

RESOLUTION NO. 2022-384
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
ROLLING HILLS.

WHEREAS, PULTE HOME COMPANY, LLC, A MICHIGAN 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 Rolling Hills.

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 \$2,807,677.95 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$311,964.22 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 18 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 10/19/22



ROLLING HILLS

A PART OF SECTION 48, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 1 OF 4 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY ("OWNER"), UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS ROLLING HILLS, AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS.

THE ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT AS SANDY PALM TRAIL AND SIBEL CREEK COURT ARE HEREBY DEDICATED TO THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY, FOR THE MAINTENANCE OF THE RIGHTS-OF-WAY, ACCESS, AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

TRACTS "A" AND "C" (OPEN SPACE), TRACTS "B" "C" AND "D" (PERIMETER BUFFER), TRACT "D" (RECREATION), TRACTS "E" AND "F" (CONSERVATION), TRACT "G" (SWIM) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, A COMMUNITY DEVELOPMENT DISTRICT, OR SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

TRACT "J" (LIFT STATION) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED FEE SIMPLE TO ST. JOHNS COUNTY, A POLITICAL SUBDIVISION, ITS SUCCESSORS AND ASSIGNS, FOR ITS USE IN CONJUNCTION WITH ITS UTILITIES.

THE DRAINAGE EASEMENTS AND THE STORMWATER MANAGEMENT FACILITIES AS SHOWN ON THIS PLAT, SHALL PERMIT THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE ALL STORMWATER WHICH MAY FALL OR COME UPON ALL ROAD RIGHTS-OF-WAY HEREBY DEDICATED, INTO, OVER, ACROSS OR THROUGH SAID EASEMENTS AND STORMWATER MANAGEMENT FACILITIES SHOWN HEREON, WHICH MAY BE DEDICATED TO A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, A COMMUNITY DEVELOPMENT DISTRICT OR OTHER SUCH ENTITY WHICH SHALL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

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 OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE OR LAKE PURPOSES, PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

THOSE EASEMENTS DESIGNATED E.P.E. ARE HEREBY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT FOR INGRESS AND EGRESS OVER ANY ACCESS EASEMENTS SHOWN ON THE PLAT. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES BY SECTION 177.091 (28), FLORIDA STATUTES.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLITICAL THEN HAVING JURISDICTION OVER THE LANDS DESCRIBED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS, ACTING BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

IN WITNESS WHEREOF, JUSTIN DUDLEY, ITS VICE PRESIDENT OF LAND ACQUISITION OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF _____, 2022, ON BEHALF OF THE COMPANY.

PULTE HOME COMPANY, LLC

A MICHIGAN LIMITED LIABILITY COMPANY

BY: JUSTIN DUDLEY - ITS VICE PRESIDENT OF LAND ACQUISITION

WITNESS _____ PRINT NAME

WITNESS _____ PRINT NAME

NOTARY FOR PULTE HOME COMPANY, LLC

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, BY JUSTIN DUDLEY, ITS VICE PRESIDENT OF LAND ACQUISITION OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED _____ AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: _____

COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

NOTARY STAMP



CAPTION

A PART OF SECTION 48, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 48, THENCE SOUTH 89°42'38" WEST, ALONG THE SOUTH LINE OF SAID SECTION 48, A DISTANCE OF 434.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°42'38" WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 916.90 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3035, PAGE 1017 OF SAID PUBLIC RECORDS; THENCE NORTH 37°07'58" EAST, DEPARTING SAID SOUTH LINE AND ALONG THE EASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 967.33 FEET TO THE NORTHEAST CORNER OF 1ST SAID LANDS AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ROLLING HILLS DRIVE (AN 80-FOOT RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 82, PAGE 123 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA), LAST SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 1313.37 FEET, THENCE SOUTHEASTERLY, ALONG LAST SAID CURVE AND SAID SOUTHERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 489.20 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 73°34'48" EAST AND A CHORD DISTANCE OF 486.38 FEET; THENCE SOUTH 60°40'03" EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE WEST LINES OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3451, PAGE 57, OFFICIAL RECORDS BOOK 3532, PAGE 580, OFFICIAL RECORDS BOOK 3247, PAGE 1153, OFFICIAL RECORDS BOOK 5094, PAGE 1525, OFFICIAL RECORDS BOOK 2341, PAGE 1907, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 718.71 FEET TO SAID SOUTH LINE OF SECTION 48 AND THE POINT OF BEGINNING.

