

RESOLUTION NO. 2022-415
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
TERRA PINES SOUTH PHASE ONE-B.**

WHEREAS, TERRA PINES-SOUTH, LLC, A MARYLAND 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 Terra Pines South Phase One-B.

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 \$227,968.58 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$29,735.03 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 15th day of November, 2022.

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

BY: *Henry Co*
Chair

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

Rendition Date NOV 17 2022

Crystal Luth
Deputy Clerk



Attachment 2

Plat Map

TERRA PINES SOUTH PHASE ONE - B

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

MAP BOOK ___ PAGE ___

SHEET 1 OF 12 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CAPTION

A parcel of land lying within Section 7, Township 7 South, Range 29 East, St. Johns County, Florida and being more particularly described as follows:

Commence at the most Southerly corner of Tract 27, TERRA PINES SOUTH PHASE ONE-A, according to Map Book 116, pages 45 through 51, of the Public Records of said County, thence along the Easterly right-of-way line of Terra Pines Boulevard (a variable width right-of-way according to said TERRA PINES SOUTH PHASE ONE-A), thence along said line, run the following 3 courses: (1) S02°48'00"E, for 1109.88 feet; (2) S02°00'04"E, for 136.47 feet to the point of intersection with a non-tangent curve concave to the Northeast; (3) thence southeasterly along the arc of said curve, having a radius of 2700.00 feet, a central angle of 34°41'18", an arc length of 163.47 feet and a chord bearing S19°29'24"E, for 160.98 feet to the Easterly line of those certain lands described in Official Records Book 5307, page 156; (4) thence along said line, run the following 104 courses: (1) N37°05'42"E, for 49.88 feet; (2) N30°23'30"W, for 66.52 feet; (3) N11°38'56"E, for 42.20 feet; (4) N89°03'24"E, for 35.10 feet; (5) S62°21'39"E, for 70.53 feet; (6) S15°42'37"E, for 47.11 feet; (7) S02°44'20"E, for 50.82 feet; (8) S22°53'33"E, for 63.15 feet; (9) S34°22'54"W, for 66.51 feet; (10) S38°20'52"E, for 51.47 feet; (11) S00°26'50"W, for 54.17 feet; (12) S15°43'17"E, for 50.59 feet; (13) S05°16'11"W, for 66.75 feet; (14) S17°29'54"W, for 52.05 feet; (15) S36°21'34"W, for 24.48 feet; (16) S14°03'19"W, for 48.86 feet; (17) S16°30'44"E, for 63.73 feet; (18) thence S03°21'34"E, for 56.87 feet; (19) thence S08°28'54"W, for 63.08 feet; (20) thence S14°48'21"W, for 45.51 feet; (21) thence S34°47'15"E, for 62.42 feet; (22) thence S03°38'16"W, for 92.28 feet; (23) thence S30°15'30"E, for 65.97 feet; (24) thence S16°14'48"W, for 109.55 feet; (25) thence S35°26'21"W, for 49.23 feet; (26) thence N44°11'47"W, for 27.88 feet; (27) thence N33°59'44"E, for 42.92 feet; (28) thence N55°51'46"W, for 70.55 feet; (29) thence S8°26'08"W, for 4.42 feet; (30) thence S08°02'38"E, for 312.50 feet to the point of curvature of a curve concave to the Northeast; (31) thence southeasterly along the arc of said curve, having a radius of 970.00 feet, a central angle of 04°10'14", an arc length of 70.61 feet and a chord bearing S10°07'45"E, for 70.59 feet to the point of tangency; (32) thence S12°12'52"E, for 345.49 feet to the point of curvature of a curve concave to the Southwest; (33) thence southeasterly along the arc of said curve, having a radius of 1030.00 feet, a central angle of 10°51'06", an arc length of 195.08 feet and a chord bearing S06°47'19"E, for 194.79 feet to the point of tangency; (34) thence S01°21'45"E, for 20.74 feet; (35) thence S73°28'01"E, for 22.11 feet; (36) thence N82°20'59"E, for 42.42 feet; (37) thence N85°57'52"E, for 48.66 feet; (38) thence N67°36'09"E, for 72.01 feet; (39) thence S04°32'09"E, for 71.21 feet; (40) thence S12°03'02"E, for 82.76 feet; (41) thence S69°04'06"W, for 76.78 feet; (42) thence S53°40'39"W, for 24.58 feet; (43) thence N84°37'06"E, for 150.91 feet; (44) thence S10°16'45"W, for 129.82 feet; (45) thence S22°47'00"W, for 39.78 feet; (46) thence S18°45'55"E, for 49.98 feet; (47) thence S60°17'08"W, for 33.86 feet; (48) thence S2°09'01"E, for 44.35 feet; (49) thence S09°21'10"E, for 43.35 feet; (50) thence S36°51'46"E, for 65.88 feet; (51) thence S26°42'51"W, for 50.04 feet; (52) thence N59°26'24"W, for 89.90 feet; (53) thence S06°07'56"W, for 56.27 feet; (54) thence S22°00'24"W, for 22.45 feet; (55) thence S73°25'53"E, for 32.77 feet; (56) thence S52°38'13"E, for 88.09 feet; (57) thence S35°50'34"E, for 42.14 feet; (58) thence S07°16'42"W, for 34.86 feet; (59) thence S82°30'26"E, for 54.09 feet; (60) thence S04°11'14"E, for 38.17 feet; (61) thence S24°55'12"W, for 40.03 feet; (62) thence S07°38'58"W, for 46.28 feet; (63) thence S48°38'40"E, for 48.09 feet; (64) thence S18°34'58"W, for 25.58 feet; (65) thence N83°31'00"W, for 107.74 feet; (66) thence S70°00'46"W, for 37.73 feet; (67) thence S60°26'28"W, for 50.21 feet; (68) thence S05°21'57"W, for 44.67 feet; (69) thence S71°23'11"W, for 19.64 feet; (70) thence N80°08'52"W, for 44.81 feet; (71) thence N31°26'11"W, for 48.68 feet; (72) thence S87°43'29"W, for 36.36 feet; (73) thence S03°18'28"E, for 30.56 feet; (74) thence S78°13'55"E, for 63.38 feet; (75) thence S71°20'21"E, for 31.35 feet; (76) thence S18°42'49"E, for 44.14 feet; (77) thence N88°58'02"E, for 24.07 feet; (78) thence N29°09'41"E, for 35.19 feet; (79) thence N84°30'45"E, for 40.25 feet; (80) thence S47°22'17"E, for 32.37 feet; (81) thence N26°59'32"E, for 26.47 feet; (82) thence N40°46'41"W, for 82.69 feet; (83) thence S78°49'15"E, for 68.05 feet; (84) thence N51°05'27"E, for 33.18 feet; (85) thence N65°22'29"E, for 29.77 feet; (86) thence S28°02'18"E, for 50.95 feet; (87) thence S11°42'33"W, for 58.06 feet; (88) thence S76°03'17"E, for 33.38 feet; (89) thence S30°47'16"E, for 39.40 feet; (90) thence S04°52'03"E, for 42.26 feet; (91) thence S11°20'22"E, for 36.07 feet; (92) thence S26°02'34"W, for 45.23 feet; (93) thence S02°17'23"E, for 19.77 feet; (94) thence S10°34'34"E, for 48.39 feet; (95) thence S17°49'28"E, for 49.33 feet; (96) thence S49°06'21"E, for 39.77 feet; (97) thence S57°23'33"W, for 82.28 feet; (98) thence S01°54'30"W, for 33.61 feet; (99) thence S44°55'48"W, for 50.17 feet; (100) thence S20°02'32"W, for 40.43 feet; (101) thence S37°10'11"W, for 30.75 feet; (102) thence N85°47'04"W, for 29.23 feet; (103) thence S00°31'37"E, for 154.38 feet; (104) thence S68°10'42"E, for 101.47 feet; thence departing said Easterly line, S70°43'30"W, for 336.63 feet; thence S72°49'28"W, for 43.07 feet to a point on a curve concave to the East and having a radius of 470.00 feet; thence southerly along the arc of said curve, a central angle of 04°07'28", an arc length of 33.83 feet and a chord bearing S04°13'43"W, for 33.83 feet; thence N87°50'00"W, for 60.00 feet; thence S84°52'10"W, for 160.69 feet; thence S86°30'57"W, for 214.35 feet to the Westerly line of said lands described in Official Records Book 5307, page 156; the along said line, run the following 106 courses: (1) N08°08'02"W, for 734.92 feet; (2) thence S84°52'10"W, for 10.00 feet; (3) thence N08°08'42"W, for 486.43 feet; (4) thence N45°50'12"E, for 64.48 feet; (5) thence S80°44'57"E, for 30.40 feet; (6) thence N08°08'42"W, for 30.14 feet; (7) thence N45°50'12"E, for 57.38 feet; (8) thence N10°04'23"E, for 21.05 feet; (9) thence N22°34'58"W, for 50.88 feet; (10) thence N06°30'03"W, for 61.82 feet; (11) thence N14°30'44"W, for 45.92 feet; (12) thence N06°32'38"W, for 64.30 feet; (13) thence N03°42'29"E, for 40.00 feet; (14) thence N04°43'49"E, for 44.41 feet; (15) thence N02°15'49"W, for 73.65 feet; (16) thence N07°30'36"W, for 50.32 feet; (17) thence N05°45'20"E, for 76.98 feet; (18) thence N03°23'47"W, for 68.52 feet; (19) thence N03°44'38"E, for 87.03 feet; (20) thence N45°11'47"E, for 24.46 feet; (21) thence N52°02'32"E, for 55.59 feet; (22) thence N79°49'05"E, for 52.69 feet; (23) thence S30°07'43"E, for 67.45 feet; (24) thence S02°56'32"W, for 58.41 feet; (25) thence N84°33'51"E, for 53.47 feet; (26) thence S35°39'49"E, for 45.10 feet; (27) thence S73°41'21"E, for 50.44 feet; (28) thence S51°49'11"W, for 37.32 feet; (29) thence S84°16'33"W, for 40.20 feet; (30) thence S72°48'31"W, for 52.73 feet; (31) thence S32°13'41"W, for 88.12 feet; (32) thence S15°14'17"E, for 100.45 feet; (33) thence S17°11'33"E, for 58.79 feet; (34) thence S08°45'17"E, for 84.18 feet; (35) thence S00°45'59"E, for 64.84 feet; (36) thence N45°50'12"E, for 354.06 feet; (37) thence S87°01'25"E, for 123.05 feet to the point of intersection with a curve concave to the Northwest; (38) thence northeasterly along the arc of said curve, having a radius of 470.00 feet, a central angle of 04°20'19", an arc length of 35.59 feet and a chord bearing N00°48'18"E, for 35.58 feet; (39) thence N01°21'45"W, for 114.71 feet to the point of curvature of a curve concave to the Southwest; (40) thence northeasterly along the arc of said curve, having a radius of 970.00 feet, a central angle of 10°51'08", an arc length of 183.72 feet and a chord bearing N06°47'19"W, for 183.45 feet to the point of tangency; (41) thence N12°12'52"W, for 345.49 feet to the point of

