

RESOLUTION NO. 2023- 137
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
BEACON LAKE PHASE 4B.

WHEREAS, DFC BEACON LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SOUTH JACKSONVILLE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Beacon Lake Phase 4B.

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 \$1,850,000.00 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$842,853.90 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:

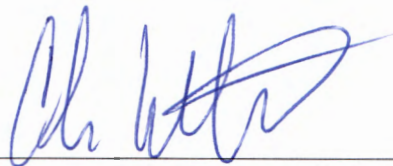
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 2nd day of May, 2023.

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

BY: 
Christian Whitehurst, Chair

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


Deputy Clerk

Rendition Date MAY 02 2023



Beacon Lake Phase 4B

A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 1 OF 13 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CAPTION

A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE SOUTHWESTERLY CORNER OF THE PLAT OF BEACON LAKE PHASE 3B, AS RECORDED IN MAP BOOK 113, PAGES 7 THROUGH 24, COLLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, THENCE NORTH 00°00'00" EAST, ALONG THE EASTERLY LINE OF SAID BEACON LAKE 3B, 2000.00 FEET, THENCE NORTH 89°31'28" EAST, 797.38 FEET, TO THE SOUTHERLY LINE OF THE PLAT OF BEACON LAKE PHASE 4A, AS RECORDED IN MAP BOOK _____ PAGE(S) _____ THROUGH _____ INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE SOUTHEASTERLY, AND EASTERLY ALONG THE LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1, SOUTH 43°00'00" EAST, 84.31 FEET; COURSE NO. 2, NORTH 74°00'00" EAST, 420.56 FEET; COURSE NO. 3, SOUTH 84°45'13" EAST, 339.23 FEET; THENCE NORTH 84°31'28" EAST, 620.87 FEET; THENCE SOUTH 38°00'00" WEST, 763.88 FEET; THENCE NORTH 51°40'00" WEST, 4.63 FEET; THENCE SOUTH 38°00'00" WEST, 129.08 FEET; TO THE ARC OF A CURVE LEADING SOUTHEASTERLY, THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 859.00 FEET, AN ARC DISTANCE OF 164.77 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°45'00" EAST, 166.33 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH 80°00'00" EAST, 483.56 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY, THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 141.00 FEET, AN ARC DISTANCE OF 179.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29°30'00" EAST, 167.74 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH 07°00'00" WEST, 16.77 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY, THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 76.00 FEET, AN ARC DISTANCE OF 94.45 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41°15'00" WEST, 98.82 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH 75°30'00" WEST, 38.23 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY, THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 240.00 FEET, AN ARC DISTANCE OF 127.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°15'00" WEST, 124.25 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, THENCE NORTH 74°00'00" WEST, 271.89 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY, THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 750.00 FEET, AN ARC DISTANCE OF 208.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°00'00" WEST, 208.78 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, THENCE NORTH 82°00'00" WEST, 834.54 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY, THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 99.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°24'54" WEST, 84.04 FEET; THENCE SOUTH 81°15'00" WEST, 130.64 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY, THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 230.00 FEET, AN ARC DISTANCE OF 43.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24°22'30" EAST, 43.13 FEET; THENCE SOUTH 50°00'00" WEST, 80.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY, THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 1.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 42°34'00" EAST, 1.90 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY, THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 86.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 48°11'40" EAST, 85.73 FEET; THENCE SOUTH 32°00'00" WEST, 82.03 FEET, THENCE SOUTH 03°00'00" WEST, 81.32 FEET, TO THE ARC OF A CURVE LEADING EASTERLY, THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 37.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°57'48" EAST, 38.87 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY, THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 407.00 FEET, AN ARC DISTANCE OF 84.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°21'36" EAST, 84.04 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH 80°00'00" EAST, 10.87 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY, THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 28.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°00'00" EAST, 28.19 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, THENCE NORTH 90°00'00" EAST, 444.37 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY, THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 134.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°24'27" EAST, 117.05 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY, THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 415.00 FEET, AN ARC DISTANCE OF 91.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°17'39" WEST, 90.99 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH 03°00'00" EAST, 208.56 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY, THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 85.00 FEET, AN ARC DISTANCE OF 43.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°30'00" WEST, 42.59 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH 29°00'00" WEST, 52.28 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY, THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 85.00 FEET, AN ARC DISTANCE OF 94.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°30'00" WEST, 90.34 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, THENCE NORTH 03°00'00" WEST, 124.25 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY, THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 80.00 FEET, AN ARC DISTANCE OF 48.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°25'27" WEST, 45.83 FEET; THENCE SOUTH 03°00'00" EAST, 144.62 FEET; THENCE NORTH 90°00'00" WEST, 108.00 FEET; THENCE SOUTH 03°00'00" WEST, 202.87 FEET, TO THE SOUTHERLY LINE OF SECTION 14; THENCE SOUTH 86°33'57" WEST, ALONG LAST SAID LINE, 1127.43 FEET, TO THE POINT OF BEGINNING.

CONTAINING 80.77 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT HE/SHE HAS COMPLETED THE SURVEY OF LANDS, AS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLETS WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.091 (7) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (8).

SIGNED AND SEALED THIS _____ DAY OF _____, 2023.

MICHAEL J. COLLIER, P.S.M.
FLORIDA REGISTERED LAND SURVEYOR NO. 6728

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2023, THE FOREGOING PLAT WAS APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SURVEY.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: _____
CHIEF

CERTIFICATE OF APPROVAL OF THE GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2023.

BY: _____
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF BEACON LAKE PHASE 4A HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS _____ DAY OF _____, 2023.

BY: _____
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 COMPLETS 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.

BY: _____
BRANDON J. PATTY, 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 BY THE OFFICE OF COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2023.

BY: _____
JONAS J. BRADSHAW, COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5513



Beacon Lake Phase 4B

A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 2 OF 13 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, DFC BEACON LAKES LLC, A FLORIDA LIMITED LIABILITY COMPANY ("DFC"), SOUTH JACKSONVILLE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("SJP"), AND TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("TCD"), DFC, SJP, AND TCD ARE EACH REFERRED TO HEREIN AS AN "OWNER" AND COLLECTIVELY, THE "OWNERS" ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS BEACON LAKE PHASE 4B, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

THE ROAD RIGHTS-OF-WAY DESIGNATED IN THE PLAT AS HERON DAWS DRIVE, WIND CHIME LANE, TWIGG LANE, WARRINGO PLAZA, AND ENCHANTED SHIRE WAY ARE HEREBY DEDICATED TO THE MEADOW VIEW CDD. THE MEADOW VIEW CDD SHALL HAVE THE OBLIGATION FOR MAINTENANCE AND OPERATION OF ALL OF SAID TRACTS; PROVIDED, HOWEVER, THAT THE MEADOW VIEW CDD RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE AND OPERATION TO THE ASSOCIATION OR TO SUCH OTHER PROPERTY OWNERS ASSOCIATION OR ENTITY AS WILL ASSUME THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION UNDER THE PLAT.

TRACT 4B-1, TRACT 4B-2, AND TRACT 4B-4 (LANDSCAPE, OPEN SPACE, DRAINAGE AND MAINTENANCE), AND TRACT 4B-7 (SOLID EXIST) ARE HEREBY DEDICATED TO THE MEADOW VIEW CDD. THE MEADOW VIEW CDD SHALL HAVE THE OBLIGATION FOR MAINTENANCE AND OPERATION OF ALL OF SAID TRACTS; PROVIDED, HOWEVER, THAT CDD RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE AND OPERATION TO THE ASSOCIATION OR TO SUCH OTHER PROPERTY OWNERS ASSOCIATION OR ENTITY AS WILL ASSUME THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION UNDER THE PLAT.

THE EASEMENTS SHOWN ON THIS PLAT AS "UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT" (U.D. & A.E.) AND TRACTS 4B-8 AND TRACT 4B-9 (STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT) SHOWN ON THIS PLAT SHALL PERMIT ST. JOHNS COUNTY, ITS SUCCESSORS AND ASSIGNS TO DISCHARGE ALL STORMWATER WHICH MAY FALL OR COME UPON ALL ROAD RIGHTS-OF-WAY HEREBY DEDICATED INTO, OVER, ACROSS OR THROUGH SAID DRAINAGE & ACCESS EASEMENTS AND STORMWATER MANAGEMENT FACILITY TRACTS. THE FOREGOING RIGHT OF THE COUNTY TO DISCHARGE STORMWATER SHALL NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE COUNTY FOR THE CONSTRUCTION OR MAINTENANCE OF THE DRAINAGE SYSTEM.

TRACTS 4B-8 AND TRACT 4B-9 (STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT) ARE HEREBY DEDICATED TO THE CDD FOR DRAINAGE AND STORMWATER MANAGEMENT PURPOSES AS NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS SHOWN ON THIS PLAT AND OTHER LANDS WITHIN THE BEACON LAKE SUBDIVISION. THE CDD SHALL HAVE THE OBLIGATION FOR MAINTENANCE AND OPERATION OF SAID TRACTS; PROVIDED, HOWEVER, THAT THE CDD RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION TO THE ASSOCIATION OR TO SUCH OTHER PROPERTY OWNERS ASSOCIATION OR ENTITY AS WILL ASSUME THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION UNDER THE PLAT.

