

RESOLUTION NO. 2022-286
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
ENTRADA PHASE 2 UNIT 4.

WHEREAS, D.R. HORTON, INC. – JACKSONVILLE, 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 Entrada Phase 2 Unit 4.

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 \$1,562,834.73 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$645,611.61 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:

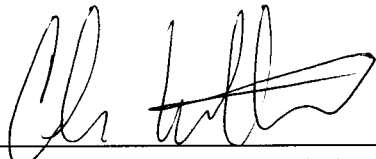
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 16 day of August, 2022.

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

By: 
Christian Whitehurst, Vice Chair

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

By: 
Deputy Clerk



Rendition Date: 8/18/22

ENTRADA PHASE 2 UNIT 4

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,

MAP BOOK

PAGE

SEE SHEET 2 FOR NOTES
SHEET 1 OF 4

LEGAL DESCRIPTION

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTION 3 AND SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE N 07°47' 41" W ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 854.51 FEET; THENCE N 00° 00' 00" W A DISTANCE OF 89.31 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE N 19° 41' 48" W FOR A DISTANCE OF 545.58 FEET ALONG THE EASTERLY LINE OF UNPLATTED LANDS DESCRIBED IN O.R. 6333 PG. 1693; THENCE N 08° 27' 17" W FOR A DISTANCE OF 1190.72 FEET; THENCE S 75° 30' 13" E FOR A DISTANCE OF 279.00 FEET ALONG THE SOUTHERLY LINE OF UNPLATTED LANDS DESCRIBED IN O.R. 2194 PG. 272; THENCE ALONG THE SOUTH WESTERLY LINE OF UNPLATTED LANDS DESCRIBED IN O.R. 1666 PG. 1303 THE FOLLOWING FIFTEEN(15) COURSES: 1) THENCE, S 35° 23' 20" E FOR A DISTANCE OF 74.29 FEET; 2) THENCE S 47° 45' 01" E FOR A DISTANCE OF 74.29 FEET; 3) THENCE, S 59° 38' 12" E FOR A DISTANCE OF 70.14 FEET; 4) THENCE, S 63° 52' 21" E FOR A DISTANCE OF 63.00 FEET; 5) THENCE, S 55° 54' 59" E FOR A DISTANCE OF 53.52 FEET; 6) THENCE, S 47° 28' 30" E FOR A DISTANCE OF 157.60 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; 7) SAID CURVE TURNING TO THE RIGHT THROUGH 50° 13' 54", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS N 72° 08' 27" E FOR A DISTANCE OF 29.65 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; 8) SAID CURVE TURNING TO THE LEFT THROUGH 55° 29' 42", HAVING A RADIUS OF 182.00 FEET, AND WHOSE LONG CHORD BEARS N 74° 00' 33" E FOR A DISTANCE OF 169.47 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; 9) SAID CURVE TURNING TO THE RIGHT THROUGH 118° 44' 33", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S 74° 22' 01" E FOR A DISTANCE OF 51.63 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; 10) SAID CURVE TURNING TO THE LEFT THROUGH 42° 52' 37", HAVING A RADIUS OF 182.00 FEET, AND WHOSE LONG CHORD BEARS S 36° 26' 03" E FOR A DISTANCE OF 133.04 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; 11) SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 72° 43' 13", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S 21° 30' 46" E FOR A DISTANCE OF 35.57 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; 12) THENCE, S 75° 09' 09" E FOR A DISTANCE OF 35.98 FEET; 13) THENCE, N 77° 48' 04" E FOR A DISTANCE OF 159.00 FEET; 14) THENCE, N 53° 38' 40" E FOR A DISTANCE OF 63.72 FEET; 15) THENCE, N 87° 48' 04" E FOR A DISTANCE OF 145.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; 16) SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 24° 04' 22", HAVING A RADIUS OF 945.00 FEET, AND WHOSE LONG CHORD BEARS S 14° 17' 05" E FOR A DISTANCE OF 394.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; 17) THENCE, S 23° 23' 30" E FOR A DISTANCE OF 36.29 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; 18) SAID CURVE TURNING TO THE LEFT THROUGH 82° 37' 36", HAVING A RADIUS OF 32.00 FEET, AND WHOSE LONG CHORD BEARS S 81° 46' 31" E FOR A DISTANCE OF 42.25 FEET TO A POINT OF TANGENCY; 18) THENCE, N 76° 54' 41" E FOR A DISTANCE OF 5.80 FEET; 19) THENCE, S 14° 24' 24" E FOR A DISTANCE OF 17.40 FEET TO THE NORTHWESTERLY LINE OF ENTRADA PHASE 1 UNIT 2 50' LANDSCAPE BUFFERS DESCRIBED IN MAP BOOK 105 PAGE 38; THENCE ALONG AFOREMENTIONED LINE OF ENTRADA PHASE 1 UNIT 2 THE FOLLOWING SEVEN(7) COURSES, 1) S 76° 52' 18" W FOR A DISTANCE OF 115.37 FEET; 2) THENCE, S 76° 52' 17" W FOR A DISTANCE OF 64.63 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; 3) SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 07° 42' 54", HAVING A RADIUS OF 210.00 FEET, AND WHOSE LONG CHORD BEARS S 09° 16' 16" E FOR A DISTANCE OF 28.26 FEET TO A POINT OF TANGENCY; 4) THENCE, S 05° 24' 49" E FOR A DISTANCE OF 28.66 FEET TO THE BEGINNING OF A CURVE; 5) SAID CURVE TURNING TO THE RIGHT THROUGH 42° 32' 13", HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 51' 17" W FOR A DISTANCE OF 36.27 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; 6) SAID CURVE TURNING TO THE LEFT THROUGH 17° 55' 41", HAVING A RADIUS OF 140.00 FEET, AND WHOSE LONG CHORD BEARS S 28° 09' 33" W FOR A DISTANCE OF 43.63 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; 7) SAID CURVE TURNING TO THE RIGHT THROUGH 39° 35' 25", HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS S 36° 59' 25" W FOR A DISTANCE OF 33.87 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE ALONG BOTH AFOREMENTIONED ENTRADA PHASE 1 UNIT 2 AND THE NORTHWESTERLY LINE OF ENTRADA PHASE 1 UNIT 3 50' LANDSCAPE BUFFER DESCRIBED IN MAP BOOK 105 PAGE 90, SAID CURVE TURNING TO THE LEFT THROUGH 10° 12' 24", HAVING A RADIUS OF 590.00 FEET, AND WHOSE LONG CHORD BEARS S 53° 40' 56" W FOR A DISTANCE OF 104.96 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 09° 26' 24", HAVING A RADIUS OF 2910.00 FEET, AND WHOSE LONG CHORD BEARS S 53° 17' 55" W FOR A DISTANCE OF 478.90 FEET TO A POINT OF TANGENCY; THENCE, S 58° 01' 07" W FOR A DISTANCE OF 579.88 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 31.76 ACRES MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION ("OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION SHOWN HEREON, WHICH SHALL HEREAFTER BE KNOWN AS ENTRADA PHASE 2 UNIT 4, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBMITTED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