curvature of a curve concave to the Northeast; (42) thence northeasterly along the arc of said curve, having a radius of 1030.00 feet, a central angle of 04°10'15", an arc length of 74.88 feet and a chord bearing N10°07'45"W, for 74.96 feet to the point of tangency; (43) thence N08°02'38"W, for 314.10 feet; (44) thence N15°13'34"W, for 12.19 feet; (45) thence N39°42'46"W, for 17.09 feet; (46) thence N89°36'29"W, for 77.95 feet; (47) thence N26°20'47"W, for 56.40 feet; (48) thence N58°41'52"W, for 79.39 feet; (49) thence N67°33'52"W, for 61.12 feet; (50) thence N87°56'50"W, for 64.18 feet; (51) thence N36°06'19"E, for 98.84 feet; (52) thence N26°38'57"W, for 23.69 feet; (53) thence S84°35'53"E, for 52.55 feet; (54) thence N70°58'29"E, for 12.22 feet; (55) thence N48°40'49"W, for 61.34 feet; (56) thence N01°21'16"E, for 377.61 feet; (57) thence N84°37'06"E, for 57.70 feet; (58) thence N00°50'42"W, for 60.86 feet; (59) thence N49°58'35"E, for 47.00 feet; (60) thence N28°25'43"E, for 35.14 feet; (61) thence N16°56'49"E, for 36.47 feet; (62) thence S17°04'13"E, for 89.73 feet; (63) thence S05°08'27"E, for 46.51 feet; (64) thence S37°10'03"E, for 18.46 feet; (65) thence N11°06'41"E, for 154.09 feet; (66) thence S81°09'07"E, for 16.28 feet to a point on a curve concave to the Northwest; thence departing said Westerly line, northeasterly along the arc of said curve, having a radius of 600.00 feet, a central angle of 26°45'03", an arc length of 277.42 feet and a chord bearing N52°04'09"E, for 88.53 feet to the point of reverse curvature with a curve concave to the Northeast; thence northeasterly along the arc of said curve, having a radius of 27.00 feet, a central angle of 43°33'17", an arc length of 20.52 feet and a chord bearing N58°36'44"W, for 20.03 feet to the point of reverse curvature with a curve concave to the Southwest; thence northeasterly along the arc of said curve, having a radius of 330.00 feet, a central angle of 02°34'22", an arc length of 14.82 feet and a chord bearing N38°07'17"W, for 14.82 feet to the point of reverse curvature with a curve concave to the Northeast; thence northeasterly along the arc of said curve, having a radius of 270.00 feet, a central angle of 02°34'20", an arc length of 12.12 feet and a chord bearing N38°07'13"W, for 12.12 feet to POINT OF BEGINNING of said tract of land.

Containing 41.51 acres, more or less.

Said lands situated, lying and being in St. Johns County, Florida.

CONSENT AND JOINDER OF MORTGAGEE

KNOW ALL MEN BY THESE PRESENTS, that CRD TERRA PINES, LLC, a Florida limited liability company, ("the Lender"), the owner and holder of the following described loan document ("the Loan Document"):

Mortgage and Security Agreement, from TERRA PINES-SOUTH, a Maryland limited liability company, to Lender, its successors and/or assigns, dated June 29, 2021, recorded July 1, 2021 in O.R.B. 5307, Page 211 of the Public Records of St. Johns County, Florida, in the principal amount of \$4,835,000.00, hereby joins in and consents to the terms and conditions of that certain plat of TERRA PINES SOUTH PHASE ONE-B ("the Plat") by TERRA PINES-SOUTH, LLC, a Maryland limited liability company, to which Plat this Joinder is attached for the purpose of acknowledging its consent to the covenants, conditions, restrictions, and easements of the Plat and the imposition of the same upon the property subject to the Loan Document.

SIGNED IN THE PRESENCE OF:

CRD TERRA PINES, LLC
a Florida limited liability company

WITNESS

By:
Richard R. Dostle, Its Manager

PRINT NAME

WITNESS

PRINT NAME

STATE OF FLORIDA
COUNTY OF _____

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of [] physical

presence or [] online notarization, this _____ day of _____, 2022,
by Richard R. Dostle, as Manager for CRD TERRA PINES, LLC.

Notary Public, State of Florida

Name: _____

My Commission Expires: _____

My Commission Number is: _____

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB #6991
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2258



TERRA PINES SOUTH PHASE ONE - B

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

MAP BOOK ___ PAGE _____

SHEET 2 OF 12 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND

ADOPTION AND DEDICATION

This is to certify that Terra Pines-South, LLC, a Maryland limited liability company ("Owner"), is the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as Terra Pines South Phase One-B, and the Owner 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.

The road designated as Terra Pines Boulevard is hereby irrevocably dedicated to the County of St. Johns, its successors and assigns, in perpetuity for maintenance of the right-of-way, access and drainage improvements which are now or hereafter constructed thereon.

Tract 38 (Lift Station) and its access and utility easement are hereby irrevocably and without reservation dedicated to St. Johns County, a political subdivision, its successors and assigns, for use in conjunction with its sewage collection system, Tracts 2 through 5 (SWMF/AJDC); Tracts 11 through 16 (Park); and Tracts 19, 20, 23, 24, 28, 29 & 30 (Conservation) are hereby dedicated and conveyed in fee simple to Terra Pines Community Association, Inc., a Florida not-for-profit corporation ("Association"), its successors and assigns.

Owner hereby reserves the right of ingress and egress over all property and easements dedicated to the Association for the purpose of constructing and maintaining thereon, drainage facilities, stormwater management facilities and utilities and further reserves the right to grant others the non-exclusive right of ingress and egress over said property and easements.

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 the street right-of-way hereby dedicated into, over, across or through said easements and stormwater management facilities shown hereon, which are dedicated to the Association or other such entity and will assume all obligation of maintenance and operation thereof under this 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 grantees, if any, of said easements. The undersigned Owner retains the obligation for maintenance of all easements shown on this plat for drainage or landscape purposes; provided however, the undersigned Owner reserves the right to assign the obligation for maintenance of said easements to the Association, or other such entity and will assume all obligation of maintenance and operation thereof under the plat.

Any utility easements shown hereon shall also be easements for the construction, installation, maintenance, and operation of cable television services in the manner and subject to the provisions of Section 177.09(28) of the Florida Statutes; provided however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of any electric, telephone, gas or other public utility. However, only cable television service providers specifically authorized by the undersigned owner, its successors and assigns to serve the lands shown on this plat, shall have the benefit of said cable television service easements.

Florida Power and Light Company and its successors and assigns are hereby irrevocably dedicated a ten foot easement along the front of each lot and tract as shown for its use in conjunction with its underground electrical distribution system.

The owner hereby and irrevocably and without reservation dedicated to FPL, its successors and assigns, easements over, upon, and under all road rights of way designated hereon, for its non-exclusive use in conjunction with the installation, maintenance, and use of FPL utilities, together with the right of FPL, its successors or assigns, to ingress and egress over and upon those roadways for its non-exclusive use in conjunction with the installation, maintenance, and use of its utility systems in easements adjacent to those road rights of way.

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.

Owner hereby reserves 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 politic then having jurisdiction over the lands involved, to dedicate to the public all or any part of the lands or easements remaining privately owned by it.

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 the Board of Directors.

OWNER: Terra Pines-South, LLC
a Maryland limited liability company

BY: Michael J. Natelli, General Manager
Witness: _____
Print Name: _____

State of Florida
County of St. Johns

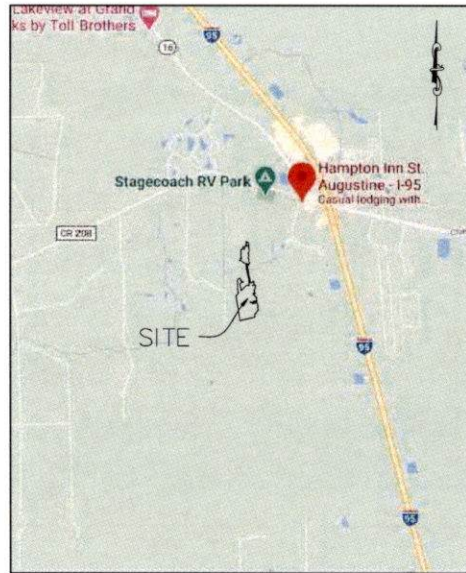
The foregoing instrument was acknowledged before me by means of _____ physical presence or _____ online notarization this _____ day of _____, 2022 by Michael J. Natelli, General Manager of Terra Pines-South, LLC, a Maryland limited liability company, on behalf of Terra Pines-South, LLC. He is personally known to me and did not take an oath or produce identification.