TRACT 4B-8 (LIFT STATION) IS HEREBY DEDICATED IN FEE SIMPLE TO ST. JOHNS COUNTY, A POLITICAL SUBDIVISION, ITS SUCCESSORS AND ASSIGNS. A NON-EXCLUSIVE EASEMENT OVER, UPON AND UNDER ALL EASEMENTS DESIGNATED ON THIS PLAT AS "ST. JOHNS COUNTY UTILITY & ACCESS EASEMENT" (S.C.U. & A.E.) IS HEREBY DEDICATED TO ST. JOHNS COUNTY, A POLITICAL SUBDIVISION, ITS SUCCESSORS AND ASSIGNS FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF ST. JOHNS COUNTY UTILITY DEPARTMENT UTILITIES, TOGETHER WITH THE RIGHT OF ST. JOHNS COUNTY, ITS SUCCESSORS AND ASSIGNS OF INGRESS AND EGRESS TO AND OVER SAID EASEMENTS, TOGETHER WITH EASEMENTS FOR MAINTENANCE OF WATER AND SEWER SYSTEMS OVER STREETS AND ROAD R/W AS SHOWN ON THIS PLAT. THE CDD SHALL HAVE THE OBLIGATION FOR MAINTENANCE OF THE LANDSCAPING WITHIN SAID TRACT 4B-8 (LIFT STATION) AND THE CDD AND ITS SUCCESSORS AND ASSIGNS SHALL HAVE AN ACCESS EASEMENT OVER ALL EASEMENTS DESIGNATED ON THIS PLAT AS "SOLID UTILITY AND ACCESS EASEMENT" TO INSTALL, OPERATE, MAINTAIN, REPAIR OR REPLACE ANY LANDSCAPING, IRRIGATION AND HARDSCAPING FACILITIES, PROVIDED, HOWEVER, THAT THE CDD RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE TO THE ASSOCIATION OR TO SUCH OTHER PROPERTY OWNERS ASSOCIATION OR ENTITY AS WILL ASSUME THE OBLIGATION FOR SUCH MAINTENANCE UNDER THE PLAT. THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, AS WELL AS THE CDD (BUT SUBJECT TO THE CDD'S LIMITATIONS OF LIABILITY SET FORTH IN SECTION 768.28, FLORIDA STATUTES) SHALL FOREVER RELEASE, DISCHARGE AND INDEMNIFY ST. JOHNS COUNTY UTILITY DEPARTMENT (S.C.U.D.) AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM ANY LANDSCAPING INSTALLED WITHIN SAID S.C.U.D. UTILITY AND ACCESS EASEMENT, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO THE USE BY ST. JOHNS COUNTY UTILITY DEPARTMENT (S.C.U.D.) OF SAID "SOLID UTILITY AND ACCESS EASEMENTS". THE OWNERS' RESPECTIVE SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON.

TRACT 4B-10, AND TRACT 4B-11 (CONSERVATION) ARE HEREBY DEDICATED TO THE SJP. THE SJP SHALL HAVE THE OBLIGATION FOR MAINTENANCE AND OPERATION OF ALL OF SAID TRACTS; PROVIDED, HOWEVER, THAT THE SJP RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION TO THE MEADOW VIEW CDD, THE ASSOCIATION OR TO SUCH OTHER PROPERTY OWNERS ASSOCIATION OR ENTITY AS WILL ASSUME THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION UNDER THE PLAT. SAID TRACT 4B-10, AND TRACT 4B-11 ARE SUBJECT TO A DEED OF CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT WITH THIRD PARTY BENEFACTORY RIGHTS IN FAVOR OF THE U.S. ARMY CORPS OF ENGINEERS, RECORDED IN OFFICIAL RECORDS BOOK 4094, PAGE 1735 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

ALL EASEMENTS DESIGNATED ON THIS PLAT AS "T.P.L.E." ARE HEREBY DEDICATED TO FLORIDA POWER AND LIGHT, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

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 AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. NOTWITHSTANDING THE FOREGOING, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY HEARSTROCK, OR ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

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 RESPECTIVE OWNER THEREOF, AND ITS SUCCESSORS AND ASSIGNS AND GRANTEES OF SAID EASEMENTS.

NON-EXCLUSIVE ACCESS EASEMENTS ARE HEREBY DEDICATED TO THE TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC AND SJP OR, UPON AND OVER TRACT 4B-10 AND TRACT 4B-11 (CONSERVATION) FOR PURPOSES OF ACCESS, INGRESS AND EGRESS ON OFFICIAL BUSINESS RELATING TO MAINTENANCE OF THE CONSERVATION AREAS.

EACH 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.

IN WITNESS WHEREOF, DFC BEACON LAKES LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS _____ SOUTH JACKSONVILLE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS MANAGER, AND TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS MANAGER.

DFC BEACON LAKES LLC

DFC BEACON LAKES LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____ WITNESS: _____
PRINT: _____ PRINT: _____
TITLE: _____ WITNESS: _____
PRINT: _____

NOTARY FOR DFC BEACON LAKES LLC

STATE OF FLORIDA

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, A.D., 2021, OF DFC BEACON LAKES LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA
NAME: _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER IS: _____

PERSONALLY KNOWN [] OR PRODUCED IDENTIFICATION []
TYPE OF IDENTIFICATION PRODUCED: _____

SOUTH JACKSONVILLE PROPERTIES, LLC

SOUTH JACKSONVILLE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: SOUTH JACKSONVILLE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SOLE MEMBER WITNESS: _____
MEZZ, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SOLE MEMBER PRINT: _____
BY: ARTHUR J. FALCONE, MANAGER WITNESS: _____
PRINT: _____

NOTARY FOR SOUTH JACKSONVILLE PROPERTIES, LLC

STATE OF FLORIDA

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, A.D., 2021, BY ARTHUR J. FALCONE, AS MANAGER OF SOUTH JACKSONVILLE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF SOUTH JACKSONVILLE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA
NAME: _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER IS: _____

PERSONALLY KNOWN [] OR PRODUCED IDENTIFICATION []
TYPE OF IDENTIFICATION PRODUCED: _____

TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: JOHN T. KINSEY, MANAGER WITNESS: _____
PRINT: _____
WITNESS: _____
PRINT: _____

NOTARY FOR TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

STATE OF FLORIDA

COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY JOHN T. KINSEY, AS MANAGER OF TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY. HE IS _____ PERSONALLY KNOWN TO ME OR HAS _____ PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC
PRINT NAME: _____
MY COMMISSION EXPIRES: _____

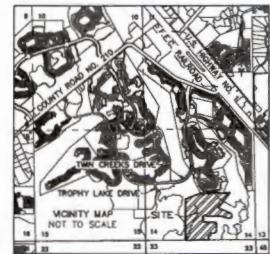
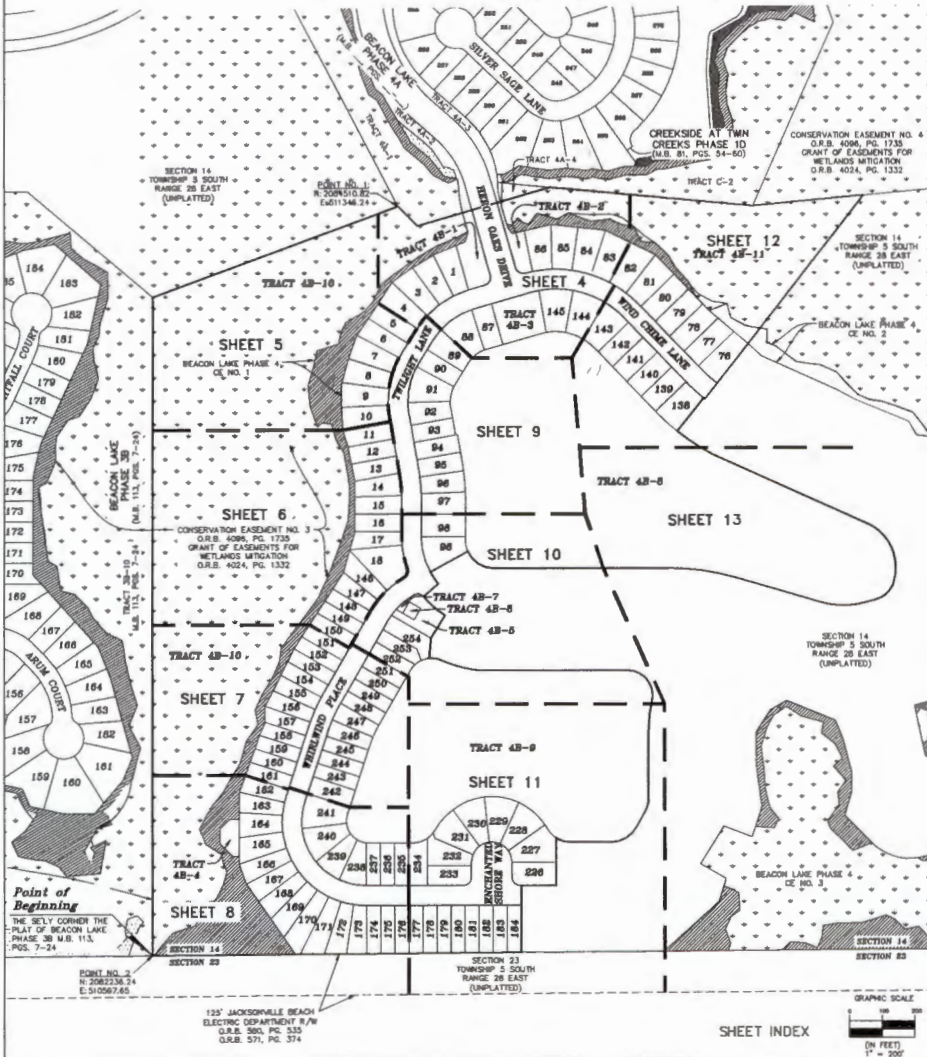


Beacon Lake Phase 4B

A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 3 OF 13 SHEETS
116 LOTS AND 11 TRACTS IN THIS PHASE



General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF TRACT 3B-10, AS SHOWN ON THE PLAT OF BEACON LAKE PHASE 3B (M.B. 113, PGS. 7-24, AS NORTH 02°50'00" EAST, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983(2011).
- THE INTENDED USE OF THESE COORDINATES IS FOR ITS BASE MAPPING PURPOSES ONLY. THE GEODETIC CONTROL POINT RELIED UPON FOR THESE VALUES WAS PUBLISHED BY ST. JOHNS COUNTY GEODETIC CONTROL POINTS 0000, AND 0001.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (SECTION 177.001, FLORIDA STATUTES)
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- ALL PLATTED UTILITY 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.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- CERTAIN EASEMENTS ARE RESERVED FOR FPM FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:
 O.R.B. 4024, PAGE 1332 EASEMENT - WETLANDS MITIGATION
 O.R.B. 4086, PAGE 1735 EASEMENT - CONSERVATION
 O.R.B. 5437, PG. 34 EASEMENT - TEMPORARY CONSTRUCTION AFFECTS UPLAND PORTION OF SITE

LEGEND

- RIGHT OF WAY
- M.B. = MAP BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- POB. = PAGES
- R.P. = RADIAL POINT
- C.P. = CENTERLINE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- T.C.E. = TEMPORARY CONSTRUCTION EASEMENT
- (R) = RADIAL LINE
- D. & A.E. = DRAINAGE AND ACCESS EASEMENT
- U.D. & A.E. = UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
- U.M.D. & A.E. = UNOBSTRUCTED MAINTENANCE, DRAINAGE, AND ACCESS EASEMENT
- CI = TABULATED CURVE DATA
- LI = FLORIDA POWER AND LIGHT EASEMENT
- C.E. = CONSERVATION EASEMENT
- S.M.F. = STORMWATER MANAGEMENT FACILITY
- S.M.L. = STATE JURISDICTIONAL WETLAND LINE
- P.R.M. = PERMANENT REFERENCE MONUMENTS
- P.C.P. = PERMANENT CONTROL POINTS
- JURISDICTIONAL WETLANDS
- DENOTES STATE JURISDICTIONAL WETLANDS
- DENOTES UPLAND PRESERVATION
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH

COORDINATES SHOWN HEREON ARE PER ST. JOHNS COUNTY REQUIREMENTS ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.

