

RESOLUTION NO. 2022- 42
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
IGP COMMERCE CENTER.

WHEREAS, IGP COMMERCE CENTER, LLC, A FLORIDA LIMITED LIABILITY CORPORATION, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as IGP Commerce Center.

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 \$2,485,161.50 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$324,151.50 will be 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 mortgages 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 February, 2022.

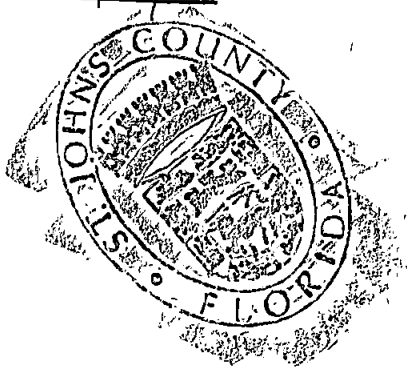
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: Henry Dean
Henry Dean, Chair

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

Pam Waltema
Deputy Clerk

Rendition Date 2/17/22



CAPTION

A PART OF SECTIONS 4 AND 5, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD AND THE NORTH LINE OF SAID SECTION 4; THENCE SOUTH 37 DEGREES 59 MINUTES 20 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 2512.00 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY (66 FOOT RIGHT OF WAY AS MONUMENTED); THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE SOUTH 66 DEGREES 20 MINUTES 40 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY A DISTANCE OF 803.43 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 14 DEGREES 57 MINUTES 04 SECONDS EAST AND ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2454, PAGE 574 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND AS MONUMENTED A DISTANCE OF 1053.95 FEET TO A 1" IRON PIPE (NO IDENTIFICATION), BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2454, PAGE 574; THENCE NORTH 66 DEGREES 11 MINUTES 55 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2454, PAGE 574, A DISTANCE OF 509.00 FEET; THENCE SOUTH 15 DEGREES 21 MINUTES 46 SECONDS EAST A DISTANCE OF 113.98 FEET; THENCE SOUTH 31 DEGREES 22 MINUTES 27 SECONDS EAST AND ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1411, PAGE 1041 OF SAID PUBLIC RECORDS A DISTANCE OF 774.74 FEET TO A POINT ALONG THE WESTERLY LINE OF THE REUBEN CHARLES GRANT AND THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3394, PAGE 1473 OF SAID PUBLIC RECORDS; THENCE SOUTH 03 DEGREES 47 MINUTES 10 SECONDS WEST AND ALONG THE WESTERLY LINE OF SAID REUBEN CHARLES GRANT AS MONUMENTED A DISTANCE OF 799.58 FEET TO A 2" IRON PIPE BEING THE SOUTHWEST CORNER OF SAID REUBEN CHARLES GRANT; THENCE SOUTH 81 DEGREES 33 MINUTES 51 SECONDS WEST A DISTANCE OF 332.55 FEET TO A 5/8" IRON ROD "BHR"; THENCE NORTH 08 DEGREES 52 MINUTES 28 SECONDS EAST A DISTANCE OF 922.55 FEET TO A 5/8" IRON ROD "4690"; THENCE SOUTH 81 DEGREES 00 MINUTES 22 SECONDS WEST ALONG THE NORTHERLY LANDS DESCRIBED IN OFFICIAL BOOK 2819, PAGE 1532 OF SAID PUBLIC RECORDS A DISTANCE OF 2133.87 FEET TO A 4" x 4" CONCRETE MONUMENT (NO IDENTIFICATION); THENCE NORTH 49 DEGREES 38 MINUTES 40 SECONDS EAST A DISTANCE OF 400.02 FEET; THENCE NORTH 20 DEGREES 31 MINUTES 42 SECONDS WEST ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1535, PAGE 1966 OF SAID PUBLIC RECORDS A DISTANCE OF 680.41 FEET AS MONUMENTED TO A 5/8" IRON ROD "4690"; THENCE NORTH 04 DEGREES 47 MINUTES 03 SECONDS EAST A DISTANCE OF 272.24 FEET; THENCE NORTH 46 DEGREES 38 MINUTES 17 SECONDS WEST A DISTANCE OF 175.75 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY (66 FOOT RIGHT OF WAY); THENCE NORTH 59 DEGREES 24 MINUTES 59 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE AS MONUMENTED A DISTANCE OF 157.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 1387.05 FEET, A CHORD BEARING OF NORTH 82 DEGREES 50 MINUTES 50 SECONDS EAST AND CHORD DISTANCE OF 171.86 FEET; THENCE 171.99 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 66 DEGREES 20 MINUTES 40 SECONDS EAST A DISTANCE OF 1015.58 FEET TO THE POINT OF BEGINNING AND TO CLOSE, SAID PARCEL CONTAINING 59.4 ACRES±.

IGP COMMERCE CENTER
A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT IGP COMMERCE CENTER, LLC, A FLORIDA LIMITED LIABILITY CORPORATION, "OWNER", IS THE LAWFUL OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS IGP COMMERCE CENTER, HAVING 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 THOSE LANDS.

THE ROAD RIGHT OF WAY DESIGNATED ON THE PLAT AS THOMAS INDUSTRY WAY IS IRREVOCABLY DEDICATED TO OWNER, ITS SUCCESSORS AND ASSIGNS.

