

RESOLUTION NO. 2023- 102
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
ENTRADA PHASE 2 UNIT 3C.

WHEREAS, D.R. HORTON, INC. – JACKSONVILLE, A DELAWARE CORPORATION, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Entrada Phase 2 Unit 3C.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above-described subdivision plat and its dedicated areas depicted thereon are conditionally approved and accepted by the Board of County Commissioners of St. Johns County, Florida subject to Sections 2, 3, 4, 5 and 6.

Section 2. A Required Improvements Bond in the amount of \$1,639,895.38 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$324,791.76 is required for maintenance.

Section 4. The approval and acceptance described in Section 1 shall not take effect until the Clerk has received a title opinion, certificate, or policy pertaining to the real property that is the subject of the aforementioned subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

Section 5. The Clerk is instructed to file and record the consent and joinder (s) to the plat executed by all mortgagees identified in the title opinion or certificate of the title in Section 4.

Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

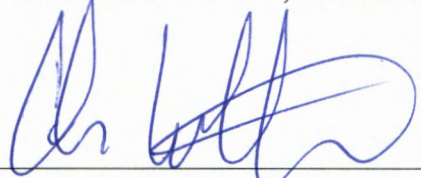
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval shall

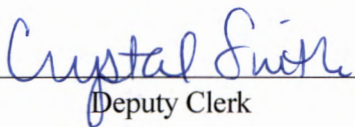
automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 4th day of April, 2023.

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

BY: 
Christian Whitehurst, Chair

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

BY: 
Deputy Clerk

Rendition Date APR 04 2023



ENTRADA PHASE 2 UNIT 3C

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,

MAP BOOK

PAGE

SEE SHEET 2 FOR NOTES & LEGEND
SHEET 1 OF 5

LEGAL DESCRIPTION

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTION 3 AND SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE N 00° 47' 41" W ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 854.51 FEET; THENCE S 90° 00' 00" E A DISTANCE OF 89.31 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; ALONG A CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 18° 22' 36", HAVING A RADIUS OF 410.00 FEET, AND WHOSE LONG CHORD BEARS S 87° 42' 25" W FOR A DISTANCE OF 138.00 FEET; THENCE, S 77° 23' 43" W FOR A DISTANCE OF 313.68 FEET; THENCE, N 12° 38' 17" W FOR A DISTANCE OF 48.53 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 77° 38' 51", HAVING A RADIUS OF 38.00 FEET, AND WHOSE LONG CHORD BEARS N 51° 25' 42" W FOR A DISTANCE OF 47.65 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 43° 07' 58", HAVING A RADIUS OF 174.00 FEET, AND WHOSE LONG CHORD BEARS N 68° 41' 09" W FOR A DISTANCE OF 127.92 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 42° 28' 37", HAVING A RADIUS OF 38.00 FEET, AND WHOSE LONG CHORD BEARS N 68° 21' 28" W FOR A DISTANCE OF 27.53 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, N 28° 57' 45" W FOR A DISTANCE OF 28.48 FEET; THENCE, N 27° 35' 18" W FOR A DISTANCE OF 21.68 FEET; THENCE, N 16° 58' 09" W FOR A DISTANCE OF 45.87 FEET; THENCE, N 02° 35' 16" W FOR A DISTANCE OF 48.28 FEET; THENCE, N 01° 42' 07" E FOR A DISTANCE OF 170.21 FEET; THENCE, N 12° 49' 55" W FOR A DISTANCE OF 185.62 FEET; THENCE, N 18° 17' 00" W FOR A DISTANCE OF 212.00 FEET; THENCE, S 73° 43' 00" W FOR A DISTANCE OF 128.00 FEET; THENCE, N 18° 17' 00" W FOR A DISTANCE OF 93.14 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 03° 10' 47", HAVING A RADIUS OF 370.00 FEET, AND WHOSE LONG CHORD BEARS N 14° 41' 36" W FOR A DISTANCE OF 20.53 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 89° 45' 29", HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS N 31° 46' 32" E FOR A DISTANCE OF 39.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, N 13° 20' 44" W FOR A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 02° 28' 28", HAVING A RADIUS OF 385.00 FEET, AND WHOSE LONG CHORD BEARS S 77° 53' 30" W FOR A DISTANCE OF 15.78 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, N 10° 52' 16" W FOR A DISTANCE OF 120.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 00' 54", HAVING A RADIUS OF 245.00 FEET, AND WHOSE LONG CHORD BEARS N 77° 07' 17" E FOR A DISTANCE OF 17.16 FEET; THENCE, N 75° 08' 50" E FOR A DISTANCE OF 80.86 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 84° 21' 10", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS N 32° 58' 18" E FOR A DISTANCE OF 40.28 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 10° 42' 59", HAVING A RADIUS OF 1850.00 FEET, AND WHOSE LONG CHORD BEARS N 03° 52' 50" W FOR A DISTANCE OF 345.51 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 16° 46' 55", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS N 07° 54' 48" W FOR A DISTANCE OF 48.95 FEET; THENCE, N 17° 18' 16" W FOR A DISTANCE OF 299.39 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 48' 13", HAVING A RADIUS OF 200.00 FEET, AND WHOSE LONG CHORD BEARS N 27° 12' 22" W FOR A DISTANCE OF 68.78 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 16° 47' 11", HAVING A RADIUS OF 172.00 FEET, AND WHOSE LONG CHORD BEARS N 27° 42' 53" W FOR A DISTANCE OF 56.14 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 47° 25' 25", HAVING A RADIUS OF 33.00 FEET, AND WHOSE LONG CHORD BEARS N 37° 10' 11" W FOR A DISTANCE OF 26.54 FEET; THENCE, N 60° 52' 54" W FOR A DISTANCE OF 143.13 FEET; THENCE, N 28° 07' 17" E FOR A DISTANCE OF 939.35 FEET; THENCE, S 60° 50' 50" E FOR A DISTANCE OF 403.08 FEET; THENCE, S 00° 17' 58" W FOR A DISTANCE OF 843.53 FEET; THENCE, S 08° 27' 17" E FOR A DISTANCE OF 1190.72 FEET; THENCE, S 19° 41' 48" E FOR A DISTANCE OF 945.58 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 37.27 ACRES MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION ("OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION SHOWN HEREON, WHICH SHALL HEREAFTER BE KNOWN AS ENTRADA PHASE 2 UNIT 3C, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