ALL DRAINAGE EASEMENTS, RIGHTS OF WAY (ALBACETE ROAD, AVERIO WAY, ORELLANA ROAD, PORTO COURT), TRACTS A, AND D (STORM MANAGEMENT FACILITY), TRACT E (CONSERVATION AREA), TRACTS B, C, F, AND I (OPEN SPACE), TRACTS G, AND H (50' LANDSCAPE BUFFER) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE "OWNER", ITS SUCCESSORS AND ASSIGNS. THE OWNER SHALL RESERVE THE RIGHT TO CONVEY ALL RIGHTS OF WAYS, AND TRACTS TO THE ENTRADA HOMEOWNERS ASSOCIATION, INC.

EACH EASEMENT DESIGNATED ON THIS PLAT AS A "FPL EASEMENT" IS HEREBY IRREVOCABLY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, OVER ADDITIONAL PORTIONS OF THE LANDS SHOWN ON THIS PLAT AS NEEDED AND THE RIGHTS RESERVED HEREBY ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF THE UNDERGROUND ELECTRICAL SYSTEM SERVING THE LANDS SHOWN ON THIS PLAT.

OWNER, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES EASEMENTS OVER, ACROSS, UNDER AND UPON THE STORM WATER MANAGEMENT FACILITIES DRAINAGE EASEMENTS, AND THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT FOR SUCH PURPOSES. OWNER RESERVES, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO ASSIGN ANY OR ALL SUCH EASEMENT RIGHTS TO ANY ENTITY OR ENTITIES, INCLUDING, WITHOUT LIMITATION, A HOME OWNERS OR PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, A COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER 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 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.

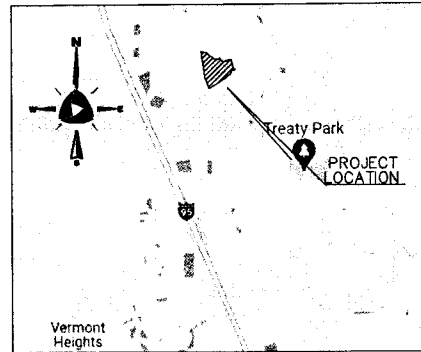
ALL EASEMENTS CREATED BY THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED, HOWEVER, THE OWNER RESERVES THE RIGHT TO ASSIGN ANY OR ALL SUCH EASEMENTS AND THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A HOME OWNERS' OR PROPERTY OWNERS' ASSOCIATION, A COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION THIS _____ DAY OF _____, 20____, BY _____ AS _____ FOR _____

NOTARY PUBLIC, STATE OF FLORIDA
NAME: _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER IS: _____

PERSONALLY KNOWN _____ OR PRODUCED IDENTIFICATION _____
TYPE OF IDENTIFICATION PRODUCED _____



CERTIFICATE OF APPROVAL—GROWTH MANAGEMENT DEPARTMENT
THIS IS TO CERTIFY THAT THIS PLAT OF ENTRADA PHASE 2 UNIT 4, HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, A.D. 2022.