TITLE TO TRACT "A, B" AND TRACT "C" (STORM WATER MANAGEMENT FACILITY & DRAINAGE EASEMENT), TRACT "D, E" (WETLANDS), TRACT "F" (ACCESS), TRACT "G" (OPEN SPACE), TRACT "H" THOMAS INDUSTRY WAY AND TRACT "I" (17' RIGHT OF WAY RESERVATION) ARE HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, IGP COMMERCE CENTER ASSOCIATION, INC., OR OTHER SUCH ENTITY AS WILL ASSUME OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

UTILITY EASEMENTS DESIGNATED ON THIS PLAT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO ST. JOHNS COUNTY, A POLITICAL SUBDIVISION FOR THE INSTALLATION AND MAINTENANCE OF THE WATER DISTRIBUTION AND SEWAGE COLLECTIONS SYSTEMS.

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, IF ANY, OF SAID EASEMENTS. 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 IGP COMMERCE CENTER ASSOCIATION, INC. OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

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 FOR ITS USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

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.

A NON-EXCLUSIVE UTILITY EASEMENT OVER THE ROAD RIGHTS OF WAY AS DESIGNATED ON THIS PLAT IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE SAINT JOHNS COUNTY UTILITY DEPARTMENT, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION AND MAINTENANCE OF THE WATER DISTRIBUTION, REUSE AND SEWAGE COLLECTION SYSTEMS.

ALL OWNERS OF ANY LOT IDENTIFIED ON THIS PLAT SHALL BE MEMBERS OF THE IGP COMMERCE CENTER ASSOCIATION, INC. ALL FIRE HYDRANTS INSTALLED WITHIN THE LAND DESCRIBED IN THE CAPTION HEREON SHALL BE PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE IGP COMMERCE CENTER ASSOCIATION, INC. WHICH SHALL MAINTAIN, REPAIR, AND REPLACE SUCH FIRE HYDRANTS AS MAY BE NECESSARY FROM TIME TO TIME.

THE 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 POLITICAL 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.

IT WITNESSES WHEREOF, THE OWNER HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DUTY ELECTED OFFICER ACTING BY AND WITH THE AUTHORITY OF IGP COMMERCE CENTER, LLC, THIS DAY OF 2021.

Exceptions

- 1. Florida Power & Light Easement recorded in O.R. Book 909, page 1810.
2. Easement Agreement recorded in O.R. Book 2819, page 1536, O.R. Book 3205, page 1846 and O.R. Book 3277, page 1021.
3. American Telephone and Telegraph Company Right of Way Agreement recorded in Deed Book 93, page 421.

CONSENT AND JOINER

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 5237, PAGE 1511, 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 BARWICK BANKING COMPANY
1200 PLANTATION ISLAND
DR. 110
ST. AUGUSTINE FL. 32080
By: CHAD BOWLING
Witness
Printed Name

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of IGP COMMERCE CENTER has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this day of 2021, 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

STATE OF FLORIDA

COUNTY OF

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this day of 2021,

by as for Notary Public, State of Florida
Name:
My Commission Expires:
My Commission Number is:

Personally Known OR Produced Identification

Type of Identification Produced

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.

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 2021.

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

Witness OWNER: IGP COMMERCE CENTER, LLC

Printed Name BY: ROBERT THOMAS

Witness

Printed Name

CERTIFICATE OF APPROVAL- GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of IGP COMMERCE CENTER has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this day of 2021.

Director of the Growth management Department

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of IGP COMMERCE CENTER has been examined and reviewed by the Office of the St. Johns County Attorney on this day of 2021.

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 2021.

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

SURVEYOR'S CERTIFICATE:

This is to certify that the undersigned is a currently licensed and registered land surveyor in and by the State of Florida and as such does hereby certify that this plat is a true and correct representation of the lands surveyed under his responsible direction and supervision and that the survey data complies with all requirements of Chapter 177, Florida Statutes, and further certifies that permanent reference monuments have been set and that permanent control points will be set according to the requirements of said Chapter 177, signed this day of 2021.

MICHAEL T. DANTZLER
PROFESSIONAL SURVEYOR AND MAPPER
3885 COUNTY ROAD 13 SOUTH
ELKTON, FLORIDA, 32033
904 692-2676

Michael T. Dantzler, P.S.M.
Florida Professional Surveyor AND Mapper No. 6255

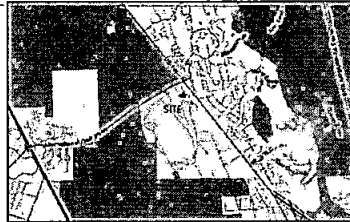
PREPARED BY:

MICHAEL T. DANTZLER
PROFESSIONAL SURVEYOR AND MAPPER
3085 C.R. 13 SOUTH, ELKTON, FL 32033
PHONE# (904) 692-2676 FAX# (904) 692-2676
L.S. No. 6255

IGP COMMERCE CENTER

A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 6 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

