

**RESOLUTION NO. 2023-196**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**BEACON LAKE PHASE 4C.**

**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 4C.

**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 \$1,575,000.00 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$690,968.96 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:

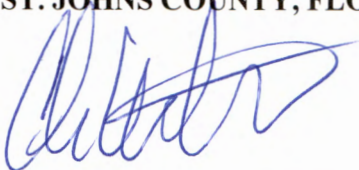
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 20th day of June, 2023.

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



BY: \_\_\_\_\_  
Christian Whitehurst, Chair

Rendition Date JUN 20 2023

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



Deputy Clerk



# Attachment 2

## Plat Map

# Beacon Lake Phase 4C

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

MAP BOOK PAGE

SHEET 1 OF 15 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:

BEGINS AT THE SOUTHEASTERN CORNER OF THE PLAT OF ORECREASE AT TWIN CREEKS PHASE 2B, AS RECORDED IN MAP BOOK 38, PAGES 81 THROUGH 93, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, THENCE NORTH 87°43'24" WEST, ALONG THE SOUTHERLY LINE OF SAID PLAT OF ORECREASE AT TWIN CREEKS PHASE 2B, 125.74 FEET, THENCE SOUTH 80°15'21" WEST, CONTINUING ALONG LAST SIDE LINE, 252.15 FEET, THENCE SOUTH 84°31'21" WEST, 846.60 FEET, TO THE EASTERN LINE OF THE PLAT OF BEACON LAKE PHASE 4B, AS RECORDED IN MAP BOOK 119, PAGES 92 THROUGH 94, INCLUSIVE, OF SAID PUBLIC RECORDS, THENCE SOUTHWESTERLY, NORTHWESTERLY, SOUTHEASTERLY, SOUTHERLY, WESTERLY, AND EASTERLY, ALONG THE LAST SAID LINE, R/LA, THE FOLLOWING THIRTY-SEVEN (37) COURSES AND DISTANCES: COURSE NO. 1, SOUTH 30°00'00" WEST, 743.88 FEET; COURSE NO. 2, NORTH 31°45'00" WEST, 4.63 FEET; COURSE NO. 3, SOUTH 38°30'00" WEST, 199.00 FEET; TO THE ARC OF A CURVE LEADING SOUTHEASTERLY, COURSE NO. 4, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 859.00 FEET, AN ARC DISTANCE OF 168.77 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, COURSE NO. 5, SOUTH 60°00'00" EAST, 483.86 FEET; TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY, COURSE NO. 6, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 141.00 FEET, AN ARC DISTANCE OF 179.63 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°33'00" EAST, 182.74 FEET; TO THE POINT OF TANGENCY OF SAID CURVE, COURSE NO. 7, SOUTH 0°00'00" WEST, 18.77 FEET; TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY, COURSE NO. 8, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 94.45 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41°55'00" WEST, 88.92 FEET; TO THE POINT OF TANGENCY OF SAID CURVE, COURSE NO. 9, SOUTH 20°30'00" WEST, 39.23 FEET; TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY, COURSE NO. 10, WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 240.00 FEET, AN ARC DISTANCE OF 157.76 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°15'00" WEST, 128.29 FEET; TO THE POINT OF TANGENCY OF SAID CURVE, COURSE NO. 11, NORTH 4°00'00" WEST, 27.69 FEET; TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY, COURSE NO. 12, WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 750.00 FEET, AN ARC DISTANCE OF 239.44 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°00'00" WEST, 208.76 FEET; TO THE POINT OF TANGENCY OF SAID CURVE, COURSE NO. 13, NORTH 30°00'00" WEST, 534.04 FEET; TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY, COURSE NO. 14, NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 85.00 FEET, AN ARC DISTANCE OF 98.63 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°24'54" WEST, 84.04 FEET; COURSE NO. 15, SOUTH 61°15'00" WEST, 130.64 FEET; TO THE ARC OF A CURVE LEADING SOUTHEASTERLY, COURSE NO. 16, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 223.00 FEET, AN ARC DISTANCE OF 43.59 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°22'30" EAST, 43.13 FEET; COURSE NO. 17, SOUTH 52°50'00" WEST, 60.08 FEET; TO THE ARC OF A CURVE LEADING SOUTHEASTERLY, COURSE NO. 18, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 23.00 FEET, AN ARC DISTANCE OF 19.00 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, COURSE NO. 19, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 296.00 FEET, AN ARC DISTANCE OF 86.08 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 49°11'40" EAST, 85.73 FEET; COURSE NO. 20, SOUTH 32°00'00" WEST, 80.03 FEET; COURSE NO. 21, SOUTH 05°00'00" WEST, 61.32 FEET; TO THE ARC OF A CURVE LEADING EASTERLY, COURSE NO. 22, EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 37.23 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°34'21" EAST, 36.81 FEET; TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY, COURSE NO. 23, EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 407.00 FEET, AN ARC DISTANCE OF 94.25 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°21'58" EAST, 84.04 FEET; TO THE POINT OF TANGENCY OF SAID CURVE, COURSE NO. 24, SOUTH 80°00'00" EAST, 10.97 FEET; TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY, COURSE NO. 25, EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 26.18 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°00'00" EAST, 24.15 FEET; TO THE POINT OF TANGENCY OF SAID CURVE, COURSE NO. 26, NORTH 80°00'00" EAST, 444.21 FEET; TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY, COURSE NO. 27, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 91.17 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°37'38" WEST, 90.98 FEET; TO THE POINT OF TANGENCY OF SAID CURVE, COURSE NO. 28, SOUTHERLY, HAVING A RADIUS OF 85.00 FEET, AN ARC DISTANCE OF 83.02 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°30'00" WEST, 42.56 FEET; TO THE POINT OF TANGENCY OF SAID CURVE, COURSE NO. 29, SOUTH 38°00'00" WEST, 52.78 FEET; TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY, COURSE NO. 30, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 86.00 FEET, AN ARC DISTANCE OF 84.75 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, COURSE NO. 31, NORTH 90°00'00" WEST, 114.15 FEET; TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY, COURSE NO. 32, WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 80.00 FEET, AN ARC DISTANCE OF 48.29 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°25'27" WEST, 45.65 FEET; COURSE NO. 33, SOUTH 00°00'00" EAST, 144.02 FEET; COURSE NO. 34, NORTH 80°00'00" WEST, 108.00 FEET; COURSE NO. 35, SOUTH 00°00'00" WEST, 202.87 FEET; TO THE SOUTHERLY LINE OF SAID SECTION 14, THENCE NORTH 89°33'57" EAST, ALONG LAST SAID LINE, 2305.77 FEET; TO THE EASTERN LINE OF SAID SECTION 14, THENCE NORTH 01°04'11" WEST, ALONG LAST SAID LINE, 2363.13 FEET, TO THE POINT OF BEGINNING.

CONTAINING 96.90 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 COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, 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. COLLIGAN, P.S.M.  
FLORIDA REGISTERED LAND SURVEYOR NO. 6768

### 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 SUBDIVISION.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: \_\_\_\_\_  
CHAIR

### 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 4C HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

### CERTIFICATE OF CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF PART 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.

BY: BRANON 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: DONALD A. BRADSHAW, COUNTY SURVEYOR  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER 6013



# Beacon Lake Phase 4C

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

MAP BOOK PAGE

SHEET 2 OF 15 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

### DEDICATION 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 ("TCDA"), DFC, SJP, AND TCDA 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 4C, 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 BRID CHINE LANE, THROUGH LAKE, WINDWARD PLACE, METLAND AVENUE, CAPE GRACE COURT, RIDDLE ROAD, AND QUAY WHARF DRIVE ARE HEREBY DEDICATED TO THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT (MEADOW VIEW CDD), IN PERPETUITY FOR MAINTENANCE OF THE RIGHT-OF-WAY AND ACCESS IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

TRACT 4C-1, TRACT 4C-2, TRACT 4C-3, TRACT 4C-5, TRACT 4C-7, TRACT 4C-8, TRACT 4C-9, TRACT 4C-10 (LANDSCAPE AND OPEN SPACE), AND TRACT 4C-15 (OPEN SPACE), 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 SUCH OTHER PROPERTY OWNERS ASSOCIATION OR ENTITY AS WILL ASSUME THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION UNDER THE PLAT.

TRACT 4C-4 AND TRACT 4C-10 (NEIGHBORHOOD PARK) IS HEREBY DEDICATED TO THE MEADOW VIEW CDD. THE 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 TRACT 4C-4 AND 4C-12 (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.

TRACT 4C-4 AND 4C-12 (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 BEACON LAKE COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (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 4C-14 (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 4C-14 ARE SUBJECT TO A DEED OF CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT WITH THIRD PARTY BENEFICIARY RIGHTS IN FAVOR OF THE U.S. ARMY CORPS OF ENGINEERS, RECORDED IN OFFICIAL RECORDS BOOK 4096, PAGE 1735 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

TRACT 4C-13 (CONSERVATION) ARE HEREBY DEDICATED TO THE TCDA. THE TCDA SHALL HAVE THE OBLIGATION FOR MAINTENANCE AND OPERATION OF ALL OF SAID TRACTS. PROVIDED, HOWEVER, THAT THE TCDA 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 4C-13 ARE SUBJECT TO A DEED OF CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT WITH THIRD PARTY BENEFICIARY RIGHTS IN FAVOR OF THE U.S. ARMY CORPS OF ENGINEERS, RECORDED IN OFFICIAL RECORDS BOOK 4096, PAGE 1735 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

ALL EASEMENTS DESIGNATED ON THIS PLAT AS "P.U.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 177.00(2)(B) 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 HEATWIRE, 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 ON, UPON AND OVER TRACT 4C-13 (CONSERVATION), TRACT 4C-4 (STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT), TRACT 4C-15 (OPEN SPACE), AND TRACT 4C-8 (NEIGHBORHOOD PARK) FOR PURPOSES OF ACCESS, IMPRESS 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.

