

RESOLUTION NO. 2023- 26
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
STOKES LANDING.

WHEREAS, ADJ STOKES LANDING, 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 Stokes Landing.

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 \$2,535,961.35 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$362,129.10 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:

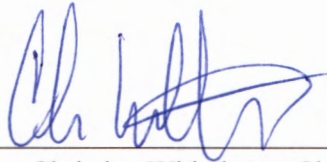
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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

STOKES LANDING

PART OF SECTION 50, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 1 OF 13 SHEETS

SEE SHEET 2 FOR NOTES

CAPTION

A portion of Section 50 of the Public State Grant, Township 6 South, Range 29 East, St. Johns County, Florida, together with a portion of Old State Road, a variable width right of way as presently established, being the same lands as described and recorded in Official Record Book 5323, page 1386, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of Southeastern right of way line of Stokes Landing Road, a variable width right of way as presently established, with the Northeastern right of way line of U.S. Highway No. 1 (State Road No. 5), a variable width right of way as presently established, thence South 73°32'32" East, along said Northeastern right of way line, 198.83 feet to the Southern most corner of those lands described and recorded in Official Record Book 4743, page 1137, of said Public Records and the Point of Beginning.

From said Point of Beginning, thence North 52°07'45" East, departing said Northeastern right of way line, along the Southeastern line of said Official Record Book 4743, page 1137, along the Southeastern line of Official Record Book 5073, page 802, of said Public Records, and SE Northeastern prolongation, 763.15 feet to the Northern most corner of said Official Record Book 5032, page 1386, said corner (beg on the centerline of Old State Road, a variable width right of way as presently established, thence South 31°52'32" East, along said centerline, 1544.15 feet to a point lying on the Northeastern prolongation of the Northeastern line of North Oaks Village, a plot recorded in Map Book 10, page 15, of said Public Records, thence South 52°05'21" West, departing said centerline, along said Northeastern prolongation and along said Northeastern line, 1156.55 feet to the Western most corner thereof, said corner lying on said Northeastern right of way line of U.S. Highway No. 1, thence North 73°32'32" West, departing said Northeastern line and along said Northeastern right of way line, 1488.66 feet to the Point of Beginning.

Containing 33.29 acres, more or less.

CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Record Book 5032, Page 1431, of the Public Records of St. Johns County, Florida ("Mortgage"), encumbering the lands described in the caption hereon. The undersigned hereby joins and consents to the definition by the Owner of the lands described in the Adoption and Dedication section hereon, and agrees that the Mortgage shall be subordinated to said definition.

Signed in the presence of

D.R. Horton, Inc. - Jacksonville
A Delaware corporation

Print Name _____

By _____

Print Name _____

Print Name Philip A. Fremont

Print Name _____

Print Name His Vice President

STATE OF _____ COUNTY OF _____
The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this _____ day of _____, 2023, by Philip A. Fremont, the Vice President of D.R. Horton, Inc. - Jacksonville, a Delaware corporation, 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 _____

CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Record Book 5032, Page 1431, of the Public Records of St. Johns County, Florida ("Mortgage"), encumbering the lands described in the caption hereon. The undersigned hereby joins and consents to the definition by the Owner of the lands described in the Adoption and Dedication section hereon, and agrees that the Mortgage shall be subordinated to said definition.

Signed in the presence of

Flagstar Bank, FSB

Print Name _____

By _____

Print Name _____

Print Name Chris Salsbery

STATE OF _____ COUNTY OF _____
The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this _____ day of _____, 2023, by Chris Salsbery, the First Vice President of Flagstar Bank, FSB, 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 _____



SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that the above plot was made under the undersigned's responsible direction and supervision, and that the plot complies with all of the survey requirements of Part 1, Chapter 177, Florida Statutes.

Signed and sealed this _____ day of _____, 2023.

Bill L. Freeman
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 4827

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plot of STOKES LANDING has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this _____ day of _____, 2023. This compliance 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 plot of STOKES LANDING has been established and approved by the County Growth Management Department for St. Johns County, Florida, on this _____ day of _____, 2023.

Director of the Growth Management Department

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plot of STOKES LANDING has been established and reviewed by the Office of the St. Johns County Attorney on this _____ day of _____, 2023.

Office of the County Attorney

CERTIFICATE OF CLERK

This is to certify that this plot has been established and approved and that it complies in form with the requirements of Part 1, 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.

Brendan J. Petty, Clerk of the Circuit Court & Comptroller

CERTIFICATE OF PLAT REVIEW

This is to certify that this plot has been reviewed for conformity to Part 1, Chapter 177, Florida Statutes, by the Office of the County Surveyor for St. Johns County, Florida, on this _____ day of _____, 2023.

Donald A. Bradburn, County Surveyor
Professional Surveyor and Mapper
License Number 2913

ADOPTION & DEDICATION

This is to certify that ADJ Stokes Landing, LLC, a Florida Limited Liability Company ("Owner"), is the lawful owner of the lands described in the caption shown hereon which shall hereinafter be known as STOKES LANDING, and that it has caused the same to be surveyed and subdivided, and that this plot, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands.

All private rights of way depicted herein as Palmetto Ridge Road, Hidden Meadows Road, Stealing Mile Road and Sage Branch Street, Tract "A" (Glennview Management Facility), Tracts "B", "C", "D", "E" (Open Spaces), Tracts "F" and "G" (Concessions), Tracts "H", "I" and "J" (Buffer Tract), shall remain privately owned and the sole and exclusive property of the Owner. Its successors and assigns; provided however, the Owner reserves the right to convey title to said tracts to an entity, including without limitation, a property owners' association, a multi-unit services trust, a community development district, or other such entity as set forth in all adoption of maintenance and operation thereof under the plat.

