

**RESOLUTION NO. 2023- 24**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**SILVER LANDING PHASE 2A.**

**WHEREAS, JEN FLORIDA 43, LLC, A FLORIDA 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 Landing Phase 2A.

**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 \$2,846,068.35 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$1,041,538.97 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.

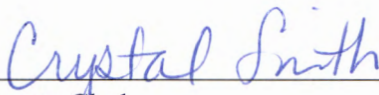
**ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 7th day of February, 2023.

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

BY:   
Christian Whitehurst, Chair

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

**Rendition Date** FEB 07 2023

  
Deputy Clerk





# Attachment 2

## Plat Map

# SILVER LANDING PHASE 2A

A PORTION OF SUBSECTIONS 3 AND 4 OF SECTION 38 OF THE ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

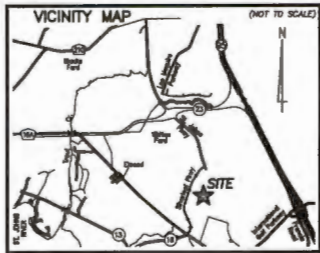
SHEET 1 OF 17 SHEETS  
SEE SHEET 2 FOR NOTES

**CAPTION**

A portion of Subsections 3 and 4 of Section 38 of the Antonio Huertas Grant, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of Tract "F", as depicted on Silver Landing, a plat recorded in Map Book 100, pages 1 through 45, of the Public Records of said St. Johns County; thence North 18°42'21" East, along the Southerly line of Tract "E", as depicted on said Silver Landing, 211.71 feet; thence North 72°34'07" East, continuing along said Southerly line, 868.66 feet; thence North 58°47'28" East, continuing along said Southerly line and along the Southerly line of Tract "C", as depicted on said Silver Landing, 843.72 feet to the Eastern most corner thereof, said corner lies on the Westerly line of Parcel A, as described and recorded in Official Records Book 4686, page 1118, of said Public Records; thence Southwesterly along said Westerly line the following 3 courses: Course 1, thence Southwesterly along the arc of a non-tangent curve concave Northwesterly having a radius of 11,600.00 feet, through a central angle of 0°22'20", on an arc length of 684.88 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 28°03'34" East, 684.78 feet; Course 2, thence South 39°42'27" East, 1586.96 feet to the point of curvature of a curve concave Southwesterly having a radius of 2000.00 feet; Course 3, thence Southwesterly along the arc of said curve, through a central angle of 23°17'02", on an arc length of 1176.73 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 28°03'34" East, 1168.73 feet; thence South 40°49'10" West, departing said Westerly line and along a non-tangent line, 1581.14 feet; thence North 77°44'25" West, 1612.59 feet to the point of curvature of a curve concave Southerly having a radius of 1340.00 feet; thence Westerly along the arc of said curve, through a central angle of 29°53'23", on an arc length of 853.37 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 87°41'07" West, 794.20 feet; thence South 77°22'12" West, 273.11 feet to the point of curvature of a curve concave Northwesterly having a radius of 1480.00 feet; thence Westerly along the arc of said curve, through a central angle of 07°05'27", on an arc length of 180.68 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 80°24'36" West, 182.57 feet; thence North 28°03'36" East, along a non-tangent line, 824.24 feet; thence North 23°34'48" East, 830.17 feet; thence North 43°20'51" West, 431.30 feet; thence North 88°25'54" East, 140.72 feet; thence North 08°23'10" East, 278.44 feet; thence North 82°28'00" West, 1150.00 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 90°30'00", on an arc length of 38.37 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 20°38'20" West, 35.38 feet; thence North 81°26'50" West, along a non-tangent line, 20.00 feet to a point on a non-tangent curve concave Northwesterly having a radius of 25.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 80°50'00", on an arc length of 28.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 54°23'10" West, 25.38 feet; thence North 82°38'20" West, 1114.43 feet; thence North 08°23'10" East, 158.08 feet; thence North 90°32'42" West, 68.27 feet to a point on a non-tangent curve concave Northwesterly having a radius of 100.00 feet; thence Westerly along the arc of said curve, through a central angle of 47°34'22", on an arc length of 117.63 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 73°02'29" West, 110.88 feet; thence Northwesterly along the arc of a curve concave Northwesterly having a radius of 260.00 feet, through a central angle of 37°57'08", on an arc length of 170.63 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 88°16'45" West, 172.89 feet; thence North 40°18'10" West, 338.88 feet to the point of curvature of a curve concave Easterly having a radius of 100.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 54°04'48", on an arc length of 84.37 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 18°18'10" West, 82.91 feet; thence North 81°73'11" West, along a non-tangent line, 70.42 feet; thence North 45°18'10" West, 212.00 feet to a point on a non-tangent curve concave Southwesterly having a radius of 175.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 30°19'44", on an arc length of 83.28 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 54°31'43" West, 81.77 feet; thence South 46°10'00" West, 44.45 feet; thence North 40°18'10" West, 313.50 feet; thence South 81°25'22" West, 74.00 feet; thence North 87°35'08" West, 41.39 feet to a point on a non-tangent curve concave Southerly having a radius of 85.00 feet; thence Westerly along the arc of said curve, through a central angle of 03°12'22", on an arc length of 44.08 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North 71°18'38" West, 44.08 feet.

Containing 183.79 acres, more or less.



**SURVEYOR'S CERTIFICATE**

None of 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 \_\_\_\_\_, 2022.

James J. Kelly  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 6284

**CERTIFICATE OF APPROVAL AND ACCEPTANCE  
BOARD OF COUNTY COMMISSIONERS**

This is to certify that this plat of Silver Landing Phase 2A has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this \_\_\_\_\_ day of \_\_\_\_\_, 2022. This commission 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 Landing Phase 2A has been submitted and approved by the County Growth Management Department for St. Johns County, Florida, on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

**CERTIFICATE OF REVIEW-COUNTY ATTORNEY**

This is to certify that this plat of Silver Landing Phase 2A has been submitted and reviewed by the Office of the St. Johns County Attorney on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

**CERTIFICATE OF CLERK**

This is to certify that this plat has been recorded 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Brandon J. Potts, Clerk  
Clerk of the Circuit Court & Comptroller

**ADOPTION AND DEDICATION**

This is to certify that JEN FLORIDA 43 LLC, a Florida limited liability company ("Owner"), is the lawful owner of the lands described in the caption above herein which shall hereinafter be known as Silver Landing Phase 2A, and that it has caused the same to be surveyed and subdivided, and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands.

The road right of ways shown in this plat are hereby irrevocably dedicated to the county of St. Johns, its successors and assigns, to 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 of storm water which may fall or come upon all rights of way hereby dedicated, both over, across, or through said easements shown herein, which may be dedicated to a property owners' association, or other such entity or person as will assume of obligation of maintenance and operation thereof under the plat.

Tracts "A", "B", "C", "D" and "E" (Stormwater Management Facility, Drainage Easement & Open Space), Tracts "F", "G", "H", "I" and "J" (Convenience Area), Tract "K" (Bicycle Paths), Tracts "L", "M", "N" and "O" (Open Space) are hereby retained by the undersigned Owner, its successors and assigns; provided however, the undersigned owner reserves the right to convey these said tracts to an entity or person, including without limitation, a property owners' association, a municipal service taxing unit, community development district, or other such entity or person.

All easements shown on this plat, other than those specifically dedicated herein, are and shall remain primarily owned and the site and inclusive property of the undersigned Owner, its successors and assigns. The undersigned Owner retains the obligation for maintenance of those privately owned easements; provided however, the undersigned Owner reserves the right to assign the obligation for maintenance of said easements to a property owners' association or other such entity or person as will assume of obligation of maintenance and operation thereof under the plat.

Those easements designated as "TP" easements are hereby irrevocably dedicated to Florida Power & Light Company, its successors and assigns, for its non-excludable use in conjunction with the 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.

Those easements designated as "Unsubstantiated Utility Easements and Utility Easements" are hereby irrevocably dedicated to St. Johns County, a political subdivision, its successors and assigns, for its exclusive use in conjunction with its underground utility system.

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.

Signed: \_\_\_\_\_ OWNER: JEN FLORIDA 43 LLC  
a Florida corporation  
Printed Name: \_\_\_\_\_  
Signed: \_\_\_\_\_ BY: Robert A. Jermier  
Printed Name: \_\_\_\_\_ Vice President

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
The foregoing instrument was acknowledged before me, by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by Matthew A. Jermier, Vice President of Jen Florida 43 LLC, a Florida limited liability company, on behalf of the company, who [ ] is personally known to me or who [ ] has produced \_\_\_\_\_ as identification.

Notary Public, State of Florida at Large \_\_\_\_\_ My Commission expires \_\_\_\_\_  
Printed Name: \_\_\_\_\_ Commission Number: \_\_\_\_\_

**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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Gail Oliver, P.E.M., County Surveyor  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 4364

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32228 (904) 842-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3834

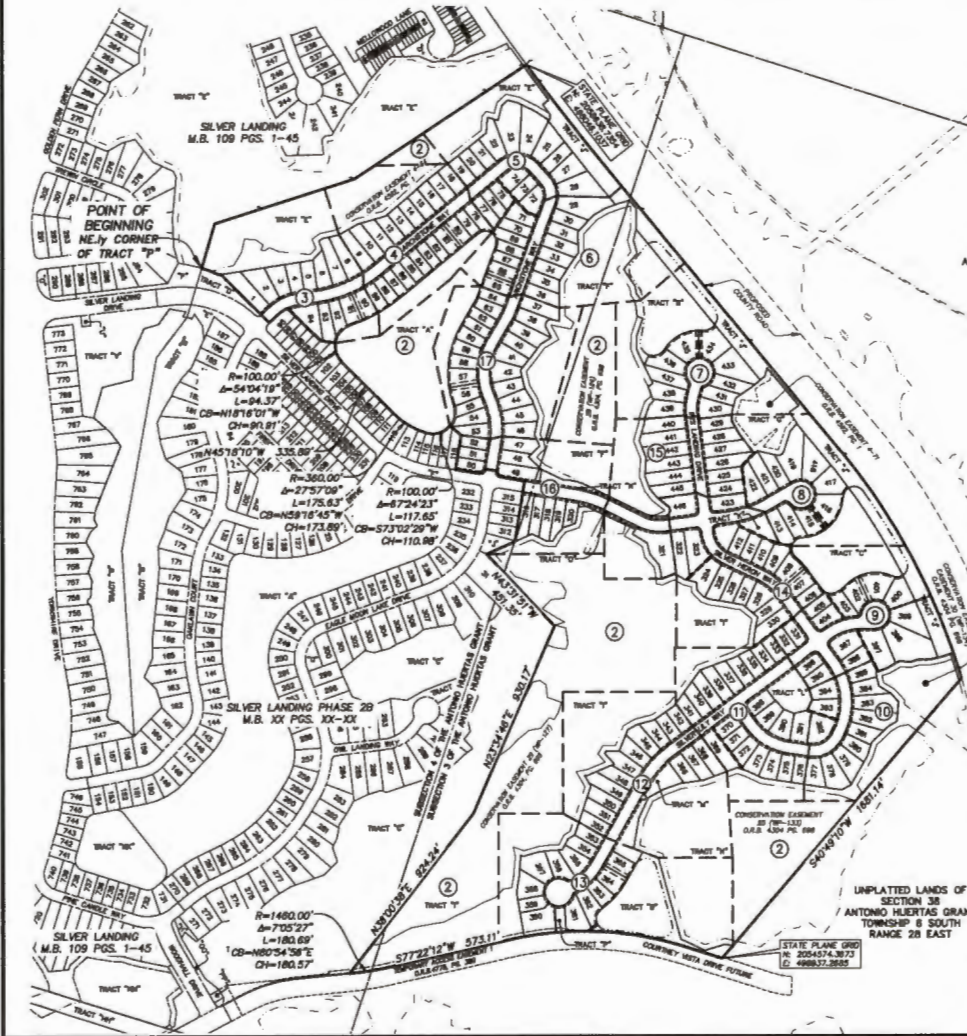
# SILVER LANDING PHASE 2A

A PORTION OF SUBSECTIONS 3 AND 4 OF SECTION 38 OF THE ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 2 OF 17 SHEETS

