

RESOLUTION NO. 2023-366
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
BARTRAM RANCH – PHASE 5.

WHEREAS, TOLL FL XIII LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Bartram Ranch – Phase 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 \$1,941,900.83 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$513,222.99 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.

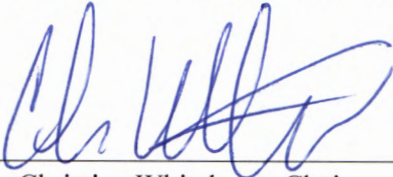
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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.

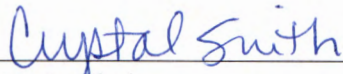
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 3rd day of October, 2023.

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

Rendition Date: OCT 03 2023

BY: 
Christian Whitehurst, Chair

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


Deputy Clerk



BARTRAM RANCH - PHASE 5

BEING A PORTION OF THE "FRANCIS P. PATO GRANT", IN SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST IN ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A RE-PLAT OF A PORTION OF TRACT "0-2" (OPEN SPACE) AND A PORTION OF TRACT "R" (FUTURE RIGHT-OF-WAY RESERVATION AND JEA ACCESS AND UTILITY EASEMENT), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 117, PAGES 36 THROUGH 44, INCLUSIVE OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA. SAID PORTION OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CAPTION

A PARCEL OF LAND, BEING A PORTION OF THE "FRANCIS P. PATO GRANT", IN SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, IN ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A RE-PLAT OF A PORTION OF TRACT "0-2" (OPEN SPACE) AND A PORTION OF TRACT "R" (FUTURE RIGHT-OF-WAY RESERVATION AND JEA ACCESS AND UTILITY EASEMENT), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 117, PAGES 36 THROUGH 44, INCLUSIVE OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA. SAID PORTION OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COURSE NO. 1: RUN THENCE, SOUTH 15°00'00" WEST, A DISTANCE OF 78.45 FEET, TO A POINT.
- COURSE NO. 2: RUN THENCE, NORTH 77°00'00" WEST, A DISTANCE OF 34.22 FEET, TO A POINT.
- COURSE NO. 3: RUN THENCE, SOUTH 05°30'31" WEST, A DISTANCE OF 79.04 FEET, TO A POINT.
- COURSE NO. 4: RUN THENCE, SOUTH 70°34'42" EAST, A DISTANCE OF 813 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING EASTERLY, HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 105°04'17" TO THE RIGHT, HAVING AN ARC LENGTH OF 52.65 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°57'24" EAST, 52.65 FEET.
- COURSE NO. 5: RUN THENCE, NORTH 82°32'34" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 21.07 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 105°04'17" TO THE LEFT, HAVING AN ARC LENGTH OF 52.65 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°32'34" EAST, 52.65 FEET.
- COURSE NO. 6: RUN THENCE, NORTH 82°32'34" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 21.07 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 105°04'17" TO THE LEFT, HAVING AN ARC LENGTH OF 52.65 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°32'34" EAST, 52.65 FEET.
- COURSE NO. 7: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX NORTHWESTERLY, AND HAVING A RADIUS OF 29.00 FEET, THROUGH A CENTRAL ANGLE OF 105°04'17" TO THE LEFT, HAVING AN ARC LENGTH OF 112.89 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTINUING SOUTHEASTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°37'13" EAST, 112.89 FEET.
- COURSE NO. 8: RUN THENCE, NORTH 08°37'13" EAST, ALONG THE ARC OF A CURVE, BEING CONVEX SOUTHWESTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 105°04'17" TO THE LEFT, HAVING AN ARC LENGTH OF 44.05 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°37'13" EAST, 44.05 FEET.
- COURSE NO. 9: RUN THENCE, SOUTH 71°42'49" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 25.75 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY, HAVING A RADIUS OF 400.00 FEET, THROUGH A CENTRAL ANGLE OF 105°04'17" TO THE LEFT, HAVING AN ARC LENGTH OF 87.67 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°42'49" EAST, 87.67 FEET.
- COURSE NO. 10: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX NORTHWESTERLY, AND HAVING A RADIUS OF 51.50 FEET, THROUGH A CENTRAL ANGLE OF 74°04'17" TO THE LEFT, HAVING AN ARC LENGTH OF 68.67 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTINUING SOUTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°23'51" EAST, 68.67 FEET.
- COURSE NO. 11: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX NORTHWESTERLY, AND HAVING A RADIUS OF 480.00 FEET, THROUGH A CENTRAL ANGLE OF 105°04'17" TO THE LEFT, HAVING AN ARC LENGTH OF 49.20 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 55°27'47" EAST, 49.20 FEET.
- COURSE NO. 12: RUN THENCE, SOUTH 55°27'47" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 258.13 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY, HAVING A RADIUS OF 400.00 FEET, THROUGH A CENTRAL ANGLE OF 105°04'17" TO THE LEFT, HAVING AN ARC LENGTH OF 233.85 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 55°27'47" EAST, 233.85 FEET.
- COURSE NO. 13: RUN THENCE, SOUTH 77°21'49" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 335.40 FEET, TO A POINT, ON THE WESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9430, PAGE 845 (PARCEL, 9%), OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALONG THE WESTERLY BOUNDARY OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9430, PAGE 845 (PARCEL, 9%), OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:
- COURSE NO. 1: RUN THENCE, SOUTH 15°00'00" WEST, A DISTANCE OF 143.00 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY, HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 105°04'17" TO THE LEFT, HAVING AN ARC LENGTH OF 105.41 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 05°34'42" WEST, 105.41 FEET.
- COURSE NO. 2: RUN THENCE, SOUTH 05°34'42" WEST, A DISTANCE OF 1187.26 FEET, TO A POINT.
- COURSE NO. 3: RUN THENCE, NORTH 05°30'31" WEST, A DISTANCE OF 1584.86 FEET, TO A POINT.
- COURSE NO. 4: RUN THENCE, NORTH 05°30'31" WEST, A DISTANCE OF 1584.86 FEET, TO A POINT.
- COURSE NO. 5: RUN THENCE, NORTH 05°30'31" WEST, A DISTANCE OF 1584.86 FEET, TO A POINT.
- COURSE NO. 6: RUN THENCE, NORTH 05°30'31" WEST, A DISTANCE OF 1584.86 FEET, TO A POINT.
- COURSE NO. 7: RUN THENCE, NORTH 05°30'31" WEST, A DISTANCE OF 1584.86 FEET, TO A POINT.
- COURSE NO. 8: RUN THENCE, NORTH 05°30'31" WEST, A DISTANCE OF 1584.86 FEET, TO A POINT.
- COURSE NO. 9: RUN THENCE, NORTH 05°30'31" WEST, A DISTANCE OF 1584.86 FEET, TO A POINT.
- COURSE NO. 10: RUN THENCE, NORTH 05°30'31" WEST, A DISTANCE OF 1584.86 FEET, TO A POINT.
- COURSE NO. 11: RUN THENCE, NORTH 05°30'31" WEST, A DISTANCE OF 1584.86 FEET, TO A POINT.
- COURSE NO. 12: RUN THENCE, NORTH 05°30'31" WEST, A DISTANCE OF 1584.86 FEET, TO A POINT.
- COURSE NO. 13: RUN THENCE, NORTH 05°30'31" WEST, A DISTANCE OF 1584.86 FEET, TO A POINT.
- COURSE NO. 14: RUN THENCE, NORTH 05°30'31" WEST, A DISTANCE OF 1584.86 FEET, TO A POINT.
- COURSE NO. 15: RUN THENCE, NORTH 05°30'31" WEST, A DISTANCE OF 1584.86 FEET, TO A POINT.
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- COURSE NO. 100: RUN THENCE, NORTH 05°30'31" WEST, A DISTANCE OF 1584.86 FEET, TO A POINT.

