

**RESOLUTION NO. 2023- 165**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
SILVER MEADOWS (SILVERLEAF PARCEL 33) PHASE 1.**

**WHEREAS, AG EHC II (LEN) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND LAND PLANNERS DEVELOPMENT II, INC., A FLORIDA CORPORATION, AS OWNERS,** have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Silver Meadows (Silverleaf Parcel 33) Phase 1.

**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 \$5,357,151.74 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$698,758.92 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.

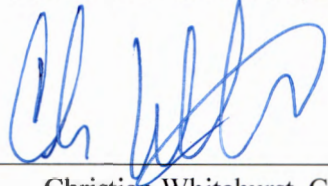
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval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

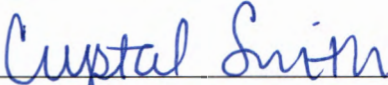
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 6th day of June, 2023.

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

Rendition Date JUN 06 2023

BY:   
Christian Whitehurst, Chair

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

  
Deputy Clerk



# Attachment 2

## Plat Map

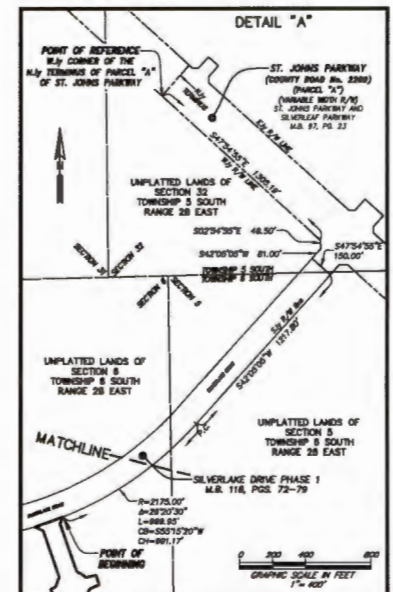
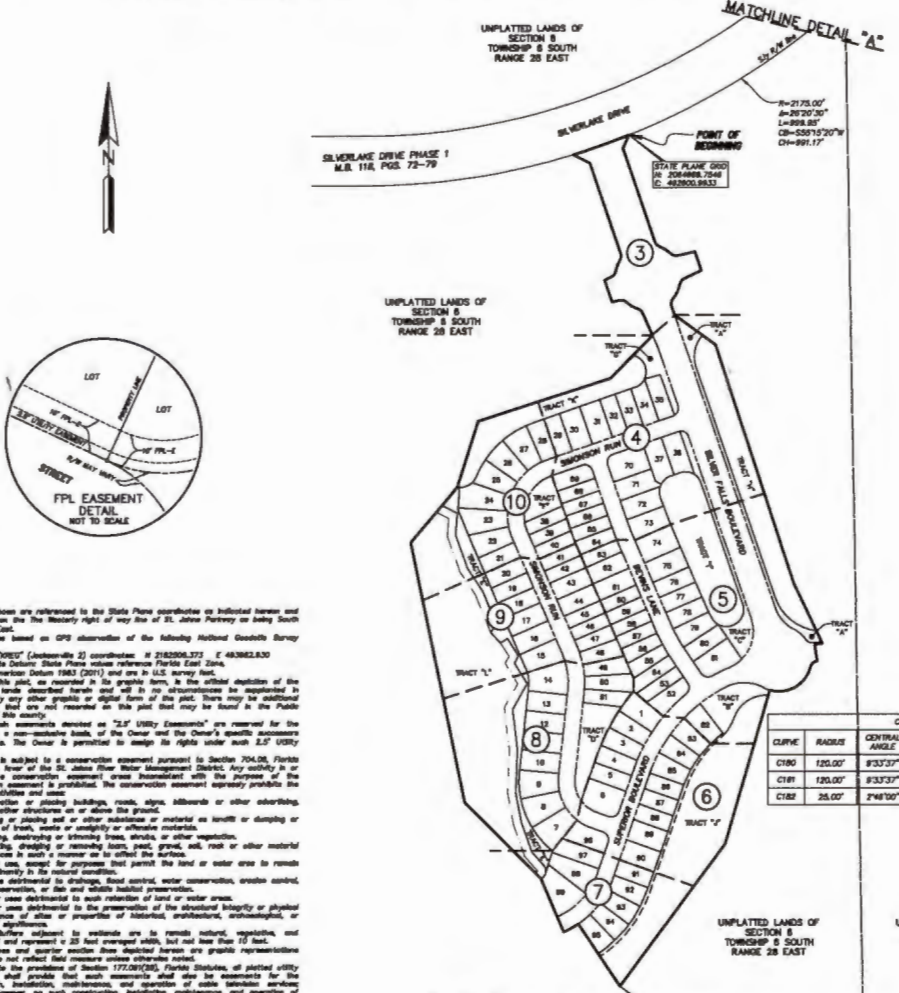




