

RESOLUTION NO. 2023- 25
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
ENTRADA PHASE 3 UNIT 5.

WHEREAS, FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Entrada Phase 3 Unit 5.

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 \$1,759,751.38 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$533,316.72 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:

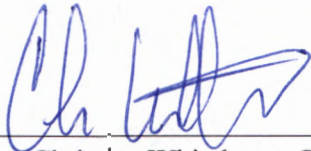
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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.

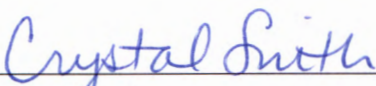
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 7th day of February, 2023.

**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

LEGAL DESCRIPTION

A PORTION OF SECTION 33 AND 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL LINES IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A PART OF REFERENCE CONFORMANCE AT THE CORNER CORNER TO SECTION 3 AND SECTION 4, TOWNSHIP 9 SOUTH, RANGE 29 EAST, AND SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, THENCE N 00° 47' 41" E ALONG THE WEST LINE OF SAID SECTION 34 FOR A DISTANCE OF 247.93 FEET, THENCE N 80° 00' 00" E FOR A DISTANCE OF 248.18 FEET, THENCE N 47° 41' 41" W FOR A DISTANCE OF 108.61 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION:

FROM THE POINT OF BEGINNING, THENCE N 07° 17' 33" E FOR A DISTANCE OF 1133.75 FEET, THENCE N 80° 00' 00" E FOR A DISTANCE OF 172.56 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 27° 09' 13" HAVING A RADIUS OF 45200 FEET, AND WHOLE LONG CHORD BEARS S 42° 17' 51" E FOR A DISTANCE OF 182.59 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 32° 35' 45.5" HAVING A RADIUS OF 14270 FEET, AND WHOLE LONG CHORD BEARS S 87° 47' 53" E FOR A DISTANCE OF 62.26 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 44° 33' 45" HAVING A RADIUS OF 30000 FEET, AND WHOLE LONG CHORD BEARS S 39° 01' 13" E FOR A DISTANCE OF 27' 02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 28° 23' 03" HAVING A RADIUS OF 3500 FEET, AND WHOLE LONG CHORD BEARS S 45° 10' 42" E FOR A DISTANCE OF 141.95 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 92° 45' 42" HAVING A RADIUS OF 30000 FEET, AND WHOLE LONG CHORD BEARS S 107° 27' 26" E FOR A DISTANCE OF 43.6 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 200° 45' 24" HAVING A RADIUS OF 22000 FEET, AND WHOLE LONG CHORD BEARS S 44° 24' 50" E FOR A DISTANCE OF 82.72 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 147° 04' 52" HAVING A RADIUS OF 18200 FEET, AND WHOLE LONG CHORD BEARS S 53° 45' 14" E FOR A DISTANCE OF 44.62 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 67° 44' 23" HAVING A RADIUS OF 4500 FEET, AND WHOLE LONG CHORD BEARS S 74° 38' 27" W FOR A DISTANCE OF 41.25 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE S 15° 28' 33" W FOR A DISTANCE OF 132.22 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 89° 44' 23" HAVING A RADIUS OF 4500 FEET, AND WHOLE LONG CHORD BEARS S 43° 39' 15" E FOR A DISTANCE OF 41.05 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 160° 15' 01" HAVING A RADIUS OF 7100 FEET, AND WHOLE LONG CHORD BEARS N 87° 20' 28" E FOR A DISTANCE OF 108.6 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 27° 40' 10" HAVING A RADIUS OF 20000 FEET, AND WHOLE LONG CHORD BEARS S 24° 29' 07" E FOR A DISTANCE OF 33.79 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE S 05° 21' 42" E FOR A DISTANCE OF 34.84 FEET, THENCE N 89° 28' 10" E FOR A DISTANCE OF 108.54 FEET, THENCE N 65° 52' 13" E FOR A DISTANCE OF 114.85 FEET, THENCE N 89° 25' 50" E FOR A DISTANCE OF 35.30 FEET, THENCE S 09° 14' 10" E FOR A DISTANCE OF 418.29 FEET, THENCE N 25° 01' 49" E FOR A DISTANCE OF 31.12 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 01° 41' 31" HAVING A RADIUS OF 59300 FEET, AND WHOLE LONG CHORD BEARS S 22° 45' 07" W FOR A DISTANCE OF 174.3 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 48° 52' 08" HAVING A RADIUS OF 5500 FEET, AND WHOLE LONG CHORD BEARS S 75° 11' 35" W FOR A DISTANCE OF 41.56 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 39° 11' 27" HAVING A RADIUS OF 8430 FEET, AND WHOLE LONG CHORD BEARS S 17° 21' 07" W FOR A DISTANCE OF 474.27 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE S 87° 45' 06" W FOR A DISTANCE OF 145.02 FEET, THENCE S 87° 45' 06" W FOR A DISTANCE OF 83.72 FEET, THENCE S 79° 45' 54" W FOR A DISTANCE OF 189.90 FEET, THENCE N 79° 09' 07" W FOR A DISTANCE OF 35.58 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 92° 45' 13" HAVING A RADIUS OF 3000 FEET, AND WHOLE LONG CHORD BEARS N 01° 30' 41" W FOR A DISTANCE OF 35.53 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 42° 30' 37" HAVING A RADIUS OF 1500 FEET, AND WHOLE LONG CHORD BEARS N 30° 28' 48" W FOR A DISTANCE OF 133.24 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 175° 44' 31" HAVING A RADIUS OF 30000 FEET, AND WHOLE LONG CHORD BEARS N 74° 22' 01" W FOR A DISTANCE OF 51.83 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 105° 28' 45" HAVING A RADIUS OF 18200 FEET, AND WHOLE LONG CHORD BEARS S 74° 00' 33" W FOR A DISTANCE OF 169.47 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 59° 15' 44" HAVING A RADIUS OF 3000 FEET, AND WHOLE LONG CHORD BEARS S 72° 08' 27" W FOR A DISTANCE OF 26.65 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE N 47° 48' 08" W FOR A DISTANCE OF 157.76 FEET, THENCE N 55° 34' 38" W FOR A DISTANCE OF 83.52 FEET, AND WHOLE LONG CHORD BEARS S 72° 31' 14" W FOR A DISTANCE OF 53.00 FEET, THENCE N 59° 38' 12" W FOR A DISTANCE OF 70.14 FEET, THENCE N 47° 45' 27" W FOR A DISTANCE OF 74.93 FEET, THENCE N 35° 23' 22" W FOR A DISTANCE OF 74.22 FEET, THENCE N 79° 30' 15" W FOR A DISTANCE OF 278.90 FEET TO THE POINT OF BEGINNING.

