

RESOLUTION NO. 2023- 167  
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 1A.

WHEREAS, AG EHC II (LEN) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Silver Falls (Silverleaf Parcel 22A) Phase 1A.

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 \$3,944,161.33 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$514,455.83 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.

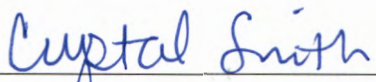
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 6th day of June, 2023.

**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

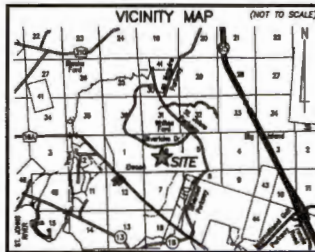
# SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 1A

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

MAP BOOK PAGE  
SHEET 1 OF 6 SHEETS  
SEE SHEET 2 FOR NOTES

**CAPTION**  
A portion of Section 6, Township 6 South, Range 28 East, St. Johns County, Florida, being a portion of Parcel 22 West Area 2A, as described and recorded in Official Records Book 2837, page 738, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference commence at the Southeastly corner of said Section 6, thence North 89°37'51" East, along the Southeastly line of said Section 6, a distance of 2010.41 feet to the Southeastly corner of said Parcel 22 West Area 2A; thence North 03°08'09" West, departing said Southeastly line and along the Westery line of said Parcel 22 West Area 2A, a distance of 115.00 feet to the point of curvature of a curve concave Eastery having a radius of 55.00 feet; thence Northery continuing along said Westery line and along the arc of said curve, through a central angle of 30°37'12", an arc length of 25.16 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North 15°19'57" West, 31.62 feet.



**ADOPTION & DEDICATION**  
This is to certify that AG EHC II (LEN) MULTI STATE 1, LLC a Delaware limited liability company ("Owner"), is the lawful owner of the lands described in the caption shown herein which shall hereafter be known as SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 1A, 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 on the true and correct plat of said lands.

The road rights of any Superior Boulevard, Panther Road and Otage Lane as shown in this plat are hereby irrevocably dedicated to the county of St. Johns, its successors and assigns, in perpetuity for maintenance of the rights of way, access, and drainage improvements which are now or hereafter constructed thereon.

The drainage easements as shown on this plat, shall permit the county of St. Johns, its successors and assigns, to discharge all storm water which may fall or come upon the rights of way hereby dedicated, into, over, across or through said easements shown herein, which may be dedicated to a property owner's easements, or other such entity or person as all means of mitigation of maintenance and operation thereof under the plat.

Tracts "A", "B", "C" and "D" (Open Space) and Tract "E" (Conveyance) shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns; provided however, the Owner reserves the right to convey Tract E to said entity, including without limitation, a property owner's easements, a municipal services utility, community development district, or other such entity as all means of mitigation of maintenance and operation thereof under the plat.

Those easements designated as "99% Easements" are hereby irrevocably dedicated to Florida Power & Light Company, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system. Additional utility easements may be granted to Florida Power & Light Company over additional portions of the plat as needed, the rights reserved hereby for the construction, installation, maintenance and operation of electrical service.

In witness whereof, the undersigned Owner has caused this plat and dedication to be executed by its duly elected officers, acting by and with the authority of its board of directors.

OWNER: AG EHC II (LEN) MULTI STATE 1, LLC  
a Delaware limited liability company

Printed Name \_\_\_\_\_  
By \_\_\_\_\_  
Printed Name \_\_\_\_\_

STATE OF FLORIDA, COUNTY OF \_\_\_\_\_  
The foregoing instrument was acknowledged before me, by means of [ ] physical presence or [ ] online communication, this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_ of AG EHC II (LEN) MULTI STATE 1, LLC, a Delaware limited liability company, on behalf of the company who [ ] is personally known to me or who [ ] has produced \_\_\_\_\_ as identification.

**CERTIFICATE OF APPROVAL AND ACCEPTANCE**  
**BOARD OF COUNTY COMMISSIONERS**  
This is to certify that this plat of SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 1A has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this \_\_\_\_\_ day of \_\_\_\_\_, 2023. This acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

Chair, Board of County Commissioners \_\_\_\_\_

**CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT**  
This is to certify that this plat of SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 1A has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Director of the Growth Management Department \_\_\_\_\_

**CERTIFICATE OF REVIEW-COUNTY ATTORNEY**  
This is to certify that this plat of SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 1A has been examined and reviewed by the Office of the St. Johns County Attorney on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Office of the County Attorney \_\_\_\_\_

**CERTIFICATE OF CLERK**  
This is to certify that this plat has been examined and approved and that it complies in form with the requirements of Part I, 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.