# SILVER MEADOWS (SILVERLEAF PARCEL 33) PHASE 1

A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE  
SHEET 2 OF 10 SHEETS



- NOTES**
- 1) Bearings shown are referenced to the State Plane coordinate system as indicated herein and are based on the Historic Right of Way for St. Johns Parkway on July 24, 1931.
  - 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "7050" (Jacksonville 2) coordinates: N 2182008.372 E 4838828.830 Coordinate Datum: State Plane reference Florida East Zone North American Datum 1983 (2011) and one in U.S. Survey Feet.
  - 3) **NOTICE:** This plan, as recorded in the public records, is the official declaration of the subdivided lands described herein and will in no circumstances be equated 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) These certain easements denoted as "2.5' UTILITY EASEMENTS" are reserved for the benefit, on a non-exclusive basis, of the Owner and the Owner's specific successors and assigns. The Owner is permitted to assign its rights under such 2.5' UTILITY EASEMENT.
  - 5) Tract "1" is subject to a conservation easement pursuant to Section 704.06, Florida Statutes in favor of the St. Johns River Water Management District. Any utility in or use of the conservation easement area inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
    - (a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
    - (b) Dumping or placing soil or other substance or material on landfill or dumping or placing of trash, waste or utility or offensive material.
    - (c) Farming, destroying or removing trees, shrubs, or other vegetation.
    - (d) Excavating, dredging or removing sand, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
    - (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
    - (f) Activities detrimental to drainage, flood control, water conservation, erosion control, and conservation, or fish and wildlife habitat preservation.
    - (g) Acts or uses detrimental to such retention of land or water areas.
    - (h) Acts or uses detrimental to the preservation of the historical, biological or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.
  - 6) Unimproved Buffer adjacent to wetlands are to remain natural, vegetation, and undisturbed and represent a 25-foot coverage width, but not less than 10 feet.
  - 7) Section lines and quarter section lines described herein are graphic representations only and do not reflect field measure unless otherwise noted.
  - 8) Pursuant to the provisions of Section 177.20(2)(b), Florida Statutes, all platting utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television service provided, however, no such construction, installation, maintenance, and operation of cable television service shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company disrupts the facilities of a public utility, it shall be solely responsible for the disruption. The easement 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.

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C180	125.00'	180°00'	250.00'	S00°00'00"
C181	150.00'	180°00'	300.00'	N00°00'00"
C182	25.00'	270°00'	1.57'	N09°00'00"

- LEGEND**
- DENOTES SET P.P.M., 4"X6" C.M. STAMPED L.B.#0824
  - UNLESS OTHERWISE NOTED DENOTES FOUND P.P.M., 4"X4" C.M. STAMPED L.B.#0824
  - UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.B.#0824
  - TABULAR CURVE DATA
  - CHORD BEARING
  - CHORD DISTANCE
  - CONTIGUOUS
  - CONCRETE ADJACENT
  - EASEMENT
  - FLORIDA POWER & LIGHT
  - TABULAR LINE DATA
  - ARC LENGTH
  - LOCATED BUSINESS
  - NON-RADIAL LOT LINE
  - NORTH AMERICAN VERTICAL DATUM
  - OFFICIAL RECORDS BOOK
  - MAP BOOK
  - OVERALL
  - P.C.
  - POINT OF CURVATURE
  - POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.C.P. PERMANENT CONTROL POINT
  - P.C.P. POINT OF REVERSE CURVATURE
  - P.C.M. PERMANENT REFERENCE MONUMENT
  - RADIAL LOT LINE
  - RADIUS
  - RIGHT OF WAY
  - CENTRAL ANGLE
  - SHEET REFERENCE NUMBER
  - MATCHLINE

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 842-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 5624



**SILVER MEADOWS (SILVERLEAF PARCEL 33) PHASE 1**  
 A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MATCHLINE SEE SHEET 3

**MAP BOOK PAGE**

SHEET 4 OF 10 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
CB	1000.00'	43.02°	76.79'	S21°15'24"E	76.77'
CA1	25.00'	113°17.3"	5.03'	N85°10'18"E	5.03'
CA2	25.00'	78°27.47"	34.24'	N03°10'18"E	31.82'
CA3	975.00'	3°40'31"	83.89'	S21°34'47"E	83.85'
CA4	975.00'	0°38'29"	10.89'	S18°23'48"E	10.90'
CA5	25.00'	90°00'00"	38.27'	S28°36'25"W	35.31'
CA6	25.00'	113°17.3"	5.03'	S78°4'30"W	5.03'
CA7	25.00'	78°27.47"	34.24'	N58°17'28"W	31.82'
CA8	1085.00'	1°04'43"	18.28'	S18°28'28"E	18.28'
CA9	1025.00'	2°11'41"	38.28'	S21°4'08"E	38.28'
CA10	25.00'	90°00'00"	38.27'	N64°03'35"W	35.31'
CA11	100.00'	80°01'28"	104.77'	S10°57'14"W	100.04'
CA12	90.00'	90°00'00"	78.54'	N64°03'35"W	70.71'
CA13	90.00'	53°57'48"	48.38'	N82°28'41"W	44.72'
CA14	90.00'	38°57'12"	32.18'	N37°28'41"W	31.62'
CA15	855.00'	4°23'28"	85.65'	S21°34'47"E	85.63'
CA16	855.00'	3°40'31"	86.08'	S21°34'47"E	86.08'
CA17	855.00'	0°38'29"	8.17'	S18°23'48"E	8.28'
CA18	90.00'	43°48'48"	38.27'	S48°02'02"W	37.21'
CA19	90.00'	180°00'00"	130.80'	N04°03'35"W	96.59'
CA20	90.00'	44°28'48"	38.27'	N48°28'33"E	38.28'
CA21	90.00'	108°00'00"	81.63'	S28°37'27"W	78.24'
CA22	100.00'	31°40'28"	85.38'	S28°37'27"W	84.38'
CA23	100.00'	28°21'00"	48.48'	S08°53'00"E	48.88'
CA24	90.00'	80°40'38"	52.85'	N48°43'17"W	50.51'
CA25	90.00'	35°07'12"	30.65'	N00°46'22"W	30.17'

- LEGEND**
- DENOTES SET P.A.M., 4"X4" C.M. STAMPED L.B. AREA, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.A.M., 4"X4" C.M. STAMPED L.B. AREA, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B. AREA, UNLESS OTHERWISE NOTED
  - CHORD BEARING
  - CHORD DISTANCE
  - CENTERLINE
  - CONCRETE MONUMENT
  - EASEMENT
  - FLORIDA POWER & LIGHT
  - TABULATED LINE DATA
  - LICENSED BUSINESS
  - NON-RADIAL LOT LINE
  - NORTH AMERICAN METRIC DATUM
  - OFFICIAL RECORDS BOOK
  - MAP BOOK
  - OVERALL
  - PAGE
  - POINT OF CURVATURE
  - POINT OF TANGENCY
  - POINT OF COMPOUND CURVATURE
  - PERMANENT CONTROL POINT
  - POINT ON CURVE
  - POINT OF REVERSE CURVATURE
  - PERMANENT REFERENCE MONUMENT
  - RADIAL LOT LINE
  - RADIAL LOT LINE
  - RIGHT OF WAY
  - CENTRAL ANGLE
  - SHEET REFERENCE NUMBER
  - MATCHLINE

