' |
| C123 | 19.37' | 30.00' | 36°59'08" | N70°41'34"E | 18.03' |
| C124 | 12.27' | 30.00' | 23°23'31" | N40°29'16"E | 12.18' |



PARKLAND PRESERVE PHASE 4B

A PART OF SECTIONS 2, 3, 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 5 OF 10 SHEETS
(SEE SHEET 3 FOR GENERAL NOTES AND LEGEND)

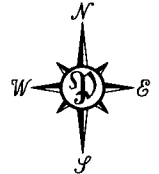
UNPLATTED LANDS
PORTION OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 28 EAST

POINT OF BEGINNING
PARCEL "A"

TRACT "P"
(LARGE AREA)

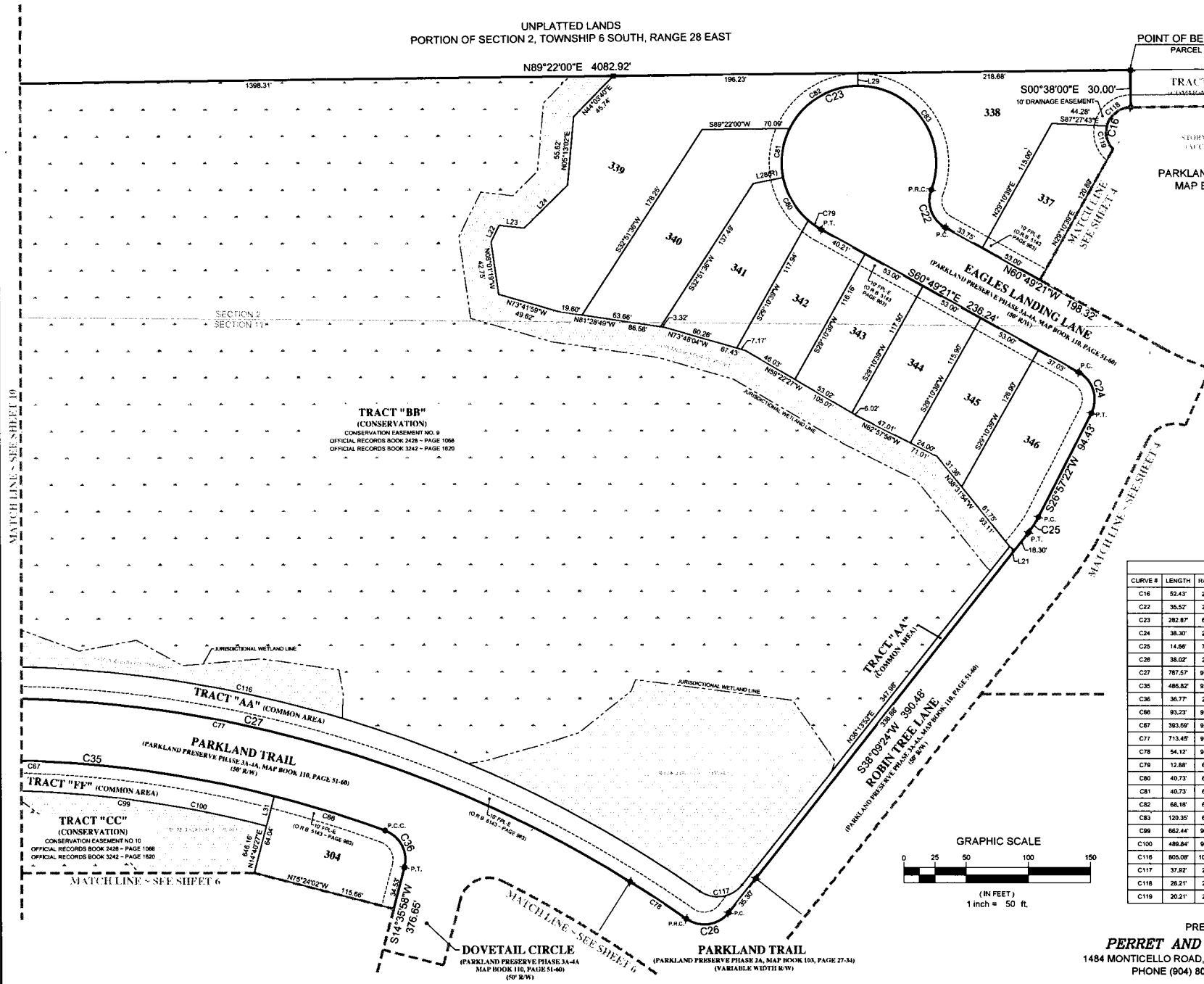
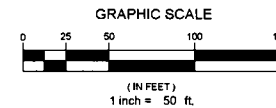
TRACT "O"
SEWAGE TREATMENT FACILITY
(ACCESS, DRAINAGE, LANDSCAPE AND
MAINTENANCE EASEMENT)

PARKLAND PRESERVE PHASE 3A-4A
MAP BOOK 110 - PAGES 51-60



| LINE # | LENGTH | DIRECTION |
|--------|--------|-------------|
| L21 | 4.88' | N51°50'36"W |
| L22 | 14.82' | N26°04'28"E |
| L23 | 20.30' | S63°20'30"E |
| L24 | 48.08' | N45°05'57"E |
| L28(R) | 24.48' | N78°43'11"E |
| L29 | 10.23' | N00°38'00"W |
| L31 | 24.91' | N14°40'27"E |

| CURVE TABLE | | | | | |
|-------------|---------|----------|------------|---------------|---------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| C16 | 52.43' | 20.00' | 150°11'21" | S14°16'20"W | 38.65' |
| C22 | 35.52' | 25.00' | 81°24'23" | N20°07'10"W | 32.61' |
| C23 | 282.87' | 62.00' | 261°24'23" | S89°52'50"W | 94.00' |
| C24 | 38.30' | 25.00' | 87°48'43" | S18°58'00"E | 34.66' |
| C25 | 14.66' | 75.00' | 111°20'27" | S32°53'23"W | 14.84' |
| C26 | 38.02' | 25.00' | 87°08'02" | S81°42'25"W | 34.48' |
| C27 | 787.57' | 975.00' | 45°06'22" | N77°15'45"W | 747.80' |
| C35 | 486.82' | 925.00' | 30°09'18" | S84°44'18"E | 481.22' |
| C36 | 36.77' | 25.00' | 84°15'38" | S27°31'51"E | 33.54' |
| C86 | 93.23' | 925.00' | 5°46'28" | N72°32'55"W | 93.16' |
| C87 | 393.59' | 925.00' | 24°22'47" | S87°37'32"E | 390.63' |
| C77 | 713.45' | 975.00' | 41°55'33" | N78°51'09"W | 897.64' |
| C78 | 54.12' | 975.00' | 3°10'49" | N56°17'58"W | 54.11' |
| C79 | 12.88' | 82.00' | 117°54'18" | S54°32'14"E | 12.86' |
| C80 | 40.73' | 62.00' | 37°38'17" | S30°08'58"E | 40.00' |
| C81 | 40.73' | 62.00' | 37°38'17" | S67°32'20"W | 40.00' |
| C82 | 68.18' | 62.00' | 63°00'32" | S57°51'44"W | 64.80' |
| C83 | 120.35' | 62.00' | 111°13'02" | N35°01'28"W | 102.32' |
| C99 | 662.44' | 900.00' | 42°10'21" | S83°35'17"W | 647.59' |
| C100 | 489.84' | 900.00' | 31°11'02" | S89°04'57"W | 483.81' |
| C116 | 805.08' | 1000.00' | 46°37'39" | N77°54'30"W | 783.51' |
| C117 | 37.82' | 25.00' | 86°54'48" | N81°41'36"E | 34.30' |
| C118 | 28.21' | 20.00' | 78°09'41" | S51°48'10"W | 24.38' |
| C119 | 20.21' | 20.00' | 57°54'30" | S14°40'53"E | 19.38' |



TRACT "BB"
(CONSERVATION)
CONSERVATION EASEMENT NO. 9
OFFICIAL RECORDS BOOK 2428 - PAGE 1086
OFFICIAL RECORDS BOOK 3242 - PAGE 1820

TRACT "CC"
(CONSERVATION)
CONSERVATION EASEMENT NO. 10
OFFICIAL RECORDS BOOK 2428 - PAGE 1086
OFFICIAL RECORDS BOOK 3242 - PAGE 1820

DOVETAIL CIRCLE
(PARKLAND PRESERVE PHASE 3A-4A
MAP BOOK 110, PAGE 51-60)
(50' R/W)

PARKLAND TRAIL
(PARKLAND PRESERVE PHASE 3A, MAP BOOK 103, PAGE 27-34)
(VARIABLE WIDTH R/W)

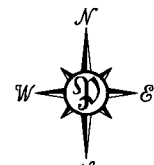
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PARKLAND PRESERVE PHASE 4B