DIRECTOR OF GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF APPROVAL AND ACCEPTANCE
BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THIS PLAT OF ENTRADA PHASE 2 UNIT 4, HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, A.D. 2022.
THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF REVIEW — COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF ENTRADA PHASE 2 UNIT 4, 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 CLERK

THIS 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 _____, 2022.

BRANDON J. PATIY, CLERK

CLERK OF THE CIRCUIT COURT & COMPTROLLER

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS 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 _____, A.D. 2022.

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

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, CURRENT FLORIDA STATUTES.

SIGNED AND SEALED _____ DAY OF _____, A.D. 2022.

CLAYTON A. WALLEY

PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTERED SURVEYOR NO. LS7209

ALLIANT FLORIDA, INC.
10475 FORTUNE PKWY, SUITE 101
JACKSONVILLE, FL 32256
CERTIFICATE OF AUTHORIZATION NUMBER "LB 8289"



10475 Fortune Pkwy, Suite 101
Jacksonville, FL 32256
904.240.1351 MAIN
www.alliant-inc.com
LB 8289

ALLIANT

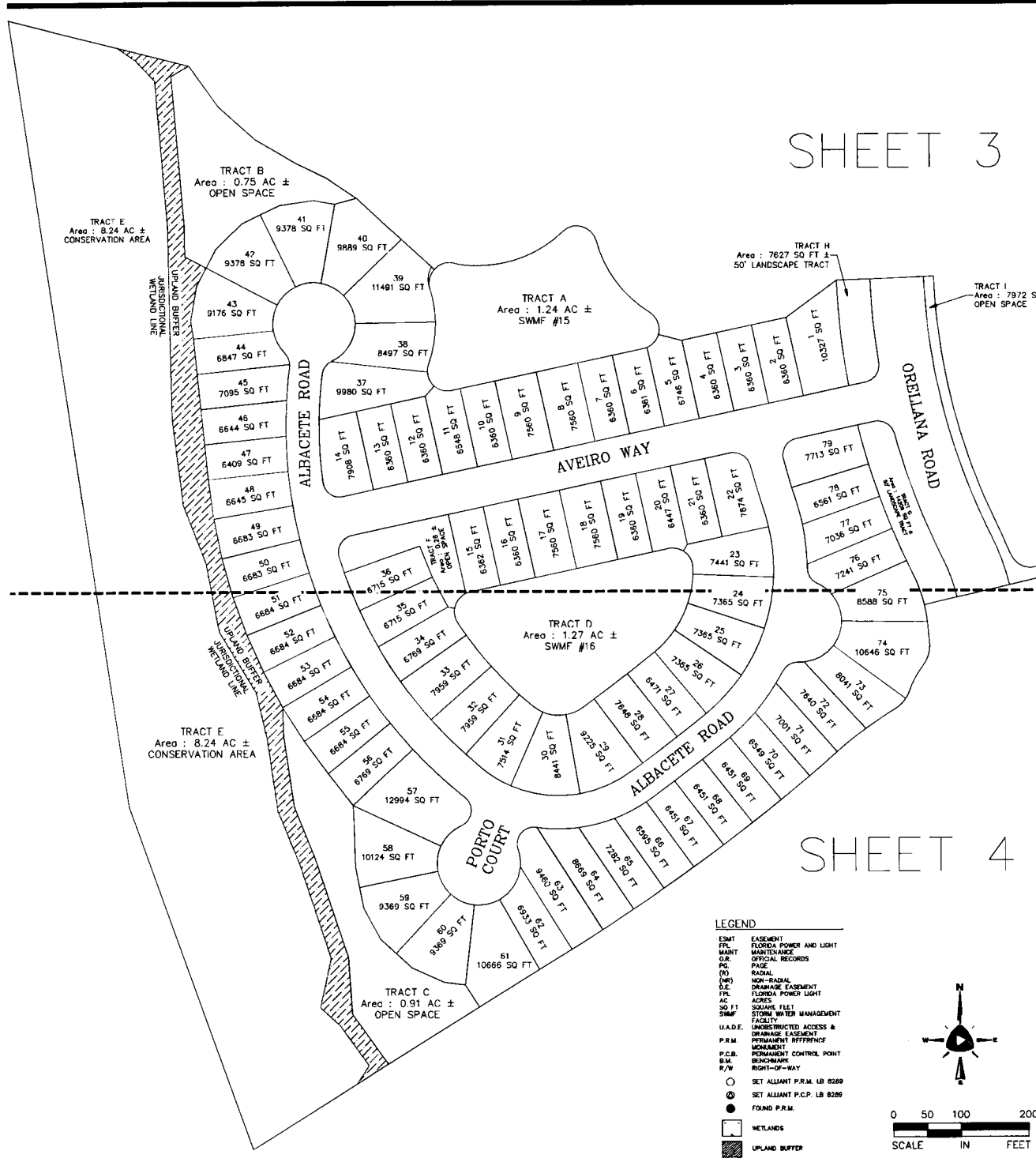
ENTRADA PHASE 2 UNIT 4

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,

SHEET 3

NOTES

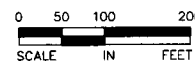
1. BEARINGS SHOWN HEREON ARE REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE NORTH-WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 207 BEING N 36° 22' 58" E.
2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN 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.
3. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE, AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY OR OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT, AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA, TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF WORK. THIS WETLANDS JURISDICTIONAL LINE MAY BE SUPERSEDED AND REFINED FROM TIME TO TIME BY APPROPRIATE GOVERNMENT AGENCIES.
4. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS N.G.S. GEODETIC NETWORK CONTROL STATION DURZ. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.
5. UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED.
6. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENT 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.
7. FLORIDA POWER AND LIGHT REQUIRES A ONE(1) FOOT HORIZONTAL CLEARANCE FROM ALL OTHER UTILITIES PLACED WITHIN THOSE NON-EXCLUSIVE EASEMENTS SHOWN HEREON AND DESIGNATED AS FPL EASEMENT.
8. TOTAL NUMBER OF LOTS: 79 LOTS, 9 TRACTS.
9. TOTAL ACREAGE: 31.76 +/-



SHEET 4

LEGEND

- ESMT EASEMENT
- FPL FLORIDA POWER AND LIGHT
- MAINT MAINTENANCE
- OR OFFICIAL RECORDS
- PC PAGE
- (R) RADIAL
- (NR) NON-RADIAL
- DE DRAINAGE EASEMENT
- FPL FLORIDA POWER LIGHT
- AC ACRES
- SQ FT SQUARE FEET
- SWMF STORM WATER MANAGEMENT FACILITY
- U.A.D.E. UNOBSTRUCTED ACCESS & DRAINAGE EASEMENT
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.B. PERMANENT CONTROL POINT
- B.M. BENCHMARK
- R/W RIGHT-OF-WAY
- SET ALLIANT P.R.M. LB 8289
- SET ALLIANT P.C.P. LB 8289
- FOUND P.R.M.
- ▨ WETLANDS
- ▨ UPLAND BUFFER




