

**RESOLUTION NO. 2023-308**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
CORDOVA PALMS PHASE THREE.**

**WHEREAS, VPDF CORDOVA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER,** has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Cordova Palms Phase Three.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,** as follows:

**Section 1.** The above-described subdivision plat and its dedicated areas depicted thereon are conditionally approved and accepted by the Board of County Commissioners of St. Johns County, Florida subject to Sections 2, 3, 4, 5 and 6.

**Section 2.** A Required Improvements Bond in the amount of \$3,263,622.91 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$690,795.15 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.

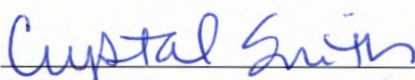
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 5<sup>th</sup> day of September, 2023.

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

Rendition Date SEP 06 2023

BY:   
Christian Whitehurst, Chair

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

  
Deputy Clerk



# CORDOVA PALMS PHASE THREE

A PORTION OF SECTIONS 10 AND 15, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 1 OF 14 SHEET

SEE SHEET 2 FOR NOTES

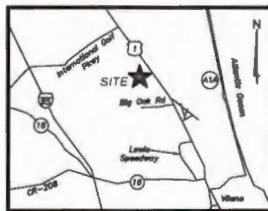
**CAPTION**

A portion of Section 10 and 15, Township 6 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southeastern corner of said Section 15, Section North 02°32'21" West, along the Western line of said Section 15, a distance of 3958.88 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 02°32'21" West, along said Western line, 2658.81 feet to the Southeastern corner of said Section 10; thence North 01°26'46" West, along the Western line of said Section 10, a distance of 1736.30 feet; thence South 20°23'26" East, bearing said Western line, 1881.80 feet; thence South 52°31'23" East, 30.00 feet; thence South 83°12'34" East, 100.75 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 63°07'54", an arc length of 36.48 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 35°08'12" East, 53.33 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 428.00 feet, through a central angle of 161°23'07", an arc length of 135.08 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 67°47'24" East, 134.50 feet; thence South 37°18'42" West, 324.25 feet; thence South 27°07'28" East, 1033.01 feet to a point lying on the boundary line of Cordova Palms Phase One, a plat recorded in Map Book 115, pages 25 through 41 of the Public Records of said county; thence Southerly along said boundary line the following 17 courses: Course 1, thence South 12°01'30" West, 148.39 feet to a point on a non-tangent curve concave Westerly having a radius of 738.00 feet; Course 2, thence Southerly along the arc of said curve, through a central angle of 08°25'43", an arc length of 120.38 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 12°36'54" East, 120.82 feet; Course 3, thence South 83°12'36" West, 86.53 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet; Course 4, thence Northwesterly along the arc of said curve, through a central angle of 85°21'06", an arc length of 37.31 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 54°11'30" West, 33.80 feet; Course 5, thence South 78°54'54" West, 50.00 feet to a point on a non-tangent curve concave Westerly having a radius of 385.00 feet; Course 6, thence Southerly along the arc of said curve, through a central angle of 02°20'53", an arc length of 23.15 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 10°19'28" East, 23.15 feet; Course 7, thence South 80°54'57" West, 120.00 feet to a point on a non-tangent curve concave Westerly having a radius of 440.00 feet; Course 8, thence Southerly along the arc of said curve, through a central angle of 03°26'21", an arc length of 28.28 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 07°22'57" East, 28.58 feet; Course 9, thence South 82°28'42" East, 242.77 feet to the point of curvature of a curve concave Easterly having a radius of 855.00 feet; Course 10, thence Southerly along the arc of said curve, through a central angle of 12°29'14", an arc length of 188.33 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 11°54'17" East, 185.96 feet; Course 11, thence South 82°08'20" East, 215.68 feet to the point of curvature of a curve concave Westerly having a radius of 155.00 feet; Course 12, thence Southerly along the arc of said curve, through a central angle of 22°28'47", an arc length of 81.21 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 08°44'58" East, 80.71 feet; Course 13, thence South 04°30'54" West, 82.89 feet; Course 14, thence North 85°28'08" West, 30.72 feet; Course 15, thence South 04°30'54" West, 50.00 feet; Course 16, thence South 89°29'08" East, 63.26 feet; Course 17, thence South 04°30'54" West, 146.52 feet; thence South 89°15'00" West, bearing said boundary line, 894.07 feet to the Point of Beginning.

Containing 84.42 acres, more or less.



VICINITY MAP (NOT TO SCALE)

**ADOPTION AND DEDICATION**

This is to certify that WPC Cordova, LLC, a Delaware limited liability company ("Owner"), is the lawful owner of the lands described in the caption above herein which shall hereafter be known as CORDOVA PALMS PHASE THREE, and have caused the same to be surveyed and subdivided, and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands.

The road right of way shown on this plat, shall remain the property of St. Johns, its successors and assigns, in perpetuity for maintenance of its rights of way, access, and drainage improvements which are now or hereafter constructed thereon.

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

Tracts "A", "C", "D", "E" and "F" (Open Space), Tract "B" (Community Park), Tract "G" (Stormwater Management Facility & Drainage Easement) and Tracts 1, 2 and 3 (Conveyance Area) are the sole and exclusive property of the Cordova Palms Community Development District (CDD). Its successors and assigns provided however, the CDD reserves the right to convey title to said tracts to an entity or person, including without limitation, a property owners' association, a municipal services utility 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 privately owned and the said and exclusive 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 all means of obligation of maintenance and operation thereof under the plat.

Those easements designated as "791 Easements" are hereby irrevocably dedicated to Florida Power & Light Company, its successors and assigns, for its use in connection 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.

Those easements designated as "3.5 Access Easements" are hereby irrevocably dedicated to the Florida Power & Light Company, its successors and assigns, for its use in connection with its underground electrical system. The "791 Access and Electrical Easements" are for connecting the "791 Easements" to maintain, repair and replace the electric utility improvements located within said easements, together with the right to cross over and under the "791 Access and Electrical Easements" for the installation and maintenance of electric facilities. No electric facilities shall be installed within the "791 Access and Electrical Easements" paralleling the easement property without the written consent 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 as and with the authority of its board of directors.

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

This is to certify that this plat of Cordova Palms Phase Three has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this \_\_\_\_\_ day of \_\_\_\_\_, 2023. This acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

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

**CERTIFICATE OF APPROVAL- GROWTH MANAGEMENT DEPARTMENT**

This is to certify that this plat of Cordova Palms Phase Three has been submitted and approved by the County Growth Management Department for St. Johns County, Florida, on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

**CERTIFICATE OF REVIEW-COUNTY ATTORNEY**

This is to certify that this plat of Cordova Palms Phase Three has been examined and reviewed by the Office of the St. Johns County Attorney on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

**CERTIFICATE OF CLERK**

This is to certify that this plat has been examined and approved and that it complies in form with the requirements of Part 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. Peña, Clerk  
Clerk of the Circuit Court & Comptroller \_\_\_\_\_

**CERTIFICATE OF PLAT REVIEW**

This is to certify that this plat 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, P.E.M., County Surveyor  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 5513 \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, the undersigned, being currently licensed and registered by the State of Florida as a Professional Surveyor and Mapper, do 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 1, Chapter 177, Florida Statutes.

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

Shel L. Pittman  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 4827 \_\_\_\_\_

**OWNER**

WPC Cordova LLC  
a Delaware limited liability company

Witness \_\_\_\_\_

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

BT

Witness \_\_\_\_\_

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

**STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_**

The foregoing instrument was subscribed before me, by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_ of WPC Cordova LLC, a Delaware limited liability company on behalf of the company, who [ ] is presently known to me or who [ ] has produced \_\_\_\_\_ as identification.

