

**RESOLUTION NO. 2022-359**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
SEABROOK VILLAGE PHASE 1.**

**WHEREAS, SONOC COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND TOLOMATO COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AS OWNERS,** have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Seabrook Village Phase 1.

**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 \$2,973,619.15 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$1,078,908.08 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 4th day of October, 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** 10/4/22



# SEABROOK VILLAGE PHASE 1

BEING A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

## MAP BOOK PAGE

SHEET 1 OF 18 SHEETS

SEE SHEET 7 FOR NOTES

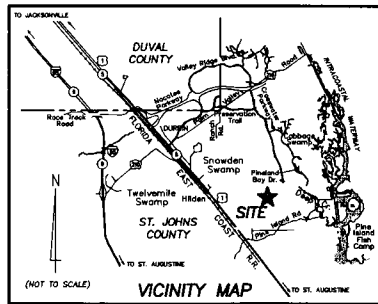
### CAPTION

A portion of Sections 18 and 19, Township 5 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northerly most corner of Tract "Y", as depicted on Crosswater Village Phase 1, a plat recorded in Map Book 100, pages 66 through 86, of the Public Records of said county, said corner lying on the Northerly line of said Crosswater Village Phase 1, thence South 81°45'55" West, along said Northerly line, 454.48 feet to the Northwesterly corner thereof; thence North 86°51'26" West, 1485.05 feet to the Point of Beginning.

From said Point of Beginning, thence South 61°37'47" West, 638.73 feet to a point on a non-tangent curve concave Northwesterly having a radius of 695.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 21°08'58", an arc length of 256.14 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 38°55'42" East, 254.69 feet; thence South 16°29'00" West, along a non-tangent line, 458.30 feet; thence South 21°13'09" West, 367.48 feet; thence South 05°29'29" West, 133.66 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 100°21'09", an arc length of 43.79 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 55°40'04" West, 38.40 feet; thence North 74°02'21" West, 75.34 feet; thence North 16°25'41" West, 105.75 feet; thence South 86°00'00" West, 591.59 feet; thence South 65°53'39" West, 631.86 feet; thence North 16°45'25" West, 356.86 feet; thence North 16°35'00" West, 325.36 feet; thence North 14°19'44" West, 755.03 feet; thence North 68°50'20" East, 136.24 feet; thence South 82°52'29" East, 12.31 feet; thence North 05°41'19" West, 2691.71 feet; thence North 86°40'00" East, 799.54 feet to a point on a non-tangent curve concave Northwesterly having a radius of 25.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 79°12'18", an arc length of 34.56 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 47°03'09" East, 31.87 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 325.00 feet, through a central angle of 00°30'59", an arc length of 2.93 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 86°23'49" East, 2.93 feet; thence South 03°20'00" East, along a non-tangent line, 50.78 feet to a point on a non-tangent curve concave Southeasterly having a radius of 25.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 41°40'00" West, 35.36 feet; thence South 03°20'00" East, 156.21 feet; thence South 73°13'17" East, 466.80 feet; thence North 67°54'03" East, 148.76 feet; thence North 12°54'05" East, 10.24 feet to the point of curvature of a curve concave Southeasterly having a radius of 50.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 52°38'41", an arc length of 45.94 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 39°13'26" East, 44.34 feet; thence North 65°32'47" East, 58.44 feet to a point on a non-tangent curve concave Northwesterly having a radius of 740.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 00°30'59", an arc length of 2.93 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 22°33'16" West, 49.05 feet; thence Northwesterly along the arc of a curve concave Southwesterly having a radius of 25.00 feet, through a central angle of 73°28'10", an arc length of 32.06 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 57°23'24" West, 29.91 feet; thence North 17°11'59" West, along a non-tangent line, 58.44 feet to a point on a non-tangent curve concave Northwesterly having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 74°49'40", an arc length of 32.65 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 24°48'28" East, 30.59 feet; thence Northwesterly along the arc of a curve concave Easterly having a radius of 740.00 feet, through a central angle of 00°30'59", an arc length of 1.66 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 12°32'32" West, 1.66 feet; thence North 77°31'20" East, along a non-tangent line, 336.37 feet; thence South 15°00'00" East, 2392.93 feet to the Point of Beginning.

Containing 162.25 acres, more or less.



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

This is to certify that this plat of Seabrook Village Phase 1 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

### 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

### CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 4021, Page 1029, of the Public Records of St. Johns County, Florida ("Mortgage"), encumbering the lands described in the caption hereon. The undersigned hereby joins and consents to the dedications by the Owner of the lands described in the Adoption and Dedication section herein, and agrees that the Mortgage shall be subordinated to said dedications.

Signed in the presence of:

Witness \_\_\_\_\_

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

Witness \_\_\_\_\_

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

### STATE OF FLORIDA, COUNTY OF DUAL

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 Tolomato Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, as authorized agent of U.S. Bank National Association, a national banking association, on behalf of the bank, who \_\_\_\_\_ is personally known to me or who \_\_\_\_\_ has produced \_\_\_\_\_ as identification.

Notary Public, State of Florida at Large

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

Witness \_\_\_\_\_

Print Name \_\_\_\_\_

Witness \_\_\_\_\_

Print 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 Richard T. Ray, Chair of Tolomato Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, on behalf of the Tolomato Community Development District, who \_\_\_\_\_ is personally known to me or who \_\_\_\_\_ has produced \_\_\_\_\_ as identification.

Notary Public, State of \_\_\_\_\_

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

### CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of Seabrook Village Phase 1 has been examined and approved by the County Growth Management Department of 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 Seabrook Village Phase 1 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. Potty, 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

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

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

By: Richard T. Ray  
Chair

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

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

### OWNER: Tolomato Community Development District

a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes

By: Richard T. Ray  
Chair

### ADOPTION AND DEDICATION

This is to certify that Sonac Company, LLC, a Delaware limited liability company and Tolomato Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes ("Owners"), are the lawful owners of the lands described in the caption shown hereon which shall hereafter be known as SEABROOK VILLAGE PHASE 1, 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.

Those rights of way depicted hereon as Conservation Trail, Sienna Palm Drive, Blue Hampton Drive, Caiden Drive, Sea Green Way, Somerville Drive, Aqua Court, Seabrook Village Avenue and Blue Oak Court are hereby irrevocably dedicated to St. Johns County, Florida. Its successors and assigns, in perpetuity for maintenance of the right of ways, sidewalks and drainage improvements which are now or hereafter constructed thereon.

All drainage easements and unabstracted drainage, access and maintenance easements as shown on this plat, shall permit the county of St. Johns, its successors and assigns, to discharge all storm water which may fall or come upon all rights of way hereby dedicated, into, over, across, or through said easements shown hereon, which may be dedicated to a property owners' association, or other such entity or person as will assume all obligation of maintenance and operation thereof under the plat.

All private rights of way depicted hereon as Peaceful Lane, Bluefin Lane, Recreation Lane, Seabird Lane and Coral Tides Lane, sign easements, Tracts "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P" and "R" (Stormwater Management Facility), Tract "X" (Stormwater Management Facility / Neighborhood Park) Tracts "S", "T", "U", "V", "W", "Y" and "Z" (Conservation Tract) and Tracts "Q", "Q" and "X" (Landscape, Open Space & Drainage) are hereby retained by the undersigned Owners, their successors and assigns; provided however, the undersigned Owners reserve the right to convey the fee 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 Owners, their successors and assigns. The undersigned Owners retain the obligation for maintenance of these privately owned easements; provided however, the undersigned Owners reserve 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 Owners, their successors and assigns; provided however, the undersigned Owners reserve 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 Owners, their successors and assigns, as a landscape buffer for the adjacent pump station.

Owners hereby dedicate 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).

Owners, their 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 properly installed and maintained electric utility facilities, 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 and 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 hereby irrevocably dedicated to JEA, its successors and assigns, to install and maintain electric utility facilities, 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 Owners have caused this plat and dedication to be executed by their duly elected officers, acting by and with the authority of its board of directors.

OWNER: Sonac Company, LLC  
a Delaware limited liability company

Witness \_\_\_\_\_

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

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 Sonac 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

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

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

# SEABROOK VILLAGE PHASE 1

BEING A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

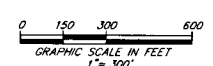
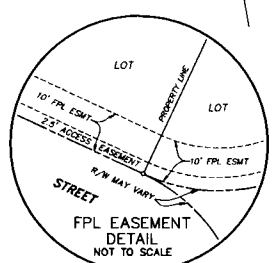
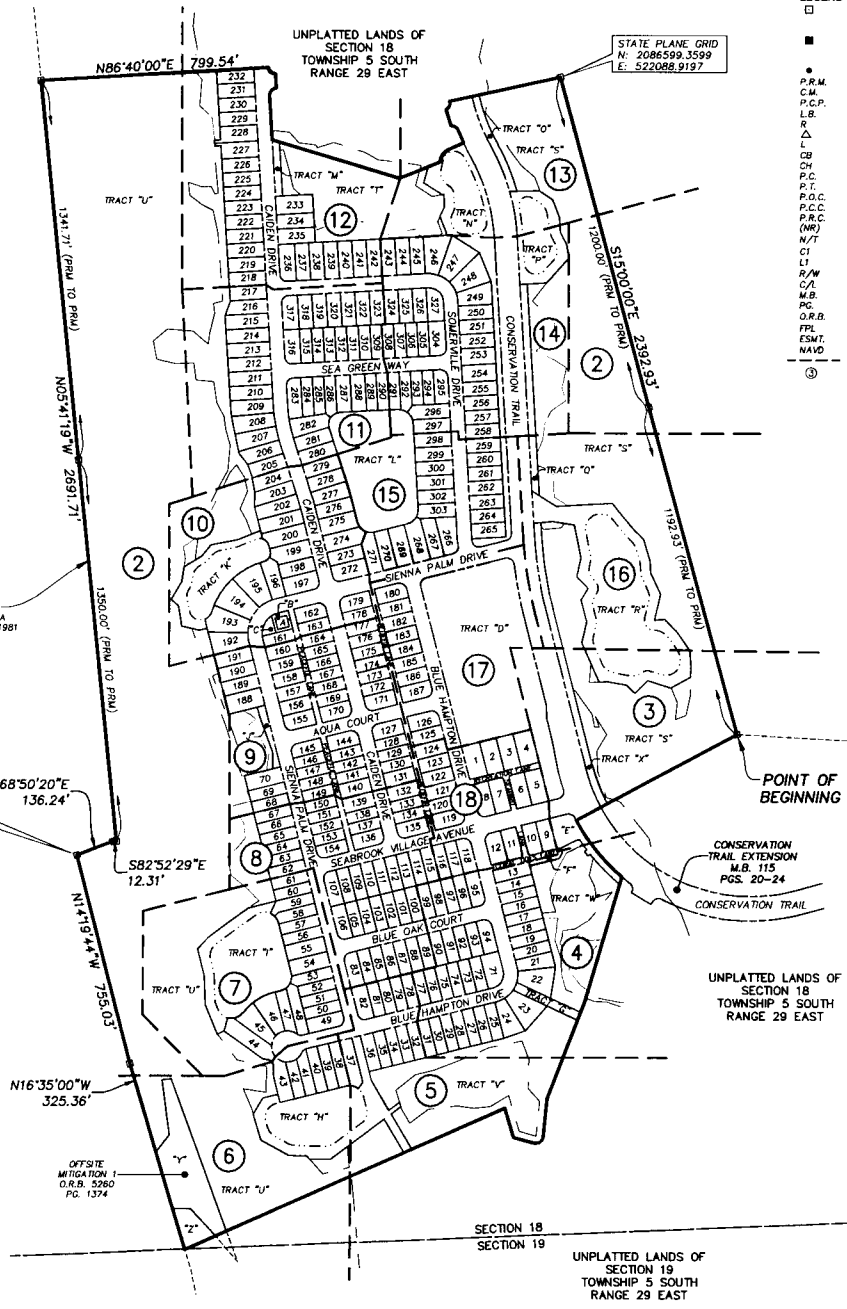
SHEET 2 OF 18 SHEETS