Notary Public, State of Florida

Print Name

My commission expires: _____

My commission number: _____



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of Terra Pines South Phase One-B, has been examined and approved by the County Growth Management Department for St. Johns County, Florida on this _____ day of _____ A.D., 2022.

Director of the Growth Management Department

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of Terra Pines South Phase One-B, has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this _____ day of _____ A.D., 2022.

Chairman, Board of County Commissioners

CERTIFICATE OF REVIEW - COUNTY ATTORNEY

This is to certify that this plat of Terra Pines South Phase One-B has been examined and reviewed by the Office of the St. Johns County Attorney on this _____ day of _____ A.D., 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 _____ Pages _____ of the Public Records of St. Johns County, Florida on this _____ day of _____ A.D., 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 Florida Statutes Chapter 177, Part 1, Platting, by the Office of the County Surveyor for St. Johns County, Florida on this _____ day of _____ A.D., 2022.

Gail Oliver, P.S.M., County Surveyor
Professional Surveyor and Mapper
License Number LS 4564

SURVEYOR'S CERTIFICATE

This is to certify that this plat is a true and correct representation of the lands surveyed, platted and described in the caption; that the survey was made under the undersigned's reasonable direction and supervision; that the survey data complies with all of the requirements of Florida Statute 177; that the Permanent Reference Monuments (PRM), Permanent Control Points (PCP) and the lot corners will be monumentated in accordance with Chapter 177.091, Florida Statutes and Chapter 5J-17, Florida Administrative Code.

Certified this _____ day of _____ A.D., 2022

Thomas P. Hughes, P.L.S.
Professional Land Surveyor
License Number LS 3507



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB #6991
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2258



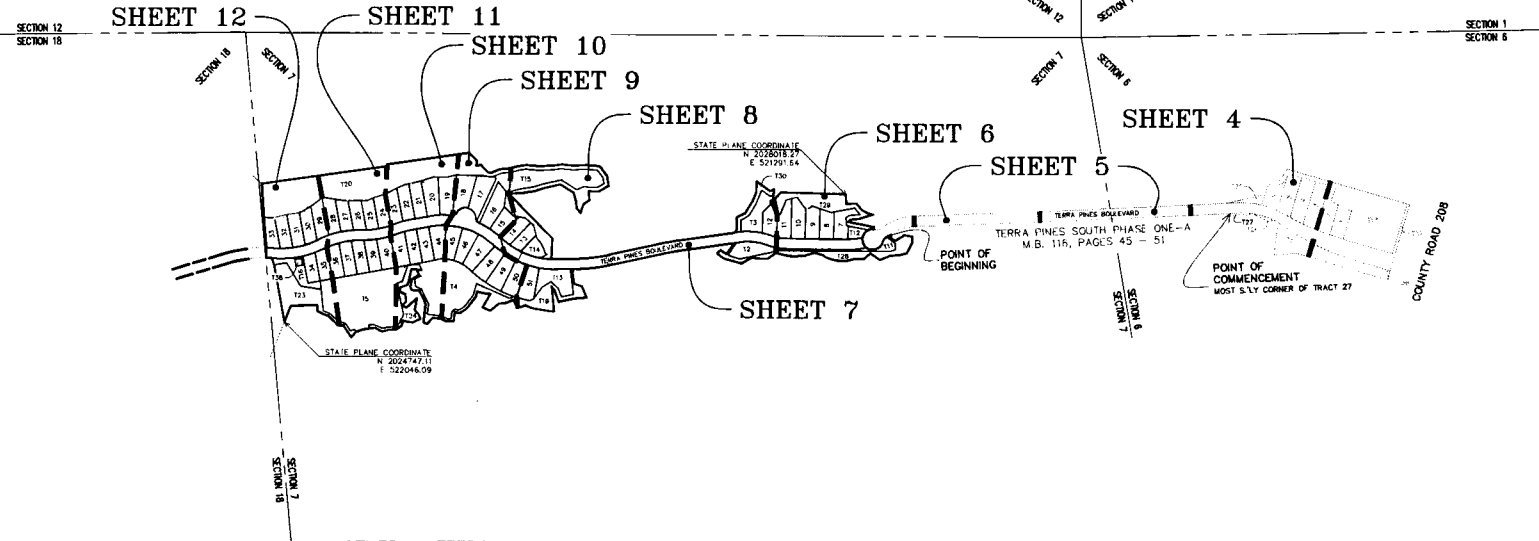
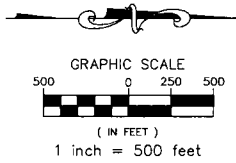
TERRA PINES SOUTH PHASE ONE - B

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

MAP BOOK ___ PAGE ___

SHEET 3 OF 12 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND



OTHER MATTERS AFFECTING CAPTIONED LANDS

Surveyor's Comments are in **BOLD** text and *italics*:

- Easement granted to St. Johns County, Florida set forth in Warranty Deed recorded in Official Records Book 3126, Page 910 and that portion thereof as re-located by Official Records Book 5631, Page 1701. **Parcel affected, plotted.**
- Conservation Easement in favor of St. Johns River Water Management District, recorded in Official Records Book 3232, Page 556. **Parcel affected, plotted.**
- Ordinance Number 2007-16 approving a Major Modification to The Terra Pines Reserve (PUD) Ordinance Number 2004-53, as amended, recorded in Official Records Book 2900, page 1097. **Parcel affected, blanket in nature and not plottable.**
- Ordinance Number 2007-17, approving a Major Modification to The Terra Pines Reserve (PRD) Ordinance Number 2004-54, as amended, recorded in Official Records Book 2900, Page 1114. **Parcel affected, blanket in nature and not plottable.**
- Small Adjustment to Planned Rural Development Ordinance Number 2004-53, as amended known as Terra Pines Reserve PUD (PUD 2003-28) recorded in Official Records Book 2940, page 630. **Parcel affected, blanket in nature and not plottable.**
- Ordinance No. 2014-35, approving a Major Modification to The Terra Pines Reserve I PUD, Ordinance No. 2007-16, as amended, recorded in Official Records Book 3907, Page 1536. **Parcel affected, blanket in nature and not plottable.**
- Recorded Notice of Environmental Resource Permit, recorded in Official Records Book 4177, Page 416. **Parcel affected, blanket in nature and not plottable.**
- Access and Utilities Agreement between Terra Pines-South, LLC, a Maryland limited liability company, and CRD Terra Pines, LLC, a Florida limited liability company, recorded in Official Records Book 5307, Page 176 and that portion thereof as re-located by Official Records Book 5636, Page 249. **Parcel was affected, but terminates upon recording of this plat, not plotted.**

GENERAL NOTES

- Bearings are based upon the centerline of County Road 20B, being S73°56'35"E.
- All drainage easements are unobstructed unless otherwise noted.
- The easements shown hereon and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easements. The construction of driveways and the installation of fences, hedges and landscaping is permissible but subject to removal at the expense of each lot owner for the removal and/or replacement of such items.
- All plotted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.
- 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 supplanting 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.
- Current law provides that no construction, filling, removal of earth, cutting of trees or other plants shall take place waterward of the jurisdictional wetland line as shown on this plat without the approval of this county and/or any other federal state or local governmental regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owner, his agents and the entity performing any activity within this area to acquire the necessary written approvals prior to the beginning of any work. The jurisdictional wetland line shown hereon may be superseded and reclassified at any time, by the appropriate authorities.
- State plane coordinates shown hereon are based on NAD 83/90 State Plane, Florida East Zone (Zone 9901) in U.S. survey feet and are for GIS purposes only.
- Upland Buffer and Upland Preservation areas adjacent to wetlands are to remain natural, vegetative and undisturbed.

LEGEND

- (103.74') - DENOTES DISTANCE FROM FRONT LOT CORNER TO CONSERVATION EASEMENT
- D.R. - DENOTES OFFICIAL RECORDS BOOK
- M.B. - DENOTES MAP BOOK
- PG(S). - DENOTES PAGE(S)
- UDE - DENOTES UNOBSERVED DRAINAGE EASEMENT
- SWMF - DENOTES STORMWATER MANAGEMENT FACILITY
- TLO - DENOTES TIE-LINE ONLY
- UDAE - DENOTES UNOBSERVED DRAINAGE & ACCESS EASEMENT
- (NR) - DENOTES NON-RADIAL
- (R) - DENOTES RADIAL
- - DENOTES SET 4"x4" CONCRETE MONUMENT "BTS PRM LB6991"
- - DENOTES SET 3/8" IRON ROD "BTS LB6991"
- - DENOTES FOUND 4"x4" CONCRETE MONUMENT AS NOTED
- R/W - DENOTES SET NAIL & DISC "BTS PCP LB6991"
- FPL - DENOTES RIGHT-OF-WAY
- FW - DENOTES FLORIDA POWER & LIGHT COMPANY
- LSB - DENOTES TRACT NUMBER
- LSB - DENOTES LANDSCAPE BUFFER
- Wetland symbol - DENOTES WETLANDS
- Undisturbed Upland Buffer symbol - DENOTES UNDISTURBED UPLAND BUFFER