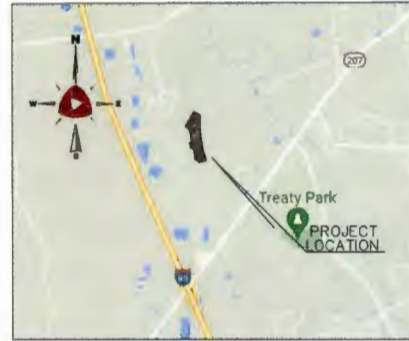
ALL DRAINAGE EASEMENTS, RIGHTS OF WAY (ZANCARA STREET, AND NARVAZES AVENUE), TRACT A (OPEN SPACE), TRACT B (CONSERVATION AREA), TRACT C (OPEN SPACE RECREATION), TRACT E (10' PERIMETER BUFFER), AND TRACT D (100' BUFFER) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE "OWNER", ITS SUCCESSORS AND ASSIGNS. THE OWNER SHALL RESERVE THE RIGHT TO CONVEY ALL RIGHTS OF WAYS, AND TRACTS TO THE ENTRADA HOMEOWNERS ASSOCIATION, INC."

EACH EASEMENT DESIGNATED ON THIS PLAT AS A "TPL EASEMENT" IS HEREBY IRREVOCABLY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, OVER ADDITIONAL PORTIONS OF THE LANDS SHOWN ON THIS PLAT AS NEEDED AND THE RIGHTS RESERVED HEREBY ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF THE UNDERGROUND ELECTRICAL SYSTEM SERVING THE LANDS SHOWN ON THIS PLAT.

OWNER, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES EASEMENTS OVER, ACROSS, UNDER AND UPON THE STORM WATER MANAGEMENT FACILITIES DRAINAGE EASEMENTS, AND THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT FOR SUCH PURPOSES. OWNER RESERVES, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO ASSIGN ANY OR ALL SUCH EASEMENT RIGHTS TO ANY ENTITY OR ENTITIES, INCLUDING, WITHOUT LIMITATION, A HOME OWNERS OR PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, A COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

THE "OWNER," ITS SUCCESSORS AND ASSIGNS, HEREBY GRANTS TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND ITS SUCCESSORS AND ASSIGNS, GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP AND FIRE PROTECTION SERVICE PROVIDERS, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AND TELECOMMUNICATION COMPANIES AUTHORIZED BY SAID OWNER IN WRITING TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LENS ON SUCH LANDS AND SUCH OTHER PERSONS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS AND MAINTENANCE OVER AND ACROSS PRIVATE ROADWAYS SHOWN ON THIS PLAT. THE OWNER, ITS SUCCESSORS AND ASSIGNS, RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS OR ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

ALL EASEMENTS CREATED BY THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED, HOWEVER, THE OWNER RESERVED THE RIGHT TO ASSIGN ANY OR ALL SUCH EASEMENTS AND THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A HOME OWNERS' OR PROPERTY OWNERS' ASSOCIATION, A COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL—GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT OF ENTRADA PHASE 2 UNIT 3C, HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____ A.D. 2023.

DIRECTOR OF GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF APPROVAL AND ACCEPTANCE

BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY THAT THIS PLAT OF ENTRADA PHASE 2 UNIT 3C, HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____ A.D. 2023.

THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF REVIEW — COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF ENTRADA PHASE 2 UNIT 3C, HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS _____ DAY OF _____ 2023.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

CERTIFICATE OF CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK _____ PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____ 2023.