THE LANDS THIS DESCRIBED CONTAIN 1,527,324 SQUARE FEET, OR 44.245 ACRES, MORE OR LESS, IN AREA.

MAP BOOK PAGE

SHEET ONE (1) OF TEN (10) SHEETS

SEE SHEET TWO (2) FOR I FGFND
GENERAL NOTES, ABBREVIATIONS and
PLAT TITLE LETTER COMMENTS
SEE SHEET TWO (2) FOR KEY MAP

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, TOLL FL XIII LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP ("OWNER"), IS THE LANDLORD OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, WHICH SHALL HEREINAFTER BE KNOWN AS "BARTRAM RANCH - PHASE 5", AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADDED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

THE ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT AS "HARD PINE TRAIL", "SAPLING TERRACE" AND "FOREST MEADOWS PLACE" (PRIVATE ROAD RIGHTS-OF-WAY) ARE HEREBY IRREVOCABLY DEDICATED TO TOLL FL XIII LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP ("OWNER"), ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR MAINTENANCE OF THE RIGHT-OF-WAY, ACCESS AND GRANAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, IF ANY, OF SAID EASEMENTS, THE UNDERSIGNED OWNER'S STATED CARRIERS REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY SAID OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LENS OF SUCH LANDS AND OTHER SUCH PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE RIGHTS-OF-WAY.

TRACT "0-1" (OPEN SPACE), TRACT "0-2" (DEVELOPMENT EDGE, OPEN SPACE AND BUFFER), TRACT "0-3" (OPEN SPACE), TRACT "0-4" (OPEN SPACE), TRACT "0-5" (OPEN SPACE), TRACT "0-6" (OPEN SPACE), TRACT "0-7" (OPEN SPACE), TRACT "0-8" (OPEN SPACE), TRACT "0-9" (OPEN SPACE), TRACT "0-10" (OPEN SPACE), TRACT "0-11" (OPEN SPACE), TRACT "0-12" (OPEN SPACE), TRACT "0-13" (OPEN SPACE), TRACT "0-14" (OPEN SPACE), TRACT "0-15" (OPEN SPACE), TRACT "0-16" (OPEN SPACE), TRACT "0-17" (OPEN SPACE), TRACT "0-18" (OPEN SPACE), TRACT "0-19" (OPEN SPACE), TRACT "0-20" (OPEN SPACE), TRACT "0-21" (OPEN SPACE), TRACT "0-22" (OPEN SPACE), TRACT "0-23" (OPEN SPACE), TRACT "0-24" (OPEN SPACE), TRACT "0-25" (OPEN SPACE), TRACT "0-26" (OPEN SPACE), TRACT "0-27" (OPEN SPACE), TRACT "0-28" (OPEN SPACE), TRACT "0-29" (OPEN SPACE), TRACT "0-30" (OPEN SPACE), TRACT "0-31" (OPEN SPACE), TRACT "0-32" (OPEN SPACE), TRACT "0-33" (OPEN SPACE), TRACT "0-34" (OPEN SPACE), TRACT "0-35" (OPEN SPACE), TRACT "0-36" (OPEN SPACE), TRACT "0-37" (OPEN SPACE), TRACT "0-38" (OPEN SPACE), TRACT "0-39" (OPEN SPACE), TRACT "0-40" (OPEN SPACE), TRACT "0-41" (OPEN SPACE), TRACT "0-42" (OPEN SPACE), TRACT "0-43" (OPEN SPACE), TRACT "0-44" (OPEN SPACE), TRACT "0-45" (OPEN SPACE), TRACT "0-46" (OPEN SPACE), TRACT "0-47" (OPEN SPACE), TRACT "0-48" (OPEN SPACE), TRACT "0-49" (OPEN SPACE), TRACT "0-50" (OPEN SPACE), TRACT "0-51" (OPEN SPACE), TRACT "0-52" (OPEN SPACE), TRACT "0-53" (OPEN SPACE), TRACT "0-54" (OPEN SPACE), TRACT "0-55" (OPEN SPACE), TRACT "0-56" (OPEN SPACE), TRACT "0-57" (OPEN SPACE), TRACT "0-58" (OPEN SPACE), TRACT "0-59" (OPEN SPACE), TRACT "0-60" (OPEN SPACE), TRACT "0-61" (OPEN SPACE), TRACT "0-62" (OPEN SPACE), TRACT "0-63" (OPEN SPACE), TRACT "0-64" (OPEN SPACE), TRACT "0-65" (OPEN SPACE), TRACT "0-66" (OPEN SPACE), TRACT "0-67" (OPEN SPACE), TRACT "0-68" (OPEN SPACE), TRACT "0-69" (OPEN SPACE), TRACT "0-70" (OPEN SPACE), TRACT "0-71" (OPEN SPACE), TRACT "0-72" (OPEN SPACE), TRACT "0-73" (OPEN SPACE), TRACT "0-74" (OPEN SPACE), TRACT "0-75" (OPEN SPACE), TRACT "0-76" (OPEN SPACE), TRACT "0-77" (OPEN SPACE), TRACT "0-78" (OPEN SPACE), TRACT "0-79" (OPEN SPACE), TRACT "0-80" (OPEN SPACE), TRACT "0-81" (OPEN SPACE), TRACT "0-82" (OPEN SPACE), TRACT "0-83" (OPEN SPACE), TRACT "0-84" (OPEN SPACE), TRACT "0-85" (OPEN SPACE), TRACT "0-86" (OPEN SPACE), TRACT "0-87" (OPEN SPACE), TRACT "0-88" (OPEN SPACE), TRACT "0-89" (OPEN SPACE), TRACT "0-90" (OPEN SPACE), TRACT "0-91" (OPEN SPACE), TRACT "0-92" (OPEN SPACE), TRACT "0-93" (OPEN SPACE), TRACT "0-94" (OPEN SPACE), TRACT "0-95" (OPEN SPACE), TRACT "0-96" (OPEN SPACE), TRACT "0-97" (OPEN SPACE), TRACT "0-98" (OPEN SPACE), TRACT "0-99" (OPEN SPACE), TRACT "0-100" (OPEN SPACE).

