

RESOLUTION NO. 2022-287
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
PALM CREST AT NOCATEE.

WHEREAS, SONOC COMPANY, LCC, 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 Palm Crest at Nocatee.

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 \$1,467,293.81 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$492,294.50 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:

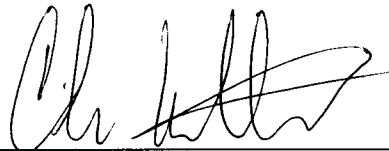
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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

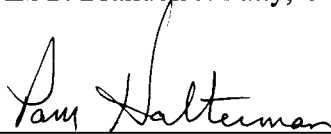
automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

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

PALM CREST AT NOCATEE

BEING A REPLAT OF A PORTION OF TRACT "Y", AS DEPICTED ON CROSSWATER VILLAGE PHASE 4, A PLAT RECORDED IN MAP BOOK 100, PAGES 66 THROUGH 86 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST OF SAID COUNTY.

MAP BOOK PAGE
SHEET 1 OF 13 SHEETS
SEE SHEET 2 FOR NOTES

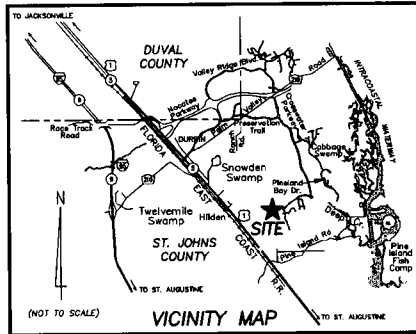
CAPTION

A portion of Tract "Y" as depicted on Crosswater Village Phase 4, a plat recorded in Map Book 100, pages 66 through 86 of the Public Records of St. Johns County, Florida, together with a portion of Sections 7 and 18, Township 5 South, Range 29 East of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northern most corner of Tract "Y" as depicted on Crosswater Village Phase 4, a plat recorded in Map Book 100, pages 66 through 86 of the Public Records of said county, thence South 35°43'47" East, along the Easterly of said Tract "Y", a distance of 187.34 feet; thence South 54°28'55" West, departing said Easterly line, 26.20 feet to the point of curvature of a curve concave Southeasterly having a radius of 300.00 feet; thence Southwesterly along the arc of said curve through a central angle of 10°00'04", an arc length of 52.37 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 49°43'18" West, 52.30 feet; thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 300.00 feet, through a central angle of 12°04'16", and arc length of 63.20 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 50°45'24" West, 63.09 feet; thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 3185.00 feet, through a central angle of 02°39'15", an arc length of 147.54 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South 58°07'09" West, 147.53 feet.

From said Point of Beginning, thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 3185.00 feet, through a central angle of 09°43'18", an arc length of 540.41 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 64°18'25" West, 539.77 feet; thence Westerly along the arc of a curve concave Northerly having a radius of 1488.00 feet, through a central angle of 124°33", an arc length of 330.52 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 75°31'52" West, 329.84 feet; thence North 83°31'12" West, 50.92 feet to a point on a non-tangent curve concave Northerly having a radius of 1476.00 feet; thence Westerly along the arc of said curve, through a central angle of 02°51'30", an arc length of 73.63 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 85°14'13" West, 73.62 feet; thence Westerly along the arc of a curve concave Southerly having a radius of 2552.00 feet, through a central angle of 00°32'55", an arc length of 24.44 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 86°23'30" West, 24.44 feet; thence Northwesterly along the arc of a curve concave Northwesterly having a radius of 25.00 feet, through a central angle of 88°12'46", an arc length of 38.49 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 49°29'39" West, 34.98 feet; thence South 84°53'40" West, 85.00 feet; thence South 05°06'20" East, 12.66 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 88°12'46", an arc length of 38.49 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 39°00'03" West, 34.80 feet; thence Westerly along the arc of a curve concave Southerly having a radius of 2540.00 feet, through a central angle of 09°27'15", an arc length of 419.11 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 78°22'48" West, 418.64 feet; thence Northwesterly along the arc of a curve concave Northwesterly having a radius of 597.00 feet, through a central angle of 77°58'37", an arc length of 817.49 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 67°21'31" West, 751.22 feet; thence North 61°37'47" East, 540.73 feet; thence North 15°00'00" West, 2392.93 feet; thence North 02°52'57" East, 1094.66 feet; thence South 82°53'09" East, 894.14 feet; thence South 19°14'33" East, 4143.78 feet to the Point of Beginning.

Containing 144.95 acres, more or less.



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:

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

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

Witness _____

Printed Name _____

By: **Richard T. Ray**
Chair

Witness _____

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 _____, 2022, by Richard T. Ray, Chair of the Talamata 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.

My Commission Expires _____

Commission Number _____

Notary Public, State of Florida at Large

Printed Name _____

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of Palm Crest at Nocatee has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida 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

CERTIFICATE OF APPROVAL- GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of Palm Crest at Nocatee has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this ____ day of _____, 2022.

Director of the Growth Management Department

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of Palm Crest at Nocatee has been examined and reviewed by the Office of the St. Johns County Attorney on this ____ day of _____, 2022.

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 _____, 2022.

Brandon J. Pally, 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 _____, 2022.

Gail Oliver, P.S.M., County Surveyor
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 4564

ADOPTION AND DEDICATION

This is to certify that 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 PALM CREST AT NOCATEE, 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 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 "C", "J" and "L" (Open Space), Tracts "D" and "I" (Park), Tracts "E", "F", "G" and "H" (Stormwater Management Facility) and Tracts "K" and "M" (Conservation Area) are hereby retained by the undersigned Owner, its successors and assigns; provided however, the undersigned Owner reserves the right to convey title to said tracts to an entity or person, including without limitation, a property owners' association, a 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.

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

Tract "A" (Pump Station Tract) is hereby irrevocably and without reservation dedicated to JEA, its successors and assigns, in fee simple.

Tract "B" (Landscape Buffer Tract) is hereby retained by the undersigned Owner, its successors and assigns; provided however, the undersigned Owner reserves the right to convey title to said tract 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 tract shall be held and used by Owner, its successors and assigns, as a landscape buffer for the adjacent pump station.

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

Owner, its successors and assigns, shall forever release, discharge, indemnify JEA 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 JEA's use of Tract "A" (Pump Station Tract) or JEA'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. JEA shall restore and/or replace any landscaping ground cover, and/or irrigation facilities disturbed by JEA 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, JEA shall replace same with the closest reasonable replacement therefore.

Those easements designated as "FPL Easements" are hereby irrevocably dedicated to the Florida Power & Light Company, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system. The "2.5" Access Easements" are for accessing the "FPL Easements" to maintain, repair and replace the electric utility improvements located within those easements, together with the right to cross over and under the "2.5" Access Easements" for the installation and maintenance of electric facilities. No electric facilities shall be installed within the "2.5" Access Easements" paralleling the easement property without the written consent of the Owner. Its successors and assigns. 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.

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.

OWNER: Sonoc Company, LLC
a Delaware limited liability company

Witness _____

Printed Name _____

BY: _____
Name: _____
Title: _____

Witness _____

Printed Name _____

STATE OF FLORIDA, COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this ____ day of _____, 2022, by _____ of Sonoc Company, LLC, a Delaware limited liability company, on behalf of the company, who [] is personally known to me or who [] has produced _____ as identification.

Notary Public, State of Florida at Large

My Commission expires _____

Printed Name _____

Commission Number _____

SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that the above plat was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Part 1, Chapter 177, Florida Statutes.

Signed and sealed this ____ day of _____, 2022.