SAID LANDS CONTAINING 12.70 ACRES, MORE OR LESS

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, ON THIS ____ DAY OF _____, 2022.

DIRECTOR OF THE GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, ON THIS ____ DAY OF _____, 2022. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

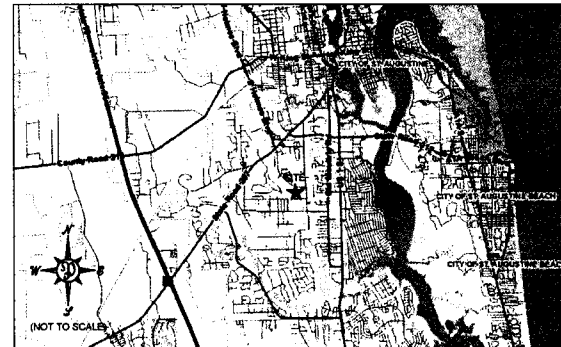
CHAIR, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES, CHAPTER 177, PART 1, PLATTING, BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA, ON THIS ____ DAY OF _____, 2022.

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

VICINITY MAP



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 _____ PAGES) _____ 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 REVIEW - COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF ROLLING HILLS 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

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION; THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA.

SIGNED THIS ____ DAY OF _____, 2022.

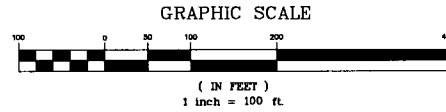
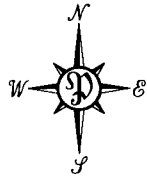
NATHAN P. PERRET, P.S.M.
PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 6900
PERRET AND ASSOCIATES, INC.

PREPARED BY:

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

ROLLING HILLS

A PART OF SECTION 48, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA



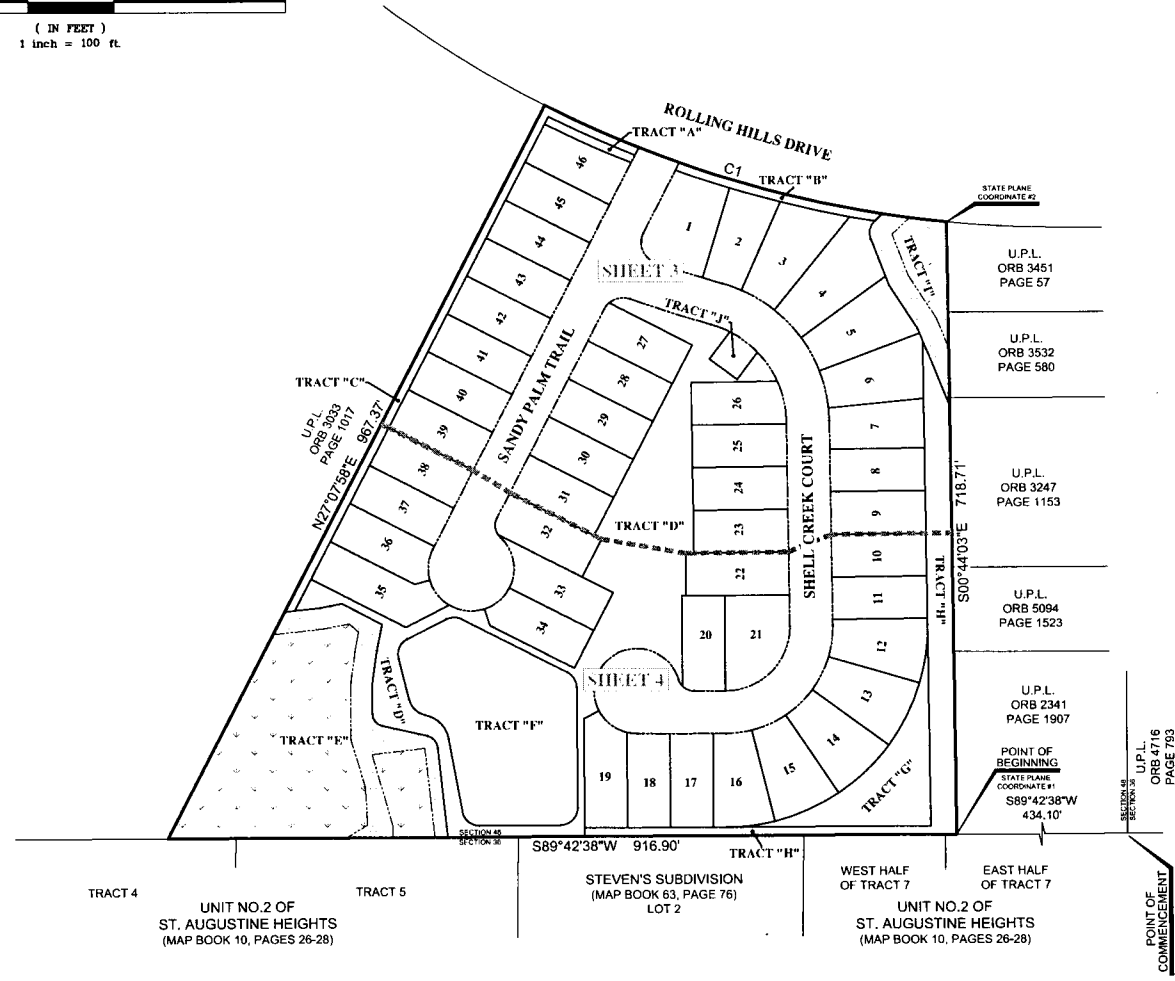
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	489.20'	1313.57'	21°20'18"	S73°33'48"E	486.38'

NOTES:

- 1.) ALL BEARINGS SHOWN HERE ON ARE BASED ON THE SOUTH LINE OF SECTION 48, TOWNSHIP 7 SOUTH, RANGE 29 EAST AS SOUTH BY 42°38' WEST.
- 2.) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE-MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83 2011), FLORIDA EAST ZONE (9901).
- 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 SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 4.) CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER AND LIGHT FOR USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

LEGEND

- DENOTES SET PERMANENT REFERENCE MONUMENT NO I.D.
- DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
- C1 DENOTES TABULATED CURVE DATA
- L1 DENOTES TABULATED LINE DATA
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVE
- P.C.C. DENOTES POINT OF COMPOUND CURVE
- (R) DENOTES RADIAL LINE
- (N) NORTHING
- (E) EASTING
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- CB CHORD BEARING
- D DELTA
- R.P. RADIUS POINT
- (100.1) DENOTES DISTANCE TO EASEMENT
- FPL-E FLORIDA POWER AND LIGHT EASEMENT
- ORB OFFICIAL RECORDS BOOK
- U.P.L. UNPLATTED LANDS
- WETLANDS
- UPLAND BUFFER



STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2005720.8890	546325.5279	POINT OF BEGINNING
2	2006439.5201	546316.3172	NORTHEAST CORNER OF TRACT "I"

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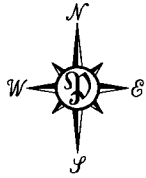
ROLLING HILLS