BRANDON J. PATTY

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. 2023.

DONALD A. BRADSHAW, COUNTY SURVEYOR

PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5513

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED, KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, CURRENT FLORIDA STATUTES.

SIGNED AND SEALED _____ DAY OF _____ A.D. 2023.

CLAYTON A. WALLEY

PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTERED SURVEYOR NO. LS7209

ALLIANT FLORIDA, INC.
10475 FORTUNE PKWY, SUITE 101
JACKSONVILLE, FL 32256
CERTIFICATE OF AUTHORIZATION NUMBER "LB 8289"

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 _____ 2023, BY _____ ON BEHALF OF D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION BEING KNOWN TO ME AND DID NOT TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. _____

PRINT NAME
MY COMMISSION EXPIRES: _____

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

WITNESS _____
Owner : D.R. HORTON, INC. - JACKSONVILLE
A DELAWARE CORPORATION

PRINTED NAME _____ BY: _____

WITNESS _____
PRINTED NAME _____ D.R. HORTON, INC. - JACKSONVILLE

PRINTED NAME _____



ALLIANT

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

ENTRADA PHASE 2 UNIT 3C
 A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH,
 RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,

NOTES

1. BEARINGS SHOWN HEREON ARE REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 207 BEING N 30° 22' 58" E.
2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE, AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY OR OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT, AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA, TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF WORK. THIS WETLANDS JURISDICTIONAL LINE MAY BE SUPERSEDED AND REFINED FROM TIME TO TIME BY APPROPRIATE GOVERNMENT AGENCIES.
4. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS N.G.S. GEODETIC NETWORK CONTROL STATION DURE2. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.
5. UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED.
6. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
7. FLORIDA POWER AND LIGHT REQUIRES A ONE(1) FOOT HORIZONTAL CLEARANCE FROM ALL OTHER UTILITIES PLACED WITHIN THOSE NON-EXCLUSIVE EASEMENTS SHOWN HEREON AND DESIGNATED AS PL EASEMENT.
8. ALL LOT LINES ARE CONSIDERED RADIAL UNLESS OTHERWISE NOTED.
9. SECTION LINES AND QUARTER SECTION LINES ARE GRAPHIC REPRESENTATIONS ONLY AND DO NOT REFLECT FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
10. TOTAL NUMBER OF LOTS: 74 LOTS, 5 TRACTS.
11. TOTAL ACREAGE: 37.27 +/-

LEGEND

| | |
|--------------------|------------------------------|
| EBMT | EASEMENT |
| FPL | FLORIDA POWER AND LIGHT |
| M.B. | MAP BOOK |
| D.R. | OFFICIAL RECORDS |
| P.L. | PLAT |
| (NB) | NON-RADIAL |
| D.E. | DRAINAGE EASEMENT |
| FPL | FLORIDA POWER LIGHT |
| AC | ACRES |
| 50 FT | SQUARE FEET |
| STRIP | STRIP |
| W.M. | WATER MANAGEMENT FACILITY |
| M.A.M.T. | MAINTENANCE |
| P.C.P. | PERMANENT CONTROL POINT |
| P.R.M. | PERMANENT REFERENCE MONUMENT |
| ○ | SET ALLIANT P.R.M. LB 8290 |
| ⊙ | SET ALLIANT P.C.P. LB 8290 |
| ● | FOUND P.R.M. |
| ⊙ | CONCRETE MONUMENT |
| [Dotted Pattern] | WETLANDS |
| [Stippled Pattern] | UPLAND BUFFER |



SHEET 5

SHEET 4

SHEET 3

TRACT E
 Area: 8.29 AC ±
 10' PERIMETER BUFFER

TRACT D
 Area: 1.47 AC ±
 100' BUFFER

TRACT C
 Area: 2.30 AC ±
 OPEN SPACE RECREATION

TRACT B
 Area: 18.03 AC ±
 CONSERVATION AREA

TRACT B
 Area: 18.03 AC ±
 CONSERVATION AREA

TRACT B
 Area: 18.03 AC ±
 CONSERVATION AREA

TRACT A
 Area: 8.436 AC ±
 OPEN SPACE

ZANON STREET

HANVAZ AVENUE

STANFORD STREET

Drawing name: V:\Jacksonville Office\Projects\2021\3210053 ENTRADA UNITS 3B & 3C PLATTING\PLAT\PHASE 2 UNIT 3C\321-0053 ENTRADA PH 2 UNIT 3C PLAT.dwg Jun 13, 2023 - 9:30am