SEE SHEET 2 FOR NOTES



UNPLATTED LANDS OF SECTION 38 ANTONIO HUERTAS GRANT TOWNSHIP 6 SOUTH RANGE 28 EAST

**LEGEND**

□	DENOTES SET P.M. 4"x4" C.M. STAMPED L.S. SIGN
■	MAILED CHAINING NOTE
■	DENOTES FOUND P.M. 4"x4" C.M. STAMPED L.S. SIGN
■	MAILED CHAINING NOTE
■	CONCRETE U.L.C. STAMPED L.S. SIGN
■	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
L.S.	LOGGED BUSINESS
A	ANGLE
∠	ARC LENGTH
∠	CHORD BEARING
∠	CHORD DISTANCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.C.	POINT OF COMPOUND CURVATURE
(P)	PIVOT
(NS)	NON-TANGENT BEARING
(NS)	TANGENT CURVE DATA
(NS)	TANGENT LINE DATA
(NS)	BEARING OF BAY
(NS)	CENTERLINE
(NS)	AGE
(NS)	PAGE
(NS)	OFFICIAL RECORDS BOOK
(NS)	ST. JOHN COUNTY
(NS)	FLORIDA POWER & LIGHT
(NS)	UNDEVELOPED P.M.
(NS)	ACCESS EASEMENT
(NS)	EASEMENT
(NS)	NORTH AMERICAN VERTICAL DATUM
(NS)	SECTION NUMBER

- NOTES**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated herein and are based on the Centerline of Silver Landing as being South 84°17'11" West.
  - 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "2002" (Antennas 2) coordinates: N 242506.373 E 463842.830 Coordinate Datum: State Plane relative reference Florida East Zone.
  - 3) North American Datum 1983 (2011) and are in U.S. survey feet.
  - 4) **NOTICE:** This plan, as returned to its originator, is the official position of the subdivided lands described herein and will be no circumstances be supported in authority by any other grants or digital form of the plan. There may be additional restrictions that are not recorded on this plan but only be found in the Public Records of this county.
  - 5) Pursuant to the provisions of Section 177.001(2)(b), Florida Statutes, all parties to utility easements shall provide that such 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. In the event a cable television company degrades the facilities of a public utility, it shall be solely responsible for the damage. This section 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.
  - 6) These certain easements described as "2.5' Utility Easements" are reserved for the benefit, as a non-absolute books, 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.
  - 7) Tracts "1", "2", "3", "4", "5", "6", "7", "8", "9", "10", "11", "12", "13", "14", "15", "16", "17", and "18" are subject to a conservation easement pursuant to Section 24.04, Florida Statutes in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement areas 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, rock piles, fillbanks or other structures, utilities or other structures on or above the ground.
    - (a) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or anything or otherwise materials.
    - (a) Draining, disturbing or removing trees, shrubs, or other vegetation.
    - (a) Draining, digging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
    - (a) Surface use, except for purposes that permit the land or water area to remain substantially in its natural condition.
    - (a) Activities related to drainage, flood control, water conservation, erosion control, and waterpower, or fish and wildlife habitat preservation.
    - (a) Acts or uses detrimental to such retention of land or water areas.
    - (a) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of any or properties of historical, architectural, prehistoric, or cultural significance.
    - (a) Ignited flammable adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25 foot vegetated buffer, but not less than 10 feet.
    - (a) Surface flow and over-ice sections that depicted herein are graphic representations only and do not reflect field measure unless otherwise noted.

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

GRAPHIC SCALE IN FEET  
 1" = 300'

# SILVER LANDING PHASE 2A

A PORTION OF SUBSECTIONS 3 AND 4 OF SECTION 38 OF THE ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

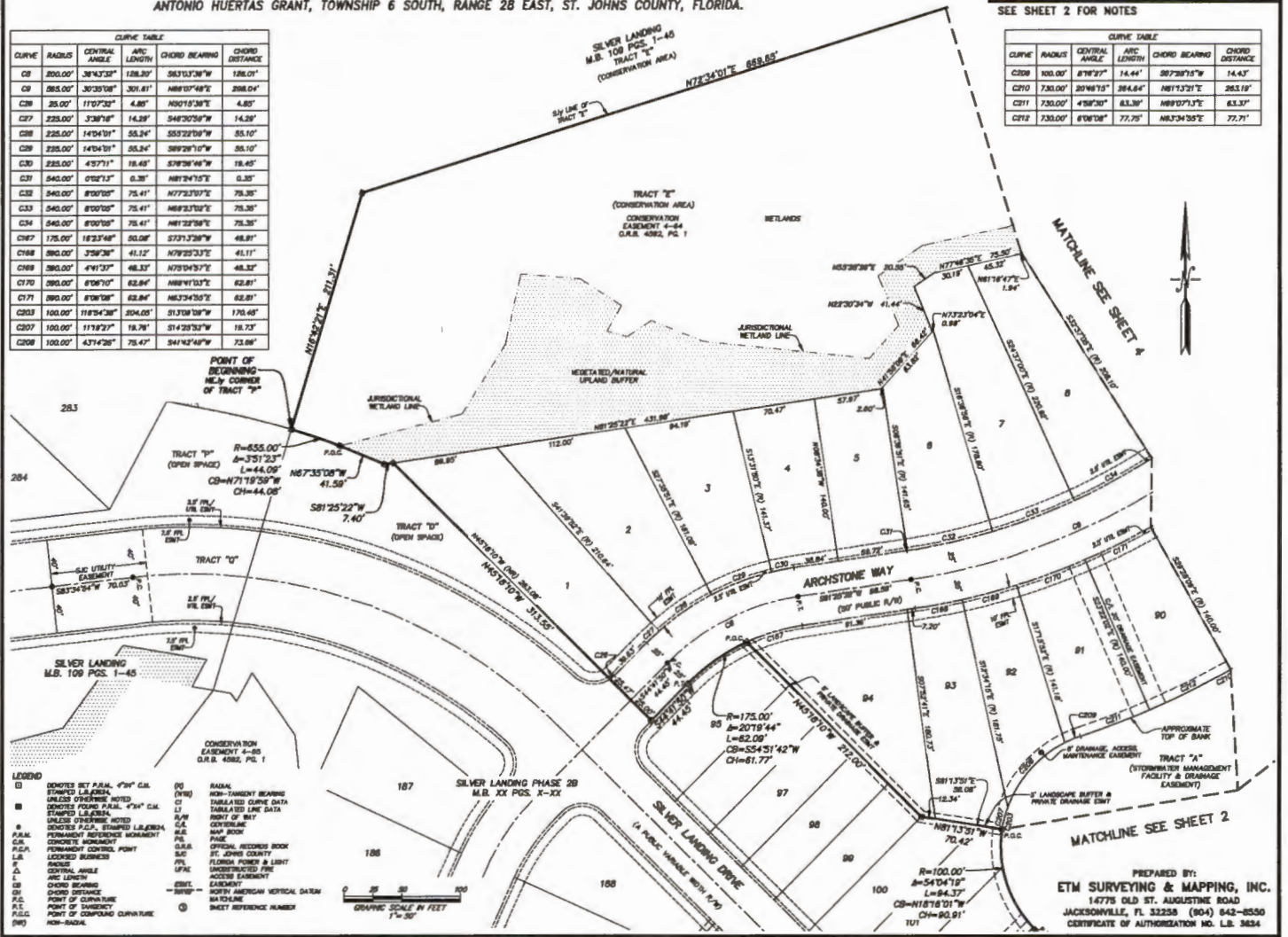
MAP BOOK PAGE

SHEET 3 OF 17 SHEETS

SEE SHEET 2 FOR NOTES

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C01	200.00'	38°43'32"	128.20'	S83°03'30"W	186.01'
C02	285.00'	30°30'08"	301.81'	N89°00'48"E	288.04'
C03	25.00'	110°07'32"	4.80'	N00°10'38"E	4.80'
C07	225.00'	3°38'18"	14.28'	S48°30'58"W	14.28'
C08	225.00'	14°04'01"	55.24'	S53°28'09"W	55.10'
C09	225.00'	14°04'01"	55.24'	S89°28'10"W	55.10'
C30	225.00'	4°57'11"	18.48'	S78°38'48"W	18.48'
C31	540.00'	0°02'13"	6.38'	N81°24'15"E	6.38'
C32	540.00'	8°00'00"	75.41'	N77°23'07"E	75.35'
C33	540.00'	8°00'00"	75.41'	N68°23'03"E	75.35'
C34	540.00'	8°00'00"	75.41'	N61°28'58"E	75.35'
C047	175.00'	18°23'48"	53.08'	S73°37'28"W	48.81'
C048	390.00'	3°58'38"	41.12'	N79°25'33"E	41.11'
C049	390.00'	4°41'33"	48.33'	N75°04'37"E	48.32'
C070	390.00'	8°06'10"	62.84'	N84°41'03"E	62.81'
C071	390.00'	8°06'10"	62.84'	N63°34'50"E	62.81'
C003	100.00'	118°34'38"	204.00'	S13°08'28"W	178.48'
C007	100.00'	117°02'27"	18.78'	S14°28'53"W	18.73'
C008	100.00'	43°14'28"	75.47'	S41°42'48"W	75.08'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C009	100.00'	8°06'10"	14.44'	S87°38'18"W	14.43'
C010	730.00'	20°46'18"	264.84'	N81°33'21"E	263.19'
C011	730.00'	4°08'20"	63.39'	N89°07'13"E	63.37'
C012	730.00'	8°08'08"	77.25'	N63°34'55"E	77.21'