LINE CHART		LINE CHART	
LINE BEARING	DISTANCE	LINE BEARING	DISTANCE
L1	N 47°21'12" W 100.59'	L201	N 18°22'37" W 53.81'
L2	N 25°17'02" W 37.73'	L202	N 71°57'33" E 115.12'
L3	S 7°02'32" W 48.48'	L203	N 04°22'28" E 18.45'
L4	N 68°24'16" W 54.39'	L204	N 4°22'04" E 30.32'
L5	N 28°30'33" W 40.60'	L205	N 16°00'19" W 38.55'
L6	N 25°52'49" W 38.07'	L206	S 59°24'59" E 115.24'
L7	N 11°31'39" W 60.99'	L207	N 86°20'40" E 382.20'
L8	N 07°10'05" W 65.71'	L208	N 86°20'40" E 25.22'
L9	N 12°42'11" E 78.81'	L209	S 16°00'19" E 64.99'
L10	N 04°12'55" W 57.98'	L210	S 10°41'07" W 81.13'
L11	N 20°03'47" W 87.57'	L211	S 21°00'01" E 88.90'
L12	N 21°01'43" W 75.15'	L212	S 05°18'53" E 36.78'
L13	N 00°19'05" E 53.84'	L213	S 21°00'01" E 88.90'
L14	N 11°52'37" W 62.05'	L214	S 22°53'04" W 60.86'
L15	N 02°02'42" E 81.82'	L215	S 05°18'53" E 36.78'
L16	N 13°38'09" W 36.78'	L216	S 45°53'46" F 39.05'
L17	N 82°08'51" W 63.43'	L217	S 84°39'59" E 87.87'
L18	N 04°05'36" E 112.38'	L218	S 17°49'35" E 52.61'
L19	N 01°29'29" E 77.90'	L219	S 26°54'12" E 92.47'
L20	N 19°08'29" E 59.48'	L220	S 35°05'41" E 44.40'
L21	N 20°21'49" W 93.31'	L221	S 11°36'17" E 58.04'
L22	N 28°49'54" W 83.45'	L222	S 08°39'50" W 56.93'
L23	N 10°21'01" W 142.27'	L223	S 30°11'03" E 48.60'
L24	N 11°13'11" E 68.61'	L224	S 16°08'21" E 63.02'
L25	N 12°04'38" W 43.21'	L225	S 12°04'38" E 69.69'
L26	N 18°08'37" W 59.06'	L226	S 11°13'11" W 69.00'
L27	N 30°11'03" W 52.09'	L227	S 10°21'01" E 133.88'
L28	N 06°39'55" E 83.24'	L228	S 26°49'54" E 81.24'
L29	N 11°36'17" W 48.82'	L229	S 20°21'49" E 103.69'
L30	N 35°05'41" W 43.00'	L230	S 19°08'29" W 64.58'
L31	N 28°54'12" W 98.25'	L231	S 01°29'29" W 69.48'
L32	N 17°49'35" W 34.53'	L232	N 81°00'15" E 25.42'
L33	N 84°39'39" W 79.31'	L233	N 86°19'42" E 25.21'
L34	N 45°53'46" W 56.08'	L234	N 78°49'58" E 43.81'
L35	N 21°00'01" W 67.88'	L235	N 68°20'40" E 191.24'
L36	N 05°18'53" W 108.51'	L236	N 68°20'40" E 349.88'
L37	N 22°53'04" E 63.58'	L237	N 68°20'40" E 231.01'
L38	N 01°41'04" E 87.77'	L238	S 04°05'38" W 71.53'
L39	N 04°22'04" E 55.54'	L239	S 82°09'31" E 68.82'
L40	N 10°41'07" E 78.84'	L240	S 13°38'09" E 16.33'
L41	N 24°34'37" W 172.48'	L241	S 02°02'42" W 81.43'
L42	N 88°23'40" W 22.80'	L242	S 11°52'37" E 46.44'
L43	N 11°36'43" W 34.93'	L243	S 11°52'37" E 15.99'
L44	N 20°22'11" W 27.45'	L244	S 00°19'05" W 57.91'
L45	N 68°11'55" W 41.32'	L245	S 21°07'45" E 78.65'
L46	N 58°04'08" W 42.02'	L246	S 20°03'47" E 63.86'
L47	N 18°21'13" W 74.42'	L247	S 04°12'55" W 50.78'
L48	N 68°11'55" W 78.60'	L248	S 12°42'11" W 78.81'
L49	N 16°00'19" W 55.70'	L249	S 07°10'08" E 71.84'
		L250	S 11°31'39" E 80.83'
		L251	N 81°01'04" E 25.02'
		L252	N 66°11'59" E 25.55'



VICINITY MAP

STATE PLANE COORDINATE #1

STATE PLANE COORDINATE #2

POINT	NORTHING	EASTING	DESCRIPTION
1	2064443.79	531056.24	P.R.M. NE CORNER
2	2064036.30	530125.99	P.R.M. P.T. R/W IGP BLVD.

The intended use of these coordinates is for GIS base mapping purposes. The geodetic control relied upon for these values was St. Johns County Geodetic Control Monuments "G031 & G034". Coordinates are based on North American Datum 1983/90 - State Plane Coordinates - Florida East Zone - U.S. Feet.

LEGEND

- SET 4"x4" CONCRETE MONUMENT PSM 6255
- FOUND CONCRETE MONUMENT IDENTIFICATION AS NOTED
- CORNER FOUND IDENTIFICATION AS NOTED
- SET 1/2" REBAR PSM 6255
- ▲ PK NAIL & DISC PSM 6255
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- R/W RIGHT OF WAY
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- R.P. RADIUS POINT
- AC ACRE
- PA. PAGE
- O.R. OFFICIAL RECORDS
- R RADIUS
- NOC NORTHROP GRUMMAN SYSTEMS CORP
- TP FLORIDA POWER & LIGHT CO.