The department whose easements to which these lands shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns, the maintenance responsibilities of which shall be those of the owner, its successors and assigns.

The Owner, its successors and assigns, hereby grants to the present and future owners of the lots shown on this plat and its successors and assigns, agents, attorneys, attorneys-in-fact, and the production service providers, parties and other subdivisions of the land, United States postal carriers, representatives of the utility and telecommunication companies authorized by said Owner to utilize the land shown herein, holders of mortgages hereon on such lands and such other persons as may be designated, the non-exclusive and perpetual right of ingress and egress over and across private lands shown on this plat. The Owner, its successors and assigns, reserves and shall have the unrestricted and absolute right to deny ingress to any person who may create or participate in a disturbance or nuisance on any part of the lands shown herein.

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 undersigned Owner, its successors and assigns. The undersigned Owner releases the obligation for public use of these 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 ensure the adoption of maintenance and operation thereof under the plat.

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

The owner, hereby irrevocably and without reservation dedicates to the City of St. Augustine, its successors and assigns, easements over, upon, and under all road rights of way depicted hereon, for its non-exclusive use in conjunction with the installation, maintenance, and use of utilities, together with the right of the city, its successors, and assigns, of ingress and egress over and under said road rights of way depicted hereon.

Tract "A" (Lump Station Tract) is hereby irrevocably and without reservation dedicated to the City of St. Augustine, St. Johns County, Florida, its successors and assigns, for its exclusive use.

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

The department whose easements to which these lands shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns, the maintenance responsibilities of which shall be those of the owner, its successors and assigns.

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.

Witness _____

OWNER: ADJ Stokes Landing, LLC
a Florida Limited Liability Company

Printed Name _____

By _____

Witness _____

Amend Adams
Manager

Printed Name _____

STATE OF FLORIDA, COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this _____ day of _____, 2023, by Amend Adams as Manager for ADJ Stokes Landing, LLC, a Florida Limited Liability Company.

Notary Public, State of Florida

Name _____

My Commission expires _____

My Commission Number is _____

Personally Known [] or produced identification []
Type of Identification Produced _____

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32256 (904) 642-8350
CERTIFICATE OF AUTHORIZATION MO. LB. 2824

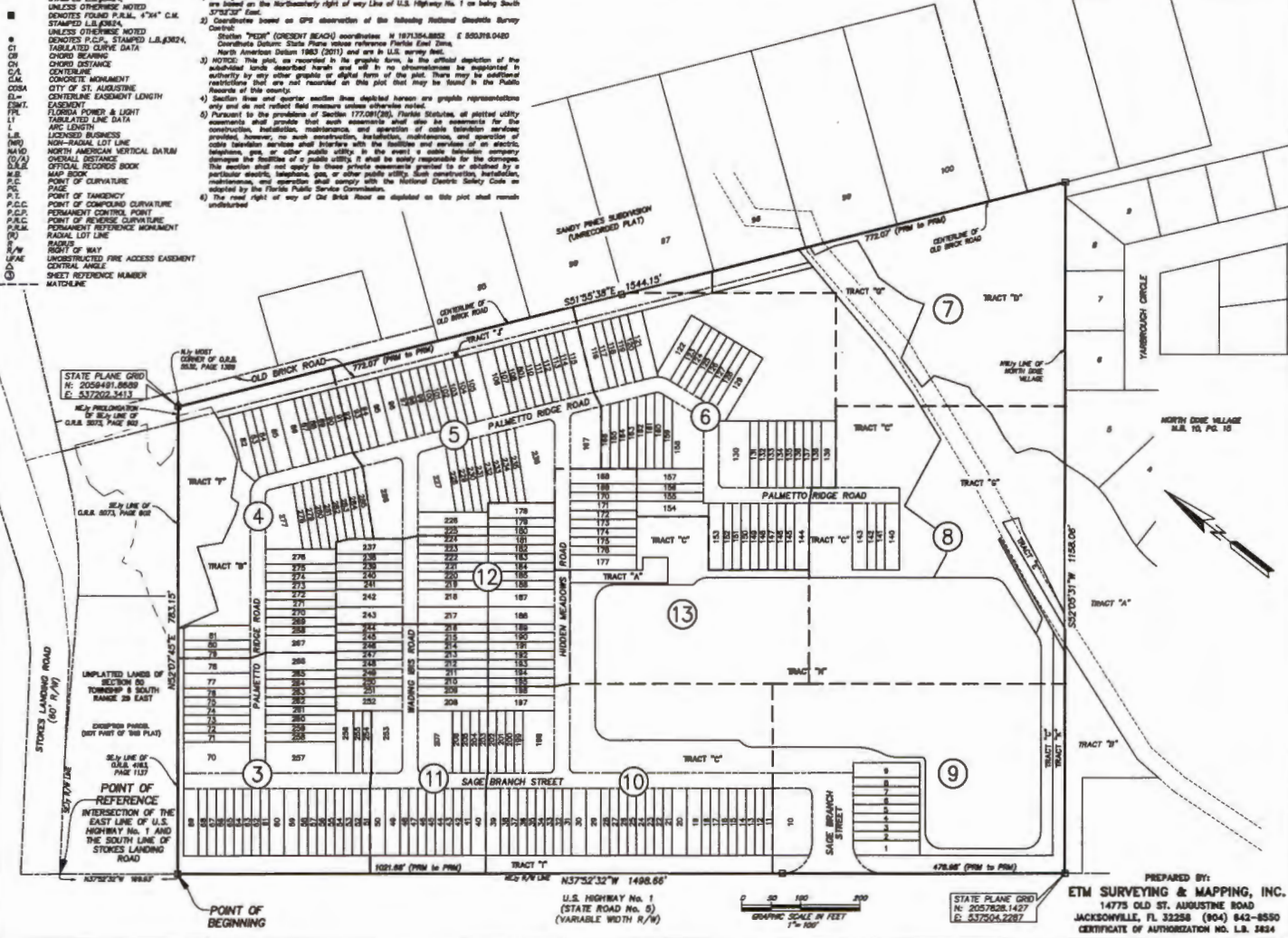
STOKES LANDING

PART OF SECTION 50, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE
SHEET 2 OF 13 SHEETS