- = SET PERMANENT CONTROL POINT STAMPED P.C.P. LB 3731
- = SET 5/8" REBAR WITH CAP "P.R.M. LB 3731"
- = FOUND 5/8" REBAR WITH CAP "P.R.M. LB 3731"
- = SET 4"x4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731
- = FOUND 4"x4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731

Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 18 MO. 3731
 3000 CORNING POINT ROAD
 JACKSONVILLE, FLORIDA 32217
 (904) 380-7100
 WWW.CLARYASSOC.COM

SHEET INDEX



Beacon Lake Phase 4B

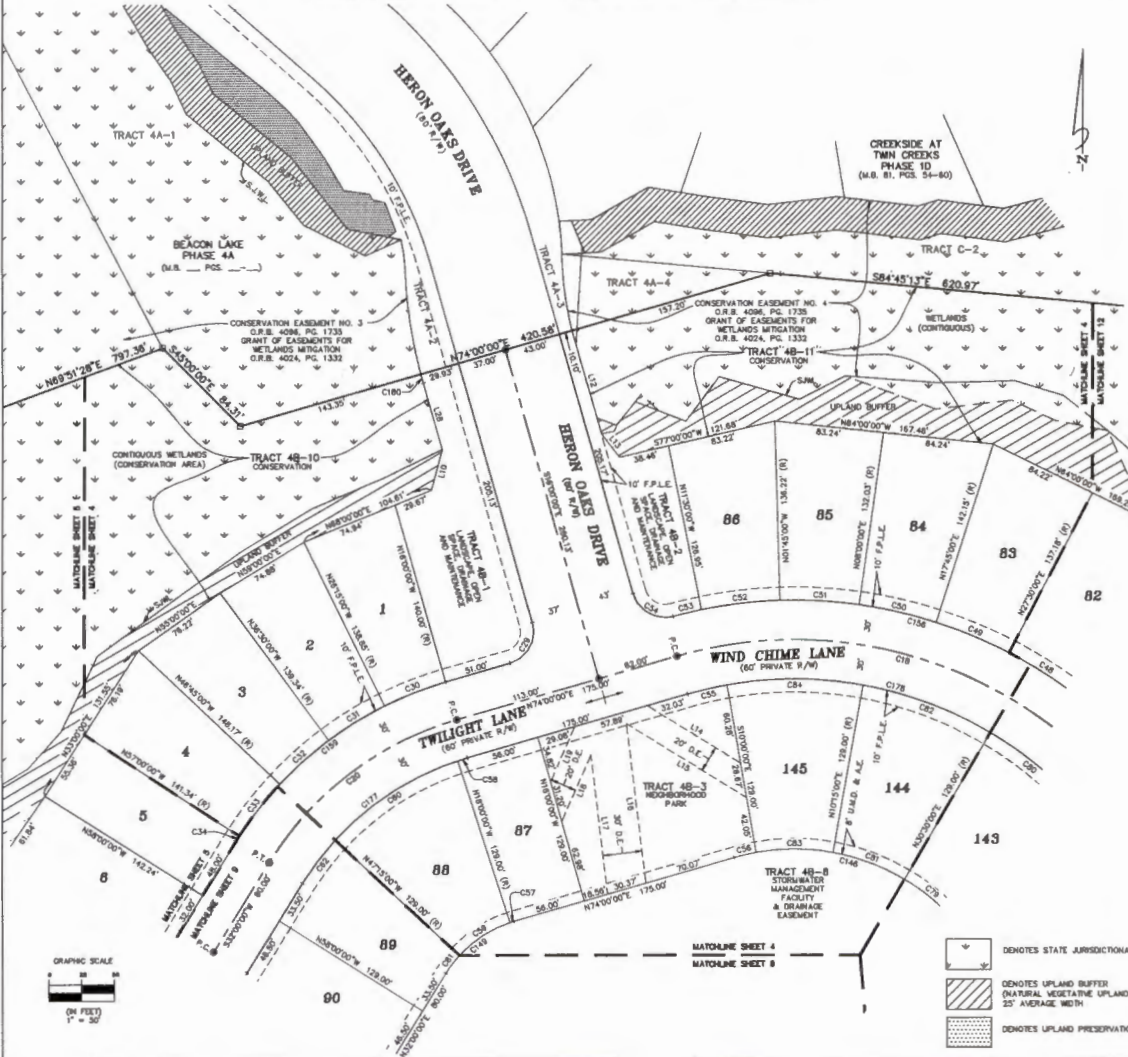
A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 4 OF 13 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C18	325.00'	351.68'	82°00'00"	N73°00'00"W	334.77'
C20	250.00'	183.28'	42°00'00"	S53°00'00"W	178.18'
C29	25.00'	38.27'	90°00'00"	S29°00'00"W	35.36'
C30	280.00'	50.00'	10°15'00"	S68°52'30"W	50.02'
C31	280.00'	50.00'	10°15'00"	S58°37'30"W	50.02'
C32	280.00'	50.00'	10°15'00"	S48°22'30"W	50.02'
C33	280.00'	50.00'	10°15'00"	S38°07'30"W	50.02'
C34	280.00'	4.80'	1°00'00"	S32°30'00"W	4.88'
C46	355.00'	80.41'	9°45'00"	S57°37'30"W	60.34'
C49	355.00'	80.41'	9°45'00"	N17°22'30"W	60.34'
C50	355.00'	80.41'	9°45'00"	N7°07'00"W	60.34'
C51	355.00'	80.41'	9°45'00"	N86°52'30"W	60.34'
C52	355.00'	80.41'	9°45'00"	S83°22'30"W	60.34'
C53	355.00'	22.28'	3°35'43"	S76°42'08"W	22.27'
C54	25.00'	38.88'	89°05'43"	N80°32'52"W	35.08'
C55	285.00'	30.88'	6°07'00"	N77°00'00"W	30.88'
C56	168.00'	17.38'	6°00'00"	S77°00'00"W	17.38'
C57	91.00'	3.18'	2°00'00"	S73°00'00"W	3.18'
C58	220.00'	7.85'	2°00'00"	N73°00'00"W	7.85'
C59	91.00'	46.48'	29°15'00"	S57°22'30"W	45.85'
C60	220.00'	112.31'	29°15'00"	S57°22'30"W	111.10'
C61	91.00'	17.07'	10°45'00"	S37°22'30"W	17.05'
C62	220.00'	41.28'	10°45'00"	N37°22'30"W	41.22'
C78	188.00'	44.81'	15°30'00"	S51°45'00"W	44.77'
C80	285.00'	78.81'	15°30'00"	S51°45'00"W	78.56'
C81	188.00'	58.87'	20°15'00"	N68°37'30"W	58.38'
C82	285.00'	104.28'	20°15'00"	S68°37'30"W	103.72'
C83	188.00'	58.87'	20°15'00"	N68°37'30"W	58.38'
C84	285.00'	104.28'	20°15'00"	S68°37'30"W	103.72'
C146	188.00'	178.83'	62°00'00"	S75°00'00"W	170.98'
C148	91.00'	86.71'	42°00'00"	N53°00'00"W	85.22'
C156	355.00'	378.54'	81°05'43"	N74°23'52"W	360.88'
C158	280.00'	205.23'	42°00'00"	S37°00'00"W	205.68'
C177	220.00'	161.27'	42°00'00"	N37°00'00"W	157.68'
C178	283.00'	318.22'	62°00'00"	S76°00'00"W	303.87'
C180	380.00'	7.04'	1°07'15"	N15°32'10"W	7.04'

LINE TABLE		
LINE	BEARING	DISTANCE
L10	N15°00'00"E	32.22'
L12	S18°00'58"W	82.15'
L13	S38°00'00"W	22.10'
L14	S58°34'40"E	83.81'
L15	S58°34'40"E	107.98'
L16	S07°00'00"E	121.63'
L17	S07°00'00"E	108.45'
L18	N23°51'58"E	54.83'
L19	N23°51'58"E	45.36'
L38	N18°05'47"W	52.37'



- DENOTES STATE JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
- DENOTES UPLAND PRESERVATION AREA

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
1800 N. 37th Street
Jacksonville, Florida 32218
(904) 250-2500
www.claryassoc.com



Beacon Lake Phase 4B

A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHN'S COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 5 OF 13 SHEETS