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	171.09	1137.05	7°06'31"	N 32°50'50" E	171.88
C2	22.55	34.50	18°06'31"	S 84°28'58" W	22.55
C3	28.44	40.00	42°12'20"	S 06°59'08" W	28.80
C4	114.14	68.00	56°19'25"	N 29°49'57" E	101.31
C5	114.14	68.00	56°19'25"	N 87°04'11" W	101.21
C6	28.44	40.00	42°12'20"	N 38°03'13" W	28.80
C7	35.98	68.00	30°19'25"	N 23°19'12" E	35.57
C8	22.68	34.50	17°38'41"	N 16°31'24" E	22.77
C9	78.15	68.00	65°50'59"	N 24°13'54" W	73.85
C10	84.28	68.00	71°01'00"	S 08°15'14" E	78.99
C11	69.88	68.00	78°09'24"	S 08°15'14" E	73.62
C12	169.88	1370.05	7°06'16"	N 87°50'50" E	169.77



GENERAL NOTES:

1. BEARING REFERENCE: N 68°20'40" E FOR THE SOUTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY.
2. STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMALS THEREOF ARE BASED ON NORTH AMERICAN DATUM 1983/90, FLORIDA EAST ZONE ARE FOR GIS MAPPING PURPOSES ONLY.
3. NOTICE THIS PLAN, 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 PLAN. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. 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 DEPICTED ON THIS PLAN WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.
5. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
6. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBTAINED EASEMENTS SHALL REMAIN TOTALLY UNOBTAINED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPROVE THE USE OF SAID EASEMENT BY THE EASEMENT HOLDER. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE EASEMENT HOLDER AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS MAINTENANCE & ACCESS EASEMENTS, SHALL REMAIN TOTALLY UNOBTAINED BY ANY IMPROVEMENTS THAT MAY IMPROVE THE USE AND ACCESS OF SAID EASEMENT BY THE EASEMENT HOLDER.
7. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
8. SECTION LINES DEPICTED HEREON ARE GRAPHIC REPRESENTATIONS ONLY AND DO NOT REFLECT FIELD MEASURE UNLESS OTHERWISE NOTED.

PREPARED BY:
MICHAEL T. DANTZLER
PROFESSIONAL SURVEYOR AND MAPPER
3825 C.R. 13 SOUTH, ELTOVA, FL 32033
PHONE# (904) 692-2876 FAX# (904) 692-2878
L.S. NO. 6255

IGP COMMERCE CENTER

A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 6 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

JURISDICTIONAL WETLAND LINE CHART

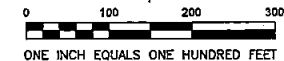
LINE	BEARING	DISTANCE
L295	N 11:35:17" W	48.22
L301	N 3:39:54" W	43.09
L311	N 26:54:12" W	96.25
L312	N 17:49:35" W	54.53
L331	S 84:39:59" W	78.31
L341	N 43:53:48" W	58.08
L351	N 21:00:01" W	57.28
L361	N 05:18:53" W	106.51
L371	N 27:51:03" E	52.58
L381	N 01:41:04" E	87.77
L391	N 04:22:04" E	59.24
L401	N 10:41:03" E	66.64
L501	N 18:00:19" W	22.70

LINE CHART

LINE	BEARING	DISTANCE
L302	N 10:22:57" W	13.41
L303	S 71:37:03" W	58.31
L304	N 04:22:28" E	18.45
L305	N 4:22:28" E	18.45
L306	N 16:00:19" W	58.25
L307	N 29:24:25" E	184.25
L308	N 29:24:25" E	184.25
L309	N 65:20:40" E	225.22
L310	N 18:00:19" W	64.99
L311	N 04:10:07" W	61.19
L312	N 04:21:51" W	55.12
L313	N 01:41:04" W	61.59
L314	S 22:53:04" W	60.99
L315	S 09:18:53" E	88.79
L316	S 17:49:35" E	52.61
L317	S 45:33:48" E	59.25
L318	S 26:54:12" E	87.87
L319	S 17:49:35" E	52.61
L320	S 11:35:17" E	48.40
L321	S 05:39:59" W	58.93
L322	S 07:11:03" E	46.59
L323	S 18:00:19" E	63.02
L324	S 12:04:36" E	48.68
L325	S 11:13:11" W	69.89