Notary Public, State of \_\_\_\_\_ of Large \_\_\_\_\_

My Commission expires \_\_\_\_\_

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

Commission Number \_\_\_\_\_

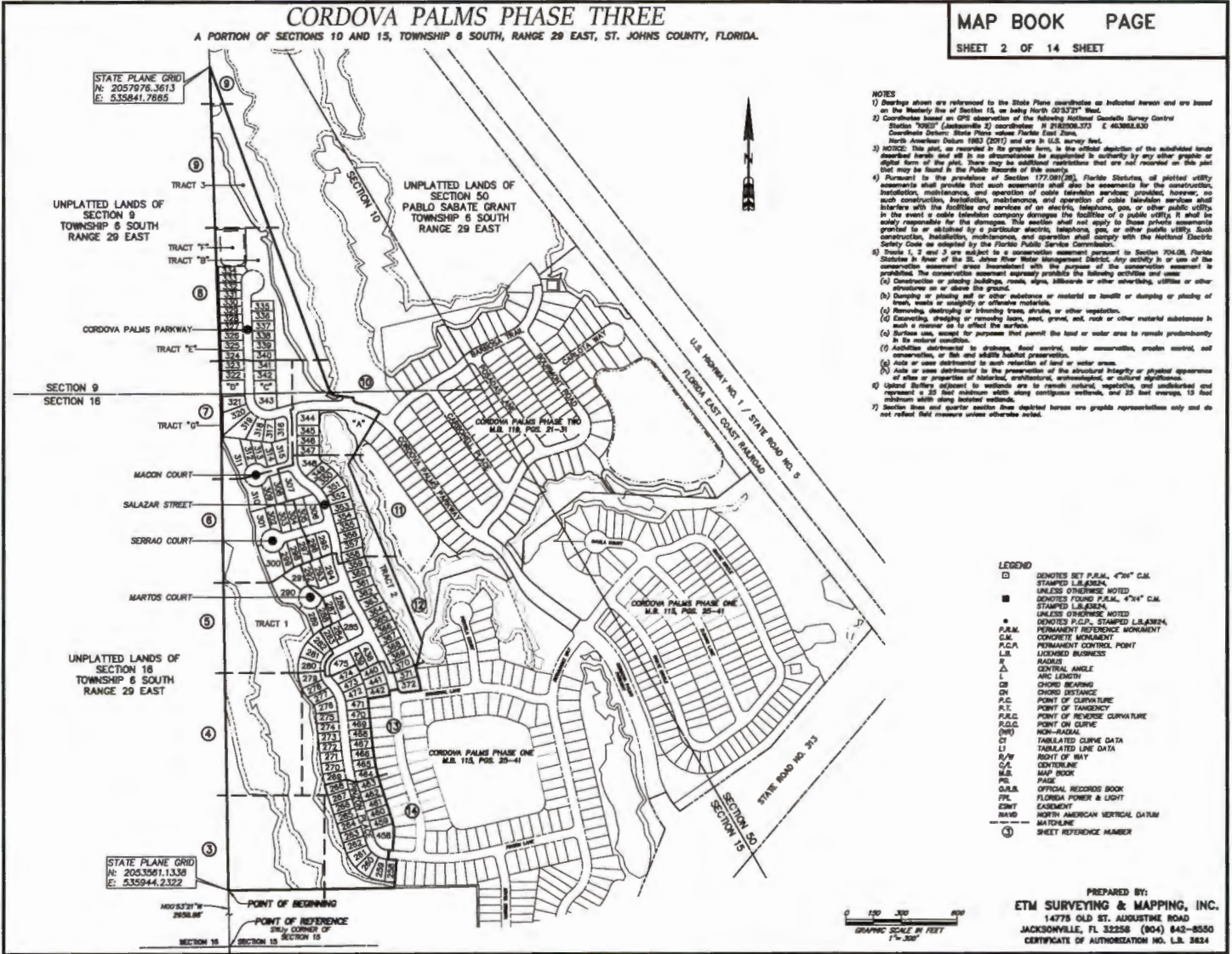
PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32256 (904) 842-8550  
CERTIFICATE OF AUTHORIZATION NO. LR 3624



# CORDOVA PALMS PHASE THREE

A PORTION OF SECTIONS 10 AND 15, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

**MAP BOOK PAGE**  
SHEET 2 OF 14 SHEET



- NOTES**
- 1) Overlays shown are referenced to the State Plane coordinates as indicated herein and are based on the Meridian Line of Section 15, as being North 00°32'31" West.
  - 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "ORIS" (Antennas 2) coordinates N 2162008.373 E 463824.630  
Datum: Florida State Plane Florida East Zone.
  - 3) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and all its dimensions be regulated by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
  - 4) Pursuant to the provisions of Section 177.081(2)(b), Florida Statutes, all plotted 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 it shall become necessary to determine 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 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.
  - 5) Tracts 1, 2 and 3 are subject to a conservation easement pursuant to Section 704.08, 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, roads, dikes, levees or other structures, utilities or other structures on or above the ground.
    - (b) Dumping or placing soil or other substances or material on, beneath or adjacent to or above the ground, water or unsightly or offensive material.
    - (c) Removing, destroying or interfering trees, shrubs, or other vegetation.
    - (d) Encroaching, dredging or reworking sand, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
  - 6) Surface use, except for purposes that prevent the land or water area to remain predominantly in its natural condition.
  - 7) Activities detrimental to drainage, flood control, water conservation, erosion control, and conservation, or fish and wildlife habitat preservation.
  - 8) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of other or properties of historical, architectural, archaeological, or cultural significance.
  - 9) Upland buffers adjacent to wetlands are to remain natural, vegetated, and undisturbed and represent a 25 foot minimum width along contiguous wetlands, and 25 foot average, 15 foot minimum width along isolated wetlands.
  - 7) Section lines and quarter section lines depicted herein are graphic representations only and do not reflect field measures unless otherwise noted.

**LEGEND**

□	NOTES SET P.A.M. 4"x6" C.M.
□	STAMPED L.L.B.S. UNLESS OTHERWISE NOTED
■	NOTES FOUND P.A.M. 4"x4" C.M.
■	STAMPED L.L.B.S. UNLESS OTHERWISE NOTED
■	PERMANENT REFERENCE MONUMENT
■	CONCRETE MONUMENT
■	PERMANENT CONTROL POINT
■	LICENSED BUSINESS
△	CENTRAL ANGLE
△	ARC LENGTH
△	CHORD BEARING
△	CHORD DISTANCE
△	POINT OF CURVATURE
△	POINT OF TANGENCY
△	POINT OF REVERSE CURVATURE
△	POINT ON CURVE
△	NON-TANGENT
△	TANGENTIAL CURVE DATA
△	TANGENTIAL LINE DATA
△	POINT OF BAY
△	CENTERLINE
△	MAP BOOK
△	PL
△	OFFICIAL RECORDS BOOK
△	FL
△	FLORIDA POWER & LIGHT
△	EASEMENT
△	ENCL
△	NORTH AMERICAN VERTICAL DATUM
△	BATCHLINE
③	SHEET REFERENCE NUMBER

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32256 (904) 842-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

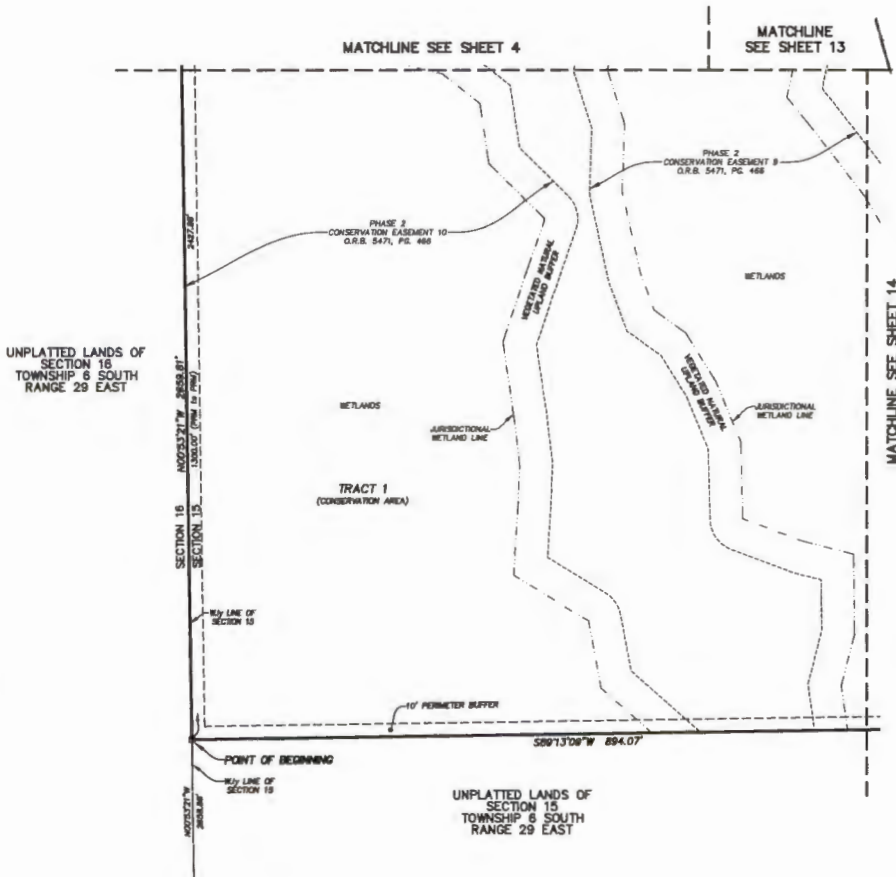
# CORDOVA PALMS PHASE THREE

A PORTION OF SECTIONS 10 AND 15, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

**MAP BOOK PAGE**

SHEET 3 OF 14 SHEET

SEE SHEET 2 FOR NOTES



- LEGEND**
- GENIES SET P.P.M., 4"X4" C.M.  
STAMPED L.B.#824.  
UNLESS OTHERWISE NOTED
  - GENIES FOUND P.P.M., 4"X4" C.M.  
STAMPED L.B.#824.  
UNLESS OTHERWISE NOTED
  - \* GENIES P.C.P., STAMPED L.B.#824.
  - P.P.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - # HUBS
  - Δ CENTRAL ANGLE
  - ∠ ARC LENGTH
  - ∩ CHORD BEARING
  - CHD CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.A.C. POINT OF REVERSE CURVATURE
  - P.O.C. POINT OF CURVE
  - (M) NON-RADIAL
  - ∩ TABULATED CURVE DATA
  - ∩∩ TABULATED LINE DATA
  - P/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - PR. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - FL. FLORIDA POWER & LIGHT
  - E.M.T. EASEMENT
  - N.A.D. NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE
  - ③ SHEET REFERENCE NUMBER