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 LB 8290

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ENTRADA PHASE 2 UNIT 3C

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,

MAP BOOK

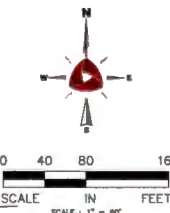
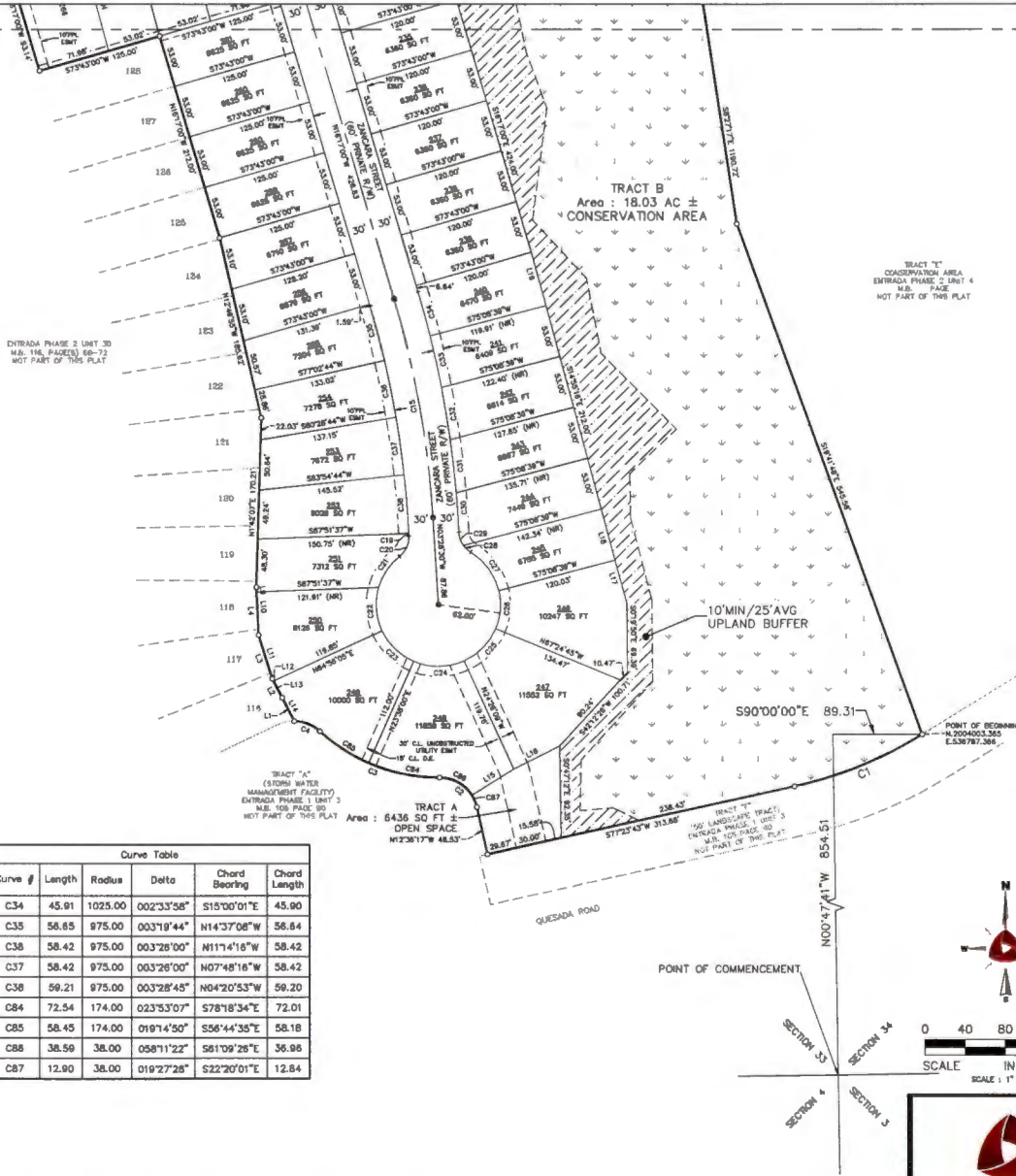
PAGE

SHEET 3 OF 5
SEE SHEET 2 FOR NOTES & LEGEND

| Line Table | | |
|------------|--------|-------------|
| Line # | Length | Direction |
| L1 | 26.48 | N26°57'45"W |
| L2 | 21.88 | N27°35'18"W |
| L3 | 45.87 | N16°56'09"W |
| L4 | 48.28 | N02°35'16"W |
| L9 | 4.81 | S02°35'16"E |
| L10 | 43.45 | S02°35'16"E |
| L11 | 45.87 | S16°56'09"E |
| L12 | 2.83 | S27°35'18"E |
| L13 | 18.84 | S27°35'18"E |
| L14 | 26.48 | S26°57'45"E |
| L15 | 48.28 | S57°56'15"W |
| L16 | 51.14 | S83°03'03"W |
| L17 | 44.88 | S15°04'52"E |
| L18 | 53.00 | S14°54'33"E |
| L19 | 55.53 | S15°05'41"E |