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREON, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, IF ANY, OF SAID EASEMENTS, THE UNDERSIGNED OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT, PROVIDED, HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS ASSOCIATION (POA), HOMEOWNERS ASSOCIATION (HOA), A COMMUNITY DEVELOPMENT DISTRICT (CDD), OR SUCH OTHER ENTITY OR ENTITIES AS WILL ASSUME OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

FLORIDA POWER & LIGHT (FPL) AND ITS SUCCESSORS AND ASSIGNS ARE HEREBY IRREVOCABLY DEDICATED A 2.5 FOOT EASEMENT ALONG THE FRONT OF EACH LOT AND TRACT FOR ITS NON-EXCLUSIVE USE IN CONNECTION, THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "2.5' FPL/UTILITY EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO THE JEA AND TO FLORIDA POWER & LIGHT COMPANY, AS A JOINT EASEMENT, AND TO THEIR SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS "JEA UTILITY EASEMENT" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH THE INSTALLATION, MAINTENANCE AND USE OF WATER RESERVE, WATER SERVICE, AND/OR OTHER PUBLIC UTILITIES.

LANDS UNDERLYING EASEMENTS WHICH ARE NOT OTHERWISE DEDICATED TO THE EASEMENT GRANTEE SHALL REMAIN OWNED BY THE EASEMENT GRANTEE IN WHOLESALE MERGENT, TOLL FL XIII LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICER ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

TOLL FL XIII LIMITED PARTNERSHIP A FLORIDA LIMITED PARTNERSHIP

BY: TOLL SOUTHEAST LP COMPANY, INC.
A DELAWARE CORPORATION
GENERAL PARTNER

WITNESS _____ BY: TOLL SOUTHEAST LP COMPANY, INC.
A DELAWARE CORPORATION
GENERAL PARTNER

TYPE OF PRINT NAME _____ BY: MATTHEW BEGLEY
DAVISON VICE PRESIDENT
TOLL SOUTHEAST LP COMPANY, INC.
A DELAWARE CORPORATION

WITNESS _____ TYPE OF PRINT NAME _____
(SEE SHEET TWO FOR NOTAR FOR TOLL FL XIII LIMITED PARTNERSHIP)

Prepared by:
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BARTRAM RANCH - PHASE 5

BEING A PORTION OF THE "FRANCIS P. FATIO GRANT", IN SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST IN ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A RE-PLAT OF A PORTION OF TRACT "O-2" (OPEN SPACE) AND A PORTION OF TRACT "R" (FUTURE RIGHT-OF-WAY RESERVATION AND JEAL ACCESS AND UTILITY EASEMENT), AS SHOWN ON THE PLAT OF "BARTRAM RANCH-PHASE FOUR" AS RECORDED IN MAP BOOK 117, PAGES 36 THROUGH 43, INCLUSIVELY OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____
SHEET TWO (2) of TEN (10) SHEETS

GENERAL NOTES

1) BEYOND SHOWN HEREIN ARE BASED ON THE STATE OF FLORIDA STATE PLANE COORDINATES NORTH AMERICAN DATUM 1983 (FPC83) CORNER EAST ZONE, ZONE 801, U.S. FEET AND METERS IN GENERAL NOTE 101.1, AND FOR THE SOUTHERLY MONUMENTED BOUNDARY LINE OF THE "BARTRAM RANCH PHASE 4" AS SHOWN AND RECORDED IN THAT PLAT RECORDED IN MAP BOOK 99, PAGES 82 THROUGH 83, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AS A 7/21/24.

2) ALL PLATTED 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 UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY ENJOINES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES, PENALTIES AND COSTS INCURRED BY SUCH PUBLIC UTILITY. THE RIGHTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER UTILITY SHALL BE SUBJECT TO THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3) CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER & LIGHT (FPL) FOR USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

4) NOTICE THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION OF THE SUBDIVIDED LOTS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

5) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, PLANTING, REMOVAL OF LARVA CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN THE ADJACENT WETLAND AREAS AS DEFINED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE SUBDIVIDER AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK.

6) UPLAND BUFFERS ADJACENT TO WETLAND ADJACENT AREAS ARE TO REMAIN NATURAL VEGETATION AND UNDEVELOPED.

7) THE STATE PLANE COORDINATES NORTH AMERICAN DATUM 1983 (FPC83) CORNER EAST ZONE, ZONE 801, U.S. FEET AND METERS IN GENERAL NOTE 101.1, AND FOR THE SOUTHERLY MONUMENTED BOUNDARY LINE OF THE "BARTRAM RANCH PHASE 4" AS SHOWN AND RECORDED IN THAT PLAT RECORDED IN MAP BOOK 99, PAGES 82 THROUGH 83, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AS A 7/21/24.

8) THE ST. JOHNS COUNTY GIS CENTER MONUMENTS USED TO DETERMINE THE COORDINATES SHOWN HEREIN WERE AS FOLLOWS:
 (1) CONTROL POINT "0111" WITH A PUBLISHED COORDINATE VALUE OF NAD 83 200600552095 AND EAD 10145320338204
 (2) CONTROL POINT "0114" WITH A PUBLISHED COORDINATE VALUE OF NAD 83 200600552095 AND EAD 10145320338204

NOTARY FOR TOLL SOUTHEAST LP COMPANY, INC. A DELAWARE CORPORATION AND GENERAL PARTNER OF TOLL FL XIII LIMITED PARTNERSHIP

STATE OF FLORIDA
 COUNTY OF _____
 I, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [PHYSICAL PRESENCE OR E-ONLINE NOTARIZATION] THIS ____ DAY OF _____, A.D., 2023 BY NATHAN BECKLE, DIVISION VICE PRESIDENT OF TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION AND GENERAL PARTNER OF TOLL FL XIII LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP WHO IS PERSONALLY KNOWN TO ME AND WHO HAS TAKEN AN OATH ON BEHALF OF THE COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA
 TYPE OR PRINT NAME _____
 MY COMMISSION EXPIRES _____
 MY COMMISSION NUMBER IS _____
 PERSONALLY KNOWN _____ OR PRODUCED IDENTIFICATION _____
 TYPE OF IDENTIFICATION PRODUCED _____

SURVEYOR'S COMMENT: THE SUBJECT PROPERTY IS A PORTION OF THE LANDS CONTAINED WITHIN THIS INSTRUMENT AND IS THEREFORE SUBJECT TO THIS INSTRUMENT. THERE ARE NO ITEMS THAT CAN BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

1. MATTERS CONCERNING PARCELS A AND S AS CONTAINED IN THAT INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 117, PAGE 18.