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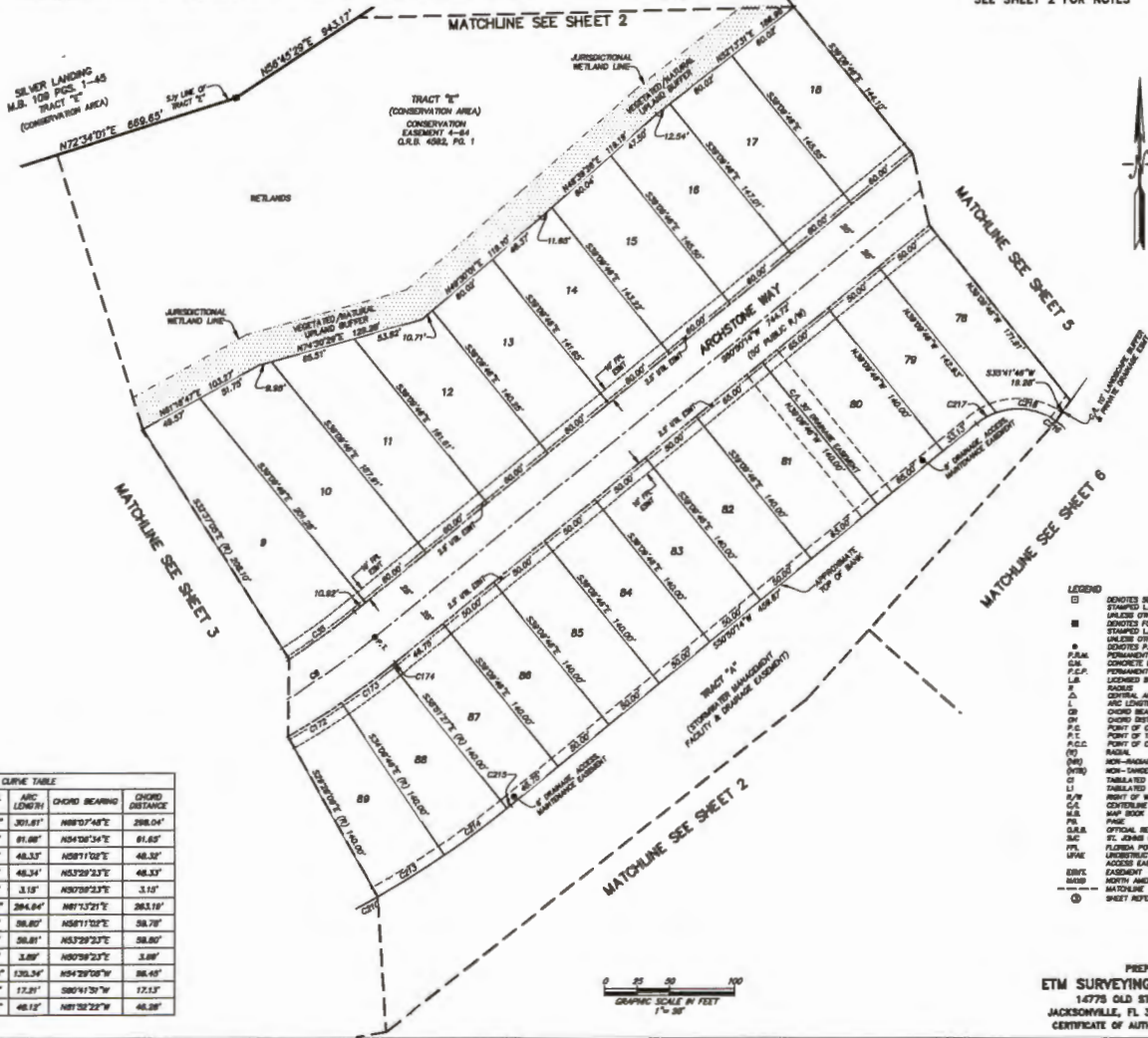
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MAP BOOK PAGE

SHEET 4 OF 17 SHEETS

SEE SHEET 2 FOR NOTES



- LEGEND**
- DENOTES SET P.I.M. 4"X4" C.M. STAMPED L.S. AREA
  - DENOTES OTHERS NOTED
  - DENOTES FOUND P.I.M. 4"X4" C.M. STAMPED L.S. AREA
  - UNLESS OTHERWISE NOTED DENOTES P.C.C. STAMPED L.S. AREA
  - P.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.S. LOCKED BUSINESS
  - R. RADIUS
  - ∠ CENTRAL ANGLE
  - I. ARC LENGTH
  - ∠ CHORD BEARING
  - ∠ CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - RADIUS
  - (M) NON-RADIUS
  - (M) NON-DIRECT BEARING
  - (L) TABULATED CURVE DATA
  - (L) RIGHT OF WAY
  - C.C. CENTERLINE
  - M.P. MAP BOOK
  - P.B. PAGE
  - O.S.A. OFFICIAL RECORDS BOOK
  - R.C. ST. JOHNS COUNTY
  - F.L. FLORIDA POWER & LIGHT
  - U.F.P. UNRESTRICTED FIRE
  - A.A. ACCESS EASEMENT
  - E.E. EASEMENT
  - S.M.S. NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE
  - SHEET REFERENCE NUMBER

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C9	585.00'	32°28'08"	301.81'	N89°07'48"E	298.04'
C35	840.00'	8°32'42"	81.88'	N54°08'34"E	81.65'
C78	880.00'	4°17'32"	48.33'	N88°11'52"E	48.32'
C173	880.00'	4°17'40"	48.34'	N83°29'23"E	48.33'
C174	880.00'	0°18'20"	3.18'	N89°29'23"E	3.18'
C810	730.00'	20°48'18"	284.84'	N87°13'21"E	283.18'
C813	730.00'	4°17'32"	58.80'	N88°11'52"E	58.78'
C814	730.00'	4°17'40"	58.81'	N83°29'23"E	58.80'
C815	730.00'	0°18'20"	3.88'	N89°29'23"E	3.88'
C816	50.00'	148°21'28"	120.34'	N54°28'58"W	36.45'
C817	50.00'	18°13'17"	17.81'	S85°14'30"W	17.53'
C818	50.00'	55°08'18"	48.13'	N87°58'22"W	48.28'



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32228 (904) 842-8590  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3634

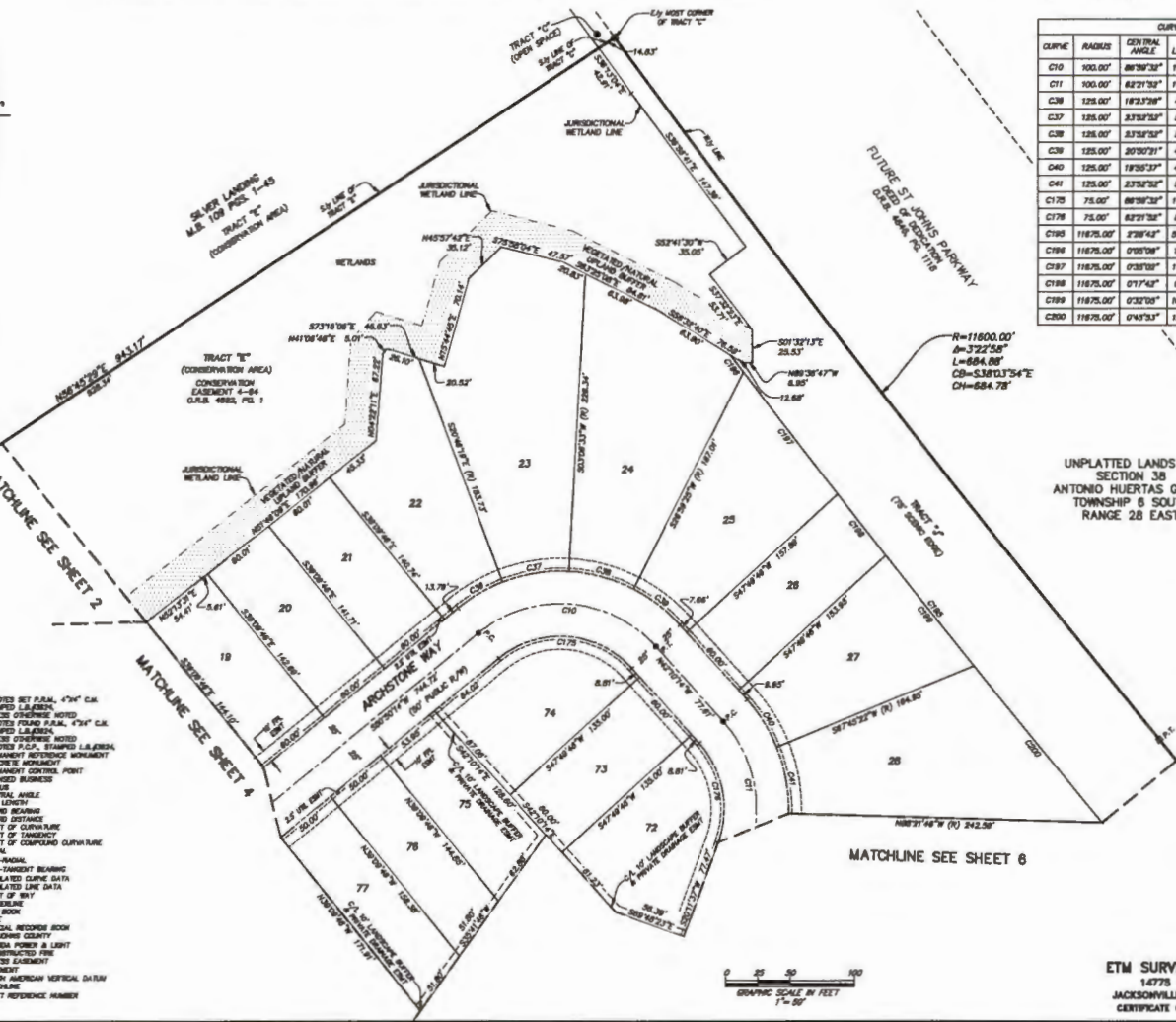


**SILVER LANDING PHASE 2A**  
 A PORTION OF SUBSECTIONS 3 AND 4 OF SECTION 38 OF THE  
 ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

**MAP BOOK PAGE**

SHEET 5 OF 17 SHEETS  
 SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C10	100.00'	88°39'38"	131.83'	N88°40'00"W	132.86'
C11	100.00'	88°21'32"	108.88'	N10°39'18"W	103.95'
C37	125.00'	18°23'38"	43.12'	S89°10'07"W	38.65'
C38	125.00'	33°32'52"	52.10'	S81°10'07"W	51.72'
C39	125.00'	30°30'21"	45.48'	N74°32'01"W	45.31'
C40	125.00'	18°38'22"	43.47'	N52°32'25"W	42.92'
C41	125.00'	23°32'52"	52.10'	N10°19'27"W	51.72'
C175	75.00'	88°39'38"	113.27'	N88°40'00"W	113.82'
C176	75.00'	88°21'32"	94.53'	N10°39'18"W	90.68'
C195	11875.00'	2°38'42"	304.88'	N38°30'32"E	304.85'
C196	11875.00'	0°00'00"	17.45'	S37°38'16"E	17.45'
C197	11875.00'	0°30'00"	148.88'	S37°38'20"E	148.88'
C198	11875.00'	0°17'42"	80.13'	S38°24'43"E	80.13'
C199	11875.00'	0°32'00"	103.88'	S38°18'38"E	103.88'
C200	11875.00'	0°43'31"	133.81'	S38°28'35"E	133.81'



- LEGEND**
- (S) INDICES SET P.A.M., 4"x4" C.K. STAMPED L.A.B.S.
  - (N) ANALYSIS CONVERSE NOTED INDICES FOUND P.A.M., 4"x4" C.K. STAMPED L.A.B.S.
  - (M) INDEXES CONVERSE NOTED INDICES P.A.M., 4"x4" C.K. STAMPED L.A.B.S.
  - (P) PERMANENT SURVEY MONUMENT
  - (C.M.) CONCRETE MONUMENT
  - (P.C.P.) PERMANENT CONTROL POINT
  - (L.S.) LICENSED SURVEYOR
  - (A) ADJACENT
  - (C.A.) CENTRAL ANGLE
  - (I) ARC LENGTH
  - (C.B.) CHORD BEARING
  - (D.B.) CHORD DISTANCE
  - (P.C.) POINT OF CURVATURE
  - (P.T.) POINT OF TANGENCY
  - (P.C.C.) POINT OF CURVATURE
  - (R) RADIUS
  - (N.B.) NON-BEARING
  - (N.V.B.) NON-VARIANT BEARING
  - (T.D.) TABULATED CURVE DATA
  - (L) TABULATED LINE DATA
  - (R.O.) RIGHT OF WAY
  - (S.P.) CENTERLINE
  - (M.P.) MAP BOOK
  - (P) PAGE
  - (O.S.) OFFICIAL RECORDS BOOK
  - (S.C.) ST. JOHNS COUNTY
  - (F.P.) FLORIDA POWER & LIGHT
  - (U.P.) UNCONSTRUCTED FIRE
  - (E.S.) EASEMENT
  - (N.A.V.D.) NORTH AMERICAN VERTICAL DATUM
  - (M) MATCHLINE
  - (S.R.) SHEET REFERENCE NUMBER