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ENTRADA PHASE 2 UNIT 4

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,

MAP BOOK

PAGE

SHEET 3 OF 4

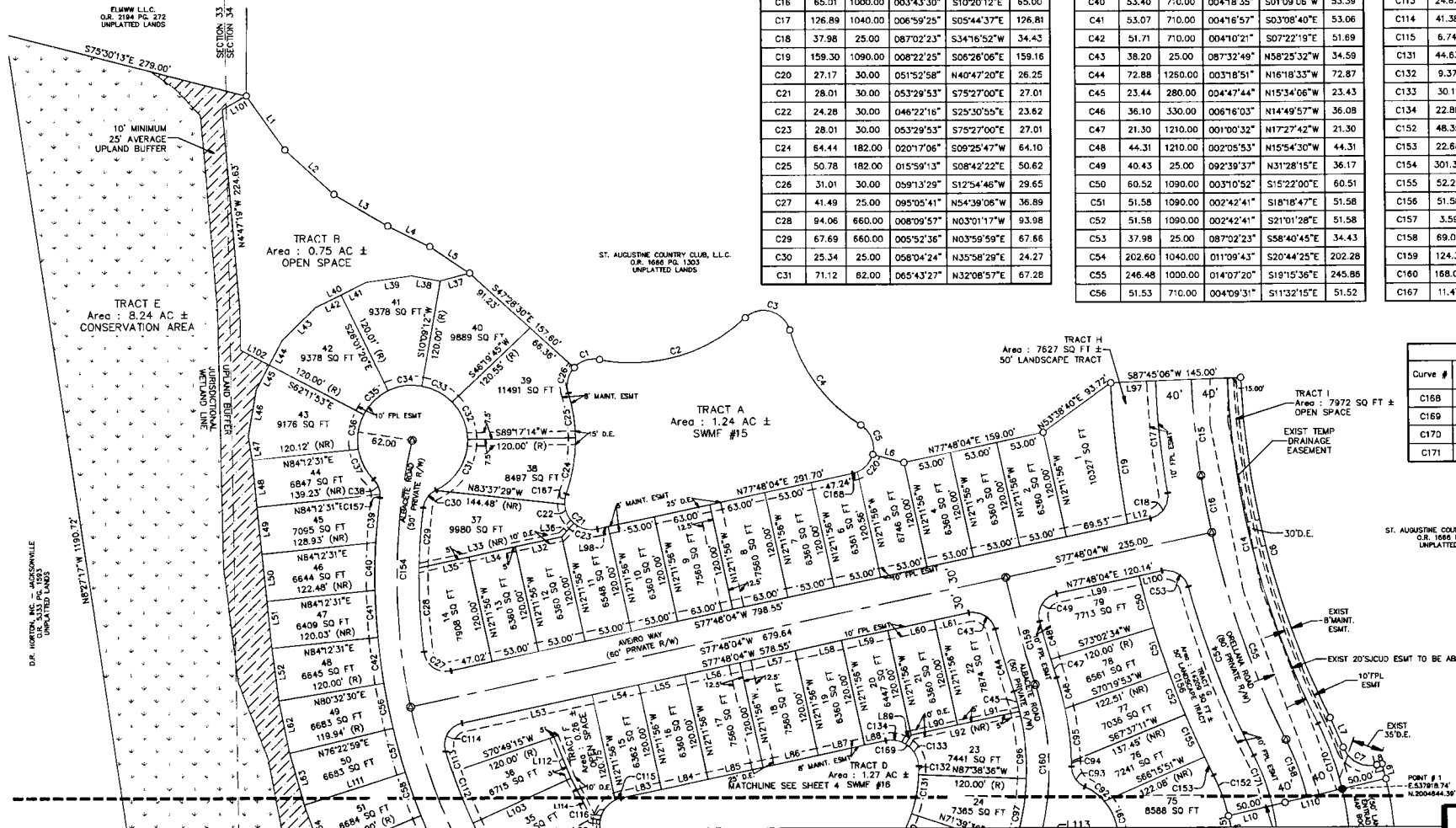
Line Table			Line Table			Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	74.29	S35°23'20"E	L36	20.43	N41°17'57"E	L50	53.00	N05°47'29"W	L63	46.32	S77°48'04"W	L102	36.23	N62°11'53"W
L2	74.29	S47°45'01"E	L37	33.82	N75°19'23"E	L51	53.00	N05°47'29"W	L64	53.00	S77°48'04"W	L111	120.00	N72°13'29"E
L3	70.14	S89°38'12"E	L38	31.70	S79°50'48"E	L52	59.37	N07°25'53"W	L65	83.00	S77°48'04"W	L112	50.20	S21°50'35"E
L4	53.00	S63°52'21"E	L39	52.82	N82°03'07"E	L53	148.35	S77°48'04"W	L66	53.00	S77°48'04"W			
L5	53.52	S55°54'59"E	L40	63.25	N63°58'40"E	L54	53.00	S77°48'04"W	L67	53.00	S77°48'04"W			
L6	35.98	S75°09'09"E	L41	31.62	N63°58'40"E	L55	53.00	S77°48'04"W	L68	24.34	S77°48'04"W			
L7	36.29	S23°23'30"E	L42	31.62	N63°58'40"E	L56	63.00	S77°48'04"W	L69	11.49	S31°29'38"W			
L8	5.80	N76°54'41"E	L43	52.82	S45°54'13"W	L57	63.00	S77°48'04"W	L70	53.00	N77°48'04"E			
L9	17.40	S14°24'24"E	L44	31.71	S27°49'33"W	L58	53.00	S77°48'04"W	L71	70.77	N77°48'04"E			
L12	26.01	S77°48'04"W	L45	31.70	N27°48'07"E	L59	53.00	S77°48'04"W	L72	123.77	N77°48'04"E			
L32	53.00	S77°48'04"W	L46	52.82	N09°42'02"E	L60	53.00	S77°48'04"W	L73	12.46	N77°48'04"E			
L33	182.93	S77°48'04"W	L47	77.24	N08°25'39"W	L61	39.20	S77°48'04"W	L74	94.14	N77°48'04"E			