SEE SHEET 3 FOR DETAILS, NOTES & LEGEND

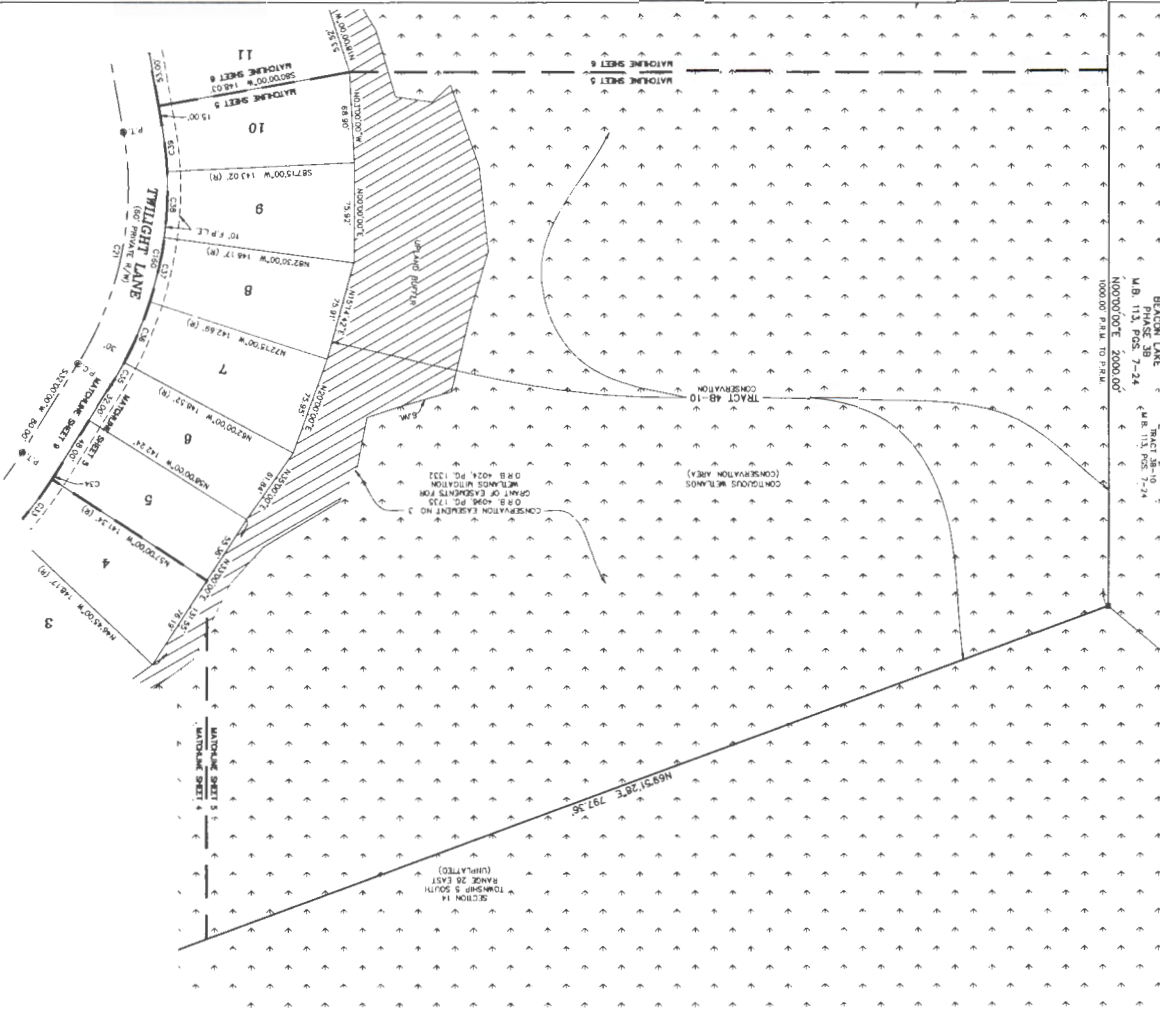
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C19	280.00'	205.25'	47.00°	S111.00°00'W	200.88'
C20	280.00'	205.25'	47.00°	S111.00°00'W	200.88'
C21	280.00'	183.28'	47.00°	S111.00°00'W	179.18'
C22	280.00'	183.28'	47.00°	S111.00°00'W	179.18'
C23	280.00'	50.09'	107.50°	S28.97°30"W	53.02'
C24	280.00'	4.88'	100.00°	S37.30°00"W	4.88'
C25	280.00'	19.55'	47.00°	S30.00°00"W	18.54'
C26	280.00'	50.09'	107.50°	S27.30°30"W	53.02'
C27	280.00'	50.09'	107.50°	S17.37°30"W	53.02'
C28	280.00'	50.09'	107.50°	S07.27°30"W	53.02'
C29	280.00'	25.43'	71.50°	S06.22°30"E	25.41'
C30	280.00'	205.25'	47.00°	S111.00°00'W	200.88'

- DEPOTS STATE ARCHAEOLOGICAL WETLANDS
- DEPOTS UPLAND BUFFER
- DEPOTS UPLAND PRESERVATION AREA
- 25' AVERAGE WIDTH
- (NATURAL VEGETATION UPLAND BUFFER)



NCLARITY ASSOCIATES
 1401 S. GOLF COURSE BLVD., SUITE 100
 TAMPA, FL 33629
 TEL: 813.271.1111
 FAX: 813.271.1112
 WWW.NCLARITYASSOCIATES.COM

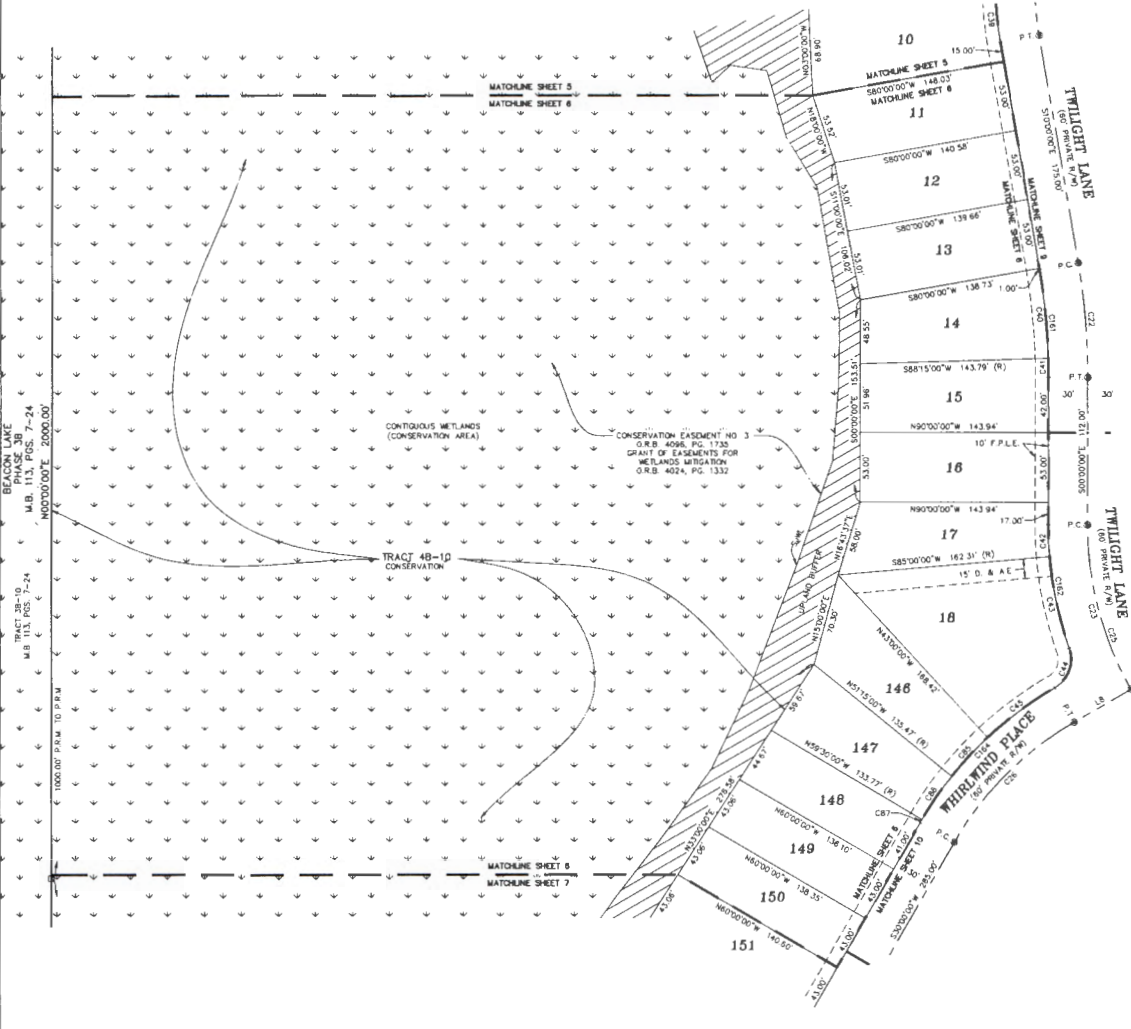


Beacon Lake Phase 4B

A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

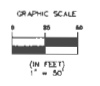
SHEET 6 OF 13 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C22	500.00'	87.27'	107.00'	S85°00'00"E	87.18'
C23	250.00'	136.90'	307.00'	S15°00'00"E	128.41'
C25	250.00'	174.53'	407.00'	S20°00'00"E	171.01'
C26	250.00'	130.90'	307.00'	S45°00'00"W	128.41'
C39	280.00'	35.43'	71.50'	S68°22'30"E	35.41'
C40	470.00'	67.68'	87.50'	S05°52'30"E	67.62'
C41	470.00'	14.36'	1°45'00"	S00°52'30"E	14.35'
C42	280.00'	24.43'	57.00'	S02°30'00"E	24.43'
C43	280.00'	71.40'	143.60'	S17°18'00"E	71.21'
C44	75.00'	34.74'	79.36'40"	S20°11'40"W	32.81'
C45	280.00'	63.53'	137.00'	S53°30'00"W	63.39'
C85	280.00'	40.33'	81.50'	S42°52'30"W	40.28'
C86	280.00'	40.33'	81.50'	S34°37'30"W	40.28'
C87	280.00'	2.44'	0°30'00"	S30°15'00"W	2.44'
C181	470.00'	82.03'	107.00'	S05°00'00"E	81.93'
C162	280.00'	95.84'	193.64'	S08°48'20"E	95.37'
C164	280.00'	146.61'	307.00'	S45°00'00"W	144.84'

LINE TABLE		
LINE	BEARING	DISTANCE
L8	S60°00'00"W	50.00'

- DENOTES STATE JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
- DENOTES UPLAND PRESERVATION AREA



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Beacon Lake Phase 4B




A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 7 OF 13 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