### 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.
- DENOTES P.C.P., 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
- ∠ CENTRAL ANGLE
- Δ ARC LENGTH
- CB CHORD BEARING
- CD CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.C. POINT ON CURVE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- (NR) NON-RADIAL
- (N/T) NON-TANGENT
- CI TABULATED CURVE DATA
- LI TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- M.B. MAP BOOK
- PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- FPL FLORIDA POWER & LIGHT
- ESMT. EASEMENT
- N.A. NORTH AMERICAN VERTICAL DATUM
- MATCHLINE
- ③ SHEET REFERENCE NUMBER

### NOTES

- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Northerly line of Crosswater Village Phase 4 as being South 51°44'55" West.
  - 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "NREC" (Jacksonville 2) coordinates: N 2182508.373 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 platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.
  - 5) Those certain easements denoted as "2.5" Access Easements" are reserved for the benefit, on a non-exclusive basis, 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 "1", "2", "3", "4", "5", "6", "7", "8", "9", "10", "11", "12", "13", "14", "15", "16", "17", "18", and "19" are subject to a conservation easement pursuant to Section 704.06, Florida Statutes in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement areas inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
    - (a) Construction or placing buildings, roads, signs, billboards, or other advertising, utilities or other structures on or above the ground.
    - (b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
    - (c) Removing, destroying or trimming trees, shrubs, or other vegetation.
    - (d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
    - (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
  - 7) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
  - 8) Acts or uses detrimental to such retention of land or water areas.
  - 9) 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 1979, Official Records Book 3305, page 571, Official Records Book 3872, Page 914 and Official Records Book 5232, page 1500 of the Public Records of St. Johns County, Florida. (blanet in nature)



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

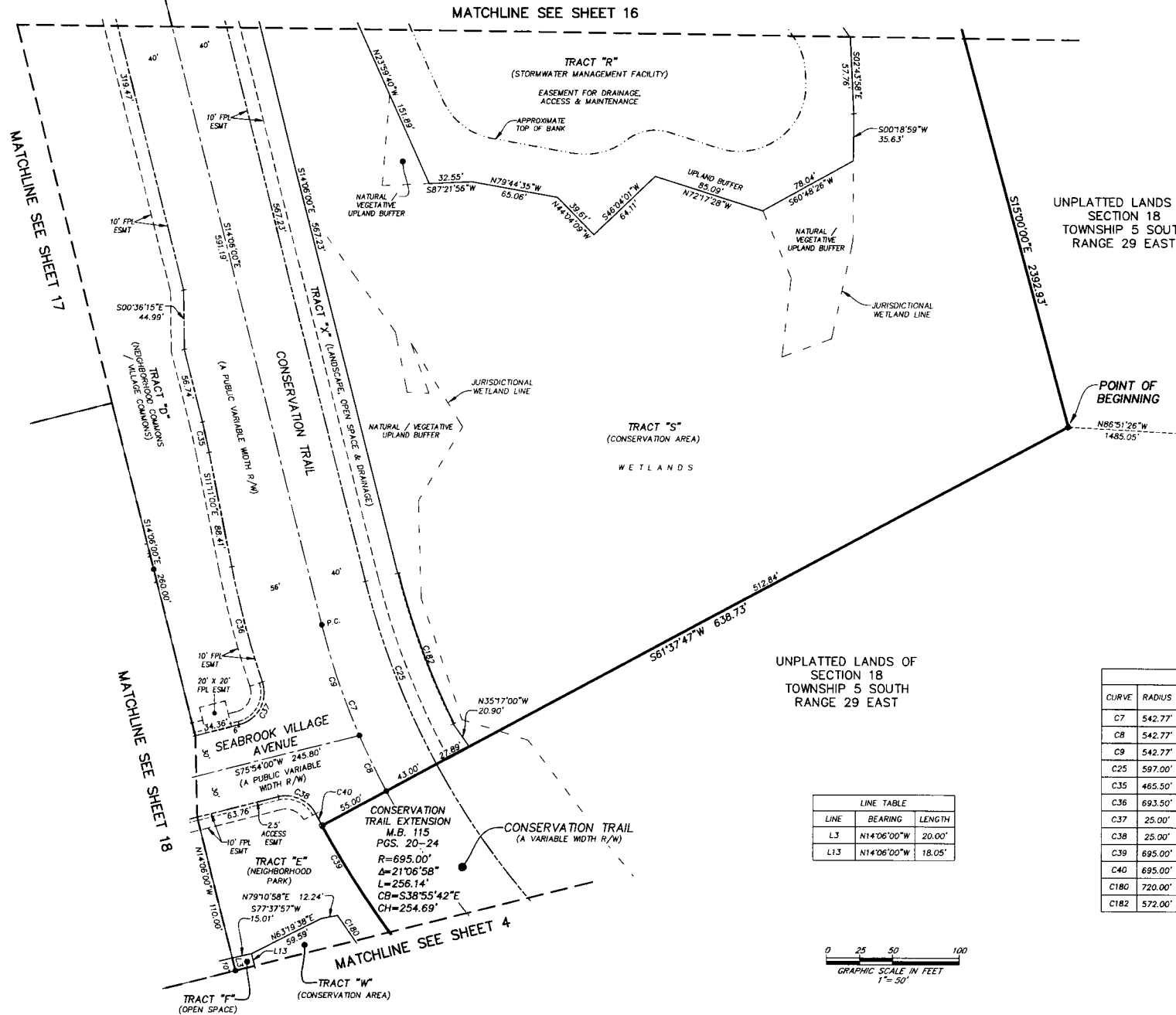
# SEABROOK VILLAGE PHASE 1

BEING A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 3 OF 18 SHEETS

SEE SHEET 2 FOR NOTES



- LEGEND**
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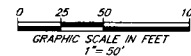
UNPLATTED LANDS OF SECTION 18 TOWNSHIP 5 SOUTH RANGE 29 EAST

**LINE TABLE**

LINE	BEARING	LENGTH
L3	N14°06'00"W	20.00'
L13	N14°06'00"W	18.05'

**CURVE TABLE**

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	542.77'	14°16'13"	135.18'	S21°14'06"E	134.83'
C8	542.77'	4°55'06"	46.59'	S25°54'40"E	46.58'
C9	542.77'	9°21'06"	88.59'	S18°46'33"E	88.49'
C25	597.00'	14°16'13"	148.69'	S21°14'06"E	148.31'
C35	465.50'	2°55'00"	23.70'	N12°38'30"W	23.69'
C36	693.50'	7°28'48"	90.54'	S14°55'24"E	90.47'
C37	25.00'	94°33'48"	41.26'	N28°37'06"E	36.73'
C38	25.00'	76°34'30"	33.41'	N65°48'45"W	30.98'
C39	695.00'	21°06'58"	256.14'	S38°55'42"E	254.69'
C40	695.00'	0°50'42"	10.25'	S27°56'51"E	10.25'
C180	720.00'	3°27'13"	43.40'	S35°19'39"E	43.39'
C182	572.00'	12°11'29"	121.71'	S20°11'44"E	121.48'



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

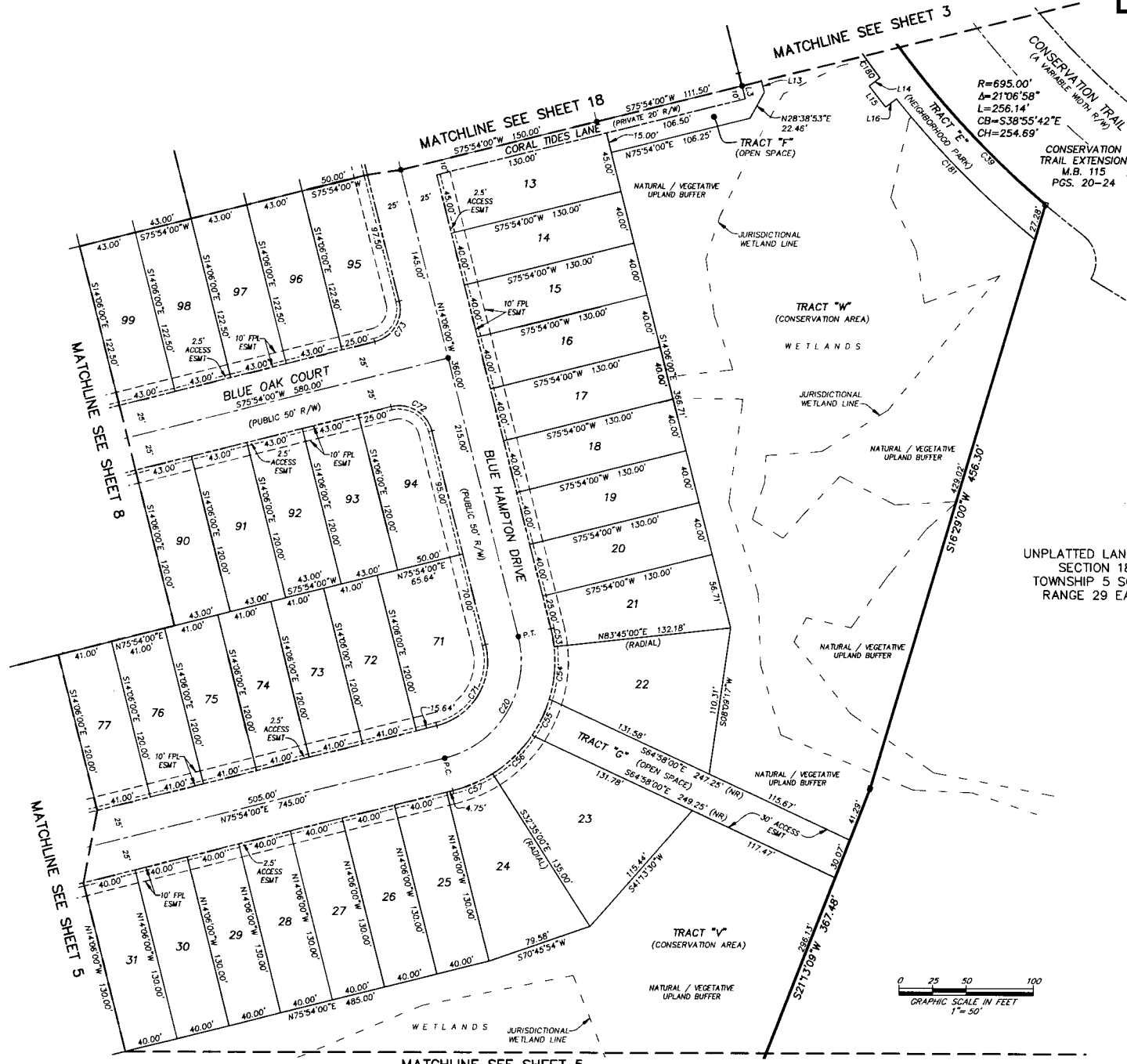
# SEABROOK VILLAGE PHASE 1

BEING A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

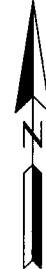
MAP BOOK PAGE

SHEET 4 OF 18 SHEETS

SEE SHEET 2 FOR NOTES



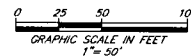
- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3524, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3524, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3524, PERMANENT REFERENCE MONUMENT
  - CONCRETE MONUMENT
  - PERMANENT CONTROL POINT
  - L.B. LICENSED 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
  - 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/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
  - ① SHEET REFERENCE NUMBER