L34	53.00	S77°48'04"W	L48	60.23	N05°47'29"W	L62	60.23	N11°35'34"W	L75	26.01	N77°48'04"E			
L35	56.93	S77°48'04"W	L49	53.00	N05°47'29"W	L63	60.23	N15°38'28"W	L76	31.00	N60°47'30"E			

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	31.21	30.00	058°13'54"	N72°08'27"E	29.65
C2	176.28	182.00	055°29'42"	N74°00'33"E	166.47
C3	62.17	30.00	118°44'33"	S74°22'01"E	51.63
C4	136.20	182.00	042°52'37"	S36°26'03"E	133.04
C5	38.08	30.00	072°43'13"	S21°30'46"E	35.57
C6	397.04	945.00	024°04'22"	S14°17'05"E	394.13
C7	46.15	32.00	082°37'36"	S61°46'31"E	42.25
C8	403.34	960.00	024°04'22"	S14°17'05"E	400.38
C9	108.66	1000.00	006°13'33"	S05°21'40"E	108.61
C10	65.01	1000.00	003°43'30"	S10°20'12"E	65.00
C11	126.89	1040.00	006°59'25"	S05°44'37"E	126.81
C12	37.98	25.00	087°02'23"	S34°16'52"W	34.43
C13	159.30	1090.00	008°22'25"	S06°26'06"E	159.16
C14	27.17	30.00	051°52'58"	N40°47'20"E	26.25
C15	28.01	30.00	053°29'53"	S75°27'00"E	27.01
C16	24.28	30.00	046°22'18"	S25°30'55"E	23.62
C17	28.01	30.00	053°29'53"	S75°27'00"E	27.01
C18	64.44	182.00	020°17'06"	S09°25'47"W	64.10
C19	50.78	182.00	015°59'13"	S08°42'22"E	50.62
C20	31.01	30.00	059°13'29"	S12°54'46"W	29.65
C21	41.49	25.00	095°05'41"	N54°39'08"W	36.89
C22	94.06	660.00	008°09'57"	N03°01'17"W	93.98
C23	67.69	660.00	005°52'36"	N03°59'59"E	67.65
C24	25.34	25.00	058°04'24"	N35°58'29"E	24.27
C25	71.12	82.00	065°43'27"	N32°08'57"E	67.28