A PART OF SECTIONS 2, 3, 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

| LINE TABLE | | |
|------------|--------|-------------|
| LINE # | LENGTH | DIRECTION |
| L3 | 56.88 | S64°54'18"W |
| L4 | 46.71 | N78°44'50"W |
| L5 | 23.59 | N40°18'30"W |
| L6 | 52.12 | N33°18'38"E |
| L8 | 17.10 | S35°22'13"W |
| L10 | 14.88 | S09°03'35"W |
| L26 | 10.00 | S87°26'34"E |
| L28 | 29.01 | S30°38'49"W |
| L27 | 10.00 | S47°28'22"E |

| CURVE TABLE | | | | | |
|-------------|--------|--------|---------------|-------------|--------|
| CURVE # | LENGTH | RADIUS | CHORD BEARING | CHORD | |
| C8 | 45.07 | 50.00 | S1°39'07" | S39°04'44"W | 43.58 |
| C7 | 34.84 | 50.00 | 39°44'41" | S84°43'08"W | 33.95 |
| C8 | 78.54 | 50.00 | 90°00'00" | N30°24'02"W | 70.71 |
| C9 | 30.85 | 50.00 | 35°07'31" | N32°09'44"E | 30.17 |
| C10 | 105.30 | 925.00 | 8°31'21" | N59°57'06"W | 105.24 |
| C11 | 44.58 | 25.00 | 102°11'15" | S85°41'38"W | 38.91 |
| C12 | 117.81 | 75.00 | 89°00'00" | S30°24'02"E | 106.07 |
| C13 | 103.92 | 150.00 | 39°44'41" | N84°43'08"E | 101.85 |
| C14 | 41.53 | 25.00 | 85°10'15" | N17°19'10"E | 36.91 |
| C15 | 88.62 | 925.00 | 5°29'22" | N33°00'38"W | 86.59 |
| C17 | 196.35 | 125.00 | 90°00'00" | S30°24'02"E | 176.78 |
| C18 | 138.56 | 200.00 | 39°44'41" | N84°43'08"E | 135.81 |
| C19 | 39.80 | 25.00 | 91°12'34" | S89°29'26"E | 35.73 |
| C40 | 106.04 | 920.00 | 8°36'13" | S20°35'02"E | 105.98 |
| C41 | 45.92 | 100.00 | 28°18'40" | S22°12'55"W | 45.52 |
| C42 | 124.98 | 150.00 | 47°43'58" | S32°55'35"W | 121.38 |
| C47 | 34.96 | 200.00 | 10°01'17" | N89°54'56"E | 34.94 |
| C58 | 48.78 | 200.00 | 13°58'35" | N81°54'52"E | 48.87 |
| C59 | 48.79 | 200.00 | 13°58'35" | S84°06'33"E | 48.67 |
| C60 | 6.01 | 200.00 | 1°43'14" | S78°15'39"E | 6.01 |
| C61 | 44.87 | 125.00 | 20°34'00" | S85°06'55"E | 44.83 |
| C62 | 40.35 | 125.00 | 18°28'48" | S45°34'59"E | 40.18 |
| C63 | 40.35 | 125.00 | 18°28'48" | S27°08'11"E | 40.18 |
| C64 | 45.49 | 125.00 | 20°50'57" | S07°34'48"E | 45.24 |
| C65 | 25.28 | 125.00 | 11°35'18" | S08°48'19"W | 25.24 |
| C67 | 25.53 | 150.00 | 9°45'11" | N89°46'53"E | 25.50 |
| C68 | 78.39 | 150.00 | 29°56'30" | N89°37'43"E | 77.50 |
| C128 | 10.81 | 50.00 | 12°02'32" | S08°34'42"W | 10.49 |
| C128 | 28.15 | 50.00 | 32°15'07" | S13°34'07"E | 27.77 |
| C127 | 25.86 | 50.00 | 29°39'31" | S44°31'28"E | 25.59 |
| C128 | 14.00 | 50.00 | 16°02'51" | S87°22'36"E | 13.98 |
| C129 | 19.53 | 50.00 | 22°22'39" | N53°42'58"E | 19.40 |
| C130 | 25.55 | 50.00 | 29°18'28" | N27°53'24"E | 25.27 |
| C285 | 19.36 | 925.00 | 1°11'57" | N57°17'24"W | 19.36 |



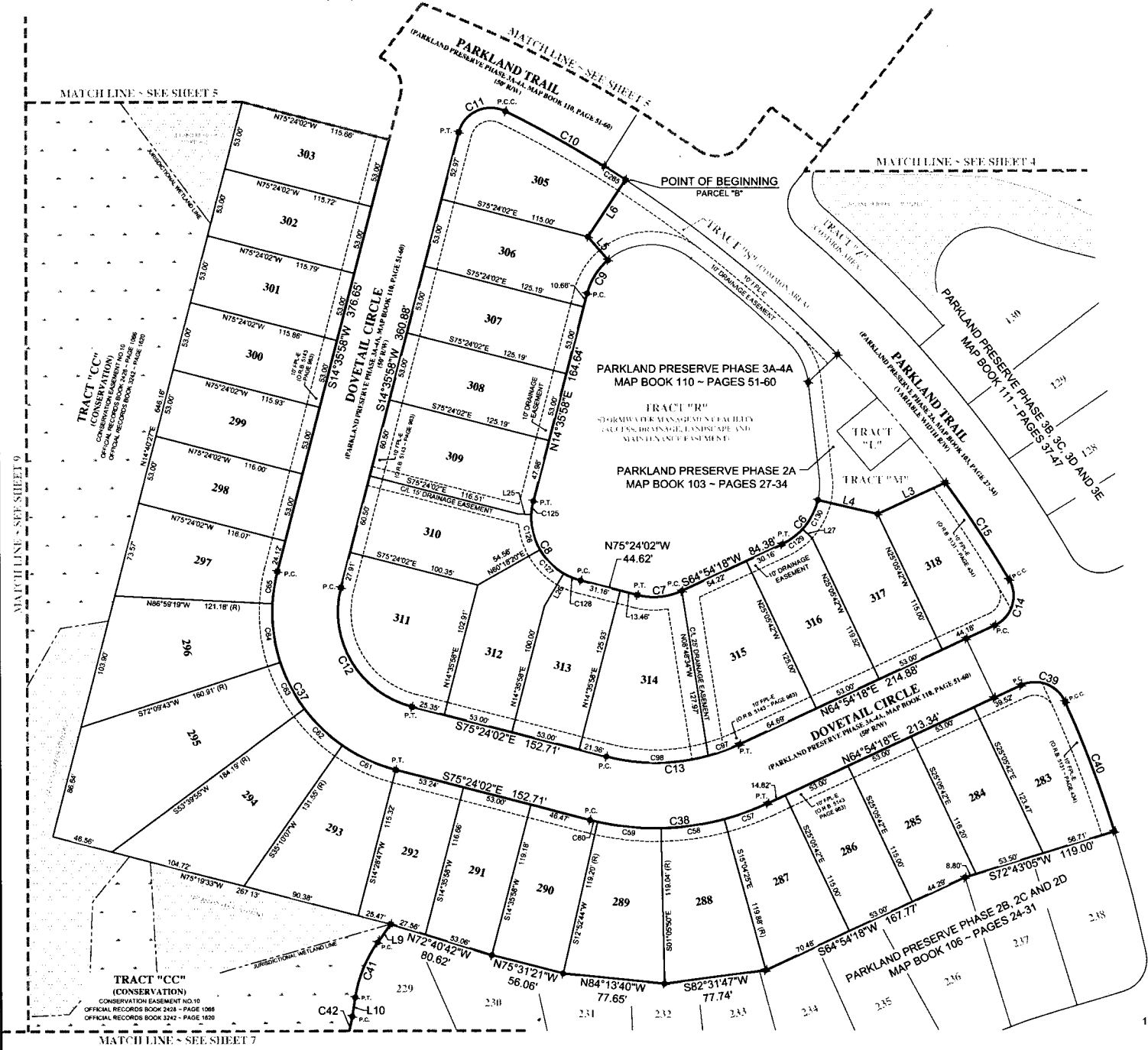
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

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TRACT "CC"
(CONSERVATION)
CONSERVATION EASEMENT NO. 10
OFFICIAL RECORDS BOOK 3242 - PAGE 1086
OFFICIAL RECORDS BOOK 3242 - PAGE 1089

TRACT "CC"
(CONSERVATION)
CONSERVATION EASEMENT NO. 10
OFFICIAL RECORDS BOOK 2428 - PAGE 1086
OFFICIAL RECORDS BOOK 3242 - PAGE 1020