| Curve Table | | | | | |
|-------------|--------|---------|------------|---------------|--------------|
| Curve # | Length | Radius | Delta | Chord Bearing | Chord Length |
| C1 | 138.68 | 410.00 | 019°22'36" | S67°42'25"W | 138.00 |
| C2 | 51.50 | 38.00 | 077°38'51" | N51°25'42"W | 47.85 |
| C3 | 130.99 | 174.00 | 043°07'58" | N68°41'09"W | 127.82 |
| C4 | 28.17 | 38.00 | 042°28'37" | N68°21'28"W | 27.53 |
| C15 | 223.54 | 1000.00 | 012°48'29" | N09°52'45"W | 223.08 |
| C19 | 2.47 | 975.00 | 000°08'42" | N02°32'10"W | 2.47 |
| C20 | 23.47 | 25.00 | 083°47'23" | N24°25'53"E | 22.62 |
| C21 | 38.00 | 82.00 | 035°07'18" | N33°45'57"E | 37.41 |
| C22 | 44.86 | 82.00 | 041°16'13" | N04°25'48"W | 43.70 |
| C23 | 44.89 | 82.00 | 041°18'06" | N45°42'57"W | 43.73 |
| C24 | 52.02 | 82.00 | 048°04'09" | S89°35'55"W | 50.50 |
| C25 | 46.51 | 82.00 | 042°58'38" | S44°04'33"W | 45.42 |
| C26 | 38.61 | 82.00 | 035°40'51" | S04°44'50"W | 37.99 |
| C27 | 49.14 | 82.00 | 045°24'27" | S35°47'49"E | 47.86 |
| C28 | 9.89 | 25.00 | 022°59'36" | S47°10'15"E | 9.82 |
| C29 | 14.52 | 25.00 | 033°16'13" | S19°12'21"E | 14.31 |
| C30 | 39.48 | 1025.00 | 002°12'25" | S03°40'28"E | 39.48 |
| C31 | 53.61 | 1025.00 | 002°59'47" | S06°16'32"E | 53.60 |
| C32 | 53.26 | 1025.00 | 002°58'38" | S09°15'45"E | 53.25 |
| C33 | 53.06 | 1025.00 | 002°57'58" | S12°14'02"E | 53.06 |

| Curve Table | | | | | |
|-------------|--------|---------|------------|---------------|--------------|
| Curve # | Length | Radius | Delta | Chord Bearing | Chord Length |
| C34 | 45.91 | 1025.00 | 002°33'58" | S15°00'01"E | 45.90 |
| C35 | 58.85 | 975.00 | 003°19'44" | N14°37'08"W | 58.84 |
| C36 | 58.42 | 975.00 | 003°28'00" | N11°14'18"W | 58.42 |
| C37 | 58.42 | 975.00 | 003°28'00" | N07°48'16"W | 58.42 |
| C38 | 59.21 | 975.00 | 003°28'45" | N04°20'53"W | 59.20 |
| C84 | 72.54 | 174.00 | 023°53'07" | S78°18'34"E | 72.01 |
| C85 | 58.45 | 174.00 | 019°14'50" | S56°44'35"E | 58.18 |
| C86 | 38.59 | 38.00 | 058°11'22" | S61°09'26"E | 36.98 |
| C87 | 12.90 | 38.00 | 019°27'28" | S22°20'01"E | 12.84 |



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ENTRADA PHASE 2 UNIT 3C

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,

MAP BOOK

PAGE

SHEET 4 OF 5

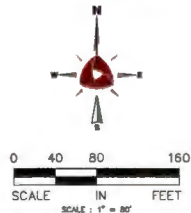
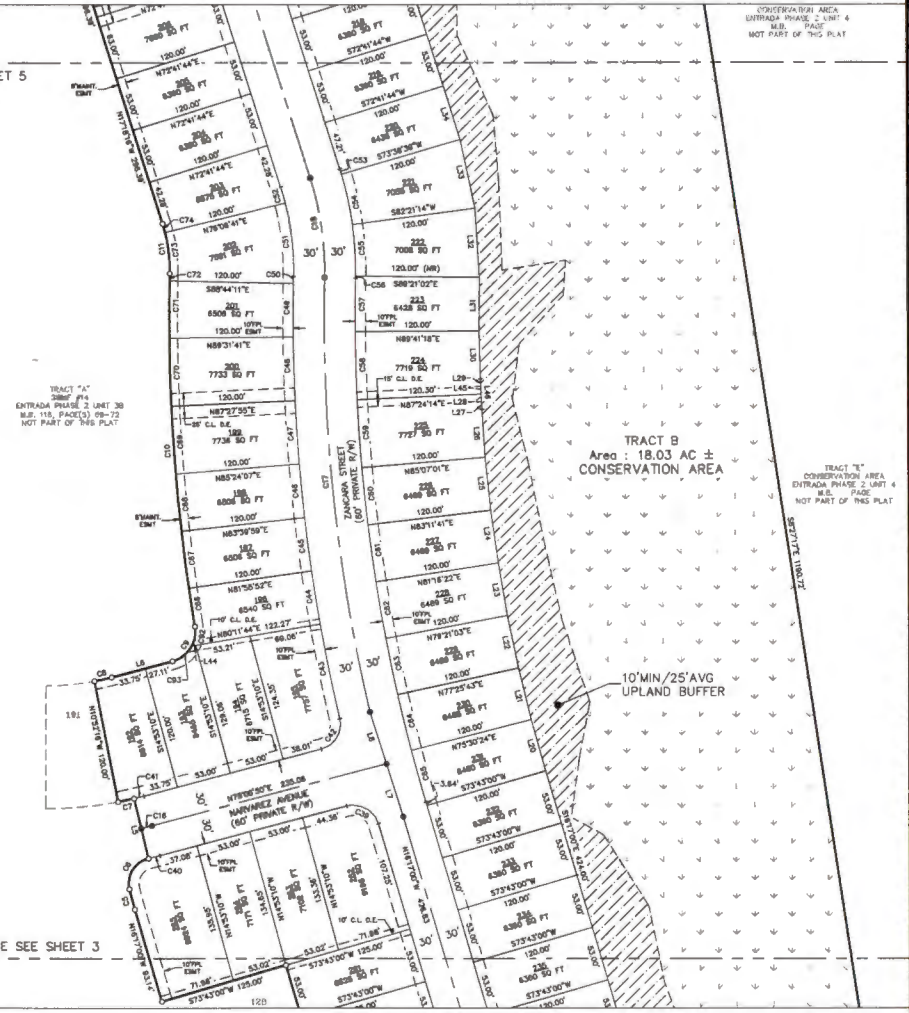
SEE SHEET 2 FOR NOTES & LEGEND