Recorder of Public Records \_\_\_\_\_  
Clerk of the Circuit Court & Comptroller \_\_\_\_\_

From said Point of Beginning, thence North 03°08'09" West, along said Westery line of Parcel 22 West Area 2A, a distance of 150.00 feet; thence North 89°37'51" East, departing said Westery line, 16.79 feet; thence North 03°08'09" West, 20.00 feet; thence South 89°37'51" West, 24.75 feet to a point lying on said Westery line; thence Northery along said Westery line the following 13 courses: Course 1, thence North 03°08'09" East, 35.46 feet; Course 2, thence North 03°08'09" West, 136.88 feet to the point of curvature of a curve concave Eastery having a radius of 83.00 feet; Course 3, thence Northery along the arc of said curve, through a central angle of 68°34'53", an arc length of 138.29 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 07°17'07" East, 138.18 feet; Course 4, thence North 02°28'45" East, 133.83 feet to the point of curvature of a curve concave Eastery having a radius of 143.00 feet; Course 5, thence Northery along the arc of said curve, through a central angle of 10°48'18", an arc length of 258.83 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 10°51'53" East, 288.43 feet; Course 6, thence North 19°19'01" East, 418.03 feet to the point of curvature of a curve concave Westery having a radius of 150.00 feet; Course 7, thence Northery along the arc of said curve, through a central angle of 10°48'18", an arc length of 258.15 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 10°51'53" East, 294.71 feet; Course 8, thence North 02°28'45" East, 114.30 feet; Course 9, thence North 02°28'45" West, 34.89 feet; Course 10, thence North 02°28'45" East, 80.00 feet; Course 11, thence South 84°31'15" East, 194.14 feet; Course 12, thence North 02°28'45" East, 150.38 feet; Course 13, thence North 02°28'45" West, 88.48 feet; Course 14, thence North 77°39'44" East, departing said Westery line, 175.48 feet; Course 15, thence South 02°28'45" West, 388.63 feet; Course 16, thence North 89°37'51" West, 44.48 feet; thence South 02°28'45" West, 37.35 feet to a point on a non-tangent curve concave Eastery having a radius of 43.00 feet; thence Southery along the arc of said curve, through a central angle of 32°06'12", an arc length of 21.86 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 21°49'01" West, 23.83 feet; Course 17, thence South 02°28'45" West, 103.56 feet to the point of curvature of a curve concave Westery having a radius of 188.00 feet; thence Southery along the arc of said curve, through a central angle of 10°48'18", an arc length of 301.17 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 10°51'53" West, 305.65 feet; thence South 10°51'53" West, 418.03 feet to the point of curvature of a curve concave Eastery having a radius of 113.00 feet; thence Southery along the arc of said curve, through a central angle of 10°48'18", an arc length of 212.31 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 10°51'53" West, 212.48 feet; Course 18, thence South 02°28'45" West, 133.83 feet to the point of curvature of a curve concave Eastery having a radius of 83.00 feet; thence Southery along the arc of said curve, through a central angle of 68°34'53", an arc length of 138.29 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 07°17'07" East, 138.18 feet; Course 19, thence North 02°28'45" East, 150.38 feet to the point of curvature of a curve concave Westery having a radius of 43.00 feet; thence Northery along the arc of said curve, through a central angle of 89°49'24", an arc length of 85.65 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 01°08'09" West, 85.48 feet; thence Southery along the arc of said curve, through a central angle of 89°49'24", an arc length of 85.65 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 01°08'09" West, 85.48 feet; Course 20, thence North 89°37'51" East, 15.00 feet; Course 21, thence North 89°37'51" East, 55.00 feet; Course 22, thence South 03°08'09" East, 170.00 feet; Course 23, thence South 89°37'51" West, 8.77 feet; thence South 03°08'09" East, 120.00 feet; thence South 89°37'51" West, 85.00 feet; thence South 03°08'09" East, 10.00 feet to a point lying on the Northery line of that certain Drainage Easement as described and recorded in Official Records Book 2447, page 201, of said Public Records; thence South 89°37'51" West, along said Northery line, 305.22 feet to the point of curvature of a curve concave Southeastery having a radius of 50.00 feet; thence Southeastery continuing along said Northery line and along the arc of said curve, through a central angle of 53°07'46", an arc length of 46.38 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South 80°19'57" West, 44.72 feet.

Containing 14.43 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 Professional Surveyor and Mapper, does hereby certify that the above plat was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Part I, Chapter 177, Florida Statutes.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Andrew G. Kincaid  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 0011

**CERTIFICATE OF PLAT REVIEW**  
This is to certify that this plat has been reviewed for conformity to Part I, Chapter 177, Florida Statutes, by the Office of the County Surveyor for St. Johns County, Florida, on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

David A. Bradburn, County Surveyor  
Professional Surveyor and Mapper  
License Number 5513