UNPLATTED LANDS OF SECTION 18 TOWNSHIP 5 SOUTH RANGE 29 EAST

LINE	BEARING	LENGTH
L3	N14°06'00"W	20.00'
L13	N14°06'00"W	18.05'
L14	S52°09'00"W	10.07'
L15	S37°51'00"E	20.00'
L16	N52°09'00"E	10.07'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C20	75.00'	90°00'00"	117.81'	N30°54'00"E	106.07'
C39	695.00'	21°57'41"	266.39'	S38°30'20"E	264.76'
C53	100.00'	7°51'00"	13.70'	N10°10'30"W	13.69'
C54	100.00'	22°39'23"	39.54'	N05°04'42"E	39.29'
C55	100.00'	17°15'14"	30.11'	N25°02'00"E	30.00'
C56	100.00'	23°45'23"	41.46'	N45°32'18"E	41.17'
C57	100.00'	18°29'00"	32.26'	N66°39'30"E	32.12'
C71	50.00'	90°00'00"	78.54'	N30°54'00"E	70.71'
C72	25.00'	90°00'00"	39.27'	N59°06'00"W	35.36'
C73	25.00'	90°00'00"	39.27'	N30°54'00"E	35.36'
C180	720.00'	3°27'13"	43.40'	S35°19'39"E	43.39'
C181	720.00'	11°43'28"	147.34'	S44°30'29"E	147.08'



PREPARED BY:  
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JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

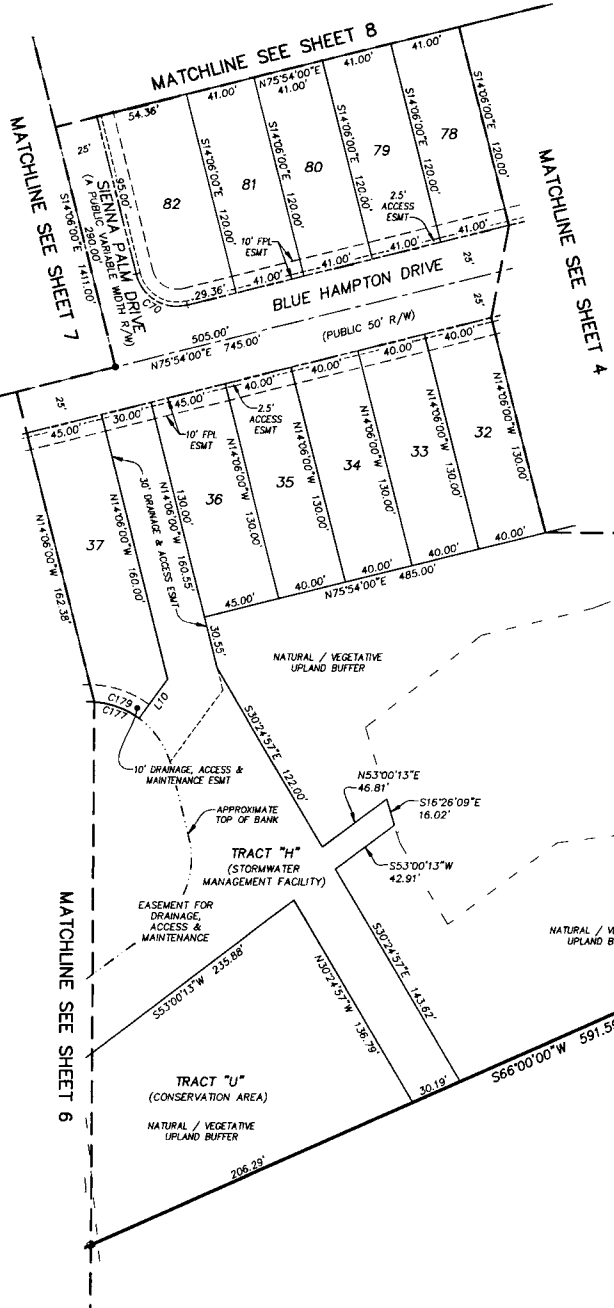
# SEABROOK VILLAGE PHASE 1

BEING A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

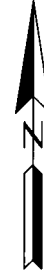
SHEET 5 OF 18 SHEETS

SEE SHEET 2 FOR NOTES



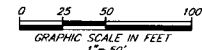
LINE TABLE		
LINE	BEARING	LENGTH
L10	S36°12'35"W	28.29'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C70	25.00'	90°00'00"	39.27'	S59°06'00"E	35.36'
C177	50.00'	50°18'35"	43.80'	N78°56'43"W	42.51'
C179	50.00'	32°33'23"	28.41'	N70°04'07"W	28.03'



MATCHLINE SEE SHEET 4

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - 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.C.C. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF REVERSE CURVATURE
  - (NR) NON-RADIAL
  - N/T NON-TANGENT
  - CT TABULATED CURVE DATA
  - LT TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - PG. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - F.P.L. FLORIDA POWER & LIGHT
  - ESMT. EASEMENT
  - NAVD. NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE
  - SHEET REFERENCE NUMBER



UNPLATTED LANDS OF SECTION 18 TOWNSHIP 5 SOUTH RANGE 29 EAST

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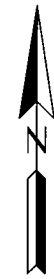
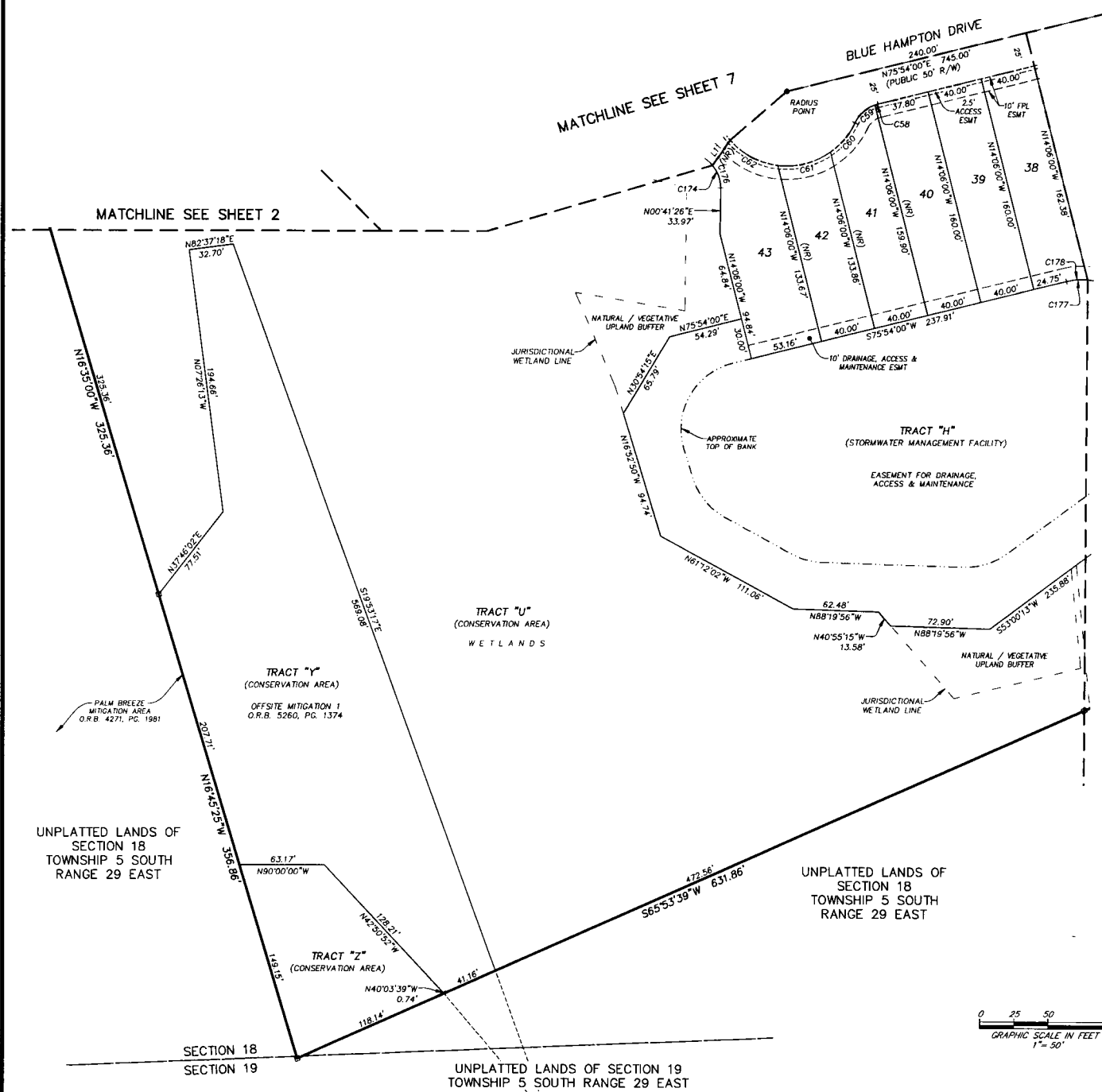
# SEABROOK VILLAGE PHASE 1

BEING A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 6 OF 18 SHEETS

SEE SHEET 2 FOR NOTES

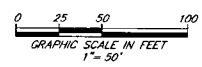


MATCHLINE SEE SHEET 5

- 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
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF RADIAL CURVATURE
  - R. LICENSED BUSINESS
  - R. RADIUS
  - ∠ CENTRAL ANGLE
  - L. ARC LENGTH
  - CB. CHORD BEARING
  - CH. CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.O.C. POINT ON CURVE
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF RADIAL CURVATURE
  - (NR) NON-RADIAL
  - N/T NON-TANGENT
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - PG. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - FPL FLORIDA POWER & LIGHT
  - ESMT. EASEMENT
  - N.A.D. NORTH AMERICAN VERTICAL DATUM
  - - - MATCHLINE
  - ① SHEET REFERENCE NUMBER

LINE TABLE		
LINE	BEARING	LENGTH
L11	N34°46'44"E	22.59'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C58	25.00'	5°03'29"	2.21'	S73°22'16"W	2.21'
C59	25.00'	46°15'35"	20.18'	S47°42'44"W	19.64'
C60	55.00'	29°43'08"	28.53'	N39°26'30"E	28.21'
C61	55.00'	42°38'52"	40.94'	N75°37'30"E	40.00'
C62	55.00'	42°01'06"	40.33'	S62°02'31"E	39.44'
C174	25.00'	78°05'55"	34.08'	N38°21'32"W	31.50'
C176	25.00'	41°20'11"	18.04'	N19°58'40"W	17.65'
C177	50.00'	50°18'35"	43.90'	N78°56'43"W	42.51'
C178	50.00'	17°45'12"	15.49'	S84°46'36"W	15.43'