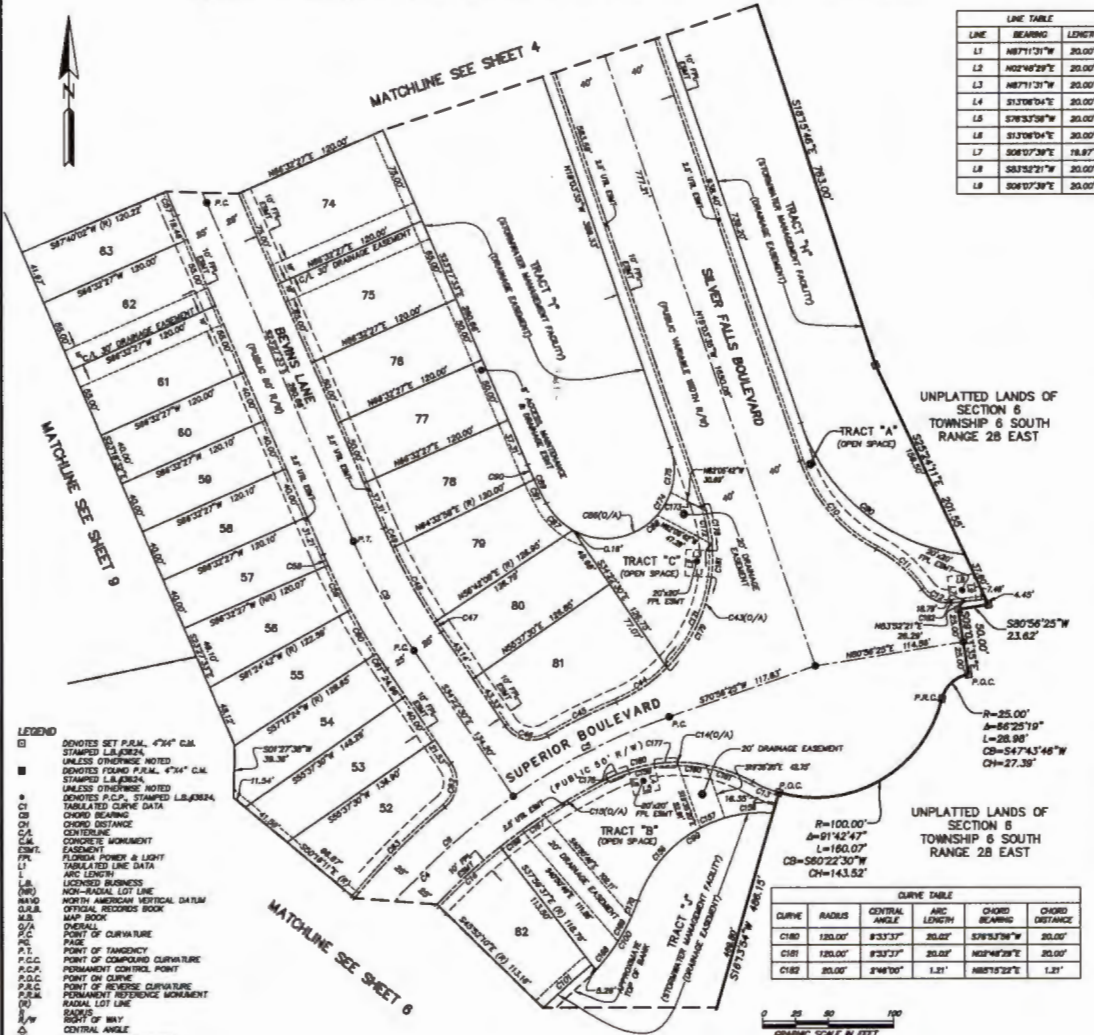


PREPARED BY:  
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 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 842-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 5834