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 7

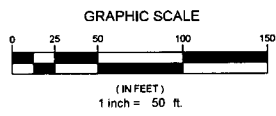
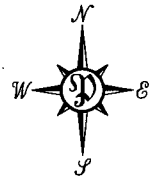
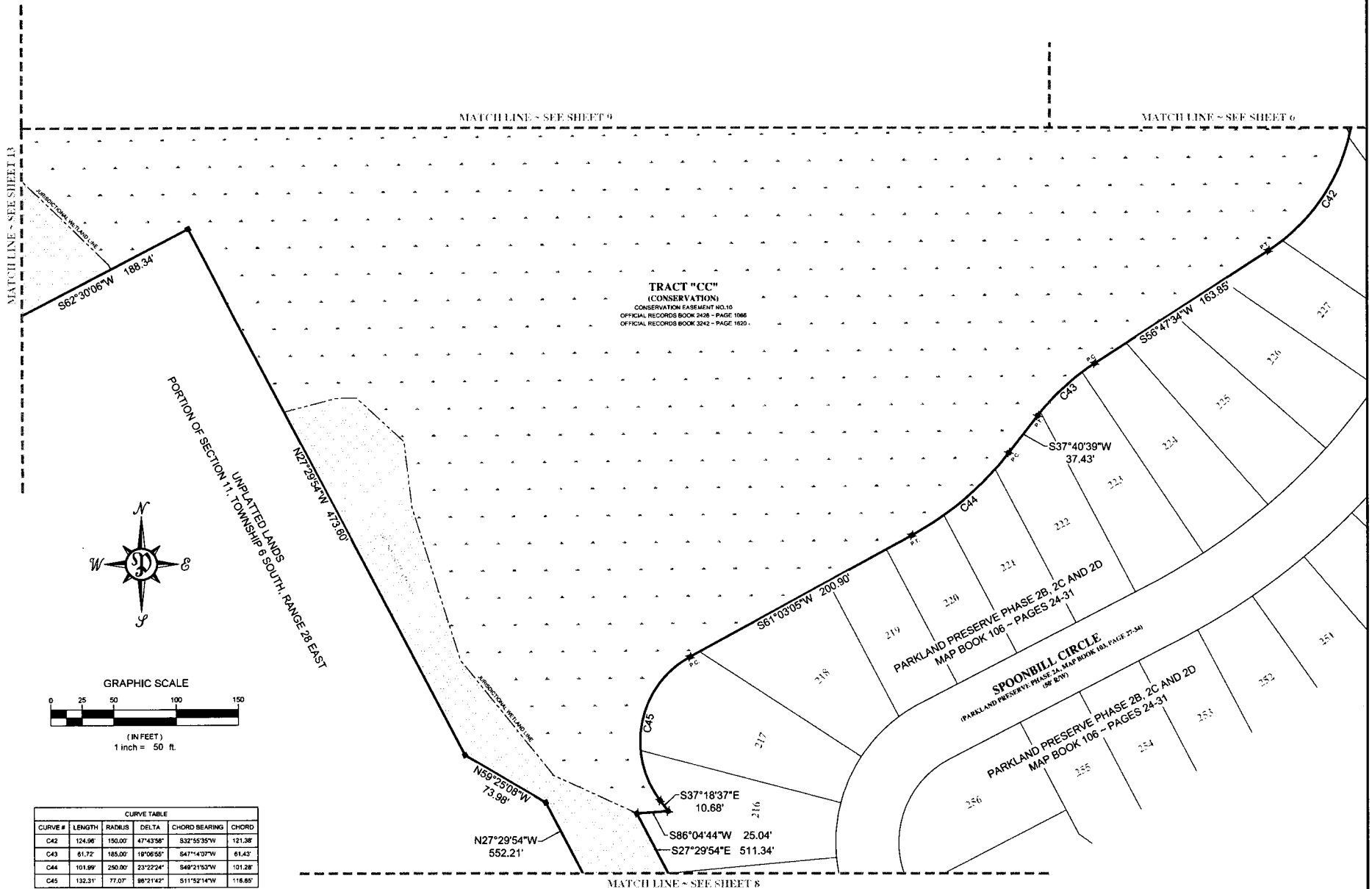
PARKLAND PRESERVE PHASE 4B

A PART OF SECTIONS 2, 3, 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 7 OF 19 SHEETS
(SEE SHEET 3 FOR GENERAL NOTES AND LEGEND)



| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|---------------|--------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| C42 | 124.96 | 150.00 | 47°43'58" | S32°53'35"W | 121.38 |
| C43 | 61.72 | 185.00 | 19°06'50" | S47°14'37"W | 61.43 |
| C44 | 101.89 | 290.00 | 23°22'24" | S49°21'53"W | 101.28 |
| C45 | 132.31 | 77.07 | 88°21'42" | S11°52'14"W | 118.85 |

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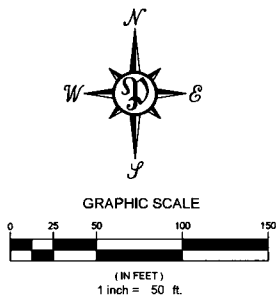
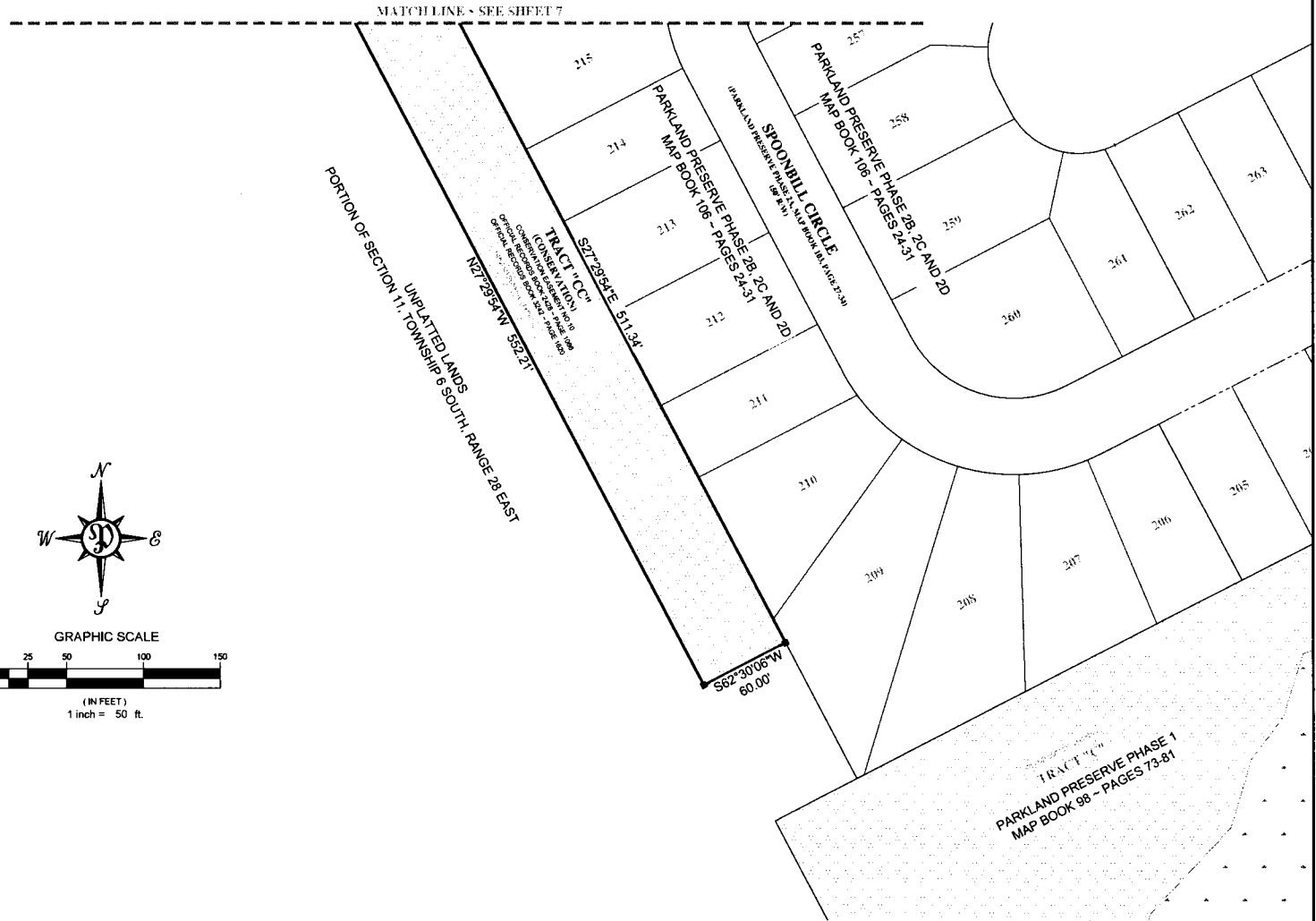
PARKLAND PRESERVE PHASE 4B

A PART OF SECTIONS 2, 3, 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 8 OF 19 SHEETS
(SEE SHEET 3 FOR GENERAL NOTES AND LEGEND)