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



# SILVER LANDING PHASE 2A

A PORTION OF SUBSECTIONS 3 AND 4 OF SECTION 38 OF THE ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

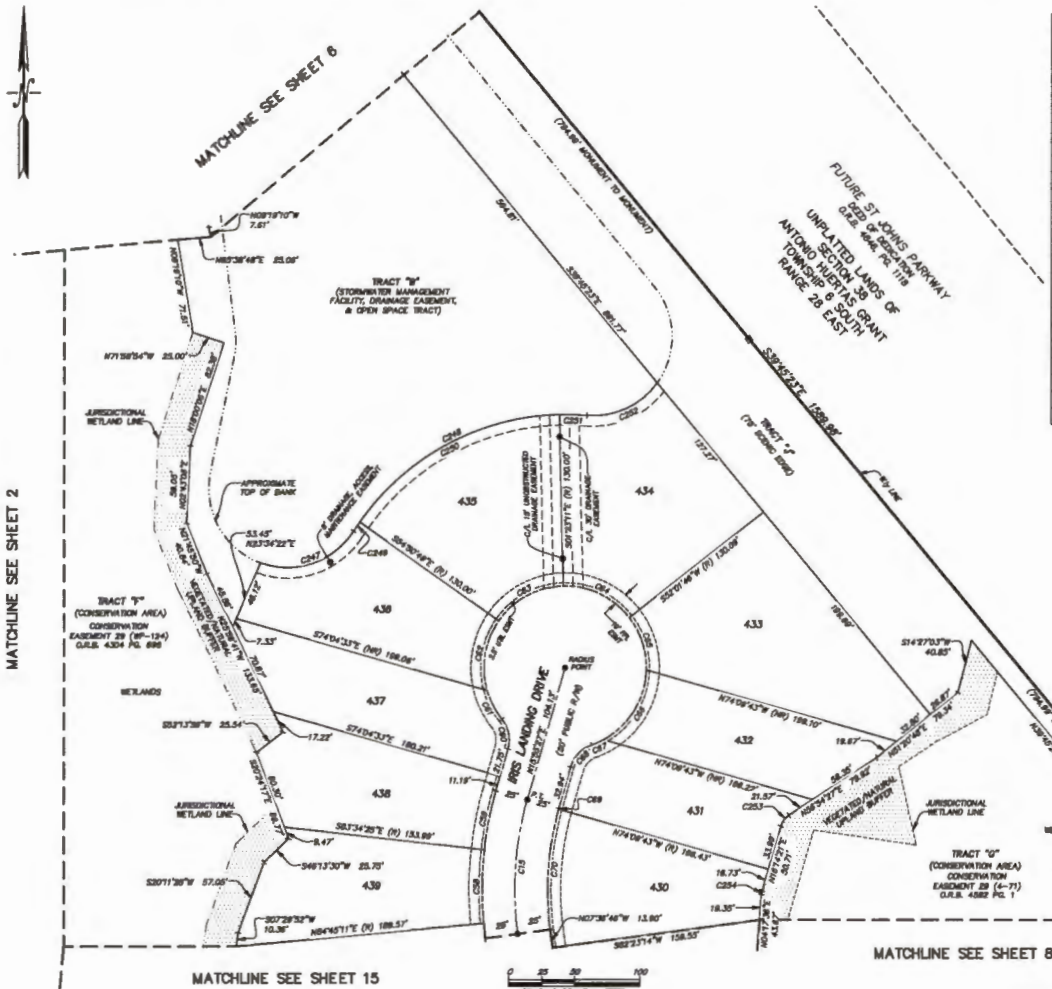
## MAP BOOK PAGE

SHEET 7 OF 17 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C15	250.00'	23°32'13"	102.70'	S04°06'20"W	101.89'
C16	275.00'	11°40'28"	56.03'	S00°30'33"W	55.83'
C17	275.00'	8°29'51"	45.89'	S11°32'10"W	45.53'
C18	25.00'	54°35'14"	23.89'	N11°32'10"W	23.08'
C19	82.00'	22°46'58"	34.88'	S27°31'37"E	34.53'
C20	82.00'	31°19'36"	38.55'	S09°29'18"W	33.71'
C21	82.00'	53°27'38"	57.88'	S81°53'50"W	55.77'
C22	82.00'	53°24'37"	57.80'	N84°40'42"W	55.73'
C23	82.00'	38°20'28"	42.57'	N81°17'38"W	41.74'
C24	82.00'	00°27'00"	65.30'	N07°32'49"E	62.33'
C25	82.00'	9°07'28"	8.87'	N88°18'58"E	8.88'
C26	35.00'	84°35'14"	23.88'	S43°35'14"W	23.08'
C27	235.00'	0°00'00"	0.34'	S19°32'32"W	0.34'
C28	235.00'	23°27'03"	82.08'	S04°06'46"W	81.45'
C29	80.00'	77°12'08"	80.80'	N71°16'34"E	74.87'
C30	182.00'	42°11'23"	208.40'	S83°49'10"W	198.32'
C31	182.00'	2°58'28"	8.31'	S33°54'46"W	8.31'
C32	182.00'	53°27'38"	178.15'	N81°53'50"W	172.72'
C33	182.00'	81°42'54"	20.84'	N88°18'54"W	20.83'
C34	80.00'	39°32'48"	81.88'	N88°18'50"E	88.18'
C35	13.00'	40°40'58"	15.83'	S38°34'34"W	15.48'
C36	15.00'	11°58'46"	3.13'	S70°15'58"W	3.12'

- LEGEND**
- CONCRETE SET P.A.M. 4"x4" C.M. STAMPED L.S. JORDAN
  - UNLESS OTHERWISE NOTED
  - CONCRETE FOUND P.A.M. 4"x4" C.M. STAMPED L.S. JORDAN
  - UNLESS OTHERWISE NOTED
  - CONCRETE FOUND P.A.M. STAMPED L.S. JORDAN
  - PERMANENT REFERENCE MONUMENT
  - CONCRETE MONUMENT
  - P.A.M. PERMANENT CONTROL POINT
  - L.S. JORDAN
  - RADIUS
  - CENTRAL ANGLE
  - ARC LENGTH
  - CHORD BEARING
  - CHORD DISTANCE
  - POINT OF CURVATURE
  - POINT OF TANGENCY
  - POINT OF COMPASS CURVATURE
  - RADIUS
  - CHORD BEARING
  - NON-TANGENT BEARING
  - TANGENT CURVE DATA
  - TABULAR LINE DATA
  - RIGHT OF WAY
  - CENTERLINE
  - B.M. B.M.P. BOOK
  - PAGE
  - O.S.B. OFFICIAL RECORDS BOOK
  - ST. JOHN COUNTY
  - FLORIDA POWER & LIGHT
  - UNDERGROUND PIPE
  - ACCESS EASEMENT
  - EASEMENT
  - NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE
  - SHEET REFERENCE NUMBER



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.S. 9834

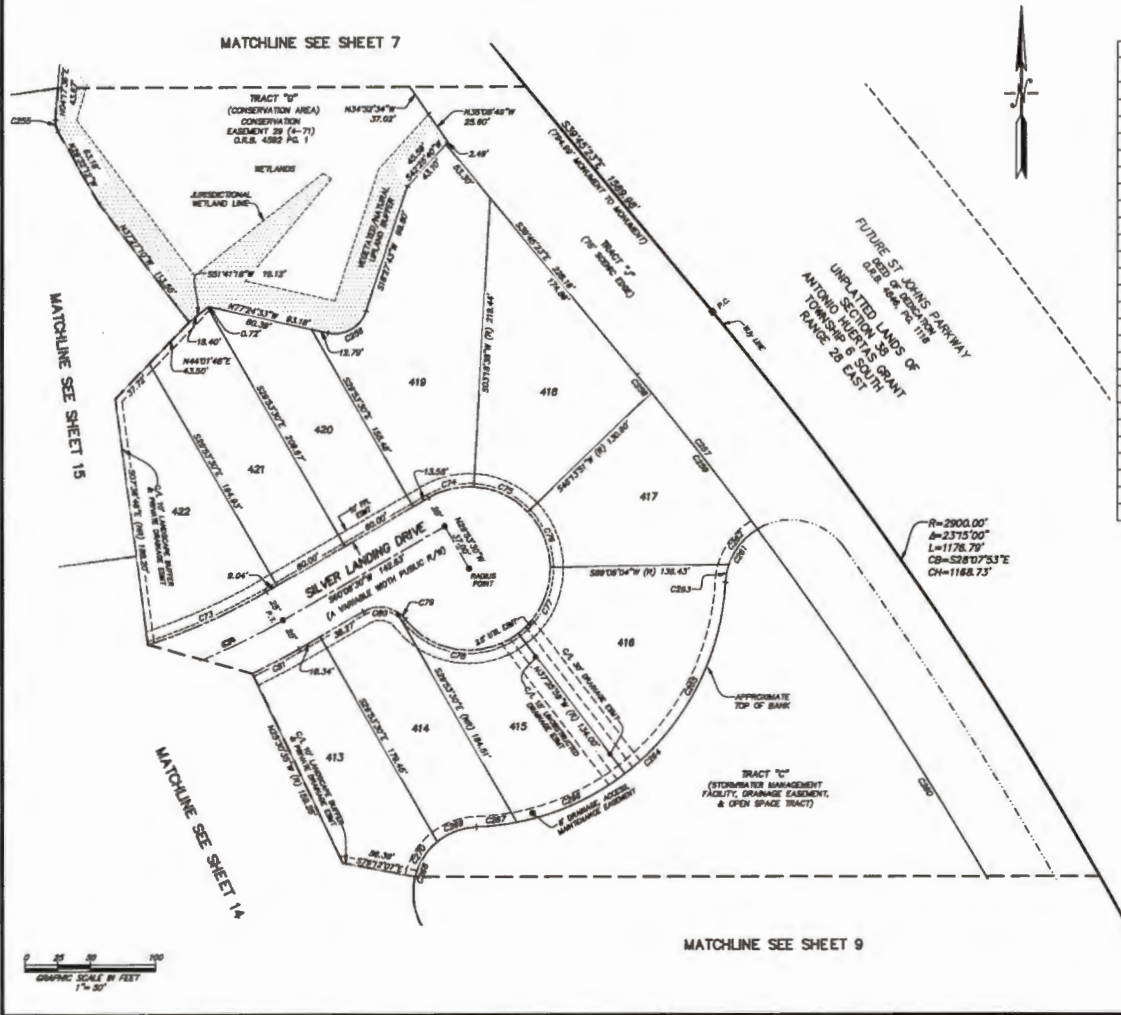
# SILVER LANDING PHASE 2A

A PORTION OF SUBSECTIONS 3 AND 4 OF SECTION 38 OF THE ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 8 OF 17 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	300.00'	22°16'44"	194.42'	N71°14'33"E	183.00'
C2	475.00'	11°58'26"	88.27'	N88°05'43"E	88.00'
C3	62.00'	33°12'11"	35.83'	S76°34'33"W	35.43'
C4	62.00'	42°59'13"	46.44'	N85°13'49"W	46.37'
C5	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C6	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C7	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C8	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C9	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C10	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C11	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C12	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C13	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C14	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C15	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C16	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C17	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C18	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C19	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C20	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C21	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C22	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C23	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C24	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C25	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C26	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C27	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C28	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C29	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C30	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C31	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C32	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C33	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C34	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C35	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C36	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C37	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C38	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C39	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C40	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C41	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C42	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C43	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C44	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C45	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C46	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C47	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C48	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C49	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C50	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C51	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C52	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C53	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C54	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C55	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C56	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C57	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C58	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C59	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C60	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C61	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C62	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C63	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C64	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C65	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C66	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C67	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C68	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C69	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'
C70	62.00'	42°59'13"	46.44'	N22°18'33"W	46.37'