THE AREA DESCRIBED HEREIN HEREINAFTER BEING ADVERSELY AFFECTED BY THIS PLAN.

ACCEPTANCE AND DEDICATION

"THIS IS TO CERTIFY THAT FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION ("OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION SHOWN HEREON, WHICH SHALL BE CREATED BY THIS PLAN AS ENTRADA PHASE 3 UNIT 5, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBMITTED AND THAT THIS PLAN, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ACCEPTED AS THE TRUE AND CORRECT ONE OF SAID LANDS.

ALL EASEMENTS, RIGHTS OF WAY, EASEMENTS, TRACED, TRACTS, B. E. AND F. (STORM MANAGEMENT FACILITY), TRACT J (CONSERVATION AREA), TRACTS A, G, AND H (OPEN SPACE), TRACTS C, D, AND E (LANDSCAPE BUFFER), TRACT I (12' FRUITFUL BUFFER) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE OWNER SHALL RESERVE THE RIGHT TO CONVEY ALL RIGHTS OF ANY AND ALL TRACTS TO THE ENTRADA HOMEOWNERS ASSOCIATION, INC.

EACH EASEMENT DESIGNATED ON THIS PLAN AS A "TRAIL EASEMENT" IS HEREBY PERMANENTLY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, OVER ADDITIONAL PORTIONS OF THE LANDS SHOWN ON THIS PLAN AS NEEDED AND THE RIGHTS RESERVED HEREIN ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF THE UNDERGROUND ELECTRICAL SYSTEM.