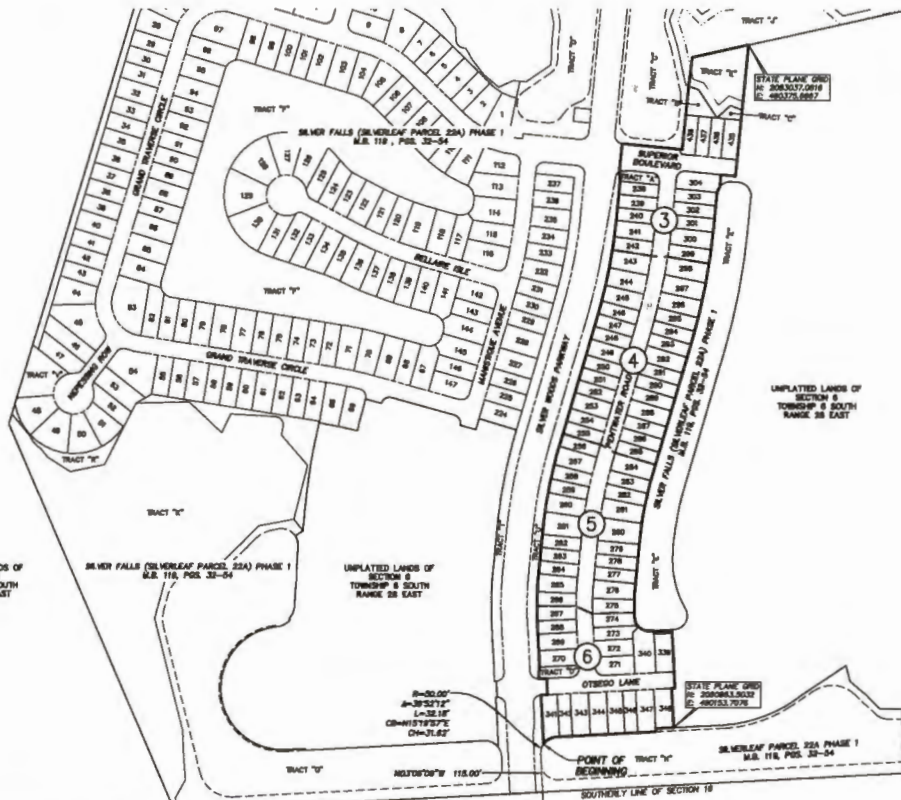
PREPARED BY:  
ETM SURVEYING & MAPPING, INC.  
14778 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 842-8590  
CERTIFICATE OF AUTHORIZATION NO. L.S. 3834

# SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 1A

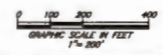
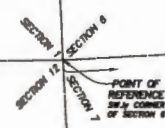
A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE  
SHEET 2 OF 8 SHEETS

- NOTES**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated herein and are based on the Southern line of Section 6 as being North 85°37'51" East.
  - 2) Coordinates based on GPS observation of the Industry National Geodetic Survey Control.
  - 3) Station 706257 (Jacksonville 2) coordinates is 2122526.272 E 483623.830. Coordinate Datum: State Plane Florida East Zone, North American Datum 1983 (NAD 83) and is in U.S. survey feet.
  - 4) **NOTICE:** This plat, as recorded, is the graphic form of the official depiction of the subdivided lands described herein and all in no circumstances be accepted in authority by any other graphic or digital form of this plat. There may be additional representations that are not recorded on this plat that may be found in the Public Records of this county.
  - 5) Tract "D" is subject to a conservation easement pursuant to Section 704.06, Florida Statute in favor of the St. Johns River Water Management District. Any activity 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 structures, utilities or other structures on or above the ground.
    - (b) Dumping or placing soil or other substance or material on, below or dumping or placing of trash, waste or anything or otherwise material.
    - (c) Removing, destroying or trimming trees, shrubs, or other vegetation.
    - (d) Excavating, dredging or removing earth, sand, gravel, rock or other natural substance in such a manner as to affect the surface.
    - (e) Surface uses, except for purposes that permit the land or water area to remain substantially in its natural condition.
    - (f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil 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 structural integrity or physical appearance of other or properties of historical, architectural, archaeological, or cultural significance.
  - 6) Lateral buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25 foot average width, but not less than 10 feet.
  - 7) Section line and quarter section lines depicted herein are graphic representations only and do not reflect actual measures unless otherwise noted.
  - 8) Pursuant to the provisions of Section 177.02(2)(b), Florida Statute, of plotted utility easements shall provide that such easements shall only be easements for the construction, installation, maintenance and operation of utility facilities including, but not limited to, water, gas, electric, telephone, cable television, sewerage and stormwater. In the event a utility easement company changes the location of a public utility, it shall be solely responsible for the damage. This section shall not apply to those public easements granted to or established by a particular electric, telephone, gas, or other public utility such as construction, installation, maintenance, and operation and comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.
  - 9) These certain easements created 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 Easements.



- LEGEND**
- DENOTES SET P.A.M., 4"x4" C.M. STAMPED L.B. JERN.
  - DENOTES FOUND P.A.M., 4"x4" C.M. STAMPED L.B. JERN. UNLESS OTHERWISE NOTED
  - DENOTES R.C.P., STAMPED L.B. JERN.
  - TABULATED CURVE DATA
  - CHORD BEARING
  - CHORD DISTANCE
  - C.M. CONCRETE MONUMENT
  - EASEMENT
  - FLUORESCENT POWER & LIGHT
  - L.I. TABULATED LINE DATA
  - I. ARC LENGTH
  - L.B. LOCKED BUSINESS
  - NVD NON-RADIAL LOT LINE
  - NAD83 NORTH AMERICAN VERTICAL DATUM
  - O.R.B. OFFICIAL RECORDS BOOK
  - R.B. RAY BOOK
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.C.P. PERMANENT CONTROL POINT
  - P.C.C. POINT OF BEND CURVATURE
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - R.L. RADIAL LOT LINE
  - S.W. SEALS
  - S.W. SEALS OF WAY
  - U.L. UTILITY
  - C.A. CENTRAL ANGLE
  - S.N. SHEET REFERENCE NUMBER
  - M.L. MATCHLINE