- LEGEND**
- DENOTES SET P.A.M. 4"X4" C.M. STAMPED L.S. 82824.
 - UNLESS OTHERWISE NOTED DENOTES FOUND P.A.M. 4"X4" C.M. STAMPED L.S. 82824.
 - UNLESS OTHERWISE NOTED DENOTES P.C.P. STAMPED L.S. 82824.
 - CT TABULATED CURVE DATA
 - CH CHORD BEARING
 - CD CHORD DISTANCE
 - CL CENTERLINE
 - CM CONCRETE MONUMENT
 - CSA CITY OF ST. AUGUSTINE
 - CL+ CENTERLINE EASEMENT LENGTH
 - ESMT. EASEMENT
 - FLA. FLORIDA POWER & LIGHT
 - FR. TABULATED LINE DATA
 - LI LINE LENGTH
 - LI+ LICENSED BUSINESS
 - NRD NORTH-RADIAL LOT LINE
 - NVAD NORTH AMERICAN VERTICAL DATUM
 - OV OVERALL DISTANCE
 - OR OFFICIAL RECORDS BOOK
 - MAP BOOK
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.C.P. PERMANENT CONTROL POINT
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - R/L RADIAL LOT LINE
 - R/W RIGHT OF WAY
 - UNSTR. UNSTRUCTURED FIRE ASSESSMENT
 - CA CENTRAL ANGLE
 - SR SHEET REFERENCE NUMBER
 - MAPLINE

- NOTES**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated herein and are based on the Northwesterly right of way line of U.S. Highway No. 1 as being South 07°32'00" East.
 - 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "TRED" (CRESENT BEACH) coordinates N 1871354.8802 E 800379.0480 Coordinate Datum: State Plane across reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
 - 3) NOTICE: This plat, as recorded in the graphic form, is the official depiction of the subdivided lands described herein and will, in no circumstances be supported in authority by any other graphic or digital form of the plat. There may be additional notations that are not recorded on this plat that may be found in the Public Records of this county.
 - 4) Section lines and quarter sections lines depicted herein are graphic representations only and do not reflect field measure unless otherwise noted.
 - 5) Pursuant to the provisions of Section 177.091(2)(c), Florida Statutes, all planned 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 damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or acquired 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) The road right of way of Old Brick Road as depicted on this plat shall remain undisturbed.



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32256 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.S. 2824

STOKES LANDING

PART OF SECTION 50, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

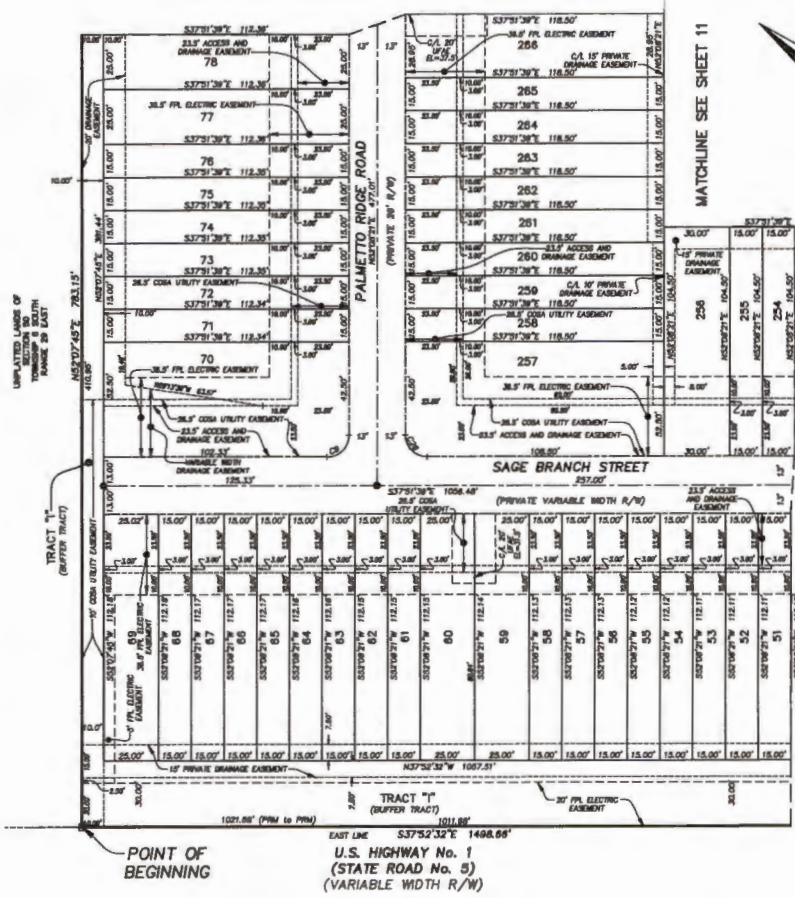
SHEET 3 OF 13 SHEETS

SEE SHEET 2 FOR NOTES

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 11

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
CB	10.00'	80°00'00"	15.71'	N67°01'38"E	14.14'
CB	10.00'	80°00'00"	15.71'	N67°01'38"E	14.14'