2. RESTRICTIONS, COVENANTS AND CONDITIONS CONCERNING PARCELS A AND S AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 117, PAGE 18, AS AMENDED IN THAT INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 117, PAGE 18.

3. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 117, PAGE 18, AS AMENDED IN OFFICIAL RECORDS BOOK 117, PAGE 18, AND IN OFFICIAL RECORDS BOOK 117, PAGE 18, AS CORRECTED IN OFFICIAL RECORDS BOOK 117, PAGE 18.

4. DECLARATION OF EASEMENT FOR ACCESS, EGRESS UTILITIES AND CONSTRUCTION RECORDED MARCH 4, 2019 IN OFFICIAL RECORDS BOOK 117, PAGE 18.

SURVEYOR'S COMMENT: THIS EASEMENT IS A "PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE FRONT PROPERTY, FOR THE BENEFIT OF THE BACK PROPERTY FOR THE PURPOSES OF PROMOTING ACCESS AND EGRESS, UTILITIES AND CONSTRUCTION TO THE BACK PROPERTY. THIS EASEMENT SHALL AUTOMATICALLY TERMINATE AND BE EXTINGUISHED UPON THE DATE OF THE FRONT PROPERTY BEING A PLAT OF RECORDED PROPOSED HOUSING (RESIDENTIAL) AND CONSTRUCTION USE IS AVAILABLE TO THE BACK PROPERTY IN ACCORDANCE WITH THE PLAT PLANS.

5. ALL OF THE "FRONT PROPERTY" AS DESCRIBED IN THIS INSTRUMENT IS SUBJECT TO THIS EASEMENT. THE EASEMENT HAS BEEN EXTINGUISHED.

6. EASEMENT TO FLORIDA POWER & LIGHT COMPANY, RECORDED SEPTEMBER 23, 2021, IN OFFICIAL RECORDS BOOK 117, PAGE 18.

7. RESTRICTIONS, COVENANTS AND CONDITIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BARTRAM RANCH RECORDED IN OFFICIAL RECORDS BOOK 117, PAGE 18, AND AS AMENDED IN OFFICIAL RECORDS BOOK 117, PAGE 18, AND AS AMENDED IN OFFICIAL RECORDS BOOK 117, PAGE 18, AND AS AMENDED IN OFFICIAL RECORDS BOOK 117, PAGE 18.

8. EASEMENT TO FLORIDA POWER & LIGHT COMPANY, RECORDED SEPTEMBER 23, 2021, IN OFFICIAL RECORDS BOOK 117, PAGE 18.

9. RESTRICTIONS, COVENANTS AND CONDITIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BARTRAM RANCH PHASE 4, RECORDED IN MAP BOOK 117, PAGE 36, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

SURVEYOR'S COMMENT: ONLY THAT PORTION OF THIS PLAT THAT LIES WITHIN THE RECORDED BOUNDARY OF BARTRAM RANCH PHASE 4, IS SUBJECT TO THIS NEW ALL ITEMS THAT CAN BE GRAPHICALLY SHOWN, APPEAR ON THE FACE OF THIS PLAT.

CERTIFICATE OF APPROVAL GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT OF "BARTRAM RANCH-PHASE 5" HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA, ON THIS ____ DAY OF _____, 2023.

BY: _____
 DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA, ON THIS ____ DAY OF _____, 2023.

BY: DONALD A. BRADSHAW, COUNTY SURVEYOR
 PROFESSIONAL LAND SURVEYOR AND MAPPER
 LICENSE NO. 5513

CERTIFICATE OF REVIEW COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF "BARTRAM RANCH-PHASE 5" HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY FOR ST. JOHNS COUNTY, FLORIDA, ON THIS ____ DAY OF _____, 2023.

BY: _____
 OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

CERTIFICATE OF CLERK

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

BY: BRANDON J. PATTY, CLERK
 CLERK OF THE CIRCUIT COURT & COMPTROLLER

BOARD OF COUNTY COMMISSIONERS CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT OF "BARTRAM RANCH-PHASE 5" 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.

BY: _____
 CHAIR, BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE

I, DONALD A. BRADSHAW, COUNTY SURVEYOR, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE NO. 4500,
 DATE: _____
 FOR: J & J LAND SURVEYORS, INC. STATE OF FLORIDA, L.S. NO. 8661, 5847 LUELLA STREET, JACKSONVILLE, FLORIDA 32207, TELEPHONE: (904) 346-1733, FAX: (904) 346-1736.

Prepared by
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 Jacksonville, Florida 32207
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- ABBREVIATIONS USED IN THIS PLAT**
- PERM PERMANENT REFERENCE MONUMENT
 - CONP CONCRETE POINT
 - CONM CONCRETE MONUMENT
 - LEADN LEASING DOCUMENT
 - PLS PROFESSIONAL LAND SURVEYOR
 - PLSM PROFESSIONAL LAND SURVEYOR AND MAPPER
 - ARC ARC LENGTH
 - DELTA CENTRAL ANGLE / ARC LENGTH
 - CONP CONCRETE POINT
 - CONSD CONCRETE DISTANCE
 - INTI POINT OF INTERSECTION
 - QUA POINT OF QUANTIFICATION
 - TAZ POINT OF TANGENCY
 - CONC POINT ON CURVE
 - CCG POINT OF COMPASS CURVATURE
 - RSV POINT OF REVERSE CURVATURE
 - RAPR RADIUS POINT
 - TOWNSHIP TOWNSHIP
 - RANGE RANGE
 - EAST EAST
 - WEST WEST
 - NORTH NORTH
 - SOUTH SOUTH
 - TABLED TABLED CURVE TABLE
 - TABLED TABLED LINE TABLE
 - DEPT DEPARTMENT OF TRANSPORTATION
 - DEPT DEPARTMENT OF TRANSPORTATION
 - MAP MAP BOOK
 - PLAT PLAT BOOK
 - PAGE PAGE
 - SECTION SECTION
 - LEA LEA ELECTRIC EASEMENT
 - LEA LEA ELECTRIC EASEMENT
 - FLU FLUORON FUMER & LIGHT
 - EASEM EASEMENT
 - LEADN LEASING DOCUMENT
 - LEADN LEASING DOCUMENT
 - LEADN LEASING DOCUMENT