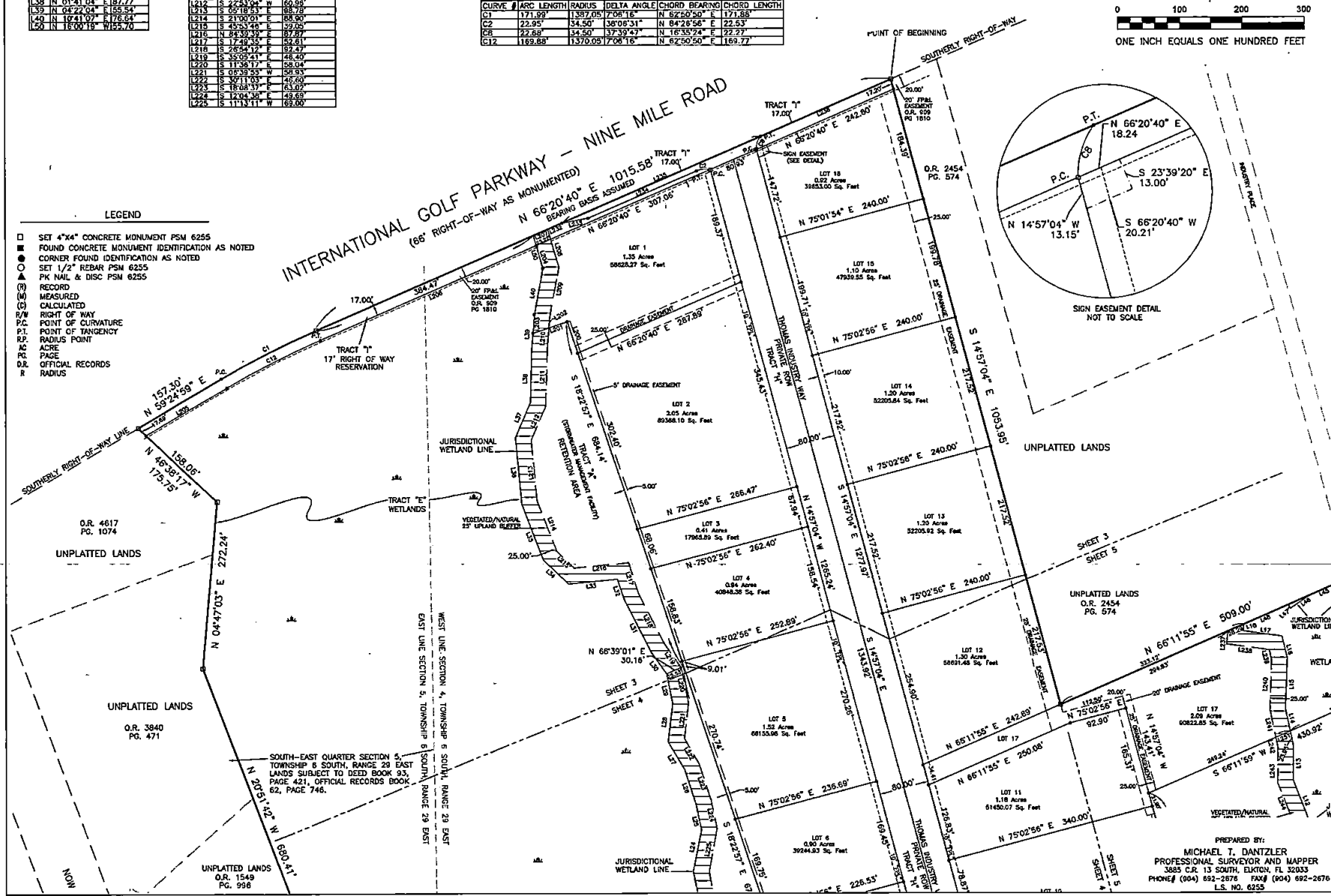
CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	171.89'	1387.05'	7°08'16"	N 62°50'50" E	171.89'
C2	22.95'	34.50'	38°08'31"	N 84°28'56" E	22.53'
C3	22.68'	34.50'	37°39'43"	N 16°53'32" E	22.73'
C12	169.88'	1370.03'	7°08'16"	N 62°50'50" E	169.77'



LEGEND

- SET 4"x4" CONCRETE MONUMENT PSM 6255
- FOUND CONCRETE MONUMENT IDENTIFICATION AS NOTED
- CORNER FOUND IDENTIFICATION AS NOTED
- SET 1/2" REBAR PSM 6255
- ▲ PK NAIL & DISC PSM 6255
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- R/W RIGHT OF WAY
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- R.P. RADIUS POINT
- AC ACRE
- PG PAGE
- O.R. OFFICIAL RECORDS
- R RADIUS



PREPARED BY:
MICHAEL J. DANTZLER
PROFESSIONAL SURVEYOR AND MAPPER
3885 CR. 13 SOUTH, ELKTON, FL 32033
PHONE# (904) 692-2876 FAX# (904) 692-2676
L.S. NO. 6253

IGP COMMERCE CENTER

A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 6 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