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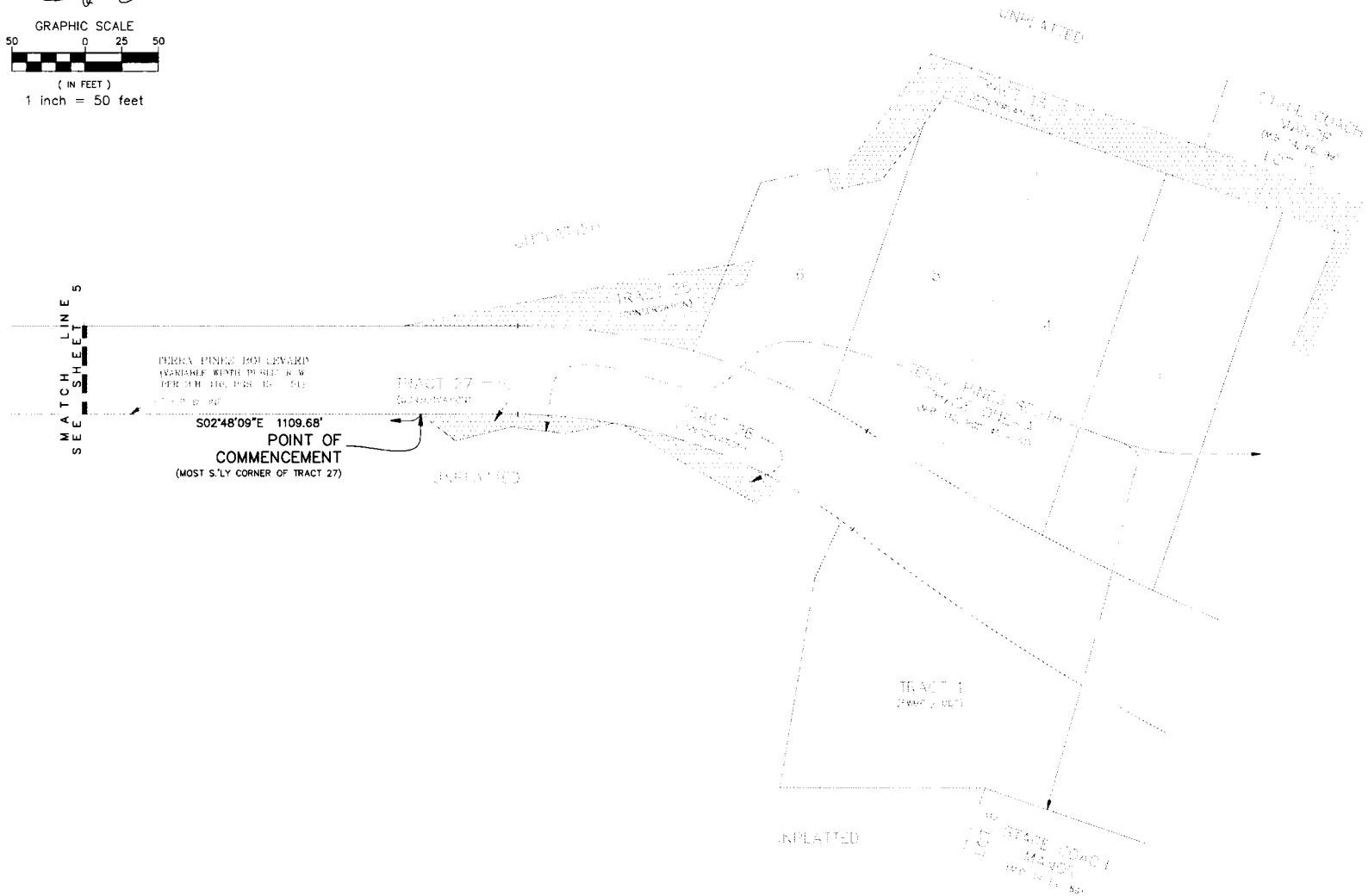
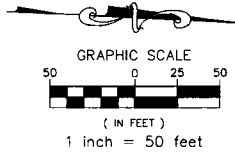
TERRA PINES SOUTH PHASE ONE - B

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

MAP BOOK ___ PAGE ___

SHEET 4 OF 12 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND



MATCH LINE
SEE SHEET 5

TERRA PINES BLVD (VARIABLE WIDTH) PER S.W. 1/4, P. 16, S. 7, R. 29 E.

S02°48'09"E 1109.68'

POINT OF COMMENCEMENT
(MOST S'LY CORNER OF TRACT 27)

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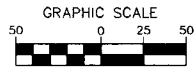
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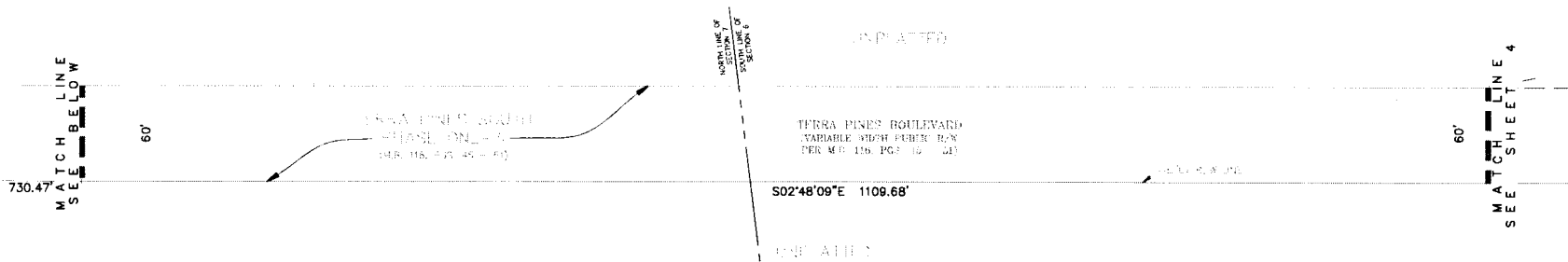
MAP BOOK ___ PAGE ___

SHEET 5 OF 12 SHEETS

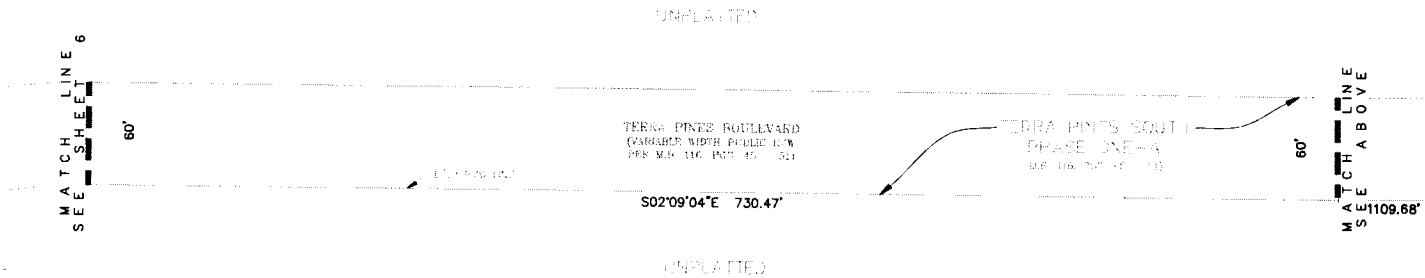
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(IN FEET)
1 inch = 50 feet



(IN FEET)
1 inch = 50 feet



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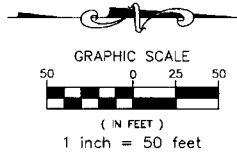
TERRA PINES SOUTH PHASE ONE - B

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

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SHEET 6 OF 12 SHEETS

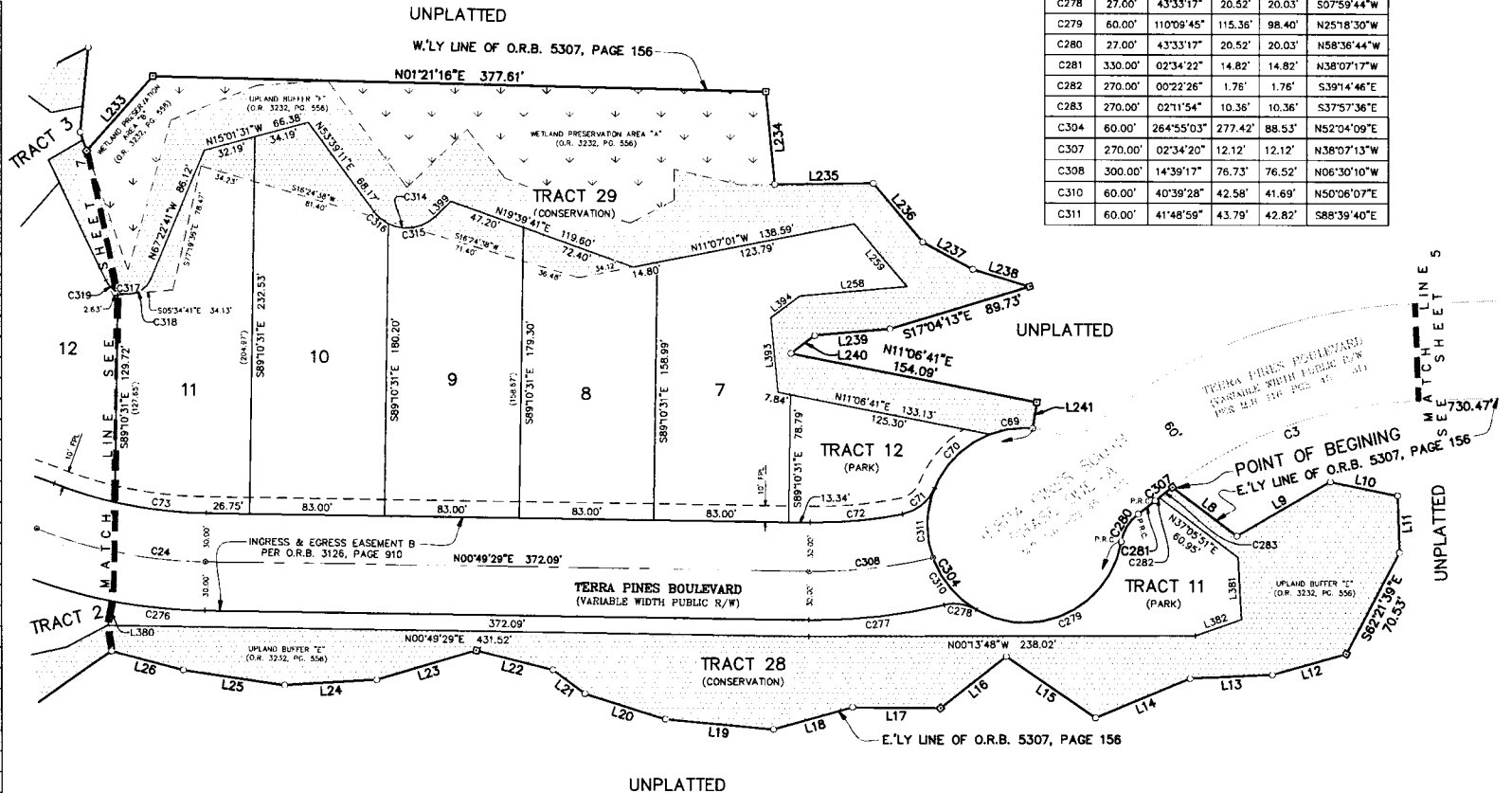
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C314	25.00'	097°35'48"	42.58'	37.62'	N04°51'17"E
C315	25.00'	070°52'16"	30.92'	28.99'	N08°30'29"W
C316	25.00'	026°43'32"	11.66'	11.56'	N40°17'25"E
C317	15.00'	131°39'00"	34.47'	27.37'	N01°33'11"W
C318	15.00'	092°18'56"	24.17'	21.64'	N21°13'13"W
C319	15.00'	039°20'04"	10.30'	10.10'	N44°36'17"E