OWNER, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY RESEALS EASEMENTS OVER, ACROSS, UNDER AND UPON THE STORM WATER MANAGEMENT FACILITIES, DRAINAGE EASEMENTS, AND THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN AS NEEDED AND ASSIGNS TO FORESTAR (USA) REAL ESTATE GROUP INC., ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO ASSIGN ANY AND ALL SUCH EASEMENTS TO ANY ENTITY OR ENTITY, INCLUDING WITHOUT LIMITATION, A HOMEOWNERS OR HOPEFUL HOMEOWNERS ASSOCIATION, A HOUSING DEVELOPER, A HOUSING DEVELOPMENT TRUST, OR OTHER SUCH ENTITY, OR ENTITIES, OR TO ACCEPT AS ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAN.

THE OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY GRANTS TO THE PRESIDENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAN AND ITS SUCCESSORS AND ASSIGNS, GUESTS, INVITEES, COMERS TO THE PROPERTY, AND OTHER PERSONS, AND FIRE PROTECTION SERVICE PROVIDERS, POLICE AND OTHER AUTHORITIES OF THE JURISDICTION, POLICE, REPRESENTATIVES OF THE UTILITIES AND TELECOMMUNICATION COMPANIES AUTHORIZED BY SAID OWNER IN WRITING TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LENDERS ON SAID LANDS AND SUCH OTHER PERSONS MAY BE DESIGNATED BY THE NON-EXCLUSIVE AND PERMANENT RIGHT OF ACCESS AND EGRESS AND MAINTENANCE, HEREIN AND ABOVE SPECIFICALLY SHOWN ON THIS PLAN, THE OWNER, ITS SUCCESSORS AND ASSIGNS, PRESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO REVOKE OR PARTICIPATE IN A DISTURBANCE OF NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

ALL EASEMENTS CREATED BY THIS PLAN, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. PROVIDED, HOWEVER, THAT THE OWNER RESERVES THE RIGHT TO ASSIGN ANY OF SUCH EASEMENTS AND THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A HOMEOWNERS OR HOPEFUL HOMEOWNERS ASSOCIATION, A HOUSING DEVELOPMENT TRUST, OR OTHER SUCH ENTITY OR ENTITIES, ALL WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAN.

STATE OF FLORIDA, COUNTY OF DEWALT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (PHYSICAL PRESENCE) OF (ONLINE NOTARIZATION) THIS _____ DAY OF _____, 2022 BY FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION BEING KNOWN TO ME AND TO ME BY THE AN

NOTARY PUBLIC, STATE OF FLORIDA, COMMISSION NO. _____

PERSONALLY KNOWN _____ OR PRODUCED IDENTIFICATION _____ TYPE OF IDENTIFICATION PRODUCED _____

WITNESS _____

PRINTED NAME _____

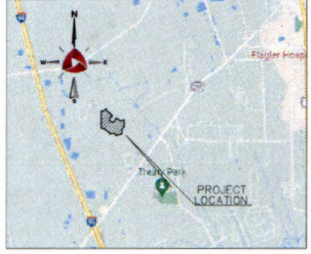
WITNESS _____

PRINTED NAME _____

WITNESS _____

PRINTED NAME _____

ENTRADA PHASE 3 UNIT 5
A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



NOTICE MAP
THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 193, PART 1, RELATING TO THE OFFICE OF THE CLERK OF COUNTY COMMISSIONERS, ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2022.

STATE OF FLORIDA, COUNTY OF DEWALT
CLAYTON P. WALLER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSED SURVEYOR NO. 157269

ALAN FLORIAN, INC.
10475 FORTUNA PLAY, SUITE 101
JACKSONVILLE, FL 32256
CERTIFICATE OF AUTHORIZATION NUMBER 78 02897

MAP BOOK _____ **PAGE** _____
SEE SHEET 2 FOR NOTES & LEGEND
SHEET 1 OF 4

CERTIFICATE OF APPROVAL - DEPARTMENT OF COUNTY COMMISSIONERS
IT IS TO CERTIFY THAT THIS PLAN OF ENTRADA PHASE 3 UNIT 5, HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2022.