A PART OF SECTION 48, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

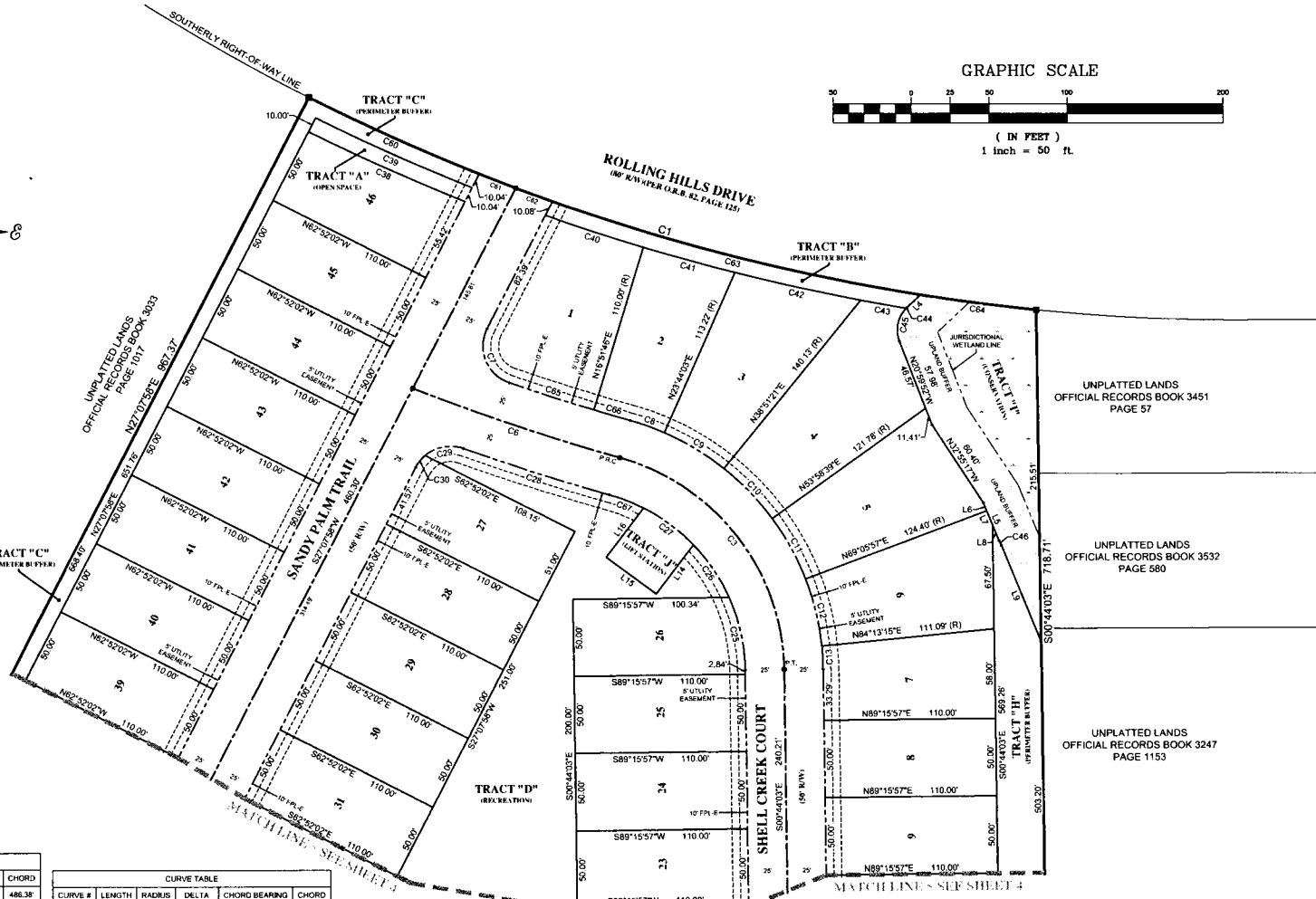
SHEET 3 OF 4 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	488.20'	1313.57'	21°20'18"	S73°33'48"E	486.38'
C3	185.70'	145.00'	73°22'37"	S37°25'22"E	173.28'
C8	140.37'	1458.57'	5°30'51"	S71°21'15"E	140.32'
C7	42.75'	25.00'	87°58'59"	S21°51'31"E	37.73'
C8	23.28'	170.00'	7°50'43"	S70°11'19"E	23.28'
C9	44.87'	170.00'	15°07'18"	S56°42'18"E	44.74'
C10	44.87'	170.00'	15°07'18"	S43°35'00"E	44.74'
C11	44.87'	170.00'	15°07'18"	S28°27'42"E	44.74'
C12	44.87'	170.00'	15°07'18"	S13°20'24"E	44.74'
C13	14.97'	170.00'	5°02'41"	S03°12'24"E	14.96'
C25	48.47'	120.00'	23°08'28"	N12°18'18"W	48.14'
C26	41.35'	120.00'	19°44'28"	N33°44'46"W	41.14'
C27	40.18'	120.00'	19°11'17"	N53°12'39"W	40.00'
C28	98.22'	1483.57'	3°47'36"	N72°12'52"W	98.20'
C29	26.35'	25.00'	60°23'40"	S79°29'06"W	25.15'