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C3	270.00'	34°41'18"	163.47'	160.98'	S19°29'24"E
C24	300.00'	20°21'03"	106.56'	106.00'	N11°00'00"E
C69	60.00'	25°24'43"	26.61'	26.39'	S08°10'41"E
C70	60.00'	46°52'07"	49.08'	47.72'	S44°19'07"E
C71	27.00'	56°25'37"	26.59'	25.53'	N39°32'22"W
C72	270.00'	12°09'02"	57.26'	57.15'	N05°15'02"W
C73	270.00'	12°01'25"	56.66'	56.56'	N06°50'11"E
C276	330.00'	09°54'53"	57.10'	57.03'	N05°46'55"E
C277	330.00'	14°36'23"	84.13'	83.90'	N06°28'43"W
C278	27.00'	43°33'17"	20.52'	20.03'	S07°59'44"W
C279	60.00'	110°09'45"	115.36'	98.40'	N25°18'30"W
C280	27.00'	43°33'17"	20.52'	20.03'	N58°36'44"W
C281	330.00'	02°34'22"	14.82'	14.82'	N38°07'17"W
C282	270.00'	00°22'26"	1.76'	1.76'	S39°14'46"E
C283	270.00'	02°11'54"	10.36'	10.36'	S37°57'36"E
C304	60.00'	26°45'03"	27.742'	88.53'	N52°04'09"E
C307	270.00'	02°34'20"	12.12'	12.12'	N38°07'13"W
C308	300.00'	14°39'17"	76.73'	76.52'	N06°30'10"W
C310	60.00'	40°39'28"	42.58'	41.69'	N50°06'07"E
C311	60.00'	41°48'59"	43.79'	42.82'	S88°39'40"E

Line Table		
Line #	Bearing	Distance
L8	N37°06'42"E	49.88'
L9	N30°23'30"W	66.52'
L10	N11°38'56"E	42.20'
L11	N88°03'24"E	35.10'
L12	S15°42'37"E	47.11'
L13	S02°44'20"E	50.82'
L14	S22°35'53"E	63.15'
L15	S34°22'54"W	66.51'
L16	S38°20'52"E	51.47'
L17	S00°26'50"W	54.17'
L18	S15°43'17"E	50.59'
L19	S05°16'11"W	66.75'
L20	S17°29'54"W	52.05'
L21	S36°21'34"W	24.48'
L22	S14°03'19"W	48.86'
L23	S16°30'44"E	63.73'
L24	S03°21'34"E	56.87'
L25	S08°28'54"W	63.08'
L26	S14°48'21"W	45.51'
L233	N48°40'49"W	61.34'
L234	N84°37'06"E	57.70'
L235	N00°50'42"W	60.86'
L236	N49°58'35"E	47.00'
L237	N28°25'43"E	35.14'
L238	N16°56'49"E	36.47'
L239	S05°08'27"E	46.51'
L240	S37°10'03"E	18.46'
L241	S81°09'07"E	16.28'
L256	S84°37'06"W	46.09'
L257	N37°10'03"W	22.21'
L258	N05°08'27"W	66.53'
L259	S49°58'35"W	50.25'
L260	S05°34'41"E	36.76'
L380	N79°15'39"W	15.17'
L381	S87°02'06"W	38.38'
L382	N19°34'44"W	30.08'
L393	S84°37'06"W	46.09'
L394	N37°10'03"W	22.21'
L399	N43°56'37"W	13.70'



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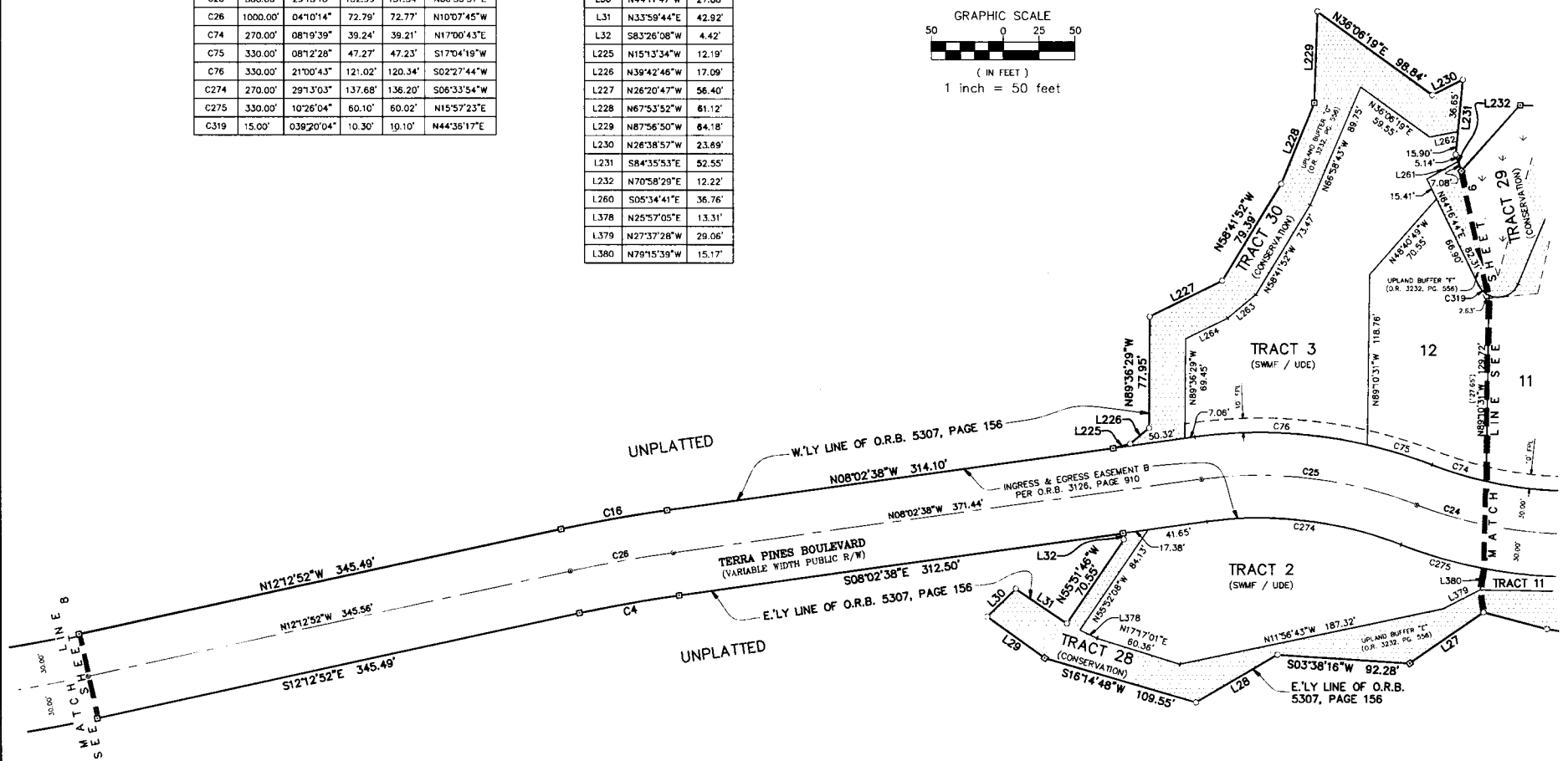
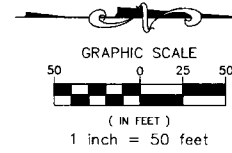
MAP BOOK ___ PAGE ___

SHEET 7 OF 12 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C4	970.00'	04°10'14"	70.61'	70.59'	S10°07'45"E
C16	1030.00'	04°10'15"	74.98'	74.96'	N10°07'45"W
C24	300.00'	20°21'03"	106.56'	106.00'	N11°00'00"E
C25	300.00'	29°13'10"	152.99'	151.34'	N06°33'57"E
C26	1000.00'	04°10'14"	72.79'	72.77'	N10°07'45"W
C74	270.00'	08°19'39"	39.24'	39.21'	N17°00'43"E
C75	330.00'	08°12'28"	47.27'	47.23'	S17°04'19"W
C76	330.00'	21°00'43"	121.02'	120.34'	S02°27'44"W
C274	270.00'	29°13'03"	137.68'	136.20'	S06°33'54"W
C275	330.00'	10°26'04"	60.10'	60.02'	N15°57'23"E
C319	15.00'	0392°0'04"	10.30'	10.10'	N44°35'17"E