DIRECTOR OF GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF APPROVAL AND ACCEPTANCE
IT IS TO CERTIFY THAT THIS PLAN OF ENTRADA PHASE 3 UNIT 5, HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2022. ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

CITY MANAGER / BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF REVIEW - COUNTY ATTORNEY
IT IS TO CERTIFY THAT THIS PLAN OF ENTRADA PHASE 3 UNIT 5, HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS _____ DAY OF _____, 2022.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

CERTIFICATE OF CLEARANCE
THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF PART 1, CHAPTER 193, 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. RAFFO
CLERK OF THE CIRCUIT COURT & COMPTROLLER

COUNTY AND JUDICIAL DISTRICTS
DEWALT COUNTY, FLORIDA

OWNER AND HOLDER OF MORTGAGE
FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION
THE UNDERSIGNED HEREBY CERTIFIES THAT ERIC BORTON, JR., JACKSONVILLE, A DELAWARE CORPORATION IS THE HOLDER OF THE MORTGAGE LEND OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 5571, PAGE 932 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ("MORTGAGE"), ENCLUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREIN. THE UNDERSIGNED HEREBY AGREES AND CONSENTS TO THE CHARGES BY THE OWNER OF THE LANDS DESCRIBED IN THE CAPTION AND DESIGNATED SECTION HEREIN, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DESIGNATIONS.

AUTHORIZED SIGNATURE _____ **WITNESS** _____

PRINT NAME _____ **PRINT NAME** _____

FILE _____ **PRINT NAME** _____

STATE OF FLORIDA, COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION) THIS _____ DAY OF _____, 2022, BY BRYAN D. HORTON, INC., JACKSONVILLE, A DELAWARE CORPORATION, BEING KNOWN TO ME AND DO NOT TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. _____

PRINT NAME _____

OR COMMISSION EXPIRES _____

PERSONALLY KNOWN _____ OR PRODUCED IDENTIFICATION _____

TYPE OF IDENTIFICATION PRODUCED _____

10475 Fortuna Play, Suite 101
Jacksonville, FL 32256
904.246.1131
www.alliant-nc.com
LB 8259

ALLIANT

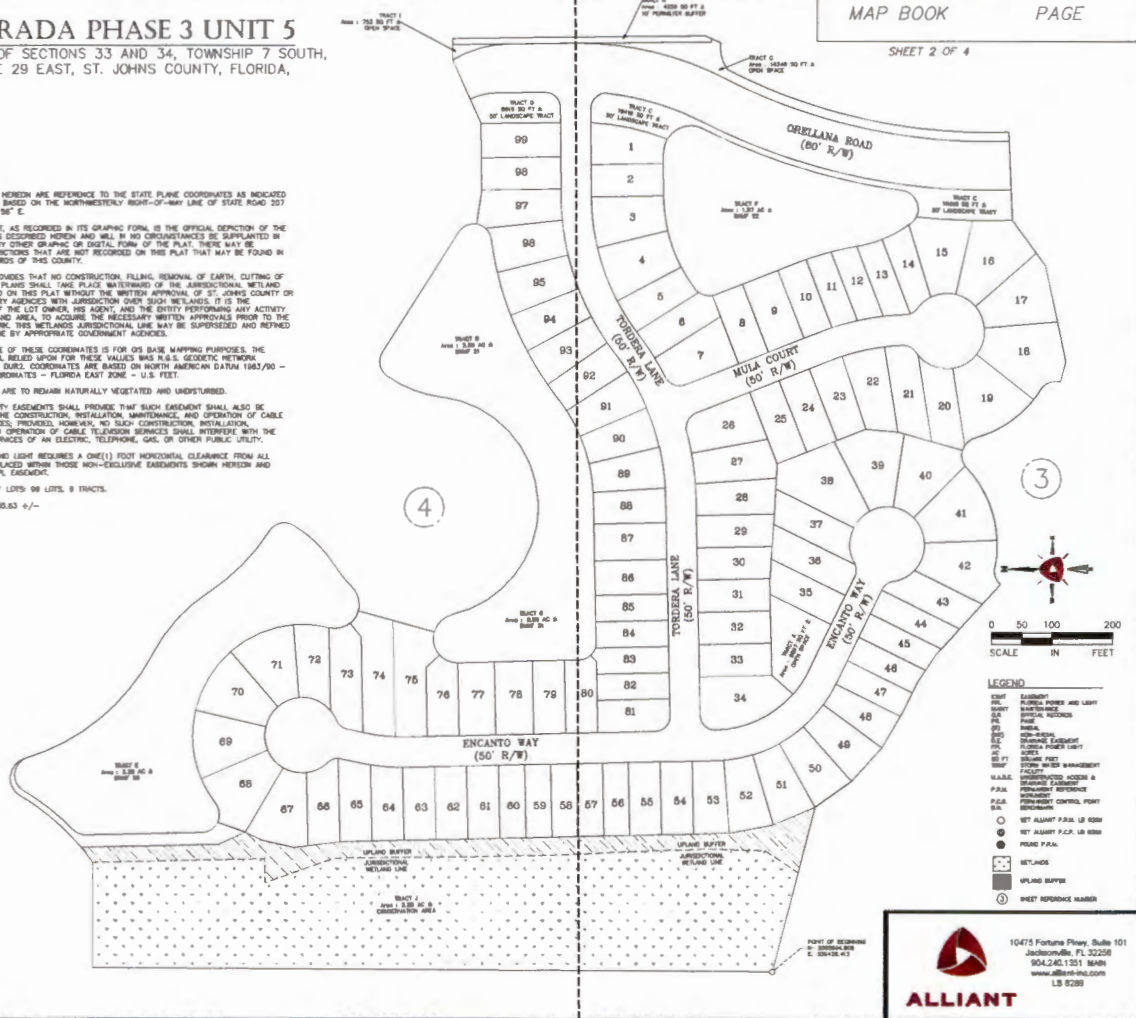
ENTRADA PHASE 3 UNIT 5
 A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH,
 RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,