| Curve Table | | | | | |
|-------------|--------|---------|------------|---------------|--------------|
| Curve # | Length | Radius | Delta | Chord Bearing | Chord Length |
| C5 | 20.53 | 370.00 | 003°10'47" | N14°41'38"W | 20.53 |
| C6 | 36.16 | 25.00 | 089°45'29" | N31°46'32"E | 35.28 |
| C7 | 15.78 | 265.00 | 002°28'28" | S77°53'30"W | 15.78 |
| C8 | 17.17 | 245.00 | 004°00'54" | N77°07'17"E | 17.16 |
| C9 | 44.17 | 30.00 | 064°21'10" | N32°56'16"E | 40.28 |
| C10 | 346.02 | 1850.00 | 010°42'59" | N03°52'50"W | 345.51 |
| C11 | 46.17 | 150.00 | 018°46'55" | N07°54'48"W | 48.95 |
| C16 | 10.62 | 395.00 | 001°32'28" | N75°53'03"E | 10.62 |
| C17 | 427.39 | 1700.00 | 014°24'16" | S05°43'28"E | 426.28 |
| C18 | 98.34 | 300.00 | 018°46'55" | N07°54'48"W | 97.90 |
| C39 | 36.66 | 25.00 | 088°36'10" | N60°35'05"W | 34.92 |
| C40 | 11.43 | 425.00 | 001°32'28" | S75°53'03"W | 11.43 |
| C41 | 9.81 | 365.00 | 001°32'28" | N75°53'03"E | 9.81 |
| C42 | 36.42 | 23.00 | 088°02'27" | N31°05'37"E | 34.75 |
| C43 | 94.27 | 1730.00 | 003°07'20" | N11°21'56"W | 94.26 |
| C44 | 52.41 | 1730.00 | 001°44'08" | N08°56'12"W | 52.41 |
| C45 | 52.40 | 1730.00 | 001°44'07" | N07°12'04"W | 52.39 |
| C46 | 52.40 | 1730.00 | 001°44'08" | N05°27'57"W | 52.40 |
| C47 | 62.30 | 1730.00 | 002°03'48" | N03°33'59"W | 62.30 |
| C48 | 62.28 | 1730.00 | 002°03'46" | N01°30'12"W | 62.28 |
| C49 | 52.40 | 1730.00 | 001°44'08" | N00°23'45"E | 52.40 |
| C50 | 6.48 | 1730.00 | 000°12'50" | N01°22'14"E | 6.48 |
| C51 | 72.41 | 270.00 | 015°21'59" | N06°12'20"W | 72.20 |
| C52 | 16.10 | 270.00 | 003°24'56" | N15°35'48"W | 16.09 |
| C53 | 5.46 | 330.00 | 000°56'55" | S16°49'48"E | 5.46 |

