

RESOLUTION NO. 2022-306
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
ENTRADA PHASE 2 UNIT 3B.

WHEREAS, D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION, 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 3B.

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 \$1,182,350.85 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$427,732.30 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:

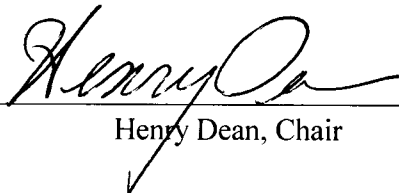
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 10 day of September, 2022.

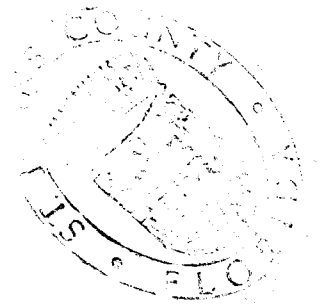
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Henry Dean, Chair

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


Deputy Clerk

Rendition Date 9/8/22



LEGAL DESCRIPTION

A PORTION OF SECTION 33, 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 00° 47' 41" W ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 661.15 FEET; THENCE S 89° 12' 19" W A DISTANCE OF 586.37 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY LINE OF ENTRADA PHASE 1 UNIT 3 DESCRIBED IN MAP BOOK 105, PAGE 90 THE FOLLOWING TWENTY TWO(22) COURSES: 1) THENCE, S 73° 51' 47" W FOR A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, 2) SAID CURVE TURNING TO THE LEFT THROUGH 11° 30' 24", HAVING A RADIUS OF 970.00 FEET, AND WHOSE LONG CHORD BEARS N 21° 53' 25" W FOR A DISTANCE OF 194.48 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, 3) SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 30° 12' 01", HAVING A RADIUS OF 362.00 FEET, AND WHOSE LONG CHORD BEARS N 12° 32' 37" W FOR A DISTANCE OF 188.61 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, 4) THENCE, N 01° 08' 58" E FOR A DISTANCE OF 47.64 FEET, 5) THENCE, S 80° 59' 57" W FOR A DISTANCE OF 62.95 FEET, 6) THENCE, S 84° 01' 41" W FOR A DISTANCE OF 58.09 FEET, 7) THENCE, S 85° 55' 06" W FOR A DISTANCE OF 58.09 FEET, 8) THENCE, S 89° 28' 44" W FOR A DISTANCE OF 43.57 FEET, 9) THENCE, N 86° 20' 13" W FOR A DISTANCE OF 123.60 FEET, 10) THENCE, N 81° 47' 22" W FOR A DISTANCE OF 58.09 FEET, 11) THENCE, N 78° 34' 36" W FOR A DISTANCE OF 53.10 FEET, 12) THENCE, N 76° 46' 58" W FOR A DISTANCE OF 53.00 FEET, 13) THENCE, N 73° 43' 58" W FOR A DISTANCE OF 51.66 FEET, 14) THENCE, N 71° 08' 51" W FOR A DISTANCE OF 51.66 FEET, 15) THENCE, N 68° 33' 44" W FOR A DISTANCE OF 51.66 FEET, 16) THENCE, N 65° 58' 37" W FOR A DISTANCE OF 51.66 FEET, 17) THENCE, N 63° 23' 30" W FOR A DISTANCE OF 51.66 FEET, 18) THENCE, N 61° 09' 48" W FOR A DISTANCE OF 52.48 FEET, 19) THENCE, N 60° 52' 51" W FOR A DISTANCE OF 61.57 FEET, 20) THENCE, S 30° 42' 38" W FOR A DISTANCE OF 77.87 FEET, 21) THENCE, N 59° 51' 05" W FOR A DISTANCE OF 60.00 FEET, 22) THENCE, N 60° 52' 51" W FOR A DISTANCE OF 232.34 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE, N 29° 07' 17" E FOR A DISTANCE OF 1684.42 FEET; THENCE, S 60° 52' 54" E FOR A DISTANCE OF 143.13 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 47° 25' 25", HAVING A RADIUS OF 133.00 FEET, AND WHOSE LONG CHORD BEARS S 37° 10' 11" E FOR A DISTANCE OF 26.54 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 18° 47' 11", HAVING A RADIUS OF 172.00 FEET, AND WHOSE LONG CHORD BEARS S 27° 42' 53" E FOR A DISTANCE OF 56.14 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 48' 13", HAVING A RADIUS OF 200.00 FEET, AND WHOSE LONG CHORD BEARS S 27° 12' 22" E FOR A DISTANCE OF 83.78 FEET; THENCE, S 17° 18' 16" E FOR A DISTANCE OF 296.39 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 18° 46' 55", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS S 07° 54' 48" E FOR A DISTANCE OF 48.95 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 10° 42' 59", HAVING A RADIUS OF 1850.00 FEET, AND WHOSE LONG CHORD BEARS S 03° 52' 50" E FOR A DISTANCE OF 345.51 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 84° 21' 10", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S 32° 56' 16" W FOR A DISTANCE OF 40.28 FEET; THENCE, S 75° 06' 50" W FOR A DISTANCE OF 60.88 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 00' 54", HAVING A RADIUS OF 245.00 FEET, AND WHOSE LONG CHORD BEARS S 77° 07' 17" W FOR A DISTANCE OF 17.16 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, S 10° 52' 16" E FOR A DISTANCE OF 120.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 02° 28' 28", HAVING A RADIUS OF 365.00 FEET, AND WHOSE LONG CHORD BEARS S 23° 53' 30" E FOR A DISTANCE OF 15.76 FEET; THENCE, S 13° 20' 44" E FOR A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 89° 45' 29", HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS S 31° 45' 32" W FOR A DISTANCE OF 35.28 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 02° 10' 47", HAVING A RADIUS OF 370.00 FEET, AND WHOSE LONG CHORD BEARS S 14° 41' 36" E FOR A DISTANCE OF 20.53 FEET; THENCE, S 26° 53' 45" E FOR A DISTANCE OF 26.48 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 25° 59' 26", HAVING A RADIUS OF 38.00 FEET, AND WHOSE LONG CHORD BEARS S 77° 24' 31" W FOR A DISTANCE OF 17.09 FEET; THENCE, S 84° 24' 48" W FOR A DISTANCE OF 64.35 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 52° 50' 20", HAVING A RADIUS OF 38.00 FEET, AND WHOSE LONG CHORD BEARS S 37° 59' 38" W FOR A DISTANCE OF 33.82 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, N 78° 25' 33" W FOR A DISTANCE OF 11.66 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 09° 26' 59", HAVING A RADIUS OF 1030.00 FEET, AND WHOSE LONG CHORD BEARS S 20° 51' 43" E FOR A DISTANCE OF 169.89 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 30.17 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 3B, AND THAT IT HAS 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.