# SILVER MEADOWS (SILVERLEAF PARCEL 33) PHASE 1

A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



LINE	BEARING	LENGTH
L1	N87°11'31"W	20.00'
L2	N02°48'29"E	20.00'
L3	N87°11'31"W	20.00'
L4	S13°08'04"E	20.00'
L5	S78°33'58"W	20.00'
L6	S13°08'04"E	20.00'
L7	S08°07'38"E	18.87'
L8	S83°52'21"W	20.00'
L9	S08°07'38"E	20.00'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	500.00'	51°33'52"	448.89'	S45°09'29"W	434.95'
C5	500.00'	15°20'18"	133.85'	S83°19'16"W	133.45'
C6	500.00'	38°13'35"	318.13'	S37°29'20"W	310.88'
C7	500.00'	10°54'50"	85.28'	S89°55'01"E	85.11'
C8	120.00'	43°30'30"	80.77'	S49°43'50"E	88.63'
C9	100.00'	28°38'32"	47.02'	N48°35'34"W	48.58'
C10	25.00'	60°38'35"	26.47'	S82°47'41"E	23.25'
C11	100.00'	1°28'33"	21.77'	S87°31'30"E	21.73'
C12	120.00'	53°03'35"	115.32'	N88°48'21"W	110.83'
C13	475.00'	11°38'28"	86.31'	S57°48'33"W	86.34'
C14	475.00'	7°52'33"	63.29'	S48°04'07"W	63.24'
C15	120.00'	63°37'49"	133.98'	N1°20'19"E	127.12'
C16	120.00'	2°17'16"	46.88'	N84°03'32"E	46.39'
C17	525.00'	8°22'18"	58.39'	S64°00'21"W	58.35'
C18	25.00'	84°48'18"	37.00'	S78°48'39"E	33.72'
C19	475.00'	1°04'38"	8.83'	S33°50'10"E	8.83'
C20	475.00'	7°50'48"	65.05'	S28°22'28"E	65.00'
C21	475.00'	1°28'28"	16.51'	S24°27'17"E	16.51'
C22	1000.00'	1°07'38"	20.15'	S23°33'48"E	20.15'
C23	525.00'	0°57'30"	8.79'	S23°58'20"E	8.79'
C24	525.00'	4°10'11"	38.21'	S28°30'37"E	38.20'
C25	525.00'	4°12'17"	38.53'	S30°41'27"E	38.52'
C26	525.00'	1°34'54"	14.49'	S33°39'03"E	14.49'
C27	25.00'	84°48'18"	36.88'	N08°00'24"E	33.70'
C28	525.00'	10°38'38"	87.86'	S45°03'33"W	87.52'
C29	150.00'	64°38'10"	188.28'	S13°23'10"E	180.42'
C30	52.00'	170°22'42"	154.80'	N88°08'48"E	103.63'
C31	52.00'	32°18'47"	28.34'	S44°52'48"E	28.85'
C32	52.00'	137°58'55"	125.85'	N49°58'53"E	87.10'
C33	355.00'	8°10'20"	32.38'	S28°00'13"E	32.55'
C34	355.00'	1°38'28"	12.34'	S24°27'17"E	12.34'
C35	355.00'	7°15'31"	20.22'	S27°04'57"E	20.22'
C36	100.00'	7°52'32"	15.55'	S57°15'22"W	15.23'
C37	150.00'	53°38'38"	61.81'	N31°23'41"E	61.48'
C38	585.84'	4°31'03"	48.89'	S48°27'31"W	48.88'
C39	100.00'	42°43'48"	74.58'	S45°58'08"W	72.88'
C40	100.00'	11°28'17"	20.05'	S68°10'38"W	20.02'
C41	100.00'	21°08'18"	38.82'	S64°10'38"W	38.71'
C42	100.00'	28°30'28"	55.81'	S78°33'38"W	55.01'
C43	120.00'	10°33'10"	22.10'	N88°34'25"W	22.07'
C44	120.00'	18°00'17"	37.71'	N07°17'41"E	37.55'
C45	475.00'	3°30'51"	20.84'	S53°15'48"W	20.84'
C46	475.00'	3°25'43"	20.13'	S55°44'08"W	20.13'
C47	120.00'	10°24'30"	27.25'	N38°00'38"E	27.21'
C48	150.00'	3°04'32"	13.31'	N22°06'40"E	13.30'
C49	120.00'	48°15'34"	103.17'	N20°18'22"E	100.02'
C50	120.00'	1°12'08"	23.85'	N10°12'23"W	23.81'
C51	120.00'	2°30'10"	5.24'	N17°48'30"W	5.24'
C52	52.88'	22°04'38"	20.14'	N30°06'08"E	20.01'
C53	52.00'	38°13'58"	34.55'	N00°01'37"W	33.82'
C54	120.00'	8°28'18"	17.74'	S87°33'00"W	17.72'
C55	120.00'	8°28'18"	17.74'	S88°54'33"W	17.72'
C56	120.00'	17°05'15"	35.78'	N10°30'37"W	35.66'
C57	120.00'	37°18'58"	78.15'	N26°14'48"E	78.78'

- LEGEND**
- DENOTES SET P.A.M. 4"X4" C.M. STAMPED LABORER, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.A.M. 4"X4" C.M. STAMPED LABORER, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED LABORER, UNLESS OTHERWISE NOTED
  - TABULATED CURVE DATA
  - CHORD BEARING
  - CHORD DISTANCE
  - CENTERLINE
  - CONCRETE MONUMENT
  - EASEMENT
  - FLORIDA POWER & LIGHT
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  - LICENSED BUSINESS
  - NON-ADJACENT LOT LINE
  - NORTH AMERICAN VERTICAL DATUM
  - OFFICIAL RECORDS BOOK
  - MAP BOOK
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  - P.M.100

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C100	25.00'	84°25'19"	L=28.98'	CB=S47°43'46"W	CH=27.35'
C101	100.00'	91°42'47"	L=180.07'	CB=S60°22'30"W	CH=143.52'

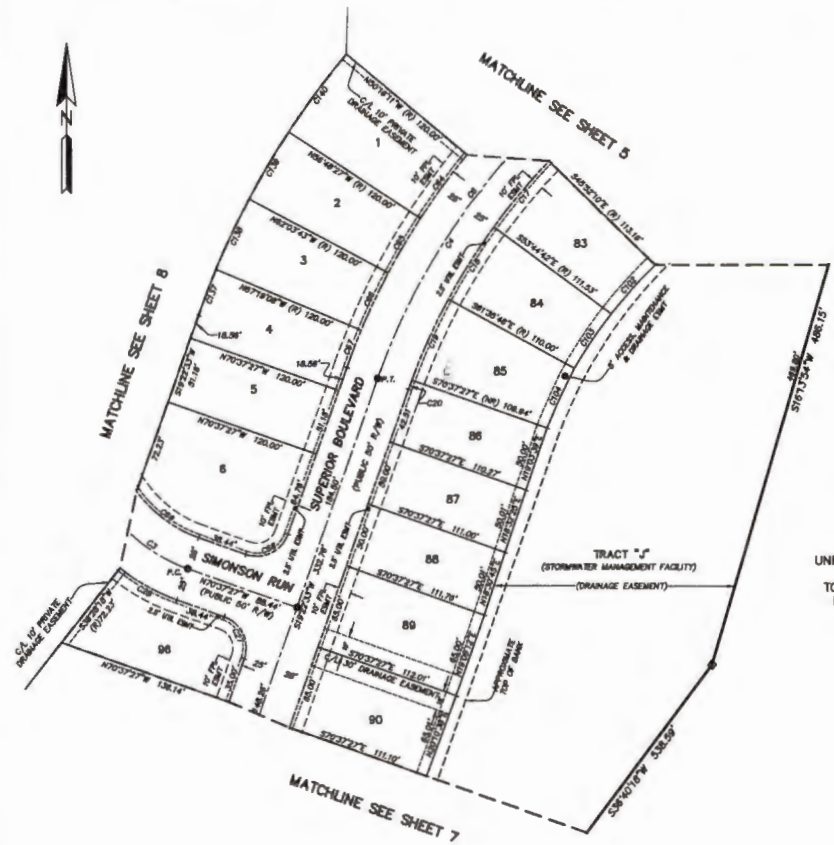


PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8850  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3684