C30	9.67'	25.00'	22°09'17"	S38°12'37"W	9.81'
C38	110.18'	1333.57'	4°43'59"	S65°41'24"E	110.13'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C39	110.17'	1333.57'	4°46'06"	S65°42'41"E	110.14'
C40	86.15'	1333.57'	2°51'42"	N71°42'20"W	86.14'
C41	81.16'	1333.57'	2°38'51"	N74°27'40"W	81.16'
C42	82.82'	1333.57'	3°34'19"	N77°34'19"W	82.50'
C43	29.68'	1333.57'	1°17'00"	N79°59'58"W	29.68'
C44	0.58'	20.00'	1°38'06"	S45°41'01"W	0.58'
C45	22.99'	20.00'	86°51'20"	S11°55'48"W	21.74'
C46	3.78'	25.00'	8°39'46"	S26°31'49"E	3.78'
C80	120.17'	1313.57'	5°14'30"	S65°30'54"E	120.13'
C81	25.13'	1313.57'	1°05'48"	N68°41'22"W	25.13'
C82	25.18'	1313.57'	1°05'54"	N69°48'57"W	25.18'
C83	243.98'	1313.57'	10°38'32"	S75°39'05"E	243.63'
C64	74.74'	1313.57'	3°13'36"	S82°36'09"E	74.73'
C65	57.23'	1433.57'	2°17'14"	S71°59'37"E	57.22'
C66	24.37'	1433.57'	0°58'26"	S73°37'27"E	24.37'
C67	23.68'	120.00'	11°18'23"	N88°27'29"W	23.64'