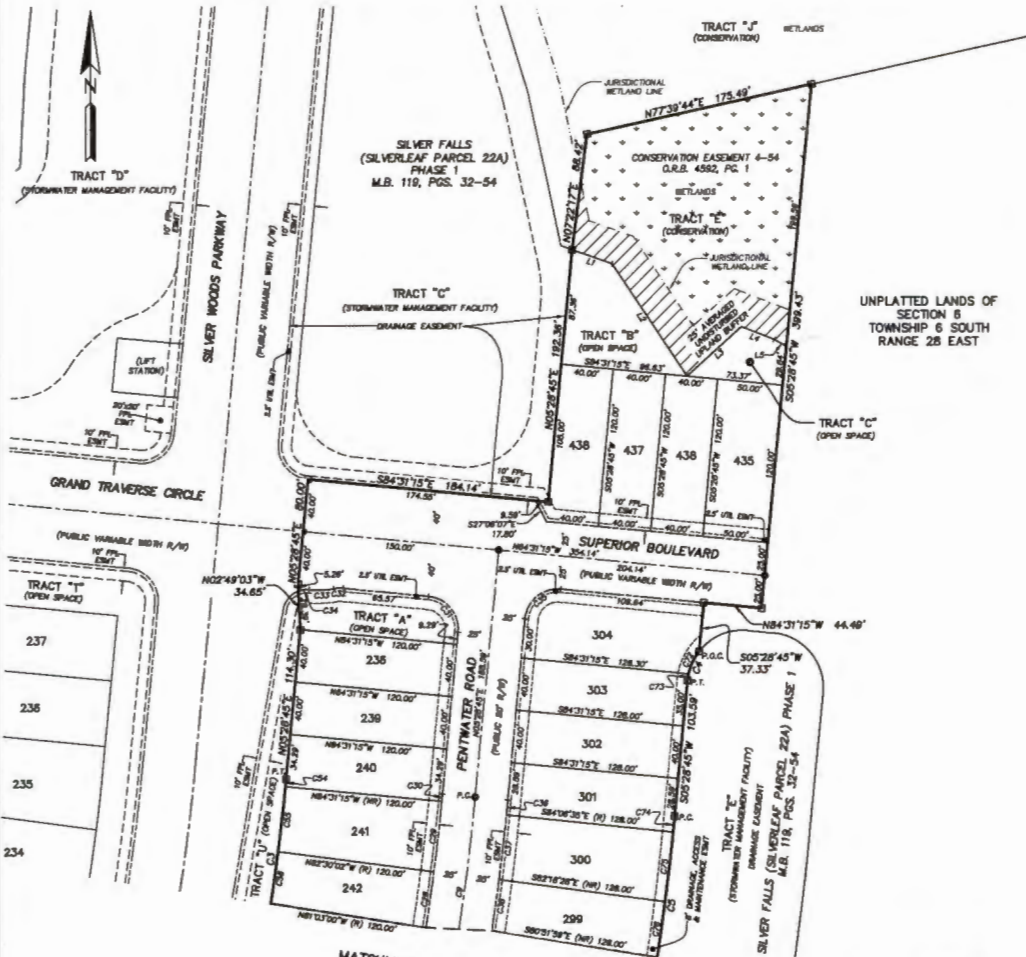
PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14778 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 842-8330  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3634



# SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 1A

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

MAP BOOK PAGE  
SHEET 3 OF 8 SHEETS  
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	1570.00'	10°48'18"	285.15'	N10°51'53"E	284.71'
C4	42.00'	33°40'12"	23.86'	S21°48'21"W	23.83'
C5	1888.00'	10°48'18"	351.17'	S10°51'53"W	350.65'
C8	1715.00'	10°48'18"	322.40'	N10°51'53"E	321.83'
C29	1690.00'	12°27'02"	42.79'	N05°37'29"E	42.79'
C30	1690.00'	1°48'36"	53.86'	N05°37'29"E	53.86'
C30	1690.00'	0°11'32"	5.71'	N05°34'33"E	5.71'
C31	25.00'	80°00'00"	38.27'	N38°01'15"W	35.38'
C32	25.00'	15°48'42"	6.80'	S87°34'24"W	6.80'
C33	87.50'	18°21'00"	18.38'	N07°30'32"E	18.30'
C34	18.00'	25°44'36"	8.00'	S83°06'49"W	8.00'
C35	35.00'	80°00'00"	38.27'	S05°36'40"W	35.38'
C36	1740.00'	0°22'16"	11.27'	N05°36'30"E	11.27'
C37	1740.00'	1°37'23"	48.37'	N05°36'42"E	48.37'
C38	1740.00'	1°18'03"	38.30'	N05°37'25"E	38.30'
C39	1570.00'	0°12'30"	5.71'	N05°38'10"E	5.71'
C40	1570.00'	1°48'43"	48.85'	N05°38'37"E	48.85'
C48	1570.00'	12°27'02"	38.75'	N05°37'29"E	38.75'
C73	42.00'	25°48'36"	18.84'	S83°37'38"W	18.79'
C73	42.00'	6°50'14"	5.01'	S05°37'38"W	5.01'
C74	1888.00'	0°22'25"	12.18'	N05°38'36"E	12.18'
C75	1888.00'	1°38'18"	53.40'	N05°40'18"E	53.40'
C76	1888.00'	1°18'03"	42.79'	N05°40'45"E	42.79'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S70°41'03"E	32.35'
L2	S33°30'28"E	102.83'
L3	N47°28'38"E	55.74'
L4	S88°43'37"E	27.35'
L5	S81°31'10"E	10.61'