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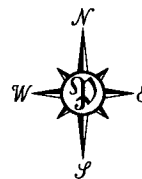
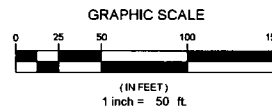
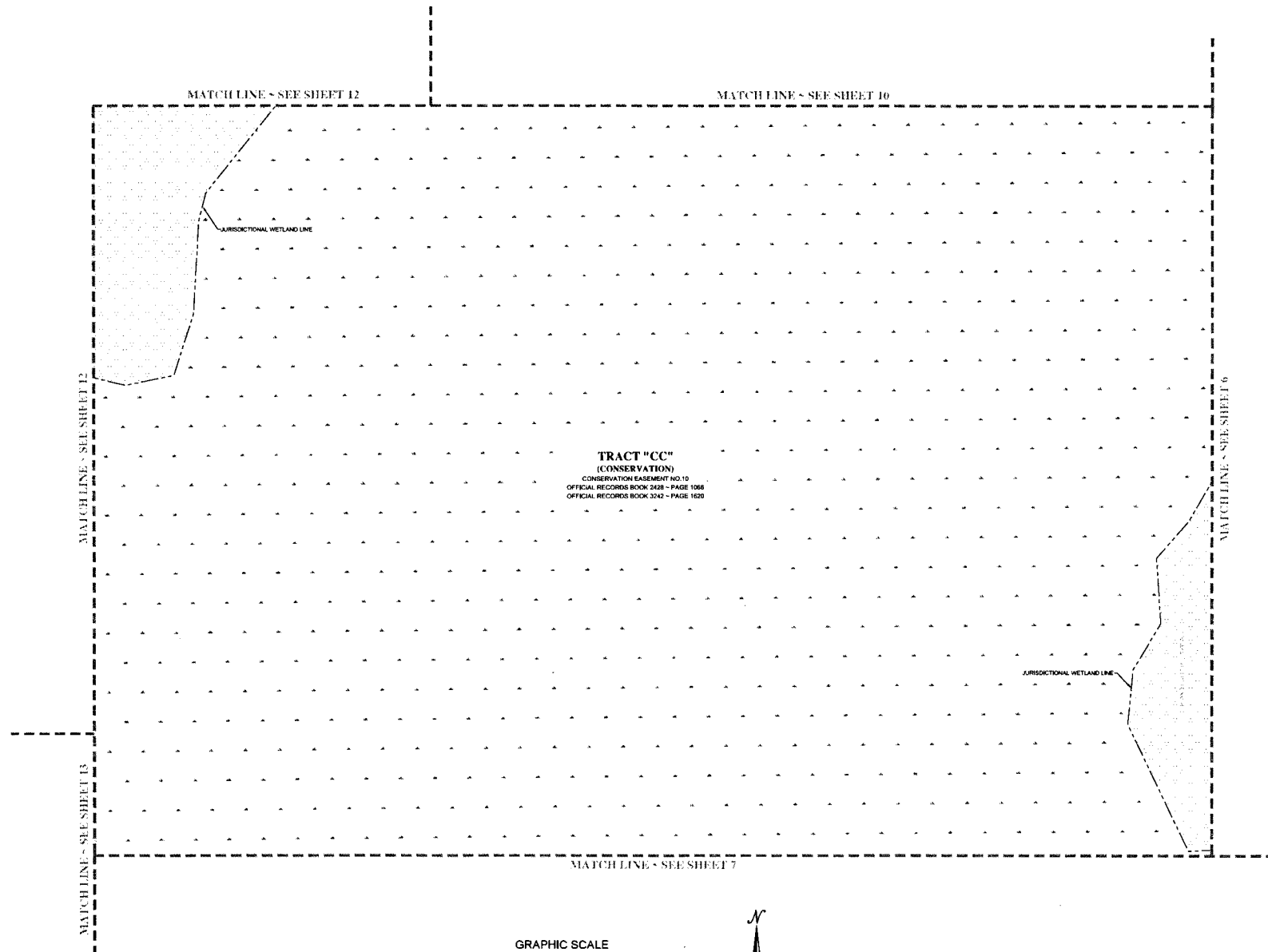
PARKLAND PRESERVE PHASE 4B

A PART OF SECTIONS 2, 3, 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 9 OF 18 SHEETS
(SEE SHEET 3 FOR GENERAL NOTES AND LEGEND)



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PARKLAND PRESERVE PHASE 4B

A PART OF SECTIONS 2, 3, 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 10 OF 19 SHEETS
(SEE SHEET 3 FOR GENERAL NOTES AND LEGEND)

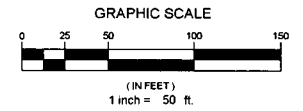
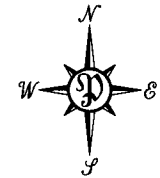
UNPLATTED LANDS
PORTION OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 28 EAST
N89°22'00"E 4082.92'

TRACT "BB" (CONSERVATION)

CONSERVATION EASEMENT NO. 9
OFFICIAL RECORDS BOOK 2428 - PAGE 1066
OFFICIAL RECORDS BOOK 3242 - PAGE 1820

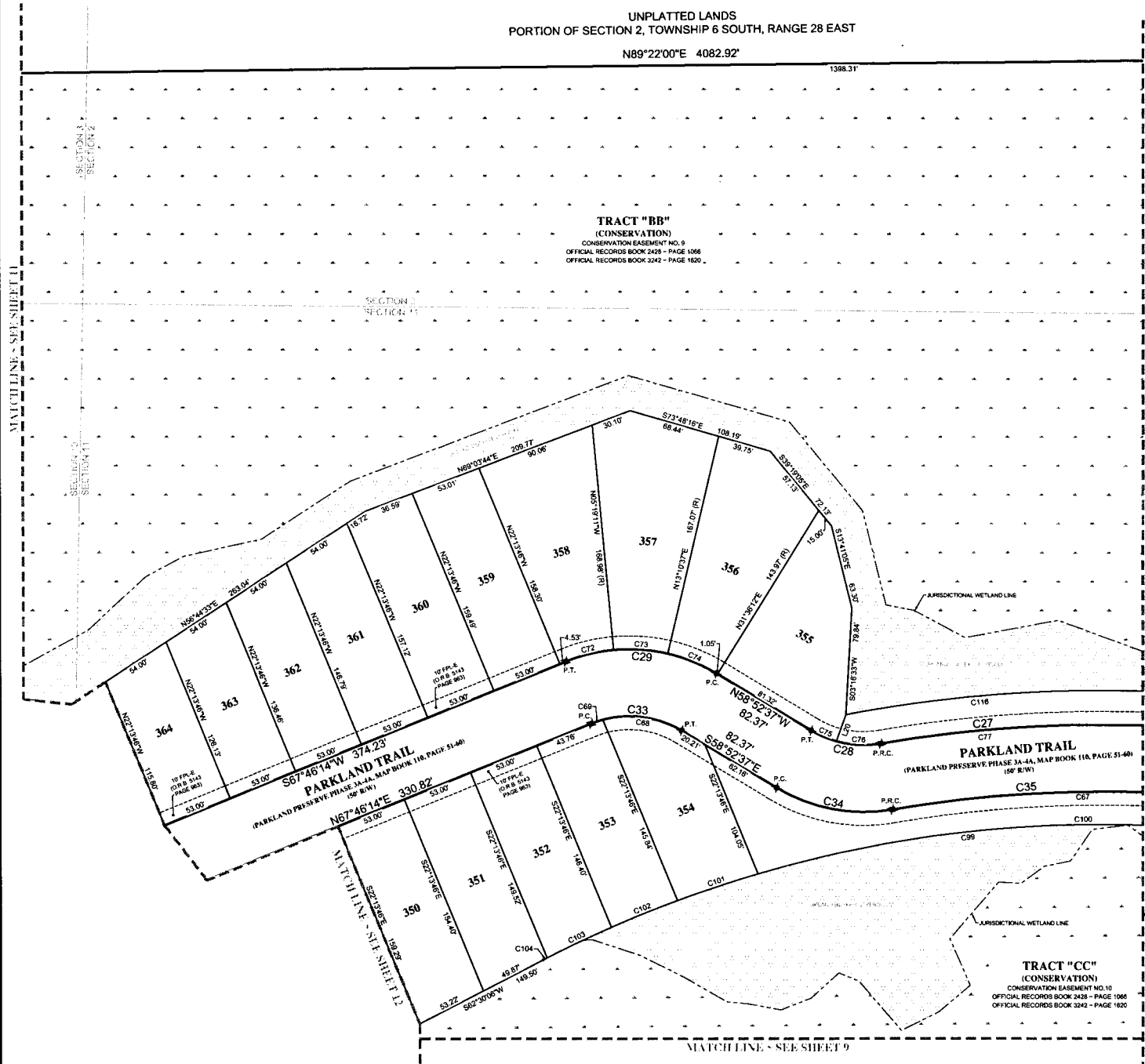
| LINE TABLE | | |
|------------|--------|-------------|
| LINE # | LENGTH | DIRECTION |
| L20 | 21.12 | S18°49'37"W |

| CURVE TABLE | | | | | |
|-------------|--------|---------|-----------|---------------|---------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| C27 | 787.57 | 975.00 | 45°06'22" | N77°15'45"W | 747.90' |
| C28 | 53.59 | 75.00 | 40°56'19" | N79°20'46"W | 52.48' |
| C29 | 118.40 | 125.00 | 53°21'09" | N85°33'17"W | 112.24' |
| C33 | 89.84 | 75.00 | 53°21'09" | S85°33'12"E | 87.34' |
| C34 | 89.31 | 125.00 | 40°56'19" | S79°20'46"E | 87.43' |
| C35 | 486.82 | 925.00 | 30°09'15" | S84°54'18"E | 481.22' |
| C67 | 383.58 | 925.00 | 24°22'47" | S87°37'32"E | 380.83' |
| C68 | 60.58 | 75.00 | 48°16'40" | S82°00'57"E | 58.94' |
| C69 | 9.26 | 75.00 | 7°04'29" | N71°18'28"E | 9.26' |
| C72 | 36.88 | 125.00 | 16°54'35" | S76°15'31"W | 36.78' |
| C73 | 40.35 | 125.00 | 18°29'48" | N86°04'17"W | 40.18' |
| C74 | 38.15 | 125.00 | 17°56'46" | N87°51'00"W | 38.89' |
| C75 | 20.36 | 75.00 | 15°33'20" | N86°36'17"W | 20.30' |
| C76 | 33.23 | 75.00 | 25°22'59" | N87°07'26"W | 32.96' |
| C77 | 713.45 | 975.00 | 41°55'33" | N78°51'09"W | 697.84' |
| C98 | 662.44 | 900.00 | 42°10'21" | S83°35'17"W | 647.59' |
| C100 | 488.84 | 900.00 | 31°11'02" | S89°04'57"W | 483.81' |
| C101 | 83.15 | 900.00 | 4°01'12" | S71°28'50"W | 83.13' |
| C102 | 53.01 | 900.00 | 3°22'28" | S67°47'00"W | 53.00' |
| C103 | 53.10 | 900.00 | 3°22'49" | S84°24'21"W | 53.09' |
| C104 | 3.36 | 900.00 | 0°12'49" | S62°36'32"W | 3.36' |
| C116 | 605.08 | 1000.00 | 48°07'39" | N77°54'30"W | 783.51' |