Line Table		
Line #	Bearing	Distance
L27	S34°47'15"E	62.42'
L28	S30°15'30"E	85.97'
L29	S35°26'21"W	49.23'
L30	N44°11'47"W	27.88'
L31	N35°59'44"E	42.92'
L32	S83°26'08"W	4.42'
L225	N15°13'34"W	12.19'
L226	N39°42'46"W	17.09'
L227	N26°20'47"W	56.40'
L228	N67°53'52"W	61.12'
L229	N87°56'50"W	64.18'
L230	N26°38'57"W	23.69'
L231	S84°35'53"E	52.55'
L232	N70°58'29"E	12.22'
L260	S05°34'41"E	36.76'
L378	N25°57'05"E	13.31'
L379	N27°37'28"W	29.06'
L380	N79°15'39"W	15.17'



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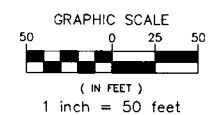
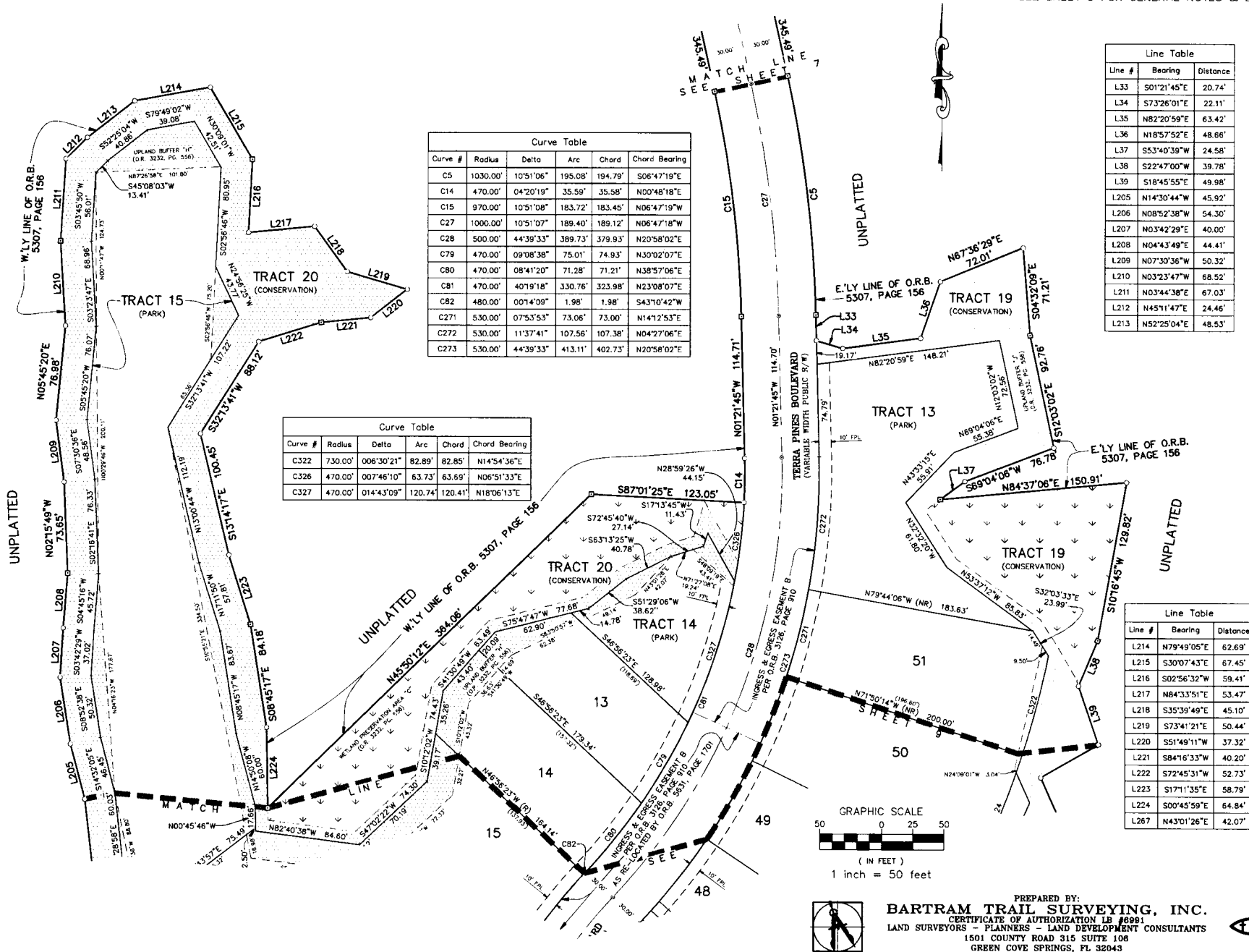
TERRA PINES SOUTH PHASE ONE - B

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

MAP BOOK ___ PAGE ___

SHEET 8 OF 12 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND



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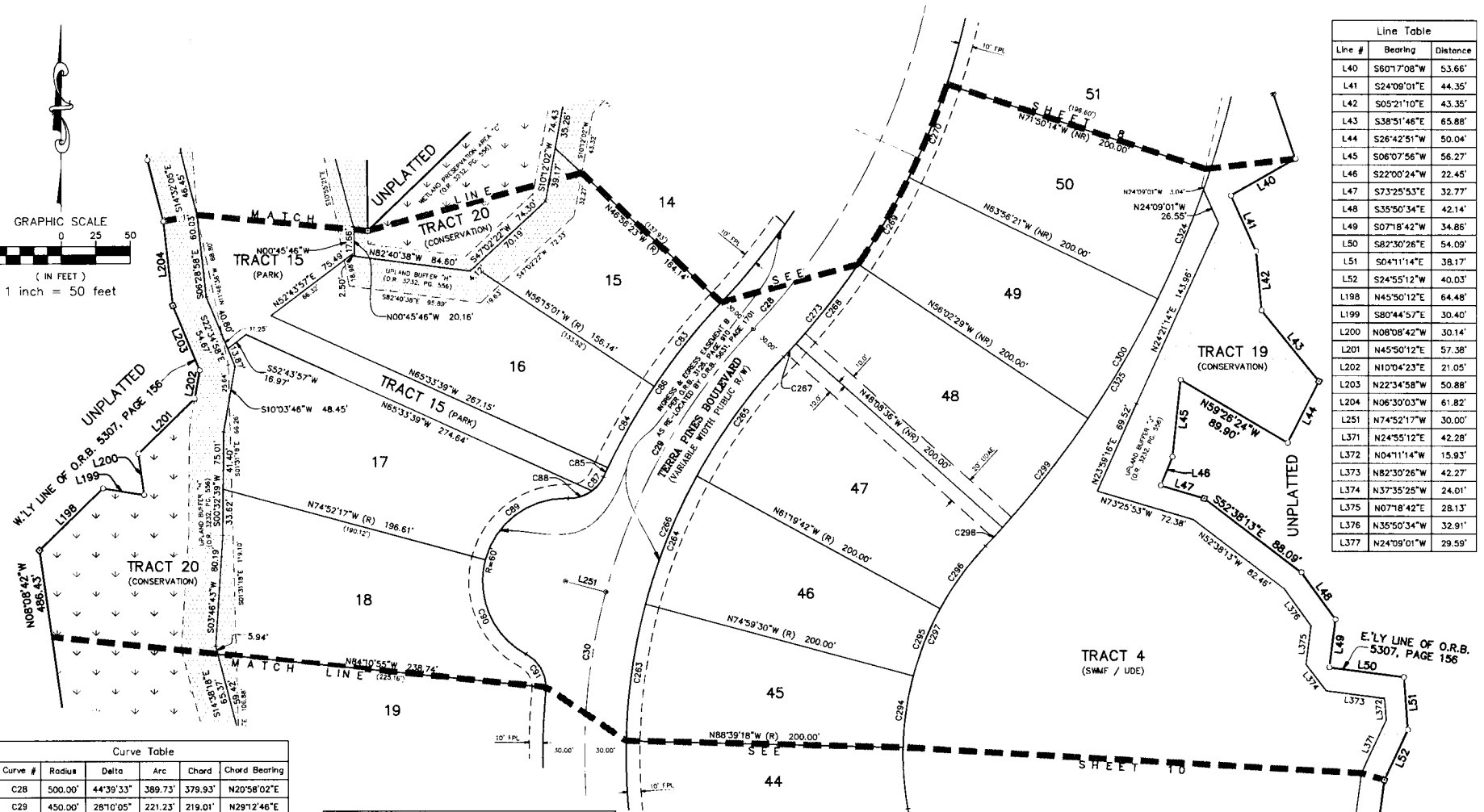
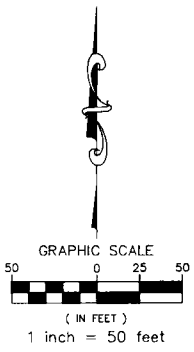


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PART OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

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SHEET 9 OF 12 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND



Line #	Bearing	Distance
L40	S60°17'08"W	53.66'
L41	S24°09'01"E	44.35'
L42	S05°21'10"E	43.35'
L43	S38°51'46"E	65.88'
L44	S26°42'51"W	50.04'
L45	S06°07'56"W	56.27'
L46	S22°00'24"W	22.45'
L47	S73°25'53"E	32.77'
L48	S35°50'34"E	42.14'
L49	S07°18'42"W	34.86'
L50	S82°30'26"E	54.09'
L51	S04°11'14"E	38.17'
L52	S24°55'12"W	40.03'
L198	N45°50'12"E	64.48'
L199	S80°44'57"E	30.40'
L200	N08°08'42"W	30.14'
L201	N45°50'12"E	57.38'
L202	N10°04'23"E	21.05'
L203	N22°34'58"W	50.88'
L204	N06°30'03"W	61.82'
L251	N74°52'17"W	30.00'
L371	N24°55'12"E	42.28'
L372	N04°11'14"W	15.93'
L373	N82°30'26"W	42.27'
L374	N37°35'25"W	24.01'
L375	N07°18'42"E	28.13'
L376	N35°50'34"W	32.91'
L377	N24°09'01"W	29.59'