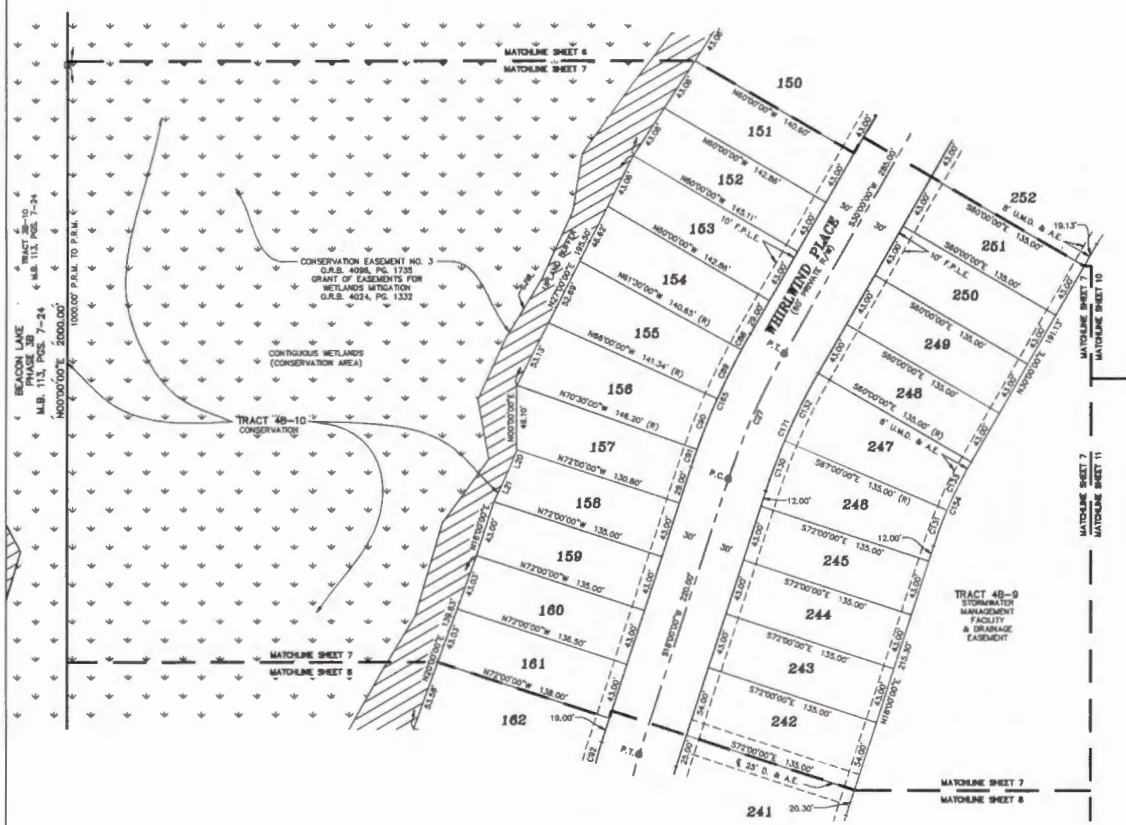
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C27	500.00'	104.73'	120°00'	S24°00'00"W	104.33'
C88	530.00'	13.88'	1°30'00"	S28°15'00"W	13.87'
C89	530.00'	41.83'	4°30'00"	S28°15'00"W	41.82'
C90	530.00'	41.83'	4°30'00"	S31°45'00"W	41.82'
C91	530.00'	13.88'	1°30'00"	S18°45'00"W	13.87'
C92	290.00'	22.35'	5°00'00"	S15°30'00"W	22.25'
C130	470.00'	41.02'	5°00'00"	N26°30'00"E	41.00'
C131	335.00'	29.23'	5°00'00"	S22°30'00"E	29.22'
C132	470.00'	37.42'	7°00'00"	N26°30'00"E	37.38'
C133	335.00'	45.93'	7°00'00"	S26°30'00"E	45.80'
C154	335.00'	20.18'	12°00'00"	N24°00'00"E	20.12'
C163	530.00'	111.02'	12°00'00"	S24°00'00"W	110.80'
C171	470.00'	98.44'	12°00'00"	N24°00'00"E	98.28'

LINE TABLE		
LINE	BEARING	DISTANCE
L20	N21°00'00"E	15.30'
L21	N29°00'00"E	27.83'

-  DENOTES STATE JURISDICTIONAL WETLANDS
-  DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
-  DENOTES UPLAND PRESERVATION AREA



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Beacon Lake Phase 4B

A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

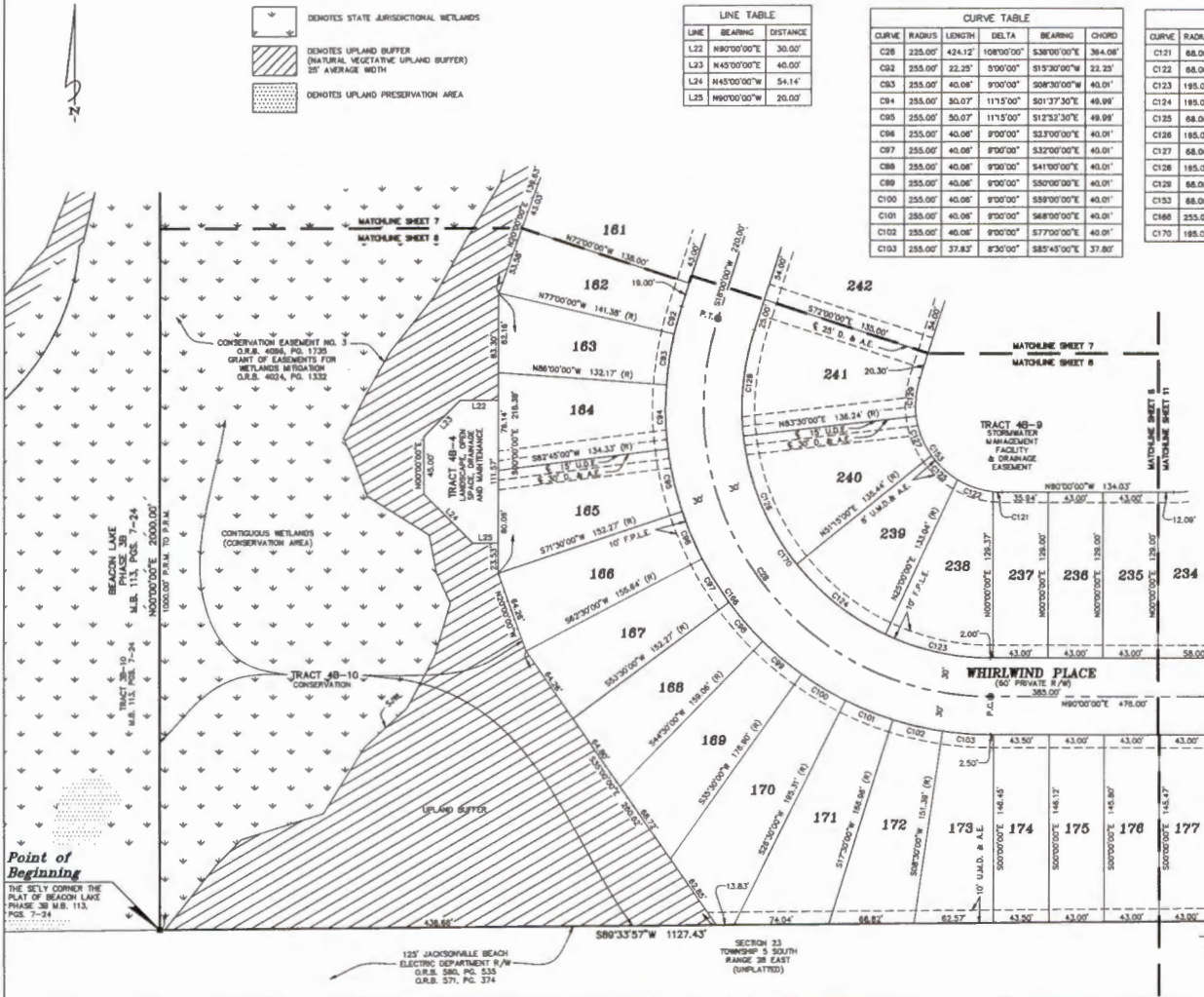
SHEET 8 OF 13 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

-  DENOTES STATE JURISDICTIONAL WETLANDS
-  DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
-  DENOTES UPLAND PRESERVATION AREA

LINE	BEARING	DISTANCE
L22	N87°00'00"E	30.00'
L23	N45°00'00"E	40.00'
L24	N45°00'00"W	54.14'
L25	N90°00'00"W	20.00'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C26	225.00'	424.12'	108°00'00"	S38°00'00"E	384.08'
C27	255.00'	22.25'	5°00'00"	S15°30'00"W	22.25'
C28	255.00'	40.06'	9°00'00"	S08°30'00"W	40.06'
C29	255.00'	30.07'	11°5'00"	S01°37'30"E	49.99'
C30	255.00'	50.07'	11°5'00"	S12°33'30"E	49.99'
C31	255.00'	40.06'	9°00'00"	S32°00'00"E	40.06'
C32	255.00'	40.06'	9°00'00"	S41°00'00"E	40.06'
C33	255.00'	40.06'	9°00'00"	S50°00'00"E	40.06'
C34	255.00'	40.06'	9°00'00"	S59°00'00"E	40.06'
C35	255.00'	40.06'	9°00'00"	S68°00'00"E	40.06'
C36	255.00'	40.06'	9°00'00"	S77°00'00"E	40.06'
C37	255.00'	37.82'	8°30'00"	S85°45'00"E	37.82'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C11	88.00'	7.07'	9°57'38"	S87°01'11"E	7.07'
C12	88.00'	28.88'	29°13'33"	S71°24'35"E	28.74'
C13	195.00'	85.06'	28°00'00"	N77°30'00"W	84.41'
C14	195.00'	89.34'	28°15'00"	N51°51'50"W	88.56'
C15	88.00'	27.89'	32°28'50"	S47°01'54"E	27.66'
C16	185.00'	108.78'	32°15'00"	N22°37'30"E	108.32'
C17	88.00'	33.20'	27°58'23"	S21°17'48"E	32.87'
C18	195.00'	83.38'	24°30'00"	N05°45'00"E	82.75'
C19	88.00'	30.04'	25°18'34"	S05°10'42"W	28.79'
C20	88.00'	128.18'	108°00'00"	N38°00'00"E	110.03'
C21	255.00'	480.68'	108°00'00"	S38°00'00"E	412.80'
C22	195.00'	387.57'	108°00'00"	N38°00'00"W	318.92'