MATCH LINE
SEE SHEET 6

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PARKLAND PRESERVE PHASE 4B

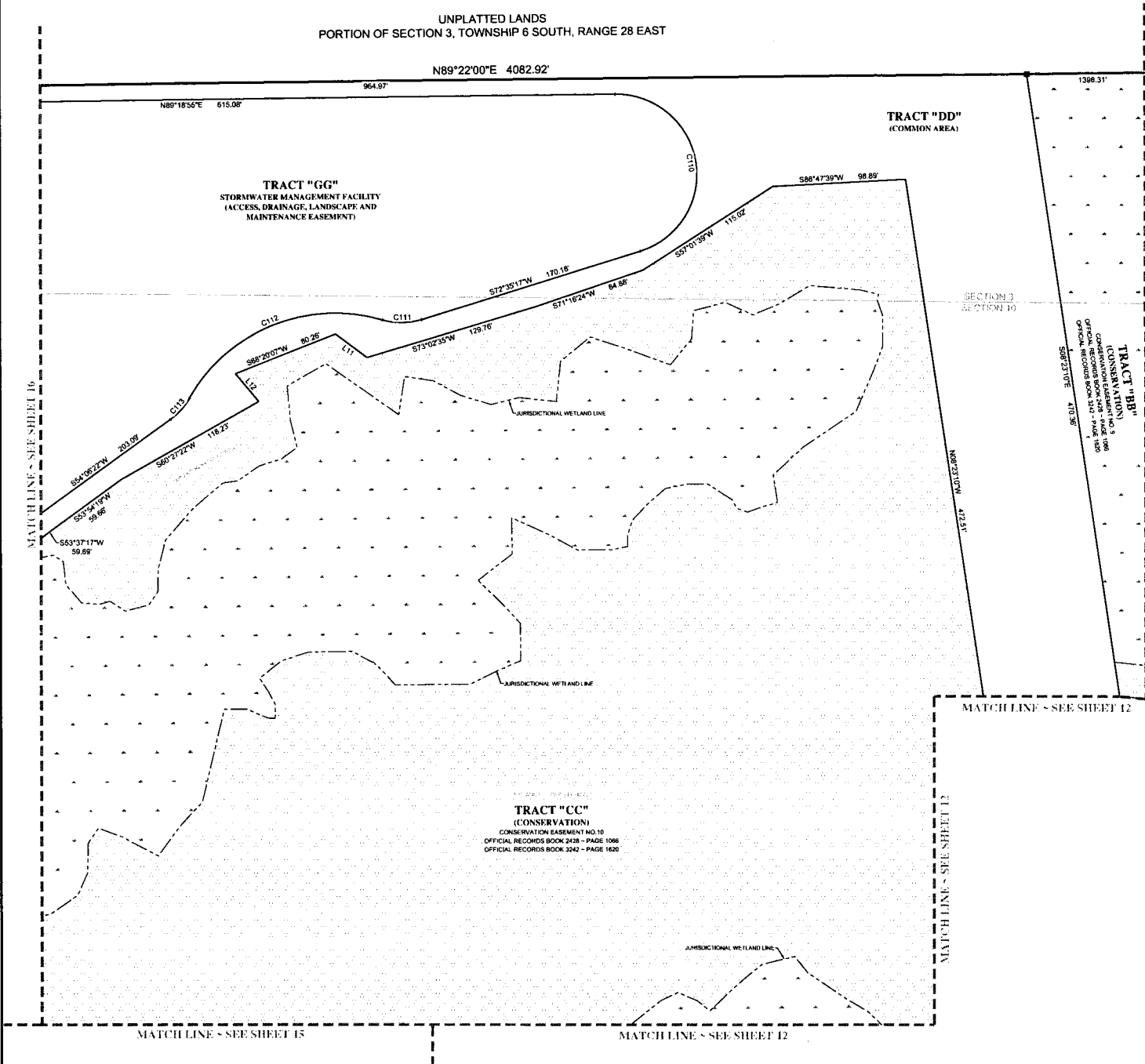
A PART OF SECTIONS 2, 3, 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

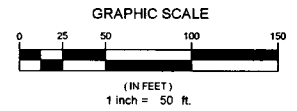
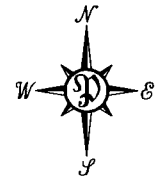
SHEET 11 OF 19 SHEETS
(SEE SHEET 3 FOR GENERAL NOTES AND LEGEND)

UNPLATTED LANDS
PORTION OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 28 EAST



| LINE TABLE | | |
|------------|--------|-------------|
| LINE # | LENGTH | DIRECTION |
| L11 | 29.36' | N53°04'22"W |
| L12 | 27.06' | S40°01'30"E |

| CURVE TABLE | | | | | |
|-------------|---------|---------|------------|---------------|---------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| C110 | 170.88' | 80.00' | 163°16'22" | S09°02'54"E | 118.72' |
| C111 | 29.43' | 50.00' | 33°43'29" | S89°27'01"W | 29.01' |
| C112 | 187.59' | 125.00' | 76°48'55" | S67°54'18"W | 155.31' |
| C113 | 21.48' | 50.00' | 24°36'32" | S41°48'06"W | 21.31' |



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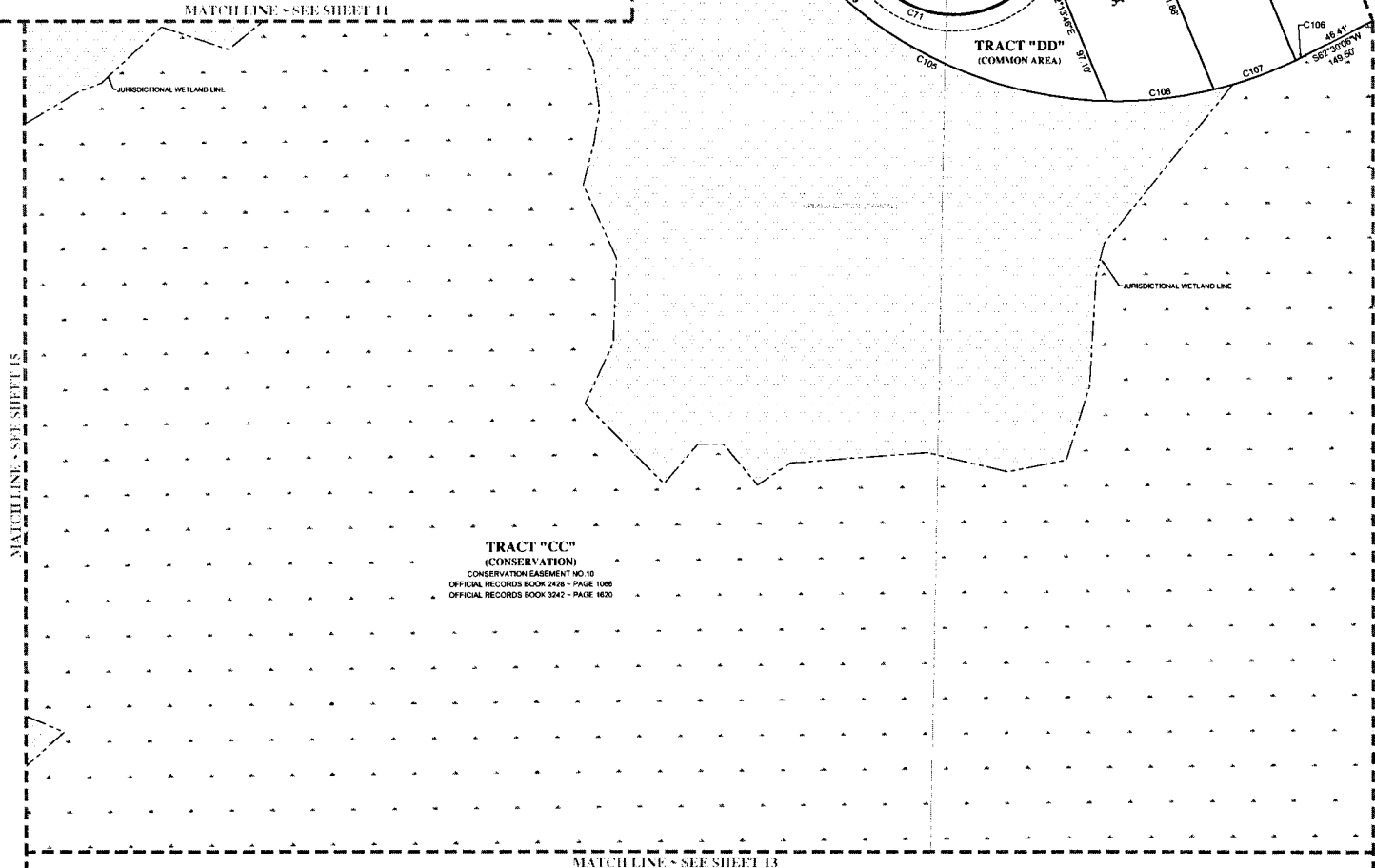
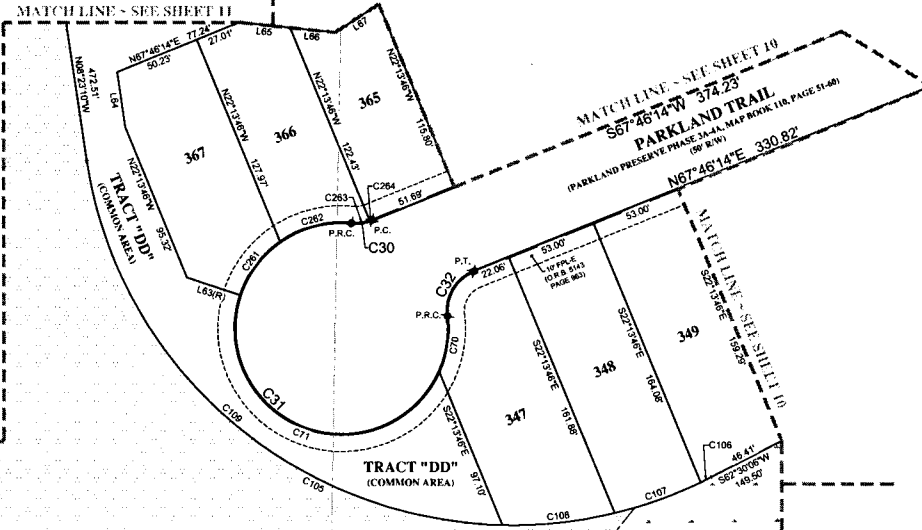
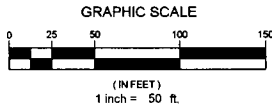
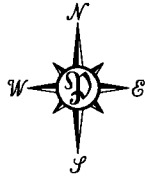
PARKLAND PRESERVE PHASE 4B