A WITNESS WHEREOF, DFC BEACON LAKES LLC, A FLORIDA LIMITED LIABILITY COMPANY, SOUTH JACKSONVILLE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS MANAGER, AND 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: \_\_\_\_\_  
BY: ARTHUR J. FALCONE, MANAGER 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., 2023, BY \_\_\_\_\_ AS \_\_\_\_\_ 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: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
MEZZ, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SOLE MEMBER PRINT: \_\_\_\_\_  
BY: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
BY: ARTHUR J. FALCONE, MANAGER 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., 2023, BY ARTHUR J. FALCONE, AS MANAGER OF SOUTH JACKSONVILLE PROPERTIES MEZZ, 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: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
PRINT: \_\_\_\_\_ PRINT: \_\_\_\_\_  
BY: JOHN T. KIRSEY, MANAGER 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. KIRSEY, 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: \_\_\_\_\_



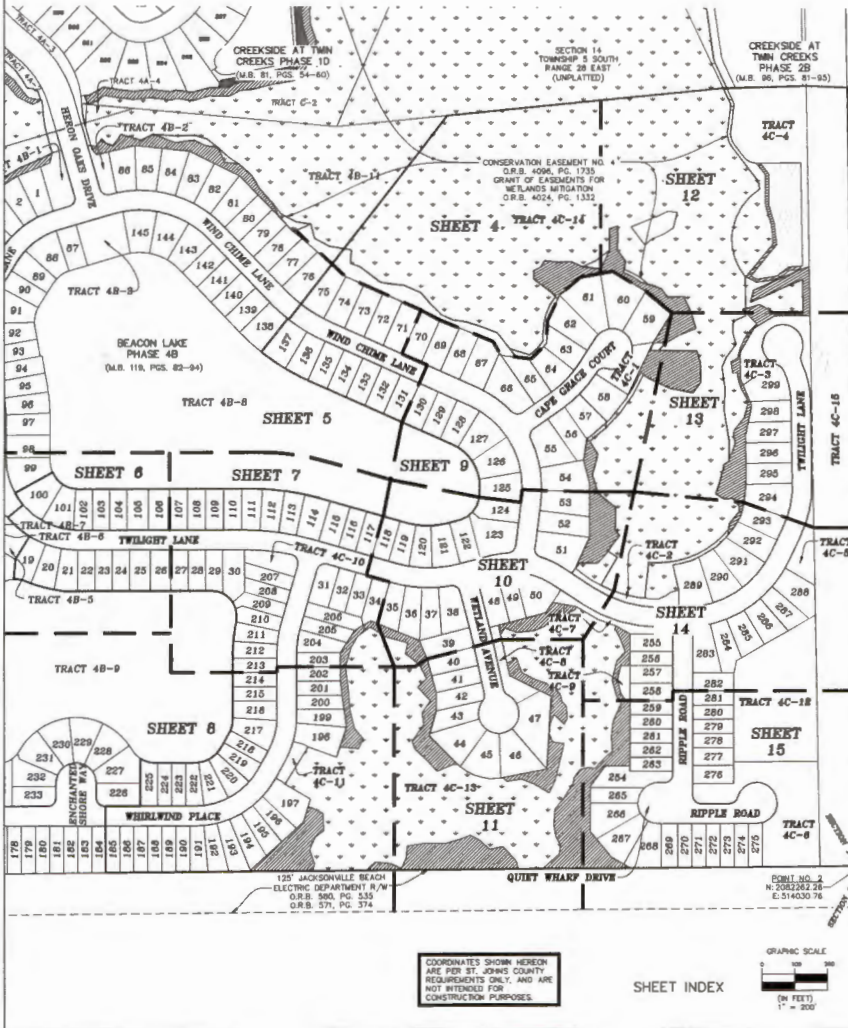


# Beacon Lake Phase 4C

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

MAP BOOK PAGE

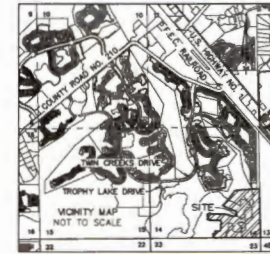
SHEET 3 OF 15 SHEETS  
181 LOTS AND 13 TRACTS IN THIS PHASE



### Point of Beginning

THE NE CORNER OF THE PLAT OF CREEKSIDE AT TWIN CREEKS PHASE 2B (M.B. 96, PGS. 81-85)

POINT NO. 1  
N: 2084424.97  
E: 513986.84



### General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF TRACT 3, AS SHOWN ON THE PLAT OF CREEKSIDE AT TWIN CREEKS PHASE 2B, M.B. 96, PGS. 81-85, AS NORTH 87°42'34" WEST, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983(2011).
- THE METHOD USED FOR THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES ONLY. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED BY ST. JOHNS COUNTY GEODETIC CONTROL POINTS 0050, AND 0051. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA, EAST ZONE - (U.S. SURVEY FEET)
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL BE NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY 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 177.091, 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. NO.	PAGE	DESCRIPTION	SHOWN HEREON
O.R.B. 571	PAGE 374	NOTICE OF LIS PENDING	SHOWN HEREON
O.R.B. 2058	PAGE 55	ACCESS AND UTILITY EASEMENT	DOES NOT AFFECT
O.R.B. 4139	PAGE 318	AMENDMENT	DOES NOT AFFECT
O.R.B. 4024	PAGE 1332	EASEMENT - WETLANDS MITIGATION	SHOWN HEREON
O.R.B. 4098	PAGE 1733	EASEMENT - CONSERVATION	SHOWN HEREON
O.R.B. 5437	PG. 84	EASEMENT - TEMPORARY CONSTRUCTION	AFFECTS UPLAND PORTION OF SITE

### LEGEND

- R/W = RIGHT OF WAY
- M.B. = MAP BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- PG(S) = PAGE(S)
- R.P. = RADII(S) POINT
- C. = CENTERLINE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- T.C.E. = TEMPORARY CONSTRUCTION EASEMENT
- (N) = RADIAL LINE
- U.D. & A.E. = UNRESTRICTED DRAINAGE AND ACCESS EASEMENT
- U.M.D. & A.E. = UNRESTRICTED 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
- = SET PERMANENT CONTROL POINT STAMPED P.C.P. LB 3731
- = SET 4"x4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731
- = SET 5/8" REBAR WITH CAP "P.R.M. LB 3731"
- = FOUND 5/8" REBAR WITH CAP "P.R.M. LB 3731"
- = FOUND 4"x4" CONCRETE MONUMENT STAMPED LB 1674



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

SHEET INDEX

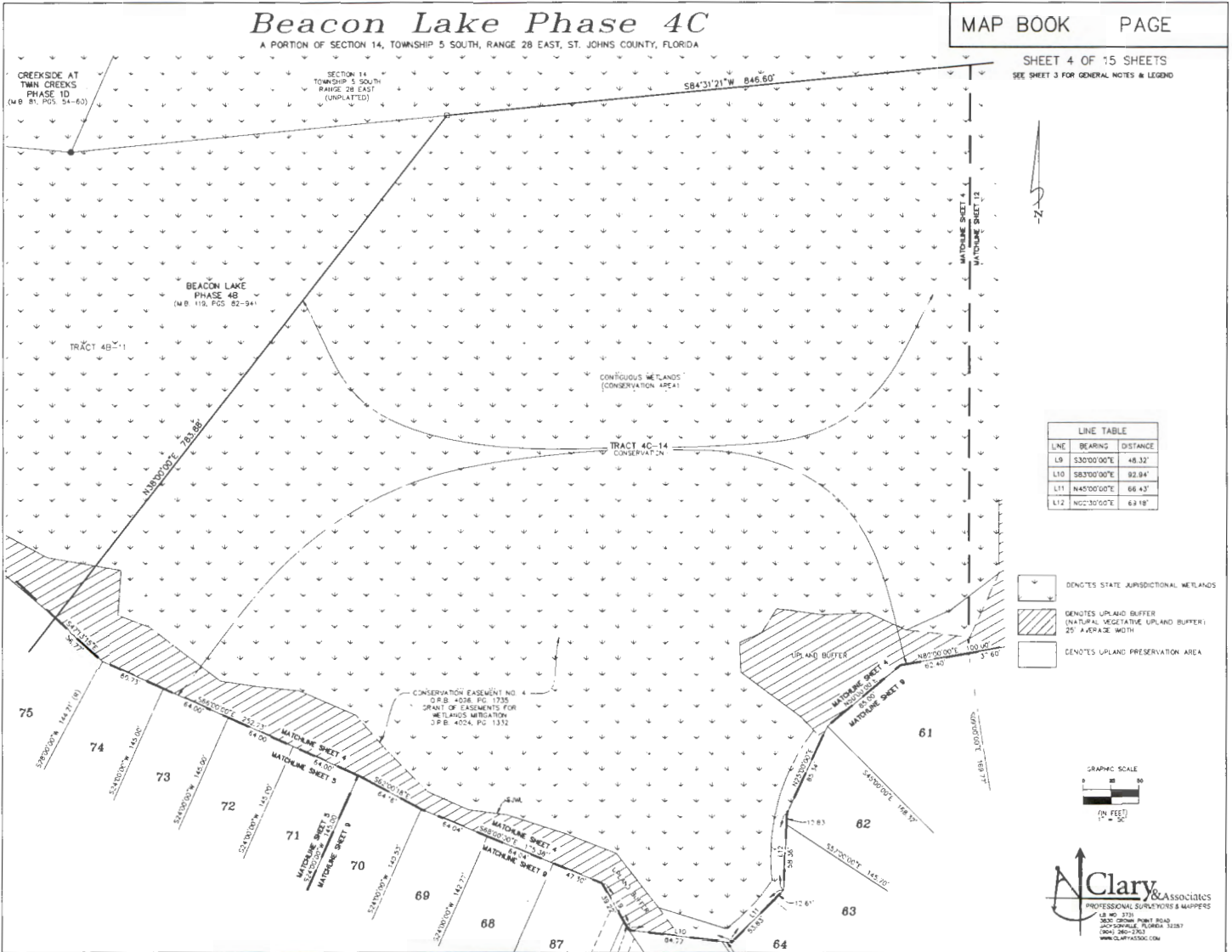


# Beacon Lake Phase 4C

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

MAP BOOK PAGE

SHEET 4 OF 15 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



-Z-

LINE TABLE		
LINE	BEARING	DISTANCE
L9	S33°00'00"E	48.32'
L10	S83°00'00"E	82.94'
L11	N45°00'00"E	66.43'
L12	N62°30'00"E	69.18'