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C28	500.00'	44°39'33"	389.73'	379.93'	N20°58'02"E
C29	450.00'	28°10'05"	221.23'	219.01'	N29°12'46"E
C30	450.00'	25°24'13"	199.52'	197.89'	N02°25'36"E
C83	480.00'	09°18'38"	78.00'	77.91'	S38°24'18"W
C84	480.00'	08°07'01"	68.00'	67.94'	S29°41'29"W
C85	480.00'	00°53'15"	7.43'	7.43'	S25°11'21"W
C86	480.00'	18°33'02"	155.41'	154.73'	S34°01'15"W
C87	27.00'	27°46'41"	13.09'	12.96'	N38°38'05"E
C88	27.00'	39°23'57"	18.57'	18.20'	N72°13'24"E
C89	60.00'	76°47'39"	80.42'	74.53'	S53°31'33"W
C90	60.00'	76°47'39"	80.42'	74.53'	S23°16'07"E
C91	27.00'	61°43'17"	29.09'	27.70'	N30°48'18"W
C263	420.00'	13°39'48"	100.16'	99.92'	S08°10'36"W
C264	420.00'	13°39'48"	100.16'	99.92'	S21°50'24"W
C265	420.00'	14°37'30"	107.21'	106.92'	S35°59'03"W
C266	420.00'	53°34'19"	392.70'	378.55'	S16°30'39"W

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C267	530.00'	01°26'22"	13.31'	13.31'	N42°34'38"E
C268	530.00'	07°53'53"	73.06'	73.00'	N37°54'31"E
C269	530.00'	07°53'53"	73.06'	73.00'	N30°00'38"E
C270	530.00'	07°53'53"	73.06'	73.00'	N22°06'45"E
C273	530.00'	44°39'33"	413.11'	402.73'	N20°58'02"E
C294	220.00'	13°39'48"	52.46'	52.34'	S08°10'36"W
C295	220.00'	13°39'48"	52.46'	52.34'	S21°50'24"W
C296	220.00'	14°37'30"	56.18'	56.00'	S35°59'03"W
C297	220.00'	53°34'19"	205.70'	198.29'	S16°30'39"W
C298	730.00'	01°26'22"	18.34'	18.34'	N42°34'37"E
C299	730.00'	07°53'53"	100.63'	100.55'	N37°54'30"E
C300	730.00'	07°53'53"	100.63'	100.55'	N30°00'37"E

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C301	730.00'	06°43'49"	85.75'	85.70'	N22°41'46"E
C302	730.00'	23°57'57"	305.35'	303.13'	N31°18'50"E
C324	730.00'	00°53'53"	100.63'	100.55'	N22°06'42"E
C325	730.00'	02°57'57"	305.35'	303.13'	N31°18'50"E



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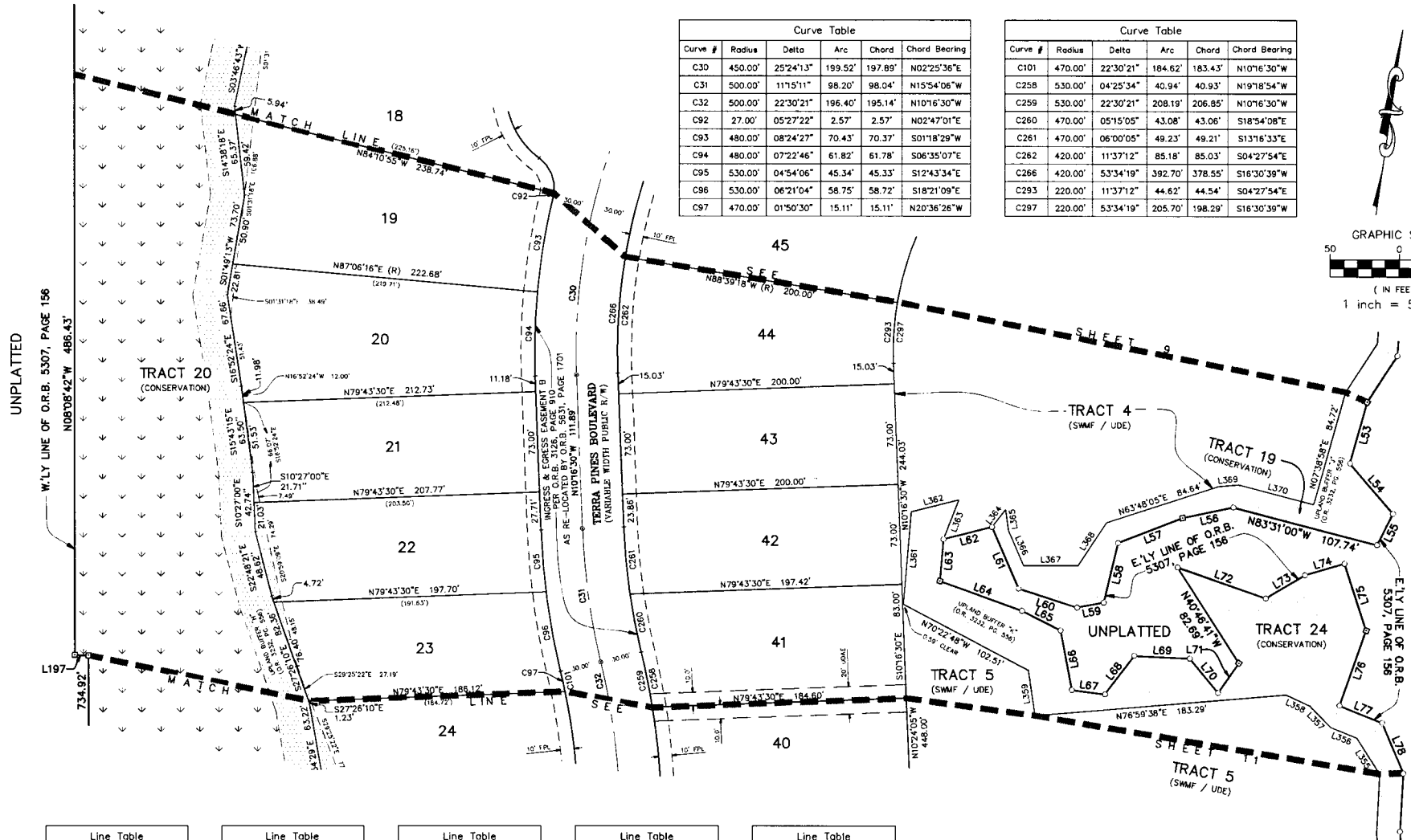
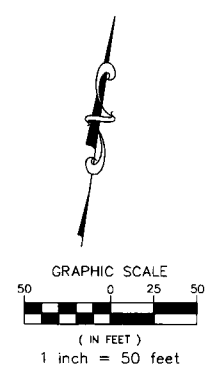
MAP BOOK ___ PAGE ___

SHEET 10 OF 12 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C30	450.00'	25°24'13"	199.52'	197.89'	N02°25'36"E
C31	500.00'	11°15'11"	98.20'	98.04'	N15°54'06"W
C32	500.00'	22°30'21"	196.40'	195.14'	N10°16'30"W
C92	27.00'	05°27'22"	2.57'	2.57'	N02°47'01"E
C93	480.00'	08°24'27"	70.43'	70.37'	S01°18'29"W
C94	480.00'	07°22'46"	61.82'	61.78'	S06°35'07"E
C95	530.00'	04°54'06"	45.34'	45.33'	S12°43'34"E
C96	530.00'	06°21'04"	58.75'	58.72'	S18°21'09"E
C97	470.00'	01°50'30"	15.11'	15.11'	N20°36'26"W

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C101	470.00'	22°30'21"	184.62'	183.43'	N10°16'30"W
C258	530.00'	04°25'34"	40.94'	40.93'	N19°18'54"W
C259	530.00'	22°30'21"	208.19'	206.85'	N10°16'30"W
C260	470.00'	05°15'05"	43.08'	43.06'	S18°54'08"E
C261	470.00'	06°00'05"	49.23'	49.21'	S13°16'33"E
C262	420.00'	11°37'12"	85.18'	85.03'	S04°27'54"E
C266	420.00'	5°34'19"	39.270'	378.55'	S16°30'39"W
C293	220.00'	11°37'12"	44.62'	44.54'	S04°27'54"E
C297	220.00'	5°34'19"	205.70'	198.29'	S16°30'39"W



Line #	Bearing	Distance
L53	S07°38'58"W	46.28'
L54	S48°38'40"E	48.09'
L55	S18°34'58"W	25.58'
L56	S70°00'46"W	37.73'
L57	S60°26'28"W	50.21'
L58	S05°21'57"W	44.67'
L59	S71°12'31"W	19.64'
L60	N80°08'52"W	44.61'
L61	N31°26'11"W	48.68'

Line #	Bearing	Distance
L62	S67°43'29"W	36.36'
L63	S03°18'28"E	30.56'
L64	S78°13'55"E	63.38'
L65	S71°20'21"E	31.35'
L66	S18°42'49"E	44.14'
L67	N88°58'02"E	24.07'
L68	N28°09'41"E	35.19'
L69	N84°30'45"E	40.25'
L70	S47°27'17"E	32.37'

Line #	Bearing	Distance
L71	N26°59'32"E	26.47'
L72	S78°49'15"E	68.05'
L73	N51°05'27"E	33.18'
L74	N65°22'29"E	29.77'
L75	S26°02'18"E	50.95'
L76	S11°14'23"W	58.06'
L77	S76°03'17"E	33.38'
L78	S30°47'16"E	39.40'
L197	S84°52'10"W	10.00'

Line #	Bearing	Distance
L355	N40°27'48"W	30.82'
L356	N76°03'33"W	20.46'
L357	N52°23'22"W	21.46'
L358	N72°45'04"W	18.81'
L359	N16°16'16"W	33.55'
L361	N03°18'00"W	67.57'
L362	N67°43'29"E	35.63'