MAP BOOK PAGE

SHEET 2 OF 4

NOTES

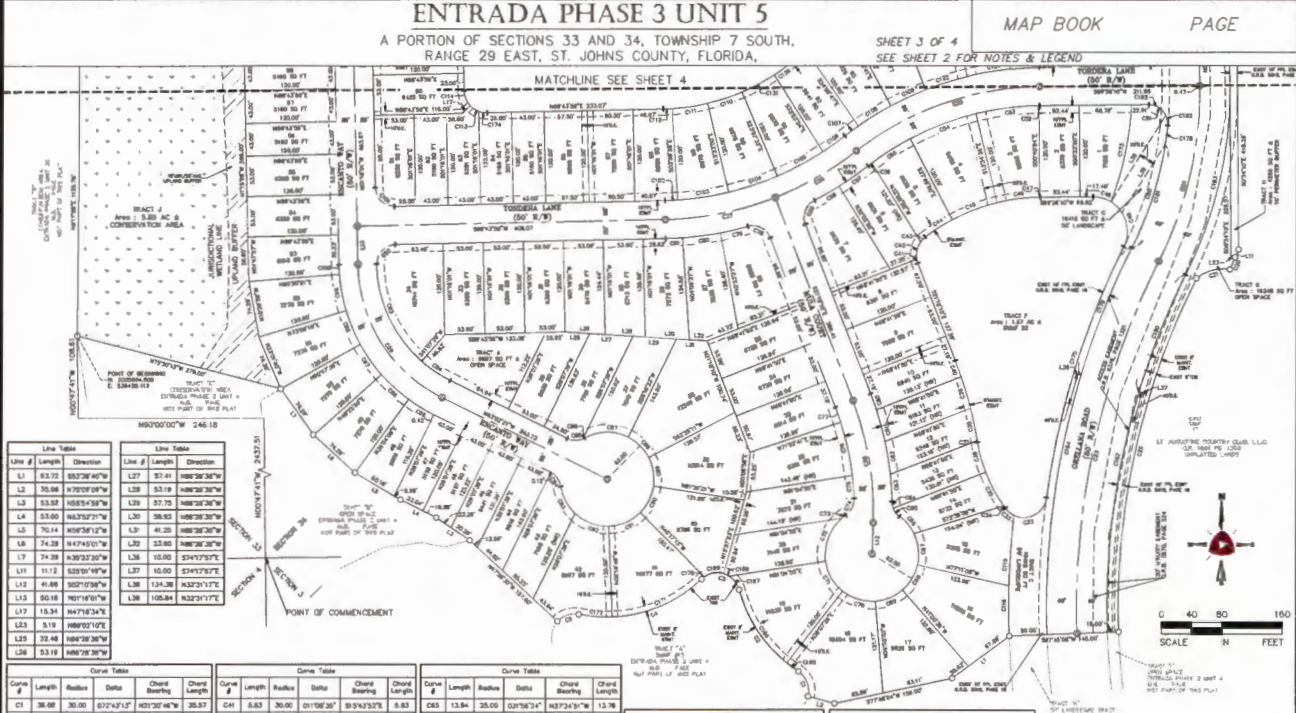
1. BEARINGS SHOWN HEREIN ARE REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 207 BEING N 29° 22' 28" E.
2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY OR OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT, AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF WORK. THIS WETLANDS JURISDICTIONAL LINE MAY BE SUPERSEDED AND REFINED FROM TIME TO TIME BY APPROPRIATE GOVERNMENT AGENCIES.
4. THE INTENDED USE OF THESE COORDINATES IS FOR GPS BASE MAPPING PURPOSES. THE GEODETIC CONTROL HELD UPON FOR THESE VALUES HAS NAD 83 GEODETIC NETWORK CONTROL STATION MURZ. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.
5. UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED.
6. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT EACH EASEMENT 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.
7. FLORIDA POWER AND LIGHT REQUIRES A ONE(1) FOOT HORIZONTAL CLEARANCE FROM ALL OTHER UTILITIES PLACED WITHIN THOSE NON-EXCLUSIVE EASEMENTS SHOWN HEREON AND DESIGNATED AS FPL EASEMENT.
8. TOTAL NUMBER OF LOTS: 99 LOTS, 9 TRACTS.
9. TOTAL ACREAGE: 35.83 +/-