ALL DRAINAGE EASEMENTS, RIGHTS OF WAY (NARVAEZ AVENUE, ALAGON WAY, EBRO ROAD), TRACTS A, AND D (STORM WATER MANAGEMENT FACILITY), TRACT C (10' PERIMETER BUFFER), AND TRACT B (100' 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 LANDS SHOWN HEREBY, HOLDERS OF MORTGAGE LENS 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 RESERVED 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 _____

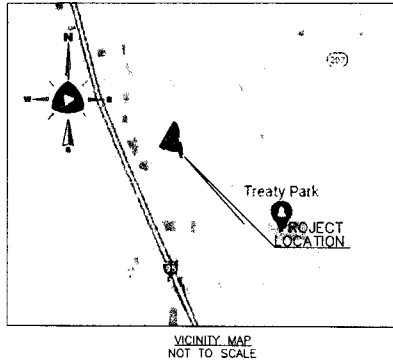
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION THIS, _____ DAY OF _____, 20____, BY _____ FOR _____

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

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

ENTRADA PHASE 2 UNIT 3B

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



MAP BOOK

PAGE

SEE SHEET 2 FOR NOTES & LEGEND
SHEET 1 OF 4

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT
THIS IS TO CERTIFY THAT THIS PLAT OF ENTRADA PHASE 2 UNIT 3B, HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 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 3B, 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.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF REVIEW - COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF ENTRADA PHASE 2 UNIT 3B, 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 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. PATTY, CLERK
CLERK OF THE CIRCUIT COURT & COMPTROLLER

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO 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.