- LEGEND
- DENOTES SET P.R.M., 4"X4" C.M.
  - ◻ STAMPED I.B. AREA, UNLESS OTHERWISE NOTED
  - ◻ DENOTES FOUND P.R.M., 4"X4" C.M.
  - ◻ STAMPED I.B. AREA, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED I.B. AREA, UNLESS OTHERWISE NOTED
  - CHORD BEARING
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  - C.M. CONCRETE MONUMENT
  - E.M.T. EASEMENT
  - F.L. FLORIDA POWER & LIGHT
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  - N.A.S. NORTH AMERICAN VERTICAL DATUM
  - O.R.S. OFFICIAL RECORDS BOOK
  - M.B. MAP BOOK
  - P.C. POINT OF CURVATURE
  - P.M. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.C.P. POINT OF REVERSE CURVATURE
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - P.L. RADIAL LOT LINE
  - R/W RIGHT OF WAY
  - U.T.L. UTILITY
  - C.A. CENTRAL ANGLE
  - S.R. SHEET REFERENCE NUMBER
  - M.W. MATCHLINE

PREPARED BY:  
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14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 842-8550  
CERTIFICATE OF AUTHORIZATION NO. I.B. 3824

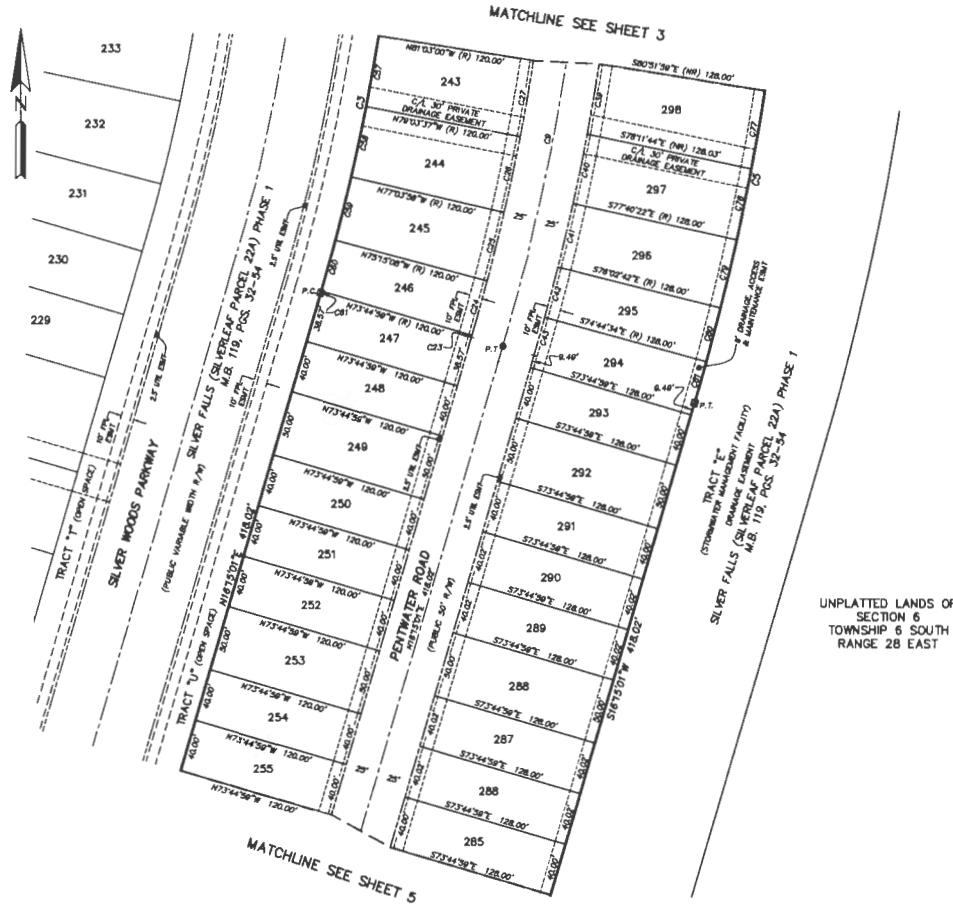


MATCHLINE SEE SHEET 4

**SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 1A**  
 A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

**MAP BOOK PAGE**

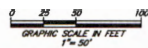
SHEET 4 OF 6 SHEETS  
 SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	1370.00'	10°48'38"	295.15'	N10°31'33"W	294.71'
C5	1888.00'	10°48'38"	351.17'	S10°31'33"W	350.65'
C9	1715.00'	10°48'38"	322.40'	N10°31'33"E	321.83'
C23	1890.00'	0°52'54"	1.43'	N10°31'33"E	1.43'
C24	1890.00'	1°27'14"	42.88'	N15°28'29"E	42.88'
C25	1890.00'	1°48'48"	53.48'	N13°50'28"E	53.48'
C26	1890.00'	1°38'40"	58.83'	N11°56'14"E	58.83'
C27	1890.00'	1°38'23"	58.69'	N09°58'42"E	58.69'
C38	1740.00'	1°46'31"	54.08'	N09°40'22"E	54.08'
C40	1740.00'	1°46'31"	53.74'	N11°28'33"E	53.74'