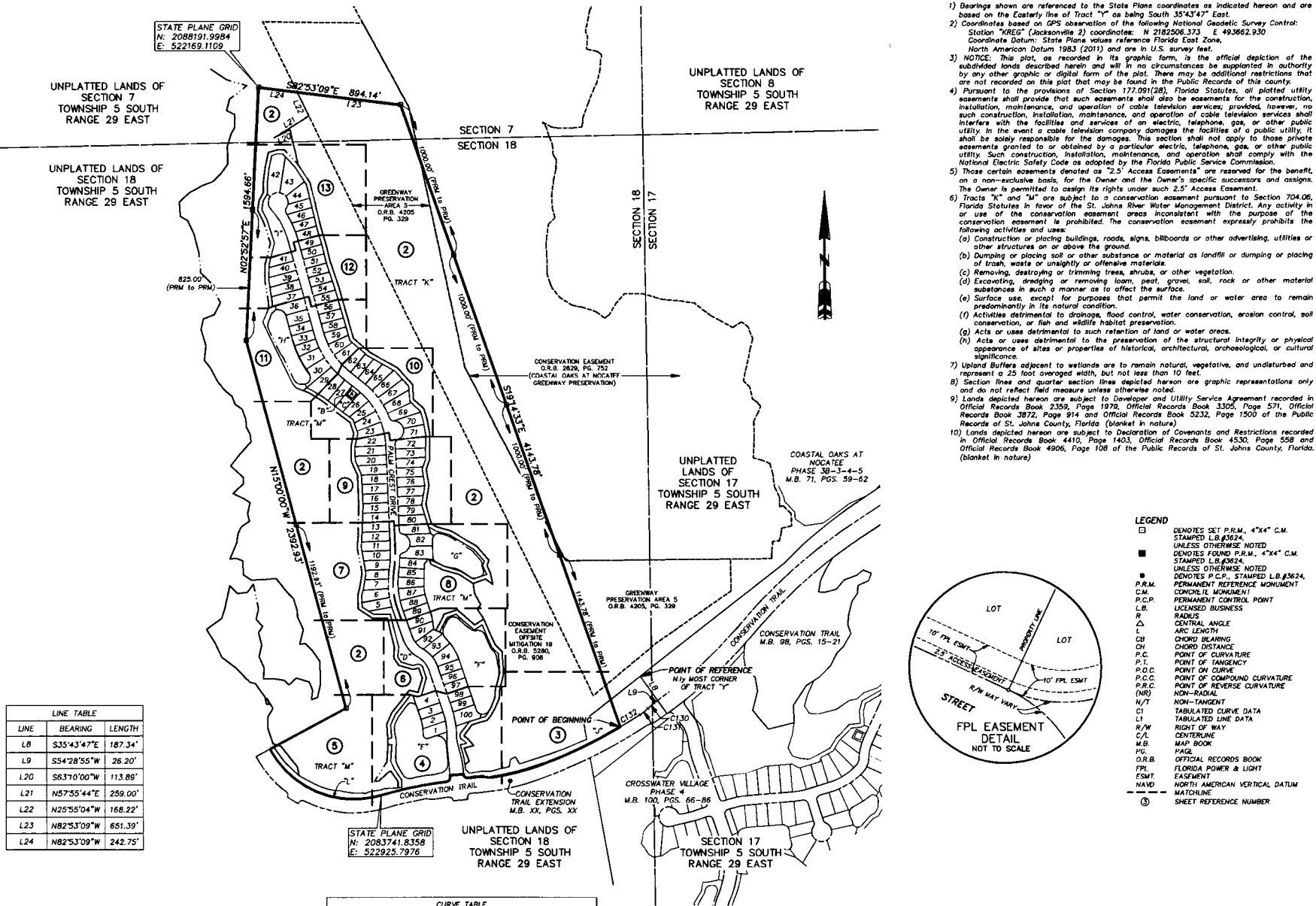
Damon J. Kelly
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6284

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

PALM CREST AT NOCATEE

BEING A REPLAT OF A PORTION OF TRACT "Y", AS DEPICTED ON CROSSWATER VILLAGE PHASE 4, A PLAT RECORDED IN MAP BOOK 100, PAGES 66 THROUGH 86 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST OF SAID COUNTY.

MAP BOOK PAGE
SHEET 2 OF 13 SHEETS



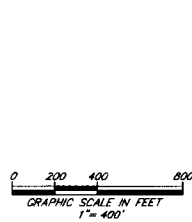
LINE	BEARING	LENGTH
L8	S35°43'47"E	187.34'
L9	S54°28'55"W	26.20'
L20	S63°10'00"W	113.89'
L21	N57°55'44"E	259.00'
L22	N25°55'04"W	166.22'
L23	N82°53'09"W	651.39'
L24	N82°53'09"W	242.75'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C130	300.00'	10°00'04"	52.37'	S49°43'18"W	52.30'
C131	300.00'	12°04'16"	63.20'	S50°45'24"W	63.09'
C132	3185.00'	2°39'15"	147.54'	S58°07'09"W	147.53'

- NOTES
- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Eastern line of Tract "Y" as being South 35°43'47" East.
 - 2) Coordinates based on GPS observation of the following National Geospatial Survey Control Station "KREG" (Jacksonville 2) coordinates: N 2182506.373 E 493662.930 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 plotted 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, for 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 "K" 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 area 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 material.
 - (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, archeological, or cultural significance.
 - 7) Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25 foot averaged width, but not less than 10 feet.
 - 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 2359, Page 1879, 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).
 - 10) Lands depicted hereon are subject to Declaration of Covenants and Restrictions recorded in Official Records Book 4410, Page 1403, Official Records Book 4530, Page 558 and Official Records Book 4906, Page 108 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
- L.B. 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.R.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- (NR) NON-RADIAL
- NON-TANGENT
- TABULATED CURVE DATA
- TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- M.B. MAP BOOK
- PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- P.W. FLORIDA POWER & LIGHT
- ESMT. EASEMENT
- NAMD NORTH AMERICAN VERTICAL DATUM
- MATCHLINE
- 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

PALM CREST AT NOCATEE

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MAP BOOK PAGE

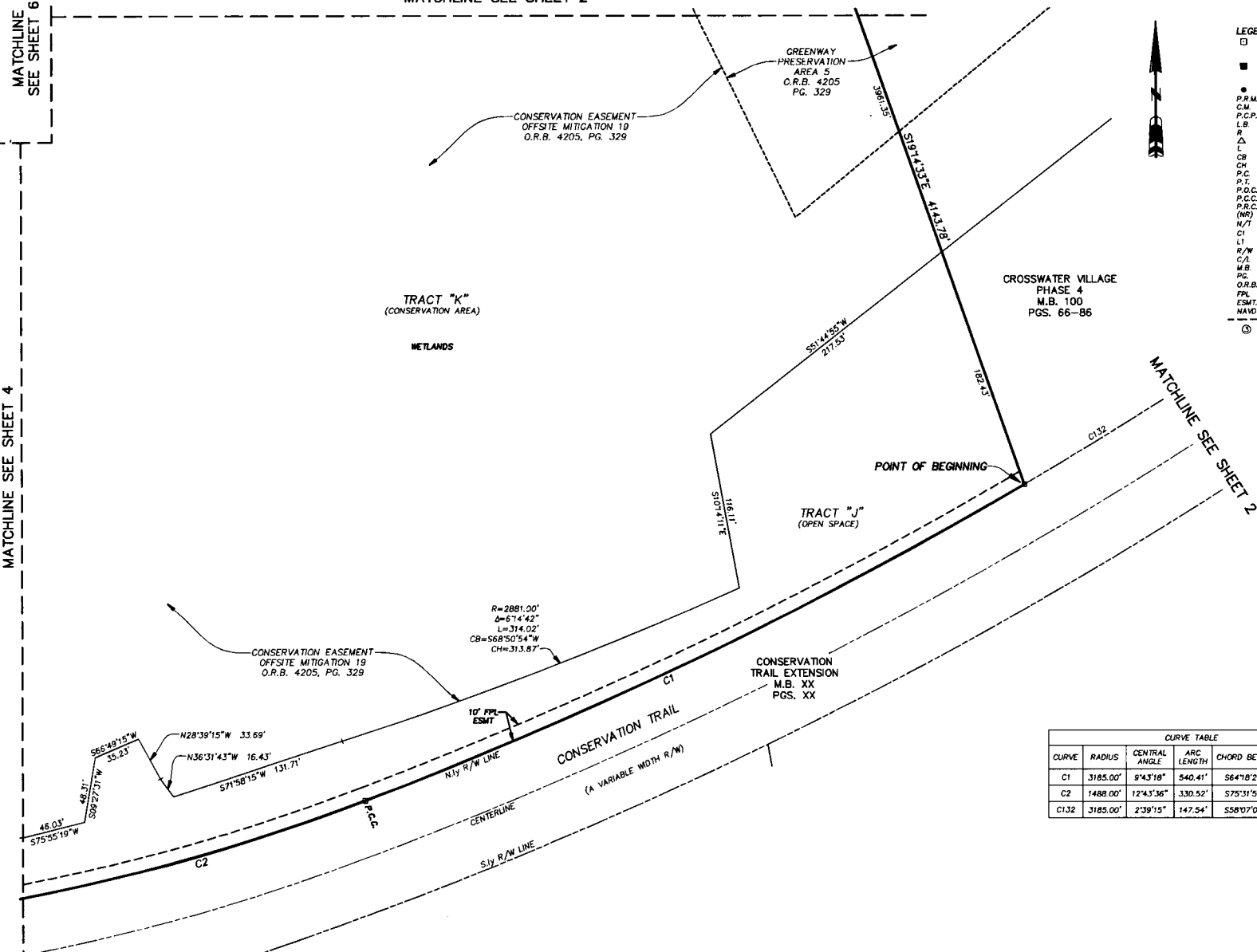
SHEET 3 OF 13 SHEETS

SEE SHEET 2 FOR NOTES

MATCHLINE SEE SHEET 6

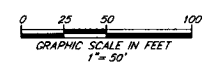
MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 2



- 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
 - 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 (NO)
 - P.R.C. POINT OF REVERSE CURVATURE (NO)
 - NON-RADIAL
 - N/T NON-TANGENT
 - C1 TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/A 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
 - ③ SHEET REFERENCE NUMBER

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	3185.00'	9°43'18"	540.41'	S64°18'25"W	539.77'
C2	1488.00'	12°43'36"	330.52'	S75°31'52"W	329.84'
C132	3185.00'	2°39'15"	147.54'	S58°07'09"W	147.53'