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C32	46.49	62.00	042°57'29"	N22°11'31"W	45.40
C33	39.15	62.00	036°10'32"	N61°45'32"W	38.50
C34	39.15	62.00	036°10'32"	S82°03'56"W	38.50
C35	39.15	62.00	036°10'32"	S45°53'23"W	38.50
C36	40.17	62.00	037°07'21"	S09°14'27"W	39.47
C37	38.31	62.00	035°24'00"	S27°01'14"E	37.70
C38	19.14	25.00	043°51'39"	S22°47'25"E	18.67
C39	50.41	710.00	004°04'06"	S05°20'28"W	50.40
C40	53.40	710.00	004°18'35"	S01°09'06"W	53.39
C41	53.07	710.00	004°16'57"	S03°08'40"E	53.06
C42	51.71	710.00	004°10'21"	S07°22'19"E	51.69
C43	38.20	25.00	087°32'49"	N58°25'32"W	34.59
C44	72.88	1260.00	004°18'51"	N16°18'33"W	72.87
C45	23.44	280.00	004°47'44"	N15°34'06"W	23.43
C46	36.10	330.00	006°16'03"	N14°49'57"W	36.08
C47	21.30	1210.00	001°00'32"	N172°42'2"W	21.30
C48	44.31	1210.00	002°05'53"	N15°54'30"W	44.31
C49	40.43	25.00	092°39'37"	N31°28'15"E	36.17
C50	60.52	1090.00	003°10'52"	S15°22'00"E	60.51
C51	51.58	1090.00	002°42'41"	S18°18'47"E	51.58
C52	51.58	1090.00	002°42'41"	S21°01'28"E	51.58
C53	37.98	25.00	087°02'23"	S58°40'45"E	34.43
C54	202.60	1040.00	011°09'43"	S20°44'25"E	202.28
C55	246.48	1000.00	014°07'20"	S19°15'36"E	245.86
C56	51.53	710.00	004°09'31"	S11°32'15"E	51.52

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C57	51.53	710.00	004°09'31"	S15°41'46"E	51.52
C58	51.53	710.00	004°09'31"	S19°51'17"E	51.52
C59	27.45	62.00	025°21'55"	N05°49'04"W	27.22
C60	28.42	25.00	065°08'41"	N32°55'41"W	26.92
C61	5.62	330.00	000°58'32"	N00°50'37"W	5.62
C62	59.71	330.00	010°22'02"	N06°30'54"W	59.63
C63	78.88	280.00	015°31'38"	N05°24'25"W	75.85
C64	61.38	660.00	005°19'41"	S21°50'36"E	61.35
C65	24.62	660.00	002°08'14"	S18°06'39"E	24.62
C66	41.38	25.00	094°50'35"	S30°22'46"W	36.82
C67	6.74	30.00	012°52'03"	S71°22'02"W	6.72
C68	44.63	160.00	015°59'00"	N10°20'54"E	44.49
C69	3.37	160.00	003°21'17"	N00°40'45"E	3.37
C70	30.11	30.00	057°30'28"	N29°45'08"W	28.86
C71	22.88	30.00	043°41'34"	N80°21'09"W	22.33
C72	48.35	210.00	013°11'33"	N19°43'30"W	48.25
C73	22.68	1090.41	001°11'30"	S25°43'30"E	22.68
C74	301.39	685.00	025°12'33"	S00°31'18"W	298.96
C75	52.29	1090.00	002°44'56"	S23°45'16"E	52.29
C76	51.58	1090.00	002°42'41"	S21°01'28"E	51.58
C77	3.59	25.00	008°14'05"	S03°15'27"W	3.59
C78	69.08	300.00	013°11'33"	N19°43'30"W	68.92
C79	124.31	1235.00	005°46'02"	S15°04'15"E	124.26
C80	168.08	305.00	031°34'29"	N02°10'43"W	165.96
C81	11.47	30.00	021°54'07"	S08°37'17"W	11.40

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C168	5.80	30.00	011°04'15"	N72°15'56"E	5.79
C169	30.11	30.00	057°30'28"	N29°45'08"W	28.86
C170	78.29	340.00	013°11'33"	S19°43'30"E	78.11
C171	59.67	260.00	013°11'33"	S19°43'30"E	59.73