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

CERTIFICATE OF SURVEYOR

I, _____ 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. WALLIE
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTERED SURVEYOR NO. LS7209

ALLIANT SURVEYING
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

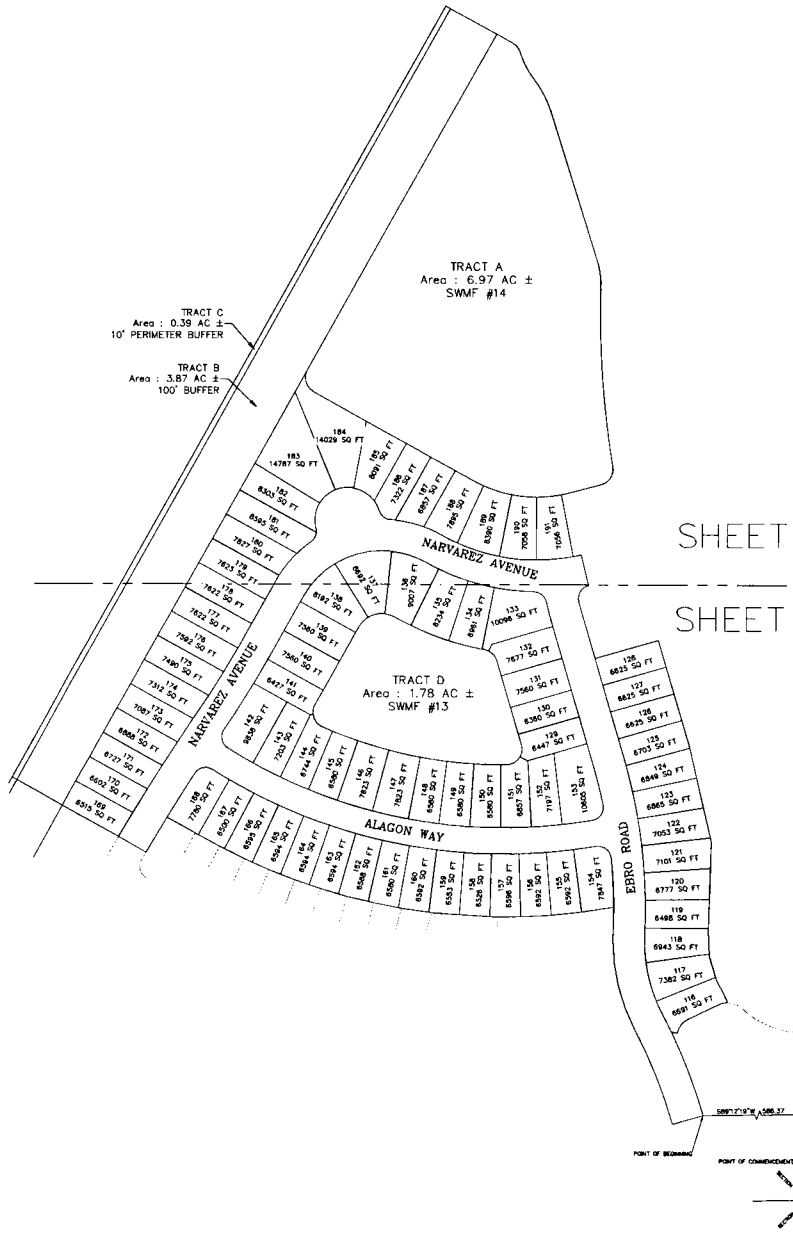
ALLIANT

ENTRADA PHASE 2 UNIT 3B

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

NOTES

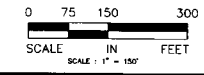
1. BEARINGS SHOWN HEREON ARE REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 207 BEING N 36° 22' 58" E.
2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN 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 DURT2. 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. ALL LOT LINES ARE CONSIDERED RADIAL UNLESS OTHERWISE NOTED.
9. TOTAL NUMBER OF LOTS: 76 LOTS, 4 TRACTS.
10. TOTAL ACREAGE: 30.17 +/-



SHEET 3
SHEET 4

LEGEND

- ESMT EASEMENT
- FPL FLORIDA POWER AND LIGHT
- M/B MAP BOOK
- O/R OFFICIAL RECORDS
- P/C PAGE
- (W) NON-RADIAL
- D/E DRAINAGE EASEMENT
- FPL FLORIDA POWER LIGHT
- AC ADRES
- 50 FT SQUARE FEET
- SWMF STORM WATER MANAGEMENT FACILITY
- MAINT MAINTENANCE
- P.C.P. PERMANENT CONTROL POINT
- P.P.M. PERMANENT REFERENCE MONUMENT
- R/W RIGHT-OF-WAY
- SET ALLIANT P.R.M. LB 8289
- ⊙ SET ALLIANT P.C.P. LB 8289
- FOUND P.R.M.
- ⊙ CONCRETE MONUMENT
- WETLANDS
- UPLAND BUFFER