Line #	Bearing	Distance
L363	S13°08'21"W	30.70'
L364	N29°21'59"E	16.04'
L365	S16°14'53"E	15.24'
L366	S31°25'53"E	27.88'
L367	N82°01'51"E	39.37'
L368	N25°16'48"E	37.73'
L369	N76°29'05"E	15.89'
L370	S83°31'00"E	55.90'



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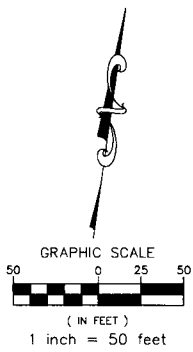


Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C32	500.00'	22°30'21"	196.40'	195.14'	N10°16'30"W
C33	500.00'	11°15'11"	98.20'	98.04'	N04°38'55"W
C34	500.00'	16°33'58"	144.57'	144.06'	N18°33'29"W
C98	470.00'	08°56'29"	73.35'	73.27'	N15°12'56"W
C99	470.00'	08°55'47"	73.25'	73.18'	N06°16'48"W
C100	470.00'	02°47'34"	22.91'	22.91'	N00°25'07"W
C101	470.00'	22°30'21"	184.62'	183.43'	N10°16'30"W
C102	530.00'	05°30'52"	51.01'	50.99'	S01°46'46"E
C103	530.00'	05°44'19"	53.08'	53.06'	S07°24'21"E
C104	530.00'	01°26'39"	13.36'	13.36'	S10°59'50"E
C105	530.00'	07°56'00"	73.39'	73.33'	S15°41'09"E

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C107	530.00'	16°33'58"	153.24'	152.71'	S18°33'29"E
C250	470.00'	09°01'14"	74.00'	73.92'	S19°19'35"E
C251	470.00'	04°32'27"	37.25'	37.24'	S12°32'44"E
C252	470.00'	16°33'58"	135.89'	135.42'	S18°33'29"E
C253	470.00'	03°33'17"	29.16'	29.15'	S08°29'52"E
C254	470.00'	07°41'54"	63.15'	63.10'	S02°52'17"E
C255	530.00'	01°08'49"	10.61'	10.61'	N00°24'16"E
C256	530.00'	07°56'37"	73.48'	73.42'	N04°08'27"W
C257	530.00'	08°59'22"	83.15'	83.07'	N12°36'26"W
C259	530.00'	22°30'21"	208.19'	206.85'	N10°16'30"W

Line Table		
Line #	Bearing	Distance
L79	S04°52'03"E	42.26'
L80	S11°20'25"E	36.07'
L81	S26°02'34"W	45.23'
L82	S02°17'23"E	19.77'
L83	S10°34'34"E	48.39'
L84	S17°49'28"E	49.33'
L85	S49°06'21"E	39.77'
L86	S01°54'30"W	33.81'
L197	S84°52'10"W	10.00'
L248	N10°16'30"W	6.65'
L344	N01°54'30"E	26.91'

Line Table		
Line #	Bearing	Distance
L345	N29°39'11"E	15.83'
L346	N57°23'33"E	47.81'
L347	N17°49'46"W	25.51'
L348	N66°14'14"E	17.07'
L349	S66°14'22"W	21.64'
L350	N06°45'45"W	27.16'
L351	N15°04'39"E	27.40'
L352	N26°02'48"E	33.79'
L353	N11°20'25"W	30.32'
L354	N05°00'47"W	42.63'



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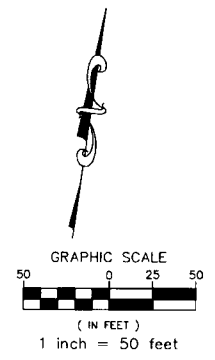
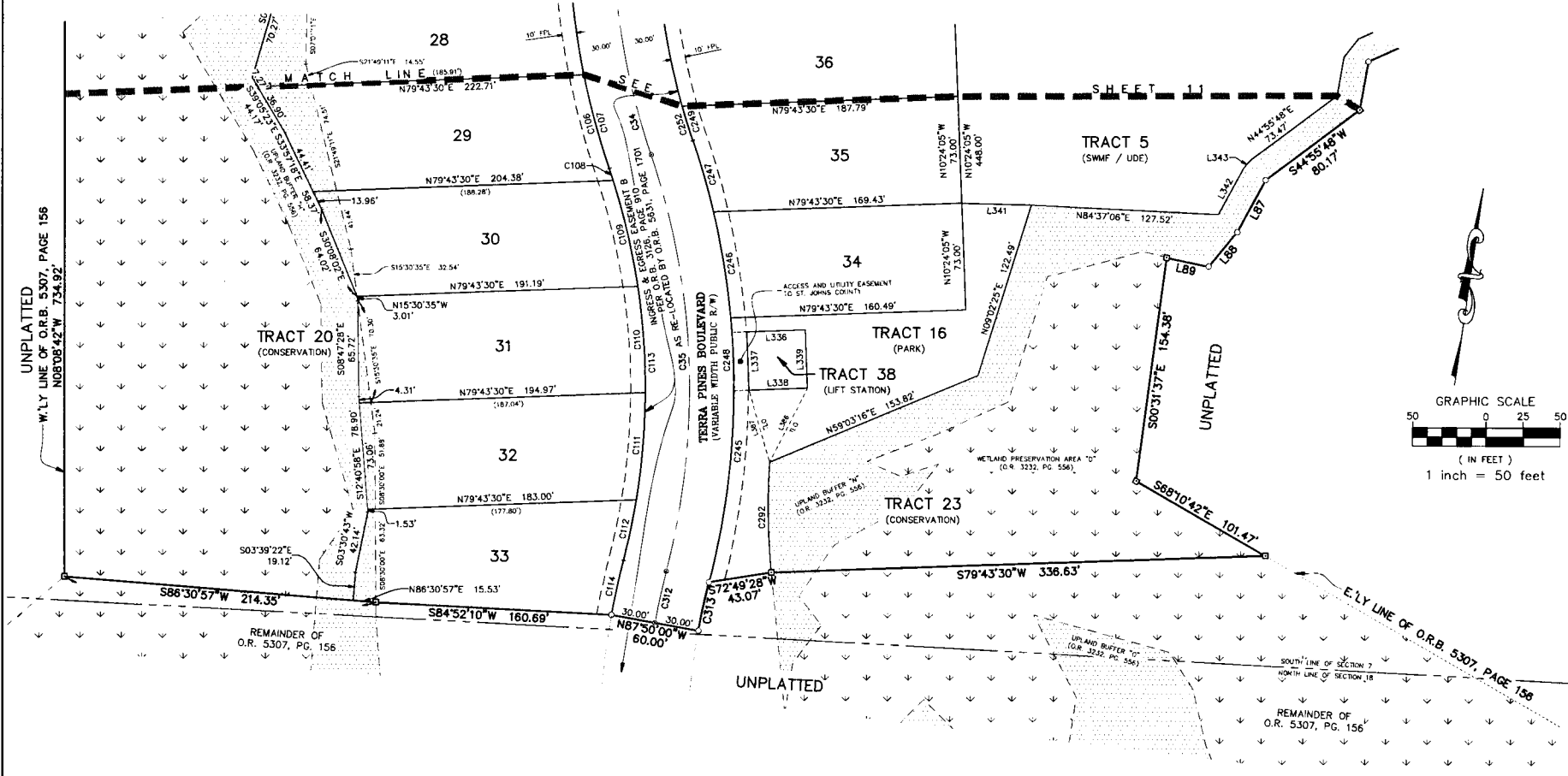
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Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C34	500.00'	16°33'58"	144.57'	144.06'	N18°33'29"W
C35	500.00'	33°07'56"	289.13'	285.12'	N10°16'30"W
C106	530.00'	07°11'19"	66.50'	66.45'	S23°14'49"E
C107	530.00'	16°33'58"	153.24'	152.71'	S18°33'29"E
C108	470.00'	01°02'44"	8.58'	8.58'	N26°19'06"W
C109	470.00'	09°04'29"	74.44'	74.36'	N21°15'30"W
C110	470.00'	08°54'49"	73.12'	73.04'	N12°15'51"W
C111	470.00'	08°58'27"	73.62'	73.54'	N03°19'13"W
C112	470.00'	05°07'27"	42.03'	42.02'	N03°43'44"E
C113	470.00'	33°07'56"	271.78'	268.01'	N10°16'30"W

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C114	530.00'	04°07'28"	38.15'	38.14'	S04°13'43"W
C245	530.00'	19°41'35"	182.17'	181.27'	N03°33'20"W
C246	530.00'	07°57'33"	73.62'	73.57'	N17°22'54"W
C247	530.00'	05°28'48"	50.69'	50.67'	N24°06'04"W
C248	530.00'	33°07'56"	306.48'	302.23'	N10°16'30"W
C249	470.00'	03°00'16"	24.65'	24.64'	S25°20'20"E
C252	470.00'	16°33'58"	135.89'	135.42'	S18°33'29"E
C292	470.00'	09°11'03"	75.34'	75.26'	S09°04'03"E
C312	500.00'	04°07'28"	35.99'	35.98'	S04°13'43"W
C313	470.00'	04°07'28"	33.83'	33.83'	S04°13'43"W

Line Table		
Line #	Bearing	Distance
L87	S20°02'32"W	40.43'
L88	S31°11'01"W	30.75'
L89	N85°47'04"W	29.23'
L336	S79°43'30"W	40.00'
L337	S10°16'30"E	40.00'
L338	S79°43'30"W	40.00'
L339	S10°16'30"E	40.00'
L341	N83°01'06"E	47.31'
L342	N20°02'32"E	35.94'
L343	N32°29'59"E	7.33'
L386	N18°51'55"E	56.80'
L387	S24°14'41"E	51.12'



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