Clary & Associates
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300 CORNFORD ROAD
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(904) 380-7100
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125 JACKSONVILLE BEACH
ELECTRIC DEPARTMENT S/W
O.R.S. 580, PG. 533
O.R.S. 571, PG. 374

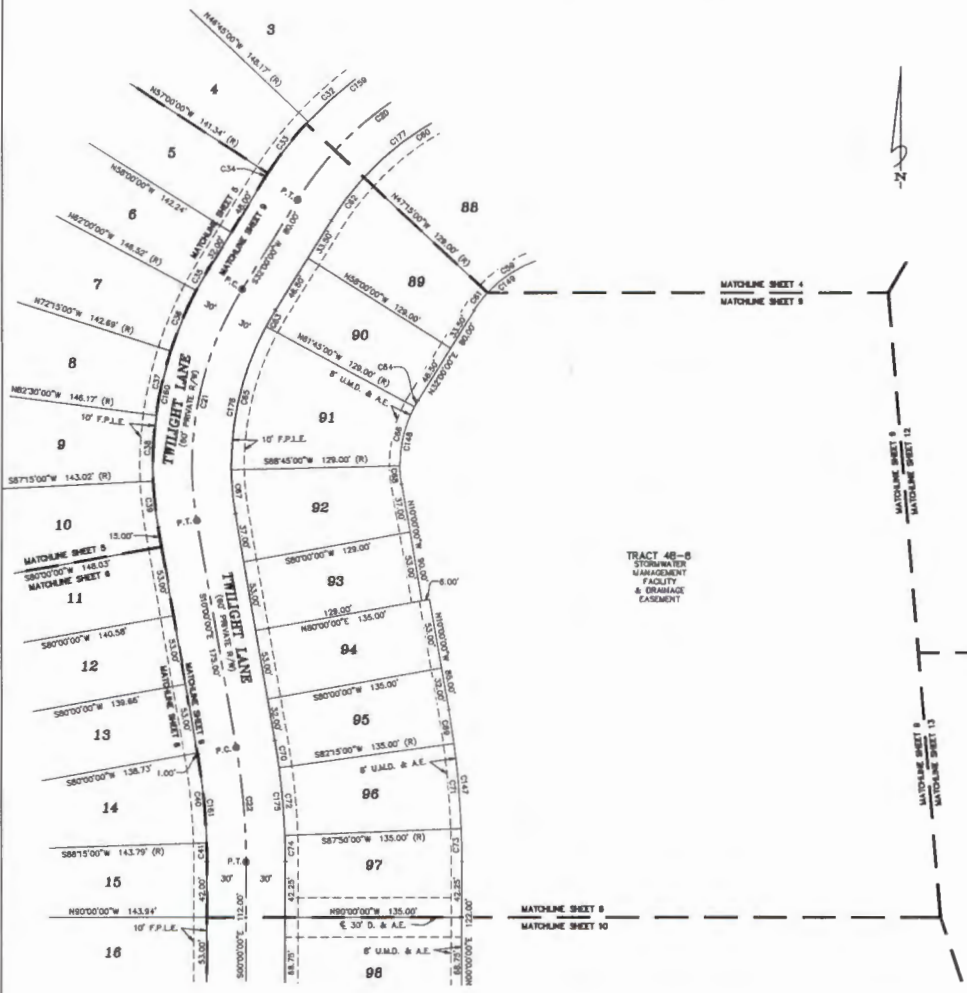
SECTION 23
TOWNSHIP 5 SOUTH
RANGE 28 EAST
(UNPLATTED)

Beacon Lake Phase 4B

A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 9 OF 13 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C20	250.00'	183.28'	42°00'00"	S53°00'00"W	178.18'
C21	250.00'	183.28'	42°00'00"	S11°00'00"W	178.18'
C22	500.00'	87.27'	10°00'00"	S03°00'00"E	87.14'
C32	280.00'	50.69'	10°15'00"	S48°22'30"W	50.02'
C33	280.00'	50.69'	10°15'00"	S38°07'30"W	50.02'
C34	280.00'	4.88'	1°00'00"	S32°30'00"W	4.88'
C35	280.00'	18.53'	4°00'00"	S30°00'00"W	18.54'
C36	280.00'	50.69'	10°15'00"	S22°52'30"W	50.02'
C37	280.00'	50.69'	10°15'00"	S12°37'30"W	50.02'
C38	280.00'	50.69'	10°15'00"	S02°22'30"W	50.02'
C38	280.00'	35.43'	7°15'00"	S08°22'30"E	35.41'
C40	470.00'	87.88'	8°15'00"	S05°52'30"E	87.82'
C41	470.00'	14.30'	1°45'00"	S00°52'30"E	14.35'
C58	81.00'	48.40'	28°15'00"	S57°22'30"W	45.95'
C60	220.00'	112.31'	28°15'00"	S57°22'30"W	111.10'
C81	81.00'	17.07'	10°45'00"	S37°22'30"W	17.05'
C82	220.00'	41.28'	10°45'00"	S37°22'30"W	41.22'
C63	220.00'	14.40'	3°45'00"	S30°07'30"E	14.40'
C64	81.00'	5.98'	3°45'00"	S30°07'30"W	5.95'
C65	220.00'	113.27'	28°30'00"	N13°30'00"E	112.02'
C66	81.00'	48.80'	28°30'00"	N13°30'00"W	48.34'
C67	220.00'	33.60'	8°45'00"	N05°37'30"W	33.56'
C68	81.00'	13.80'	8°45'00"	S05°37'30"E	13.88'
C68	863.00'	28.11'	2°15'00"	S08°52'30"E	28.11'
C70	530.00'	20.81'	2°15'00"	N08°52'30"W	20.81'
C71	863.00'	64.80'	5°35'00"	S04°52'30"E	64.78'
C72	530.00'	51.83'	5°35'00"	N04°52'30"W	51.83'
C73	863.00'	23.15'	2°15'00"	S01°05'00"E	23.15'
C74	530.00'	20.64'	2°15'00"	N01°05'00"W	20.64'
C147	863.00'	118.08'	10°00'00"	N05°00'00"W	115.82'
C148	81.00'	66.71'	42°00'00"	N11°00'00"E	63.22'
C149	81.00'	66.71'	42°00'00"	N53°00'00"E	63.22'
C159	280.00'	205.25'	42°00'00"	S53°00'00"W	200.88'
C160	280.00'	205.25'	42°00'00"	S11°00'00"W	200.88'
C161	470.00'	82.63'	10°00'00"	S05°00'00"E	81.93'
C175	530.00'	82.50'	10°00'00"	N05°00'00"W	82.39'
C176	220.00'	181.27'	42°00'00"	N11°00'00"E	157.88'
C177	220.00'	181.27'	42°00'00"	N53°00'00"E	157.88'

- DENOTES STATE JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
- DENOTES UPLAND PRESERVATION AREA



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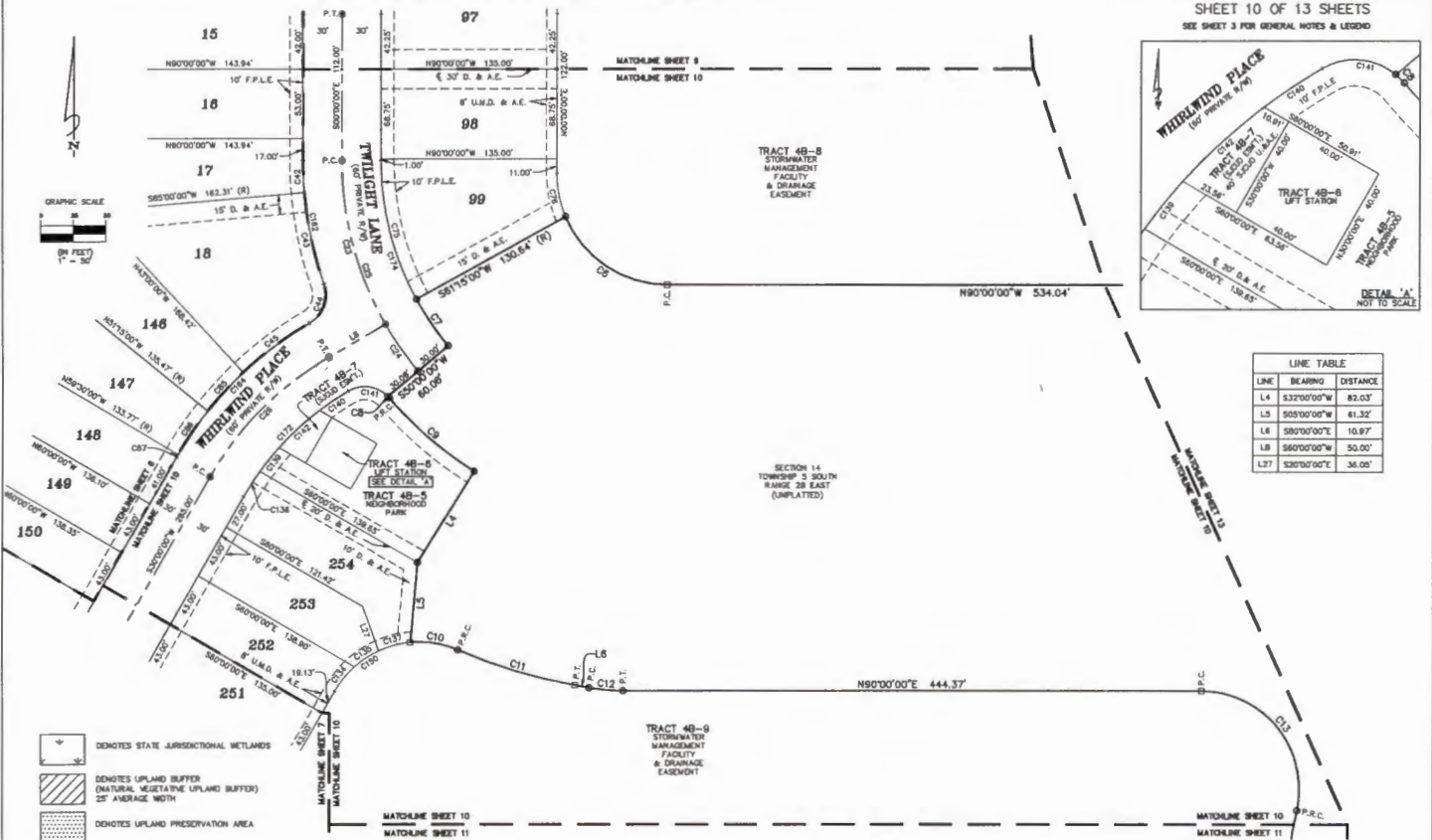
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Beacon Lake Phase 4B