LINE #	LENGTH	DIRECTION
L4	11.99'	N48°30'34"E
L5	26.30'	N22°11'56"W
L6	5.84'	S22°11'56"E
L7	9.87'	S22°11'56"E
L8	10.70'	S22°11'56"E
L9	67.52'	N21°57'25"W
L14	40.81'	N36°47'52"E
L15	40.00'	S53°12'08"E
L16	40.00'	S36°47'52"W

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 3451
PAGE 57

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 3532
PAGE 580

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 3247
PAGE 1153

PREPARED BY:

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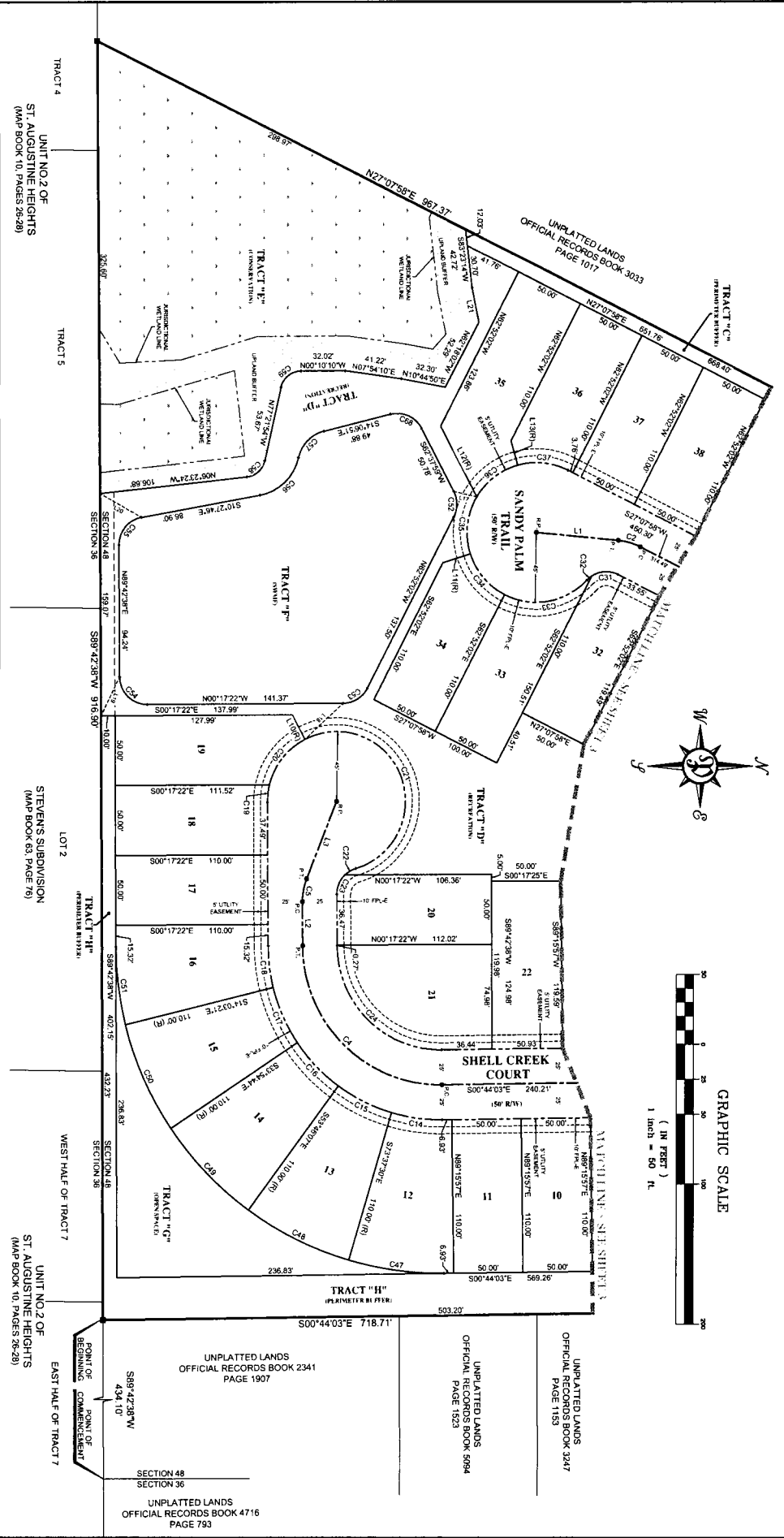
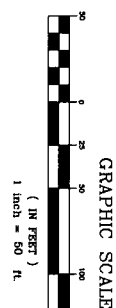
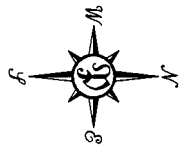
ROLLING HILLS

A PART OF SECTION 48, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 4 OF 4 SHEETS
(SEE SHEET 7 FOR ORIGINAL NOTES AND LEGEND)