- LEGEND**
- ◻ DENOTES SET P.S.M., 4"24" C.M. STAMPED L.B.#3224
 - ◻ UNLESS OTHERWISE NOTED DENOTES FOUND P.S.M., 4"24" C.M. STAMPED L.B.#3204
 - ◻ UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.B.#3244
 - STAMPED CURVE DATA
 - CHORD BEARING
 - CHORD DISTANCE
 - CHORD BEARING
 - CENTERLINE
 - CONCRETE MONUMENT
 - CENTERLINE EASEMENT LENGTH
 - CITY OF ST. AUGUSTINE EASEMENT
 - FLORIDA POWER & LIGHT TOLERATED LINE DATA
 - ARC LENGTH
 - LICENSED BUSINESS
 - MAP BOOK
 - NON-RADIAL LOT LINE
 - NORTH AMERICAN VERTICAL DATUM
 - OVERALL DISTANCE
 - OFFICIAL RECORDS BOOK
 - PLAT BOOK
 - POINT OF CURVATURE
 - PAGE
 - POINT OF TANGENCY
 - POINT OF COMPOUND CURVATURE
 - PERMANENT CONTROL POINT
 - POINT OF REVERSE CURVATURE
 - PERMANENT REFERENCE MONUMENT
 - RADIAL LOT LINE
 - RADIUS
 - RIGHT OF WAY
 - UNOBSTRUCTED FIRE ACCESS EASEMENT
 - CENTRAL ANGLE
 - SHEET REFERENCE NUMBER
 - MATCHLINE

MATCHLINE SEE SHEET 11



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 842-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3424

STOKES LANDING

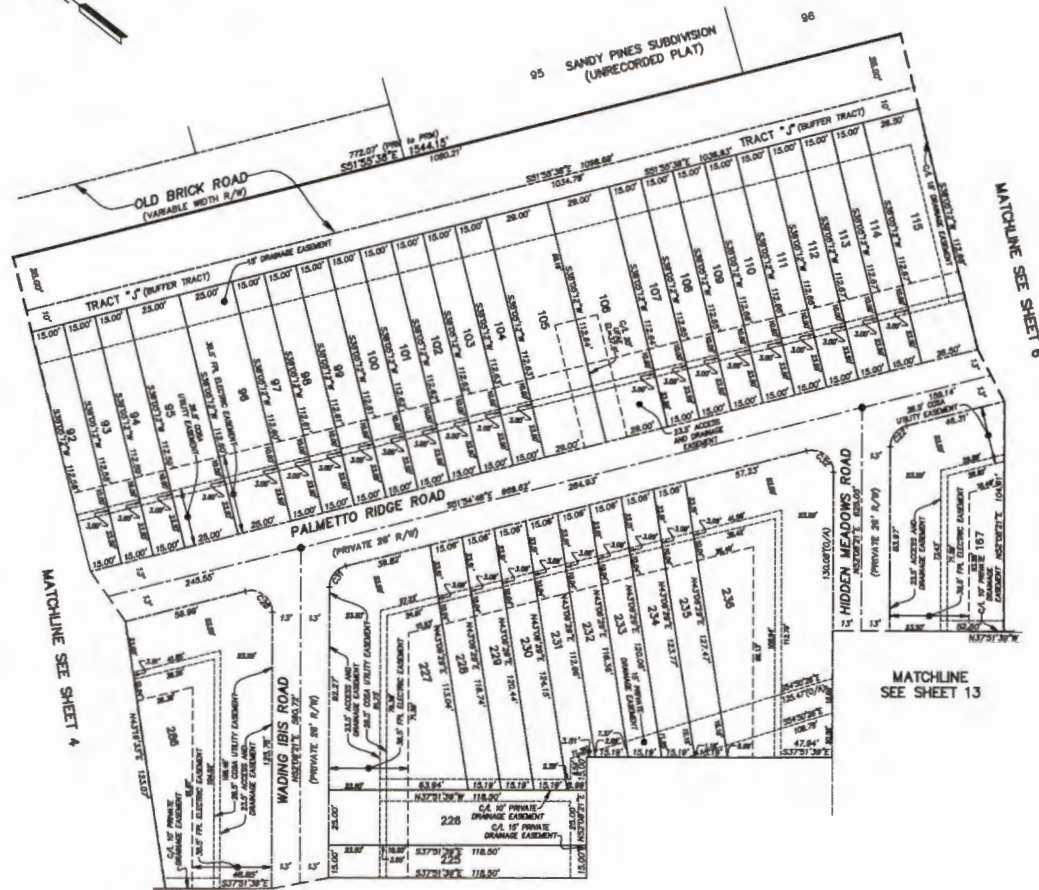
PART OF SECTION 50, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 5 OF 13 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C22	10.00'	79°36'31"	13.28'	N89°23'14"W	12.31'
C28	10.00'	104°13'08"	18.18'	S00°08'46"E	15.77'
C31	10.00'	79°36'31"	13.28'	S89°23'14"W	12.31'
C32	10.00'	104°13'08"	18.18'	S00°08'46"E	15.77'