A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

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SHEET 10 OF 13 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



LINE	BEARING	DISTANCE
L4	S32°00'00"W	83.03'
L5	S08°00'00"W	61.32'
L6	S80°00'00"E	16.97'
L8	S80°00'00"W	50.00'
L27	S30°00'00"E	36.05'

- DENOTES STATE JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
- DENOTES UPLAND PRESERVATION AREA

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C6	85.00'	99.83'	67°10'13"	N56°24'54"W	94.64'
C7	220.00'	43.30'	11°18'50"	S34°22'30"E	43.13'
C8	25.00'	1.80'	4°21'38"	S43°34'00"E	1.80'
C9	280.00'	86.00'	17°38'40"	S49°11'40"E	85.73'
C10	75.00'	37.35'	28°27'37"	S80°27'48"E	36.87'
C11	407.00'	84.35'	13°18'03"	S73°27'58"E	84.64'
C12	150.00'	26.18'	10°07'00"	S89°00'00"E	26.15'
C13	75.00'	134.29'	102°30'16"	S38°42'22"E	117.65'
C23	250.00'	130.90'	30°00'00"	S15°00'00"E	128.41'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C24	250.00'	43.63'	10°00'00"	S35°00'00"E	43.58'
C25	250.00'	174.93'	40°00'00"	S20°00'00"E	171.01'
C26	250.00'	130.80'	30°00'00"	S45°00'00"W	128.41'
C42	280.00'	34.43'	3°00'00"	S02°30'00"E	34.43'
C43	280.00'	71.40'	14°38'40"	S17°18'20"E	71.21'
C44	25.00'	34.74'	79°26'40"	S20°11'40"W	32.07'
C45	280.00'	63.37'	13°00'00"	S23°30'00"W	63.30'
C75	225.00'	110.29'	28°45'00"	N14°22'30"W	108.24'
C76	85.00'	33.67'	22°49'47"	S11°24'54"E	33.64'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C85	280.00'	40.32'	8°15'00"	S42°52'50"W	40.28'
C86	280.00'	40.32'	8°15'00"	S34°37'30"W	40.28'
C87	280.00'	3.44'	0°30'00"	S30°15'00"W	3.44'
C134	75.00'	24.29'	18°33'38"	S38°18'43"W	24.18'
C135	75.00'	22.32'	17°04'30"	S27°00'00"E	22.27'
C136	220.00'	23.04'	6°00'04"	N33°00'00"E	23.03'
C137	75.00'	25.10'	18°10'30"	S75°17'17"W	24.88'
C138	220.00'	23.30'	6°04'00"	N38°00'00"E	23.29'
C140	220.00'	26.84'	8°58'20"	N54°50'20"E	26.82'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C141	25.00'	34.74'	79°26'40"	S80°11'40"E	32.01'
C142	220.00'	43.01'	10°36'31"	N47°32'24"E	41.85'
C150	75.00'	71.74'	54°48'28"	N57°24'13"E	68.04'
C162	280.00'	85.84'	19°38'40"	S08°48'20"E	85.37'
C164	280.00'	146.81'	30°00'00"	S45°00'00"W	144.84'
C172	220.00'	113.18'	30°00'00"	N45°00'00"E	113.88'
C174	220.00'	133.59'	40°00'00"	N20°00'00"W	130.49'



Beacon Lake Phase 4B




A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

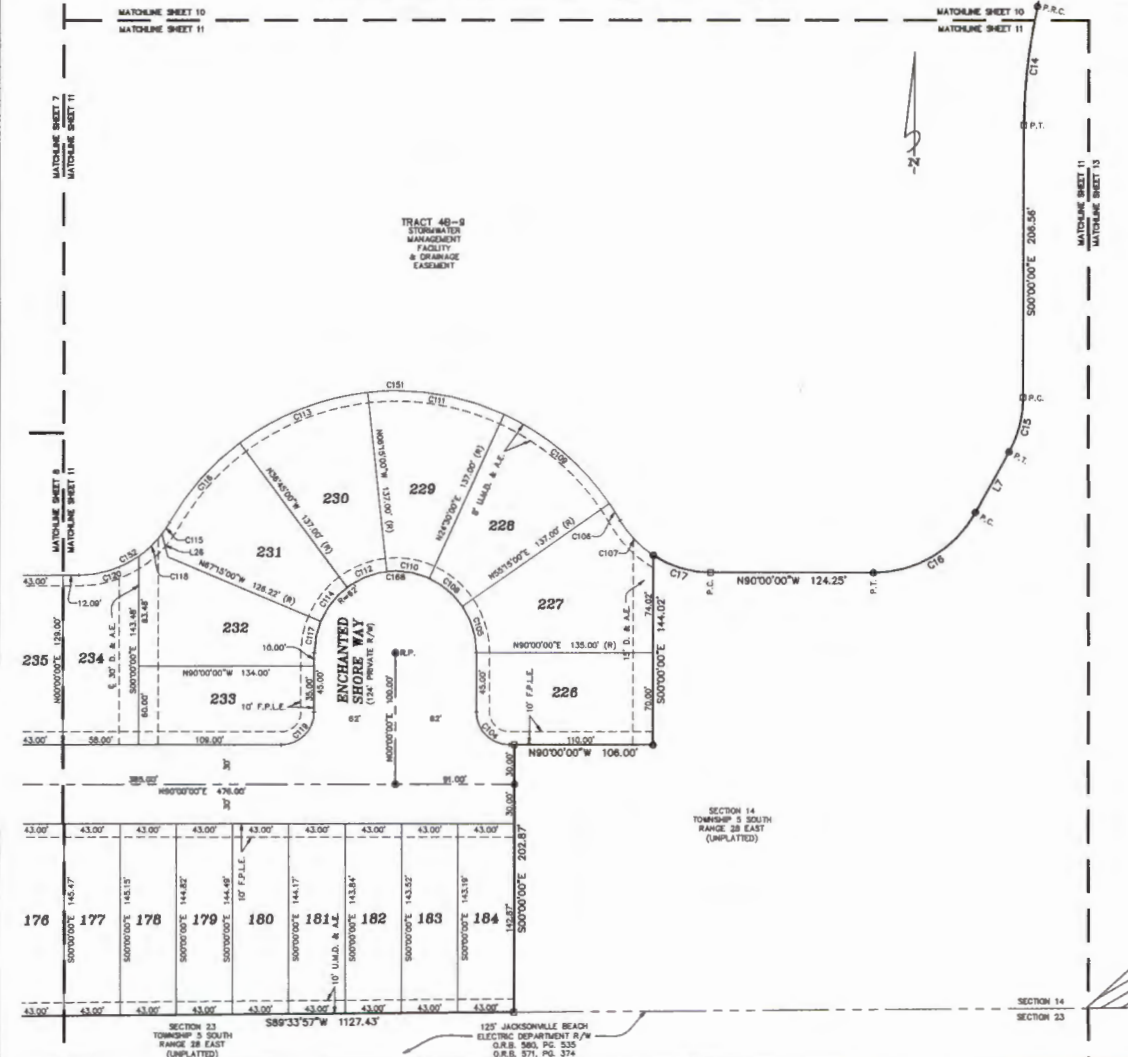
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SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C14	415.00'	91.17'	12°35'16"	S05°17'38"W	90.99'
C15	85.00'	43.02'	28°00'00"	S1°43'00"W	42.58'
C18	68.00'	94.78'	61°00'00"	S58°30'00"W	80.34'
C17	80.00'	46.28'	33°09'07"	N73°25'27"W	45.65'
C104	25.00'	39.27'	80°00'00"	N45°00'00"W	35.36'
C105	62.00'	37.66'	34°45'00"	N172°30'00"	37.03'
C106	198.00'	15.26'	4°33'37"	S32°33'11"E	15.26'
C107	80.00'	36.96'	26°29'30"	S43°38'08"E	35.68'
C108	62.00'	33.27'	30°45'00"	N50°07'30"W	32.88'
C109	198.00'	106.80'	30°45'00"	S20°07'30"E	105.52'
C110	82.00'	33.27'	30°45'00"	N80°52'30"W	32.88'
C111	198.00'	106.80'	30°45'00"	S80°52'30"E	105.52'
C112	62.00'	33.00'	30°30'00"	S68°30'00"W	32.62'
C113	198.00'	105.83'	30°30'00"	N68°30'00"E	104.69'
C114	62.00'	33.00'	30°30'00"	S38°00'00"W	32.62'
C115	80.00'	10.43'	7°28'01"	N33°38'54"E	10.42'
C116	198.00'	81.18'	23°22'07"	N41°33'57"E	80.60'
C117	62.00'	24.62'	22°45'00"	S11°23'30"W	24.46'
C118	80.00'	24.62'	17°37'54"	N48°09'51"E	24.52'
C119	25.00'	39.27'	80°00'00"	S45°00'00"W	35.36'
C120	80.00'	48.80'	35°01'12"	N72°20'24"E	48.14'
C121	198.00'	415.88'	118°45'44"	S86°45'45"W	344.28'
C122	80.00'	83.84'	80°07'07"	S58°56'37"W	80.14'
C123	62.00'	154.78'	180°00'00"	N90°00'00"W	124.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L7	S29°00'00"W	52.78'
L26	N15°00'00"W	15.31'