**SILVER MEADOWS (SILVERLEAF PARCEL 33) PHASE 1**  
 A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

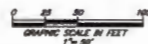
**MAP BOOK PAGE**  
 SHEET 6 OF 10 SHEETS  
 SEE SHEET 2 FOR NOTES



UNPLATTED LANDS OF SECTION 6 TOWNSHIP 6 SOUTH RANGE 28 EAST

CURVE	CURVE TABLE				
	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	125.00'	78°42'37"	187.30'	S32°16'17"W	155.12'
C4	300.00'	51°37'30"	448.89'	S45°09'28"W	434.80'
C7	300.00'	38°17'30"	316.12'	S37°29'20"W	310.89'
C17	475.00'	75°13'30"	65.29'	S40°17'34"W	65.24'
C18	475.00'	75°13'30"	65.29'	S32°19'45"W	65.04'
C19	475.00'	81°07'28"	67.36'	S24°20'28"W	67.30'
C20	475.00'	07°41'11"	7.49'	S18°49'38"W	7.49'
C27	25.00'	80°00'00"	36.37'	N25°37'27"E	35.38'
C28	100.00'	18°05'45"	48.89'	S81°04'30"E	48.78'
C24	525.00'	8°32'18"	56.81'	S88°27'41"W	56.87'
C25	525.00'	5°15'20"	46.18'	S32°33'32"W	46.14'
C26	525.00'	5°15'20"	46.18'	S25°16'32"W	46.14'
C27	525.00'	3°18'19"	30.28'	S21°01'42"W	30.28'
C28	25.00'	80°00'00"	36.37'	N64°22'33"E	35.38'
C29	100.00'	34°28'38"	60.11'	S53°34'02"E	58.21'
C102	358.81'	7°26'32"	48.88'	S42°03'43"W	48.84'
C103	358.88'	8°01'18"	48.84'	S34°04'48"W	48.80'
C104	358.57'	5°08'53"	30.01'	S28°33'54"W	48.89'
C137	846.00'	3°18'19"	37.21'	S21°01'42"W	37.20'
C138	846.00'	5°15'21"	58.17'	S25°16'32"W	58.10'
C139	846.00'	5°15'20"	58.16'	S32°33'53"W	58.14'
C140	846.00'	8°32'18"	73.60'	S38°27'41"W	73.60'

- LEGEND**
- DENOTES SET P.U.M. 4"x4" C.M. STAMPED L.B.#3304, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.U.M. 4"x4" C.M. STAMPED L.B.#3304, UNLESS OTHERWISE NOTED
  - DENOTES OTHER NOTED
  - TABULAR CURVE DATA
  - CHORD BEARING
  - CHORD DISTANCE
  - CHORD BEARING
  - CONCRETE MONUMENT
  - EASEMENT
  - FLORIDA POWER & LIGHT
  - TABULATED LIME DATA
  - ARC LENGTH
  - LICENSED BUSINESS
  - NON-RADIAL LOT LINE
  - NORTH AMERICAN VERTICAL DATUM
  - OFFICIAL RECORD BOOK
  - MAP BOOK
  - ORIGNAL
  - POINT OF CURVATURE
  - PAGE
  - POINT OF TANGENCY
  - POINT OF COMPOUND CURVATURE
  - PERMANENT CONTROL POINT
  - POINT ON CURVE
  - POINT OF REVERSE CURVATURE
  - PERMANENT REFERENCE MONUMENT
  - RADIAL LOT LINE
  - RADIUS
  - RIGHT OF WAY
  - CENTRAL ANGLE
  - SHEET REFERENCE NUMBER
  - MATCHLINE

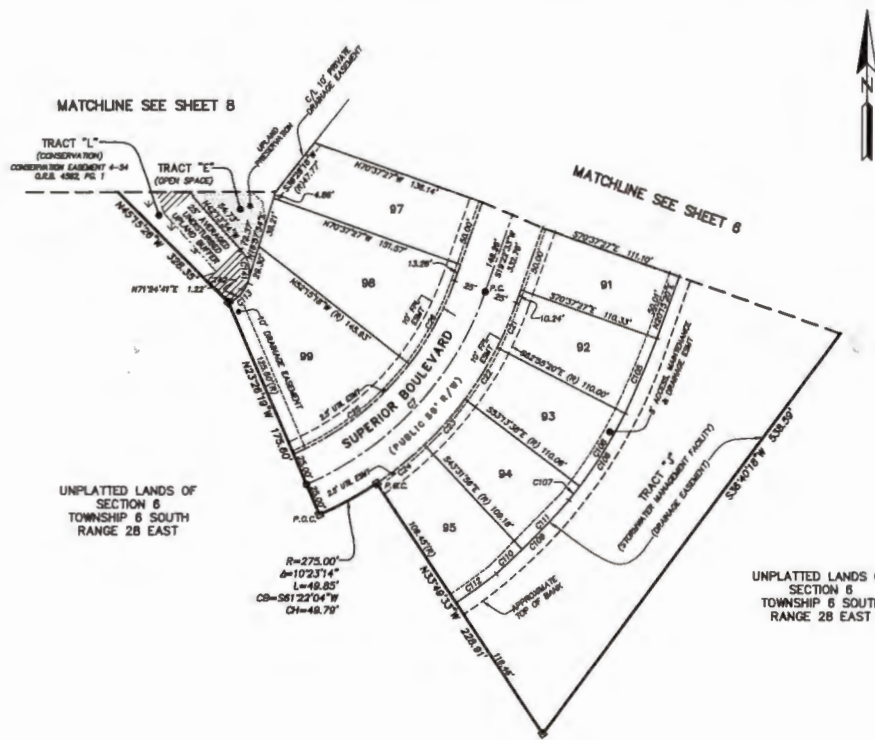


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**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 842-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3834