Drawing Number: 10475 Fortune Pkwy, Suite 101, Jacksonville, FL 32256, 904.245.1251, www.alliant-inc.com, LB 8289

ENTRADA PHASE 3 UNIT 5 A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 3 OF 4
 SEE SHEET 2 FOR NOTES & LEGEND

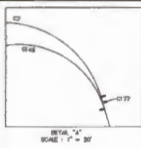


Line #	Length	Direction	Line #	Length	Direction
L1	33.70	N52°06'46\"	L7	57.41	S89°28'38\"
L2	35.66	N75°09'09\"	L8	53.19	S89°28'38\"
L3	53.83	N68°53'38\"	L9	57.75	S89°28'38\"
L4	53.00	N63°07'51\"	L10	39.82	S89°28'38\"
L5	70.14	S89°28'38\"	L11	41.25	S89°28'38\"
L6	74.39	N17°41'03\"	L12	32.65	S89°28'38\"
L7	74.39	N89°23'49\"	L13	10.00	S74°17'07\"
L8	11.12	S35°01'49\"	L14	134.38	N32°31'17\"
L9	46.66	S67°01'59\"	L15	105.84	N32°31'17\"
L10	53.19	S89°28'38\"			
L11	32.48	S89°28'38\"			
L12	53.19	S89°28'38\"			
L13	53.19	S89°28'38\"			
L14	53.19	S89°28'38\"			
L15	53.19	S89°28'38\"			