| Curve Table | | | | | |
|-------------|--------|---------|------------|---------------|--------------|
| Curve # | Length | Radius | Delta | Chord Bearing | Chord Length |
| C54 | 50.18 | 330.00 | 008°42'36" | S12°00'03"E | 50.12 |
| C55 | 50.18 | 330.00 | 008°42'50" | S03°17'21"E | 50.14 |
| C56 | 2.36 | 330.00 | 000°24'38" | S01°18'22"W | 2.36 |
| C57 | 52.15 | 1670.00 | 001°47'21" | S00°34'59"W | 52.15 |
| C58 | 66.59 | 1670.00 | 002°17'05" | S01°27'14"E | 66.59 |
| C59 | 66.66 | 1670.00 | 002°17'33" | S03°44'23"E | 66.65 |
| C60 | 56.02 | 1670.00 | 001°55'19" | S05°50'39"E | 56.02 |
| C61 | 56.02 | 1670.00 | 001°55'19" | S07°45'58"E | 56.02 |
| C62 | 56.02 | 1670.00 | 001°55'19" | S09°41'18"E | 56.02 |
| C63 | 56.02 | 1670.00 | 001°55'19" | S11°36'37"E | 56.02 |
| C64 | 56.02 | 1670.00 | 001°55'19" | S13°31'56"E | 56.02 |
| C65 | 52.17 | 1670.00 | 001°47'24" | S15°23'18"E | 52.17 |
| C66 | 37.77 | 1850.00 | 001°10'11" | S08°39'14"E | 37.77 |
| C67 | 56.03 | 1850.00 | 001°44'07" | S07°12'04"E | 56.03 |
| C68 | 56.04 | 1850.00 | 001°44'08" | S05°27'57"E | 56.03 |
| C69 | 66.63 | 1850.00 | 002°03'48" | S03°33'59"E | 66.62 |
| C70 | 66.60 | 1850.00 | 002°03'46" | S01°30'12"E | 66.60 |
| C71 | 56.04 | 1850.00 | 001°44'08" | S00°23'45"W | 56.03 |
| C72 | 6.91 | 1850.00 | 000°12'50" | S01°22'14"W | 6.91 |
| C73 | 40.23 | 150.00 | 015°21'59" | S08°12'20"E | 40.11 |
| C74 | 8.94 | 150.00 | 003°24'56" | S15°35'48"E | 8.94 |
| C92 | 17.45 | 30.00 | 033°19'30" | S07°25'26"W | 17.20 |
| C93 | 26.72 | 30.00 | 051°10'40" | S49°36'00"W | 25.84 |

| Line Table | | |
|------------|--------|-------------|
| Line # | Length | Direction |
| L5 | 60.00 | N13°20'44"W |
| L6 | 60.86 | N75°06'50"E |
| L7 | 53.83 | N17°23'57"W |
| L8 | 53.17 | N17°23'57"W |
| L20 | 52.06 | S15°27'03"E |
| L21 | 51.99 | S13°31'56"E |
| L22 | 51.99 | S11°36'37"E |
| L23 | 51.99 | S09°41'18"E |
| L24 | 51.99 | S07°45'58"E |
| L25 | 51.99 | S05°50'39"E |
| L26 | 46.86 | S03°44'23"E |
| L27 | 7.50 | S02°35'46"E |

| Line Table | | |
|------------|--------|-------------|
| Line # | Length | Direction |
| L28 | 7.50 | S02°35'51"E |
| L29 | 7.50 | S02°35'46"E |
| L30 | 46.80 | S01°27'14"E |
| L31 | 52.50 | S00°37'46"W |
| L32 | 67.50 | S03°20'35"E |
| L33 | 68.34 | S12°00'03"E |
| L34 | 54.66 | S17°14'23"E |
| L44 | 3.30 | N65°54'50"W |
| L45 | 7.50 | S02°35'51"E |
| L46 | 15.00 | S02°35'51"E |