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32256 (904) 842-8550  
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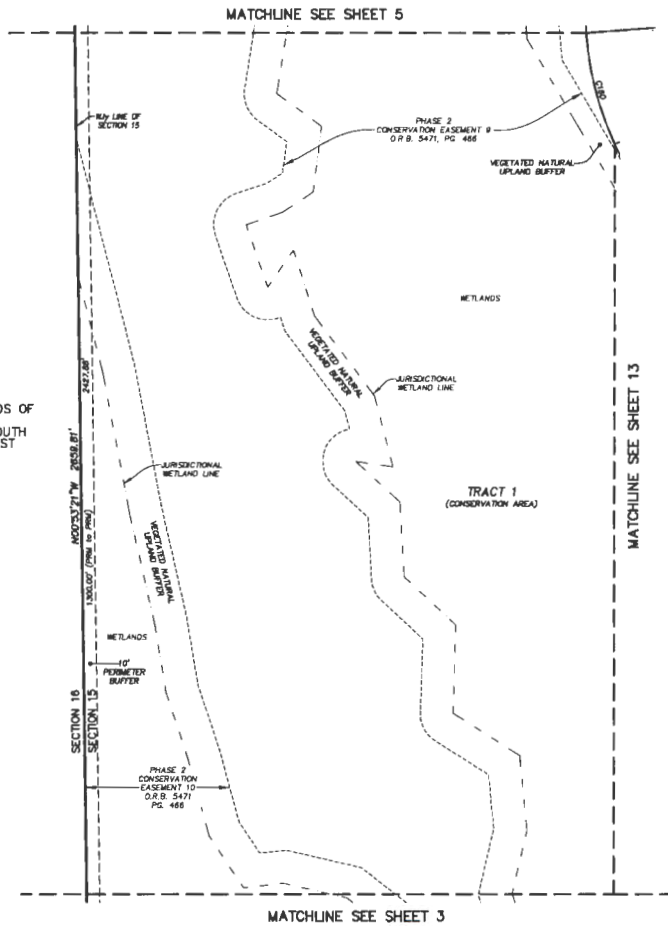
# CORDOVA PALMS PHASE THREE

A PORTION OF SECTIONS 10 AND 15, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

**MAP BOOK PAGE**

SHEET 4 OF 14 SHEET

SEE SHEET 2 FOR NOTES



UNPLATTED LANDS OF SECTION 16 TOWNSHIP 6 SOUTH RANGE 29 EAST

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C180	245.00'	202°27'34"	87.48'	S14°43'00"E	87.02'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED I.L.B.#8284. UNLESS OTHERWISE NOTED DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED I.L.B.#8284.
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED I.L.B.#8284. UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED I.L.B.#8284.
  - PERMANENT REFERENCE MONUMENT
  - CONCRETE MONUMENT
  - PERMANENT CONTROL POINT
  - LICENSED BUSINESS
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - OB CHORD BEARING
  - OH CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.O.C. POINT ON CURVE
  - (R&D) NON-RADIAL
  - CT TABLED CURVE DATA
  - LT TABLED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - PG. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - FLS. FLORIDA POWER & LIGHT
  - EASEMENT
  - DNMT NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE
  - ① SHEET REFERENCE NUMBER



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32256 (904) 842-8550  
 CERTIFICATE OF AUTHORIZATION HG. L.B. 3624

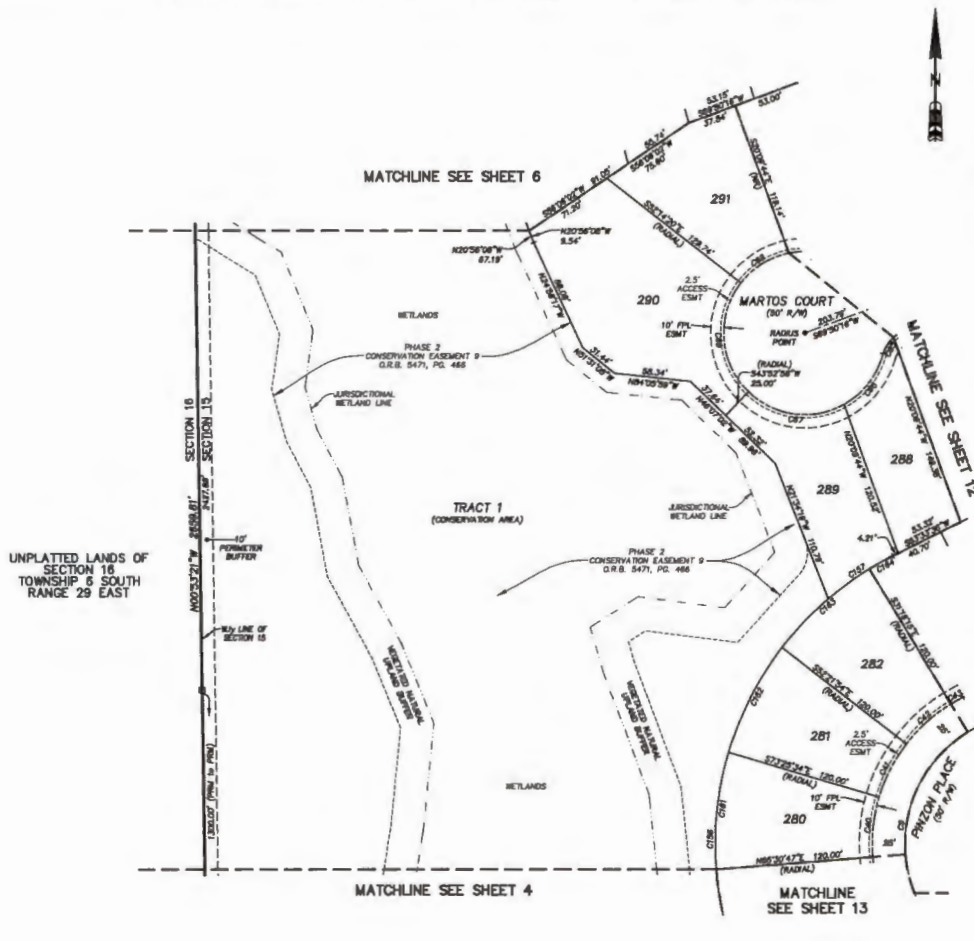
# CORDOVA PALMS PHASE THREE

A PORTION OF SECTIONS 10 AND 15, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

**MAP BOOK PAGE**

SHEET 5 OF 14 SHEET

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C9	100.00'	110°24'29"	182.70'	N08°21'22"E	104.24'
C40	125.00'	21°03'39"	45.85'	S09°02'37"W	45.89'
C41	125.00'	21°03'39"	45.85'	S27°06'18"W	45.89'
C42	125.00'	21°03'39"	45.85'	S48°09'50"W	45.89'
C43	125.00'	4°31'31"	10.61'	S81°07'41"W	10.61'
C65	25.00'	34°23'30"	15.01'	S32°04'48"W	14.79'
C86	62.00'	46°10'20"	48.88'	N38°00'12"E	48.82'
C87	62.00'	72°47'38"	78.77'	S82°30'50"E	73.58'
C88	62.00'	83°53'42"	80.77'	S04°10'41"E	82.87'
C89	62.00'	40°30'30"	44.20'	S08°11'03"W	43.27'
C106	245.00'	88°28'31"	412.53'	S01°23'33"W	365.20'
C107	245.00'	11°30'18"	88.98'	S88°35'37"W	58.43'
C101	245.00'	21°03'39"	80.06'	S08°03'37"W	86.55'
C102	245.00'	21°03'39"	80.06'	S27°06'18"W	86.55'
C143	245.00'	21°03'39"	80.06'	S48°09'50"W	86.55'
C184	245.00'	4°31'31"	20.20'	S81°07'41"W	20.20'

- LEGEND**
- DIMOTES SET P.U.M., 4"X4" C.M. STAMPED L.L.E.R.S. UNLESS OTHERWISE NOTED
  - DIMOTES FIELD P.U.M., 4"X4" C.M. STAMPED L.L.E.R.S. UNLESS OTHERWISE NOTED
  - DIMOTES P.C.P., STAMPED L.L.E.R.S. UNLESS OTHERWISE NOTED
  - P.U.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.S. LICENSED SURVEYOR
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CD CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.O.C. POINT OF BEGINNING CURVATURE
  - P.O.E. POINT OF END CURVATURE
  - NSI NON-RADIUS
  - CI TABULATED CURVE DATA
  - LI TABULATED LINE DATA
  - N/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.S. MAIN ROAD
  - PL PAGE
  - Q.R.S. OFFICIAL RECORDS BOOK
  - F.P.L. FLORIDA POWER & LIGHT
  - EASMT EASEMENT
  - NAD80 NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE SHEET REFERENCE NUMBER

UNPLATTED LANDS OF SECTION 18 TOWNSHIP 6 SOUTH RANGE 29 EAST



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 842-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.S. 3634



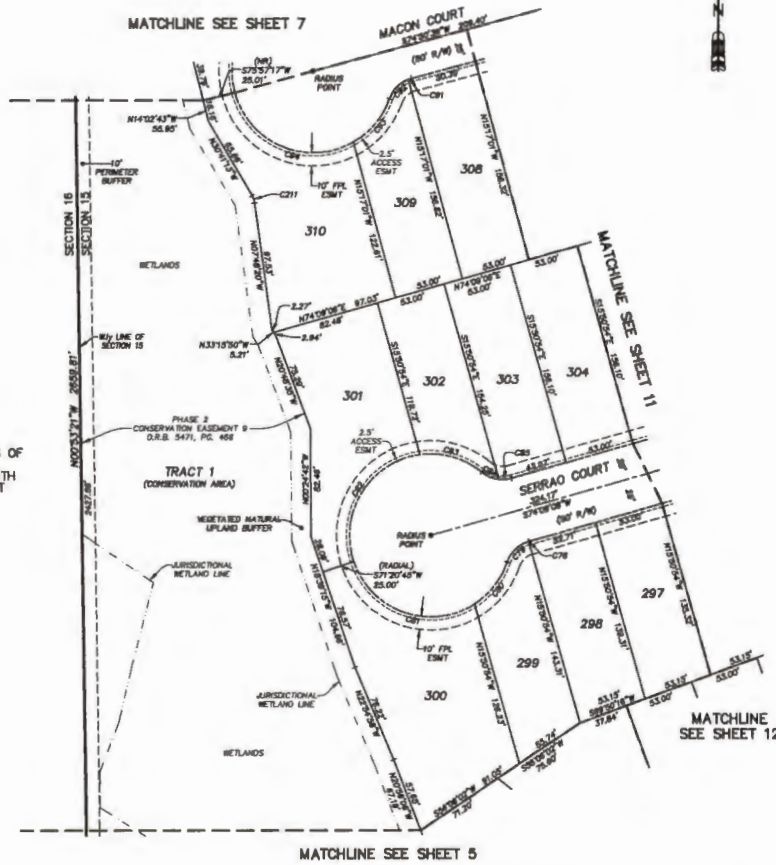
# CORDOVA PALMS PHASE THREE

A PORTION OF SECTIONS 10 AND 15, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 6 OF 14 SHEET