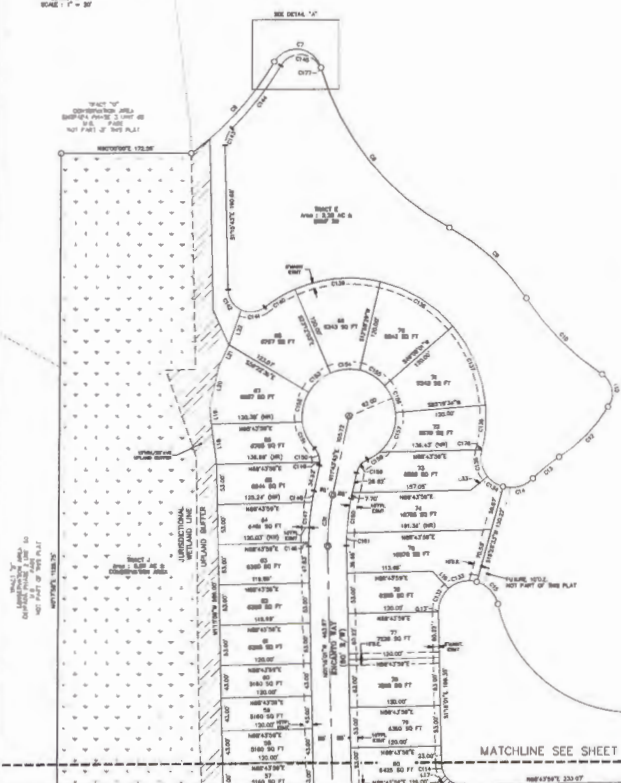
Curve #	Length	Radius	Bearing	Chord Bearing	Chord Length
C01	36.36	30.00	S77°41'27\"	S81°04'28\"	48.87
C02	136.50	185.00	N62°32'13\"	N62°32'13\"	133.54
C03	42.17	30.00	N18°44'32\"	N18°44'32\"	51.83
C04	176.28	183.00	N67°02'42\"	N67°02'42\"	166.47
C05	37.04	30.00	S56°13'54\"	S56°13'54\"	48.65
C06	174.43	186.00	S01°41'30\"	S01°41'30\"	174.43
C07	48.41	30.00	N04°17'30\"	N04°17'30\"	49.50
C08	48.48	145.00	S01°17'17\"	S01°17'17\"	49.22
C09	358.88	1030.00	N02°10'52\"	N02°10'52\"	358.28
C10	381.00	400.00	S77°12'07\"	S76°47'38\"	394.40
C11	124.07	427.00	N48°38'36\"	N48°22'33\"	123.83
C12	148.33	437.00	N49°02'00\"	N48°47'58\"	148.56
C13	143.34	400.00	N03°39'58\"	N03°32'30\"	143.50
C14	216.53	200.00	S02°36'31\"	S02°31'17\"	207.82
C15	36.83	30.00	N08°43'23\"	N08°16'49\"	48.76
C16	15.89	30.00	N08°43'23\"	N07°14'44\"	15.87
C17	33.14	200.00	S01°12'37\"	S01°22'11\"	34.83
C18	30.71	200.00	S14°13'38\"	S14°13'38\"	30.57
C19	46.86	200.00	S14°13'38\"	S14°13'38\"	46.79
C20	2.48	340.00	S01°10'01\"	S01°10'01\"	2.46
C21	43.67	340.00	S01°10'01\"	S01°10'01\"	43.56
C22	43.13	340.00	S01°10'01\"	S01°10'01\"	43.02
C23	43.13	340.00	S01°10'01\"	S01°10'01\"	43.02
C24	43.13	340.00	S01°10'01\"	S01°10'01\"	43.02

Curve #	Length	Radius	Bearing	Chord Bearing	Chord Length
C25	113.84	25.00	S07°56'24\"	S07°56'24\"	113.76
C26	36.26	62.00	N42°06'40\"	N42°06'40\"	41.86
C27	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C28	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C29	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C30	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C31	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C32	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C33	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C34	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C35	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C36	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C37	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C38	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C39	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C40	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C41	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C42	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C43	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C44	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C45	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C46	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C47	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C48	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C49	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C50	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C51	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C52	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C53	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C54	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C55	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C56	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C57	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C58	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C59	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C60	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C61	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C62	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C63	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C64	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C65	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C66	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C67	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C68	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C69	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C70	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C71	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C72	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C73	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C74	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C75	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C76	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C77	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C78	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C79	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78
C80	46.46	62.00	N42°06'40\"	N42°06'40\"	46.78

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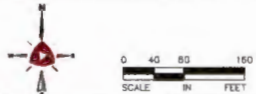


ENTRADA PHASE 3 UNIT 5
 A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH,
 RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,