- LEGEND**
- DENOTES SET PINS, 4"X4" C.M. STAMPED L&M OR L&M
  - UNLESS OTHERWISE NOTED DENOTES FOUND PINS, 4"X4" C.M. STAMPED L&M OR L&M
  - UNLESS OTHERWISE NOTED DENOTES P.I.C. STAMPED L&M OR L&M
  - P.I.C. CONCRETE MONUMENT
  - P.M. PERMANENT REFERENCE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.A. LOCATED BUSINESS
  - R. RADIUS
  - ∠ CENTRAL ANGLE
  - ∩ ARC LENGTH
  - ∩ CHORD BEARING
  - ∩ CHORD DISTANCE
  - P.T. POINT OF TANGENCY
  - P.C. POINT OF CURVATURE
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.O. RADIAL
  - NOI NON-BOUNDARY
  - NOI-DENOTES BOUNDARY
  - ∩ TABULATED CURVE DATA
  - ∩ TABULATED LINE DATA
  - ∩ RIGHT OF WAY
  - ∩ CONVEYANCE
  - ∩ MAP BOOK
  - ∩ PAGE
  - ∩ OFFICIAL RECORDS BOOK
  - ∩ ST. JOHNS COUNTY
  - ∩ FLORIDA POWER & LIGHT
  - ∩ UNRESTRICTED FIRE ACCESS EASEMENT
  - ∩ EASEMENT
  - ∩ NORTH AMERICAN VERTICAL DATUM
  - ∩ MATCHLINE
  - ∩ SHEET REFERENCE NUMBER

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 942-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.R. 3834



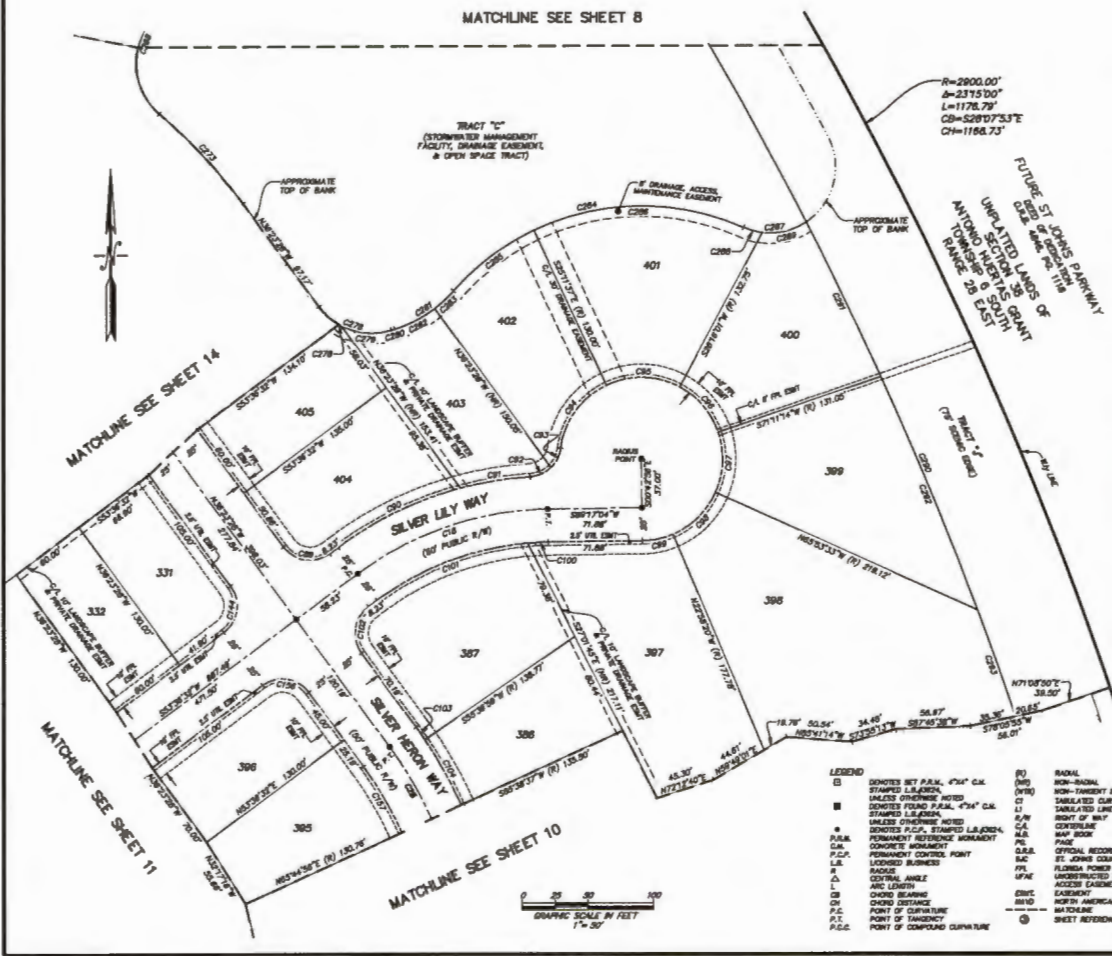
# SILVER LANDING PHASE 2A

A PORTION OF SUBSECTIONS 3 AND 4 OF SECTION 38 OF THE ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 9 OF 17 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C88	250.00'	35°40'32"	155.86'	S77°25'48"W	153.16'
C18	300.00'	82°34'46"	328.80'	N68°11'04"W	310.88'
C89	25.00'	90°00'00"	38.27'	S81°23'28"E	38.26'
C90	275.00'	21°43'12"	104.25'	S84°28'08"W	103.82'
C91	275.00'	11°43'36"	53.86'	S80°55'01"W	53.88'
C82	25.00'	41°08'08"	17.83'	N68°01'05"E	17.55'
C83	25.00'	37°48'36"	16.80'	N68°33'43"E	16.20'
C94	62.00'	57°08'08"	61.84'	S38°13'48"W	38.31'
C85	62.00'	53°27'36"	57.85'	N68°27'48"W	55.77'
C86	62.00'	42°55'12"	46.44'	N45°18'22"E	43.37'
C97	62.00'	42°58'12"	46.44'	N45°24'04"E	43.37'
C88	62.00'	42°58'12"	46.44'	N45°24'04"E	43.37'
C89	62.00'	22°15'24"	24.08'	N78°08'22"E	23.83'
C100	225.00'	4°00'00"	15.71'	S87°17'03"W	15.71'
C101	225.00'	3°40'32"	124.26'	S88°28'48"W	122.81'
C102	25.00'	90°00'00"	38.27'	S88°28'32"W	38.26'
C103	325.00'	2°03'28"	11.87'	N83°21'44"W	11.67'
C104	325.00'	8°58'38"	58.58'	N82°20'42"W	58.52'
C144	25.00'	90°00'00"	38.27'	N88°38'32"E	38.26'
C158	25.00'	90°00'00"	38.27'	N88°23'28"W	38.26'
C157	275.00'	12°08'24"	68.27'	N30°18'18"W	68.16'
C288	50.00'	137°58'08"	125.42'	S18°18'08"W	83.25'
C273	405.00'	131°17'14"	63.82'	N43°24'58"W	83.71'
C276	50.00'	71°07'54"	62.12'	S71°08'58"E	88.25'
C278	50.00'	22°07'17"	2.17'	S88°09'31"E	2.17'
C279	50.00'	45°20'23"	38.57'	S84°54'11"E	38.54'
C280	405.00'	0°21'00"	2.47'	S72°38'08"W	2.47'
C281	100.00'	31°00'30"	54.13'	N57°18'07"E	53.47'
C282	100.00'	18°42'04"	34.41'	N62°30'11"E	34.24'
C283	100.00'	11°18'03"	18.75'	N47°24'43"E	18.88'
C284	182.00'	72°11'30"	241.80'	S77°01'15"W	238.51'
C285	182.00'	23°05'43"	77.22'	S33°17'03"W	76.71'
C286	182.00'	48°28'25"	164.87'	S88°22'38"W	158.67'
C287	50.00'	57°28'18"	50.11'	N63°14'11"E	48.04'
C288	50.00'	17°03'47"	14.88'	S74°25'02"E	14.84'
C289	50.00'	40°21'38"	38.25'	N78°40'17"E	34.50'
C290	2825.00'	8°16'33"	498.05'	S23°09'32"W	497.89'
C291	2825.00'	2°38'30"	130.32'	N28°04'31"W	130.30'
C292	2825.00'	33°33'31"	191.80'	N22°38'28"W	191.80'
C293	2825.00'	1°44'27"	85.83'	N19°49'29"W	85.83'

- LEGEND**
- IDENTIFIED BY PLAN, 4"x4" C.S.
  - STAMPED L.A. AREA
  - UNLESS OTHERWISE NOTED
  - IDENTIFIED FOUND P.A.S., 4"x4" C.S.
  - STAMPED L.A. AREA
  - UNLESS OTHERWISE NOTED
  - IDENTIFIED P.C.P., STAMPED L.A. AREA
  - PERMANENT REFERENCE MONUMENT
  - CONCRETE MONUMENT
  - P.C.P.
  - PERMANENT CONTROL POINT
  - LINED BURNERS
  - RADIUS
  - △ CENTRAL ANGLE
  - L ARC LENGTH
  - OB CHORD BEARING
  - OD CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - (R) RADIAL
  - (NB) NON-RADIAL
  - (FB) NON-TANGENT BEARING
  - (S) STAKE-LINE CURVE DATA
  - (L) STAKE-LINE DATA
  - (R/W) RIGHT OF WAY
  - (C/L) CENTERLINE
  - (M.S.) MAP BOOK
  - (P) PADE
  - (O.R.) OFFICIAL RECORD BOOK
  - (S.C.) ST. JOHNS COUNTY
  - (F.M.) FLORIDA POWER & LIGHT
  - (U.N.F.) UNRESTRICTED FIRE ACCESS EASEMENT
  - (S.M.) NORTH AMERICAN NATIONAL DATUM
  - (M.S.) MATCHLINE
  - (S.R.) SHEET REFERENCE NUMBER

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

**SILVER LANDING PHASE 2A**  
 A PORTION OF SUBSECTIONS 3 AND 4 OF SECTION 38 OF THE  
 ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

**MAP BOOK PAGE**

SHEET 10 OF 17 SHEETS

SEE SHEET 2 FOR NOTES



FUTURE ST. JOHNS PLANNING  
 CENTER & PARKING  
 UNPLATTED LANDS OF  
 ANTONIO HUERTAS GRANT  
 TOWNSHIP 6 SOUTH  
 RANGE 28 EAST