- LEGENDS USED IN THIS PLAT**
- LEGEND**
- REF. PL. CONCRETE MONUMENT WITH OVER-SHADES FROM 1/8" DIA.
 - REF. PL. CONCRETE MONUMENT WITH OVER-SHADES FROM 1/8" DIA.
 - REF. PL. CONCRETE MONUMENT WITH OVER-SHADES FROM 1/8" DIA.
 - REF. PL. CONCRETE MONUMENT WITH OVER-SHADES FROM 1/8" DIA.

- PATHTONS USED IN THIS PLAT**
- PATHTONS**
- IMPROVED UPLAND AREAS
 - IMPROVED PROPOSED WETLAND
 - IMPROVED UPLAND PRESERVATION



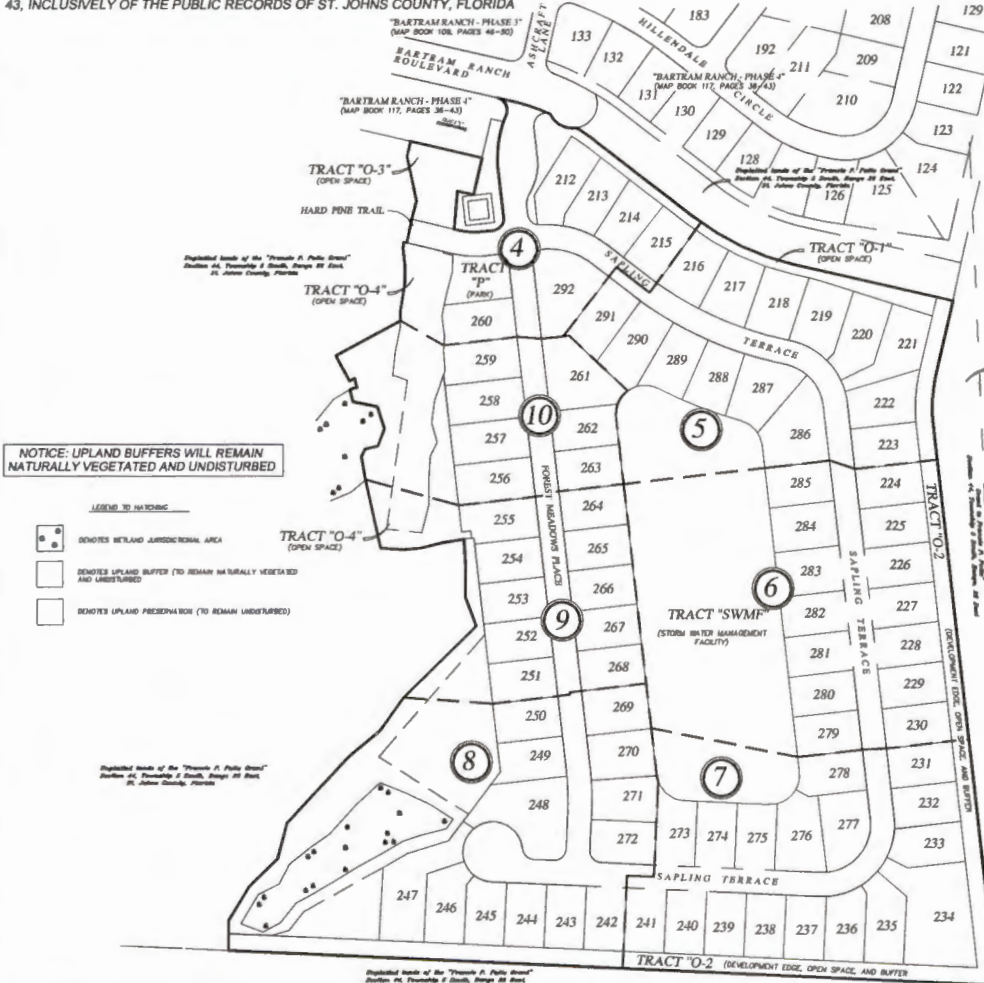
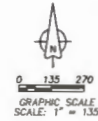
BARTRAM RANCH - PHASE 5

BEING A PORTION OF THE "FRANCIS P. FATIO GRANT", IN SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST IN ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A RE-PLAT OF A PORTION OF TRACT "O-2" (OPEN SPACE) AND A PORTION OF TRACT "R" (FUTURE RIGHT-OF-WAY RESERVATION AND JEA ACCESS AND UTILITY EASEMENT), AS SHOWN ON THE PLAT OF "BARTRAM RANCH-PHASE FOUR", AS RECORDED IN MAP BOOK 117, PAGES 36 THROUGH 43, INCLUSIVELY OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____

SHEET THREE (3) of TEN (10) SHEETS

SEE SHEET TWO (2) FOR LEGEND, GENERAL NOTES, ABBREVIATIONS and PLAT TITLE LETTER COMMENTS SEE SHEET TWO (2) FOR KEY MAP



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BARTRAM RANCH - PHASE 5

BEING A PORTION OF THE "FRANCIS P. FATIO GRANT", IN SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST IN ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A RE-PLAT OF A PORTION OF TRACT "O-2" (OPEN SPACE) AND A PORTION OF TRACT "R" (FUTURE RIGHT-OF-WAY RESERVATION AND JEA ACCESS AND UTILITY EASEMENT), AS SHOWN ON THE PLAT OF "BARTRAM RANCH-PHASE FOUR", AS RECORDED IN MAP BOOK 117, PAGES 36 THROUGH 43, INCLUSIVELY OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



MAP BOOK _____ PAGE _____

SHEET FOUR (4) OF TEN (10) SHEETS

SEE SHEET TWO (2) FOR LEGEND,
GENERAL NOTES, ABBREVIATIONS and
PLAT TITLE LETTER COMMENTS
SEE SHEET TWO (2) FOR KEY MAP

LINE TABLE FOR PLAT BOUNDARY DATA

LINE	BEARING	DISTANCE
L100	N 08°37'20" E	10.00'
L101	N 77°00'00" E	14.88'
L102	S 78°24'49" E	81.11'
L103	N 83°28'34" E	21.07'