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

Drawing name: V:\jacksonville\Office\Survey\Projects\2021\3210553 ENTRADA UNITS 3B & 3C PLATTING\PLAT\PHASE 2 UNIT 3B\321-0553 ENTRADA PH 2 UNIT 3B PLAT.dwg Jun 13, 2022 3:39pm

ENTRADA PHASE 2 UNIT 3B

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

MAP BOOK

PAGE

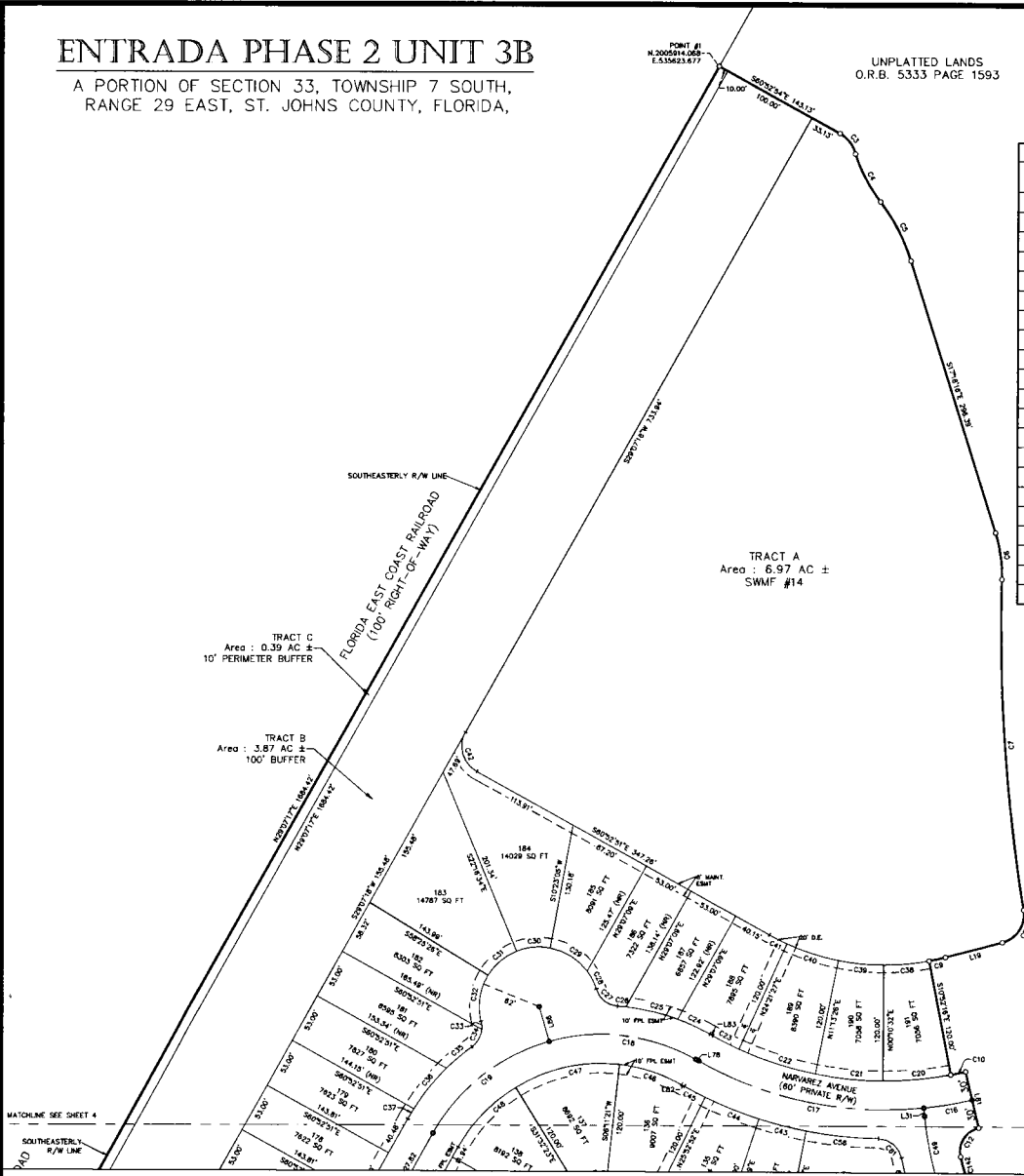
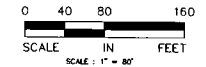
SHEET 3 OF 4