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



**Clary & ASSOCIATES**  
PROFESSIONAL SURVEYORS & MAPPERS  
18 W. 37th  
3000 GUNN POINT ROAD  
SUITE 100, TAMPA, FLORIDA 33628  
(813) 286-2762  
WWW.CLARYASSOCIATES.COM

# Beacon Lake Phase 4C




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

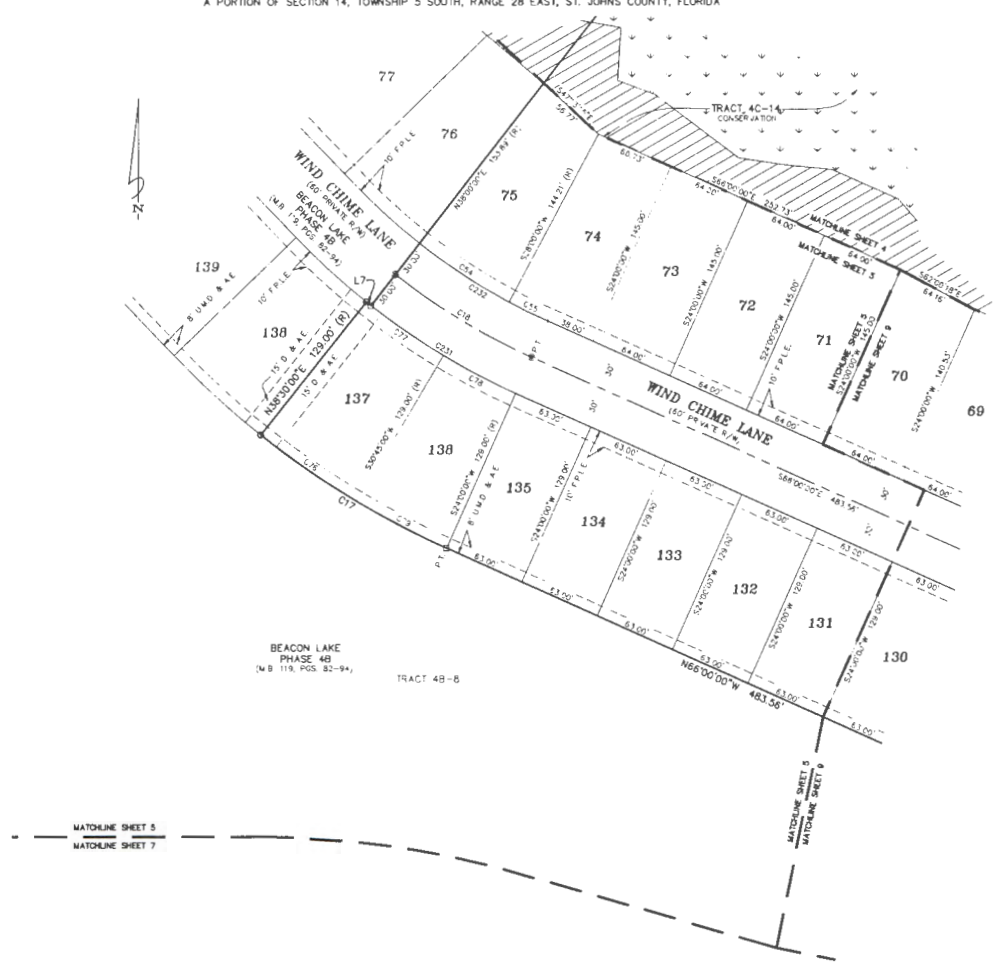
MAP BOOK PAGE

SHEET 5 OF 15 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	PAD US	LENGTH	DELTA	BEARING	CHORD
C17	859.00'	168.77'	14.30°30"	N58°45'00"W	166.33'
C18	300.00'	122.17'	14°00'00"	S59°00'00"E	121.87'
C54	470.00'	82.03'	10°00'00"	N37°00'00"W	81.93'
C55	470.00'	32.81'	4°00'00"	N64°00'00"W	32.81'
C76	659.00'	89.14'	7°45'00"	N55°22'30"W	89.37'
C77	330.00'	71.69'	7°45'00"	S55°22'30"E	71.63'
C78	530.00'	62.44'	6°45'00"	S62°33'30"E	62.40'
C79	659.00'	77.64'	6°45'00"	N62°33'30"W	77.59'
C231	330.00'	129.50'	14°00'00"	N59°00'00"W	129.18'
C232	470.00'	114.94'	14°00'00"	S59°00'00"E	114.56'

LINE TABLE		
LINE	BEARING	DISTANCE
L7	S31°45'30"E	4.63'

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



MATCHLINE SHEET 5  
MATCHLINE SHEET 7



**Clary & Associates**  
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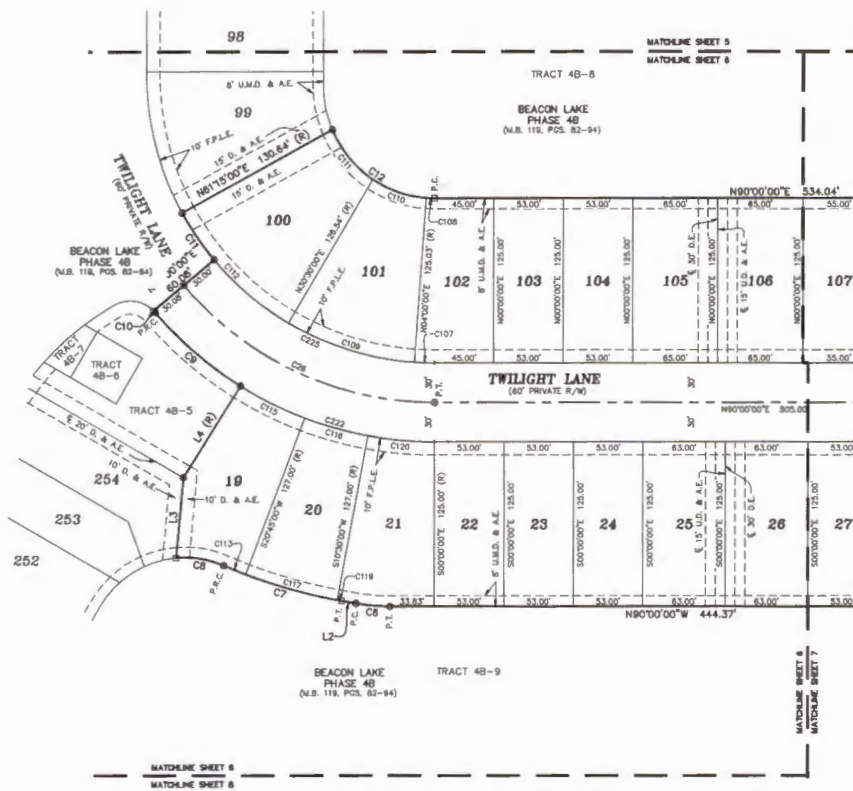
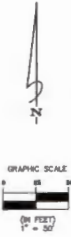


# Beacon Lake Phase 4C

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

MAP BOOK PAGE

SHEET 6 OF 15 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C6	150.00'	28.16'	10°00'00"	N80°00'00"W	28.15'
C7	407.00'	94.25'	13°16'03"	N73°21'58"W	84.04'
C8	75.00'	37.25'	28°27'37"	N80°57'48"W	38.87'
C9	280.00'	88.06'	17°35'40"	N48°11'40"W	85.73'
C10	25.00'	1.90'	4°21'38"	N42°34'08"W	1.90'
C11	220.00'	43.20'	11°15'00"	N34°22'30"W	43.13'
C12	85.00'	99.65'	67°10'13"	S58°24'54"E	94.04'
C13	250.00'	218.17'	50°00'00"	S65°00'00"E	211.31'
C14	220.00'	15.38'	4°00'00"	N88°00'00"W	15.38'
C15	85.00'	6.63'	4°28'13"	S87°45'54"E	6.63'
C16	220.00'	101.75'	28°30'00"	N72°45'00"W	100.85'
C17	85.00'	43.69'	28°27'11"	S70°48'12"E	43.21'
C18	85.00'	49.32'	33°14'48"	S39°27'12"E	48.83'
C19	220.00'	118.07'	30°45'00"	N44°07'30"W	118.06'
C20	407.00'	17.88'	2°31'03"	N67°59'28"W	17.88'
C21	280.00'	54.88'	11°15'00"	S63°57'30"E	54.89'
C22	280.00'	50.28'	10°18'00"	S74°22'30"E	50.02'
C23	280.00'	72.81'	10°18'00"	N74°22'30"W	72.71'
C24	407.00'	3.55'	0°30'00"	N79°45'00"W	3.55'
C25	280.00'	51.31'	10°30'00"	S84°45'00"E	51.24'
C26	280.00'	156.38'	32°00'00"	N74°00'00"W	154.38'
C27	220.00'	191.99'	50°00'00"	S65°00'00"E	185.95'