A PART OF SECTIONS 2, 3, 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 12 OF 19 SHEETS
(SEE SHEET 3 FOR GENERAL NOTES AND LEGEND)



| LINE TABLE | | |
|------------|--------|-------------|
| LINE # | LENGTH | DIRECTION |
| L64 | 32.59' | N71°37'01"W |
| L65 | 32.49' | N08°23'10"W |
| L66 | 29.49' | N84°00'43"W |
| L67 | 26.37' | N84°00'43"W |

| CURVE TABLE | | | | | |
|-------------|---------|---------|------------|---------------|---------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| C30 | 12.10' | 25.00' | 27°44'29" | S81°38'28"W | 11.99' |
| C31 | 305.00' | 82.00' | 282°24'43" | S45°41'38"E | 77.89' |
| C32 | 32.58' | 25.00' | 74°40'14" | N30°26'07"E | 30.32' |
| C70 | 33.34' | 82.00' | 30°48'28" | N08°30'13"E | 32.94' |
| C71 | 188.80' | 82.00' | 174°28'32" | S68°51'17"E | 123.86' |
| C106 | 476.09' | 250.00' | 109°08'41" | N82°56'32"W | 407.34' |
| C108 | 6.81' | 250.00' | 1°33'39" | N83°16'57"E | 6.81' |
| C107 | 53.19' | 250.00' | 12°10'48" | S70°09'11"W | 53.05' |
| C108 | 65.73' | 250.00' | 15°03'51" | S83°45'31"W | 65.54' |
| C109 | 350.40' | 250.00' | 80°18'23" | S48°22'22"W | 322.42' |
| C261 | 39.52' | 82.00' | 38°31'08" | S38°38'33"W | 38.85' |
| C262 | 43.94' | 82.00' | 40°36'35" | S75°12'25"W | 43.03' |
| C283 | 10.80' | 25.00' | 24°44'57" | N83°08'14"E | 10.72' |
| C284 | 1.31' | 25.00' | 2°59'32" | N88°18'00"E | 1.31' |

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PARKLAND PRESERVE PHASE 4B

A PART OF SECTIONS 2, 3, 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 13 OF 19 SHEETS
(SEE SHEET 3 FOR GENERAL NOTES AND LEGEND)

MATCHLINE
SEE SHEET 15

MATCHLINE - SEE SHEET 12

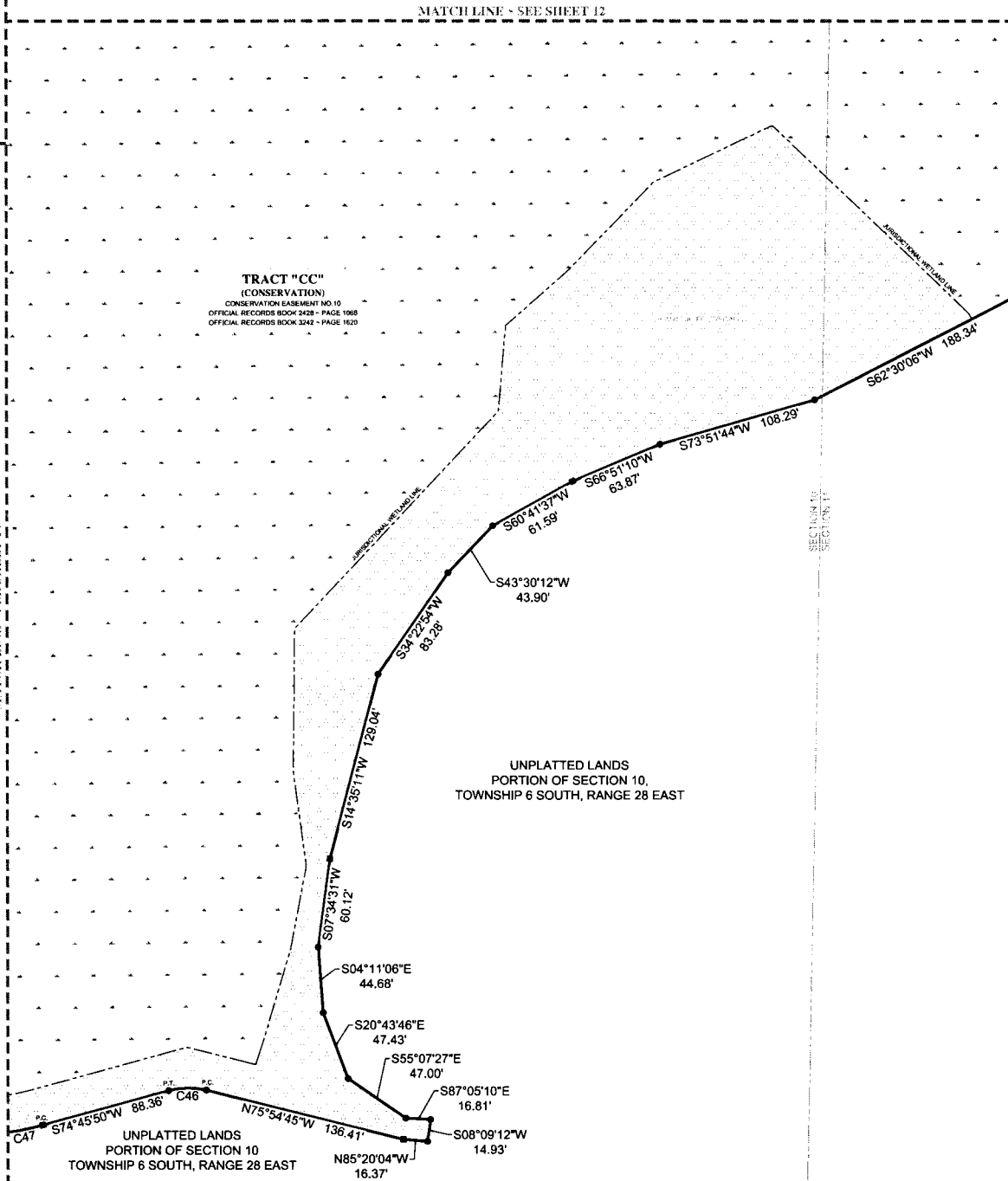
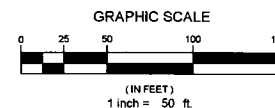
MATCHLINE
SEE SHEET 9

TRACT "CC"
(CONSERVATION)
CONSERVATION EASEMENT NO. 10
OFFICIAL RECORDS BOOK 3428 - PAGE 1988
OFFICIAL RECORDS BOOK 3342 - PAGE 1620

MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 7

| CURVE TABLE | | | | | |
|-------------|---------|---------|-----------|---------------|---------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| C46 | 25.59' | 50.00' | 29°18'19" | S89°25'33"W | 25.31' |
| C47 | 105.74' | 200.00' | 30°17'29" | S88°54'36"W | 104.51' |