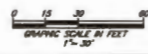


MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 13

MATCHLINE SEE SHEET 12



- LEGEND**
- DOTTED SET P.L.M., 4"x4" C.M. STAMPED L.B.#224
 - UNLESS OTHERWISE NOTED DOTTED FOUND P.L.M., 4"x4" C.M. STAMPED L.B.#224
 - UNLESS OTHERWISE NOTED DOTTED P.C.P., STAMPED L.B.#224
 - UNLESS OTHERWISE NOTED DOTTED O.C.D. DATA
 - CHORD BEARING
 - CHORD DISTANCE
 - CENTERLINE
 - CONCRETE MONUMENT
 - CITY OF ST. AUGUSTINE
 - CENTERLINE EASEMENT LENGTH
 - EASEMENT
 - FLORIDA POWER & LIGHT
 - UNCALCULATED LINE DATA
 - ARC LENGTH
 - LEASED BUSINESS
 - MAP BOOK
 - NON-RADIAL LOT LINE
 - NORTH AMERICAN NAD83 DATUM
 - OVERALL DISTANCE
 - OFFICIAL RECORDS BOOK
 - PLAT BOOK
 - POINT OF CURVATURE
 - PAGE
 - POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.M.C.P. PERMANENT CONTROL POINT
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - RADIAL LOT LINE
 - ROAD
 - RIGHT OF WAY
 - UNRESTRICTED FIRE ACCESS EASEMENT
 - CENTRAL ANGLE
 - SHEET REFERENCE NUMBER
 - --- MATCHLINE

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

STOKES LANDING

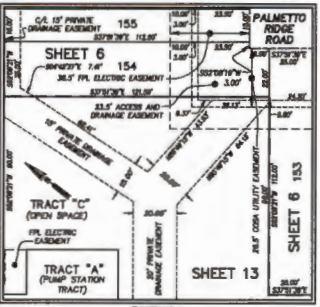
PART OF SECTION 50, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.
MATCHLINE SEE SHEET 2

MAP BOOK PAGE

SHEET 6 OF 13 SHEETS

SEE SHEET 2 FOR NOTES

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	24.83'	45°00'00"	18.00'	N29°24'48"W	18.00'
C3	24.83'	58°03'00"	20.50'	N22°38'48"E	24.47'
C4	23.00'	80°00'00"	26.13'	S07°00'00"W	32.53'
C13	37.83'	132°17'48"	8.80'	N48°10'24"W	8.87'
C14	37.83'	31°32'12"	20.82'	N22°40'24"E	20.89'
C15	37.83'	07°00'00"	0.20'	N88°40'24"W	0.20'
C16	37.83'	23°27'36"	15.44'	N05°00'24"E	15.34'
C17	37.83'	30°51'36"	20.38'	N32°13'04"E	20.13'
C18	37.83'	42°28'18"	2.88'	N48°33'42"E	2.88'
C19	10.00'	80°00'00"	15.71'	N07°00'21"W	14.14'
C20	11.83'	88°03'00"	12.18'	S22°38'48"E	11.88'
C21	11.83'	45°00'00"	8.28'	S29°24'48"W	8.05'



- LEGEND
- DENOTES SET PUBL. 4"x4" C.M. STAMPED L.B.#2824, UNLESS OTHERWISE NOTED
 - DENOTES FOUND PUBL. 4"x4" C.M. STAMPED L.B.#2824, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#2824, UNLESS OTHERWISE NOTED
 - CHORD BEARING
 - CHORD DISTANCE
 - CENTERLINE
 - C.M.A. CITY OF ST. AUGUSTINE
 - C.M.E. CENTERLINE EASEMENT LENGTH
 - C.M.C. FLORIDA POWER & LIGHT
 - C.M.F. TABLED LINE DATA
 - C.M.L. ARC LENGTH
 - C.M.N. LICENSED BUSINESS
 - C.M.P. MAP BOOK
 - C.M.R. NORTH-SOUTH LOT LINE
 - C.M.S. NORTH AMERICAN VERTICAL DATUM
 - C.M.T. OFFICIAL RECORD BOOK
 - C.M.U. PLAT BOOK
 - C.M.V. POINT OF CURVATURE
 - C.M.W. POINT OF TANGENCY
 - C.M.X. POINT OF COMPOUND CURVATURE
 - C.M.Y. PERMANENT CONTROL POINT
 - C.M.Z. POINT OF REVERSE CURVATURE
 - C.M.AA. PERMANENT REFERENCE MONUMENT
 - C.M.B. RADIAL LOT LINE
 - C.M.C. BACKSIGHT
 - C.M.D. RIGHT OF WAY
 - C.M.E. UNRESTRICTED FIRE ACCESS EASEMENT
 - C.M.F. CENTRAL ANGLE
 - C.M.G. SHEET REFERENCE NUMBER
 - C.M.H. MATCHLINE

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 643-8580
CERTIFICATE OF AUTHORIZATION NO. LB. 3834

LINE TABLE

LINE	BEARING	LENGTH
L3	S80°28'09"E	8.17'
L4	S80°28'09"E	24.08'