LINE TABLE		
LINE	BEARING	DISTANCE
L2	N80°00'00"W	10.87'
L3	N05°00'00"E	61.32'
L4	N32°00'00"E	82.03'

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



# Beacon Lake Phase 4C

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

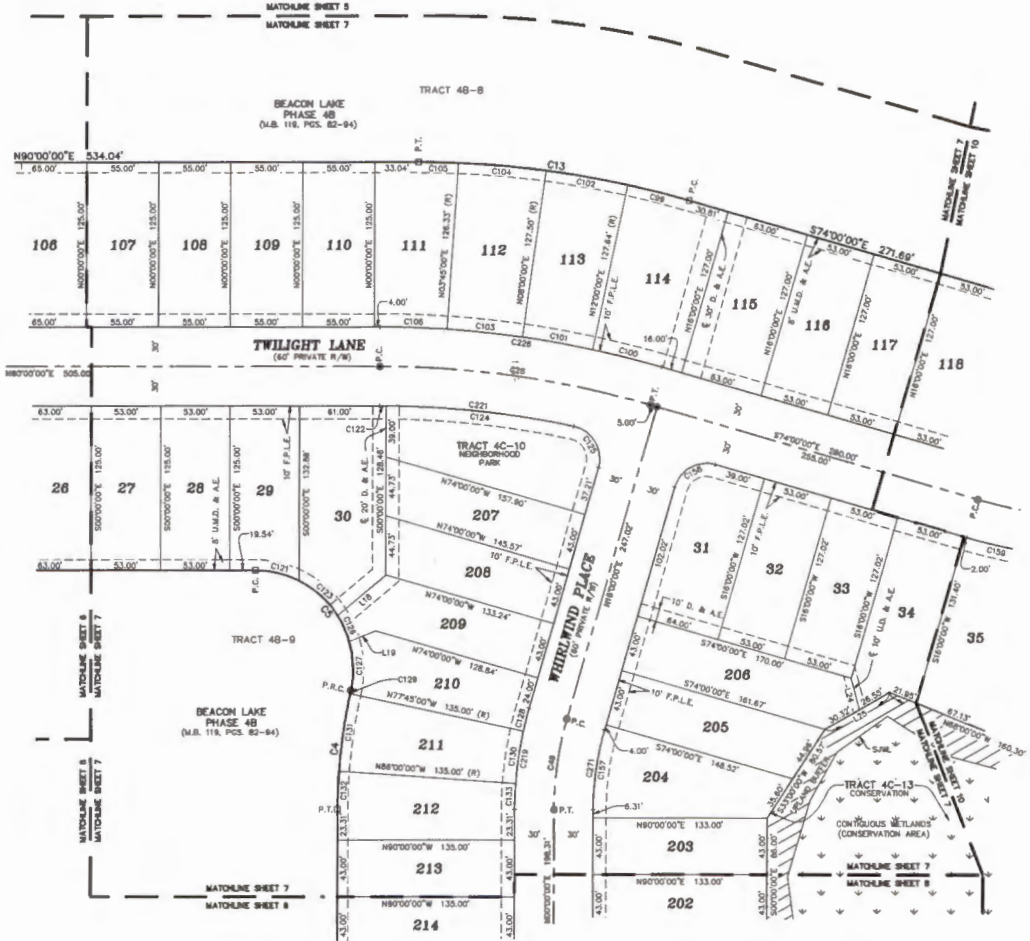
MAP BOOK PAGE

SHEET 7 OF 15 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C4	418.00'	91.17'	12°35'16"	N00°17'39"E	90.99'
C5	75.00'	134.29'	102°35'16"	N38°42'22"W	117.05'
C13	750.00'	208.44'	18°00'00"	S82°00'00"E	208.76'
C28	750.00'	208.44'	18°00'00"	S82°00'00"E	208.76'
C49	230.00'	68.81'	18°00'00"	N08°00'00"E	68.58'
C99	750.00'	48.54'	3°42'29"	S75°51'15"E	48.53'
C100	780.00'	54.45'	4°00'00"	N78°00'00"W	54.44'
C101	780.00'	54.45'	4°00'00"	N80°00'00"W	54.44'
C102	790.00'	63.37'	4°50'27"	S89°07'43"E	63.35'
C103	780.00'	57.88'	4°50'00"	N84°07'30"W	57.84'
C104	750.00'	67.29'	5°08'26"	S85°07'09"E	67.27'
C105	750.00'	30.23'	2°45'28"	S88°50'41"E	30.24'
C106	780.00'	51.62'	3°45'00"	N88°00'00"W	51.64'
C121	75.00'	34.68'	26°29'42"	N78°15'09"W	34.37'
C122	730.00'	5.00'	0°23'52"	S89°48'04"E	5.00'
C133	75.00'	39.83'	30°30'25"	N48°15'05"W	38.46'
C124	720.00'	144.23'	11°28'36"	S83°50'50"E	143.98'
C125	25.00'	41.67'	84°07'32"	S31°03'48"E	36.61'
C126	75.00'	21.80'	18°46'02"	N24°38'51"W	21.87'
C127	75.00'	37.72'	28°49'06"	N01°49'17"W	37.33'
C128	280.00'	18.33'	3°45'00"	S14°07'30"W	18.32'
C129	415.00'	2.45'	0°20'18"	N12°29'08"E	2.45'
C130	280.00'	40.32'	8°15'00"	S08°07'30"W	40.28'
C131	415.00'	59.70'	8°15'00"	N08°07'30"W	59.70'
C132	415.00'	38.87'	4°00'00"	N02°00'00"E	38.87'
C133	280.00'	18.55'	4°00'00"	S02°00'00"W	18.54'
C137	220.00'	81.44'	16°00'00"	N08°00'00"E	81.24'
C158	25.00'	39.27'	90°00'00"	N81°00'00"E	35.38'
C219	280.00'	78.19'	15°00'00"	N08°00'00"E	77.84'
C218	730.00'	146.22'	11°32'28"	N84°03'48"E	146.85'
C228	780.00'	217.82'	16°00'00"	S82°00'00"E	217.11'
C271	220.00'	81.44'	16°00'00"	S08°00'00"W	81.24'

LINE TABLE		
LINE	BEARING	DISTANCE
L18	S50°00'00"W	47.73'
L19	S88°00'00"W	21.30'
L24	S15°00'00"E	24.72'
L25	S80°00'00"W	36.87'