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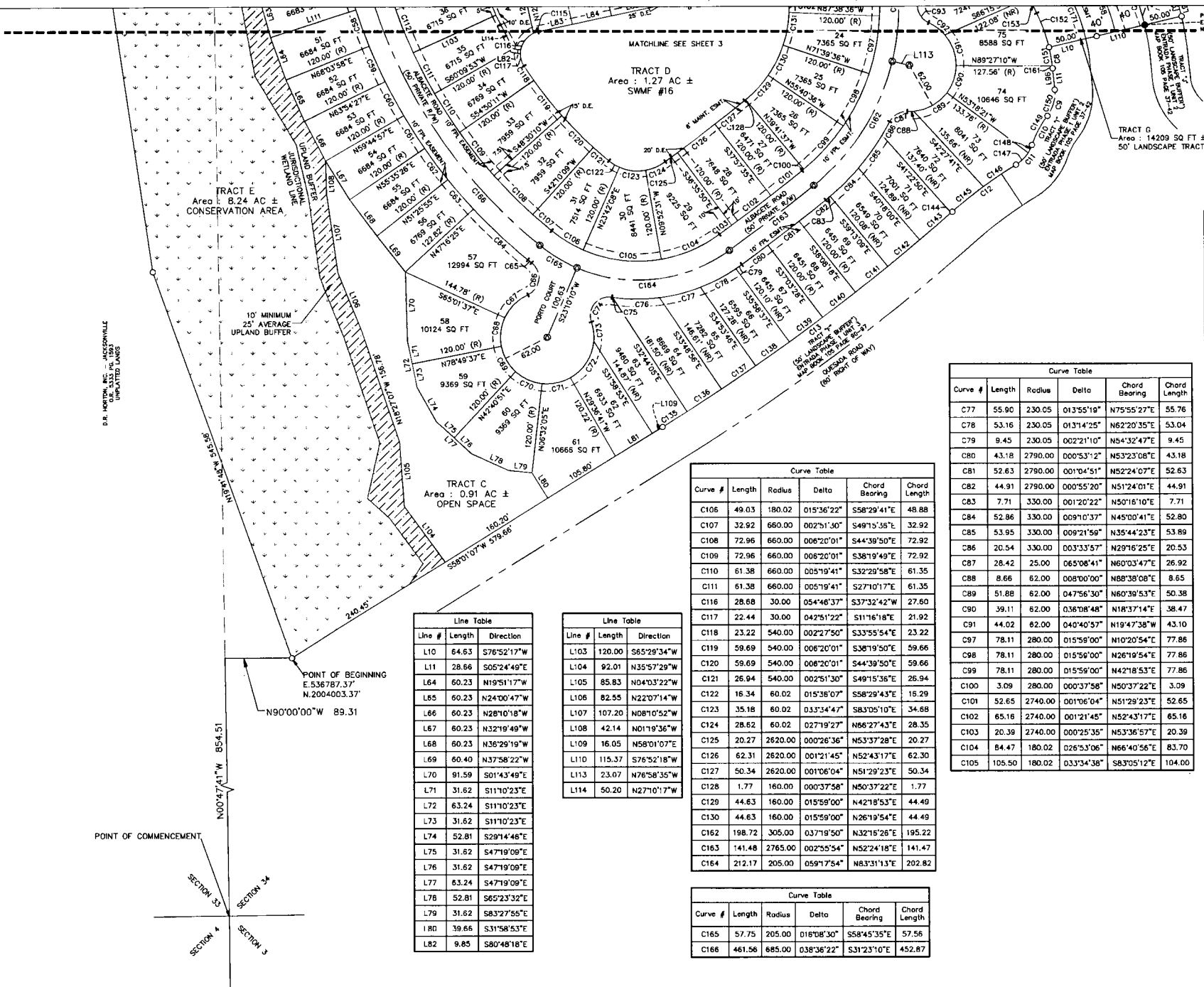
ENTRADA PHASE 2 UNIT 4

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,

MAP BOOK

PAGE

SHEET 4 OF 4



Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C8	28.28	210.00	007°42'54"	S09°16'18"E	28.26
C9	37.12	50.00	042°32'13"	S15°51'17"W	36.27
C10	43.81	140.00	017°55'41"	S28°09'33"W	43.83
C11	34.55	50.00	039°35'25"	S38°59'25"W	33.87
C12	105.10	590.00	010°12'24"	S53°40'56"W	104.96
C13	479.44	2910.00	009°26'24"	S53°17'55"W	478.90
C59	51.53	710.00	004°09'31"	S24°00'47"E	51.52
C60	51.53	710.00	004°09'31"	S28°10'18"E	51.52
C61	51.53	710.00	004°09'31"	S32°19'49"E	51.52
C62	51.53	710.00	004°09'31"	S36°29'19"E	51.52
C63	51.53	710.00	004°09'31"	S40°38'50"E	51.52
C64	98.67	710.00	007°57'45"	S46°42'28"E	98.59
C65	6.35	230.00	001°34'57"	S51°28'49"E	6.35
C66	51.48	25.00	117°58'56"	S06°43'10"W	42.85
C67	44.08	62.00	040°44'12"	S45°20'32"W	43.16
C68	39.11	62.00	036°08'44"	S06°54'04"W	38.47
C69	39.11	62.00	036°08'46"	S29°14'41"E	38.47
C70	39.11	62.00	036°08'48"	S65°23'28"E	38.47
C71	39.11	62.00	036°08'49"	N78°27'43"E	38.47
C72	60.08	62.00	055°31°05"	N32°37'47"E	57.75
C73	26.23	62.00	024°14'33"	N07°15'02"W	26.04
C74	51.48	25.00	117°58'47"	N39°37°05"E	42.85
C75	0.49	230.00	000°07'20"	S81°27'11"E	0.49
C76	62.64	230.00	015°36'02"	S89°18'52"E	62.45