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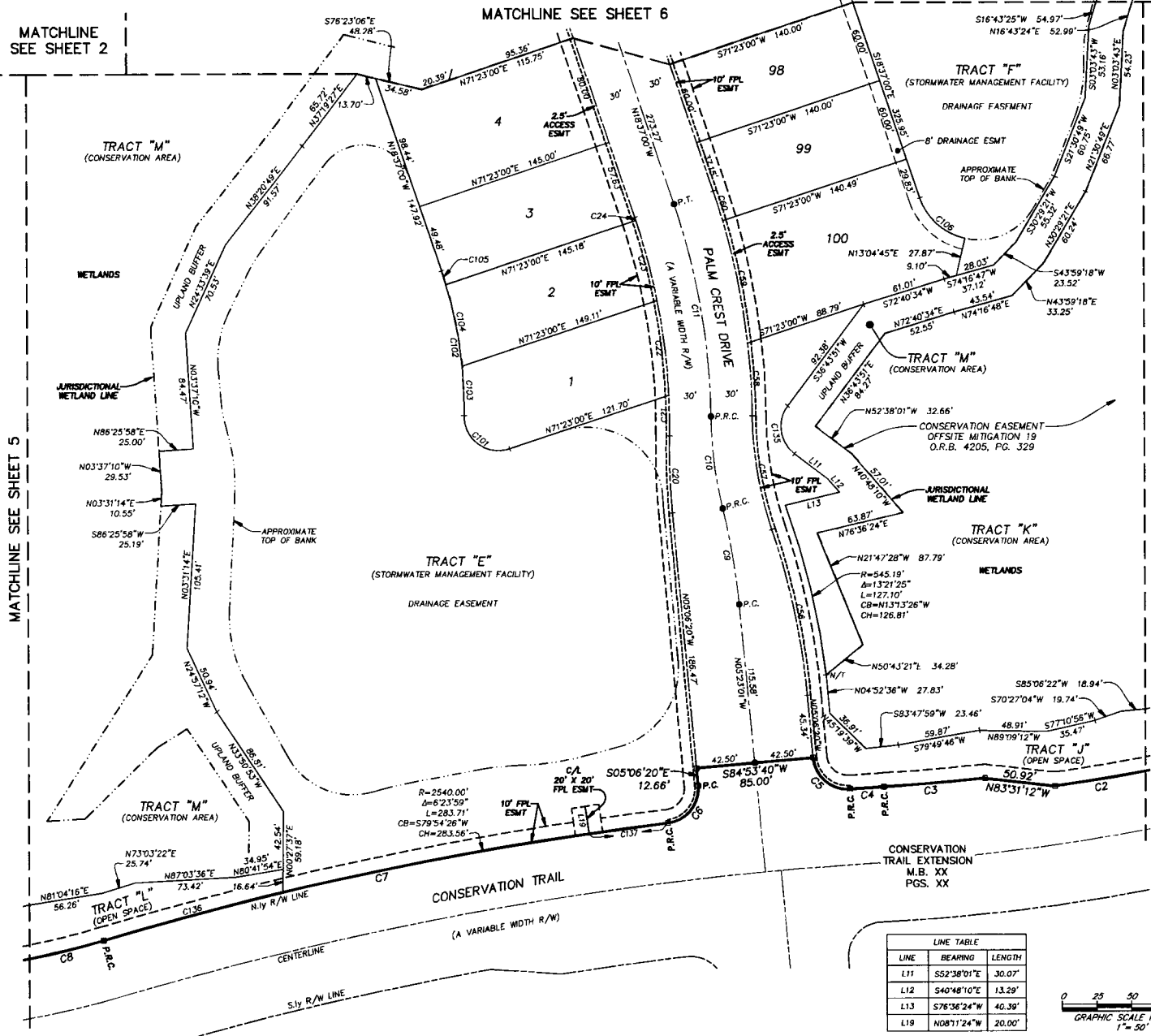
PALM CREST AT NOCATEE

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MAP BOOK PAGE

SHEET 4 OF 13 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	1488.00'	12°43'36"	330.52'	S75°31'52"W	329.84'
C3	1478.00'	2°51'30"	73.63'	S85°41'37"W	73.62'
C4	2592.00'	0°32'55"	24.44'	S86°23'30"W	24.44'
C5	25.00'	88°46'37"	38.74'	N49°29'38"W	34.98'
C6	25.00'	88°12'46"	38.49'	S39°00'03"W	34.80'
C7	2540.00'	9°27'15"	419.11'	S78°22'48"W	418.64'
C8	597.00'	77°58'37"	812.49'	N67°21'31"W	751.22'
C9	500.00'	8°08'43"	71.08'	N09°27'22"W	71.02'
C10	300.00'	12°56'50"	67.79'	N07°03'19"W	67.65'
C11	500.00'	18°02'06"	157.38'	N09°35'57"W	156.74'
C20	518.00'	6°12'56"	56.19'	S01°59'52"E	56.17'
C21	470.00'	3°37'19"	29.71'	N00°42'04"W	29.71'
C22	470.00'	8°28'42"	69.55'	N06°45'04"W	69.48'
C23	470.00'	7°20'13"	60.18'	N14°39'32"W	60.14'
C24	470.00'	0°17'22"	2.37'	N18°28'19"W	2.37'
C56	530.00'	13°22'14"	123.68'	N11°47'27"W	123.40'
C57	270.00'	17°53'40"	84.33'	S09°31'44"E	83.98'
C58	530.00'	5°44'27"	53.10'	N03°27'08"W	53.08'
C59	530.00'	9°49'22"	90.86'	N11°14'02"W	90.75'
C60	530.00'	2°28'17"	22.86'	N17°22'52"W	22.86'
C101	25.00'	11°07'16"	48.05'	S53°33'22"E	40.99'
C102	305.00'	20°07'16"	107.11'	N08°03'22"W	106.56'
C103	305.00'	6°45'08"	35.84'	N01°52'18"W	35.92'
C104	305.00'	11°23'31"	60.64'	N10°56'37"W	60.54'
C105	305.00'	1°58'37"	10.52'	N17°33'47"W	10.52'
C106	45.00'	58°18'15"	45.79'	S47°46'08"E	43.84'
C135	25.00'	89°21'52"	38.99'	S07°57'05"E	35.16'
C136	2540.00'	3°03'16"	135.40'	S75°10'46"W	135.39'
C137	2540.00'	1°17'49"	57.50'	S82°27'31"W	57.50'

MATCHLINE SEE SHEET 3

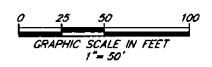
MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 2

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, PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R. RADIUS
 - Δ CENTRAL ANGLE
 - Δ ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
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 - 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
 - ③ SHEET REFERENCE NUMBER

LINE TABLE		
LINE	BEARING	LENGTH
L11	S52°38'01"E	30.07'
L12	S40°48'10"E	13.29'
L13	S76°36'24"W	40.39'
L19	N08°11'24"W	20.00'



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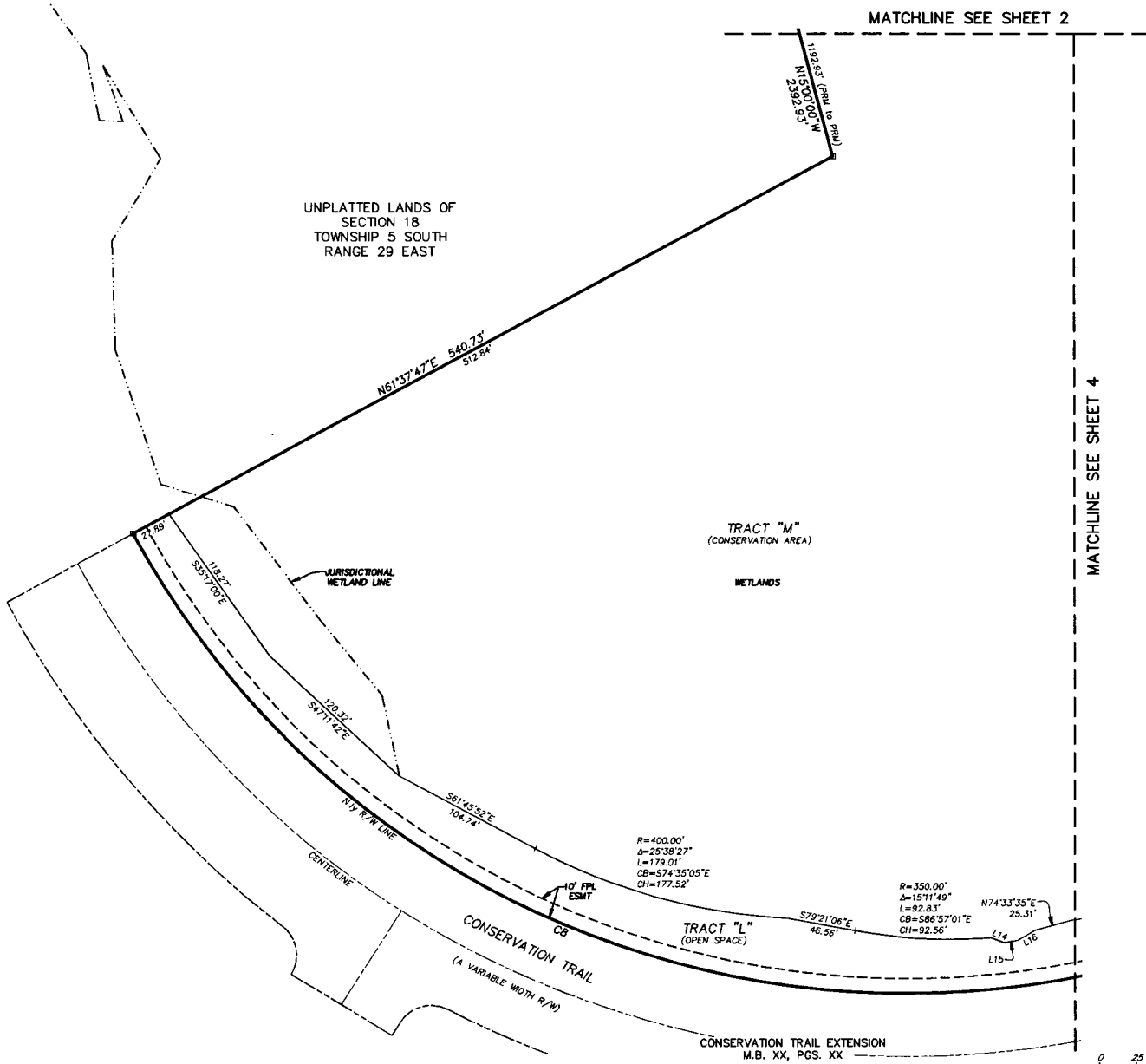
PALM CREST AT NOCATEE