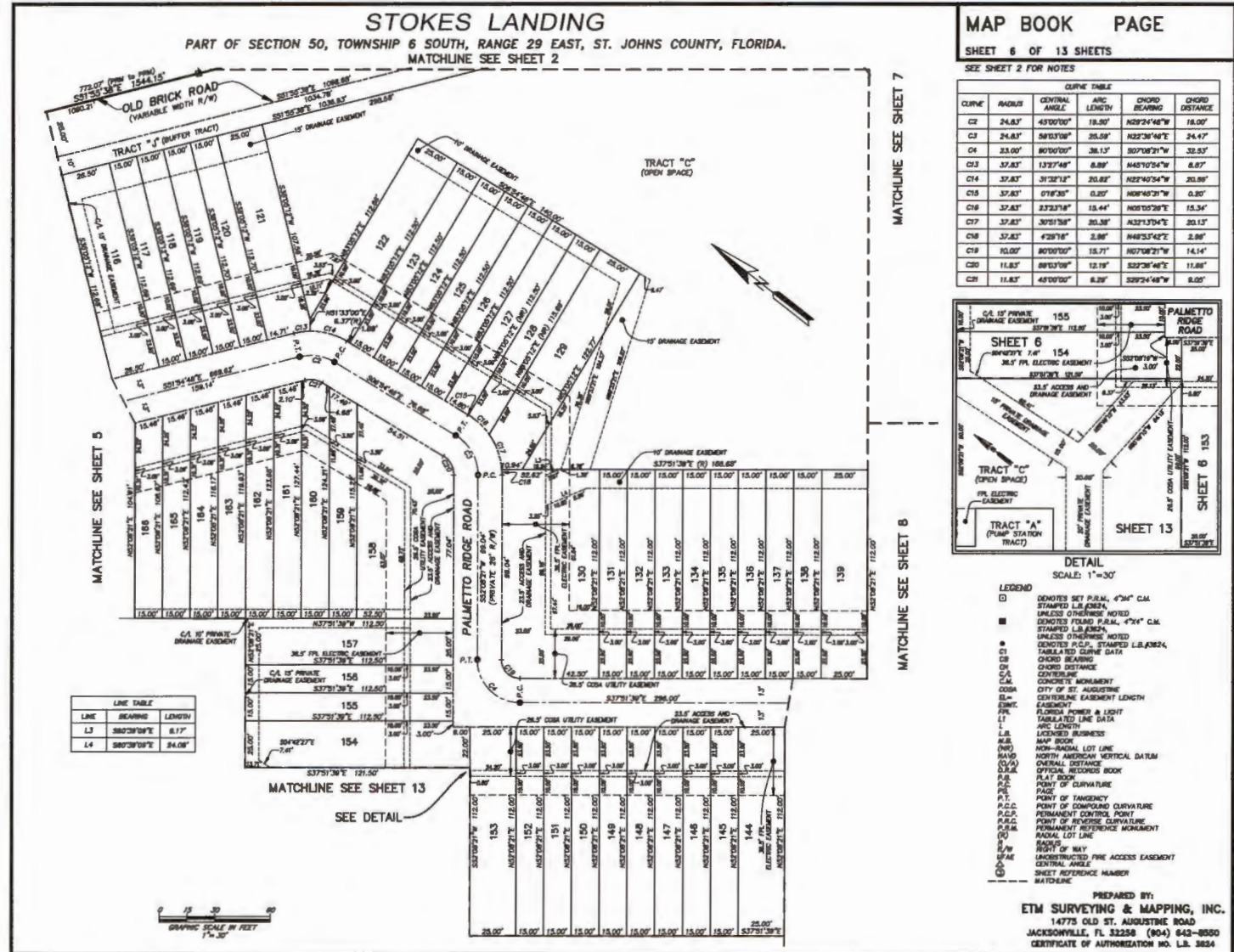


MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 13
SEE DETAIL



STOKES LANDING

PART OF SECTION 50, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 7 OF 13 SHEETS

SEE SHEET 2 FOR NOTES



MATCHLINE SEE SHEET 2

LINE	BEARING	LENGTH
L8	N49°50'31"E	18.06'

- LEGEND**
- DENOTES SET P.A.M. 4"X4" C.M.
 - ◻ STAMPED L.S.#/B.S.#
 - UNLESS OTHERWISE NOTED
 - DENOTES FIELD P.A.M. 4"X4" C.M.
 - ◻ STAMPED L.S.#/B.S.#
 - UNLESS OTHERWISE NOTED
 - DENOTES P.C./C.M. STAMPED L.S.#/B.S.#
 - TABULATED CURVE DATA
 - CHORD BEARING
 - CHORD DISTANCE
 - CENTERLINE
 - C.M. CONCRETE MONUMENT
 - C.S.M. CITY OF ST. AUGUSTINE
 - C.E.L. CENTERLINE EASEMENT LENGTH
 - EASEMENT
 - F.P.L. FLORIDA POWER & LIGHT
 - LI TABULATED LINE DATA
 - L.L. ARC LENGTH
 - L.B. LICENSED BUSINESS
 - M.B. MAP BOOK
 - (NR) NON-RADIAL LOT LINE
 - (NAD) NORTH AMERICAN VERTICAL DATUM
 - (O.D.) OVERALL DISTANCE
 - (S.A.) OFFICIAL RECORDS BOOK
 - (P.B.) PLAT BOOK
 - (P.C.) POINT OF CURVATURE
 - (P.T.) POINT OF TANGENCY
 - (P.C.P.) POINT OF COMPOUND CURVATURE
 - (P.C.P.) PERMANENT CONTROL POINT
 - (P.M.C.) POINT OF REVERSE CURVATURE
 - (P.R.M.) PERMANENT REFERENCE MONUMENT
 - (R.L.L.) RADIAL LOT LINE
 - (R) RADIUS
 - (R.W.) RIGHT OF WAY
 - (U.F.A.) UNOBSTRUCTED FIRE ACCESS EASEMENT
 - (C.A.) CENTRAL ANGLE
 - (S.R.N.) SHEET REFERENCE NUMBER
 - - - MATCHLINE

MATCHLINE SEE SHEET 6



MATCHLINE SEE SHEET 8

SANDY PINES SUBDIVISION
(UNRECORDED PLAT)

OLD BRICK ROAD
(VARIABLE WIDTH R/W)

TRACT "A"
(OPEN SPACE)