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C78	25.00'	0°39'28"	0.39'	S72°49'23"W	0.39'
C79	25.00'	54°15'48"	23.86'	S48°21'48"W	22.80'
C80	82.00'	38°07'48"	41.38'	N38°17'48"E	40.00'
C81	82.00'	103°09'00"	112.32'	S70°38'47"E	87.70'
C82	82.00'	100°30'53"	108.22'	S71°48'43"W	85.63'
C83	82.00'	48°47'42"	50.84'	N74°18'31"W	48.84'
C84	25.00'	32°48'04"	14.29'	S87°18'12"E	14.10'
C85	25.00'	22°10'10"	8.87'	N85°14'11"E	8.81'
C86	25.00'	57°07'08"	2.82'	S71°30'38"W	2.82'
C87	25.00'	48°58'18"	21.28'	S44°23'02"W	20.70'
C88	82.00'	40°17'00"	43.80'	N40°04'03"E	42.70'
C89	82.00'	104°38'00"	113.20'	S87°28'02"E	88.17'
C91	15.00'	22°52'53"	5.89'	N18°14'17"W	5.80'

UNPLATTED LANDS OF SECTION 18 TOWNSHIP 6 SOUTH RANGE 29 EAST

- LEGEND**
- DENOTES SET P.M.M., 4"X4" C.M. STAMPED L.B. JORDA, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.M.M., 4"X4" C.M. STAMPED L.B. JORDA, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B. JORDA, UNLESS OTHERWISE NOTED
  - P.M.M. PERMANENT MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - R. RADIUS
  - A. CENTRAL ANGLE
  - L. ARC LENGTH
  - CB. CHORD BEARING
  - CD. CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.O.C. POINT ON CURVE
  - NON-RADIAL NON-RADIAL
  - (DW) TABULATED CURVE DATA
  - LI TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - PD. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - F.P.L. FLORIDA POWER & LIGHT
  - E.M.T. EASEMENT
  - RAID NORTH AMERICAN METRIC DATUM
  - MATCHLINE MATCHLINE
  - (3) 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.B. 3834



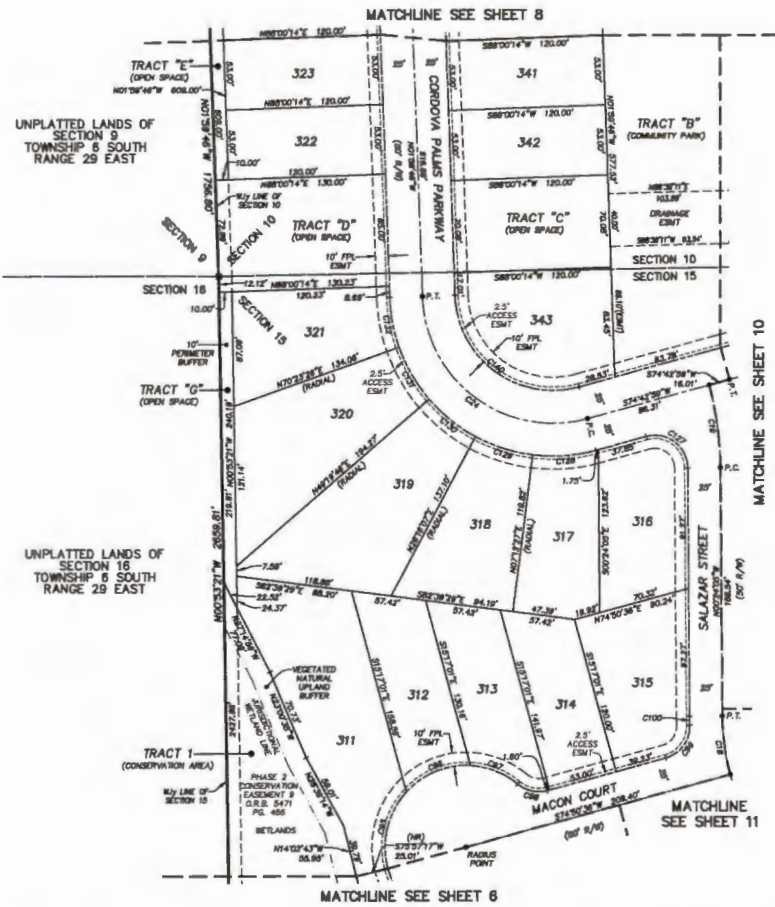
# CORDOVA PALMS PHASE THREE

A PORTION OF SECTIONS 10 AND 15, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

**MAP BOOK PAGE**

SHEET 7 OF 14 SHEET

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C18	175.00'	144°58'	48.07'	N02°44'44"W	44.84'
C19	380.00'	14°34'58"	63.27'	N02°41'10"W	63.40'
C24	100.00'	103°17'18"	180.27'	N53°38'24"W	126.83'
C25	62.00'	57°24'30"	62.30'	S13°38'45"W	28.71'
C26	62.00'	80°28'30"	65.18'	S67°03'44"W	43.38'
C27	62.00'	38°22'14"	39.38'	N68°03'19"W	38.70'
C28	65.00'	54°50'14"	23.86'	S77°41'47"E	23.08'
C29	65.00'	77°09'27"	33.67'	N36°15'48"E	31.16'
C30	200.00'	15°42'30"	8.88'	S01°21'33"E	6.88'
C32	25.00'	104°32'38"	45.78'	N52°07'33"W	38.84'
C38	125.00'	22°29'28"	48.07'	N85°27'43"E	46.75'
C39	125.00'	21°03'38"	45.85'	S72°18'43"E	45.89'
C30	125.00'	21°03'38"	45.85'	S01°18'03"E	45.89'
C31	125.00'	21°03'38"	45.85'	S30°08'24"E	45.89'
C32	125.00'	17°38'48"	38.43'	S10°48'10"E	38.88'
C34	75.00'	103°17'18"	135.28'	S33°38'24"E	117.63'

- LEGEND**
- DENOTES SET P.A.M. 4"x4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.A.M. 4"x4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
  - CONCRETE MONUMENT
  - PERMANENT REFERENCE MONUMENT
  - PERMANENT CONTROL POINT
  - LICENSED BUSINESS
  - RADIUS
  - CENTRAL ANGLE
  - ARC LENGTH
  - CHORD BEARING
  - CHORD DISTANCE
  - POINT OF CURVATURE
  - POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
  - POINT ON CURVE
  - NON-RADIAL
  - TABULATED CURVE DATA
  - TABULATED LINE DATA
  - RIGHT OF WAY
  - CENTERLINE
  - MAP BOOK
  - PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - F.P.L. FLORIDA POWER & LIGHT
  - EASEMENT
  - NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE
  - 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.B. 3634

# CORDOVA PALMS PHASE THREE

A PORTION OF SECTIONS 10 AND 15, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