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L1	S 12°48'43" W	26.70'
L2	S 12°00'00" W	25.00'
L3	N 12°00'00" E	25.00'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
R1	S 12°48'43" W	53.40'
R2	S 12°00'00" W	50.00'
R3	N 12°00'00" E	50.00'

LINE TABLE FOR LOTS & TRACTS DATA

LINE	BEARING	DISTANCE
L18	N 08°37'20" E	24.11'
L19	N 01°28'00" E	28.11'
L20	N 08°37'20" E	41.80'
L21	N 11°42'00" E	23.00'
L22	N 01°28'00" E	21.80'
L23	S 83°28'34" W	21.30'
L24	S 83°28'34" W	24.70'
L25	N 11°42'00" E	22.00'
L26	N 01°28'00" E	24.70'
L27	N 77°00'00" E	20.00'
L28	N 77°00'00" E	3.71'
L29	S 78°24'49" E	18.11'

CURVE TABLE FOR PLAT BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C150	100.00'	377°24"	8.00'	S 78°28'30" W	8.00'
C151	150.00'	207°44"	22.80'	N 88°28'34" E	23.30'
C152	25.00'	80°00'00"	38.20'	N 88°28'34" E	38.30'
C153	214.00'	207°44"	118.87'	N 08°37'20" E	111.80'
C154	25.00'	103°28'24"	44.08'	N 28°14'24" E	44.50'
C155	480.00'	103°28'24"	87.20'	S 71°42'28" W	87.74'
C156	25.00'	74°10'00"	36.50'	S 83°28'34" E	37.11'
C157	460.00'	08°37'20"	48.20'	S 83°27'43" E	48.10'

CURVE TABLE FOR CENTERLINE DATA

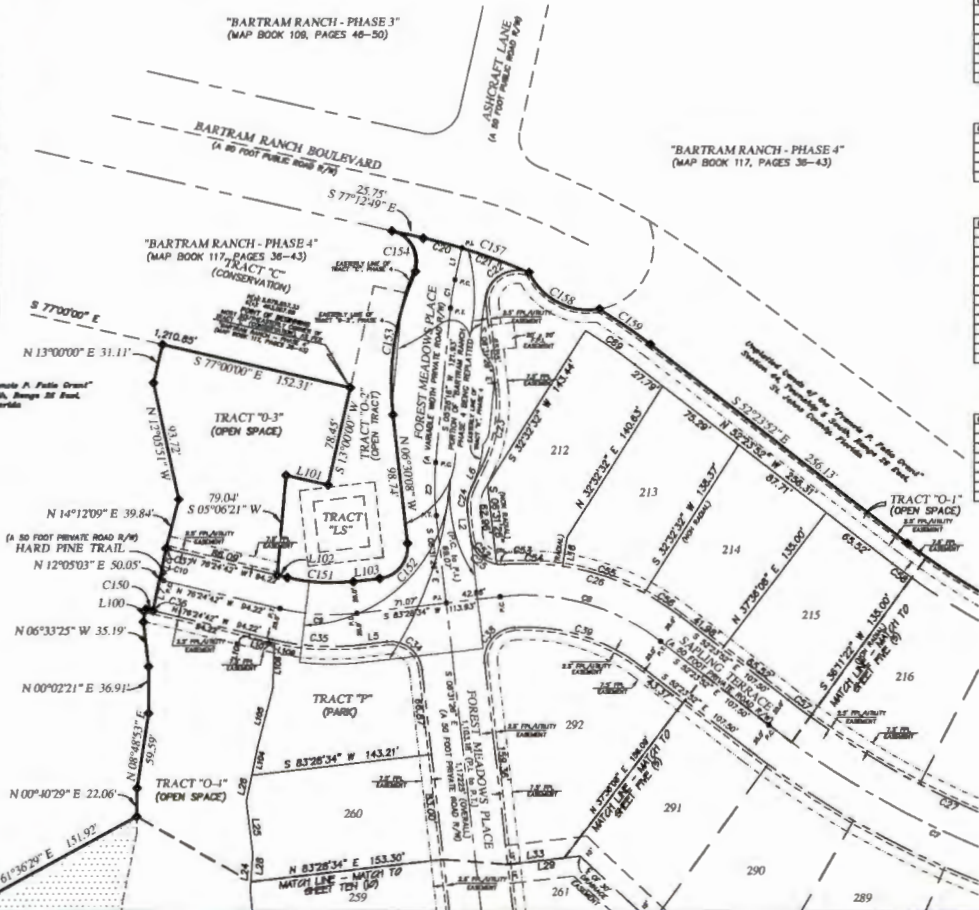
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	177.00'	71°28'24"	32.20'	S 08°07'20" W	32.30'
C2	200.00'	117°42'00"	42.80'	S 08°07'20" W	42.90'
C3	750.00'	84°28'24"	211.84'	S 84°48'00" W	208.21'
C4	750.00'	44°52'24"	134.70'	N 74°37'28" W	134.47'
C5	750.00'	209°44"	81.47'	S 88°30'24" E	81.17'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C20	480.00'	03°33'24"	31.24'	N 73°18'00" W	31.24'
C21	480.00'	117°42'00"	42.80'	N 08°07'20" W	42.90'
C22	25.00'	118°12'24"	31.80'	N 83°28'34" E	32.30'
C23	100.00'	37°28'24"	18.20'	N 08°24'00" E	18.20'
C24	25.00'	37°28'24"	20.00'	S 08°24'00" E	19.80'
C25	25.00'	89°12'24"	38.40'	S 80°28'34" E	38.70'
C26	200.00'	42°12'24"	47.80'	N 73°18'00" W	47.80'
C27	800.00'	24°02'24"	201.11'	S 84°48'00" E	208.21'
C28	200.00'	03°33'24"	31.24'	N 73°18'00" W	31.24'
C29	200.00'	117°42'00"	42.80'	N 08°07'20" W	42.90'
C30	100.00'	130°18'	24.50'	S 77°00'00" W	24.50'
C31	150.00'	130°18'	3.84'	S 77°00'00" W	3.84'
C32	25.00'	83°28'24"	40.20'	S 40°28'00" W	38.20'
C33	150.00'	40°21'00"	108.60'	N 72°48'28" W	104.70'