BEING A REPLAT OF A PORTION OF TRACT "Y", AS DEPICTED ON CROSSWATER VILLAGE PHASE 4, A PLAT RECORDED IN MAP BOOK 100, PAGES 66 THROUGH 86 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST OF SAID COUNTY.

MAP BOOK PAGE

SHEET 5 OF 13 SHEETS

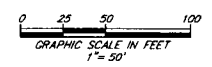
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
CB	597.00'	77°58'37"	812.49'	N67°21'31"W	751.22'

LINE TABLE		
LINE	BEARING	LENGTH
L14	S88°52'11"E	9.58'
L15	N79°15'44"E	8.90'
L16	N59°27'32"E	13.38'

- LEGEND**
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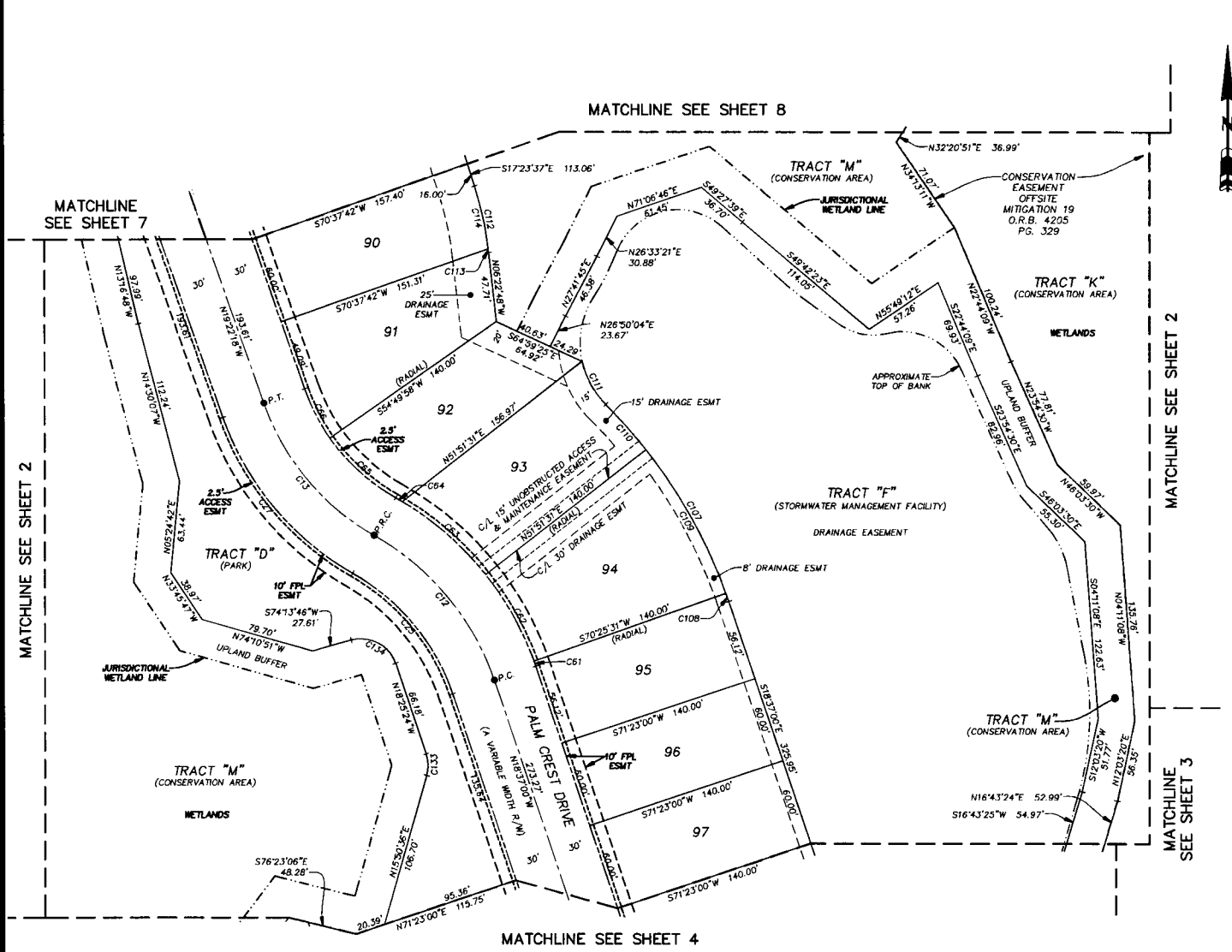
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MAP BOOK PAGE

SHEET 6 OF 13 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C12	182.00'	41°42'41"	132.50'	N39°28'21"W	129.59'
C13	170.00'	40°57'23"	121.52'	N39°51'00"W	118.95'
C25	152.00'	41°42'41"	110.66'	N39°28'21"W	108.23'
C27	200.00'	40°57'23"	142.96'	S39°51'00"E	139.94'
C61	212.00'	0°57'29"	3.55'	N19°05'45"W	3.55'
C62	212.00'	18°34'00"	68.70'	N28°51'29"W	68.40'
C63	212.00'	20°43'06"	76.66'	N48°30'02"W	76.24'
C64	212.00'	1°28'08"	5.43'	N59°35'38"W	5.43'
C65	140.00'	2°09'40"	61.48'	S47°44'11"E	60.99'
C66	140.00'	15°47'44"	38.80'	S27°16'10"E	38.47'
C107	352.00'	26°17'44"	161.55'	N31°45'52"W	160.13'
C108	352.00'	0°57'29"	5.89'	N19°05'45"W	5.89'
C109	352.00'	18°34'00"	114.06'	N28°51'29"W	113.57'
C110	352.00'	6°46'15"	41.80'	N41°31'37"W	41.57'
C111	60.00'	32°54'07"	34.45'	S28°27'41"E	33.98'
C112	245.00'	11°00'49"	47.09'	N11°53'13"W	47.02'
C113	245.00'	0°37'31"	2.67'	N06°41'34"W	2.67'
C114	245.00'	10°23'18"	44.42'	N12°11'58"W	44.36'
C133	25.00'	3°416'01"	14.95'	N01°17'24"W	14.73'
C134	25.00'	87°20'50"	38.11'	N62°05'49"W	34.53'