TRACT "J" (BUFFER TRACT)

TRACT "C"
(OPEN SPACE)

TRACT "G"
(CONSERVATION)

TRACT "D"
(OPEN SPACE)

NORTH DUNE VILLAGE
M.B. 10, P.C. 15

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32256 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.S. 3824

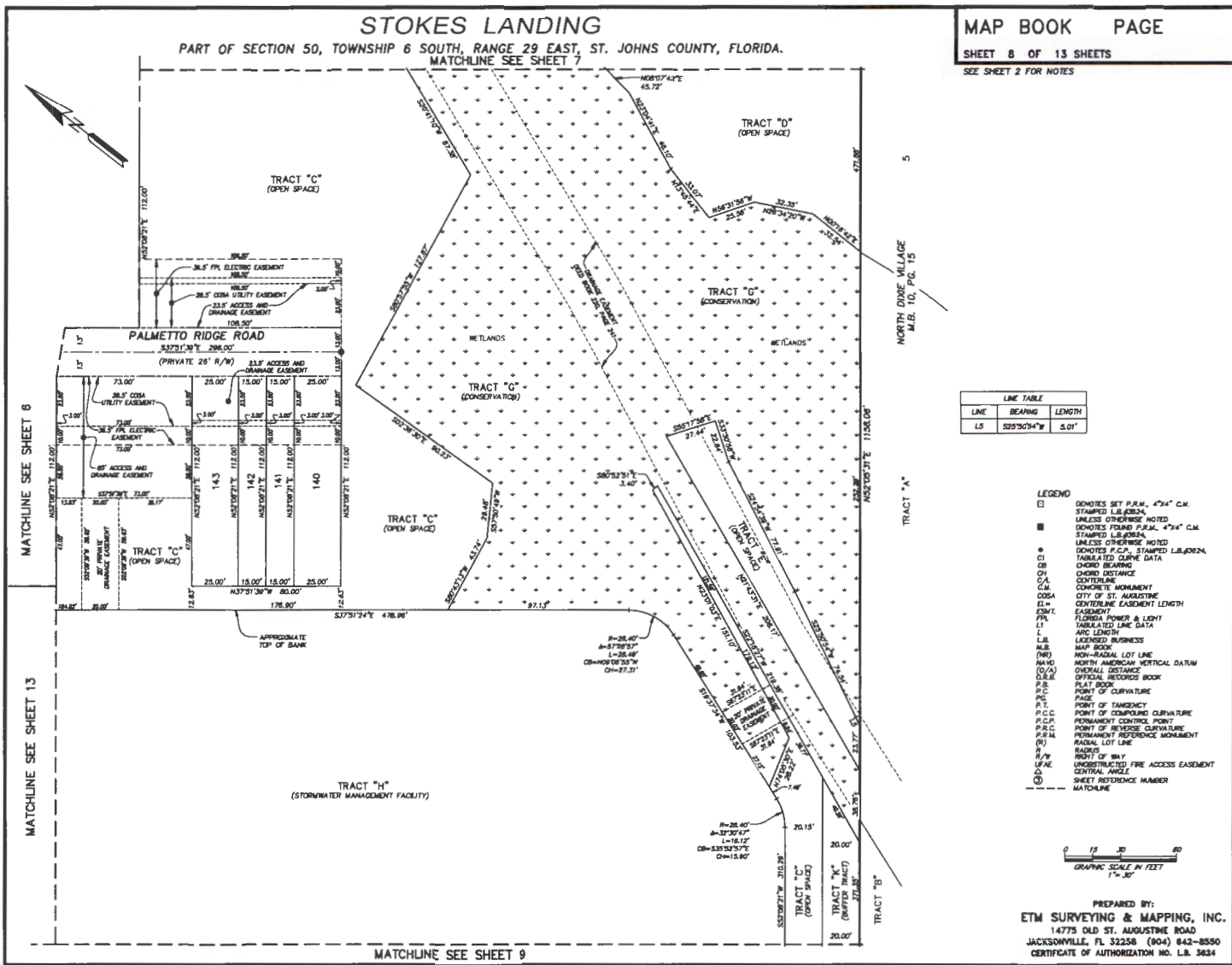
STOKES LANDING

PART OF SECTION 50, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.
MATCHLINE SEE SHEET 7

MAP BOOK PAGE

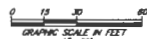
SHEET 8 OF 13 SHEETS

SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L5	S29°03'4"W	5.01'

- LEGEND**
- DONOR'S SET P.R.M., 4"x4" C.M.
 - STAMPED L.B. BOOK
 - UNLESS OTHERWISE NOTED
 - DONOR'S FOUND P.R.M., 4"x4" C.M.
 - STAMPED L.B. BOOK
 - UNLESS OTHERWISE NOTED
 - DONOR'S P.C.P., STAMPED L.B. BOOK
 - TABULATED CURVE DATA
 - CH CHORD BEARING
 - CD CHORD DISTANCE
 - C.M. CENTERLINE MONUMENT
 - COSA CITY OF ST. AUGUSTINE
 - EL+ CENTERLINE EASEMENT LENGTH
 - ESMT EASEMENT
 - FLA FLORIDA POWER & LIGHT
 - TABLED LINE DATA
 - ANG LENGTH
 - L.B. LICENSED BUSINESS
 - MAP BOOK
 - (NW) NON-RADIAL LOT LINE
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - (O.A.) ORIGNAL DISTANCE
 - D.R.S. OFFICIAL RECORDS BOOK
 - P.L. PLAT BOOK
 - P.C. POINT OF CURVATURE
 - P.C. PAGE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.C.P. PERMANENT CONTROL POINT
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - (R) RADIAL LOT LINE
 - R RADIUS
 - R/L RIGHT OF WAY
 - UFAE UNSTRUCTURED FIRE ACCESS EASEMENT
 - ∠ CENTRAL ANGLE
 - ① SHEET REFERENCE NUMBER
 - MATCHLINE