LEGEND

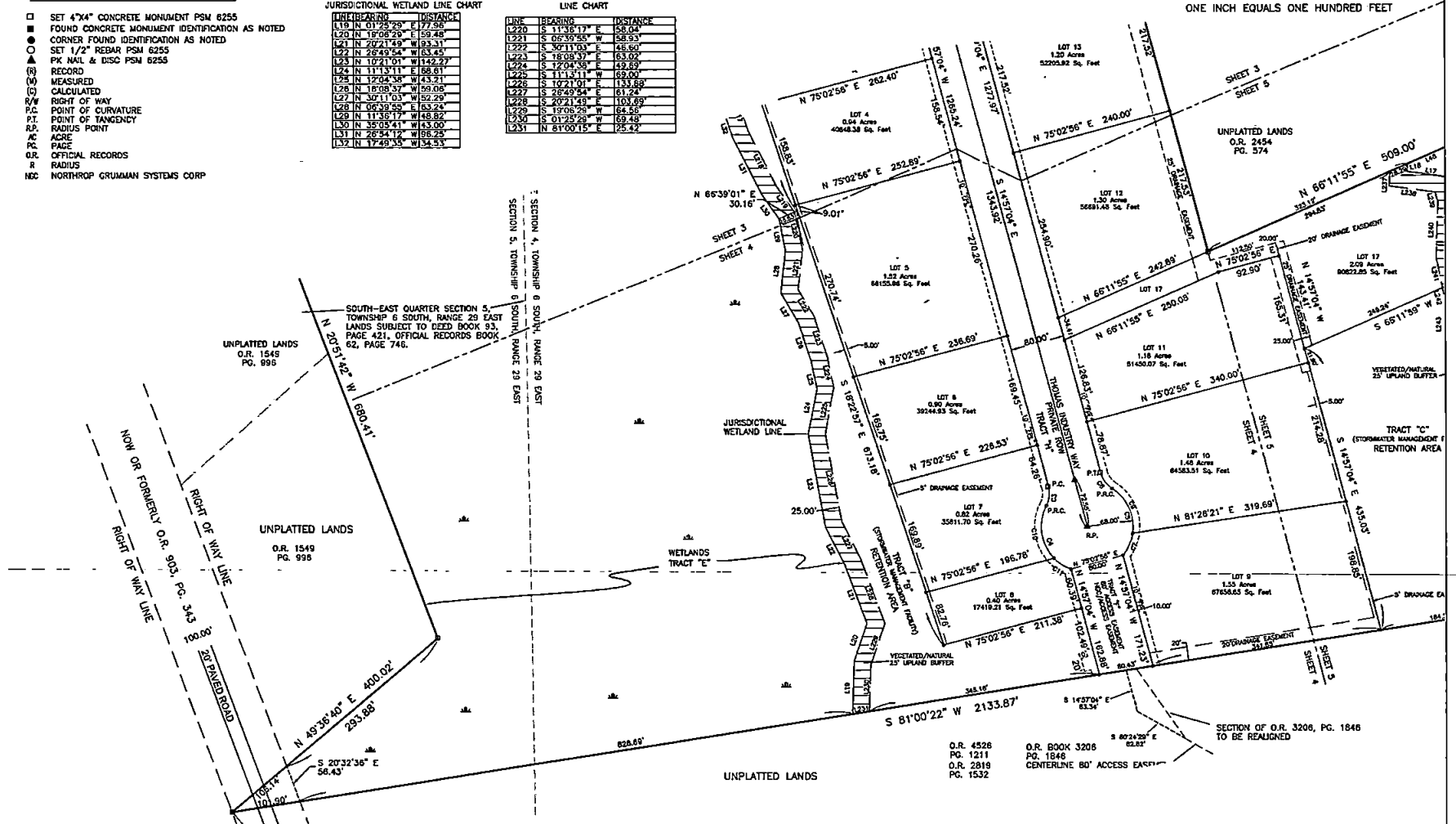
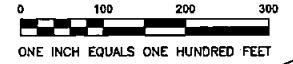
- SET 4"x4" CONCRETE MONUMENT PSM 6255
- FOUND CONCRETE MONUMENT IDENTIFICATION AS NOTED
- CORNER FOUND IDENTIFICATION AS NOTED
- SET 1/2" REBAR PSM 6255
- ▲ PK NAIL & DISC PSM 6255
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- R/W RIGHT OF WAY
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- R.P. RADIUS POINT
- A/ ACRES
- P/ PAGE
- O.R. OFFICIAL RECORDS
- R/ RADIUS
- HC NORTHROP GRUMMAN SYSTEMS CORP

JURISDICTIONAL WETLAND LINE CHART

LINE	BEARING	DISTANCE
L19	N 01°25'28" E	77.96
L20	N 10°09'29" E	59.48
L21	N 20°21'49" W	93.31
L22	N 26°49'54" W	83.45
L23	N 10°21'01" W	142.27
L24	N 11°13'11" E	186.01
L25	N 12°04'38" W	43.21
L26	N 16°08'37" W	99.06
L27	N 30°11'03" W	82.29
L28	N 05°39'55" E	63.24
L29	N 11°36'17" W	48.82
L30	N 35°05'41" W	43.00
L31	N 26°34'12" W	86.25
L32	N 17°49'35" W	54.53

LINE CHART

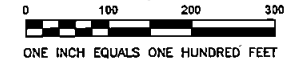
LINE	BEARING	DISTANCE
L220	S 11°36'17" E	58.04
L221	S 06°39'55" W	58.93
L222	S 30°11'03" E	85.60
L223	S 18°08'37" E	63.02
L224	S 12°04'36" E	49.69
L225	S 11°13'11" W	189.00
L226	S 10°21'01" E	133.88
L227	S 26°49'54" E	61.24
L228	S 20°21'49" E	103.89
L229	S 12°06'28" W	64.50
L230	S 01°25'28" W	69.48
L231	N 81°00'15" E	125.42



CURVE #	ARC LENGTH	RADIUS	CURVE TABLE		
			DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	29.48	40.00	42°12'20"	S 06°09'06" W	28.80
C4	114.14	68.00	88°10'25"	S 20°49'57" E	101.21
C5	114.14	68.00	88°10'25"	N 69°54'11" W	101.21
C6	29.48	40.00	42°12'20"	N 36°03'13" W	28.80
C7	35.89	68.00	30°19'25"	N 23°51'18" E	35.57
C8	78.15	68.00	60°39'50"	N 44°13'54" W	73.92
C9	78.15	68.00	60°39'50"	S 08°15'14" E	78.95
C10	84.25	68.00	121°01'00"	S 08°15'14" E	78.95
C11	29.88	68.00	25°09'24"	S 56°20'27" E	29.82

PREPARED BY:
MICHAEL T. DANTZLER
PROFESSIONAL SURVEYOR AND MAPPER
3885 G.R. 13 SOUTH, ELKTON, FL 32055
PHONE# (904) 692-2876 FAX# (904) 692-2878
L.S. NO. 6255

IGP COMMERCE CENTER
 A PORTION OF SECTIONS 4 AND 5,
 TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST.
 JOHNS COUNTY, FLORIDA.