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



# Beacon Lake Phase 4C

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

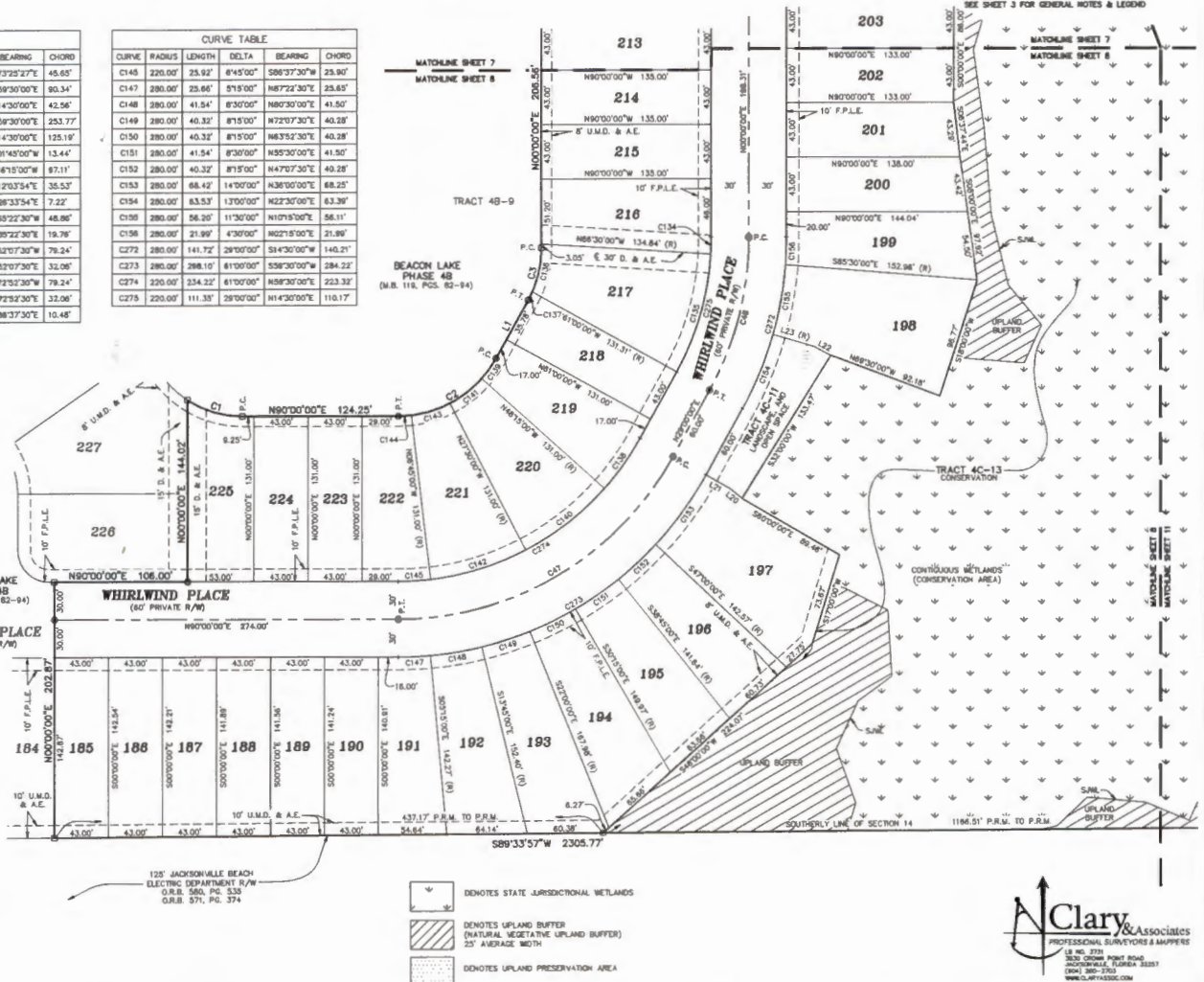
MAP BOOK PAGE

SHEET 8 OF 15 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	80.00'	46.28'	33°50'07"	S73°25'27"E	45.65'
C2	86.00'	84.75'	81°00'00"	N69°30'00"E	80.34'
C3	85.00'	43.02'	28°50'00"	N14°30'00"E	42.56'
C47	250.00'	266.16'	81°00'00"	N59°30'00"E	253.77'
C48	250.00'	126.54'	28°00'00"	N14°30'00"E	125.19'
C134	220.00'	13.44'	3°30'00"	S01°45'00"W	13.44'
C135	220.00'	87.01'	25°30'00"	S16°15'00"W	87.11'
C136	85.00'	35.80'	24°07'48"	N11°03'34"E	35.53'
C137	85.00'	7.22'	4°52'12"	N28°33'54"E	7.22'
C138	220.00'	48.98'	12°45'00"	S39°22'30"W	48.86'
C139	86.00'	19.81'	12°45'00"	N39°22'30"E	19.76'
C140	220.00'	79.67'	20°45'00"	S53°07'30"W	79.24'
C141	89.00'	32.23'	20°45'00"	N52°07'30"E	32.05'
C142	220.00'	79.67'	20°45'00"	S72°52'30"W	79.24'
C143	89.00'	32.23'	20°45'00"	N72°52'30"E	32.06'
C144	88.00'	10.48'	8°45'00"	N88°37'30"E	10.48'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C145	220.00'	23.92'	8°45'00"	S89°37'30"W	23.90'
C147	280.00'	23.66'	5°15'00"	N87°22'30"E	23.65'
C148	280.00'	41.54'	8°30'00"	N80°30'00"E	41.50'
C149	280.00'	40.32'	8°15'00"	N72°07'30"E	40.28'
C150	280.00'	40.32'	8°15'00"	N63°52'30"E	40.28'
C151	280.00'	41.54'	8°30'00"	N55°30'00"E	41.50'
C152	280.00'	40.32'	8°15'00"	N47°07'30"E	40.28'
C153	280.00'	68.42'	14°50'00"	N38°00'00"E	68.25'
C154	280.00'	83.53'	13°00'00"	N22°30'00"E	83.39'
C155	280.00'	56.20'	11°30'00"	N10°15'00"E	56.11'
C156	280.00'	21.99'	4°30'00"	N02°15'00"E	21.89'
C272	220.00'	141.72'	28°00'00"	S14°30'00"W	140.21'
C273	280.00'	288.10'	81°00'00"	S38°30'00"W	284.22'
C274	220.00'	234.22'	81°00'00"	N59°30'00"E	223.32'
C275	220.00'	111.33'	28°00'00"	N14°30'00"E	110.17'

LINE	BEARING	DISTANCE
L1	N20°00'00"E	52.78'
L20	S50°00'00"E	12.57'
L21	S81°00'00"E	22.14'
L22	S62°00'00"E	13.21'
L23	S74°00'00"E	34.11'



125 JACQUILINE BEACH  
ELECTRIC DEPARTMENT R/W  
O.R.B. 560, PG. 533  
O.R.B. 571, PG. 374

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

**Clary & Associates**  
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18 NW 37th  
5615 ORLAND PARK ROAD  
JACKSONVILLE, FLORIDA 32217  
(904) 380-1900  
WWW.CLARYASSOCIATES.COM



# Beacon Lake Phase 4C

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

MAP BOOK PAGE

SHEET 9 OF 15 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C16	141.00'	176.65'	73°00'00"	N29°30'00"W	167.74'
C20	300.00'	162.32'	31°00'00"	S50°30'00"E	160.34'
C21	300.00'	219.91'	42°00'00"	S14°00'00"E	215.02'
C24	350.00'	134.39'	22°00'00"	N44°00'00"E	133.57'
C25	116.00'	86.28'	43°36'10"	N54°48'00"E	86.18'
C32	300.00'	382.23'	73°00'00"	N29°30'00"W	358.89'
C54	330.00'	174.55'	30°14'48"	N64°29'07"W	174.55'
C57	25.00'	33.36'	81°02'14"	N64°27'33"W	32.50'
C58	330.00'	108.77'	18°03'28"	N53°28'30"W	108.28'
C59	330.00'	94.85'	17°00'00"	S45°30'00"W	94.60'
C60	330.00'	37.83'	5°00'00"	S35°30'00"W	27.92'
C61	62.00'	13.95'	12°41'44"	S38°27'07"W	13.83'
C62	62.00'	38.65'	35°42'53"	S63°45'40"W	38.02'
C63	62.00'	41.58'	38°25'48"	N78°10'00"W	40.81'
C64	62.00'	54.39'	50°15'53"	N54°40'00"W	52.64'
C65	25.00'	32.58'	74°04'14"	N78°20'07"E	30.32'
C66	62.00'	126.99'	117°21'27"	N48°59'31"E	103.83'
C67	380.00'	78.58'	12°00'00"	N38°00'00"E	78.44'
C68	380.00'	58.61'	8°58'18"	N49°29'38"E	59.55'
C69	380.00'	8.71'	1°00'44"	N54°29'38"E	8.71'
C70	330.00'	92.68'	18°03'14"	N18°02'37"W	92.35'
C71	25.00'	35.35'	81°03'14"	N14°27'23"E	32.50'
C72	330.00'	68.12'	12°00'00"	N64°00'00"W	68.99'
C73	330.00'	26.80'	9°00'00"	N64°30'00"E	26.79'
C80	141.00'	17.23'	7°00'00"	N62°30'00"W	17.22'
C81	270.00'	33.99'	7°00'00"	S82°30'00"E	32.97'
C82	141.00'	68.91'	24°45'00"	N46°37'30"W	60.44'
C83	270.00'	116.83'	24°45'00"	S46°37'30"E	115.73'
C84	141.00'	68.91'	24°45'00"	N21°52'30"W	60.44'
C85	270.00'	116.83'	24°45'00"	S21°52'30"E	115.73'
C86	141.00'	46.61'	16°30'00"	N61°15'00"W	40.48'
C87	270.00'	77.79'	16°30'00"	S61°15'00"E	77.48'
C230	270.00'	344.60'	73°00'00"	N29°30'00"W	321.20'
C233	330.00'	127.21'	22°00'00"	S54°57'33"E	126.43'
C235	329.00'	123.87'	22°00'00"	N44°00'00"E	122.12'
C236	62.00'	273.58'	254°40'14"	S18°39'53"E	98.59'
C238	380.00'	143.91'	22°00'00"	S44°00'00"W	145.01'
C240	330.00'	180.57'	33°05'14"	S69°32'37"E	187.83'

LINE TABLE		
LINE	BEARING	DISTANCE
L6	N07°00'00"E	16.77'
L8	N33°00'00"E	10.00'
L8	S30°00'00"E	46.32'
L10	S83°00'00"E	92.94'
L11	N45°00'00"E	68.43'
L12	N02°30'00"E	69.16'
L13	S57°16'36"W	10.29'
L14	S48°00'00"W	80.66'