**MAP BOOK PAGE**

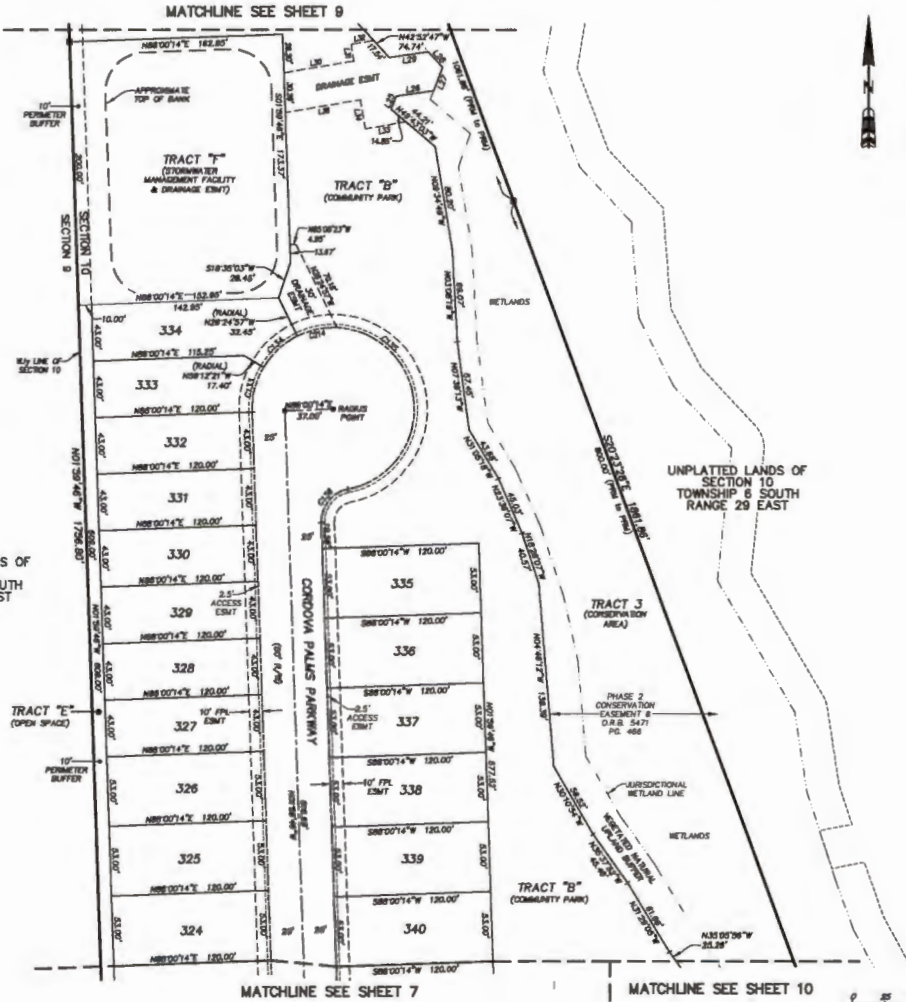
SHEET 8 OF 14 SHEET

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1.33	62.00'	32°47'24"	35.41'	S14°33'28"W	35.00'
C1.34	62.00'	32°47'24"	35.41'	S47°11'31"W	35.00'
C1.35	62.00'	180°46'30"	211.80'	N18°30'10"W	122.82'
C1.36	25.00'	81°24'33"	35.53'	S38°42'28"W	32.61'
C2.14	62.00'	28°38'18"	31.31'	S78°03'12"W	30.68'

LINE TABLE		
LINE	BEARING	LENGTH
L.25	N21°28'11"E	10.80'
L.26	N81°38'08"W	28.82'
L.27	N31°28'11"E	18.18'
L.28	N42°28'48"W	16.22'
L.29	S81°38'08"W	30.34'
L.30	N80°25'11"E	54.22'
L.31	N00°34'49"W	12.78'
L.32	N80°25'11"E	17.40'
L.33	S80°25'11"W	31.80'
L.34	N00°34'49"W	22.31'
L.35	S80°25'11"W	46.22'

- LEGEND**
- DENOTES SET P.R.M. 4"x4" C.M. STAMPED L.B.#2824, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M. 4"x4" C.M. STAMPED L.B.#2824, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#2824, UNLESS OTHERWISE NOTED
  - PERMANENT REFERENCE MONUMENT
  - CONCRETE MONUMENT
  - PERMANENT CONTROL POINT
  - LOCKED BUSINESS
  - RADIUS
  - CENTRAL ANGLE
  - ARC LENGTH
  - CHORD BEARING
  - CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.M.C. POINT OF REVERSE CURVATURE
  - P.O.C. POINT ON CURVE
  - (NR) NON-RADIUS
  - CT TABLED CURVE DATA
  - LI TABLED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.P.L. FLORIDA POWER & LIGHT
  - E.S.M.T. EASEMENT
  - N.A.M.S. NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE
  - SHEET REFERENCE NUMBER



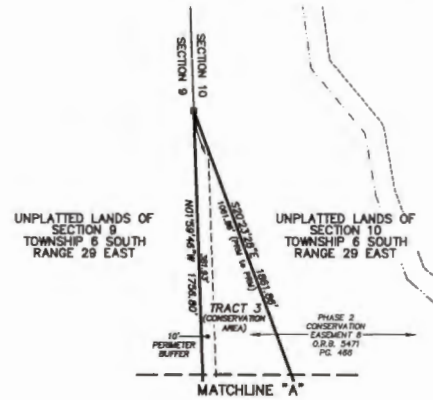
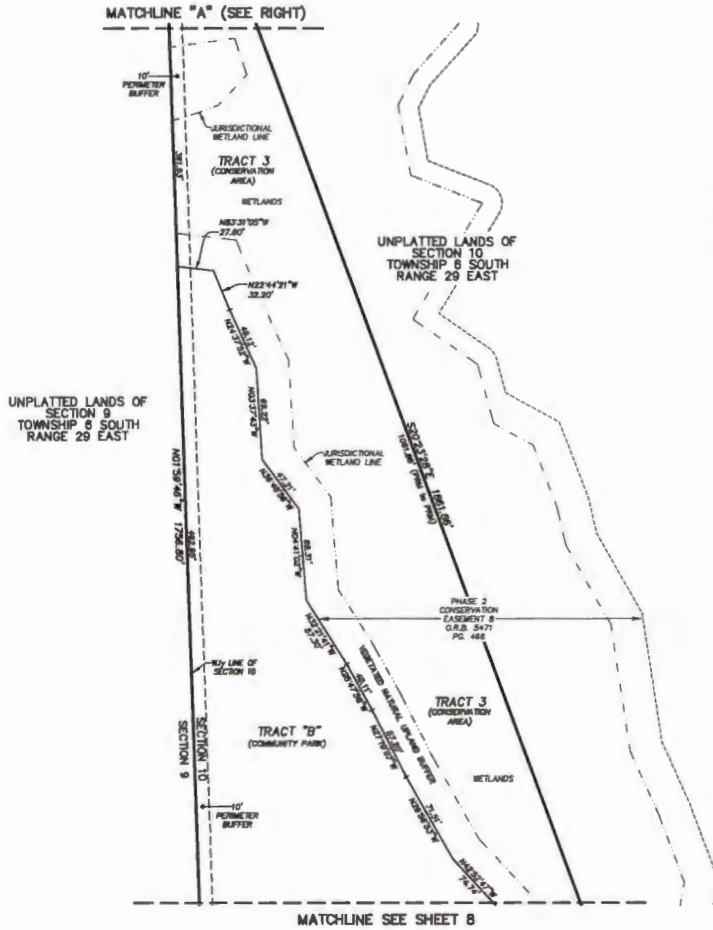
PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32226 (904) 842-8500  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3634

# CORDOVA PALMS PHASE THREE

A PORTION OF SECTIONS 10 AND 15, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

**MAP BOOK PAGE**

SHEET 9 OF 14 SHEET  
SEE SHEET 2 FOR NOTES



- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED I.L.B.#24.
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED I.L.B.#24.
  - DENOTES P.C.P., STAMPED I.L.B.#24.
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - ∠ RADIUS
  - ∠ CENTRAL ANGLE
  - L ARC LENGTH
  - OB CHORD BEARING
  - DB CHORD DISTANCE
  - P.O.C. POINT OF CURVATURE
  - P.T.C. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.O.C. POINT ON CURVE
  - (M) NON-RADIAL
  - CI TABULATED CURVE DATA
  - LI TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - P.L. PAGE
  - O.R.B. OFFICIAL RECORD BOOK
  - P.L. FLORIDA POWER & LIGHT
  - E.B.M. EASEMENT
  - N.A.S.D. NORTH AMERICAN VERTICAL DATUM
  - - - MATCHLINE
  - ① SHEET REFERENCE NUMBER



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**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 843-8550  
CERTIFICATE OF AUTHORIZATION NO. I.B. 3824

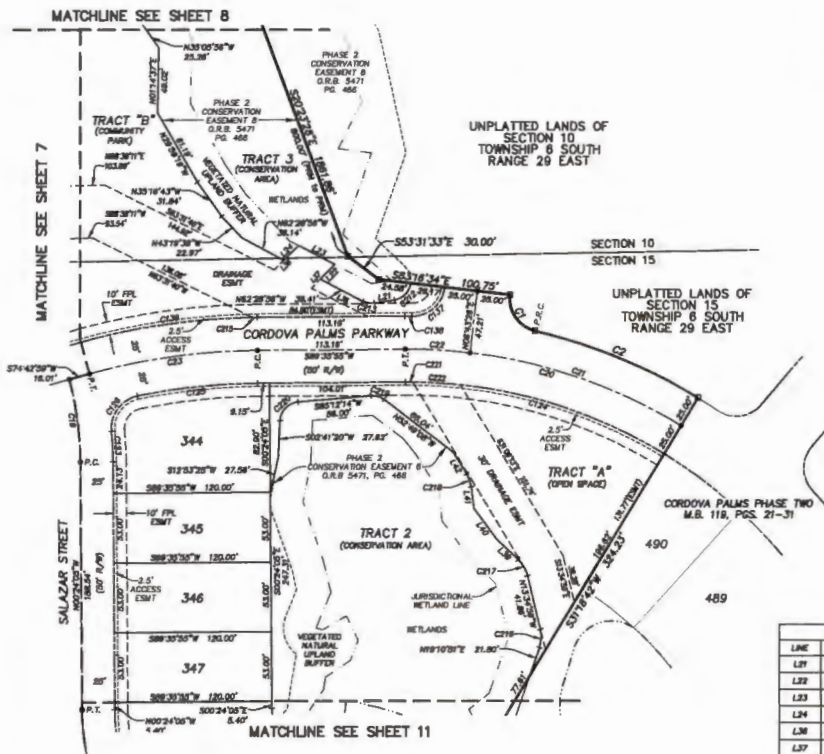
# CORDOVA PALMS PHASE THREE

A PORTION OF SECTIONS 10 AND 15, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 10 OF 14 SHEET