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C19	300.00'	82°24'46"	328.80'	N03°17'04"W	310.88'
C20	128.00'	72°31'42"	158.23'	N62°17'11"E	147.88'
C20S	328.00'	8°08'38"	58.58'	N18°22'04"W	58.52'
C70S	328.00'	8°08'38"	58.58'	N09°23'27"W	58.52'
C70T	328.00'	8°08'38"	58.58'	N03°35'11"E	58.52'
C70B	328.00'	8°08'38"	58.58'	N10°33'48"E	58.52'
C70R	328.00'	8°08'38"	58.58'	N20°32'26"W	58.52'
C710	328.00'	0°28'38"	2.80'	N25°46'32"E	2.80'
C711	150.00'	11°18'38"	28.52'	N31°38'26"E	28.48'
C712	150.00'	20°18'43"	53.22'	N47°27'30"E	52.94'
C713	150.00'	20°18'43"	53.22'	N67°27'32"E	52.94'
C714	150.00'	20°18'43"	53.22'	N87°27'32"E	52.94'
C75B	275.00'	20°27'58"	100.26'	N12°46'22"W	100.00'
C75R	275.00'	20°27'58"	100.26'	N27°46'22"E	100.00'
C780	275.00'	8°22'14"	48.18'	N31°30'13"E	48.14'
C781	100.00'	72°31'42"	128.28'	N62°17'11"E	118.37'
C784	2885.00'	2°51'4"	120.88'	N17°38'32"W	120.27'

- LEGEND**
- D DIMENSION SET P.A.R.A. 4"x4" C.M.
  - STAMPED L.S.E.R.E.A.
  - UNLES OTHERWISE NOTED DIMENSIONS FROM P.A.R.A. 4"x4" C.M.
  - STAMPED L.S.E.R.E.A.
  - UNLES OTHERWISE NOTED DIMENSIONS FROM P.A.R.A. 4"x4" C.M.
  - STAMPED L.S.E.R.E.A.
  - CONCRETE MONUMENT PERMANENT REFERENCE POINT
  - L.S.E. LICENSED SURVEYOR
  - Δ CENTRAL ANGLE
  - ARC LENGTH
  - CHORD BEARING
  - CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - RD. ROAD
  - MS. MAIN ROAD
  - NTS. NON-TANGENT BEARING
  - TABULATED CURVE DATA
  - L.S. LICENSED SURVEYOR
  - C.M. CENTERLINE
  - M.S. MAP BOOK
  - P.L. PLANNING
  - D.R.S. DISTRICT RECORDS BOOK
  - A.C. ST. JOHNS COUNTY
  - FLA. FLORIDA POWER & LIGHT
  - UNPLATTED L.S.E. UNPLATTED LANDS
  - EASEMENT EASEMENT
  - NAV. NORTH AMERICAN VERTICAL DATUM
  - WETLANDS WETLANDS
  - ☉ SHEET REFERENCE MARK

UNPLATTED LANDS OF  
 ANTONIO HUERTAS GRANT  
 TOWNSHIP 6 SOUTH  
 RANGE 28 EAST



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 842-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.S. 5634

**SILVER LANDING PHASE 2A**  
 A PORTION OF SUBSECTIONS 3 AND 4 OF SECTION 38 OF THE  
 ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

**MAP BOOK PAGE**

SHEET 11 OF 17 SHEETS  
 SEE SHEET 2 FOR NOTES



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C21	250.00'	45°33'30"	186.80'	S89°57'3"E	191.58'
C15	150.00'	0°53'36"	0.69'	S89°34'36"E	0.69'
C16	275.00'	3°39'38"	18.17'	S79°27'10"E	18.18'
C17	275.00'	1°16'25"	86.03'	S71°37'10"E	55.83'
C18	275.00'	1°16'25"	86.03'	S87°56'45"E	55.83'
C19	275.00'	1°16'25"	86.03'	S49°16'20"E	55.83'
C20	275.00'	8°12'38"	28.01'	S39°24'40"E	28.00'
C21	25.00'	90°00'00"	38.27'	N89°23'20"E	38.26'
C82	225.00'	2°17'30"	108.83'	S87°50'13"E	105.83'
C83	225.00'	1°16'40"	70.01'	S45°18'16"E	68.72'
C84	25.00'	90°00'00"	38.27'	S89°23'20"E	38.26'

- LEGEND**
- (S) DENOTES SET P.P.M., 4"x4" C.M. STAMPED LABELS UNLESS OTHERWISE NOTED
  - (M) DENOTES FORMER P.P.M., 4"x4" C.M. STAMPED LABELS UNLESS OTHERWISE NOTED
  - (P.P.M.) DENOTES P.P.M., STAMPED LABELS
  - (P.M.R.) PERMANENT REFERENCE MONUMENT
  - (C.M.) CONCRETE MONUMENT
  - (P.C.M.) PERMANENT CONTROL POINT
  - (L.B.) LICENSED BUSINESS
  - (R) RADIAL
  - (A) CENTRAL ANGLE
  - (L) ARC LENGTH
  - (D) CHORD DISTANCE
  - (C) CHORD BEARING
  - (P.O.C.) POINT OF CURVATURE
  - (P.O.T.) POINT OF TANGENCY
  - (P.C.C.) POINT OF COMPOUND CURVATURE
  - (B) BOUNDARY
  - (M) NON-BADAL
  - (M) NON-TANGENT BEARING
  - (C) TABULATED CURVE DATA
  - (L) TABULATED LINE DATA
  - (R/W) RIGHT OF WAY
  - (C.V.) CENTERLINE
  - (M) MAP BOOK
  - (P) PAGE
  - (O.R.S.) OFFICIAL RECORDS BOOK
  - (S.C.) ST. JOHNS COUNTY
  - (F.P.) FLORIDA POWER & LIGHT
  - (U.P.) UNOBTAINED FIRE
  - (A.E.) ACCESS EASEMENT
  - (E.V.) EASEMENT
  - (N.A.M.) NORTH AMERICAN VERTICAL DATUM
  - (---) MATCHLINE
  - (#) SHEET REFERENCE NUMBER

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8530  
 CERTIFICATE OF AUTHORIZATION NO. LB. 3634



# SILVER LANDING PHASE 2A

A PORTION OF SUBSECTIONS 3 AND 4 OF SECTION 38 OF THE ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

## MAP BOOK PAGE

SHEET 12 OF 17 SHEETS  
SEE SHEET 2 FOR NOTES

MATCHLINE SEE SHEET 2



CURVE TABLE					
CURVE	RADIUS	GENERAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C22	500.00'	241°35'	210.44'	S41°33'28"W	208.88'
C23	475.00'	242°28'	47.32'	S50°43'18"W	47.30'
C23	475.00'	18°24'24"	188.80'	S38°41'52"W	181.94'
C139	525.00'	0°43'33"	6.88'	S29°32'28"W	6.88'
C140	525.00'	87°28'	57.48'	S33°32'28"W	57.48'
C141	525.00'	87°18'11"	57.75'	S33°32'28"W	57.73'
C142	525.00'	87°18'11"	57.75'	S45°38'57"W	57.73'
C143	525.00'	4°38'30"	41.03'	S21°32'17"W	40.89'

MATCHLINE SEE SHEET 2

TRACT "Y"  
(CONSERVATION AREA)  
EASEMENT 28 (NP-127)  
O.R.B. 4304 P.O. 888



MATCHLINE SEE SHEET 13

MATCHLINE SEE SHEET 2

TRACT "H"  
(CONSERVATION AREA)  
EASEMENT 25 (NP-133)  
O.R.B. 4304 P.O. 888

- LEGEND
- DENOTES SET P.A.M., 4"x4" C.I.P. STAMPED LABEL
  - SALES OTHERWISE NOTED
  - DENOTES FOUND P.A.M., 4"x4" C.I.P. STAMPED LABEL
  - UNLESS OTHERWISE NOTED
  - PERMANENT REFERENCE MONUMENT
  - CONCRETE MONUMENT
  - PERMANENT CONTROL POINT
  - LATCHED BUSHES
  - RADIUS
  - CENTRAL ANGLE
  - ARC LENGTH
  - CHORD BEARING
  - CHORD DISTANCE
  - POINT OF CURVATURE
  - POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - RADIAL
  - (N) NON-RADIAL
  - (N) NON-TANGENT BEARING
  - TABULATED CURVE DATA
  - TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - P.O. OFFICIAL RECORDS BOOK
  - ST. JOHNS COUNTY
  - F.L. FLORIDA POWER & LIGHT
  - U.F.M. UNCONSTRUCTED FINE ACCESS EASEMENT
  - EASEMENT
  - (N) NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE
  - SHEET REFERENCE NUMBER



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14778 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32228 (904) 842-8550  
CERTIFICATE OF AUTHORIZATION NO. LB. 3824