SEE SHEET 2 FOR NOTES & LEGEND

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	
C3	27.31	33.00	047°25'25"	S37°10'11"E	26.54
C4	56.40	172.00	018°47'11"	S27°42'53"E	56.14
C5	69.13	200.00	019°48'13"	S27°12'22"E	68.78
C6	49.17	150.00	018°46'55"	S07°54'48"E	48.95
C7	346.02	1850.00	010°42'59"	S03°52'50"E	345.51
C8	44.17	30.00	084°21'10"	S32°56'16"W	40.28
C9	17.17	245.00	004°00'54"	S77°07'17"W	17.16
C10	15.76	365.00	002°28'28"	N77°53'30"E	15.76
C16	50.75	395.00	007°21'42"	N80°20'07"E	50.72
C17	242.00	395.00	035°06'10"	S78°25'56"E	238.23
C18	157.08	200.00	045°00'00"	N83°22'51"W	153.07
C19	157.08	200.00	045°00'00"	S51°37'09"W	153.07
C20	70.37	365.00	011°02'48"	N84°39'08"E	70.26
C21	70.38	365.00	011°02'54"	S84°18'01"E	70.27
C22	83.67	365.00	013°08'01"	S72°12'34"E	83.48
C23	30.33	365.00	004°45'42"	S63°15'42"E	30.32
C24	36.68	230.00	009°08'19"	N65°27'01"W	36.65
C25	55.28	230.00	013°46'11"	N76°54'16"W	55.14
C26	8.63	230.00	002°08'57"	N84°51'50"W	8.63
C27	29.96	25.00	068°39'38"	S51°36'30"E	28.20
C28	20.94	52.00	019°20'49"	N26°57'05"W	20.84

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C29	46.52	62.00	042°59'25"	N58°07'12"W	45.44
C30	35.34	62.00	032°39'39"	S84°03'16"W	34.87
C31	39.12	62.00	036°08'52"	S48°39'00"W	38.47
C32	49.84	62.00	046°03'35"	S08°32'46"W	48.51
C33	8.17	25.00	018°43'46"	N05°07'08"W	8.14
C34	21.79	25.00	049°55'51"	N29°12'41"E	21.10
C35	34.15	230.00	008°30'28"	S49°55'22"W	34.12
C36	53.91	230.00	013°25'50"	S38°57'13"W	53.79
C37	12.52	230.00	003°07'09"	S30°40'44"W	12.52
C38	47.24	245.00	011°02'48"	N84°39'08"E	47.16
C39	47.24	245.00	011°02'54"	S84°18'01"E	47.17
C40	58.16	245.00	013°08'01"	S72°12'34"E	56.04
C41	20.36	245.00	004°45'42"	S63°15'42"E	20.36
C42	47.25	30.08	080°00'00"	S16°02'02"E	42.54
C43	50.83	425.00	006°51'09"	S75°39'05"E	50.80
C44	60.13	425.00	009°06'23"	S68°10'20"E	60.08
C45	24.02	425.00	003°41'77"	S62°30'00"E	24.02
C46	68.03	170.00	022°55'48"	S72°20'45"E	67.58
C47	111.94	170.00	037°43'44"	N77°19'29"E	109.93
C48	87.06	170.00	029°20'29"	N43°47'23"E	86.11

Line Table		
Line #	Length	Direction
L19	60.86	S75°06'50"W
L31	8.53	N05°59'01"W
L78	3.62	S60°52'51"E
L81	60.00	S13°20'44"E
L82	3.62	S60°52'51"E
L83	3.62	S60°52'51"E
L86	37.59	S15°52'51"E



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904.240.1351 MAIN
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Drawing name: V:\customers\office\Survey\Projects\2021\3210033 ENTRADA UNITS 3B & 3C PLATTING\PLATTING\PHASE 2 UNIT 3B\321-0033-ENTRADA PH 2 UNIT 3B PLATTING Jun 13, 2022 - 3:39pm