TRACT 4
UNIT NO 2 OF
ST. AUGUSTINE HEIGHTS
(MAP BOOK 10, PAGES 26-28)

TRACT 5

TRACT 6
STEVEN'S SUBDIVISION
(MAP BOOK 63, PAGE 76)

TRACT 7
WEST HALF OF TRACT 7
UNIT NO 2 OF
ST. AUGUSTINE HEIGHTS
(MAP BOOK 10, PAGES 26-28)

TRACT 8
POINT OF BEGINNING
POINT OF COMMENCEMENT

TRACT 9
UNPLATTED LANDS
OFFICIAL RECORDS BOOK 4716
PAGE 793

CHOPED TABLE

CHOP #	LENGTH	MAJUS	DELYA	CHOPED BEARING	CHOPED
C2	16.99	44.00	21.9227	S79°04'W	16.67
C4	131.86	100.00	90.2841	S44°29'17"W	141.07
C5	18.39	44.00	21.9227	N79°04'15"W	18.68
C14	37.33	124.00	17.0624	S07°04'14"W	37.19
C15	43.32	124.00	19.5123	S07°18'12"W	43.10
C16	43.32	124.00	19.5123	S48°09'35"W	43.10
C17	43.32	124.00	19.5123	S88°00'35"W	43.10
C18	30.03	124.00	17.4534	S87°04'37"W	29.86
C19	12.87	30.00	14.9123	N87°22'27"W	12.60
C20	42.42	50.00	49.2815	N51°46'03"W	41.19
C21	106.88	50.00	19.1132	N68°04'48"E	99.32
C22	8.48	19.00	20.2532	S37°34'17"E	8.38
C23	15.96	19.00	42.2532	S87°34'03"E	14.87
C24	118.39	14.00	90.2841	N44°29'17"E	118.48
C31	18.88	19.00	90.2841	S07°04'37"E	18.89
C32	4.86	18.00	14.0331	S38°11'57"E	4.86
C33	14.17	30.00	17.0849	S88°43'31"E	14.16
C34	30.21	50.00	42.9635	S47°43'11"W	30.22

CHOPED TABLE

CHOP #	LENGTH	MAJUS	DELYA	CHOPED BEARING	CHOPED
C35	42.17	50.00	49.2815	N87°22'27"E	41.98
C36	38.12	50.00	42.9141	N37°28'29"W	37.21
C37	37.32	50.00	47.4631	N65°26'10"E	36.46
C38	70.17	238.00	47.4631	N07°04'37"E	69.91
C39	81.44	238.00	19.5123	N28°18'22"E	81.03
C40	81.44	238.00	19.5123	N48°09'35"E	81.03
C41	81.44	238.00	19.5123	N68°00'35"E	81.03
C42	58.46	238.00	17.4534	N87°04'37"E	58.37
C43	19.02	20.00	14.2929	S88°25'09"W	19.11
C44	31.42	20.00	62.2439	N21°34'27"W	23.39
C45	27.86	20.00	17.4636	S58°22'34"E	25.87
C46	40.86	30.00	67.0453	S48°00'13"E	38.68
C47	27.86	30.00	60.2548	S48°48'45"E	26.38
C48	18.34	16.00	70.2907	N41°59'31"W	17.27
C49	20.21	15.00	77.1144	N38°48'23"W	18.72
C50	26.19	20.00	74.2439	S24°12'31"W	24.83

LINE TABLE

LINE #	LENGTH	DIRECTION
1	58.97	S03°31'31"W
2	31.55	S08°42'38"W
3	59.50	N08°41'03"W
4	20.97	S02°30'02"W
5	11.70	N17°48'00"W
6	56.31	N82°37'08"E
7	18.10	N12°22'11"E
8	17.10	S13°09'21"W
9	37.88	N41°32'24"W
10	34.52	S04°33'59"E
11	24.97	S07°50'00"W
12	24.97	S07°52'11"W

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