# SILVER LANDING PHASE 2A

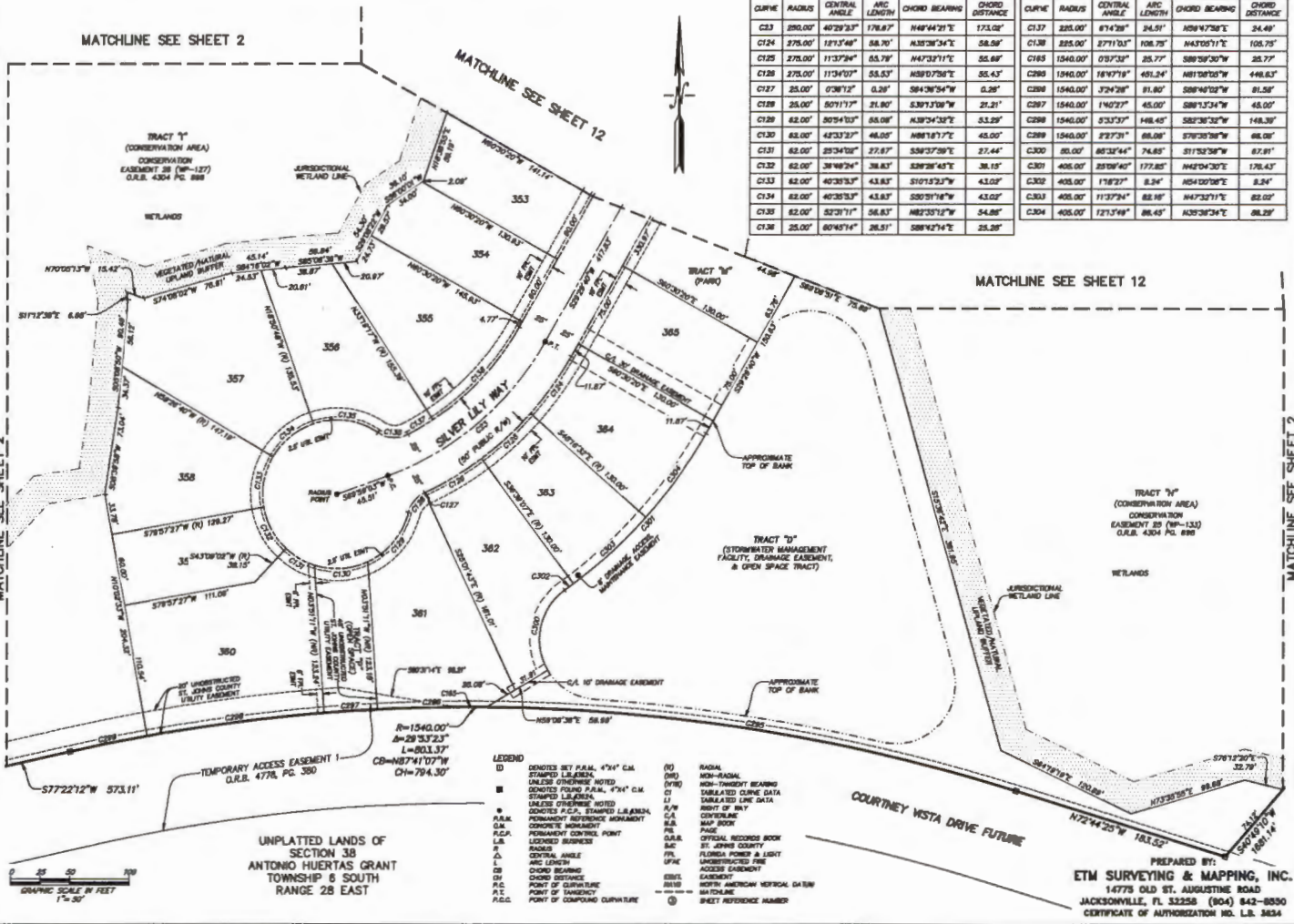
A PORTION OF SUBSECTIONS 3 AND 4 OF SECTION 38 OF THE ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 13 OF 17 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					CURVE TABLE						
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C33	290.00'	40°29'23"	178.87'	N48°44'31"E	173.08'	C137	225.00'	81°43'38"	24.51'	N08°47'28"E	24.49'
C124	278.00'	181°3'48"	88.70'	N33°28'34"E	58.58'	C138	225.00'	271°10'51"	108.75'	N43°05'11"E	105.75'
C125	278.00'	113°3'24"	85.79'	N47°32'11"E	55.88'	C165	1540.00'	0°57'32"	25.77'	S88°58'30"W	25.77'
C126	278.00'	113°4'07"	85.53'	N58°07'59"E	55.43'	C260	1540.00'	18°17'19"	491.24'	N81°58'02"W	448.63'
C127	25.00'	0°38'12"	0.29'	S84°38'54"W	0.28'	C268	1540.00'	37°24'28"	81.80'	S88°40'02"W	81.58'
C128	25.00'	80°11'17"	21.80'	S39°13'59"W	21.21'	C269	1540.00'	140°27'27"	45.00'	S88°13'34"W	45.00'
C129	82.00'	80°54'10"	85.08'	N38°24'32"E	53.29'	C269	1540.00'	273°27'37"	148.45'	S22°36'22"W	148.38'
C130	82.00'	42°33'27"	48.08'	N88°18'17"E	45.00'	C269	1540.00'	273°27'37"	68.08'	S76°28'38"W	68.08'
C131	82.00'	29°34'08"	27.87'	S26°27'59"E	27.44'	C300	80.00'	86°38'44"	74.85'	S11°52'26"W	87.81'
C132	82.00'	38°48'24"	38.83'	S28°28'45"E	38.15'	C301	405.00'	20°08'42"	177.82'	N42°04'30"E	176.43'
C133	82.00'	40°38'33"	43.83'	S10°12'53"W	43.02'	C302	405.00'	178°27'37"	88.18'	N54°02'28"E	82.00'
C134	82.00'	40°38'33"	43.83'	S00°51'18"W	43.02'	C303	405.00'	11°37'34"	88.18'	N47°30'17"E	82.00'
C135	82.00'	52°31'17"	56.83'	N62°35'12"W	54.88'	C304	405.00'	121°7'49"	88.45'	N39°38'24"E	88.28'
C136	25.00'	80°45'14"	28.51'	S88°42'14"E	28.28'						



UNPLATTED LANDS OF SECTION 38 ANTONIO HUERTAS GRANT TOWNSHIP 6 SOUTH RANGE 28 EAST

GRAPHIC SCALE IN FEET 1"=50'

- LEGEND
- (D) CENTER SET P.A.M. 4"x4" C.M. STAMPED LEGEND
  - (N) UNLESS OTHERWISE NOTED CENTER FOUND P.A.M. 4"x4" C.M. STAMPED LEGEND
  - (U) UNLESS OTHERWISE NOTED CENTER P.C.P. STAMPED LEGEND
  - (R) PERMANENT SURVEYS MONUMENT
  - (C) CONCRETE MONUMENT
  - (P) PERMANENT SURVEYS MONUMENT
  - (L) LEGGED SURVEYS
  - (A) RADIUS
  - (I) CENTRAL ANGLE
  - (L) ARC LENGTH
  - (D) CHORD BEARING
  - (D) CHORD DISTANCE
  - (P.C.) POINT OF CURVATURE
  - (T.C.) POINT OF TANGENCY
  - (P.C.C.) POINT OF COMPOUND CURVATURE
  - (R) RADIAL
  - (N) NON-RADIAL
  - (T/B) HIGH-TANGENT BEARING
  - (D) DILATED CURVE DATA
  - (L) DAMAGED LINE DATA
  - (R) RIGHT OF WAY
  - (C/A) CENTERLINE
  - (R/F) RAMP FOOT
  - (P) PAGE
  - (S.C) OFFICIAL RECORDS BOOK
  - (S.J.C) ST. JOHNS COUNTY
  - (F.P.L) FLORIDA POWER & LIGHT
  - (S.F.P.C) UNINCORPORATED FIRE
  - (S.F.P.C) ACCESS EASEMENT
  - (S.F.P.C) EASEMENT
  - (S.F.P.C) NORTH AMERICAN METRIC DATA
  - (H) MATCHLINE
  - (S.R.N) SHEET REFERENCE NUMBER

PREPARED BY:  
ETM SURVEYING & MAPPING, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 842-8030  
CERTIFICATE OF AUTHORIZATION NO. LB. 3634

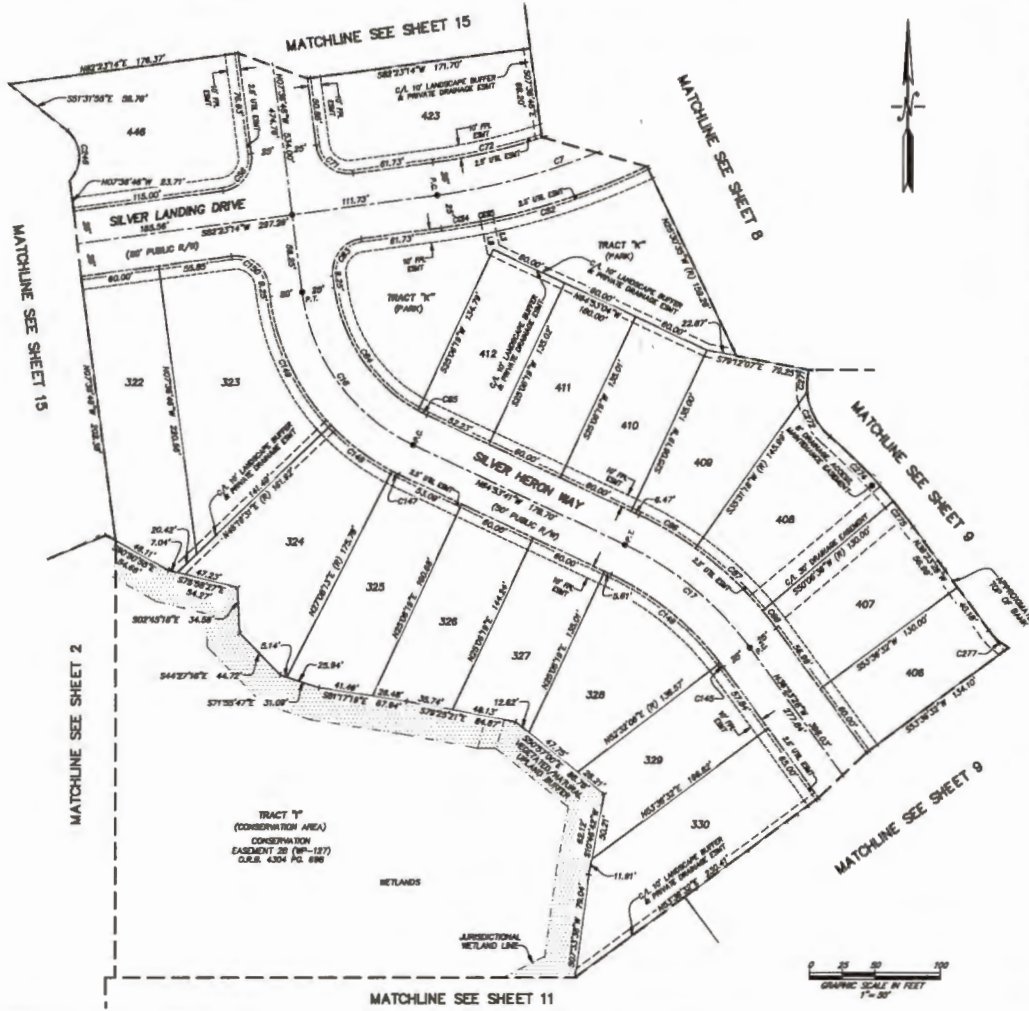
# SILVER LANDING PHASE 2A

A PORTION OF SUBSECTIONS 3 AND 4 OF SECTION 38 OF THE  
ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 14 OF 17 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	325.00'	320°24'	30.63'	N80°42'37"E	30.63'
C2	325.00'	100°28'	10.00'	N78°29'56"E	10.00'
C3	300.00'	22°18'44"	184.42'	N71°43'32"E	183.20'
C18	150.00'	57°18'50"	148.89'	S38°15'13"E	143.80'
C17	250.00'	28°30'13"	124.37'	N80°38'34"W	123.08'
C28	35.00'	80°00'00"	38.27'	N37°28'14"E	35.38'
C71	35.00'	80°00'00"	38.27'	S32°38'46"E	35.38'
C72	475.00'	101°18'18"	85.43'	N77°14'05"E	85.32'
C82	325.00'	173°34'48"	163.86'	N73°28'18"E	163.32'
C83	35.00'	80°00'00"	38.27'	S37°28'14"W	35.38'
C84	125.00'	53°43'34"	112.18'	S34°28'18"E	112.63'
C85	125.00'	33°33'11"	7.78'	S67°28'45"E	7.77'
C86	275.00'	102°48'38"	50.00'	N58°41'11"W	48.83'
C87	275.00'	143°31'11"	70.00'	N47°11'03"W	68.83'
C88	275.00'	328°28'18"	16.78'	N38°28'28"W	15.70'
C145	225.00'	174°28'18"	4.22'	N38°28'41"W	4.22'
C146	225.00'	272°54'21"	102.72'	N51°02'47"W	100.68'
C147	175.00'	201°34'11"	6.21'	S63°32'54"E	6.21'
C148	175.00'	181°11'11"	58.81'	S37°18'09"E	56.33'
C149	175.00'	383°34'33"	110.15'	S29°30'38"E	106.24'
C150	35.00'	80°00'00"	38.27'	N52°38'46"W	35.38'
C246	35.00'	87°02'24"	42.34'	N37°02'38"W	37.46'
C271	30.00'	19°04'28"	18.65'	S04°28'12"W	18.28'
C272	30.00'	44°43'21"	38.08'	S27°18'50"E	38.10'
C274	404.81'	84°37'18"	68.18'	N44°10'33"W	68.11'
C275	404.81'	330°00'	24.73'	N38°08'22"W	24.73'
C277	30.00'	83°21'14"	20.38'	S48°04'05"E	20.24'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N11°30'00"W	20.35'
L2	N11°30'00"W	25.40'