ENTRADA PHASE 2 UNIT 3B

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

PAGE
MAP BOOK

SHEET 4 OF 4

SEE SHEET 2 FOR NOTES & LEGEND



Line #	Length	Direction	Line Table
L1	60.00	S73°51'47"W	L41 43.57 N89°28'44"E
L2	47.64	N01°08'58"E	L42 13.36 S86°20'11"E
L3	82.85	S05°59'37"W	L43 58.04 S86°20'11"E
L4	58.09	S84°01'41"W	L44 52.20 S86°20'11"E
L5	58.09	S86°58'06"W	L45 5.88 S81°47'22"E
L6	43.57	S89°28'34"W	L46 52.21 S81°47'22"E
L7	58.09	N81°47'22"W	L47 5.88 S78°34'36"E
L8	53.10	N78°34'36"W	L48 47.22 S78°34'36"E
L9	53.00	N76°46'58"W	L49 10.86 S78°46'58"E
L10	51.66	N73°43'58"W	L50 42.14 S78°46'58"E
L11	51.66	N71°08'51"W	L51 45.85 S73°43'58"E
L12	51.66	N68°33'44"W	L52 35.71 S73°43'58"E
L13	51.66	N65°58'37"W	L53 22.28 S71°08'51"E
L14	51.66	N63°23'30"W	L54 29.28 S71°08'51"E
L15	52.48	N61°09'46"W	L55 28.81 S68°33'44"E
L16	61.57	N60°52'51"W	L56 22.85 S68°33'44"E
L17	77.87	S00°42'38"W	L57 35.24 S65°58'37"E
L18	60.00	N63°51'02"W	L58 18.42 S65°58'37"E
L19	93.14	S16°17'00"E	L59 41.68 S63°23'30"E
L20	125.00	N73°43'00"E	L60 9.88 S63°23'30"E
L21	48.76	S02°35'16"E	L61 46.01 S61°02'48"E
L22	45.87	S16°58'02"E	L62 8.48 S61°02'48"E
L23	21.88	S27°35'18"E	L63 61.57 S60°52'51"E
L24	26.48	S26°57'45"E	L64 1.53 N7°49'55"W
L25	84.36	S64°24'48"W	L65 8.81 N1°24'55"W
L26	11.65	N78°25'33"W	L66 6.14 N07°42'07"E
L27	75.85	S81°10'36"W	L67 42.51 N02°35'16"W
L28	3.93	N84°43'13"W	L68 5.75 N02°35'16"W
L29	19.53	S81°10'36"W	L69 40.11 N16°56'09"W
L30	81.77	N80°59'57"E	L70 3.75 N16°56'09"W
L31	56.91	N80°59'57"E	L71 3.62 N60°52'51"W
L32	56.91	N84°01'41"E	L72 16.57 N61°50'46"W
L33	56.91	N84°01'41"E	L73 14.31 S26°19'56"W
L34	56.91	N85°58'02"E	L74 3.23 N22°33'43"E
L35	1.18	N85°58'02"E	L75 3.23 N22°33'43"E
L36	1.18	N85°58'02"E	L76 3.23 N22°33'43"E
L37	1.18	N85°58'02"E	L77 19.53 S81°10'36"W

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	194.81	970.00	011°20'24"	N73°51'47"E	194.48
C2	190.81	362.00	030°12'01"	N12°23'37"E	188.61
C3	38.16	25.00	089°45'29"	S31°46'32"W	35.28
C4	17.24	38.00	025°59'28"	S77°24'37"W	17.09
C5	35.04	38.00	025°59'28"	S77°24'37"W	33.82
C6	169.88	1030.00	009°26'58"	S20°51'43"E	169.69
C7	50.83	425.00	008°51'09"	S75°39'55"E	50.80
C8	87.06	170.00	029°20'29"	N43°47'23"E	86.11
C9	71.80	405.00	010°77'58"	S11°08'02"E	71.81
C10	130.21	1000.00	007°77'58"	N12°33'17"E	130.12
C11	198.60	1000.00	011°22'45"	N03°07'59"W	198.28
C12	74.99	342.00	030°12'01"	S12°23'37"E	72.98
C13	208.33	1000.00	011°30'24"	N21°53'25"W	208.49
C14	769.73	1000.00	044°08'09"	S78°46'17"E	760.87
C15	228.77	4000.00	003°16'37"	S31°47'13"W	228.74
C16	43.16	4000.00	000°37'06"	S33°44'05"W	43.16
C17	71.80	2025.00	004°55'28"	N33°44'53"E	71.85
C18	2025.00	010°09'04"	004°55'28"	S84°09'12"E	75.20
C19	36.27	430.00	004°49'58"	S13°52'00"E	36.28
C20	36.27	430.00	004°49'58"	S13°52'00"E	36.28
C21	32.19	30.00	044°20'14"	N05°58'07"E	30.87
C22	9.97	855.00	000°40'06"	N89°57'42"E	9.97
C23	51.23	855.00	003°26'00"	S87°58'15"E	51.23
C24	51.23	855.00	003°26'00"	S84°33'15"E	51.23
C25	61.92	855.00	004°54'58"	S77°17'47"E	60.90

10475 Fortune Pkwy, Suite 101
Jacksonville, FL 32256
904.240.1351 MAIN
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