**SILVER MEADOWS (SILVERLEAF PARCEL 33) PHASE 1**  
 A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

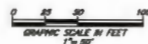
**MAP BOOK PAGE**

SHEET 7 OF 10 SHEETS  
 SEE SHEET 2 FOR NOTES



CURVE	CURVE TABLE				
	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	250.00'	47°11'00"	208.89'	H42°58'07"E	200.12'
C21	275.00'	7°42'00"	38.87'	H23°13'57"E	38.84'
C22	275.00'	7°41'42"	48.53'	H21°50'31"E	48.48'
C23	275.00'	7°41'42"	48.53'	H41°37'13"E	48.48'
C24	275.00'	7°42'24"	48.50'	H51°18'16"E	48.53'
C25	225.00'	38°48'30"	113.18'	H52°08'31"E	111.97'
C26	225.00'	18°22'30"	72.14'	H28°33'37"E	71.83'
C105	1052.73'	7°22'22"	81.87'	H23°53'32"E	81.86'
C106	386.82'	12°17'08"	78.68'	H32°50'53"E	78.53'
C107	386.82'	7°08'40"	13.52'	H38°01'07"E	13.52'
C108	386.82'	10°10'28"	85.18'	H31°32'33"E	85.07'
C109	702.83'	8°24'34"	78.88'	H44°38'31"E	78.65'
C110	702.83'	7°12'48"	27.14'	H44°44'35"E	27.14'
C111	702.83'	4°12'08"	51.05'	H43°22'29"E	51.54'
C112	680.46'	3°20'58"	36.03'	H54°10'04"E	36.02'
C113	85.25'	48°37'08"	20.10'	H42°43'18"E	18.57'
C141	35.00'	77°28'32"	33.78'	H33°30'48"W	33.27'
C142	35.25'	30°10'45"	13.30'	H52°28'29"E	13.14'

- LEGEND**
- DENOTES SET P.P.M., 4"x4" C.M. STAMPED L.B.#3224, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.P.M., 4"x4" C.M. STAMPED L.B.#3234, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3234, UNLESS OTHERWISE NOTED
  - CS CHORD BEARING
  - CD CHORD DISTANCE
  - CH CENTERLINE
  - CM CONCRETE MONUMENT
  - EMT EASEMENT
  - FL FLORIDA POWER & LIGHT
  - LI TABULATED LINE DATA
  - L ARC LENGTH
  - LB LICENSED BUSINESS
  - NRD NON-RADIAL LOT LINE
  - NAD NORTH AMERICAN DATUM
  - GRB OFFICIAL RECORDS BOOK
  - M.B. MAP BOOK
  - G/A OVERALL
  - PE PAGE
  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.C.P. PERMANENT CONTROL POINT
  - P.O.C. POINT ON CURVE
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.P.M. PERMANENT REFERENCE MONUMENT
  - R RADIAL LOT LINE
  - R/W RIGHT OF WAY
  - R CENTRAL ANGLE
  - ② SHEET REFERENCE NUMBER
  - MATCHLINE



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32256 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3634