- LEGEND**
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 - L.B. LICENSED BUSINESS
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - SB CHORD BEARING
 - CH CHORD DISTANCE
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 - FPL FLORIDA POWER & LIGHT
 - ESMT. EASEMENT
 - NAD80 NORTH AMERICAN VERTICAL DATUM
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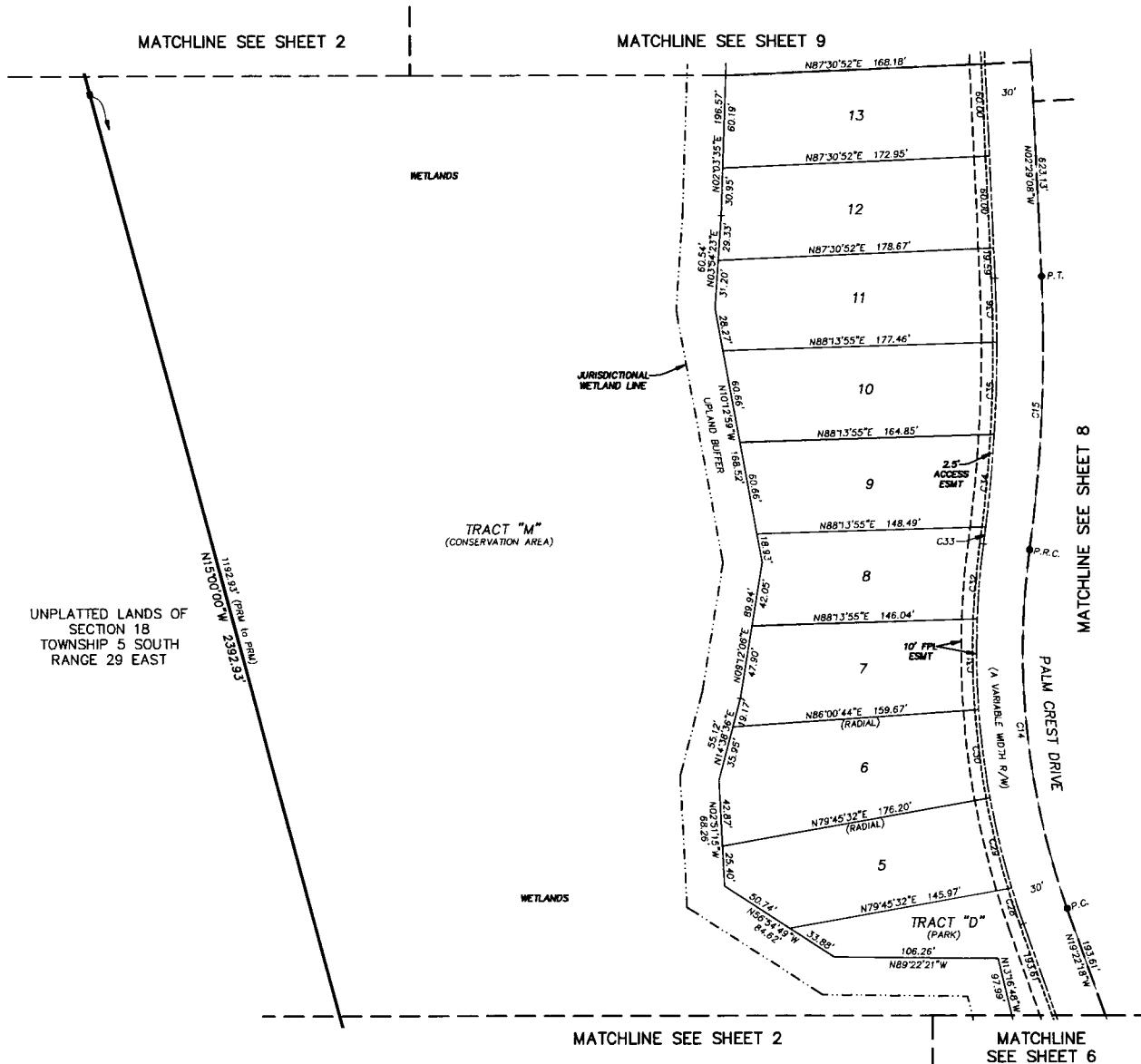
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MAP BOOK PAGE

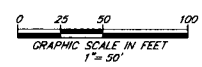
SHEET 7 OF 13 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C14	500.00'	27°07'42"	236.74'	N05°48'27"W	234.54'
C15	1000.00'	10°14'32"	178.76'	N02°38'09"E	178.52'
C28	530.00'	2°37'49"	24.33'	S18°03'24"E	24.33'
C29	530.00'	6°30'01"	60.13'	S13°29'29"E	60.10'
C30	530.00'	6°15'13"	57.85'	S07°06'52"E	57.82'
C31	530.00'	6°24'25"	59.26'	S00°47'03"E	59.23'
C32	530.00'	5°20'16"	49.37'	S05°05'17"W	49.36'
C33	970.00'	0°39'29"	11.14'	N07°25'40"E	11.14'
C34	970.00'	3°34'19"	60.47'	N05°18'46"E	60.46'
C35	970.00'	3°33'05"	60.12'	N01°45'05"E	60.11'
C36	970.00'	2°27'40"	41.67'	N01°15'18"W	41.66'



- LEGEND**
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 - L.B. LICENSED BUSINESS
 - R RADIUS
 - ∠ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CD CHORD DISTANCE
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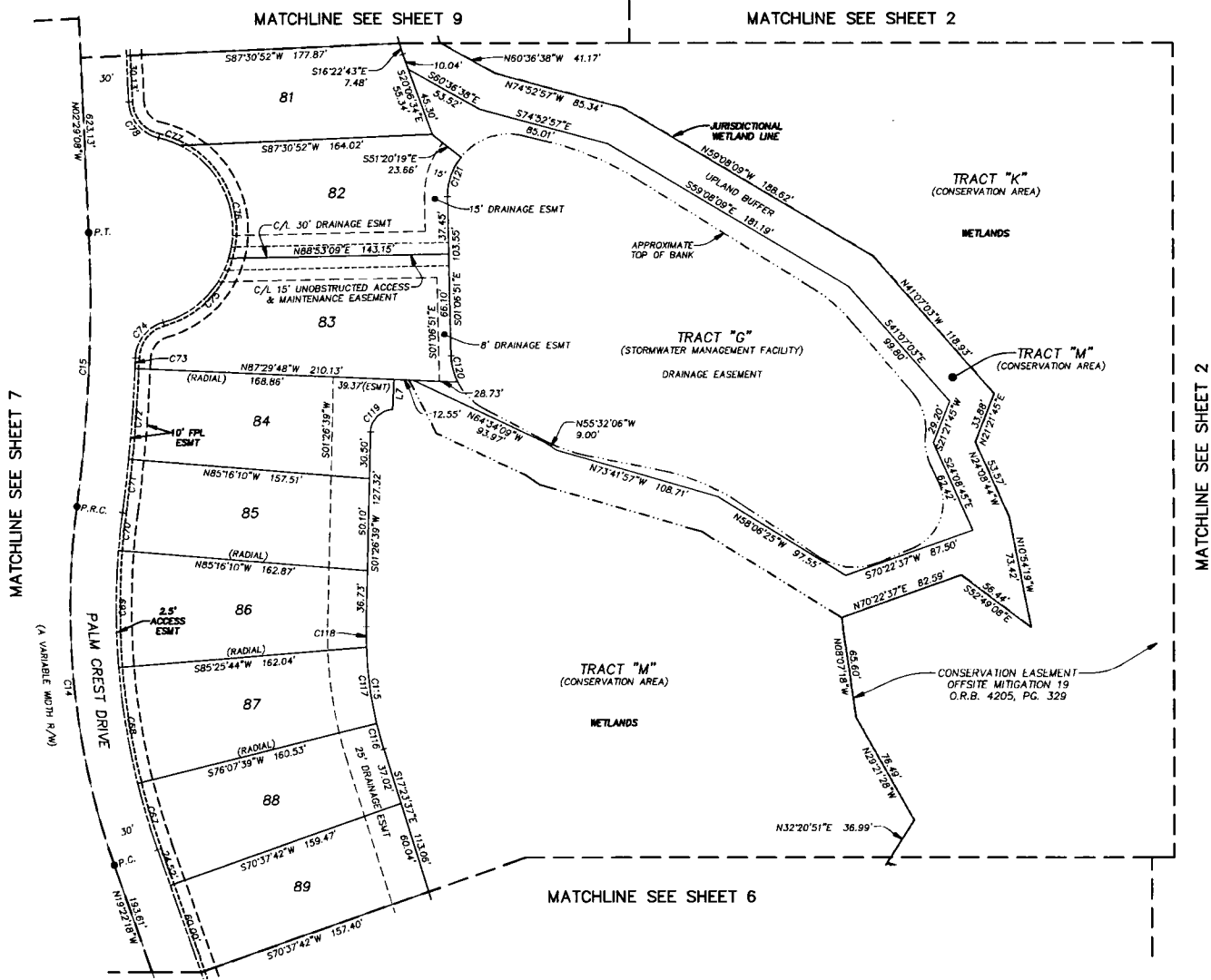
MAP BOOK PAGE

SHEET 8 OF 13 SHEETS

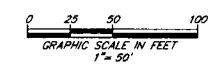
SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C14	500.00'	27°07'42"	236.74'	N05°48'27"W	234.54'
C15	1000.00'	107°43'27"	178.76'	N02°38'09"E	178.52'
C67	470.00'	52°59'57"	45.11'	S16°37'19"E	45.09'
C68	470.00'	9°18'05"	76.30'	S09°13'18"E	76.22'
C69	470.00'	9°18'05"	76.30'	S00°04'47"W	76.22'
C70	470.00'	3°01'35"	24.83'	S06°14'37"W	24.82'
C71	1030.00'	15°31'31"	35.21'	N06°46'39"E	35.21'
C72	1030.00'	31°7'41"	59.23'	N04°09'03"E	59.22'
C73	1030.00'	0°22'49"	6.84'	N02°18'48"E	6.84'
C74	25.00'	72°22'45"	31.58'	S38°18'45"W	29.52'
C75	62.00'	57°16'41"	61.98'	N45°51'47"E	59.43'
C76	62.00'	80°20'32"	86.04'	N22°56'50"W	79.99'
C77	62.00'	14°02'16"	15.19'	N70°08'14"W	15.15'
C78	25.00'	74°40'14"	32.58'	S39°49'15"E	30.32'
C115	245.00'	18°50'16"	80.55'	S07°58'29"E	80.19'
C116	245.00'	4°01'38"	17.22'	S15°22'48"E	17.22'
C117	245.00'	11°44'00"	50.17'	S07°29'59"E	50.09'
C118	245.00'	3°04'38"	13.16'	S00°05'40"E	13.16'
C119	15.00'	86°11'45"	22.57'	S44°32'31"W	20.50'
C120	40.00'	25°41'18"	17.93'	S15°57'30"E	17.78'
C121	40.00'	39°46'33"	27.77'	S18°46'25"W	27.21'