CURVE TABLE FOR LOTS & TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C34	25.00'	74°10'00"	36.50'	S 83°28'34" E	37.11'
C35	25.00'	141°00'00"	41.24'	S 87°41'00" E	41.30'
C36	200.00'	117°42'00"	42.80'	N 08°07'20" W	42.90'
C37	200.00'	118°28'48"	47.80'	N 71°42'00" E	47.80'
C38	200.00'	84°28'24"	211.84'	S 84°48'00" W	208.21'
C39	200.00'	44°52'24"	134.70'	N 74°37'28" W	134.47'
C40	200.00'	130°18'	3.84'	S 77°00'00" W	3.84'
C41	200.00'	03°33'24"	31.24'	N 73°18'00" W	31.24'
C42	200.00'	117°42'00"	42.80'	N 08°07'20" W	42.90'



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BARTRAM RANCH - PHASE 5

BEING A PORTION OF THE "FRANCIS P. FATIO GRANT", IN SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST IN ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A RE-PLAT OF A PORTION OF TRACT "O-2" (OPEN SPACE) AND A PORTION OF TRACT "R" (FUTURE RIGHT-OF-WAY RESERVATION AND JEA ACCESS AND UTILITY EASEMENT), AS SHOWN ON THE PLAT OF "BARTRAM RANCH-PHASE FOUR", AS RECORDED IN MAP BOOK 117, PAGES 36 THROUGH 43, INCLUSIVELY OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



MAP BOOK _____ PAGE _____

SHEET FIVE (5) OF TEN (10) SHEETS

SEE SHEET TWO (2) FOR I.F.G.N.D., GENERAL NOTES, ABBREVIATIONS and PLAT TITLE LETTER COMMENTS SEE SHEET TWO (2) FOR KEY MAP

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L3	N 77°13'17" W	27.72'
L8	N 77°13'17" W	27.72'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L10	S 77°13'17" E	35.00'
L11	S 77°13'17" E	35.00'
L12	S 77°13'17" E	21.50'
L13	N 77°13'17" W	33.00'
L14	S 77°13'17" E	6.44'
L15	N 77°13'17" W	3.00'
L17	S 45°02'31" W	30.00'
L29	S 83°29'34" E	137.50'
L32	S 83°29'34" W	20.40'

"BARTRAM RANCH - PHASE 4" (MAP BOOK 117, PAGES 36-43)

CURVE TABLE FOR PLAT BOUNDARY DATA

CURVE #	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C160	840.00'	24°48'24"	233.93'	S 84°48'34" E	232.13'
C181	310.00'	19°29'58"	105.41'	S 63°14'42" W	104.91'

CURVE TABLE FOR CENTERLINE DATA

CURVE #	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C6	125.00'	10°41'50"	34.24'	N 41°52'22" W	34.64'
C7	720.00'	24°48'23"	331.84'	S 84°48'34" E	309.51'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE #	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C28	150.00'	10°41'50"	45.08'	N 41°52'22" W	45.50'
C40	745.00'	24°48'25"	327.77'	S 84°48'34" E	302.26'
C41	100.00'	10°41'50"	29.33'	N 41°52'22" W	29.77'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE #	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C45	345.00'	19°28'55"	111.31'	S 63°14'42" W	110.75'
C50	280.00'	4°33'00"	21.24'	N 74°56'47" W	22.23'
C51	500.00'	14°48'24"	74.67'	S 84°48'34" E	74.73'
C52	685.00'	8°20'18"	101.15'	S 58°23'31" E	101.06'
C53	360.00'	81°37'11"	60.53'	S 58°50'00" E	60.45'
C54	685.00'	8°22'27"	102.99'	S 84°48'34" E	102.80'
C55	360.00'	8°22'27"	62.99'	S 84°48'34" E	62.81'
C56	485.00'	6°00'00"	74.82'	S 74°58'32" E	74.80'
C57	360.00'	6°00'00"	60.30'	S 74°58'32" E	60.27'
C58	150.00'	12°12'36"	41.46'	N 81°02'28" W	41.35'
C59	150.00'	12°12'36"	50.32'	N 81°02'28" W	50.08'
C60	150.00'	25°02'31"	25.03'	N 20°57'36" W	25.00'
C61	150.00'	25°02'31"	25.03'	N 17°10'02" W	25.00'
C62	145.00'	18°09'03"	109.29'	S 63°54'40" W	108.84'
C63	345.00'	11°39'58"	61.02'	S 68°49'50" E	61.03'
C64	60.00'	68°11'38"	11.48'	N 40°39'15" W	61.31'
C65	680.00'	12°04'43"	165.37'	S 68°44'44" E	165.17'
C66	60.00'	12°04'43"	129.86'	S 52°52'06" W	129.86'
C67	100.00'	42°44'37"	74.60'	N 27°53'45" W	79.89'
C68	60.00'	27°17'18"	74.93'	N 20°20'08" W	74.93'
C69	100.00'	27°17'18"	48.79'	N 83°14'40" W	48.31'
C70	60.00'	42°44'37"	74.60'	N 27°53'45" W	79.89'
C71	60.00'	27°17'18"	74.93'	N 20°20'08" W	74.93'
C72	60.00'	42°44'37"	74.60'	N 27°53'45" W	79.89'
C73	100.00'	27°17'18"	48.79'	N 83°14'40" W	48.31'
C74	60.00'	42°44'37"	74.60'	N 27°53'45" W	79.89'
C75	745.00'	67°15'01"	60.86'	S 69°21'24" E	60.82'
C76	880.00'	27°18'01"	35.61'	S 23°12'31" E	35.61'
C77	745.00'	67°15'01"	60.86'	S 69°21'24" E	60.82'
C78	880.00'	27°18'01"	35.61'	S 23°12'31" E	35.61'
C79	745.00'	67°15'01"	60.86'	S 69°21'24" E	60.82'
C80	880.00'	27°18'01"	35.61'	S 23°12'31" E	35.61'
C81	745.00'	67°15'01"	60.86'	S 69°21'24" E	60.82'
C82	880.00'	27°18'01"	35.61'	S 23°12'31" E	35.61'
C83	745.00'	67°15'01"	60.86'	S 69°21'24" E	60.82'
C84	880.00'	27°18'01"	35.61'	S 23°12'31" E	35.61'
C85	745.00'	67°15'01"	60.86'	S 69°21'24" E	60.82'
C86	880.00'	27°18'01"	35.61'	S 23°12'31" E	35.61'
C87	745.00'	67°15'01"	60.86'	S 69°21'24" E	60.82'
C88	880.00'	27°18'01"	35.61'	S 23°12'31" E	35.61'
C89	745.00'	67°15'01"	60.86'	S 69°21'24" E	60.82'
C90	880.00'	27°18'01"	35.61'	S 23°12'31" E	35.61'
C91	745.00'	67°15'01"	60.86'	S 69°21'24" E	60.82'
C92	880.00'	27°18'01"	35.61'	S 23°12'31" E	35.61'
C93	745.00'	67°15'01"	60.86'	S 69°21'24" E	60.82'
C94	880.00'	27°18'01"	35.61'	S 23°12'31" E	35.61'
C95	745.00'	67°15'01"	60.86'	S 69°21'24" E	60.82'
C96	880.00'	27°18'01"	35.61'	S 23°12'31" E	35.61'
C97	745.00'	67°15'01"	60.86'	S 69°21'24" E	60.82'
C98	880.00'	27°18'01"	35.61'	S 23°12'31" E	35.61'
C99	745.00'	67°15'01"	60.86'	S 69°21'24" E	60.82'
C100	880.00'	27°18'01"	35.61'	S 23°12'31" E	35.61'