**SILVER MEADOWS (SILVERLEAF PARCEL 33) PHASE 1**  
 A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

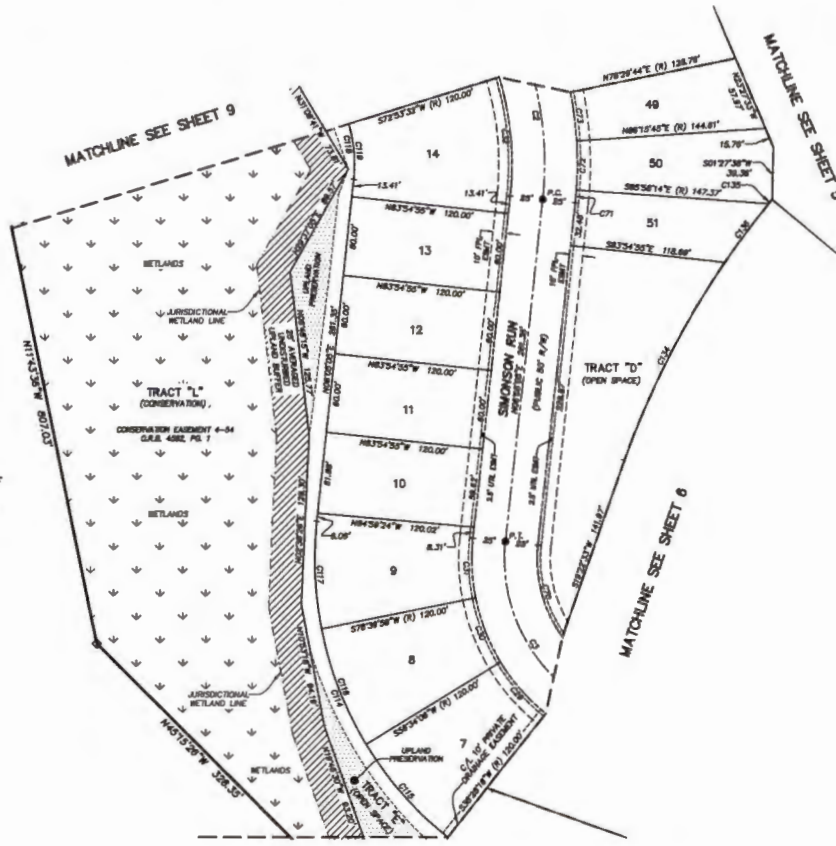
**MAP BOOK PAGE**

SHEET 8 OF 10 SHEETS

SEE SHEET 2 FOR NOTES



UNPLATTED LANDS OF SECTION 6 TOWNSHIP 6 SOUTH RANGE 28 EAST



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	250.00'	29°32'38"	126.91'	N08°41'14"W	127.49'
C3	125.00'	76°43'33"	167.35'	S32°16'11"E	155.13'
C29	150.00'	30°05'48"	52.61'	S41°28'48"E	52.34'
C30	150.00'	30°05'31"	52.62'	S21°22'39"E	52.35'
C31	150.00'	17°25'08"	45.60'	S02°37'29"E	45.43'
C32	225.00'	3°31'33"	91.08'	N05°30'41"W	90.48'
C70	100.00'	42°15'29"	73.77'	S10°02'53"E	72.11'
C71	375.00'	2°03'19"	8.88'	N03°03'28"E	8.86'
C72	375.00'	7°46'01"	37.28'	N02°06'48"E	37.25'
C73	375.00'	7°46'01"	37.28'	N74°37'15"W	37.25'
C14	370.00'	87°36'48"	271.20'	S22°45'19"E	260.20'
C15	370.00'	30°05'48"	84.70'	S41°28'48"E	84.22'
C16	370.00'	30°05'31"	84.71'	S21°22'39"E	84.22'
C17	370.00'	17°25'08"	62.00'	S02°37'29"E	61.77'
C18	105.00'	29°32'38"	54.14'	N08°41'14"W	53.54'
C19	105.00'	3°31'33"	43.20'	N05°30'41"W	42.21'
C13	645.00'	0°22'20"	4.10'	S30°30'30"W	4.10'
C13	645.00'	4°30'20"	65.47'	S30°30'30"W	65.40'

- LEGEND**
- DENOTES SET P.U.M., 4"X4" C.M. STAMPED L.B.#3024, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.U.M., 4"X4" C.M. STAMPED L.B.#3024, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3024
  - CI TABULATED CURVE DATA
  - CR CHORD BEARING
  - CD CHORD DISTANCE
  - C.A. CURVATURE
  - C.M. CONCRETE MONUMENT
  - E.S.M. EASEMENT
  - F.P.L. FLORIDA POWER & LIGHT
  - L1 TABULATED LINE DATA
  - L ARC LENGTH
  - L1 LINED BENCHMARK
  - N.R. NON-RADIAL LOT LINE
  - N.A.S. NORTH AMERICAN NATIONAL DATUM
  - O.R.B. OFFICIAL RECORDS BOOK
  - M.B. MAP BOOK
  - O.A. ORIGINAL
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF COMMENCING CURVATURE
  - P.C.P. PERMANENT CONTROL POINT
  - P.O.C. POINT ON CURVE
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - R.L. RADIAL LOT LINE
  - R/W RIGHT OF WAY
  - C.A. CENTRAL ANGLE
  - S.R. SHEET REFERENCE NUMBER
  - M MATCHLINE

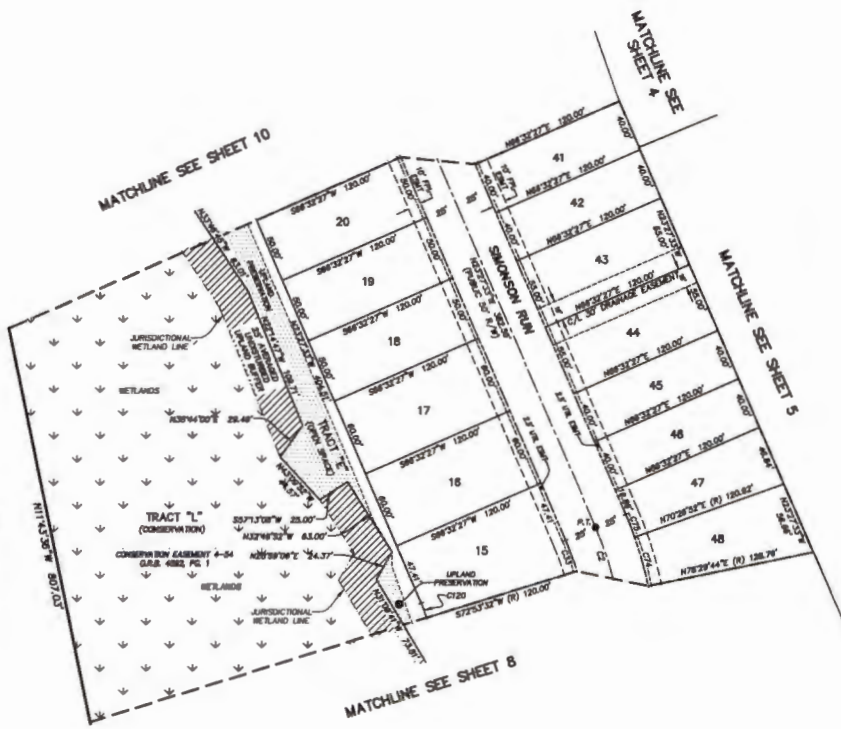
MATCHLINE SEE SHEET 7



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 CERTIFICATE OF AUTHORIZATION NO. L.B. 2824

**SILVER MEADOWS (SILVERLEAF PARCEL 33) PHASE 1**  
 A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

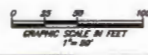
**MAP BOOK PAGE**  
 SHEET 9 OF 10 SHEETS  
 SEE SHEET 2 FOR NOTES



UNPLATTED LANDS OF SECTION 6 TOWNSHIP 6 SOUTH RANGE 28 EAST

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	280.00'	29°32'38"	128.81'	N09°14'4"W	127.48'
C33	228.00'	0°21'08"	24.94'	N09°17'00"W	24.93'
C74	278.00'	0°08'33"	38.83'	N19°31'42"W	38.80'
C75	278.00'	3°04'29"	18.75'	N01°30'31"W	18.75'
C120	108.00'	0°21'08"	11.84'	N09°17'00"W	11.83'