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STOKES LANDING

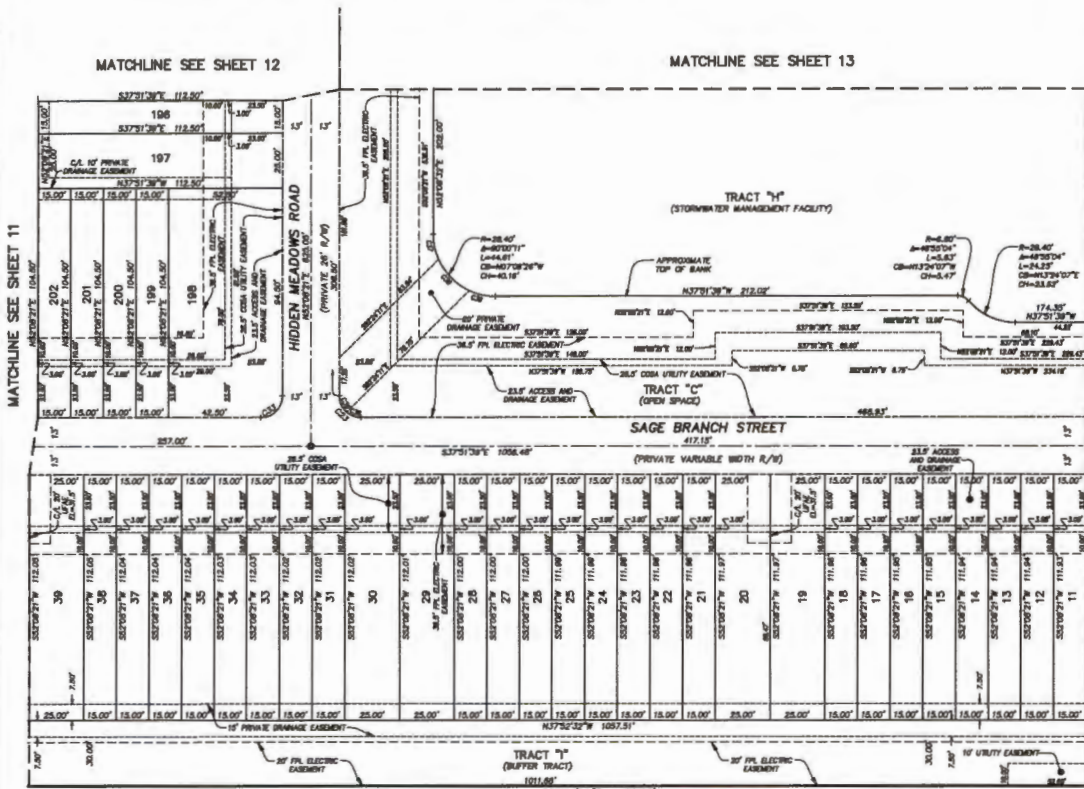
PART OF SECTION 50, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 10 OF 13 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C23	10.00'	80°00'00"	18.71'	S07°08'21"W	14.14'
C33	10.00'	80°00'00"	18.71'	S82°51'39"E	14.14'
C38	10.00'	48°31'18"	8.43'	S27°52'41"W	8.22'
C39	10.00'	42°28'41"	7.24'	S17°07'19"E	7.06'
C37	26.40'	23°46'37"	11.81'	S40°33'43"W	11.73'
C36	26.40'	47°44'07"	20.44'	S07°41'36"W	20.00'
C35	26.40'	24°38'34"	12.36'	S20°32'22"E	12.27'



MATCHLINE SEE SHEET 9



- LEGEND**
- DEDICATED SET P.U.M. 4"X4" C.M. STAMPED I.B.#2824, UNLESS OTHERWISE NOTED
 - DEDICATED FOUND P.U.M. 4"X4" C.M. STAMPED I.B.#2824, UNLESS OTHERWISE NOTED
 - DEDICATED P.C.P., STAMPED L.R.#2824, TABULATED CURVE DATA
 - CHORD BEARING
 - CHORD DISTANCE
 - CENTERLINE
 - CONCRETE MONUMENT
 - CITY OF ST. AUGUSTINE
 - CENTERLINE EASEMENT LENGTH
 - EASEMENT
 - FLORIDA POWER & LIGHT
 - TABULATED LINE DATA
 - ARC LENGTH
 - LICENSED BUSINESS
 - MAP BOOK
 - NON-RADIAL LOT LINE
 - NORTH AMERICAN VERTICAL DATUM
 - OVERALL DISTANCE
 - OFFICIAL RECORD BOOK
 - PLAT BOOK
 - POINT OF CURVATURE
 - POINT OF TANGENCY
 - POINT OF COMPOUND CURVATURE
 - PERMANENT CONTROL POINT
 - PERMANENT REFERENCE CURVATURE
 - PERMANENT REFERENCE MONUMENT
 - RADIAL LOT LINE
 - RADIUS
 - RIGHT OF BAY
 - UNOBSTRUCTED FIRE ACCESS EASEMENT
 - CENTRAL ANGLE
 - SHEET REFERENCE NUMBER
 - MATCHLINE

U.S. HIGHWAY No. 1
(STATE ROAD No. 5)
(VARIABLE WIDTH R/W)



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ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3834