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 JACKSONVILLE, FL 32258 (904) 642-8550  
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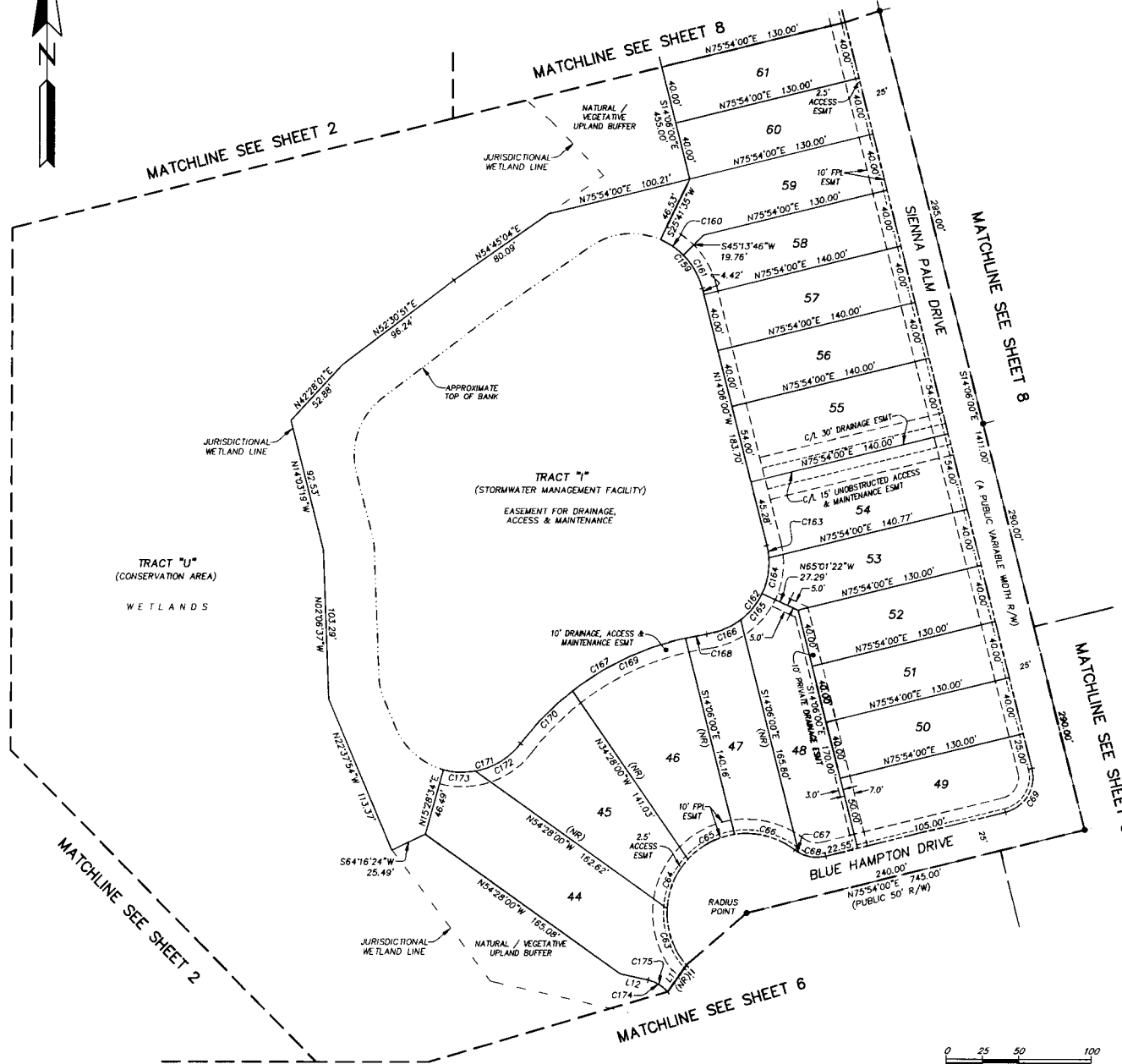
# SEABROOK VILLAGE PHASE 1

BEING A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 7 OF 18 SHEETS

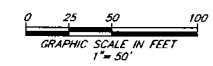
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C63	55.00'	44°14'23"	42.47'	S18°54'46"E	41.42'
C64	55.00'	39°13'12"	37.65'	S22°49'01"W	36.92'
C65	55.00'	38°41'20"	37.14'	S61°46'17"W	36.44'
C66	55.00'	46°06'07"	44.25'	N75°49'59"W	43.07'
C67	25.00'	7°03'04"	3.08'	S56°18'28"E	3.07'
C68	25.00'	44°16'00"	19.31'	S81°58'00"E	18.84'
C69	25.00'	90°00'00"	39.27'	N30°54'00"E	35.36'
C159	50.00'	52°48'46"	46.09'	N40°30'23"W	44.47'
C160	50.00'	22°08'32"	19.32'	N55°50'30"W	19.20'
C161	50.00'	30°40'14"	26.77'	N29°26'07"W	26.45'
C162	50.00'	95°51'24"	83.65'	N33°49'42"E	74.23'
C163	50.00'	10°02'42"	8.77'	N09°04'39"W	8.75'
C164	50.00'	29°01'56"	25.34'	N10°27'40"E	25.07'
C165	50.00'	27°20'40"	23.86'	N38°38'58"E	23.64'
C166	50.00'	29°26'06"	25.69'	N67°02'21"E	25.41'
C167	195.00'	44°56'55"	152.98'	S59°16'57"W	149.08'
C168	195.00'	4°23'15"	14.93'	S79°33'47"W	14.93'
C169	195.00'	25°30'11"	86.80'	S64°37'04"W	86.08'
C170	195.00'	15°03'29"	51.25'	S44°20'14"W	51.10'
C171	50.00'	68°40'04"	59.92'	N71°08'32"E	56.40'
C172	50.00'	42°55'51"	37.46'	N58°16'25"E	36.59'
C173	50.00'	25°44'14"	22.46'	S87°23'33"E	22.27'
C174	25.00'	78°05'55"	34.08'	N38°21'32"W	31.50'
C175	25.00'	36°45'44"	16.04'	N59°01'37"W	15.77'

LINE TABLE		
LINE	BEARING	LENGTH
L11	N34°46'44"E	22.59'
L12	N77°24'29"W	20.16'

- 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
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  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - R. RADIUS
  - ∠ CENTRAL ANGLE
  - L. ARC LENGTH
  - CH. CHORD BEARING
  - CH. CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.O.C. POINT ON CURVE
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  - (NR) NON-RADIAL
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  - C.A. CENTERLINE
  - M.B. MAP BOOK
  - P.C. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - FPL FLORIDA POWER & LIGHT
  - ESMT EASEMENT
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - - - MATCHLINE
  - Ⓢ SHEET REFERENCE NUMBER



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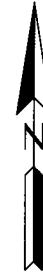
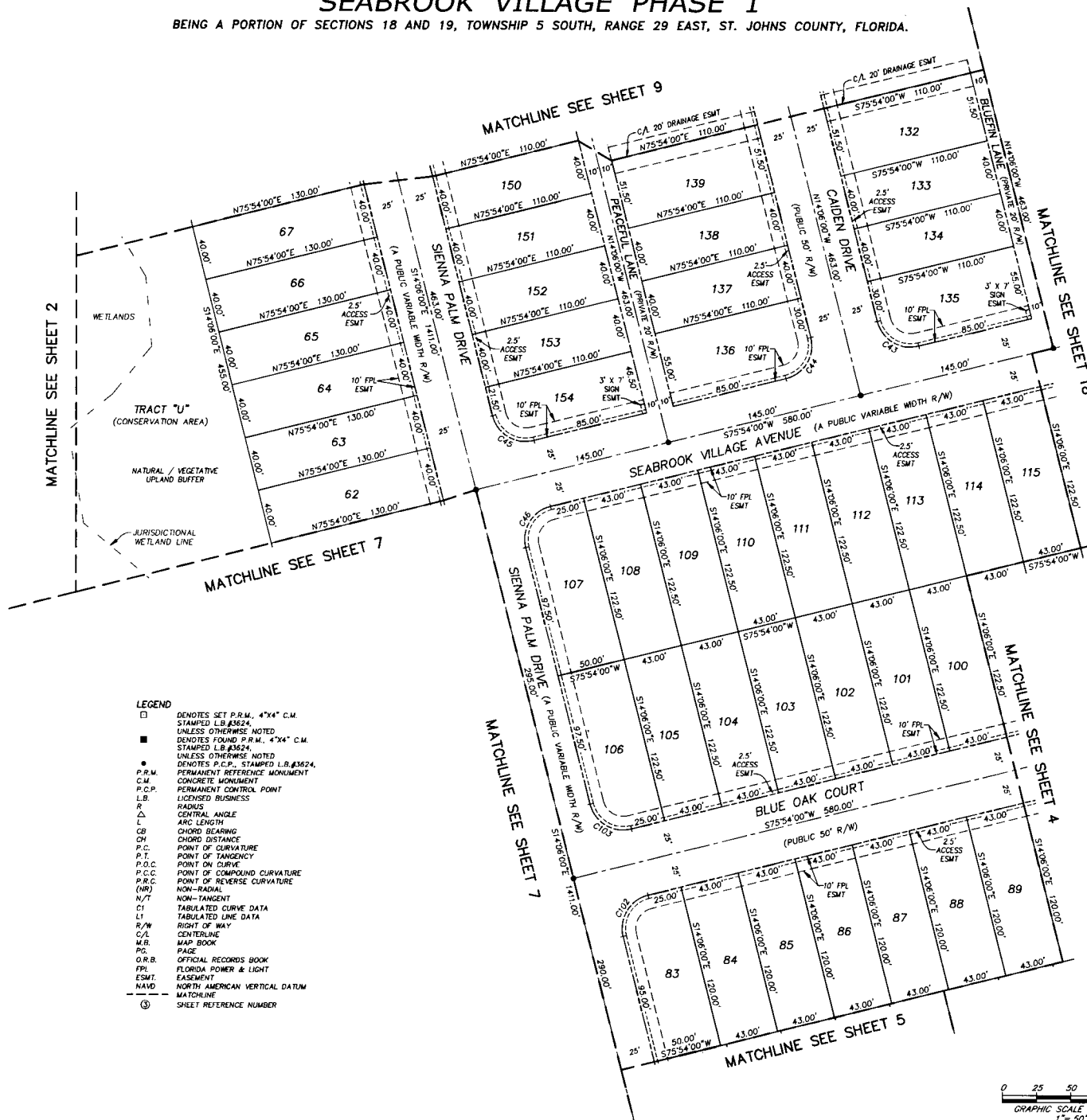
# SEABROOK VILLAGE PHASE 1

BEING A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

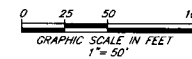
SHEET 8 OF 18 SHEETS

SEE SHEET 2 FOR NOTES



- 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
  - CB CHORD BEARING
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  - P.C. POINT OF CURVATURE
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  - MATCHLINE
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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C43	25.00'	90°00'00"	39.27'	S59°06'00"E	35.36'
C44	25.00'	90°00'00"	39.27'	N30°54'00"E	35.36'
C45	25.00'	90°00'00"	39.27'	S59°06'00"E	35.36'
C46	25.00'	90°00'00"	39.27'	S30°54'00"W	35.36'
C102	25.00'	90°00'00"	39.27'	S30°54'00"W	35.36'
C103	25.00'	90°00'00"	39.27'	S59°06'00"E	35.36'