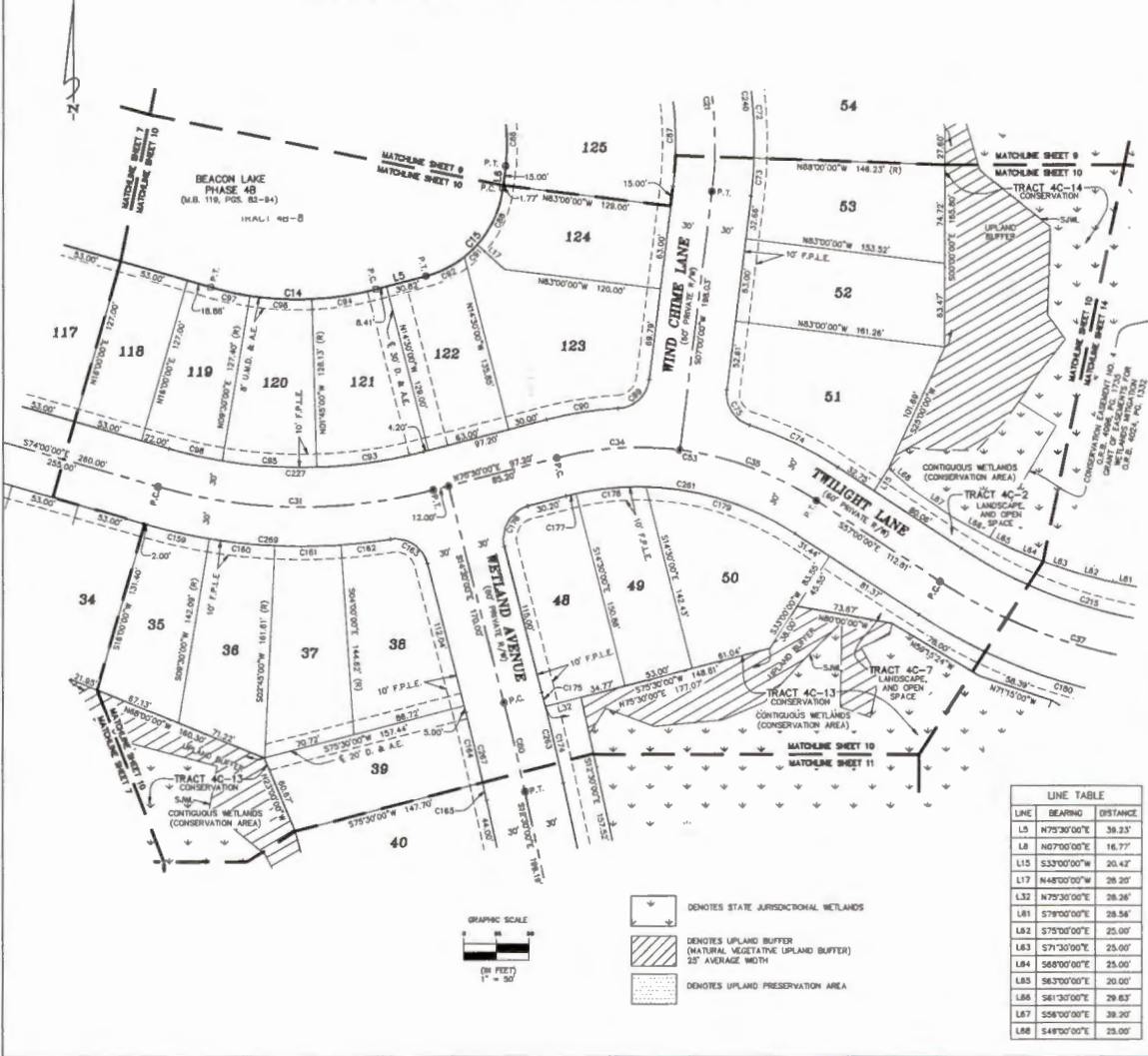


# Beacon Lake Phase 4C

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

MAP BOOK PAGE

SHEET 10 OF 15 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C14	240.00'	127.76'	307°30'00"	S89°15'00"E	126.25'
C15	79.00'	94.45'	68°30'00"	N41°15'00"E	86.82'
C21	300.00'	219.81'	42°00'00"	S14°00'00"E	215.02'
C31	400.00'	212.93'	30°30'00"	S89°15'00"E	210.42'
C34	250.00'	85.11'	21°47'49"	N88°23'55"E	84.53'
C35	250.00'	112.15'	25°42'11"	S89°15'00"E	111.21'
C37	400.00'	230.38'	33°00'00"	S73°30'00"E	227.21'
C50	2000.00'	69.81'	2°00'00"	S13°30'00"E	69.81'
C53	250.00'	207.28'	47°30'00"	N80°45'00"W	201.37'
C73	330.00'	68.12'	12°00'00"	N04°00'00"W	68.98'
C73	330.00'	288.80'	5°00'00"	N80°45'00"W	28.79'
C74	280.00'	75.08'	15°21'46"	N84°40'54"W	74.84'
C75	25.00'	34.63'	79°21'46"	N32°40'54"W	31.83'
C88	141.00'	40.81'	16°30'00"	N01°15'00"W	40.44'
C87	270.00'	77.75'	16°30'00"	S01°15'00"E	77.49'
C88	78.00'	47.84'	34°46'04"	N42°32'02"E	47.21'
C88	25.00'	34.84'	79°51'31"	S48°56'45"W	32.08'
C90	280.00'	56.51'	11°21'31"	S81°10'45"W	55.42'
C81	79.00'	33.37'	9°41'45"	N44°38'57"E	13.25'
C82	79.00'	33.14'	24°02'11"	N63°28'59"E	32.90'
C83	370.00'	82.34'	12°43'00"	S81°52'30"W	82.17'
C94	240.00'	49.52'	11°49'18"	N81°34'39"E	48.43'
C85	370.00'	72.65'	11°50'00"	N88°07'30"W	72.53'
C86	240.00'	47.57'	11°21'24"	S87°00'00"E	47.49'
C87	240.00'	30.67'	71°81'8"	S77°38'39"E	30.65'
C86	370.00'	41.88'	6°30'00"	N71°15'00"W	41.85'
C139	430.00'	48.78'	6°30'00"	S77°15'00"E	48.78'
C160	430.00'	50.66'	6°45'00"	S83°52'30"E	50.63'
C161	430.00'	50.66'	6°45'00"	N89°22'30"E	50.63'
C162	430.00'	38.10'	5°04'38"	N83°27'41"E	38.09'
C163	25.00'	36.90'	84°34'38"	S56°47'10"E	33.84'
C164	1970.00'	55.05'	1°35'59"	S13°42'00"E	55.01'
C165	1970.00'	13.78'	0°43'00"	S13°42'00"E	13.78'
C174	2030.00'	59.88'	1°41'23"	N13°20'41"W	59.86'
C175	2030.00'	11.02'	0°46'37"	N13°20'41"W	11.02'
C176	25.00'	39.27'	80°00'00"	N30°30'00"E	35.34'
C177	220.00'	7.80'	2°01'37"	N76°30'59"W	7.80'
C178	220.00'	53.80'	14°00'41"	N64°32'18"E	53.87'
C179	220.00'	120.78'	31°27'22"	S72°43'41"E	118.27'
C180	430.00'	249.66'	33°00'00"	S73°30'00"E	244.25'
C215	370.00'	213.10'	33°00'00"	N73°30'00"W	210.17'
C227	370.00'	186.96'	30°30'00"	S89°15'00"E	184.64'
C261	220.00'	182.38'	47°30'00"	N80°45'00"W	177.21'
C263	2030.00'	70.88'	2°00'00"	S13°30'00"E	70.88'
C267	1970.00'	68.77'	2°00'00"	N13°30'00"W	68.76'
C269	430.00'	188.20'	25°04'38"	N88°32'18"W	186.70'

LINE TABLE		
LINE	BEARING	DISTANCE
L5	N79°30'00"E	38.23'
L6	N07°00'00"E	16.71'
L15	S33°00'00"W	20.42'
L17	N48°00'00"W	28.20'
L32	N79°30'00"E	28.28'
L81	S79°00'00"E	28.54'
L82	S79°00'00"E	25.00'
L83	S71°30'00"E	25.00'
L84	S68°00'00"E	25.00'
L85	S63°00'00"E	20.00'
L86	S61°30'00"E	29.63'
L87	S58°00'00"E	39.20'
L88	S49°00'00"E	23.00'



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



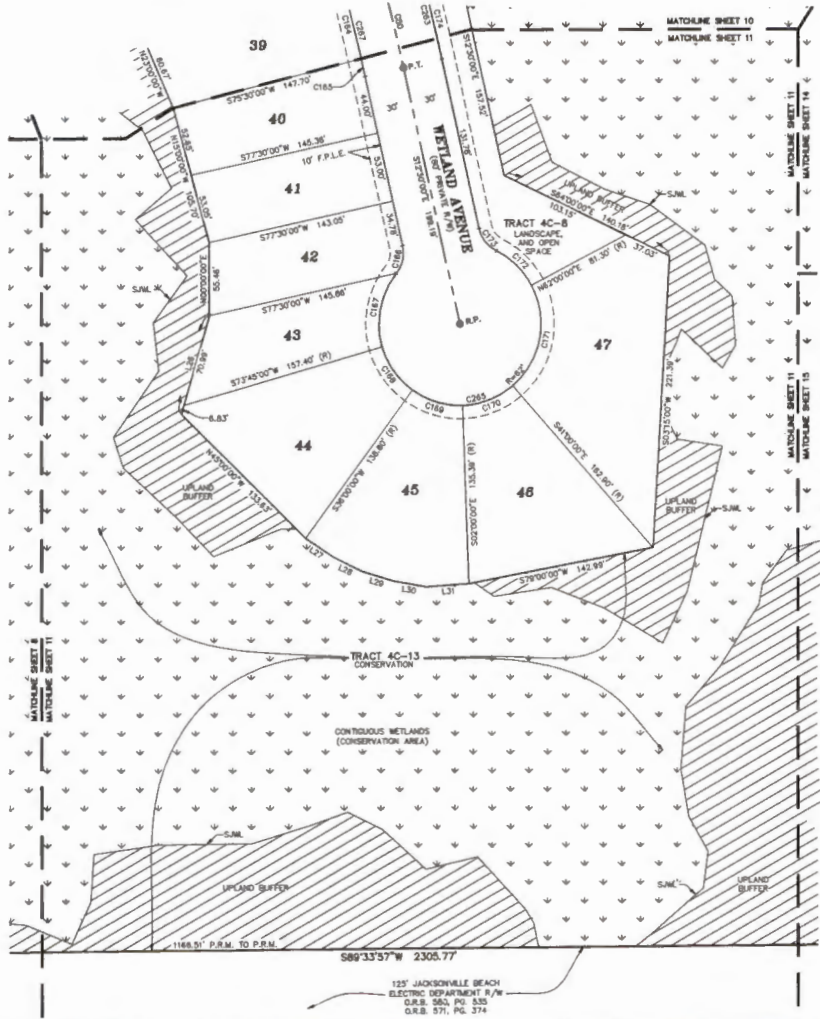


# Beacon Lake Phase 4C

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

MAP BOOK PAGE

SHEET 11 OF 15 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C50	2000.00'	69.81'	2'00'00"	S13°30'00"E	69.81'
C184	1970.00'	55.01'	1'35'58"	S13°42'00"E	55.01'
C185	1970.00'	13.78'	0°24'01"	S12°42'00"E	13.78'
C186	25.00'	22.18'	50°47'18"	S12°33'38"W	21.44'
C187	62.00'	58.02'	54°32'18"	S11°01'08"W	56.81'
C188	62.00'	40.85'	37°45'00"	S35°07'30"E	40.11'
C189	62.00'	41.12'	38°00'00"	S73°00'00"E	40.37'
C170	62.00'	41.81'	38°38'29"	N68°40'45"E	41.03'
C171	62.00'	63.71'	77°21'31"	N10°40'45"E	77.50'
C172	62.00'	38.18'	33°17'18"	N45°38'38"W	37.56'
C173	25.00'	22.18'	50°47'18"	N37°53'38"W	21.44'
C174	2030.00'	58.86'	1°41'33"	N13°20'41"W	58.86'
C263	2030.00'	70.86'	2'00'00"	S13°30'00"E	70.86'
C265	63.00'	304.70'	281°24'38"	S77°30'00"W	78.38'
C267	1970.00'	68.77'	2'00'00"	N13°30'00"W	68.76'