C41	1740.00'	1°37'40"	48.43'	N13°08'28"E	48.43'
C42	1740.00'	1°18'28"	38.55'	N14°38'22"E	38.54'
C43	1740.00'	0°58'25"	30.18'	N15°45'13"E	30.18'
C37	1370.00'	1°38'23"	54.53'	N09°58'42"E	54.52'
C58	1370.00'	1°38'40"	54.63'	N11°56'14"E	54.63'
C59	1370.00'	1°48'48"	48.69'	N13°50'28"E	48.69'
C80	1370.00'	1°27'01"	38.74'	N15°28'27"E	38.74'
C81	1370.00'	0°53'08"	1.43'	N10°31'33"E	1.43'
C77	1888.00'	1°50'31"	60.05'	N09°43'39"E	60.05'
C78	1888.00'	1°41'03"	54.91'	N11°29'09"E	54.91'
C79	1888.00'	1°37'40"	53.07'	N13°08'28"E	53.07'
C82	1888.00'	1°18'08"	42.45'	N14°38'22"E	42.45'
C81	1888.00'	0°58'35"	32.38'	N15°45'13"E	32.38'

- LEGEND**
- DENOTES SET P.A.M., 4"x4" C.M. STAMPED L&M&A, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.A.M., 4"x4" C.M. STAMPED L&M&A, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.R.#2324, TABULATED CURVE DATA
  - CHORD BEARING
  - CH CHORD DISTANCE
  - C.A. CENTRAL ANGLE
  - CONTE. CONCRETE MONUMENT
  - ESMT. EASEMENT
  - FL. FLORIDA POWER & LIGHT
  - LT. TABULATED LINE DATA
  - L. ARC LENGTH
  - L.B. LICENSED BUSINESS
  - (NO) NON-RADIAL LOT LINE
  - N.A.M.D. NORTH AMERICAN VERTICAL DATUM
  - O.R.B. OFFICIAL RECORDS BOOK
  - M.B. MAP BOOK
  - P.C. POINT OF CURVATURE
  - P.A. PAGE
  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.C.P. PERMANENT CONTROL POINT
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - (R) RADIAL LOT LINE
  - R/R. RADIAL
  - R/W. RIGHT OF WAY
  - UTL. UTILITY
  - ∠. CENTRAL ANGLE
  - ①. SHEET REFERENCE NUMBER
  - MATCHLINE

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



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32228 (904) 542-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.R. 3824

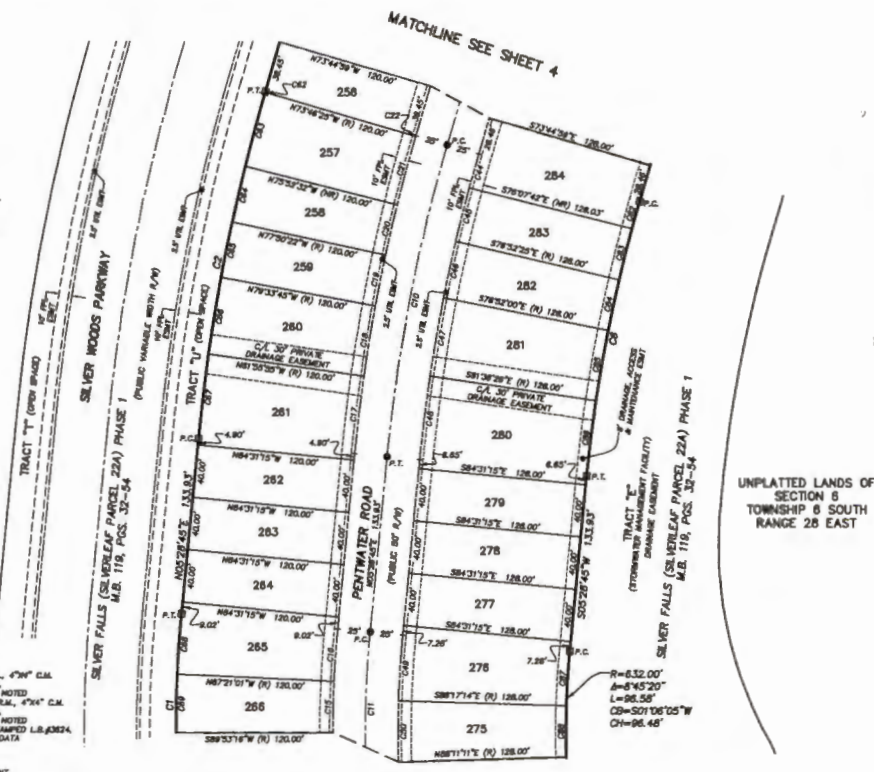
# SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 1A