JURISDICTIONAL WETLAND LINE CHART

LINE	BEARING	DISTANCE
L1	N 47°11'22" W	100.5924
L2	N 29°10'37" W	37.73
L3	S 7°02'47" W	42.46
L4	N 82°44'18" W	42.46
L5	N 28°30'33" W	40.50
L6	N 13°32'42" W	35.00
L7	N 11°31'39" W	30.89
L8	N 07°10'08" W	65.71
L9	N 17°24'11" W	73.81
L10	N 04°12'55" W	50.76
L11	N 21°03'47" W	62.27
L12	N 21°03'47" W	62.27
L13	N 09°18'05" E	55.84
L14	N 17°52'37" W	62.05
L15	N 02°02'42" E	81.43
L16	N 13°38'09" E	35.78
L17	N 82°05'31" W	62.43
L18	N 04°05'30" E	11.30
L19	N 24°34'33" W	17.48
L20	N 82°23'49" W	62.50
L21	N 11°59'57" E	48.44
L22	N 20°22'11" W	27.42
L23	S 89°11'55" W	41.32
L24	S 89°11'55" W	41.32
L25	S 89°11'55" W	41.32
L26	S 89°11'55" W	41.32
L27	S 89°11'55" W	41.32
L28	S 89°11'55" W	41.32
L29	S 89°11'55" W	41.32
L30	S 89°11'55" W	41.32
L31	S 89°11'55" W	41.32
L32	S 89°11'55" W	41.32
L33	S 89°11'55" W	41.32
L34	S 89°11'55" W	41.32
L35	S 89°11'55" W	41.32
L36	S 89°11'55" W	41.32
L37	S 89°11'55" W	41.32
L38	S 89°11'55" W	41.32
L39	S 89°11'55" W	41.32
L40	S 89°11'55" W	41.32
L41	S 89°11'55" W	41.32
L42	S 89°11'55" W	41.32
L43	S 89°11'55" W	41.32
L44	S 89°11'55" W	41.32
L45	S 89°11'55" W	41.32
L46	S 89°11'55" W	41.32
L47	S 89°11'55" W	41.32
L48	S 89°11'55" W	41.32
L49	S 89°11'55" W	41.32
L50	S 89°11'55" W	41.32
L51	S 89°11'55" W	41.32
L52	S 89°11'55" W	41.32
L53	S 89°11'55" W	41.32
L54	S 89°11'55" W	41.32
L55	S 89°11'55" W	41.32
L56	S 89°11'55" W	41.32
L57	S 89°11'55" W	41.32
L58	S 89°11'55" W	41.32
L59	S 89°11'55" W	41.32
L60	S 89°11'55" W	41.32
L61	S 89°11'55" W	41.32
L62	S 89°11'55" W	41.32
L63	S 89°11'55" W	41.32
L64	S 89°11'55" W	41.32
L65	S 89°11'55" W	41.32
L66	S 89°11'55" W	41.32
L67	S 89°11'55" W	41.32
L68	S 89°11'55" W	41.32
L69	S 89°11'55" W	41.32
L70	S 89°11'55" W	41.32
L71	S 89°11'55" W	41.32
L72	S 89°11'55" W	41.32
L73	S 89°11'55" W	41.32
L74	S 89°11'55" W	41.32
L75	S 89°11'55" W	41.32
L76	S 89°11'55" W	41.32
L77	S 89°11'55" W	41.32
L78	S 89°11'55" W	41.32
L79	S 89°11'55" W	41.32
L80	S 89°11'55" W	41.32
L81	S 89°11'55" W	41.32
L82	S 89°11'55" W	41.32
L83	S 89°11'55" W	41.32
L84	S 89°11'55" W	41.32
L85	S 89°11'55" W	41.32
L86	S 89°11'55" W	41.32
L87	S 89°11'55" W	41.32
L88	S 89°11'55" W	41.32
L89	S 89°11'55" W	41.32
L90	S 89°11'55" W	41.32
L91	S 89°11'55" W	41.32
L92	S 89°11'55" W	41.32
L93	S 89°11'55" W	41.32
L94	S 89°11'55" W	41.32
L95	S 89°11'55" W	41.32
L96	S 89°11'55" W	41.32
L97	S 89°11'55" W	41.32
L98	S 89°11'55" W	41.32
L99	S 89°11'55" W	41.32
L100	S 89°11'55" W	41.32