- LEGEND**
- DENOTES SET P.A.M., 4"x6" C.M. STAMPED L.B.#8384, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.A.M., 4"x4" C.M. STAMPED L.B.#8384, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
  - DENOTES CHORD BEARING
  - DENOTES CHORD DISTANCE
  - DENOTES CONCRETE MONUMENT
  - DENOTES EASIMENT
  - DENOTES FLORIDA POWER & LIGHT
  - DENOTES TABULATED LINE DATA
  - DENOTES ARC LENGTH
  - DENOTES LICENSED BUSINESS
  - DENOTES NON-RADIAL LOT LINE
  - DENOTES NORTH AMERICAN VERTICAL DATUM
  - DENOTES OFFICIAL RECORDS BOOK
  - DENOTES MAP BOOK
  - DENOTES CURVE
  - DENOTES POINT OF CURVATURE
  - DENOTES PAGE
  - DENOTES POINT OF TANGENCY
  - DENOTES POINT OF COMPOUND CURVATURE
  - DENOTES PERMANENT CONTROL POINT
  - DENOTES POINT ON CURVE
  - DENOTES POINT OF REVERSE CURVATURE
  - DENOTES PERMANENT REFERENCE MONUMENT
  - DENOTES RADIAL LOT LINE
  - DENOTES RADIAL
  - DENOTES RIGHT OF WAY
  - DENOTES CENTRAL ANGLE
  - DENOTES SHEET REFERENCE NUMBER
  - DENOTES MATCHLINE



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 JACKSONVILLE, FL 32258 (904) 842-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3634



**SILVER MEADOWS (SILVERLEAF PARCEL 33) PHASE 1**  
 A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

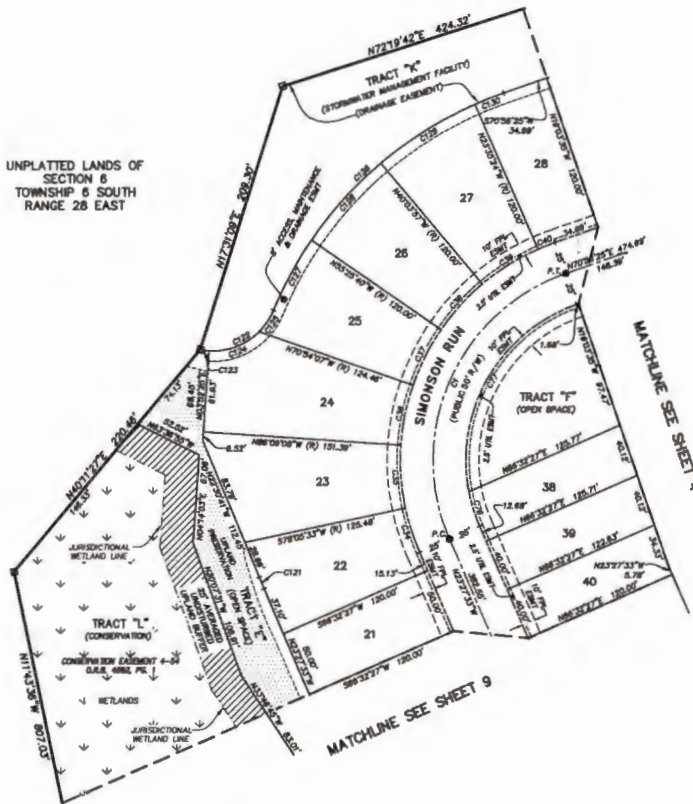
**MAP BOOK PAGE**

SHEET 10 OF 10 SHEETS

SEE SHEET 2 FOR NOTES



UNPLATTED LANDS OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	150.00'	84°23'36"	247.14'	S23°44'28"W	225.12'
C34	175.00'	11°33'08"	33.28'	S7°41'00"E	33.28'
C35	175.00'	15°40'19"	48.12'	S04°01'48"E	47.87'
C36	175.00'	15°15'01"	48.58'	S11°38'33"W	46.44'
C37	175.00'	15°28'26"	47.26'	S28°00'00"W	47.12'
C38	175.00'	15°21'43"	46.82'	S42°31'11"W	46.78'
C39	175.00'	18°28'33"	50.32'	S58°10'20"W	50.15'
C40	175.00'	4°31'48"	13.84'	S88°40'31"W	13.83'
C76	185.00'	12°37'25"	27.54'	S17°08'51"E	27.48'
C77	125.00'	81°48'33"	178.41'	S30°33'08"W	183.63'
C21	345.00'	1°38'08"	8.54'	S2°40'00"E	8.54'
C22	80.00'	78°28'37"	68.80'	N82°03'04"E	63.35'
C23	80.00'	7°30'57"	6.88'	S82°22'08"E	6.88'
C24	80.00'	48°28'47"	42.31'	N8°38'03"E	41.88'
C25	80.00'	22°28'33"	74.74'	N34°53'13"E	18.81'
C26	285.00'	48°08'40"	242.27'	S48°51'35"W	240.73'
C27	285.00'	11°47'34"	60.72'	S28°42'32"W	60.81'
C28	285.00'	15°21'43"	78.06'	S42°11'11"W	78.88'
C29	285.00'	18°28'33"	84.83'	S58°10'20"W	84.54'
C30	285.00'	4°31'48"	23.32'	S88°40'31"W	23.32'

- LEGEND**
- DENOTES SET P.A.M. 4"x4" C.M. STAMPED L.S.#3824, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.A.M. 4"x4" C.M. STAMPED L.S.#3824, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.S.#3824
  - TANGENTIAL CURVE DATA
  - CB CHORD BEARING
  - CD CHORD DISTANCE
  - C.M. CENTERLINE
  - C.M. CONCRETE MONUMENT
  - FLORIDA FLORIDA POWER & LIGHT
  - LI TANGENTIAL LINE DATA
  - L ARC LENGTH
  - L.S.# LICENSED SURVEYOR
  - (NR) NON-RADIAL LOT LINE
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - G.R.B. OFFICIAL RECORDS BOOK
  - M.B. MAP BOOK
  - O/A OVERALL
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.C.P. PERMANENT CONTROL POINT
  - P.O.C. POINT OF CURVE
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - (R) RADIAL LOT LINE
  - RADIUS
  - R/W RIGHT OF WAY
  - CA CENTRAL ANGLE
  - S SHEET REFERENCE NUMBER
  - MATCHLINE

PREPARED BY:  
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