- LEGEND**
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LINE TABLE		
LINE	BEARING	LENGTH
L7	N02°30'12"E	19.60'



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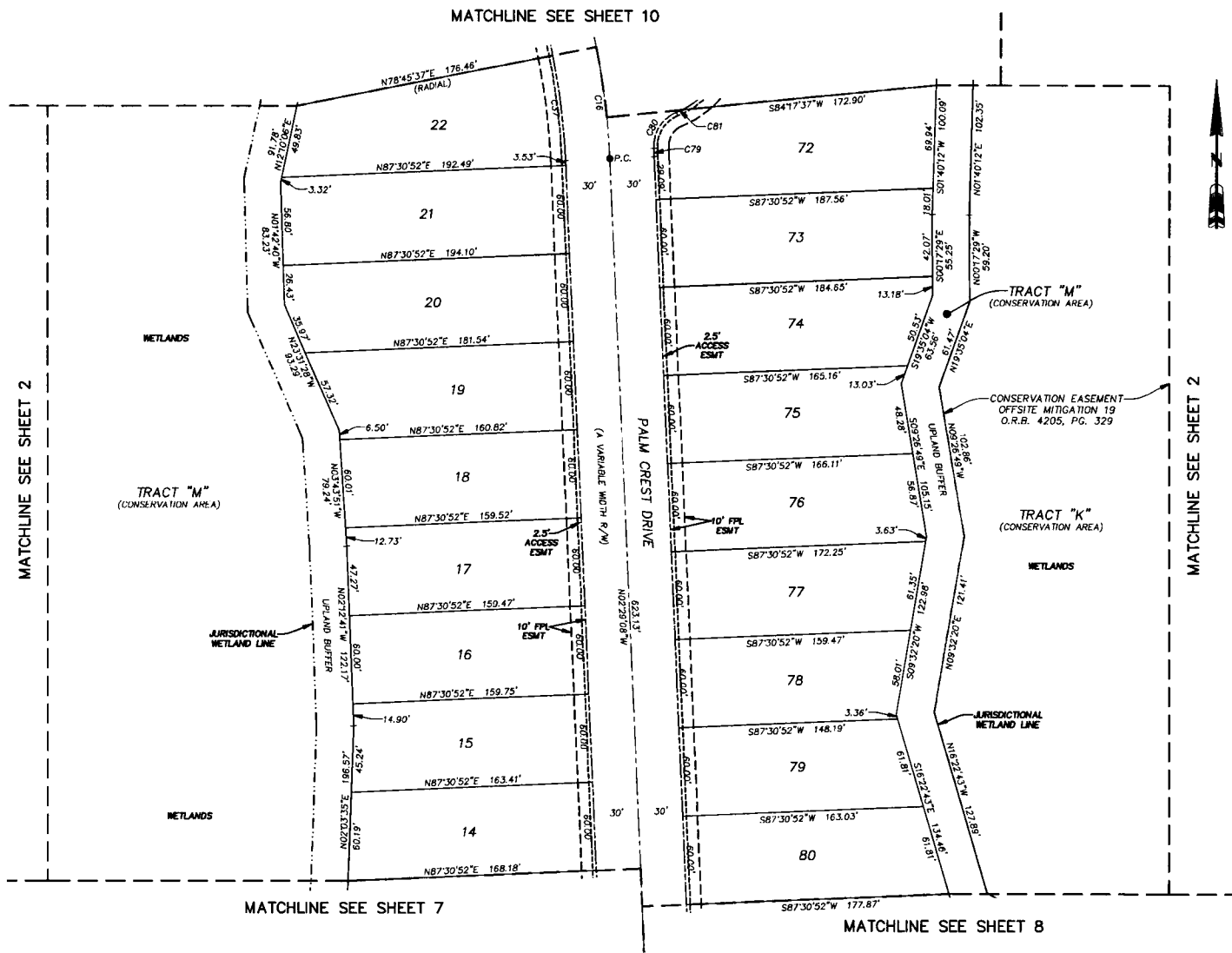
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MAP BOOK PAGE

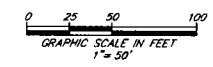
SHEET 9 OF 13 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C16	500.00'	48°41'00"	424.84'	N26°48'37"W	412.18'
C37	470.00'	8°45'15"	71.81'	N06°51'45"W	71.74'
C79	530.00'	0°37'08"	5.72'	N02°47'41"W	5.72'
C80	25.00'	70°17'22"	30.67'	S32°02'27"W	28.78'
C81	62.00'	3°42'57"	4.02'	N65°19'40"E	4.02'



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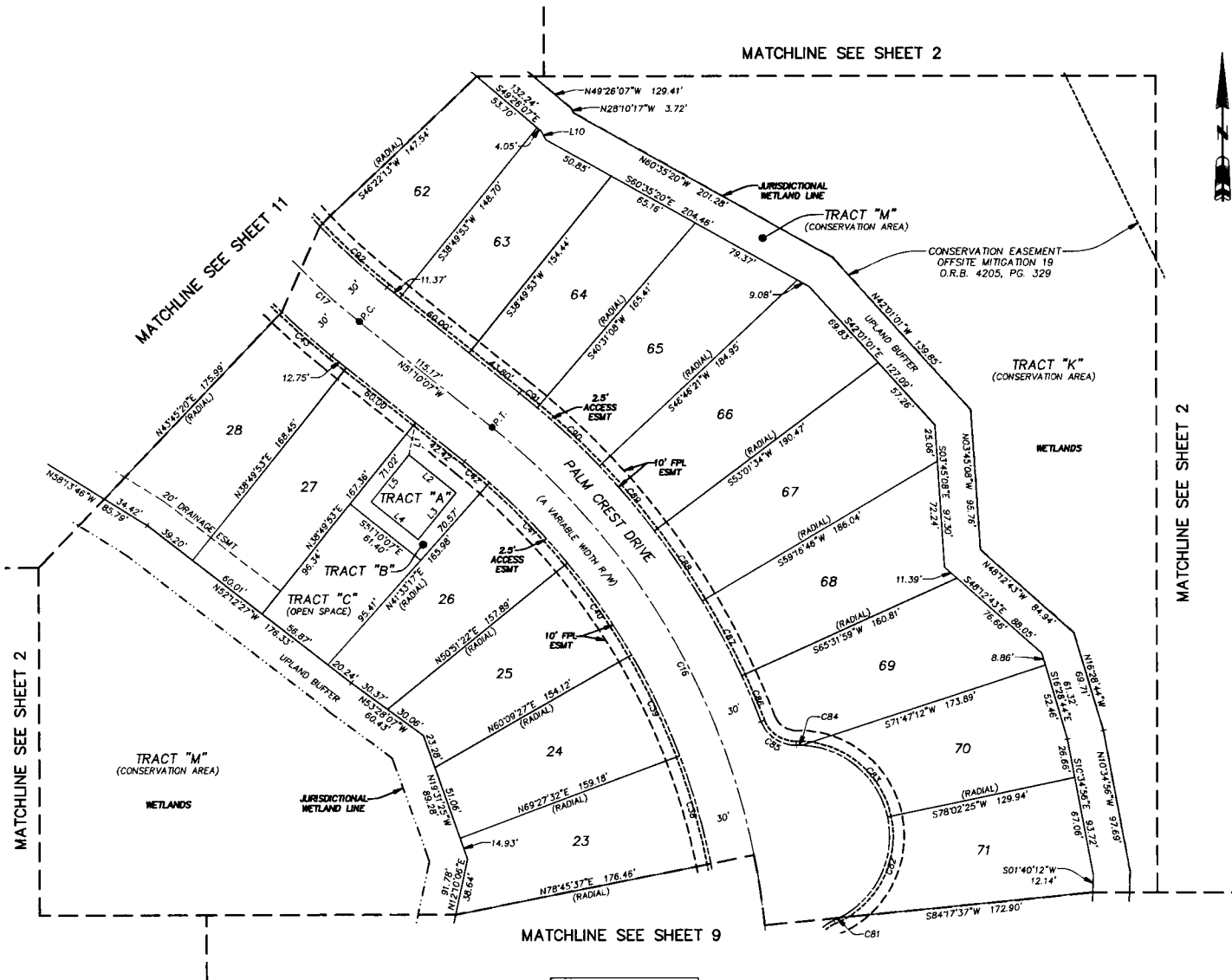
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MAP BOOK PAGE