- LEGEND
- DENOTES SET P.M.M. 4"X4" C.M. STAMPED L.L.P.S.M.
  - UNLESS OTHERWISE NOTED DENOTES FOLDED P.M.M. 4"X4" C.M. STAMPED L.L.P.S.M.
  - P.M.M. 4"X4" C.M. STAMPED L.L.P.S.M. UNLESS OTHERWISE NOTED
  - DENOTES P.C.A. STAMPED L.L.P.S.M. PERMANENT REFERENCE MONUMENT
  - CONCRETE MONUMENT
  - PERMANENT CONTROL POINT
  - LOCKED BOUNDS
  - BOUNDARY
  - CONTROL ANGLE
  - ARC LENGTH
  - CHORD BEARING
  - CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - RADIAL
  - NON-RADIAL
  - NON-TANGENT BEARING
  - TABULATED CURVE DATA
  - TABULATED LINE DATA
  - RIGHT OF WAY
  - CA MAP BOOK
  - P.M. PLANE
  - O.P.A. OFFICIAL REDUCED BOOK
  - ST. JOHNS COUNTY
  - FLORIDA POWER & LIGHT
  - UNDISTURBED FINE ACCESS EASEMENT
  - EASEMENT
  - BOUNDARY
  - NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE
  - SHEET REFERENCE NUMBER

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32256 (904) 842-8530  
CERTIFICATE OF AUTHORIZATION H.O. LB. 2624



# SILVER LANDING PHASE 2A

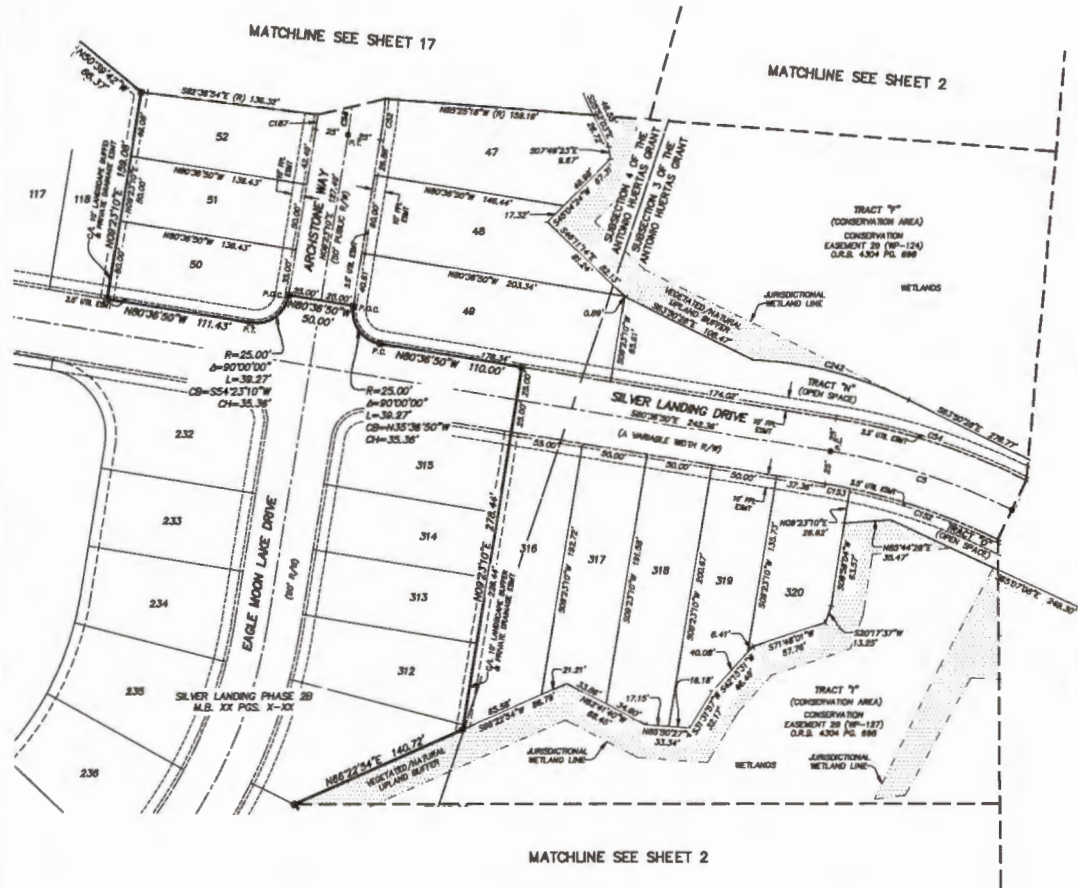
A PORTION OF SUBSECTIONS 3 AND 4 OF SECTION 38 OF THE ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 16 OF 17 SHEETS  
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	300.00'	16°48'22"	148.37'	N72°13'31"W	145.85'
C14	350.00'	34°21'14"	208.85'	N07°47'37"W	208.73'
C32	378.00'	4°48'28"	31.47'	N08°58'28"E	31.48'
C54	325.00'	18°48'22"	153.68'	N72°13'31"W	153.14'
C152	478.00'	14°28'18"	118.88'	N71°13'31"W	118.38'
C153	478.00'	2°20'58"	18.38'	N78°28'47"W	18.38'
C187	325.00'	2°00'04"	11.35'	N08°23'08"E	11.35'
C249	300.00'	23°33'23"	123.34'	N55°31'07"W	122.47'



MATCHLINE SEE SHEET 15



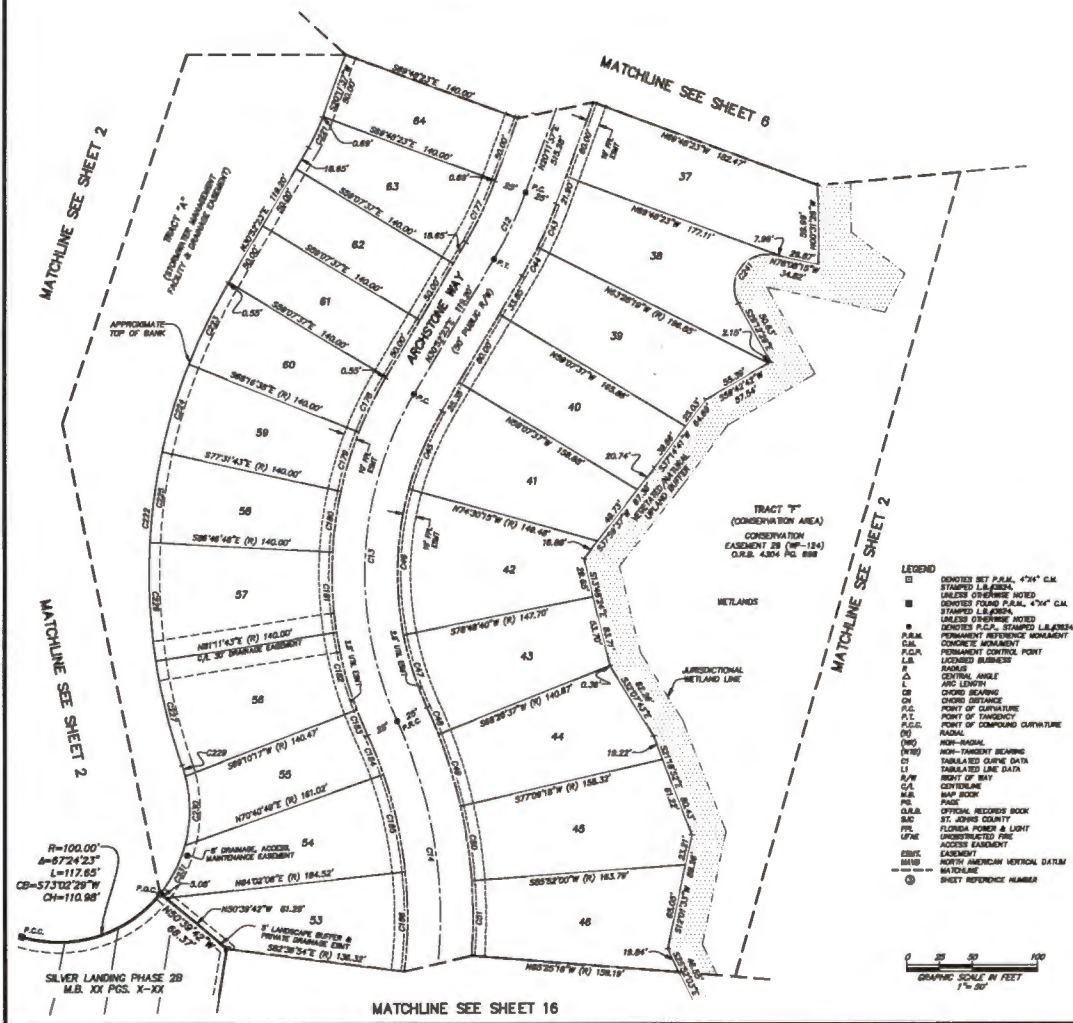
PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 842-8530  
CERTIFICATE OF AUTHORIZATION NO. L.S. 3634

# SILVER LANDING PHASE 2A

A PORTION OF SUBSECTIONS 3 AND 4 OF SECTION 38 OF THE ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 17 OF 17 SHEETS  
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C12	300.00'	10°40'48"	58.87'	N33°29'00"E	58.84'
C13	385.00'	8°30'30"	58.27'	S02°37'00"W	54.17'
C14	385.00'	34°21'14"	258.88'	N07°47'37"W	258.73'
C43	325.00'	8°20'04"	38.87'	N23°21'30"E	38.91'
C44	335.00'	4°20'42"	24.85'	N28°42'00"E	24.84'
C45	240.00'	15°32'38"	64.41'	S27°10'54"W	64.32'
C46	240.00'	28°41'05"	111.78'	S28°08'12"W	110.77'
C47	240.00'	13°48'54"	57.72'	S18°04'42"E	57.58'
C48	375.00'	3°24'41"	22.33'	N23°19'44"W	22.32'
C49	375.00'	8°42'42"	57.02'	N17°12'02"W	56.88'
C50	375.00'	8°42'42"	57.02'	N68°29'21"W	56.88'
C51	375.00'	8°42'42"	57.02'	N00°13'31"E	56.88'
C77	375.00'	10°40'48"	51.88'	N25°32'00"E	51.18'
C78	380.00'	8°09'01"	46.31'	S28°17'53"W	46.37'
C79	380.00'	8°10'58"	46.83'	S17°05'49"W	46.77'
C80	380.00'	8°10'58"	46.83'	S07°50'45"W	46.77'
C81	380.00'	12°01'28"	68.88'	S24°43'32"E	60.75'
C82	380.00'	12°01'28"	68.88'	S14°48'00"E	62.75'
C83	380.00'	4°08'22"	23.65'	S22°38'04"E	20.85'
C84	325.00'	3°20'33"	32.04'	N22°08'38"W	32.02'
C85	325.00'	13°21'17"	78.75'	N12°38'53"W	78.88'
C86	325.00'	13°21'17"	78.75'	N00°42'38"E	78.55'
C221	135.00'	10°40'48"	25.18'	N25°32'00"E	25.13'
C222	430.00'	50°33'38"	378.32'	S28°38'07"W	387.14'
C223	430.00'	8°09'01"	68.67'	S28°17'53"W	68.00'
C224	430.00'	8°10'58"	68.43'	S17°05'49"W	68.35'
C225	430.00'	8°10'58"	68.43'	S07°50'45"W	68.35'
C226	430.00'	12°01'28"	80.24'	S24°43'32"E	80.08'
C227	430.00'	12°01'28"	81.54'	S14°48'32"E	81.42'
C228	300.00'	4°08'22"	38.87'	N27°28'15"E	41.07'
C229	300.00'	30°18'31"	52.80'	N07°28'06"E	52.88'
C230	300.00'	30°18'31"	52.80'	N27°28'15"E	41.07'
C241	35.00'	131°04'15"	57.18'	S38°19'38"W	48.91'

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