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C77	55.90	230.00	013°55'19"	N75°55'27"E	55.76
C78	53.16	230.00	013°14'25"	N62°20'35"E	53.04
C79	9.45	230.00	002°21'10"	N54°32'47"E	9.45
C80	43.18	2790.00	000°53'12"	N53°23'08"E	43.18
C81	52.63	2790.00	001°04'51"	N52°24'07"E	52.63
C82	44.91	2790.00	000°55'20"	N51°24'01"E	44.91
C83	7.71	330.00	001°20'22"	N50°16'10"E	7.71
C84	52.86	330.00	009°10'37"	N45°00'41"E	52.80
C85	53.95	330.00	009°21'59"	N35°44'23"E	53.89
C86	20.54	330.00	003°33'57"	N29°16'25"E	20.53
C87	28.42	25.00	065°08'41"	N60°03'47"E	26.92
C88	8.66	62.00	008°00'00"	N88°38'08"E	8.65
C89	51.88	62.00	04°75'30"	N60°39'53"E	50.38
C90	39.11	62.00	036°08'48"	N18°37'14"E	38.47
C91	44.02	62.00	040°40'57"	N19°47'38"W	43.10
C97	78.11	280.00	015°59'00"	N10°20'54"E	77.86
C98	78.11	280.00	015°59'00"	N26°19'54"E	77.86
C99	78.11	280.00	015°59'00"	N42°18'53"E	77.86
C100	3.09	280.00	000°37'58"	N50°37'22"E	3.09
C101	52.65	2740.00	001°06'04"	N51°29'23"E	52.65
C102	65.16	2740.00	001°21'45"	N52°43'17"E	65.16
C103	20.39	2740.00	000°25'35"	N53°36'57"E	20.39
C104	84.47	180.02	026°53'06"	N66°40'56"E	83.70
C105	105.50	180.02	033°34'38"	S83°05'12"E	104.00

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C106	49.03	180.02	015°36'22"	S58°29'41"E	48.88
C107	32.92	660.00	002°51'30"	S49°15'38"E	32.92
C108	72.96	660.00	006°20'01"	S44°39'50"E	72.92
C109	72.96	660.00	006°20'01"	S38°19'49"E	72.92
C110	61.38	660.00	005°19'41"	S32°29'58"E	61.35
C111	61.38	660.00	005°19'41"	S27°10'17"E	61.35
C116	28.68	30.00	054°46'37"	S37°32'42"W	27.60
C117	22.44	30.00	042°51'22"	S11°16'18"E	21.92
C118	23.22	540.00	002°27'50"	S33°55'54"E	23.22
C119	59.69	540.00	006°20'01"	S38°19'50"E	59.66
C120	59.69	540.00	006°20'01"	S44°39'50"E	59.66
C121	26.94	540.00	002°51'30"	S49°15'36"E	26.94
C122	16.34	60.02	015°36'07"	S58°29'43"E	16.29
C123	35.18	60.02	033°34'47"	S83°05'10"E	34.68
C124	28.62	60.02	027°19'27"	N66°27'43"E	28.35
C125	20.27	2620.00	000°26'36"	N53°37'28"E	20.27
C126	62.31	2620.00	001°21'45"	N52°43'17"E	62.30
C127	50.34	2620.00	001°06'04"	N51°29'23"E	50.34
C128	1.77	160.00	000°37'58"	N50°37'22"E	1.77
C129	44.63	160.00	015°59'00"	N42°18'53"E	44.49
C130	44.63	160.00	015°59'00"	N26°19'54"E	44.49
C162	198.72	305.00	037°19'50"	N32°15'26"E	195.22
C163	141.48	2765.00	002°55'54"	N52°24'18"E	141.47
C164	212.17	205.00	059°17'54"	N83°31'13"E	202.82

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C165	57.75	205.00	016°08'30"	S58°45'35"E	57.56
C166	461.56	685.00	038°36'22"	S31°23'10"E	452.87

Line #	Length	Direction
L10	64.63	S76°52'17"W
L11	28.66	S05°24'49"E
L64	60.23	N19°51'17"W
L65	60.23	N24°00'47"W
L66	60.23	N28°10'18"W
L67	60.23	N32°19'49"W
L68	60.23	N36°29'19"W
L69	60.40	N37°58'22"W
L70	91.59	S01°43'49"E
L71	31.62	S11°10'23"E
L72	63.24	S11°10'23"E
L73	31.62	S11°10'23"E
L74	52.81	S29°14'48"E
L75	31.62	S47°19'09"E
L76	31.62	S47°19'09"E
L77	63.24	S47°19'09"E
L78	52.81	S65°23'32"E
L79	31.62	S83°27'55"E
L80	39.66	S31°58'53"E
L82	9.85	S80°48'18"E

Line #	Length	Direction
L103	120.00	S65°29'34"W
L104	92.01	N35°57'29"W
L105	85.83	N04°03'22"W
L106	82.55	N22°07'14"W
L107	107.20	N80°10'52"W
L108	42.14	N01°19'36"W
L109	16.05	N58°01'07"E
L110	115.37	S76°52'18"W
L113	23.07	N76°58'35"W
L114	50.20	N27°10'17"W



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