LINE TABLE		
LINE	BEARING	DISTANCE
L26	N18°00'00"E	77.82'
L27	N58°00'00"W	26.00'
L28	N63°30'00"W	24.50'
L29	N73°00'00"W	25.00'
L30	N80°00'00"W	25.00'
L31	S86°00'00"W	32.98'

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



**Clary & Associates**  
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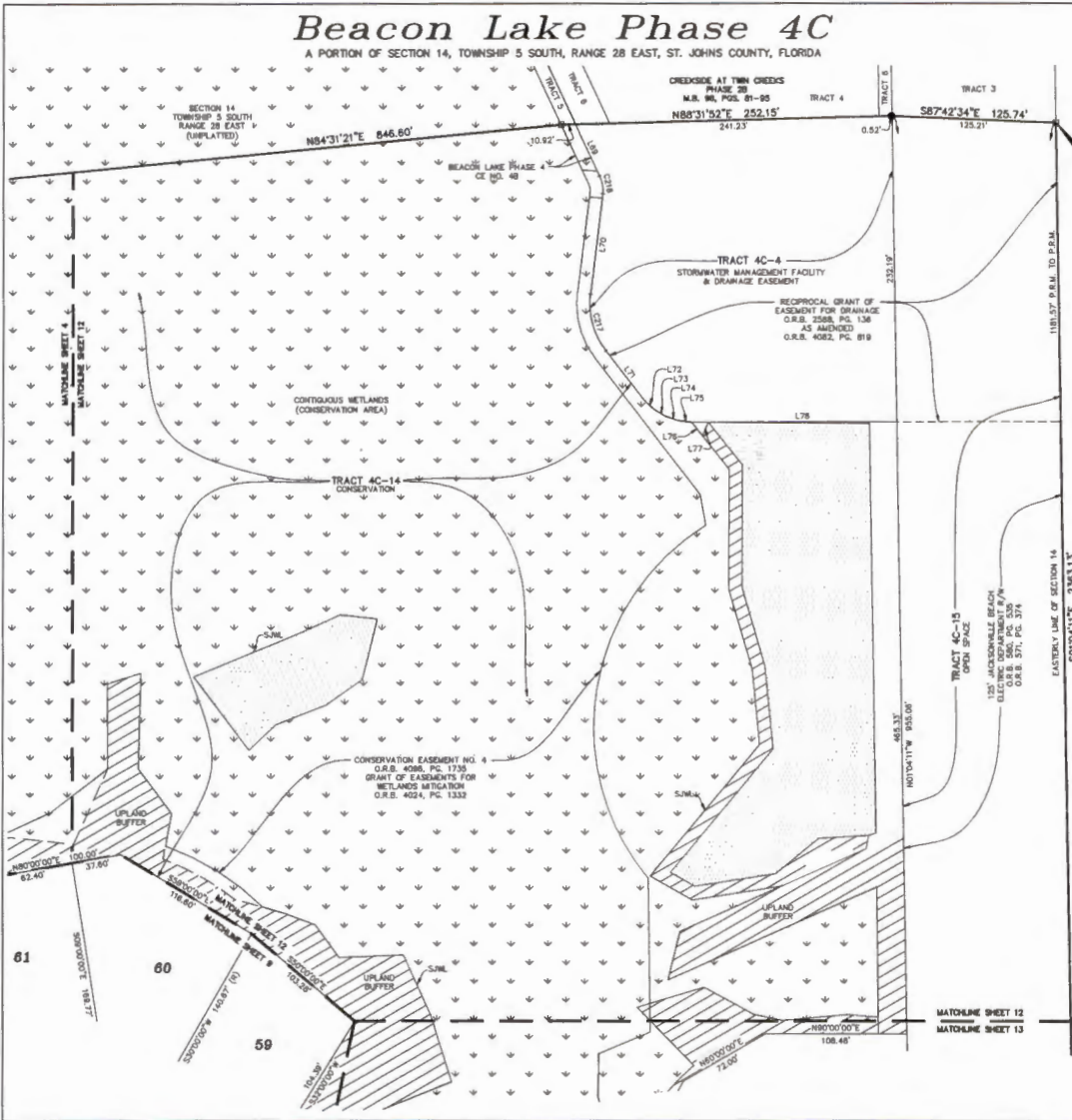
125' JACKSONVILLE BEACH  
 ELECTRIC DEPARTMENT R/W  
 G.R.S. 566, PG. 533  
 G.R.S. 571, PG. 374

# Beacon Lake Phase 4C

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

MAP BOOK PAGE

SHEET 12 OF 15 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



**Point of Beginning**  
THE S&Y CORNER OF THE PLAT OF CREEKSIDE AT TWIN CREEKS PHASE 2B M.B. 98, PGS. 61-65

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C217	97.85'	45.95'	43°01'50"	N19°30'20"W	44.36'
C218	22.00'	14.16'	38°58'02"	N11°27'58"W	13.85'

LINE TABLE		
LINE	BEARING	DISTANCE
L89	N25°10'15"W	43.08'
L90	N07°01'36"E	78.80'
L71	N37°54'18"W	48.25'
L72	N48°15'13"W	11.28'
L73	N08°00'23"W	10.10'
L74	N73°47'17"W	10.53'
L75	N63°25'58"W	8.06'
L76	N38°51'08"W	12.52'
L77	S25°31'37"W	11.09'
L78	S89°54'22"W	144.02'

- DENOTES STATE JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
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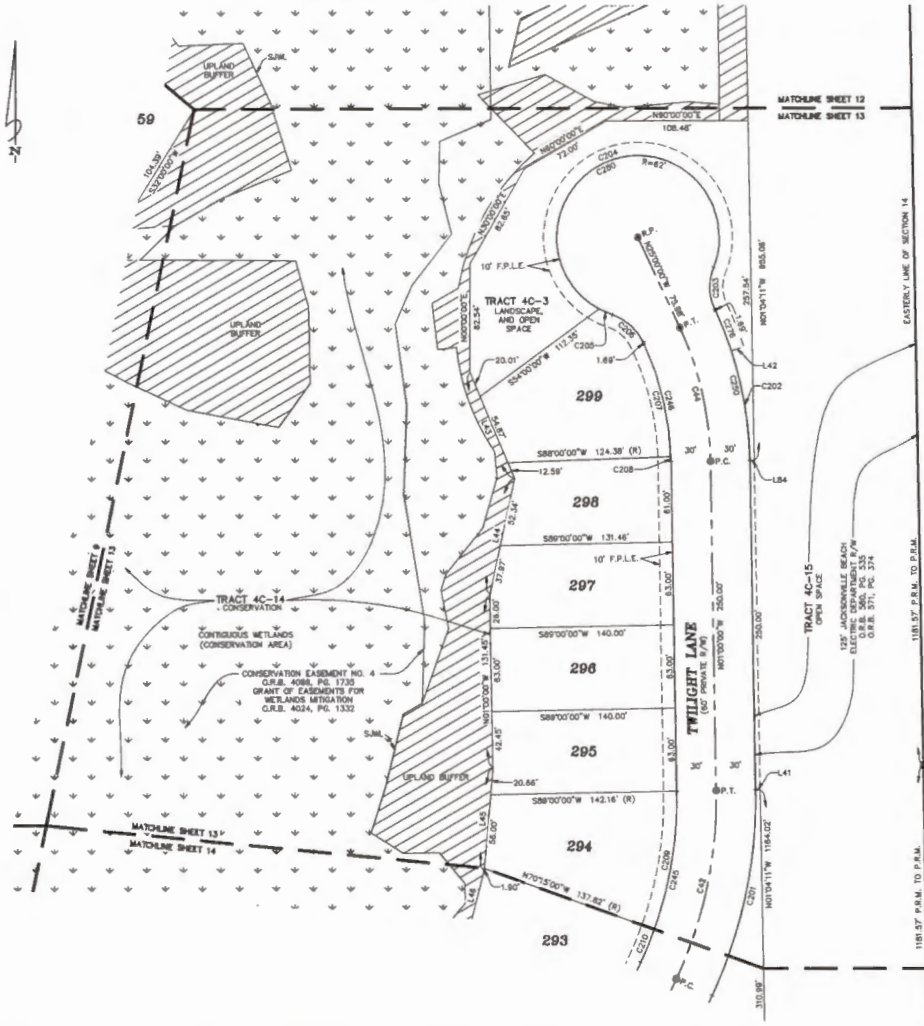
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# Beacon Lake Phase 4C

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

MAP BOOK PAGE

SHEET 13 OF 15 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C42	325.00'	147.46'	28°00'00"	N12°00'00"E	146.22'
C44	250.00'	104.72'	24°00'00"	N13°00'00"E	103.84'
C201	355.00'	161.09'	28°00'00"	N12°00'00"E	158.72'
C202	280.00'	84.67'	17°19'31"	N09°39'44"W	84.30'
C203	40.00'	32.58'	48°39'51"	N01°40'05"W	31.68'
C204	62.00'	284.87'	263°15'16"	S70°02'12"W	92.69'
C205	62.00'	10.90'	10°04'23"	S68°37'38"E	10.89'
C206	40.00'	32.58'	48°39'51"	S48°19'55"E	31.68'
C207	220.00'	88.31'	23°00'00"	S13°30'00"E	87.72'
C208	220.00'	3.84'	1°00'00"	S01°30'00"E	3.84'
C209	295.00'	106.84'	20°45'00"	S09°22'30"W	106.25'
C210	295.00'	27.03'	5°15'00"	S22°22'30"W	27.02'
C245	295.00'	133.67'	28°00'00"	N12°00'00"E	132.72'
C246	220.00'	92.15'	24°00'00"	N13°00'00"E	91.48'
C250	280.00'	117.29'	24°00'00"	S13°00'00"E	116.43'
C278	280.00'	32.82'	6°40'28"	H21°38'44"W	32.62'
C280	62.00'	295.77'	273°19'41"	S88°00'00"W	65.10'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	N80°00'00"E	3.62'
L42	S71°40'28"W	10.00'
L43	N23°00'00"W	67.47'
L44	N12°00'00"E	80.31'
L45	N05°00'00"E	78.55'
L46	N14°31'27"E	40.43'
L84	S80°00'00"W	3.31'