SHEET 10 OF 13 SHEETS

SEE SHEET 2 FOR NOTES

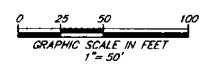


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C16	500.00'	48°41'00"	424.84'	N28°49'37"W	412.18'
C17	500.00'	35°45'30"	312.05'	N33°17'22"W	307.01'
C38	470.00'	91°8'05"	76.30'	N15°53'26"W	76.22'
C39	470.00'	91°8'05"	76.30'	N25°11'31"W	76.22'
C40	470.00'	91°8'05"	76.30'	N34°29'36"W	76.22'
C41	470.00'	91°8'05"	76.30'	N43°47'41"W	76.22'
C42	470.00'	2°43'24"	22.34'	N48°48'25"W	22.34'
C43	530.00'	4°55'27"	45.55'	S48°42'24"E	45.54'
C81	62.00'	3°42'57"	4.02'	N85°19'40"E	4.02'
C82	62.00'	75°25'46"	81.62'	N25°45'18"E	75.85'
C83	62.00'	75°25'46"	81.62'	N49°40'29"W	75.85'
C84	62.00'	3°42'57"	4.02'	N89°14'50"W	4.02'
C85	25.00'	70°17'22"	30.67'	S80°57'38"E	28.78'
C86	530.00'	3°39'04"	33.77'	N22°38'29"W	33.77'
C87	530.00'	6°15'13"	57.85'	N27°35'37"W	57.82'
C88	530.00'	6°15'13"	57.85'	N33°50'50"W	57.82'
C89	530.00'	6°15'13"	57.85'	N40°08'03"W	57.82'
C90	530.00'	6°15'13"	57.85'	N46°21'16"W	57.82'
C91	530.00'	1°41'15"	15.61'	N50°19'30"W	15.61'
C92	470.00'	7°32'20"	81.84'	S47°23'57"E	81.80'

- 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
 - 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
 - FPL FLORIDA POWER & LIGHT
 - ESMT. EASEMENT
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - WAT. MATCHLINE
 - ① SHEET REFERENCE NUMBER

LINE TABLE		
LINE	BEARING	LENGTH
L1	S11°51'47"W	22.46'
L2	N51°10'07"W	41.00'
L3	N38°49'53"E	41.00'
L4	S51°10'07"E	41.00'
L5	S38°49'53"W	41.00'
L10	S28°10'17"E	6.29'

TRACT LEGEND	
TRACT NAME	USAGE
TRACT "A"	PUMP STATION TRACT
TRACT "B"	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

PALM CREST AT NOCATEE

BEING A REPLAT OF A PORTION OF TRACT "Y", AS DEPICTED ON CROSSWATER VILLAGE PHASE 4, A PLAT RECORDED IN MAP BOOK 100, PAGES 66 THROUGH 86 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 7 AND 18, TOWNSHIP 5 SOUTH, RANGE 29 EAST OF SAID COUNTY.

MAP BOOK PAGE

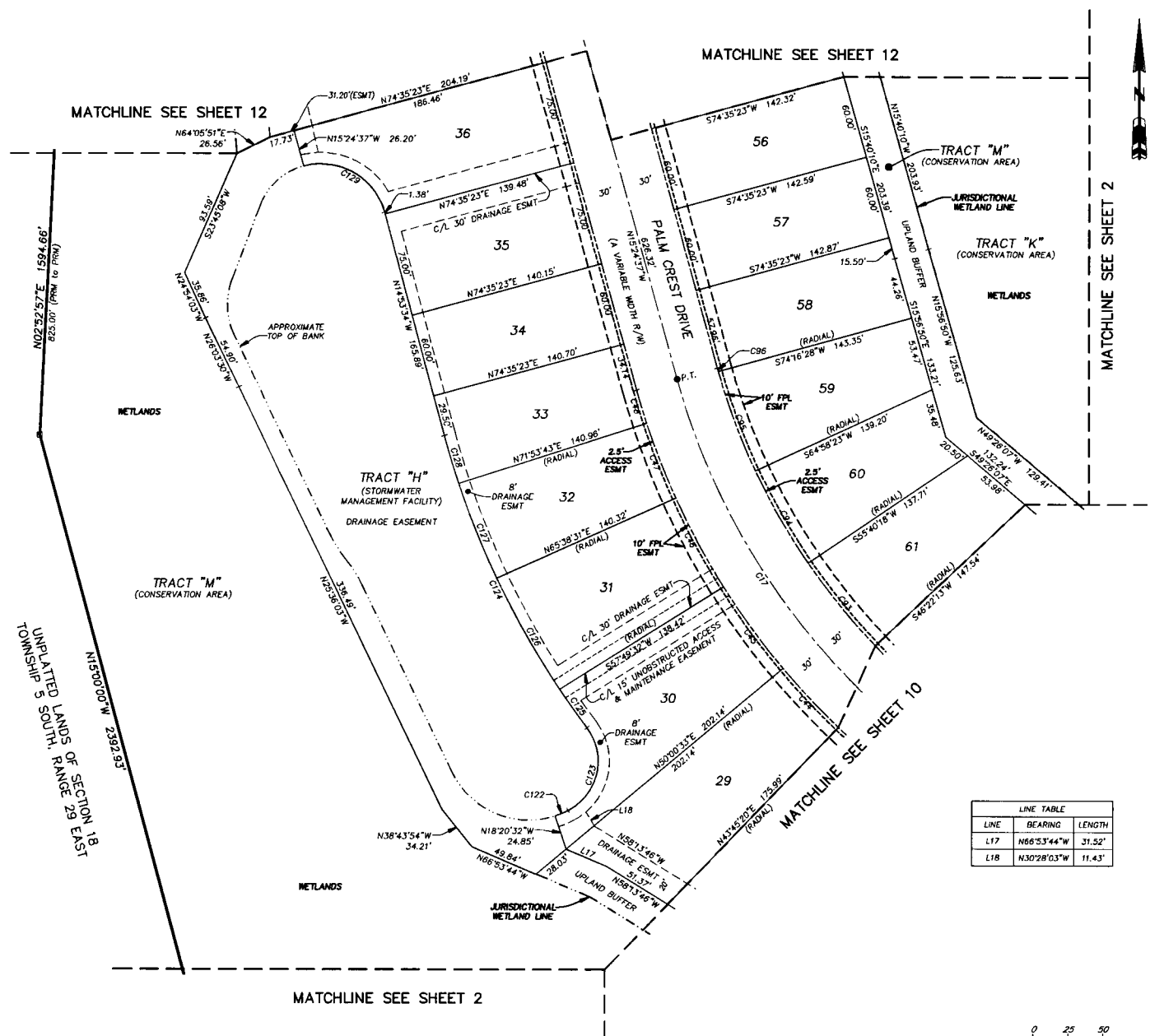
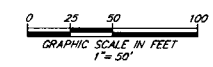
SHEET 11 OF 13 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C17	500.00'	35°45'30"	312.05'	N33°17'22"W	307.01'
C44	530.00'	6°15'13"	57.85'	S43°07'03"E	57.82'
C45	530.00'	7°48'59"	72.30'	S36°04'58"E	72.25'
C46	530.00'	7°48'59"	72.30'	S28°15'59"E	72.25'
C47	530.00'	6°15'13"	57.85'	S21°13'53"E	57.82'
C48	530.00'	2°41'39"	24.92'	S16°45'27"E	24.92'
C93	470.00'	9°18'05"	76.30'	S38°56'45"E	76.22'
C94	470.00'	9°18'05"	76.30'	S29°40'39"E	76.22'
C95	470.00'	9°18'05"	76.30'	S20°22'34"E	76.22'
C96	470.00'	0°18'55"	2.59'	S15°34'04"E	2.59'
C122	61.00'	9°27'32"	10.07'	N66°55'43"E	10.06'
C123	40.00'	99°07'48"	69.21'	N12°38'02"E	60.89'
C124	610.00'	22°02'19"	234.63'	S25°54'43"E	233.19'
C125	610.00'	3°03'57"	33.86'	S35°20'24"E	33.86'
C126	610.00'	8°34'49"	91.35'	S28°27'31"E	91.27'
C127	610.00'	6°52'34"	73.21'	S21°43'49"E	73.16'
C128	610.00'	3°23'58"	36.19'	S16°35'33"E	36.19'
C129	47.00'	90°31'03"	74.25'	N60°09'05"W	66.77'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
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 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R RADIUS
 - ∠ CENTRAL ANGLE
 - CD CHORD DISTANCE
 - CB CHORD BEARING
 - CH CHORD
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
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 - PD PAGE
 - O.R.H. OFFICIAL RECORDS BOOK
 - FPL FLORIDA POWER & LIGHT
 - ESMT EASEMENT
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - - - MATCHLINE
 - Ⓢ SHEET REFERENCE NUMBER

LINE	BEARING	LENGTH
L17	N66°53'44"W	31.52'
L18	N30°28'03"W	11.43'