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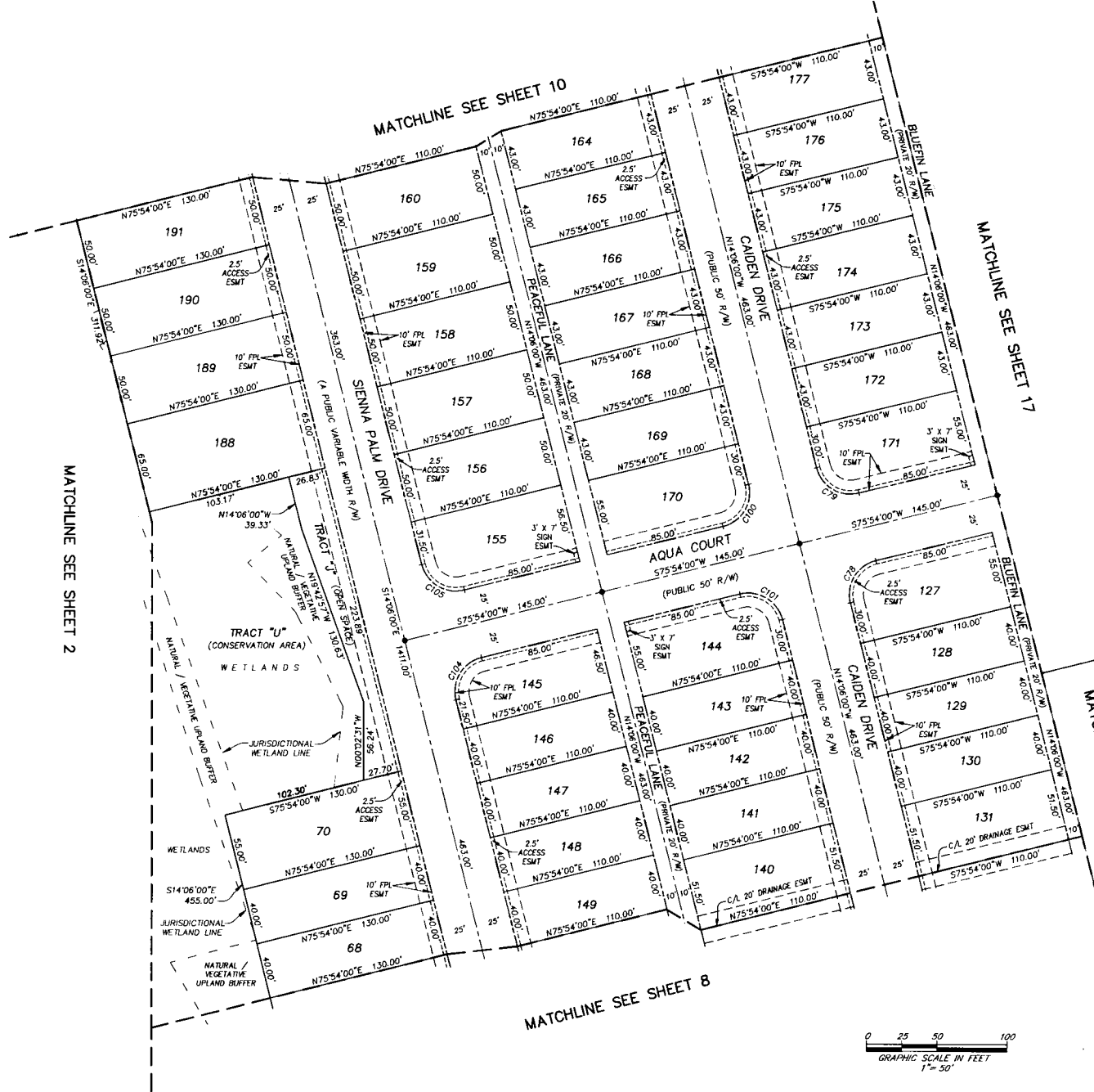
# SEABROOK VILLAGE PHASE 1

BEING A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

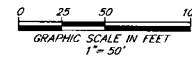
SHEET 9 OF 18 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C78	25.00'	90°00'00"	39.27'	S30°54'00"W	35.36'
C79	25.00'	90°00'00"	39.27'	S59°06'00"E	35.36'
C100	25.00'	90°00'00"	39.27'	N30°54'00"E	35.36'
C101	25.00'	90°00'00"	39.27'	N59°06'00"W	35.36'
C104	25.00'	90°00'00"	39.27'	S30°54'00"W	35.36'
C105	25.00'	90°00'00"	39.27'	S59°06'00"E	35.36'

- 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
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  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - R. RADIUS
  - ∠ CENTRAL ANGLE
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  - P.C. POINT OF CURVATURE
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  - F.P.L. FLORIDA POWER & LIGHT
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# SEABROOK VILLAGE PHASE 1

BEING A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 10 OF 18 SHEETS

SEE SHEET 2 FOR NOTES

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
- P.R.M.
- C.M.
- △ CONCRETE MONUMENT
- PERMANENT CONTROL POINT
- LICENSED BUSINESS
- R RADIUS
- △ CENTRAL ANGLE
- △ ARC LENGTH
- △ CHORD BEARING
- △ CHORD DISTANCE
- △ POINT OF CURVATURE
- △ POINT OF TANGENCY
- △ POINT ON CURVE

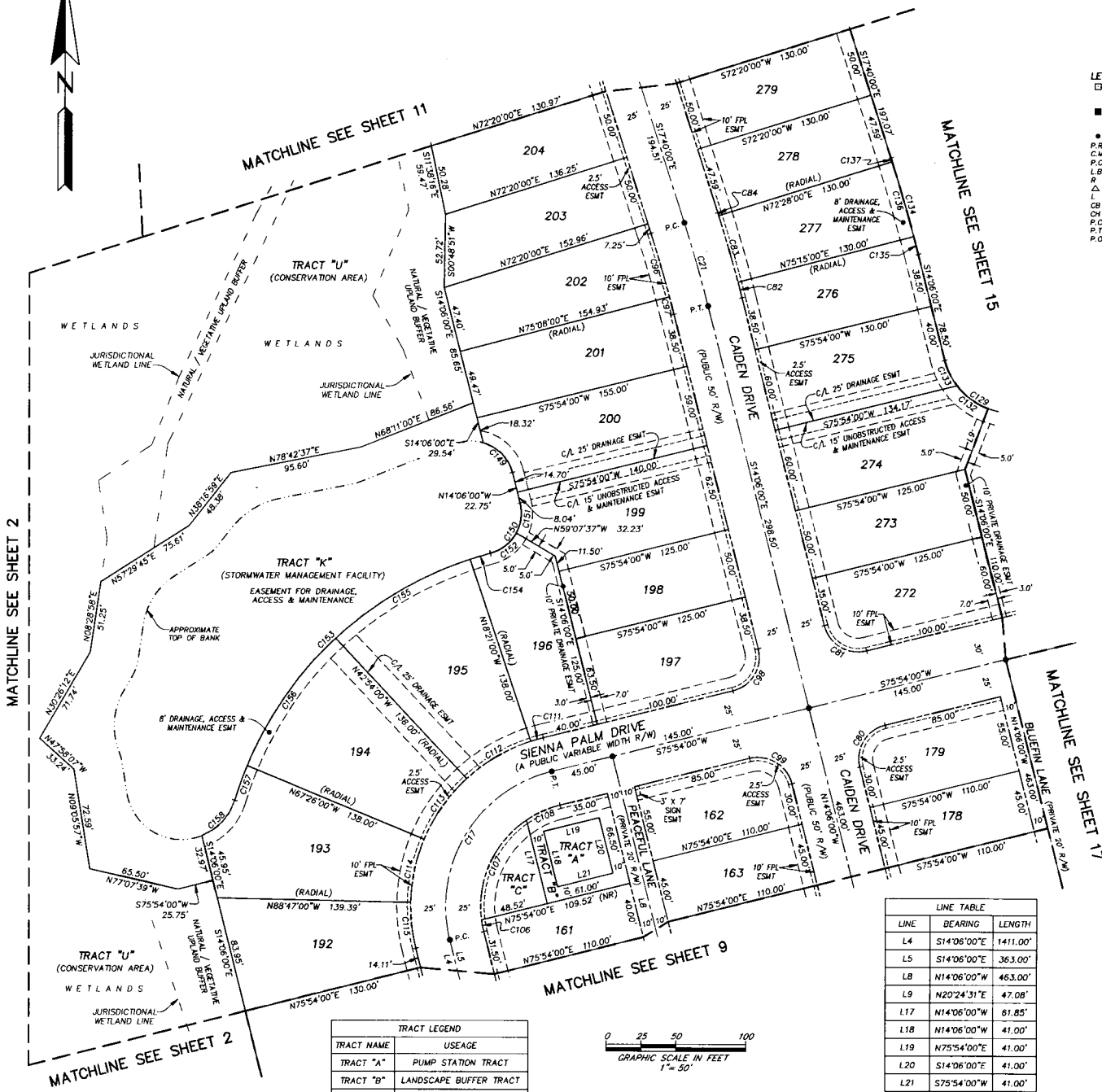
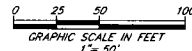
LEGEND (CONTINUED)

- POINT OF COMPOUND CURVATURE
- POINT OF REVERSE CURVATURE
- NON-RADIAL
- NON-TANGENT
- TABULATED CURVE DATA
- TABULATED LINE DATA
- RIGHT OF WAY
- CENTERLINE
- MAP BOOK PAGE
- OFFICIAL RECORDS BOOK
- FLORIDA POWER & LIGHT
- EASEMENT
- NORTH AMERICAN VERTICAL DATUM
- MATCHLINE
- SHEET REFERENCE NUMBER