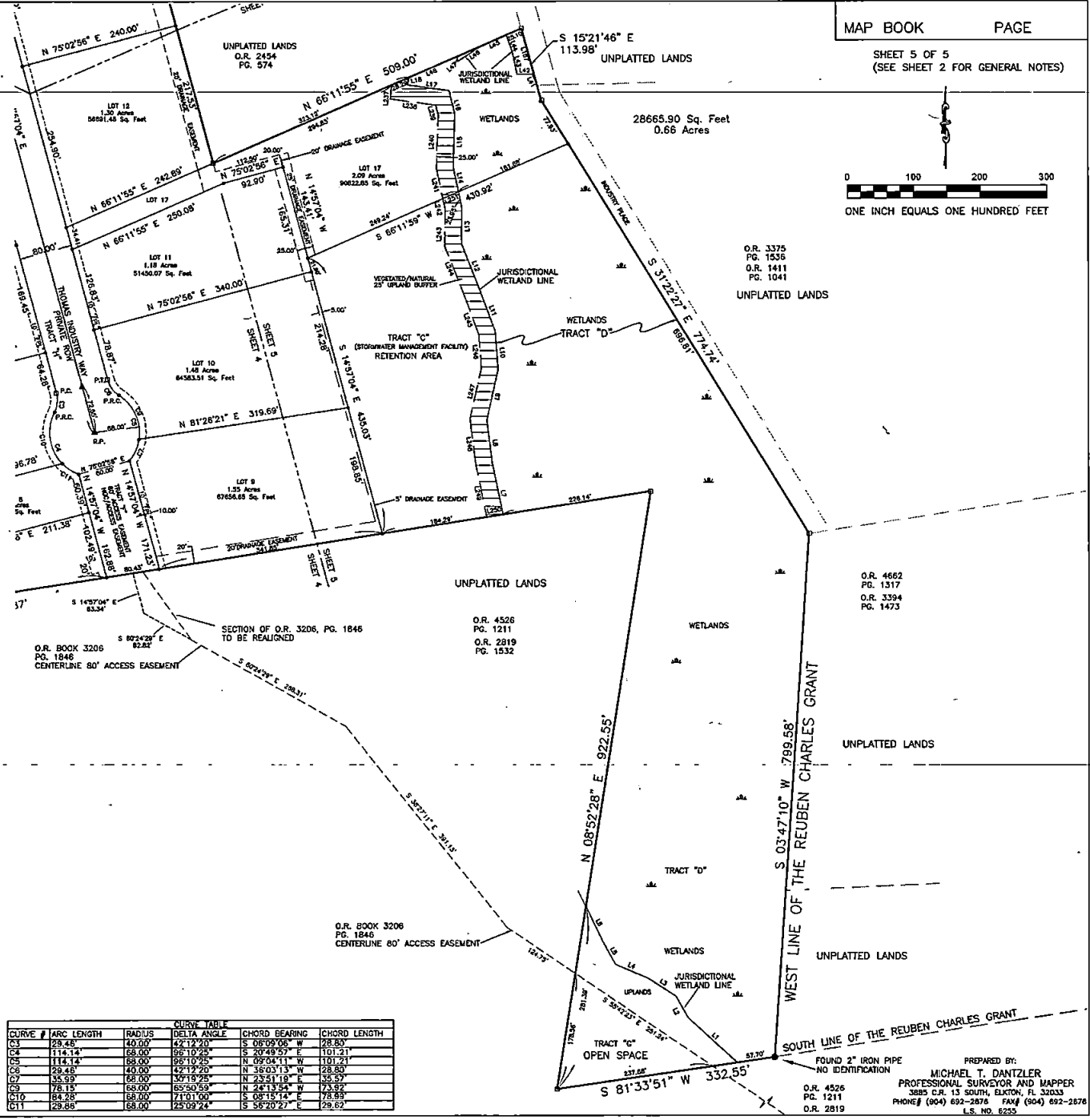
LINE CHART

LINE	BEARING	DISTANCE
L237	S 04°05'38" W	121.53
L238	S 82°05'31" E	68.82
L239	S 13°38'09" E	16.33
L240	S 02°02'42" W	81.43
L241	S 17°52'37" E	48.44
L242	S 17°52'37" E	15.99
L243	S 00°19'05" W	57.91
L244	S 21°03'47" E	73.81
L245	S 20°03'47" E	63.86
L246	S 04°12'55" E	50.76
L247	S 12°42'11" W	79.47
L248	S 07°10'08" E	71.04
L249	S 17°51'39" E	80.83
L250	S 81°01'04" E	25.02
L251	N 66°11'59" E	25.35

- LEGEND
- SET 4"x4" CONCRETE MONUMENT PSM 6255
 - FOUND CONCRETE MONUMENT IDENTIFICATION AS NOTED
 - CORNER FOUND IDENTIFICATION AS NOTED
 - SET 1/2" REBAR PSM 6255
 - ▲ PK NAIL & DISC PSM 6255
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 - R.P. RADIUS POINT
 - AC ACRE
 - PC PACE
 - O.R. OFFICIAL RECORDS
 - R RADIUS
 - NSC NORTHROP GRUMMAN SYSTEMS CORP

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	29.46	40.00	42°12'20"	S 06°09'06" W	28.80
C4	114.14	68.00	96°10'25"	S 79°49'57" E	101.21
C5	114.14	68.00	96°10'25"	N 09°04'11" W	101.21
C6	29.46	40.00	42°12'20"	N 36°03'13" W	28.80
C7	55.99	68.00	30°19'25"	N 23°51'19" E	55.37
C9	78.13	68.00	65°36'53"	N 28°13'59" W	73.92
C10	84.28	68.00	71°01'00"	S 08°15'14" E	78.89
C11	29.46	68.00	25°09'24"	S 56°20'27" E	29.62



O.R. 3375
 PG. 1536
 O.R. 1411
 PG. 1041
 UNPLATTED LANDS

O.R. 4662
 PG. 1317
 O.R. 3394
 PG. 1473
 UNPLATTED LANDS

O.R. 800K 3206
 PG. 1840
 CENTERLINE 80' ACCESS EASEMENT

PREPARED BY:
MICHAEL T. DANTZLER
 PROFESSIONAL SURVEYOR AND MAPPER
 3885 C.R. 13 SOUTH, ELKTON, FL 32033
 PHONE# (904) 692-2876 FAX# (904) 692-2878
 L.S. NO. 6235

O.R. 4526
 PG. 1211
 O.R. 2819