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

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

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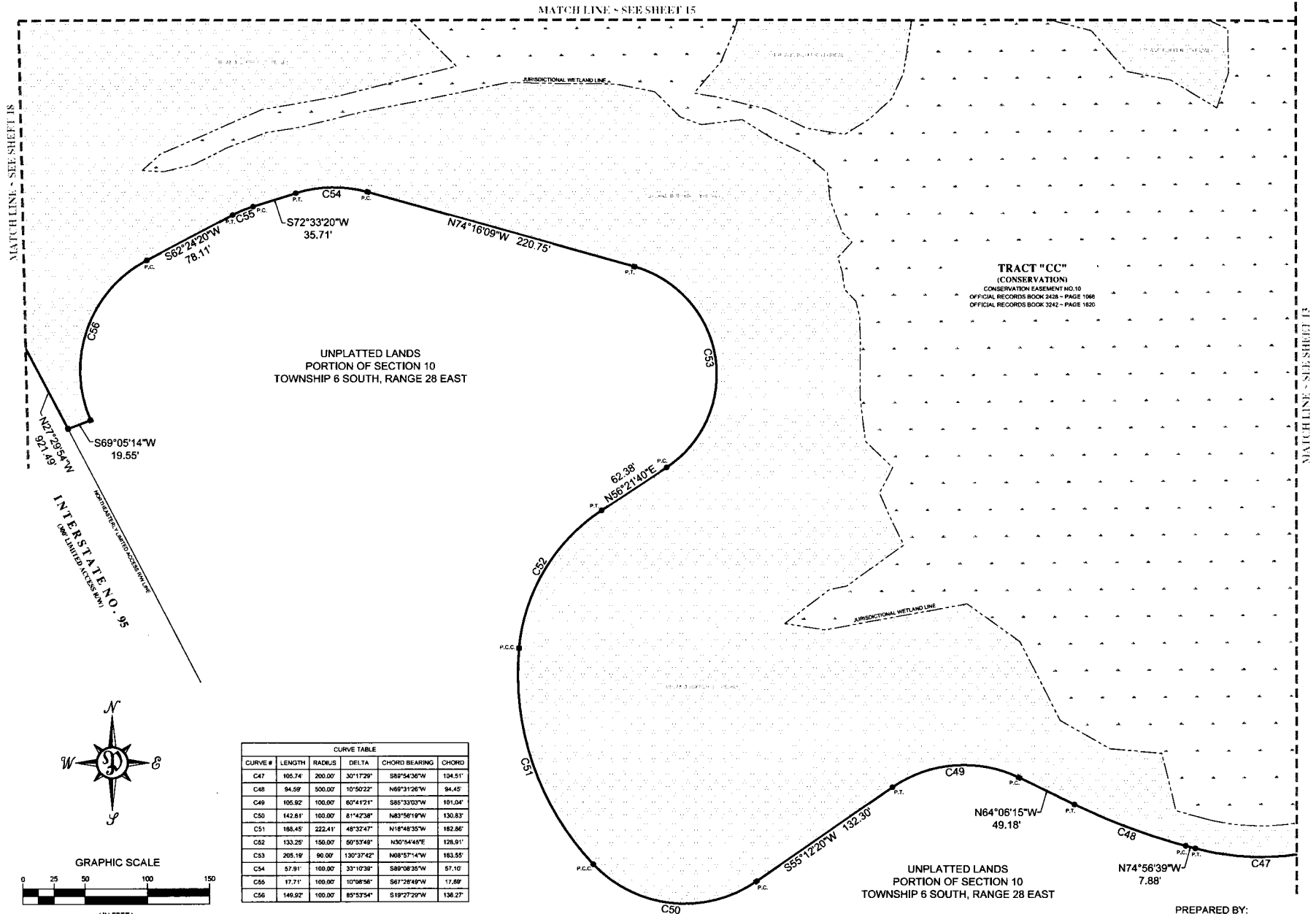
PARKLAND PRESERVE PHASE 4B

A PART OF SECTIONS 2, 3, 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

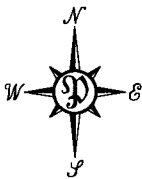
MAP BOOK

PAGE

SHEET 14 OF 18 SHEETS
(SEE SHEET 3 FOR GENERAL NOTES AND LEGEND)



| CURVE TABLE | | | | | |
|-------------|--------|--------|------------|---------------|---------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| C47 | 105.74 | 200.00 | 30°17'29" | S89°54'36"W | 104.51' |
| C48 | 94.59 | 500.00 | 10°50'22" | N88°31'26"W | 94.45' |
| C49 | 105.82 | 100.00 | 60°41'21" | S85°33'03"W | 101.04' |
| C50 | 142.61 | 100.00 | 81°42'38" | N83°56'19"W | 130.83' |
| C51 | 188.45 | 222.41 | 48°32'47" | N18°48'35"W | 182.86' |
| C52 | 133.25 | 150.00 | 60°53'48" | N30°54'48"E | 128.91' |
| C53 | 205.19 | 90.00 | 130°37'42" | N68°57'14"W | 163.55' |
| C54 | 57.91 | 100.00 | 33°10'39" | S89°08'35"W | 57.10' |
| C55 | 17.71 | 100.00 | 10°08'58" | S61°28'49"W | 17.89' |
| C56 | 146.92 | 100.00 | 85°53'54" | S19°27'22"W | 136.27' |



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

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A PART OF SECTIONS 2, 3, 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 15 OF 19 SHEETS
(SEE SHEET 3 FOR GENERAL NOTES AND LEGEND)

MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 18

MATCHLINE - SEE SHEET 12

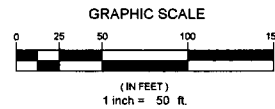
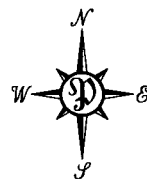
MATCHLINE - SEE SHEET 13

TRACT "CC"
(CONSERVATION)
CONSERVATION EASEMENT NO. 10
OFFICIAL RECORDS BOOK 2428 - PAGE 1098
OFFICIAL RECORDS BOOK 3242 - PAGE 1620

JURISDICTIONAL WETLAND LINE

JURISDICTIONAL WETLAND LINE

MATCHLINE - SEE SHEET 14



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A PART OF SECTIONS 2, 3, 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 16 OF 19 SHEETS
(SEE SHEET 3 FOR GENERAL NOTES AND LEGEND)

UNPLATTED LANDS
PORTION OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 28 EAST

N89°22'00"E 4082.92'

1304.75'

954.97'

N89°18'55"E 615.08'

STATION 46.00

81.15'

N44°32'31"E

54.67'

125°23'08"E

85.47'

N62°30'14"E

L10

L11

L12

L13

L14

L15

L16

L17

L18

L19

349.31'

N19°22'36"W

273.83'

30.35'

311.07'

N19°22'36"W

L13

25.86'

S64°48'27"W

88.25'

S89°37'17"W

58.69'

203.69'

S64°48'27"W

L13

25.86'

N79°55'51"E

353.97'

N40°46'13"E

183.88'

S69°40'20"E

129.04'

N62°30'36"E

458.65'

S14°22'21"W

238.80'

S82°30'36"W

408.32'

L14

171.90'

S70°02'12"W

521.21'

N55°18'43"E

56.26'

56.26'

N55°18'43"E

L14

TRACT "EE"
(CONSERVATION)
CONSERVATION EASEMENT NO.10
OFFICIAL RECORDS BOOK 2428 - PAGE 1088
OFFICIAL RECORDS BOOK 3242 - PAGE 1820

TRACT "DD"
(COMMON AREA)

TRACT "GG"
STORMWATER MANAGEMENT FACILITY
(ACCESS, DRAINAGE, LANDSCAPE AND
MAINTENANCE EASEMENT)

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 4797 - PAGE 1018

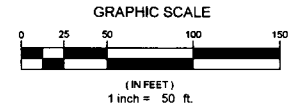
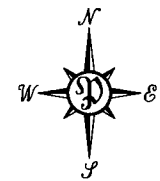
LIMITS OF CONSERVATION EASEMENT NO.10
OFFICIAL RECORDS BOOK 2428 - PAGE 1088
OFFICIAL RECORDS BOOK 3242 - PAGE 1820

LIMITS OF CONSERVATION EASEMENT NO.10
OFFICIAL RECORDS BOOK 2428 - PAGE 1088
OFFICIAL RECORDS BOOK 3242 - PAGE 1820

TRACT "CC"
(CONSERVATION)
CONSERVATION EASEMENT NO.10
OFFICIAL RECORDS BOOK 2428 - PAGE 1088
OFFICIAL RECORDS BOOK 3242 - PAGE 1820

| LINE TABLE | | |
|------------|--------|-------------|
| LINE # | LENGTH | DIRECTION |
| L13 | 27.25' | S40°30'49"W |
| L14 | 6.27' | N19°50'19"E |
| L15 | 27.96' | N24°36'28"E |
| L16 | 23.74' | N44°23'04"E |
| L17 | 31.68' | N31°18'43"E |
| L18 | 35.90' | N84°33'28"E |
| L19 | 38.56' | N50°24'45"E |

| CURVE TABLE | | | | | |
|-------------|--------|--------|------------|---------------|--------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| C114 | 93.47' | 50.00' | 107°08'40" | N72°20'17"W | 80.44' |
| C115 | 94.33' | 50.00' | 108°05'52" | N35°16'59"E | 80.95' |



MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 15

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PARKLAND PRESERVE PHASE 4B

A PART OF SECTIONS 2, 3, 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 17 OF 19 SHEETS
(SEE SHEET 3 FOR GENERAL NOTES AND LEGEND)