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



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SECTION 13  
TOWNSHIP 5 SOUTH  
RANGE 28 EAST  
(UNPLATTED)

1181.57' P.M. TO P.M. 290.00'  
507°04'11"E 290.313'

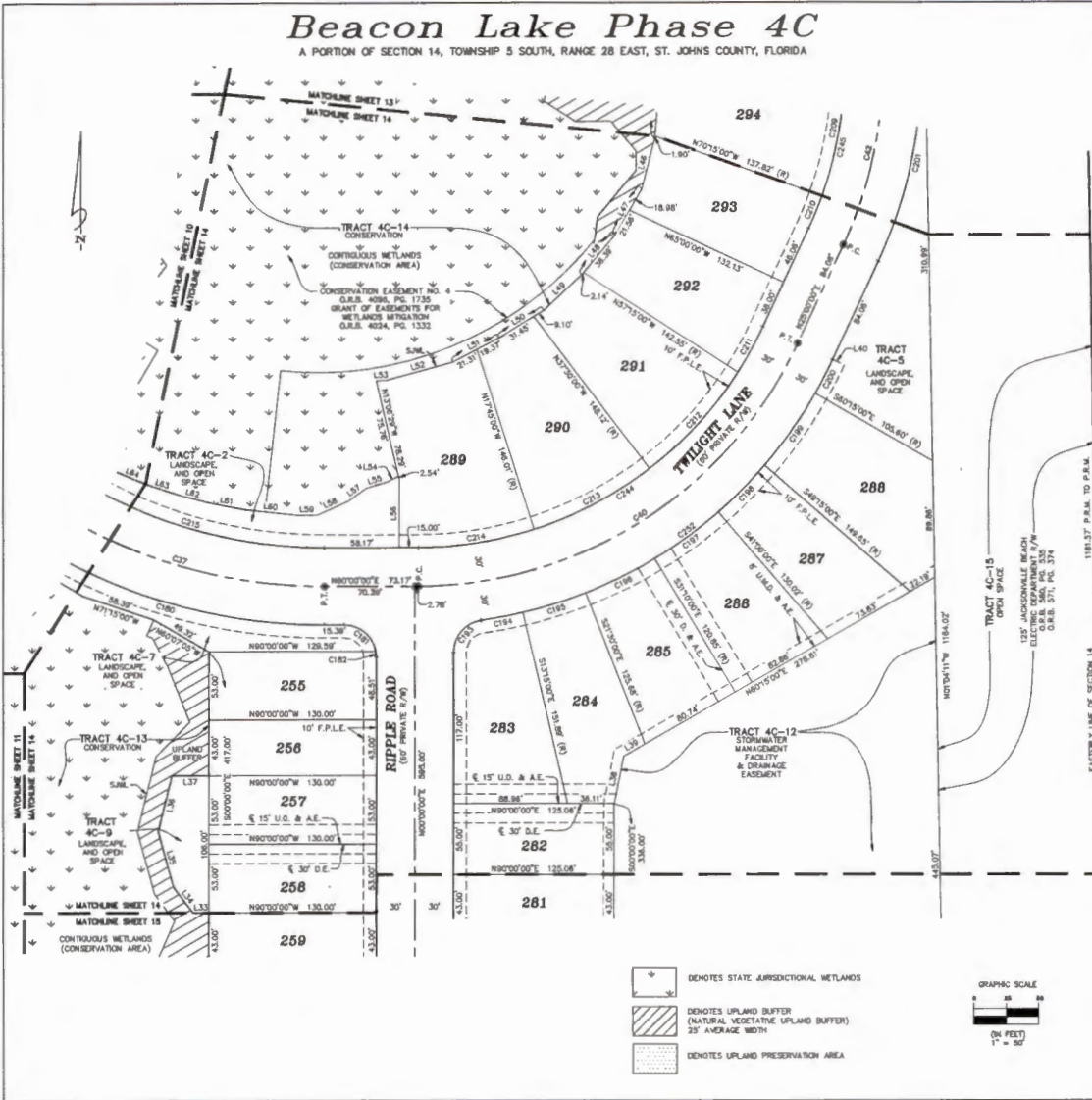
1181.57' P.M. TO P.M.  
507°04'11"E 290.313'

# Beacon Lake Phase 4C

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

MAP BOOK PAGE

SHEET 14 OF 15 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C37	400.07	230.38	33°30'00"	S73°30'00"E	227.21
C40	325.07	368.70	65°00'00"	N07°30'00"E	348.24
C42	325.07	147.48	28°00'00"	N12°00'00"E	146.22
C180	430.07	247.66	33°00'00"	S73°30'00"E	244.25
C181	25.07	34.76	79°38'25"	S80°10'17"E	32.02
C182	25.07	4.51	10°20'30"	S89°10'17"E	4.51
C183	25.07	35.82	82°08'03"	N41°03'01"E	32.84
C184	355.07	33.15	5°21'03"	N79°25'31"E	33.14
C185	355.07	51.12	8°15'00"	N72°37'30"E	51.07
C186	355.07	58.89	9°40'00"	N63°40'00"E	58.82
C187	355.07	60.83	9°30'00"	N53°50'00"E	60.85
C188	355.07	51.12	8°15'00"	N44°52'30"E	51.07
C189	355.07	66.16	11°00'00"	N35°15'00"E	66.09
C200	355.07	28.43	4°45'00"	N32°22'30"E	28.42
C201	355.07	181.05	28°00'00"	N12°00'00"E	158.72
C208	295.07	106.84	20°45'00"	S09°22'30"W	106.25
C210	295.07	27.03	5°15'00"	S22°22'30"W	27.02
C211	295.07	38.87	7°45'00"	S28°52'30"W	38.87
C212	295.07	101.68	18°45'00"	S42°37'30"W	101.18
C213	295.07	101.68	18°45'00"	S62°22'30"W	101.18
C214	295.07	81.38	17°45'00"	S61°07'30"W	81.02
C215	370.07	213.10	33°00'00"	N73°30'00"E	210.17
C244	285.07	334.67	68°00'00"	N87°30'00"E	317.01
C252	355.07	353.78	57°08'03"	S53°33'01"W	339.37

SECTION 13  
TOWNSHIP 5 SOUTH  
RANGE 28 EAST  
(OBLIATED)

LINE TABLE		
LINE	BEARING	DISTANCE
L33	N90°00'00"W	12.52
L34	N37°10'28"W	24.85
L35	N15°21'18"W	45.00
L36	N13°48'08"E	44.00
L37	N90°00'00"E	29.00
L38	S11°05'44"W	37.34
L39	S60°15'00"W	19.19
L40	S83°00'00"E	10.00
L46	N14°31'27"E	40.43
L47	N30°00'00"E	40.53
L48	N40°00'00"E	40.53
L48	N47°00'00"E	40.56
L30	S58°30'00"E	40.55
L51	N82°30'00"E	40.67

LINE TABLE		
LINE	BEARING	DISTANCE
L52	N70°00'00"E	53.63
L53	N87°38'00"E	7.48
L54	N62°23'17"E	10.33
L55	N74°15'51"E	16.75
L56	N00°00'00"E	52.62
L57	N53°56'58"E	17.05
L58	N68°12'35"E	28.70
L59	N90°00'00"E	15.18
L60	S84°00'00"E	42.22
L61	S78°00'00"E	28.56
L62	S75°00'00"E	25.00
L63	S71°30'00"E	25.00
L64	S88°00'00"E	25.00

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





# Beacon Lake Phase 4C

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

MAP BOOK PAGE

SHEET 15 OF 15 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C31	130.00'	88.71'	43°50'00"	N83°35'00"W	87.64'
C183	35.00'	38.27'	90°00'00"	S45°00'00"W	35.36'
C184	82.00'	46.32'	42°48'13"	S88°35'33"W	48.25'
C185	82.00'	31.07'	47°11'47"	S23°39'53"W	48.84'
C186	82.00'	32.46'	30°00'00"	S15°00'00"E	32.06'
C187	82.00'	33.00'	30°30'00"	S45°15'00"E	32.82'
C188	82.00'	31.82'	29°30'00"	S75°15'00"E	31.57'
C189	82.00'	17.25'	16°02'00"	N81°58'57"E	17.29'
C190	82.00'	215.60'	189°14'44"	N23°28'27"W	122.28'
C191	25.00'	20.23'	48°22'07"	S68°48'57"W	19.86'
C192	25.00'	38.27'	90°00'00"	N49°00'00"W	35.36'
C258	82.00'	278.58'	254°40'14"	S37°20'07"E	88.58'
C257	82.00'	194.78'	180°00'00"	N00°00'00"E	124.00'
C277	25.00'	12.35'	28°18'08"	N39°28'50"E	12.22'
C278	82.00'	42.82'	38°23'25"	S35°01'28"W	41.79'
C279	25.00'	32.58'	74°40'14"	S52°38'53"W	30.32'

LINE TABLE		
LINE	BEARING	DISTANCE
L33	N80°00'00"W	12.53'
L34	N37°10'28"W	24.89'
L85	N00°00'00"E	73.89'

SECTION 13  
TOWNSHIP 5 SOUTH  
RANGE 28 EAST  
(UNPLATTED)

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



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