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C17	100.00'	90°00'00"	157.08'	S30°54'00"W	141.42'
C21	1000.00'	3°34'00"	62.25'	S15°53'00"E	62.24'
C80	25.00'	90°00'00"	39.27'	S30°54'00"W	35.36'
C81	25.00'	90°00'00"	39.27'	S59°06'00"E	35.36'
C82	1025.00'	0°39'00"	11.63'	N14°25'30"W	11.63'
C83	1025.00'	2°47'00"	49.79'	N16°08'30"W	49.79'
C84	1025.00'	0°08'00"	2.39'	N17°36'00"W	2.39'
C96	975.00'	2°48'00"	47.65'	N16°16'00"W	47.64'
C97	975.00'	0°46'00"	13.05'	N14°29'00"W	13.05'
C98	25.00'	90°00'00"	39.27'	N30°54'00"E	35.36'
C99	25.00'	90°00'00"	39.27'	N59°06'00"E	35.36'
C106	75.00'	6°30'27"	8.52'	S10°50'46"E	8.51'
C107	75.00'	6°31'32"	82.74'	S24°00'43"W	78.61'
C108	75.00'	20°17'01"	26.55'	S65°45'30"W	26.41'
C111	125.00'	4°15'00"	9.27'	S73°46'30"W	9.27'
C112	125.00'	24°33'00"	53.56'	S59°22'30"W	53.15'
C113	125.00'	24°32'00"	53.52'	S34°50'00"W	53.12'
C114	125.00'	21°21'00"	46.58'	S11°53'30"W	46.31'
C115	125.00'	15°19'00"	33.42'	S06°26'30"E	33.32'
C129	50.00'	90°00'00"	78.54'	S59°06'00"E	70.71'
C132	50.00'	31°54'48"	27.85'	S53°38'05"E	27.49'
C133	50.00'	23°34'41"	20.58'	S25°53'21"E	20.43'
C134	1155.00'	3°34'00"	71.90'	N15°53'00"W	71.89'
C135	1155.00'	0°39'00"	13.10'	N14°25'30"W	13.10'
C136	1155.00'	2°47'00"	56.11'	N16°08'30"W	56.10'
C137	1155.00'	0°08'00"	2.69'	N17°36'00"W	2.69'
C149	30.00'	60°00'00"	31.42'	N44°06'00"W	30.00'
C150	30.00'	89°01'20"	46.61'	N30°24'40"E	42.06'
C151	30.00'	42°16'10"	22.13'	N07°02'05"E	21.63'
C152	30.00'	46°45'10"	24.48'	N51°32'45"E	23.81'
C153	263.00'	58°09'11"	266.94'	S45°50'44"W	255.62'
C154	263.00'	3°16'20"	15.02'	S73°17'10"W	15.02'
C155	263.00'	24°33'00"	112.69'	S59°22'30"W	111.83'
C156	263.00'	24°32'00"	112.61'	S34°50'00"W	111.75'
C157	263.00'	5°47'51"	26.61'	S19°40'04"W	26.60'
C158	40.00'	51°50'18"	36.19'	N42°41'18"E	34.97'

LINE TABLE		
LINE	BEARING	LENGTH
L4	S14°06'00"E	1411.00'
L5	S14°06'00"E	363.00'
L8	N14°06'00"W	463.00'
L9	N20°24'31"E	47.08'
L17	N14°06'00"W	81.85'
L18	N14°06'00"W	41.00'
L19	N75°54'00"E	41.00'
L20	S14°06'00"E	41.00'
L21	S75°54'00"W	41.00'

TRACT LEGEND	
TRACT NAME	USAGE
TRACT "A"	PUMP STATION TRACT
TRACT "B"	LANDSCAPE BUFFER TRACT
TRACT "C"	NEIGHBORHOOD PARK



1:\stj\18\201\MapBook\10\Seabrook\_Village\_Phase\_1\_Map\_Book\_Pages\10\_Sheet\_10.dwg, 5/17/2024, 8:11:18 AM, Mstj\JA 11

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

# SEABROOK VILLAGE PHASE 1

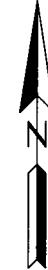
BEING A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

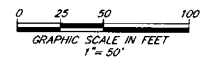
SHEET 11 OF 18 SHEETS

SEE SHEET 2 FOR NOTES

- 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.
  - DENOTES SET P.C.P. STAMPED L.B.#3624. UNLESS OTHERWISE NOTED DENOTES FOUND P.C.P. STAMPED L.B.#3624.
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - R RADIUS
  - ∠ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CD CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.O.C. POINT ON CURVE
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF REVERSE CURVATURE
  - (NR) NON-RADIAL
  - N/T NON-TANGENT
  - 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
  - ③ SHEET REFERENCE NUMBER



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C22	500.00'	14°20'00"	125.08'	S10°30'00"E	124.76'
C85	475.00'	0°22'18"	3.08'	S17°28'51"E	3.08'
C86	475.00'	8°16'42"	68.63'	S13°09'21"E	68.57'
C87	475.00'	5°41'00"	47.12'	S06°10'30"E	47.10'
C88	25.00'	90°00'00"	39.27'	S41°40'00"W	35.36'
C89	25.00'	90°00'00"	39.27'	S48°20'00"E	35.36'
C90	25.00'	90°00'00"	39.27'	S41°40'00"W	35.36'
C92	525.00'	2°14'00"	20.46'	S0°42'00"E	20.46'
C93	525.00'	5°22'00"	49.17'	S08°15'00"E	49.16'
C94	525.00'	5°22'00"	49.17'	S13°37'00"E	49.16'
C95	525.00'	1°22'00"	12.52'	S16°59'00"E	12.52'
C138	40.00'	104°20'00"	72.84'	S34°30'00"W	63.18'
C139	40.00'	0°45'00"	0.52'	S17°17'30"E	0.52'
C140	40.00'	52°48'52"	36.87'	S09°29'26"W	35.58'
C141	40.00'	40°09'51"	28.04'	S55°58'48"W	27.47'
C142	40.00'	10°36'16"	7.40'	S81°21'52"W	7.39'



MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 14

MATCHLINE SEE SHEET 15

MATCHLINE SEE SHEET 10

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

# SEABROOK VILLAGE PHASE 1

BEING A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

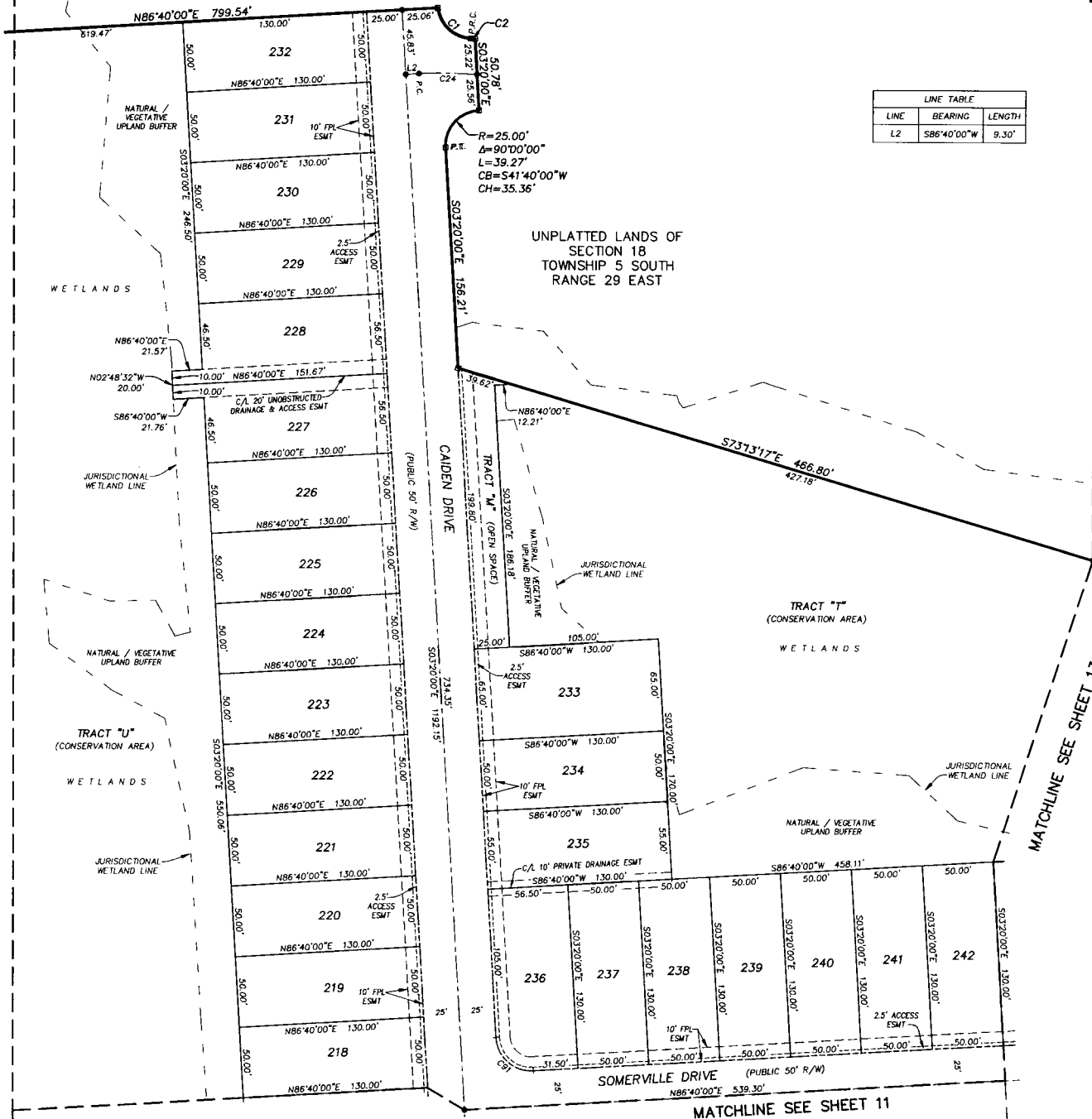
MAP BOOK PAGE

SHEET 12 OF 18 SHEETS

SEE SHEET 2 FOR NOTES

MATCHLINE SEE SHEET 2

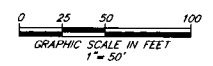
MATCHLINE SEE SHEET 13



LINE TABLE		
LINE	BEARING	LENGTH
L2	S86°40'00"W	9.30'

- 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.I., 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
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  - P.O.C. POINT ON CURVE
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF REVERSE CURVATURE
  - (NR) NON-RADIAL
  - N/T NON-TANGENT
  - CI TABULATED CURVE DATA
  - LI TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - PG. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - FPL FLORIDA POWER & LIGHT
  - ESMT EASEMENT
  - NAVD. NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE
  - ③ SHEET REFERENCE NUMBER

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	25.00'	79°12'18"	34.56'	S47°03'09"E	31.87'
C2	325.00'	0°30'59"	2.93'	S86°23'49"E	2.93'
C24	300.00'	7°47'52"	40.83'	N89°26'04"W	40.80'
C91	25.00'	90°00'00"	39.27'	S48°20'00"E	35.36'