-  DENOTES STATE JURISDICTIONAL WETLANDS
-  DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 50' AVERAGE WIDTH
-  DENOTES UPLAND PRESERVATION AREA



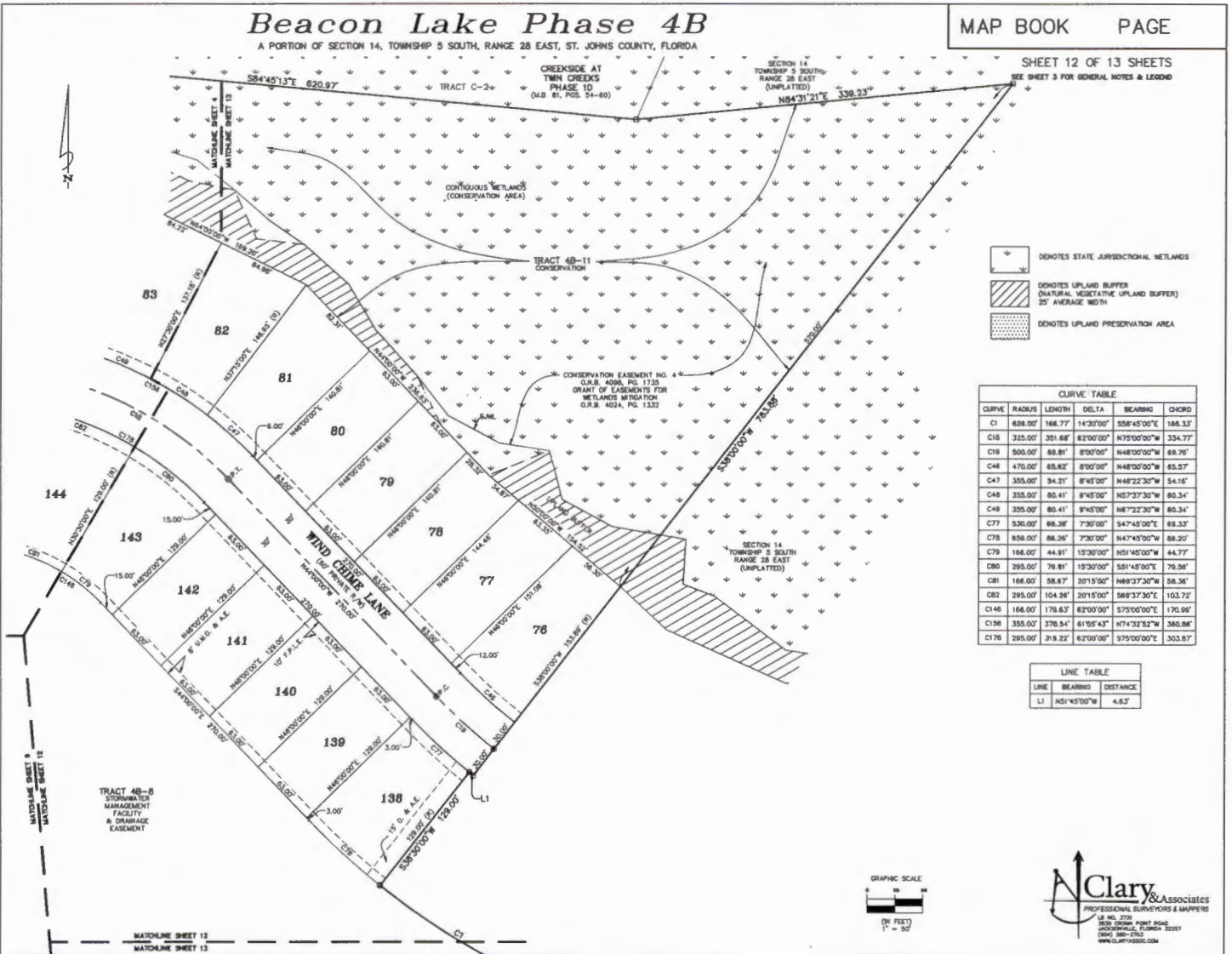
Beacon Lake Phase 4B

A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

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SEE SHEET 3 FOR GENERAL NOTES & LEGEND



- DENOTES STATE JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
- DENOTES UPLAND PRESERVATION AREA

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	688.00'	166.77'	14°20'00"	S58°45'00"E	166.33'
C18	325.00'	351.68'	82°00'00"	N75°00'00"W	334.77'
C19	500.00'	68.81'	8°00'00"	N48°00'00"W	68.78'
C46	470.00'	65.62'	8°00'00"	N48°00'00"W	65.57'
C47	355.00'	34.21'	8°45'00"	N48°22'30"W	54.16'
C48	355.00'	60.41'	8°45'00"	N57°37'30"W	60.34'
C49	355.00'	60.41'	8°45'00"	N48°22'30"W	60.34'
C77	930.00'	88.38'	7°30'00"	S47°45'00"W	69.33'
C78	858.00'	88.26'	7°30'00"	N47°45'00"W	68.20'
C79	184.00'	44.91'	15°30'00"	N51°45'00"W	44.77'
C80	295.00'	79.81'	15°30'00"	S51°45'00"W	79.26'
C81	164.00'	58.67'	20°15'00"	N49°37'30"W	58.36'
C82	295.00'	104.28'	20°15'00"	S49°37'30"W	103.72'
C146	164.00'	178.83'	82°00'00"	S75°00'00"W	170.96'
C156	355.00'	378.84'	61°05'43"	N74°32'52"W	380.86'
C178	295.00'	39.22'	62°00'00"	S75°00'00"W	303.87'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N51°45'00"W	4.83'



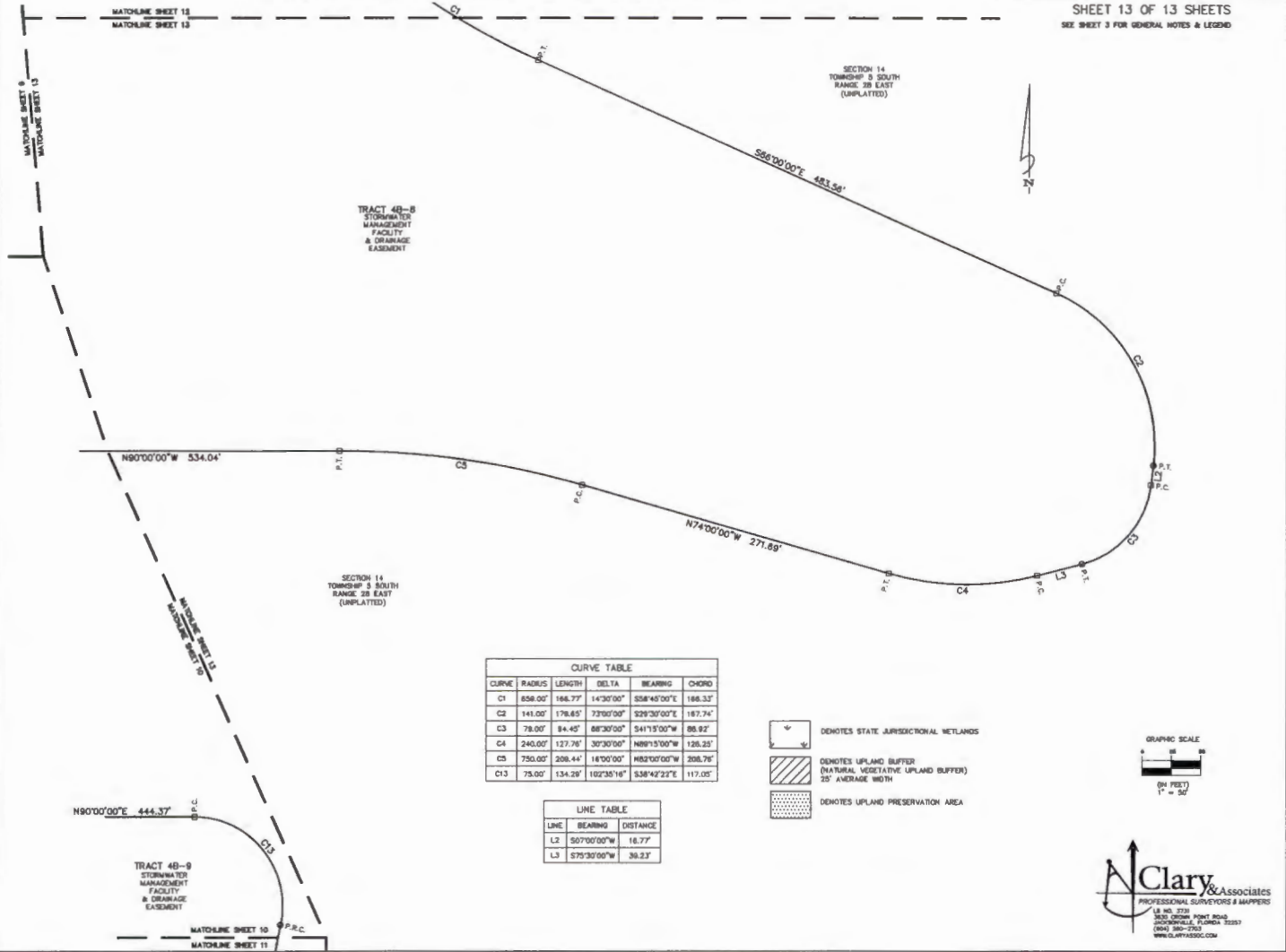
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Beacon Lake Phase 4B

A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

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SHEET 13 OF 13 SHEETS
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CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	858.00'	168.77'	14°30'00"	S58°45'00"W	168.33'
C2	141.00'	178.65'	73°30'00"	S29°30'00"E	167.74'
C3	78.00'	84.45'	68°30'00"	S41°15'00"W	88.92'
C4	240.00'	127.76'	30°30'00"	N69°15'00"W	126.25'
C5	750.00'	208.44'	18°00'00"	N82°00'00"W	208.26'
C13	75.00'	134.29'	102°35'16"	S38°42'22"E	117.05'

LINE TABLE		
LINE	BEARING	DISTANCE
L2	S07°00'00"W	16.77'
L3	S75°30'00"W	38.23'

- DENOTES STATE JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
- DENOTES UPLAND PRESERVATION AREA



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