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ENTRADA PHASE 2 UNIT 3C

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,

MAP BOOK

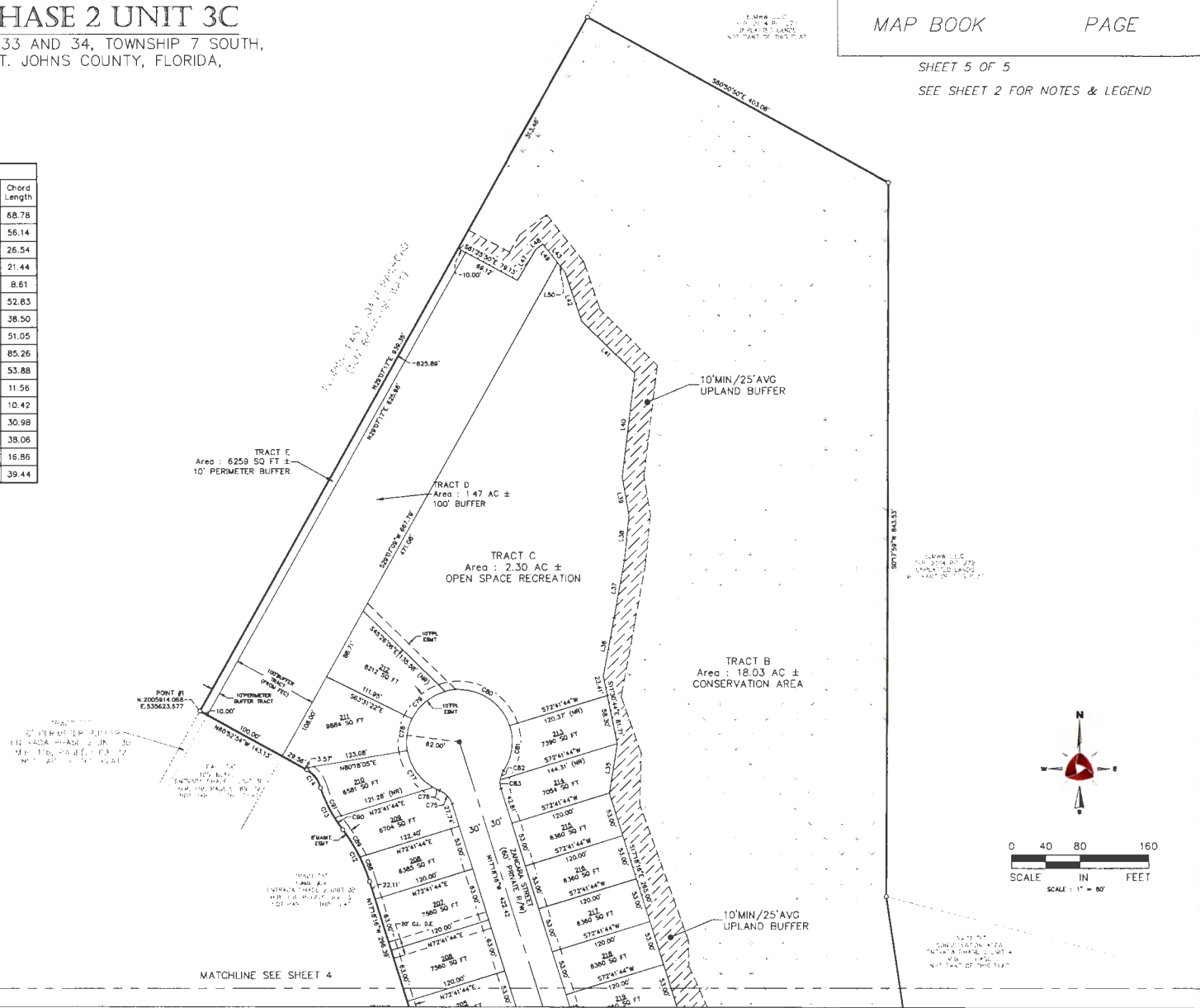
PAGE

SHEET 5 OF 5

SEE SHEET 2 FOR NOTES & LEGEND

| Curve # | Length | Radius | Delta | Chord Bearing | Chord Length |
|---------|--------|--------|------------|---------------|--------------|
| C12 | 69.13 | 200.00 | D19°48'13" | N27°27'22"W | 68.78 |
| C13 | 56.40 | 172.00 | O18°47'11" | N27°42'53"W | 56.14 |
| C14 | 27.31 | 33.00 | O47°25'25" | N37°10'11"W | 26.54 |
| C75 | 22.16 | 25.00 | O50°47'19" | N42°41'55"W | 21.44 |
| C76 | 8.62 | 62.00 | O07°57'42" | N64°06'44"W | 8.61 |
| C77 | 54.57 | 62.00 | O50°25'58" | N34°54'54"W | 52.83 |
| C78 | 39.15 | 62.00 | O56°10'32" | N08°23'22"E | 38.50 |
| C79 | 52.61 | 62.00 | O48°37'22" | N50°47'19"E | 51.05 |
| C80 | 94.00 | 62.00 | O86°52'18" | S61°27'51"E | 85.26 |
| C81 | 55.74 | 62.00 | O51°30'45" | S07°43'41"W | 53.88 |
| C82 | 11.66 | 25.00 | O26°43'41" | S20°07'13"W | 11.56 |
| C83 | 10.50 | 25.00 | O24°03'38" | S05°16'27"E | 10.42 |
| C88 | 31.01 | 200.00 | O08°53'00" | S21°44'46"E | 30.98 |
| C89 | 38.12 | 200.00 | O10°55'12" | S31°38'52"E | 38.06 |
| C90 | 16.87 | 172.00 | O05°37'10" | S34°17'53"E | 16.86 |
| C91 | 39.53 | 172.00 | O13°10'01" | S24°54'18"E | 39.44 |

| Line # | Length | Direction |
|--------|--------|-------------|
| L35 | 59.25 | S09°14'37"W |
| L36 | 69.92 | S10°29'12"W |
| L37 | 69.10 | S10°33'50"W |
| L38 | 53.65 | S05°52'08"W |
| L39 | 45.64 | S09°37'36"E |
| L40 | 124.11 | S06°54'13"W |
| L41 | 87.24 | S45°28'21"E |
| L42 | 61.31 | S18°31'13"E |
| L43 | 41.77 | S37°59'31"E |
| L47 | 42.51 | N30°29'45"E |
| L48 | 10.36 | N53°13'14"E |
| L49 | 27.79 | S37°59'31"E |
| L50 | 13.98 | S37°59'31"E |




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