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

MAP BOOK PAGE  
SHEET 5 OF 6 SHEETS  
SEE SHEET 2 FOR NOTES



UNPLATTED LANDS OF SECTION 8 TOWNSHIP 6 SOUTH RANGE 28 EAST



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	830.00'	87°34'33"	138.28'	N07°11'38"E	138.16'
C2	1430.00'	10°48'18"	266.83'	N10°51'33"E	266.43'
C3	1132.00'	10°48'18"	213.81'	N10°51'33"E	212.48'
C10	1285.00'	10°48'18"	241.37'	N10°51'33"E	241.27'
C11	785.00'	87°34'33"	117.57'	S01°11'38"W	117.46'
C13	810.00'	7°45'43"	38.05'	S01°18'08"W	38.04'
C16	810.00'	7°48'48"	40.07'	S04°03'52"W	38.89'
C17	1310.00'	2°30'21"	88.20'	S08°48'28"W	88.19'
C18	1310.00'	2°32'10"	84.17'	S09°15'10"W	84.17'
C19	1310.00'	1°43'23"	38.40'	S11°13'57"W	38.38'
C20	1310.00'	1°43'10"	38.31'	S13°01'13"W	38.31'
C21	1310.00'	2°30'47"	83.84'	S13°03'12"W	83.84'
C22	1310.00'	0°01'38"	0.54'	S86°14'18"W	0.54'
C44	1280.00'	11°37'04"	28.78'	S15°38'28"W	28.78'
C45	1280.00'	15°42'22"	41.82'	S14°04'48"W	41.82'
C46	1280.00'	15°38'38"	43.83'	S13°07'47"W	43.83'
C47	1280.00'	2°44'28"	60.57'	S08°45'47"W	60.28'
C48	1280.00'	2°54'28"	64.88'	S08°58'58"W	64.07'
C49	780.00'	3°45'28"	48.86'	S03°35'45"W	48.85'
C50	780.00'	3°31'38"	46.78'	S00°33'02"E	46.77'
C62	1430.00'	0°01'38"	0.58'	S161°41'08"W	0.58'
C63	1430.00'	2°18'33"	58.05'	S13°03'48"W	58.04'
C64	1430.00'	1°44'24"	43.43'	S13°01'36"W	43.43'
C65	1430.00'	1°43'23"	43.01'	S11°13'57"W	43.00'
C66	1430.00'	2°22'10"	86.13'	S08°15'10"W	86.13'
C67	1430.00'	2°30'21"	84.62'	S08°48'28"W	84.61'
C68	830.00'	7°48'48"	45.82'	S04°03'52"W	45.82'
C69	830.00'	7°45'43"	44.83'	S01°18'08"W	44.83'
C82	1132.00'	1°58'11"	21.47'	S15°42'25"W	21.46'
C83	1132.00'	2°30'21"	40.25'	S14°04'48"W	40.25'
C84	1132.00'	1°58'28"	38.38'	S13°07'47"W	38.37'
C85	1132.00'	2°44'28"	54.14'	S08°45'47"W	54.14'
C86	1132.00'	2°54'28"	57.57'	S08°58'58"W	57.56'
C87	830.00'	3°45'28"	41.53'	S03°35'45"W	41.54'
C88	830.00'	3°31'38"	38.80'	S00°33'02"E	38.80'

- LEGEND**
- DENOTES SET P.P.M., 4"X4" C.M. STAMPED L.B.#204. UNLESS OTHERWISE NOTED DENOTES FOUND P.P.M., 4"X4" C.M. STAMPED L.B.#204. UNLESS OTHERWISE NOTED DENOTES R.C.P., STAMPED L.B.#204.
  - TABULATED CURVE DATA
  - CHORD BEARING
  - CHORD DISTANCE
  - CENTERLINE
  - CONCRETE MONUMENT
  - EASEMENT
  - FLORIDA POWER & LIGHT
  - TABULATED LINE DATA
  - ARC LENGTH
  - LICENSED BUSINESS
  - NON-RADIAL LOT LINE
  - NORTH AMERICAN VERTICAL DATUM
  - OFFICIAL RECORDED BOOK
  - MAP BOOK
  - POINT OF CURVATURE
  - POINT OF TANGENCY
  - POINT OF COMPENSATE CURVATURE
  - PERMANENT CONTROL POINT
  - POINT OF RESUME CURVATURE
  - PERMANENT REFERENCE MONUMENT
  - RADIAL LOT LINE
  - RIGHT OF WAY
  - UTILITY
  - CENTRAL ANGLE
  - SHEET REFERENCE NUMBER
  - MATCHLINE