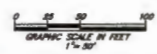
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	25.00'	87°37'14"	36.48'	S30°05'27"E	33.33'
C2	425.00'	18°12'30"	135.06'	S87°47'34"E	134.90'
C18	295.00'	14°34'08"	83.57'	N07°41'07"W	83.40'
C20	400.00'	31°42'47"	231.40'	N74°35'42"W	216.69'
C21	400.00'	24°28'18"	171.88'	N70°58'58"W	170.34'
C22	400.00'	7°07'31"	48.74'	N88°30'20"W	48.71'
C23	300.00'	14°30'58"	129.87'	S82°08'27"W	129.81'
C123	275.00'	4°30'33"	23.82'	N02°48'12"W	23.81'
C124	375.00'	31°42'47"	207.98'	N74°35'42"W	204.89'
C125	475.00'	11°08'12"	82.33'	S84°01'49"W	82.18'
C126	25.00'	87°37'14"	36.48'	S30°05'27"E	33.33'
C127	25.00'	87°37'14"	36.48'	N48°32'03"E	33.33'
C128	425.00'	0°44'48"	5.53'	S89°58'17"W	5.53'
C129	825.00'	14°32'58"	136.37'	S82°08'27"W	133.88'
C212	15.00'	73°12'33"	18.17'	N44°30'01"E	17.88'
C213	15.00'	38°24'47"	8.53'	S80°41'19"E	8.37'
C215	355.00'	0°23'59"	3.68'	S89°23'05"W	3.68'
C216	25.00'	32°45'30"	14.30'	N02°47'58"E	14.10'
C217	25.00'	33°25'34"	14.58'	N00°17'58"W	14.38'
C218	25.00'	29°03'18"	10.83'	N19°28'58"W	10.83'
C219	15.00'	41°58'38"	10.69'	N73°48'27"W	10.70'
C220	15.00'	82°30'34"	21.80'	S43°58'47"W	18.78'
C221	375.00'	0°52'52"	5.71'	N89°57'54"W	5.71'
C222	375.00'	0°33'27"	38.37'	N88°40'07"W	38.38'

LINE TABLE		
LINE	BEARING	LENGTH
L27	S81°08'18"W	15.38'
L22	N44°44'01"E	15.70'
L23	N82°28'06"W	31.41'
L24	N44°44'01"W	15.70'
L26	S83°31'50"E	48.38'
L27	N44°44'01"E	25.52'
L28	S44°44'01"W	25.12'
L29	N47°00'33"W	22.33'
L40	N38°42'43"W	29.32'
L41	N08°54'18"W	16.90'
L42	N31°17'37"W	18.30'

- LEGEND
- DIMOTES SET P.A.M. 4"X8" C.M.
  - STAMPED L.B. BOOK UNLESS OTHERWISE NOTED
  - UNLESS FOUND P.A.M. 4"X4" C.M. STAMPED L.B. BOOK UNLESS OTHERWISE NOTED
  - P.A.M. C.M. STAMPED P.C.P. STAMPED L.B. BOOK PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT PERMANENT CONTROL POINT LICENSED BUSINESS
  - R RADIUS
  - Δ CENTRAL ANGLE
  - CHORD BEARING
  - CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.A.C. POINT OF ANGLE CURVATURE
  - P.O.C. POINT ON CURVE
  - NON-BASAL TABULATED CURVE DATA
  - LI TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.S. MAP BOOK
  - P.L. PAGE
  - D.A.B. OFFICIAL RECORDS BOOK
  - F.P.L. FLORIDA POWER & LIGHT
  - ESMT EASEMENT
  - N.A.S.D. NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE
  - ③ 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.B. 3634



# CORDOVA PALMS PHASE THREE

A PORTION OF SECTIONS 10 AND 15, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

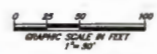
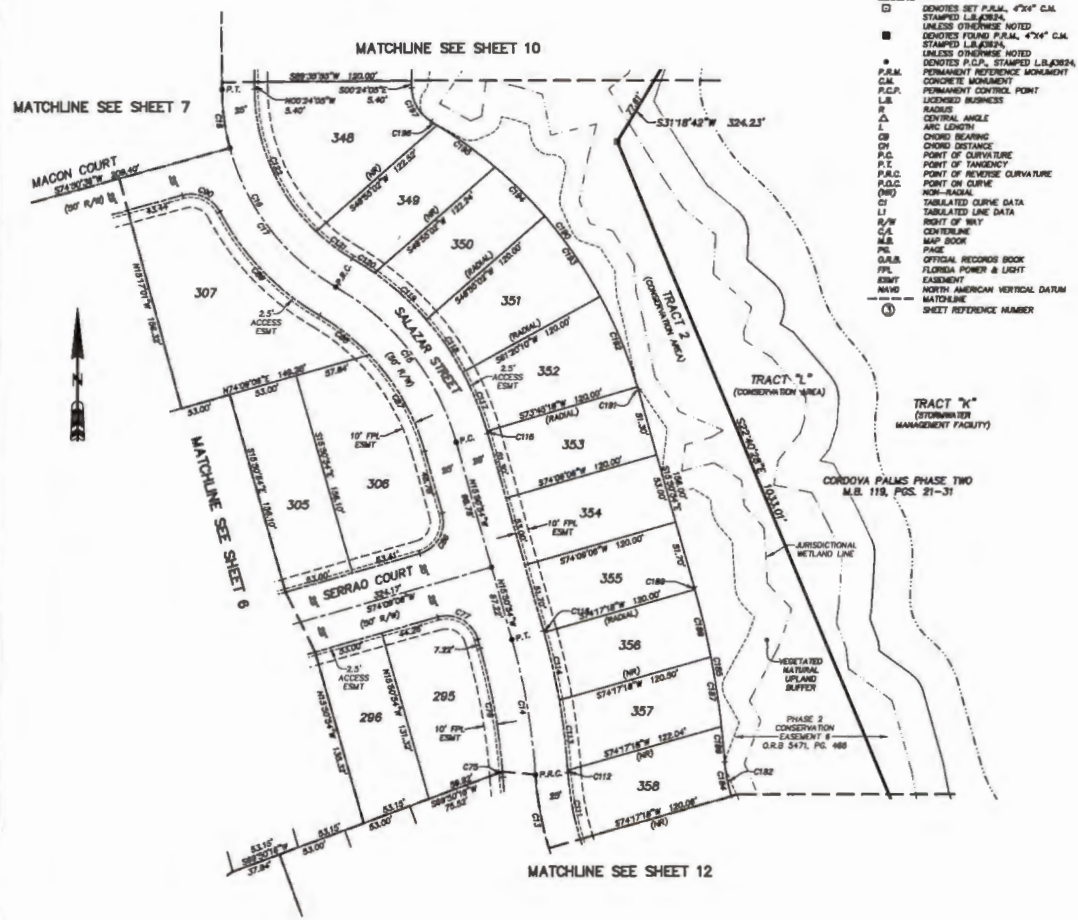
**MAP BOOK PAGE**

SHEET 11 OF 14 SHEET

SEE SHEET 2 FOR NOTES

- LEGEND**
- DENOTES SET P.I.M., 4"x4" C.M. STAMPED L.I./J.E.S.A. UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.I.M., 4"x4" C.M. STAMPED L.I./J.E.S.A. UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.I./J.E.S.A. UNLESS OTHERWISE NOTED
  - P.I.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LOCKED BUSHES
  - R. RADIUS
  - Δ. CENTRAL ANGLE
  - L. ARC LENGTH
  - CB. CHORD BEARING
  - CD. CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF CURVATURE
  - P.O.C. POINT ON CURVE
  - (NO) NON-ADJACENT
  - CI. TABULATED CURVE DATA
  - LI. TABULATED LINE DATA
  - R/W. RIGHT OF WAY
  - C.A. CENTERLINE
  - M.B. MAP BOOK
  - P.L. PAGE
  - O.R.B. OFFICIAL RECORD BOOK
  - F.L. FEDERAL POWER & LIGHT
  - E.M.T. EASEMENT
  - N.A.D. NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE
  - ① SHEET REFERENCE NUMBER

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C13	250.00'	187°14'	71.10'	N12°02'32"W	70.86'
C14	300.00'	119°54'	104.58'	N09°51'27"W	104.37'
C15	300.00'	43°39'27"	153.96'	N37°30'26"W	148.81'
C16	175.00'	59°28'16"	181.24'	N30°17'13"W	173.07'
C17	175.00'	44°40'58"	138.48'	N37°28'52"W	133.04'
C18	175.00'	14°40'18"	45.07'	N07°48'44"W	44.84'
C19	475.00'	0°28'44"	4.11'	N04°08'32"W	4.11'
C20	475.00'	11°29'10"	83.82'	N10°08'18"W	80.08'
C21	25.00'	80°00'00"	38.27'	N80°50'54"W	38.38'
C22	25.00'	80°00'00"	38.27'	N09°09'06"W	38.38'
C23	175.00'	28°03'38"	85.70'	N29°53'42"W	84.85'
C24	175.00'	10°56'51"	48.68'	N81°52'23"W	48.00'
C25	300.00'	31°50'30"	111.13'	N43°30'04"W	108.73'
C26	25.00'	77°08'27"	53.87'	N68°34'58"W	51.18'
C27	225.00'	13°07'53"	81.21'	N03°28'52"W	81.45'
C28	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C29	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C30	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C31	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C32	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C33	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C34	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C35	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C36	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C37	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C38	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C39	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C40	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C41	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C42	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C43	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C44	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C45	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C46	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C47	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C48	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C49	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C50	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C51	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C52	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C53	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C54	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C55	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C56	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C57	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C58	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C59	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C60	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C61	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C62	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C63	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C64	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C65	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C66	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C67	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C68	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C69	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C70	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C71	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C72	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C73	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C74	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C75	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C76	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C77	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C78	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C79	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C80	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C81	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C82	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C83	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C84	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C85	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C86	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C87	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C88	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C89	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C90	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C91	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C92	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C93	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C94	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C95	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C96	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C97	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C98	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C99	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'
C100	225.00'	01°14'48"	1.80'	N03°28'52"W	1.80'