MATCHLINE SEE SHEET 2

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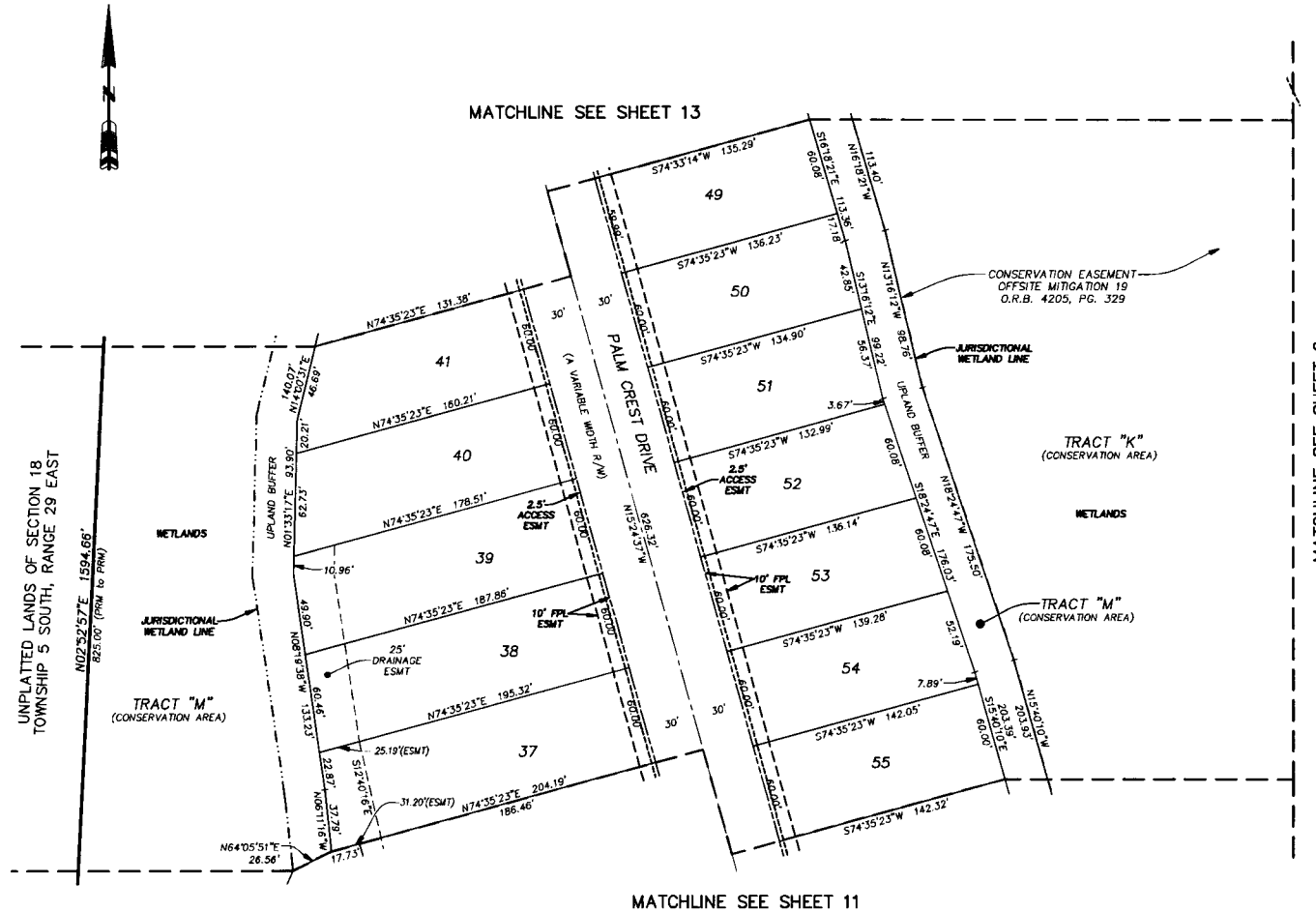
PALM CREST AT NOCATEE

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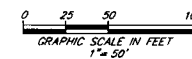
MAP BOOK PAGE

SHEET 12 OF 13 SHEETS

SEE SHEET 2 FOR NOTES



- LEGEND**
- DENOTES SFT P.R.M., 4"x4" C.M. STAMPED L.B.#3624. UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624. UNLESS OTHERWISE NOTED
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 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - PG. PAGE
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MAP BOOK PAGE

SHEET 13 OF 13 SHEETS

SEE SHEET 2 FOR NOTES

MATCHLINE SEE SHEET 2

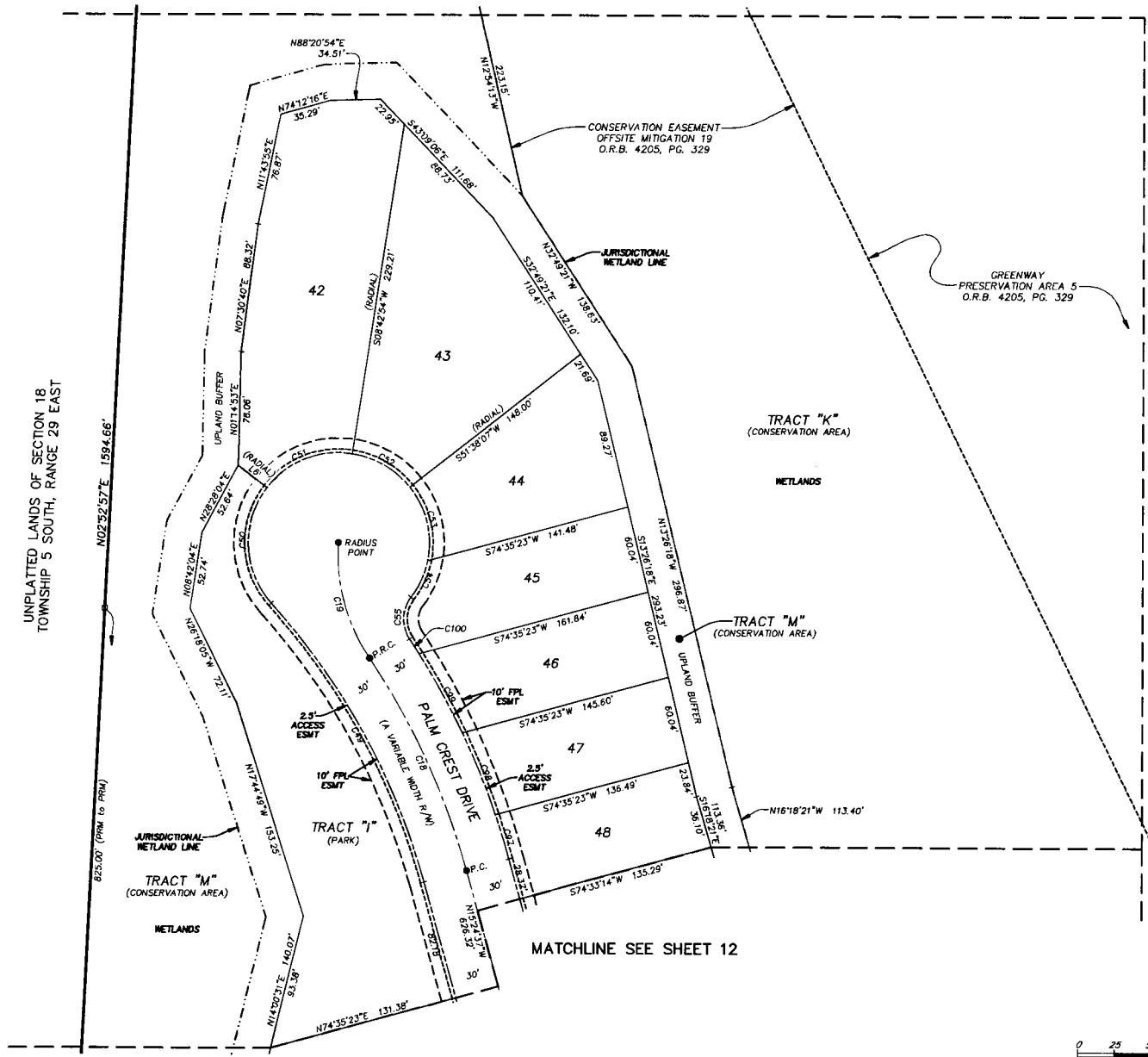


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C18	500.00'	18°21'35"	160.22'	N24°35'25"W	159.53'
C19	128.51'	37°17'29"	83.64'	N15°07'27"W	82.17'
C49	470.00'	26°46'31"	219.64'	N28°47'53"W	217.65'
C50	62.00'	79°49'08"	86.37'	S02°16'35"E	79.55'
C51	62.00'	61°04'57"	66.10'	S68°0'26"W	63.01'
C52	62.00'	42°55'13"	46.44'	S59°46'28"W	45.37'
C53	62.00'	49°49'21"	53.91'	N13°27'12"W	52.23'
C54	62.00'	25°30'08"	27.60'	N24°12'32"E	27.37'
C55	25.00'	70°17'22"	30.67'	S01°48'55"W	28.78'
C97	530.00'	3°25'22"	31.66'	N17°07'18"W	31.66'
C98	530.00'	6°32'04"	60.44'	N22°06'01"W	60.41'
C99	530.00'	6°40'07"	61.69'	N28°42'06"W	61.65'
C100	530.00'	17°37'37"	119.97'	N32°40'58"W	119.97'

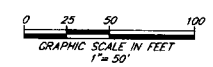
LINE TABLE		
LINE	BEARING	LENGTH
L6	S52°22'03"E	25.00'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624. UNLESS OTHERWISE NOTED DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624. UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.B.#3624.
 - PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - LICENSED BUSINESS
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
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MATCHLINE SEE SHEET 2



MATCHLINE SEE SHEET 12



UNPLATTED LANDS OF SECTION 18 TOWNSHIP 5 SOUTH, RANGE 29 EAST

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