MATCHLINE SEE SHEET 6



PREPARED BY:  
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CERTIFICATE OF AUTHORIZATION NO. LB 3634



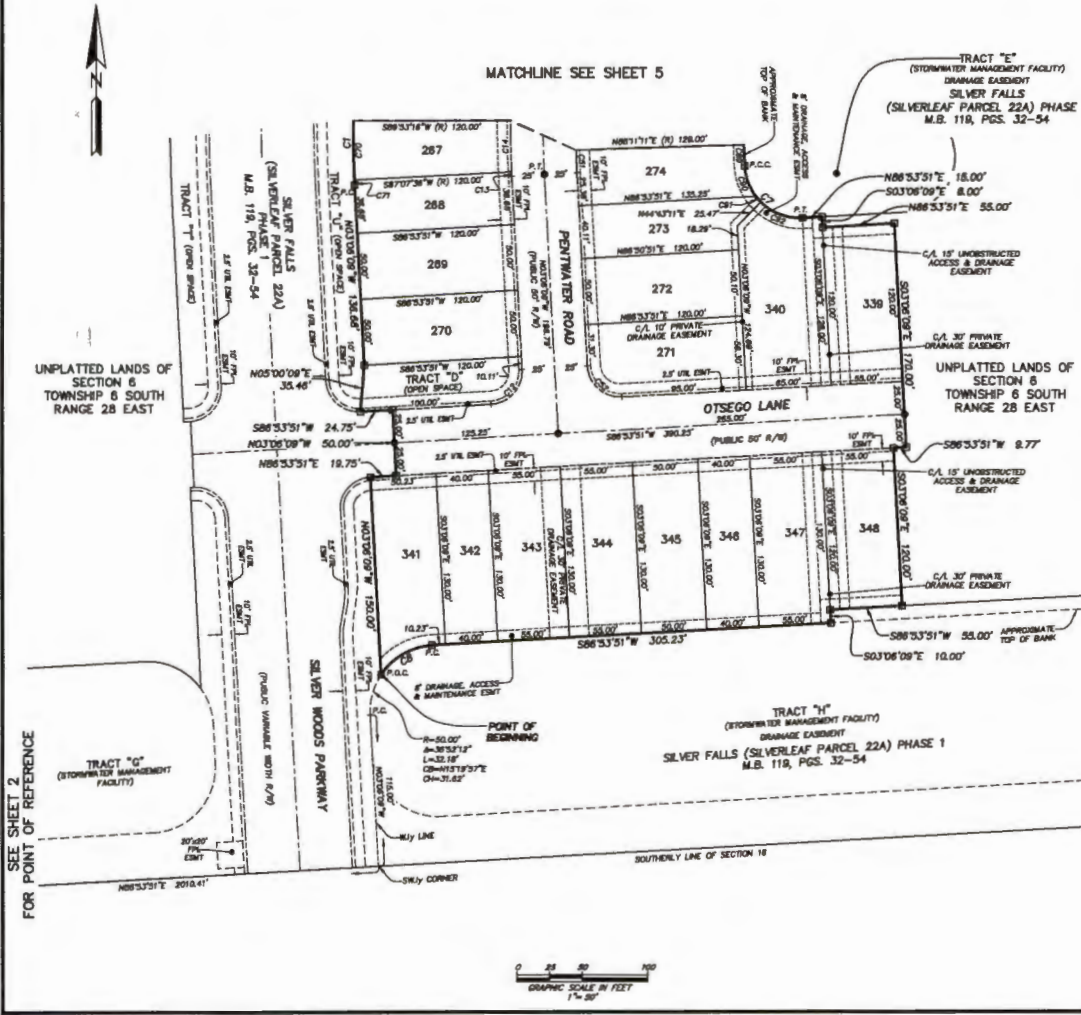
# SILVER FALLS (SILVERLEAF PARCEL 22A) PHASE 1A

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

MAP BOOK PAGE

SHEET 6 OF 6 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	830.00'	83°43'	138.28'	N011°18'E	138.18'
C7	42.00'	88°43'	65.85'	S48°12'22"E	98.31'
C8	80.00'	53°07'48"	48.35'	S80°18'57"W	44.72'
C12	25.00'	90°07'00"	38.27'	N41°53'30"E	35.38'
C13	810.00'	07°34'	13.24'	S02°58'18"E	13.24'
C14	810.00'	2°45'40"	30.04'	S01°28'34"E	30.03'
C81	780.00'	177°19'	17.08'	S02°27'29"E	17.08'
C82	25.00'	80°07'01"	38.27'	S48°08'08"E	35.38'
C70	830.00'	2°45'40"	44.82'	S01°28'34"E	44.81'
C71	830.00'	07°34'	13.27'	S02°58'18"E	13.27'
C88	830.00'	127°48'	16.12'	S02°27'44"E	16.12'
C89	45.00'	33°59'37"	24.82'	S89°18'34"E	24.82'
C91	45.00'	8°00'37"	8.87'	S41°16'31"E	8.87'
C92	45.00'	47°49'30"	33.06'	S89°11'29"E	34.06'

- LEGEND**
- DENOTES SET P.P.M., 4 3/4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.P.M., 4 3/4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3824
  - TABULATED CURVE DATA
  - CH CHORD BEARING
  - CD CHORD DISTANCE
  - C/A C/A
  - C.M. CONCRETE MONUMENT
  - EASEMENT FLORIDA POWER & LIGHT
  - LI TABULATED LINE DATA
  - ARC LENGTH
  - LOCKED BUSINESS
  - NON-RADIAL LOT LINE
  - NORTH AMERICAN VERTICAL DATUM
  - OFFICIAL RECORDS BOOK
  - MAP BOOK
  - P.C. POINT OF CURVATURE
  - P.A. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.C.M. PERMANENT CONTROL POINT
  - P.P.M. POINT OF REVERSE CURVATURE
  - P.P.M. PERMANENT REFERENCE MONUMENT
  - RADIAL LOT LINE
  - RADIUS
  - R/W RIGHT OF WAY
  - UTL. UTILITY
  - Δ CENTRAL ANGLE
  - ① SHEET REFERENCE NUMBER
  - MATCHLINE

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
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 CERTIFICATE OF AUTHORIZATION NO. L.B. 3824