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14776 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 842-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3834

# CORDOVA PALMS PHASE THREE

A PORTION OF SECTIONS 10 AND 15, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

## MAP BOOK PAGE

SHEET 12 OF 14 SHEET

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C8	100.00'	110°24'28"	182.70'	N08°21'22"W	184.24'
C10	580.00'	18°00'38"	154.54'	N88°00'10"W	154.10'
C11	800.00'	8°08'30"	53.74'	N29°31'58"W	53.72'
C12	200.00'	12°28'10"	108.53'	N29°22'48"W	108.31'
C13	350.00'	18°17'44"	71.10'	N12°00'52"W	70.88'
C43	125.00'	4°31'31"	10.81'	S81°07'41"W	10.81'
C54	75.00'	8°31'03"	122.08'	S16°50'50"W	108.03'
C58	35.00'	90°00'00"	38.27'	N01°28'24"W	35.38'
C59	35.00'	90°00'00"	38.27'	N08°33'38"W	35.38'
C60	475.00'	4°48'08"	38.82'	N08°30'28"W	38.82'
C61	475.00'	1°21'20"	11.24'	N31°55'13"W	11.24'
C62	525.00'	11°08'02"	102.02'	S27°01'53"W	101.88'
C63	35.00'	88°41'21"	35.70'	N65°48'48"W	34.82'
C64	35.00'	30°31'44"	8.96'	S26°34'24"W	8.91'
C65	35.00'	34°32'30"	15.01'	S32°08'48"W	14.78'
C70	83.00'	48°08'01"	48.84'	N78°18'00"W	48.62'
C71	35.00'	34°28'36"	55.03'	S72°27'58"W	14.81'
C72	35.00'	30°38'17"	8.53'	N60°04'30"E	8.88'
C73	35.00'	90°00'00"	38.27'	N04°30'18"W	35.38'
C74	375.00'	18°17'44"	78.21'	S12°00'52"E	77.82'
C79	475.00'	0°28'44"	4.11'	N04°08'28"W	4.11'
C103	615.00'	4°47'01"	51.30'	N22°10'08"W	51.33'
C104	615.00'	1°52'47"	20.18'	N25°30'00"W	20.18'
C108	525.00'	2°40'28"	24.45'	N27°48'28"W	24.45'
C109	525.00'	3°28'28"	31.88'	N30°51'17"W	31.88'
C107	475.00'	3°52'38"	32.14'	S30°38'20"E	32.14'
C108	475.00'	8°25'27"	53.88'	S38°30'31"E	53.23'
C109	475.00'	2°08'04"	17.70'	S21°13'48"E	17.68'
C110	225.00'	3°09'00"	12.48'	S18°34'48"E	12.42'
C157	245.00'	13°53'28"	28.88'	S26°30'37"W	28.43'
C184	245.00'	4°31'31"	20.80'	S81°07'41"W	20.78'
C178	735.00'	8°08'38"	104.04'	N22°33'54"W	103.88'
C179	735.00'	4°47'01"	61.38'	N22°10'08"W	61.35'
C180	735.00'	1°52'47"	24.11'	N25°30'00"W	24.11'
C181	645.00'	2°10'17"	24.44'	N27°31'52"W	24.44'
C183	105.00'	1°41'34"	3.10'	S18°18'27"E	3.10'

- LEGEND**
- DENOTES SET P.M.M. 4"x4" C.M. STAMPED L.B.#/M.N. UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.M.M. 4"x4" C.M. STAMPED L.B.#/M.N. UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#/M.N.
  - P.M.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - R. RADIUS
  - Δ. CENTRAL ANGLE
  - L. ARC LENGTH
  - CB. CHORD BEARING
  - CD. CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.M.C. POINT OF REVERSE CURVATURE
  - P.O.C. POINT ON CURVE
  - (NR) NON-RADIAL
  - CT. TABLED CURVE DATA
  - LI. TABLED LINE DATA
  - R/W. RIGHT OF WAY
  - C/L. CENTERLINE
  - M.B. MAP BOOK
  - P. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - F.P.L. FLORIDA POWER & LIGHT
  - ESMT. EASEMENT
  - N.M.D. 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. L.S. 5834

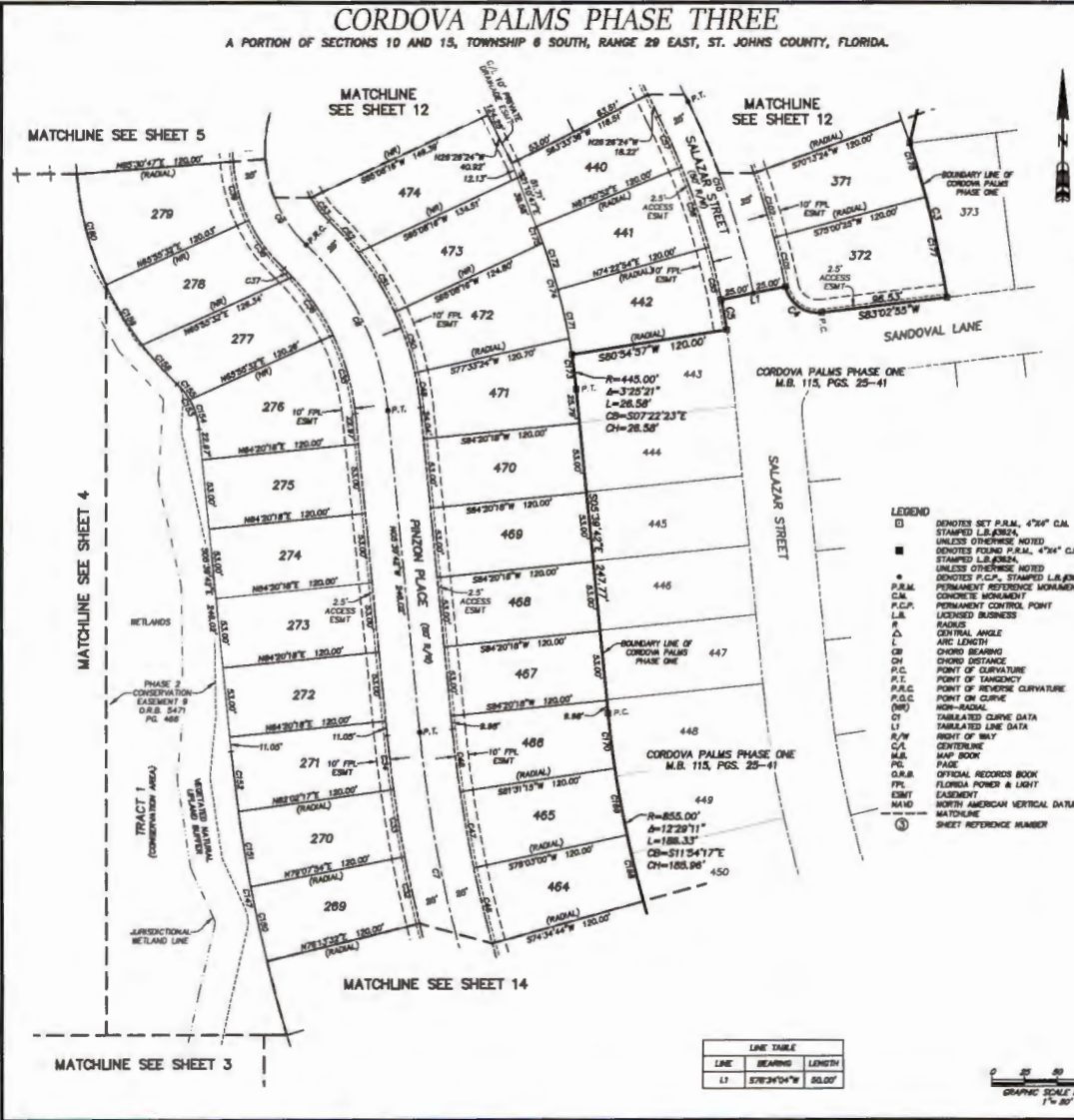
# CORDOVA PALMS PHASE THREE

A PORTION OF SECTIONS 10 AND 15, TOWNSHIP 8 SOUTH, RANGE 20 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 13 OF 14 SHEET