Curve Table					Curve Table					Curve Table							
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length	Curve #	Length	Radius	Delta	Chord Bearing	Chord Length	Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C6	163.70	408.00	027°04'37"	S89°17'30"W	163.58	C13	37.78	425.00	007°47'08"	S72°22'00"W	37.71	C14	24.33	30.00	049°57'47"	S31°58'11"W	23.67
C7	78.91	34.00	132°56'45"	S87°17'31"E	63.38	C14	16.86	30.00	031°48'37"	S54°33'06"W	16.45	C15	104.86	415.00	044°28'37"	S37°57'45"W	104.58
C8	278.29	388.00	045°33'28"	S38°08'13"E	271.03	C15	21.82	30.00	041°42'58"	N81°01'17"E	21.39	C16	68.27	30.00	132°17'48"	N83°07'40"W	34.88
C9	138.88	382.00	089°57'44"	S47°07'41"E	138.29	C16	54.39	545.00	005°43'06"	S79°17'07"W	54.27	C17	4.48	5.17	000°04'44"	S00°48'39"E	5.17
C10	142.65	392.00	023°33'03"	S81°07'48"E	141.88	C17	74.24	545.00	007°17'09"	S73°05'07"W	74.00	C18	142.33	282.00	009°23'27"	S69°20'47"E	142.36
C11	48.80	30.00	082°06'42"	S122°27'28"E	43.48	C18	84.68	545.00	005°42'07"	S80°17'32"W	84.83	C19	18.33	325.00	007°07'37"	S122°31'27"E	18.22
C12	83.87	308.00	028°49'47"	S44°45'06"E	83.72	C19	84.68	545.00	008°48'08"	S89°14'46"W	84.83	C20	4.30	25.00	019°18'19"	S88°54'06"W	4.30
C13	44.72	182.00	014°54'32"	S80°48'28"W	44.82	C20	28.10	545.00	002°07'17"	S83°33'36"W	28.08	C21	18.48	25.00	047°38'38"	S33°38'21"E	18.97
C14	43.19	40.00	081°44'23"	S74°38'31"W	41.09	C21	25.01	282.00	005°04'58"	S54°29'28"E	25.01	C22	38.08	42.00	038°08'47"	S33°08'21"E	38.42
C15	43.19	40.00	081°44'23"	S74°38'31"E	41.09	C22	47.85	282.00	008°44'22"	N82°07'17"E	47.89	C23	40.82	82.00	037°43'08"	S11°45'30"W	40.88
C16	508.64	192.00	180°16'07"	N87°07'28"E	508.81	C23	34.05	45.00	049°48'22"	S27°07'17"W	33.53	C24	38.15	45.00	038°12'22"	S48°42'40"W	38.30
C17	36.26	302.00	077°48'08"	N84°04'01"E	36.83	C24	48.47	45.00	037°48'01"	S70°27'24"W	38.71	C25	38.15	45.00	038°12'22"	S48°42'40"W	38.30
C18	45.88	30.00	087°45'23"	N10°38'48"E	45.28	C25	24.76	40.00	032°27'47"	S54°17'21"E	24.26	C26	38.15	45.00	038°12'22"	N09°36'12"W	38.50
C19	34.68	30.00	088°44'48"	S49°59'07"E	33.78	C26	37.07	40.00	043°08'42"	S12°29'48"E	35.78	C27	38.15	45.00	038°12'22"	S22°46'42"W	38.50
C20	72.43	150.00	077°38'45"	N41°41'08"W	71.73	C27	58.51	182.00	028°44'54"	N44°14'28"E	58.23	C28	18.78	82.00	028°18'30"	S12°29'18"E	18.61
C21	68.04	308.00	012°58'44"	S81°21'11"E	67.80	C28	114.81	182.00	038°17'32"	N22°48'42"E	113.01	C29	18.39	82.00	018°15'37"	N88°08'00"E	18.23
C22	87.28	188.00	030°07'58"	N12°38'08"W	88.18	C29	114.81	182.00	038°17'32"	N22°48'42"E	113.01	C30	23.86	35.00	024°30'14"	N38°12'01"E	23.08
C23	47.80	112.00	033°42'48"	S12°29'24"E	47.26	C30	114.81	182.00	038°17'32"	N22°48'42"E	113.01	C31	48.02	275.00	009°28'18"	N28°58'04"E	48.97
C24	38.27	25.00	009°02'29"	S44°18'07"W	38.28	C31	48.87	182.00	014°14'28"	S82°27'12"W	48.54	C32	18.39	275.00	007°08'08"	N88°08'00"E	18.35
C25	38.75	425.00	089°13'27"	N84°48'37"E	38.74	C32	33.15	30.00	083°08'20"	N84°48'37"E	33.48	C33	3.00	40.00	000°01'20"	S14°02'31"W	3.02
C26	37.75	425.00	007°47'08"	S89°18'06"W	37.71	C33	33.15	30.00	083°08'20"	S32°35'16"E	33.48	C34	4.00	30.00	000°42'07"	S14°02'31"W	4.10

Line Table		
Line #	Length	Bearing
L1	18.48	S81°21'11"E
L2	38.08	N89°23'07"E
L3	38.28	S42°29'28"E
L4	53.32	N87°07'49"W
L5	34.28	N87°28'14"W
L6	53.82	N12°13'05"E
L7	28.76	N28°08'21"E
L8	48.76	N18°22'41"E
L9	82.87	S07°24'07"E
L10	29.28	S38°28'21"W
L11	25.00	N89°23'07"E
L12	10.00	N88°08'00"E





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