UNPLATTED LANDS
PORTION OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 28 EAST

N89°22'00"E 4082.92'
1304.75'

SECTION 3
SECTION 10

JURISDICTIONAL WETLAND LINE

TRACT "EE"
(CONSERVATION)
CONSERVATION EASEMENT NO. 10
OFFICIAL RECORDS BOOK 2428 - PAGE 1066
OFFICIAL RECORDS BOOK 3242 - PAGE 1629

INTERSTATE NO. 95
N27°29'54"W 895.68'
(see Exhibit A.C. Case No. 07)

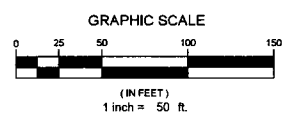
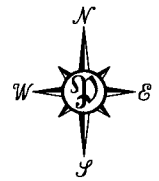
ADJACENT TO I-95 (N27°29'54"W)

JURISDICTIONAL WETLAND LINE

MATCHLINE - SEE SHEET 18

MATCHLINE - SEE SHEET 16

MATCHLINE
SEE SHEET 15



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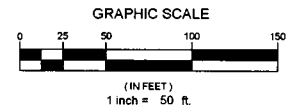
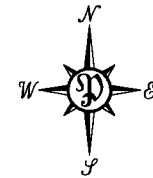
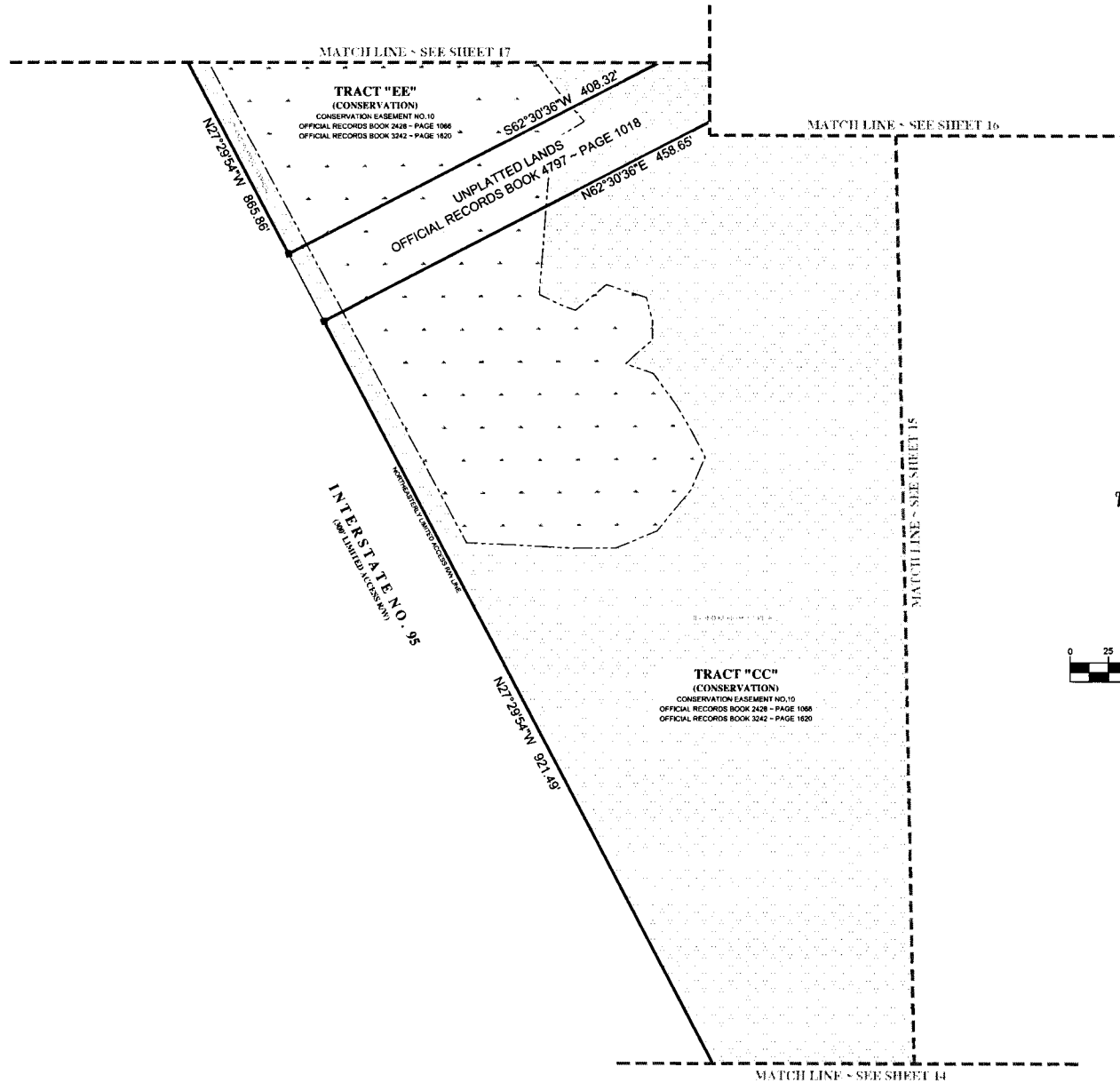
PARKLAND PRESERVE PHASE 4B

A PART OF SECTIONS 2, 3, 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

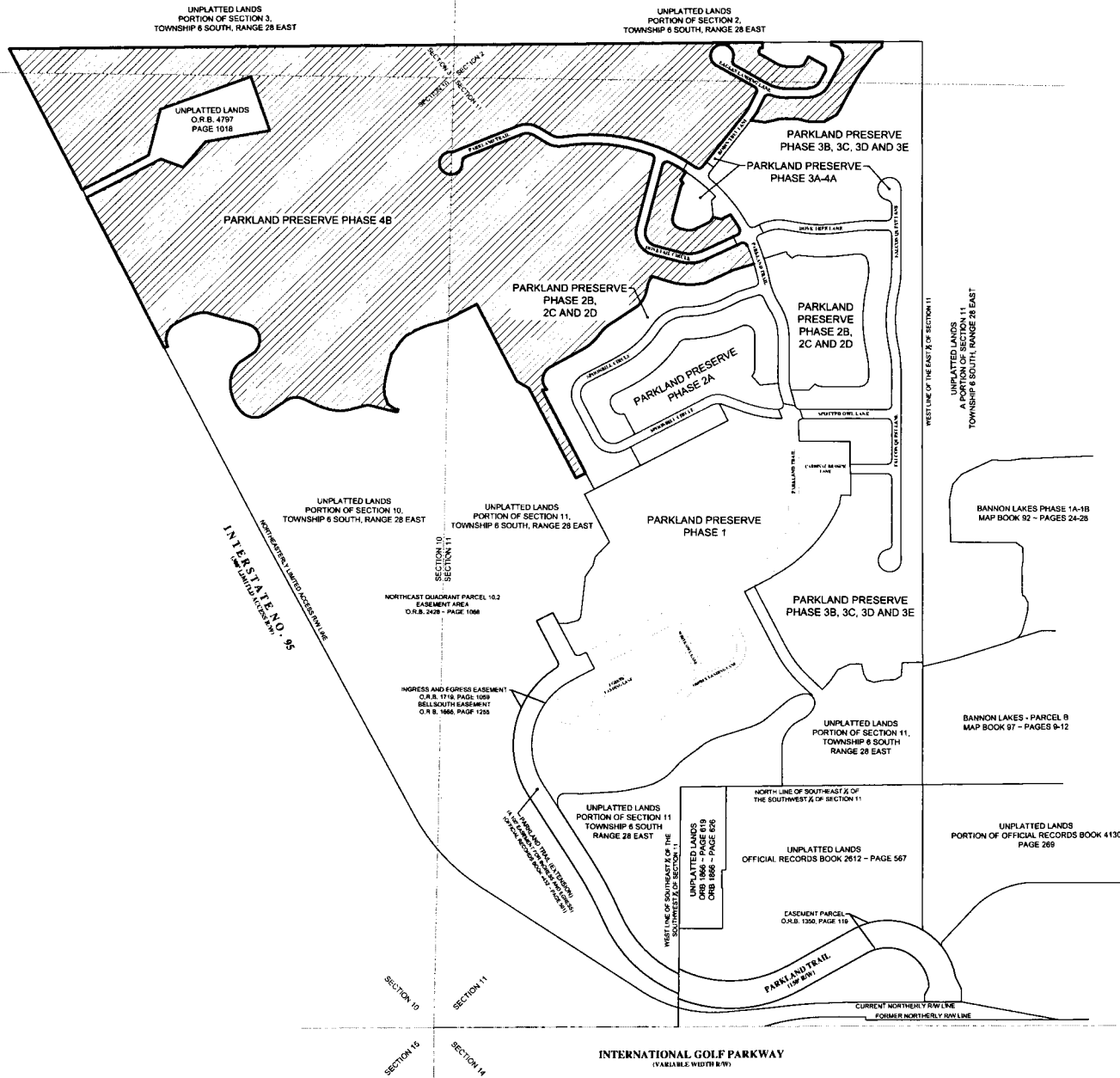
SHEET 18 OF 18 SHEETS
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INTERNATIONAL GOLF PARKWAY
(VARIABLE WIDTH RW)

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