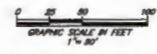
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	738.00'	93°43'	126.80'	S13°36'34"E	126.82'
C4	35.00'	80°31'38"	37.31'	N64°11'30"W	33.85'
C5	265.00'	2°30'33"	33.15'	S01°52'28"E	33.15'
C7	1000.00'	12°29'11"	217.33'	N11°47'17"W	217.50'
C8	200.00'	41°11'11"	143.77'	N28°15'17"E	140.89'
C9	100.00'	110°24'28"	182.70'	N08°21'22"E	184.24'
C10	880.00'	15°00'38"	154.54'	N18°58'10"W	154.10'
C32	1025.00'	2°54'32"	51.89'	S12°18'17"E	51.89'
C33	1025.00'	2°54'32"	51.89'	S09°24'54"E	51.89'
C34	1025.00'	2°18'01"	41.15'	S08°46'43"E	41.15'
C35	175.00'	20°30'28"	83.84'	N15°54'37"W	83.30'
C36	175.00'	17°44'16"	84.20'	N33°02'34"W	83.99'
C37	175.00'	2°35'35"	8.88'	N49°23'53"W	8.95'
C38	185.00'	31°03'11"	45.83'	S38°18'57"E	45.70'
C39	185.00'	31°17'48"	46.48'	S19°08'07"E	46.20'
C40	875.00'	3°28'18"	56.07'	S13°41'58"E	56.08'
C47	875.00'	3°28'18"	56.07'	S10°25'37"E	56.08'
C48	875.00'	2°48'03"	47.84'	S07°04'17"E	47.84'
C49	235.00'	8°45'24"	26.33'	N08°03'39"W	26.32'
C50	235.00'	12°25'28"	48.77'	N18°38'10"W	48.87'
C51	235.00'	13°37'28"	53.67'	N31°40'28"W	53.36'
C52	235.00'	8°21'41"	38.84'	N42°40'02"W	38.81'
C53	75.00'	17°08'27"	22.46'	S38°18'07"E	22.38'
C55	265.00'	6°32'02"	34.43'	N12°10'14"W	34.40'
C56	265.00'	6°32'02"	34.43'	N18°33'07"W	34.40'
C57	265.00'	4°17'18"	42.88'	N24°17'46"W	42.27'
C101	815.00'	3°33'38"	38.22'	N13°12'45"W	38.22'
C102	815.00'	4°47'01"	51.30'	N17°37'05"W	51.33'
C147	1145.00'	12°29'11"	248.53'	S11°54'17"E	248.07'
C150	1145.00'	2°54'32"	58.08'	S11°54'17"E	58.07'
C151	1145.00'	2°54'32"	58.08'	S08°24'54"E	58.07'
C152	1145.00'	2°18'01"	45.87'	S08°46'43"E	45.87'
C153	55.00'	41°11'11"	38.04'	N08°15'17"W	38.89'
C154	55.00'	35°05'35"	34.08'	N18°12'30"W	33.90'
C155	55.00'	18°05'38"	15.45'	N38°48'05"W	15.40'
C158	245.00'	9°37'01"	40.13'	S42°09'18"E	40.09'
C159	245.00'	12°30'28"	53.51'	S31°42'18"E	53.41'
C160	245.00'	20°27'34"	87.49'	S14°43'00"E	87.02'
C168	825.00'	3°28'18"	51.80'	S13°41'58"E	51.78'
C169	825.00'	3°28'18"	51.80'	S10°25'37"E	51.78'
C170	825.00'	2°48'03"	42.84'	S07°04'17"E	42.84'
C171	445.00'	8°32'02"	30.75'	N12°10'14"W	30.72'
C172	445.00'	8°32'02"	30.75'	N18°33'07"W	30.72'
C173	445.00'	5°02'14"	38.12'	N08°10'46"W	38.11'
C174	445.00'	9°42'42"	75.43'	N18°33'17"W	75.34'
C175	445.00'	14°43'30"	133.57'	N21°18'53"W	133.57'
C177	738.00'	8°25'33"	78.16'	N11°58'49"W	78.12'
C178	738.00'	4°47'01"	61.30'	N17°37'05"W	61.30'

- LEGEND**
- DENOTES SET P.A.M., 4"X4" C.M. STAMPED L.S. AREA, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.A.M., 4"X4" C.M. STAMPED L.S. AREA, UNLESS OTHERWISE NOTED
  - P.A.M. C.M. STAMPED L.S. AREA
  - PERMANENT REFERENCE MONUMENT
  - PERMANENT CONTROL POINT
  - LOCKED BUSINESS
  - R Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CH CHORD BEARING
  - CD CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.O.C. POINT ON CURVE
  - (NW) NON-RADIAL
  - LI TABULATED CURVE DATA
  - LI TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - F.P.L. FLORIDA POWER & LIGHT
  - EASEMENT
  - EMT NORTH AMERICAN VERTICAL DATUM
  - MAID MATCHLINE
  - ③ SHEET REFERENCE NUMBER

LINE TABLE		
LINE	BEARING	LENGTH
L1	S7°24'04"W	89.00'



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32256 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.S. 3834



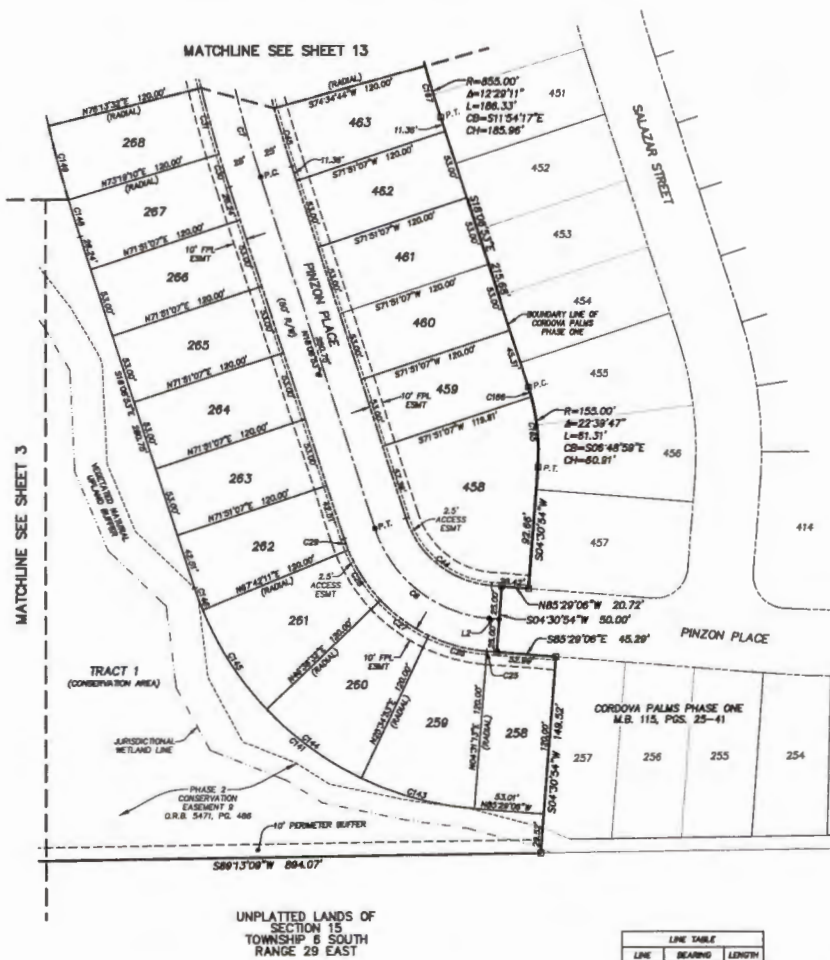
# CORDOVA PALMS PHASE THREE

A PORTION OF SECTIONS 10 AND 15, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

**MAP BOOK PAGE**

SHEET 14 OF 14 SHEET

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C01	103.00'	87°20'13"	117.63'	N51°48'29"W	110.80'
C07	1000.00'	12°29'11"	217.83'	N11°54'17"W	217.20'
C08	125.00'	0°00'00"	0.00'	S85°28'58"E	0.01'
C09	125.00'	21°03'38"	45.89'	S74°58'57"E	45.89'
C27	125.00'	21°03'38"	45.89'	S53°53'16"E	45.89'
C28	125.00'	21°03'38"	45.89'	S32°49'38"E	45.89'
C29	125.00'	4°08'58"	8.05'	S20°13'21"E	8.05'
C30	1025.00'	1°28'53"	28.25'	S17°24'32"E	28.25'
C31	1025.00'	2°54'23"	51.89'	S15°13'38"E	51.89'
C44	75.00'	87°20'13"	88.14'	S51°48'29"E	83.16'
C45	875.00'	2°43'37"	48.40'	S18°47'06"E	48.40'
C41	245.00'	87°19'54"	287.21'	S51°48'30"E	271.83'
C13	245.00'	21°03'38"	80.08'	S74°58'57"E	80.50'
C14	245.00'	21°03'38"	80.08'	S53°53'16"E	80.50'
C15	245.00'	21°03'38"	80.08'	S32°49'38"E	80.50'
C16	245.00'	4°08'58"	17.74'	S20°13'21"E	17.74'
C18	1145.00'	1°28'53"	28.25'	S17°24'32"E	28.32'
C19	1145.00'	2°54'23"	58.08'	S15°13'38"E	58.07'
C20	155.00'	19°48'18"	33.62'	N05°23'44"W	53.35'
C188	185.00'	2°20'32"	7.88'	N16°43'07"W	7.88'
C187	855.00'	2°43'37"	48.68'	S18°47'06"E	48.88'

- LEGEND**
- Ⓜ DENOTES SET P.O.B., 4"x4" C.M. STAMPED L.S.#3824, UNLESS OTHERWISE NOTED
  - Ⓜ DENOTES FOUND P.O.B., 4"x4" C.M. STAMPED L.S.#3824, UNLESS OTHERWISE NOTED
  - Ⓜ DENOTES P.O.C.P., STAMPED L.S.#3824, PERMANENT REFERENCE MONUMENT
  - Ⓜ CONCRETE MONUMENT
  - Ⓜ PERMANENT REFERENCE POINT
  - Ⓜ PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - R. RADIUS
  - Δ CENTRAL ANGLE
  - L. ARC LENGTH
  - CB. CHORD BEARING
  - CD. CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.O.C. POINT OF CURVE
  - (NR) NON-RADIAL
  - CI. TABLED CURVE DATA
  - LI. TABLED LINE DATA
  - R/W. RIGHT OF WAY
  - C.L. CENTERLINE
  - M.B. MAP BOOK
  - P.L. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.P.L. FLORIDA POWER & LIGHT
  - E.M.T. EASEMENT
  - N.A.V.D. NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE
  - (1) 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. 5634