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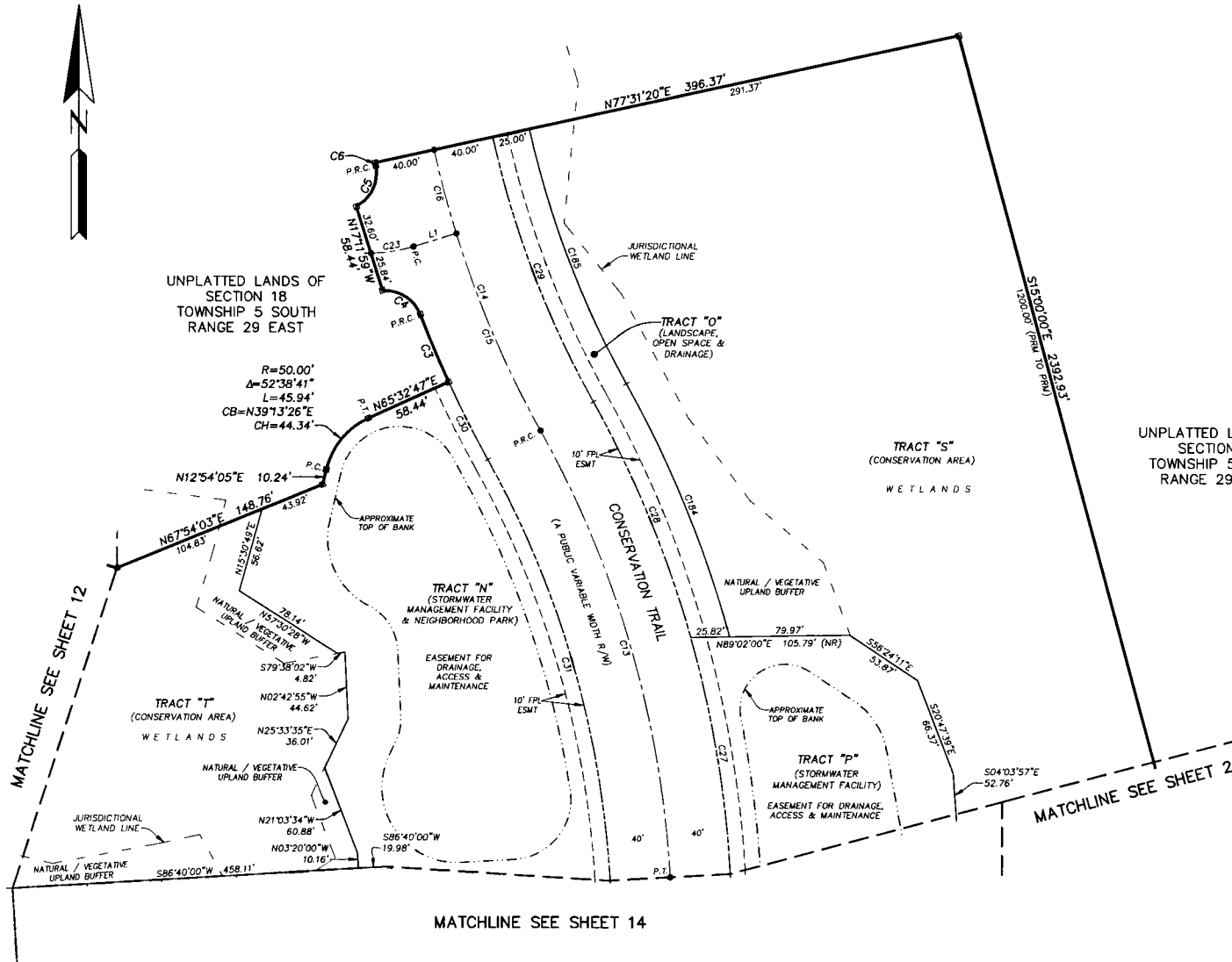
# SEABROOK VILLAGE PHASE 1

BEING A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 13 OF 18 SHEETS

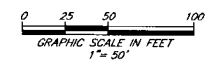
SEE SHEET 2 FOR NOTES



- 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
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  - CI TABULATED CURVE DATA
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  - C/L CENTERLINE
  - M.B. MAP BOOK
  - P. 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
C3	740.00'	3°47'54"	49.06'	N22°33'16"W	49.05'
C4	25.00'	73°28'10"	32.06'	N57°23'24"W	29.91'
C5	25.00'	74°49'40"	32.65'	N24°48'26"E	30.38'
C6	740.00'	0°07'44"	1.66'	N12°32'32"W	1.66'
C13	700.00'	25°36'10"	312.80'	N16°08'05"W	310.20'
C14	700.00'	16°27'30"	201.08'	S20°42'25"E	200.39'
C15	700.00'	11°44'11"	143.39'	S23°04'04"E	143.14'
C16	700.00'	4°43'19"	57.69'	S14°50'19"E	57.67'
C23	100.00'	16°25'35"	28.67'	N81°00'48"E	28.57'
C27	740.00'	12°23'24"	160.02'	N09°31'42"W	159.71'
C28	740.00'	13°12'46"	170.65'	N22°19'47"W	170.27'
C29	660.00'	16°27'30"	189.59'	S20°42'25"E	188.93'
C30	740.00'	4°28'56"	57.89'	S26°41'42"E	57.88'
C31	660.00'	25°36'10"	294.92'	N16°08'05"W	292.47'
C184	765.00'	13°42'19"	182.99'	N22°05'00"W	182.55'
C185	635.00'	16°27'30"	182.40'	S20°42'25"E	181.78'

LINE TABLE		
LINE	BEARING	LENGTH
LI	N72°48'01"E	29.68'



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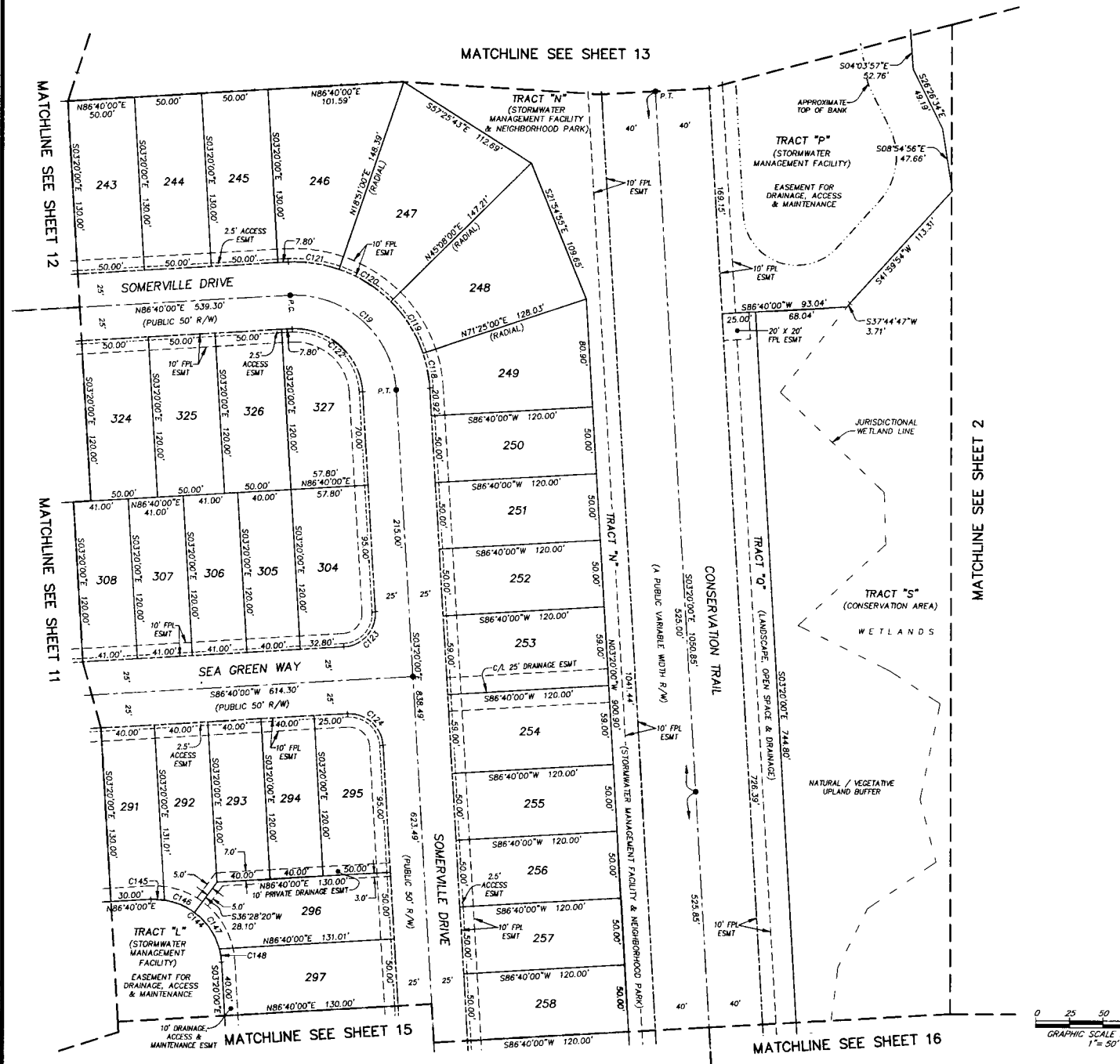
# SEABROOK VILLAGE PHASE 1

BEING A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 14 OF 18 SHEETS

SEE SHEET 2 FOR NOTES



- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3524, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3524, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
  - PERMANENT CONTROL POINT
  - LICENSED BUSINESS
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CD CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.O.C. POINT ON CURVE
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.R.C. (BR) POINT OF REVERSE CURVATURE
  - 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.C. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - F.P.L. 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
C19	75.00'	90°00'00"	117.81'	N48°20'00"W	106.07'
C118	100.00'	157°5'00"	26.62'	N10°57'30"W	26.54'
C119	100.00'	26°17'00"	45.87'	N31°43'30"W	45.47'
C120	100.00'	26°17'00"	45.87'	N58°00'30"W	45.47'
C121	100.00'	22°11'00"	38.72'	N82°14'30"W	38.48'
C122	50.00'	90°00'00"	78.54'	N48°20'00"W	70.71'
C123	25.00'	90°00'00"	39.27'	N41°40'00"E	35.36'
C124	25.00'	90°00'00"	39.27'	N48°20'00"W	35.36'
C144	50.00'	90°00'00"	78.54'	N48°20'00"W	70.71'
C145	50.00'	11°32'13"	10.07'	N87°33'53"W	10.05'
C146	50.00'	28°16'07"	24.67'	N67°39'43"W	24.42'
C147	50.00'	38°39'27"	33.74'	N34°11'56"W	33.10'
C148	50.00'	11°32'13"	10.07'	N09°06'07"W	10.05'

PREPARED BY:  
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# SEABROOK VILLAGE PHASE 1

BEING A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 15 OF 18 SHEETS

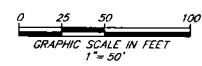
SEE SHEET 2 FOR NOTES



- 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.
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  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - R. RADIUS
  - Δ CENTRAL ANGLE
  - Δ ARC LENGTH
  - Δ CHORD BEARING
  - Δ CHORD DISTANCE
  - P.C. POINT OF CURVATURE
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  - NAVD. NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE
  - ① SHEET REFERENCE NUMBER

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C12	1500.00'	178°14'	34.14'	S03°59'07"E	34.14'
C18	100.00'	10°46'00"	18.79'	S08°43'00"E	18.76'
C32	25.00'	79°14'00"	34.57'	N36°17'00"E	31.88'
C109	25.00'	92°02'15"	40.16'	S58°04'53"E	35.98'
C110	25.00'	89°19'15"	38.97'	N31°14'22"E	35.15'
C116	75.00'	6°52'39"	9.00'	S08°37'26"E	9.00'
C117	75.00'	1°51'06"	2.42'	S04°15'33"E	2.42'
C125	125.00'	10°05'15"	22.01'	S08°22'38"E	21.98'
C126	50.00'	79°14'00"	69.14'	N36°17'00"E	63.76'
C127	50.00'	48°11'42"	42.06'	N51°48'09"E	40.83'
C128	50.00'	31°02'18"	27.09'	N12°11'09"E	26.76'
C129	50.00'	90°00'00"	78.54'	S59°06'00"E	70.71'
C130	50.00'	4°22'08"	3.81'	N78°05'04"E	3.81'
C131	50.00'	30°08'22"	26.30'	S84°39'41"E	26.00'
C132	50.00'	31°54'48"	27.85'	S53°38'05"E	27.49'
C133	50.00'	23°34'41"	20.58'	S25°53'21"E	20.43'
C134	1155.00'	3°34'00"	71.90'	N15°53'00"W	71.89'
C135	1155.00'	0°39'00"	13.10'	N14°25'30"W	13.10'
C136	1155.00'	2°47'00"	56.11'	N16°08'30"W	56.10'
C137	1155.00'	0°08'00"	2.69'	N17°36'00"W	2.69'

LINE TABLE		
LINE	BEARING	LENGTH
L9	N20°24'31"E	47.08'
L23	N62°17'42"W	14.54'



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

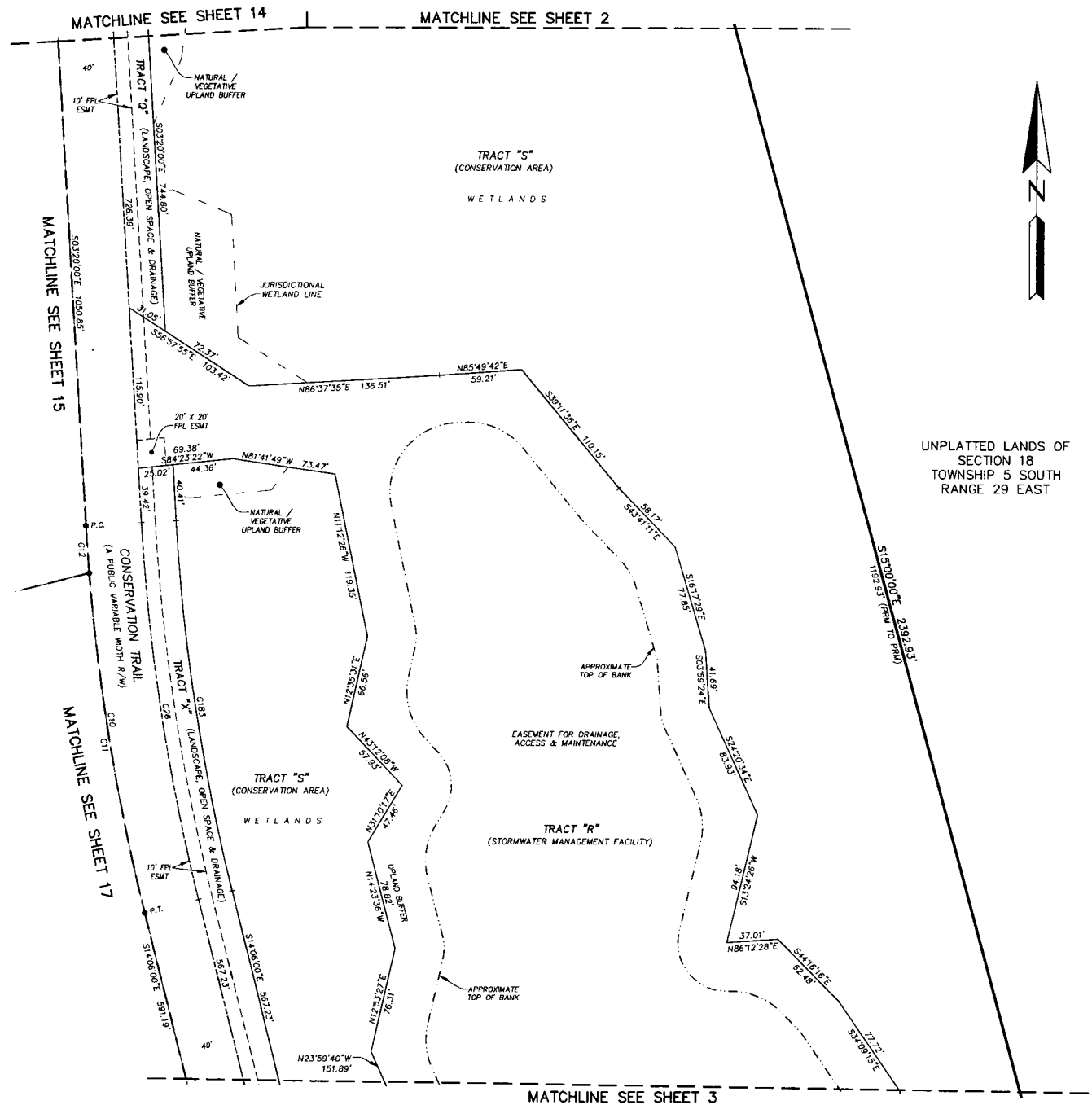
# SEABROOK VILLAGE PHASE 1

BEING A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 16 OF 18 SHEETS

SEE SHEET 2 FOR NOTES

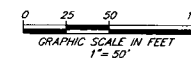


UNPLATTED LANDS OF SECTION 18 TOWNSHIP 5 SOUTH RANGE 29 EAST

### 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
- L1. TABULATED LINE DATA
- R/W. RIGHT OF WAY
- C/L. CENTERLINE
- M.B. MAP BOOK
- PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- FPL. FLORIDA POWER & LIGHT EASEMENT
- NAVD. NORTH AMERICAN VERTICAL DATUM
- MATCHLINE
- ③. SHEET REFERENCE NUMBER

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C10	1500.00'	10°46'00"	281.87'	S08°43'00"E	281.46'
C11	1500.00'	9°27'48"	247.73'	S09°22'07"E	247.45'
C12	1500.00'	1°18'14"	34.14'	S03°59'07"E	34.14'
C26	1460.00'	10°46'00"	274.35'	S08°43'00"E	273.95'
C1B3	1435.00'	10°46'00"	269.66'	S08°43'00"E	269.26'



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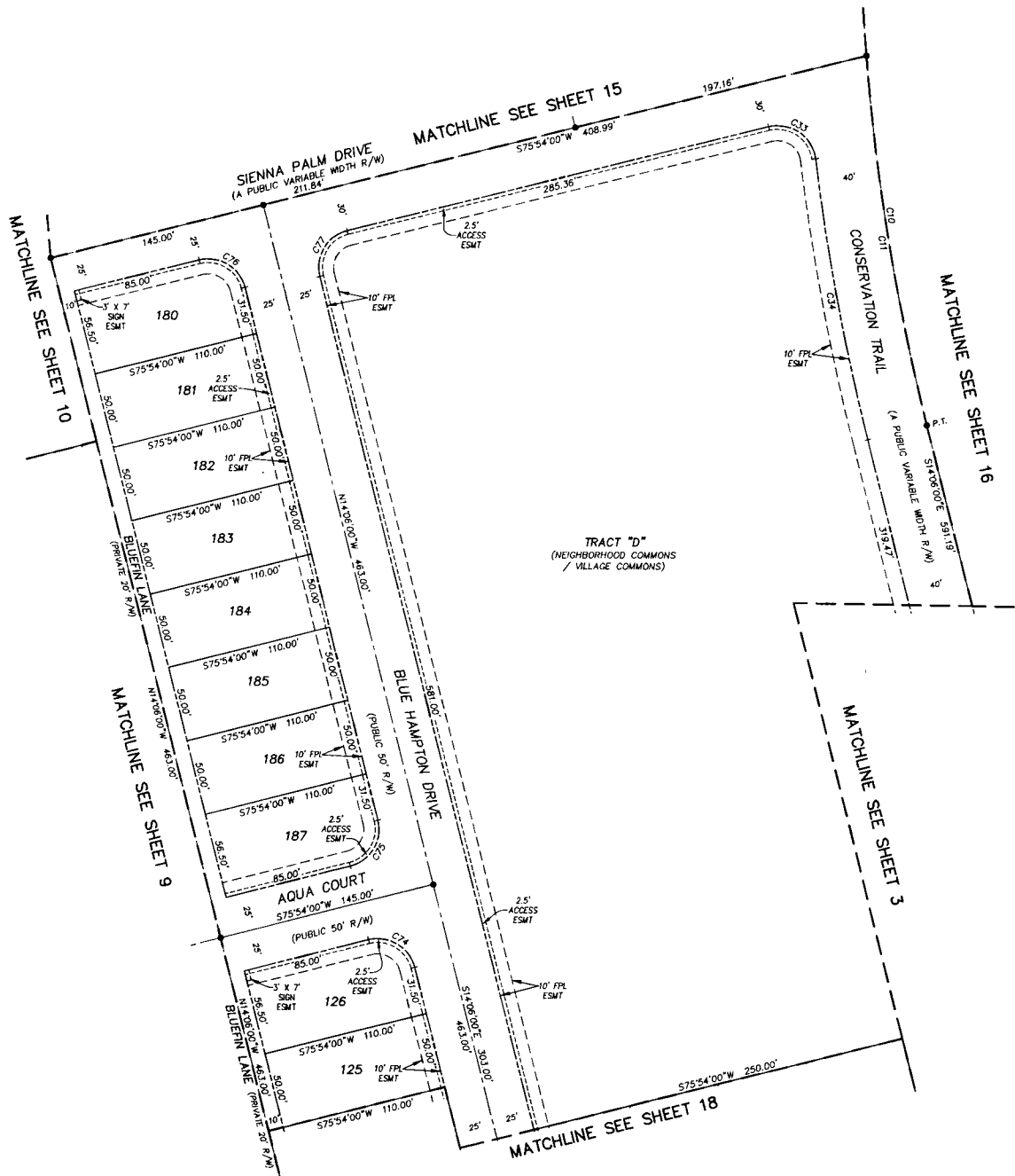
# SEABROOK VILLAGE PHASE 1

BEING A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

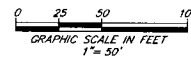
SHEET 17 OF 18 SHEETS

SEE SHEET 2 FOR NOTES



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  - LICENSED BUSINESS
  - R RADIUS
  - ∠ CENTRAL ANGLE
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  - N/T NON-TANGENT
  - C1 TABULATED CURVE DATA
  - L1 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
  - N.A.V.D. NORTH AMERICAN VERTICAL DATUM
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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C10	1500.00'	10°46'00"	281.87'	S08°43'00"E	281.46'
C11	1500.00'	9°27'46"	247.73'	S09°22'07"E	247.45'
C33	25.00'	97°01'57"	42.34'	N55°35'01"W	37.46'
C34	1540.00'	7°01'57"	189.02'	S10°35'01"E	188.90'
C74	25.00'	90°00'00"	39.27'	N59°06'00"W	35.36"
C75	25.00'	90°00'00"	39.27'	N30°54'00"E	35.36"
C76	25.00'	90°00'00"	39.27'	N59°06'00"W	35.36"
C77	25.00'	90°00'00"	39.27'	S30°54'00"W	35.36"



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# SEABROOK VILLAGE PHASE 1

BEING A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 18 OF 18 SHEETS

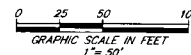
SEE SHEET 2 FOR NOTES



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LINE TABLE		
LINE	BEARING	LENGTH
L3	N14°06'00"W	20.00'
L6	S14°06'00"E	150.00'
L7	S14°06'00"E	160.00'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C41	25.00'	90°00'00"	39.27'	S59°06'00"E	35.36'
C42	25.00'	90°00'00"	39.27'	N30°54'00"E	35.36'
C47	25.00'	90°00'00"	39.27'	N59°06'00"W	35.36'
C48	25.00'	90°00'00"	39.27'	S30°54'00"W	35.36'
C49	10.00'	90°00'00"	15.71'	S59°06'00"E	14.14'
C50	10.00'	90°00'00"	15.71'	N30°54'00"E	14.14'
C51	10.00'	90°00'00"	15.71'	N59°06'00"W	14.14'
C52	10.00'	90°00'00"	15.71'	S30°54'00"W	14.14'



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