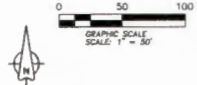


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BARTRAM RANCH - PHASE 5

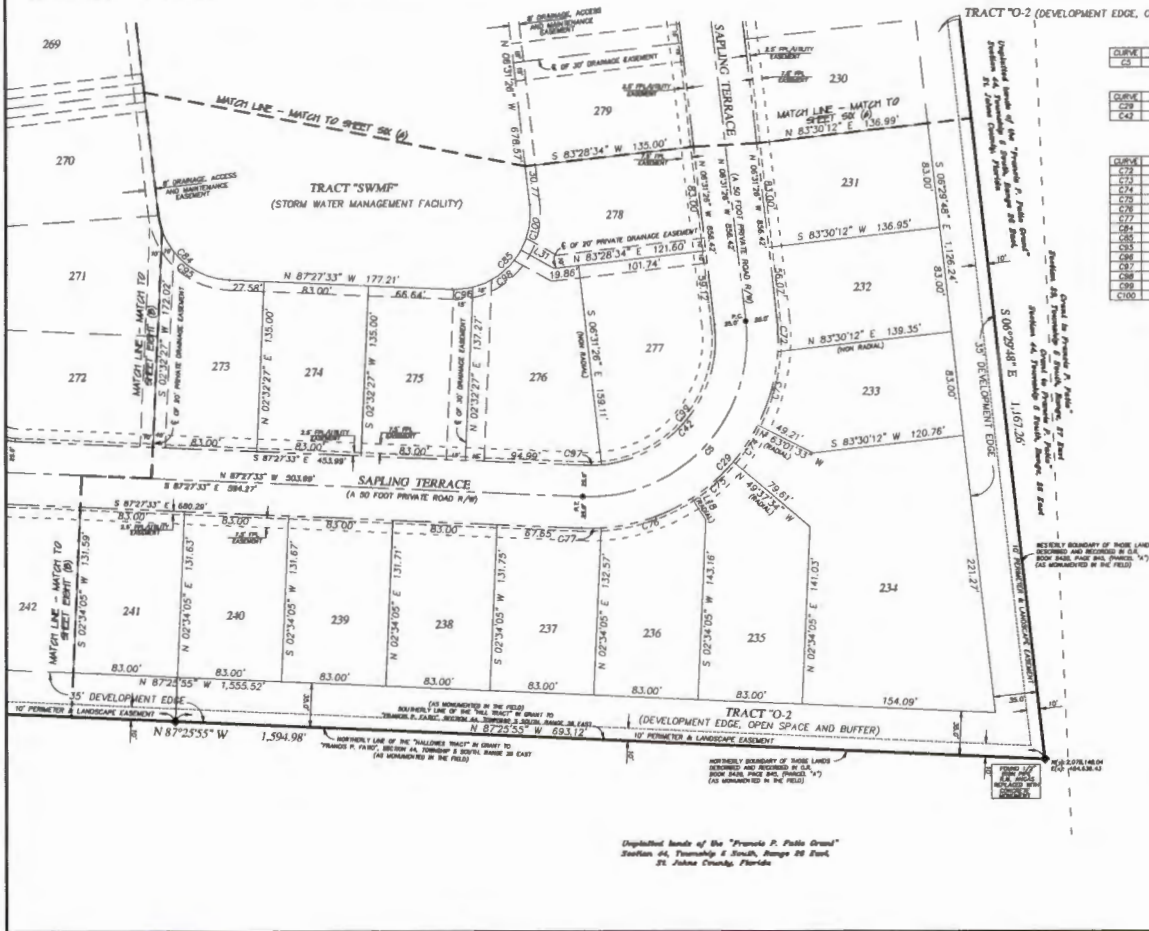
BEING A PORTION OF THE "FRANCIS P. FATIO GRANT", IN SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST IN ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A RE-PLAT OF A PORTION OF TRACT "O-2" (OPEN SPACE) AND A PORTION OF TRACT "R" (FUTURE RIGHT-OF-WAY RESERVATION AND JEA ACCESS AND UTILITY EASEMENT), AS SHOWN ON THE PLAT OF "BARTRAM RANCH-PHASE FOUR", AS RECORDED IN MAP BOOK 117, PAGES 36 THROUGH 43, INCLUSIVELY OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



MAP BOOK _____ PAGE _____

SHEET SEVEN (7) OF TEN (10) SHEETS

SEE SHEET TWO (2) FOR LEGEND,
GENERAL NOTES, ABBREVIATIONS AND
PLAT TITLE LETTER COMMENTS
SEE SHEET TWO (2) FOR KEY MAP



CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	125.00	89°33'54"	215.13	N 43°30'30" E	180.19

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C29	130.00	89°33'54"	238.33	N 43°30'30" E	228.31
C43	100.00	89°33'54"	172.80	N 43°30'30" E	152.19

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C72	130.00	107°20'40"	272.08	N 81°31'08" W	272.08
C73	130.00	23°09'14"	65.82	N 53°23'51" E	65.82
C74	130.00	172°23'58"	33.08	N 33°40'28" E	33.08
C75	130.00	16°49'11"	44.03	N 48°47'01" E	43.88
C76	130.00	28°28'25"	72.95	N 7°35'09" E	78.31
C77	130.00	53°23'01"	15.38	N 89°38'14" E	15.37
C84	60.00	80°25'01"	84.78	E 89°50'31" E	77.88
C85	60.00	89°33'54"	103.74	N 43°30'30" E	91.29
C86	60.00	81°28'13"	70.66	S 33°41'17" E	88.85
C88	60.00	15°49'38"	18.27	N 81°17'04" E	18.50
C87	100.00	87°49'11"	14.06	N 89°30'29" E	14.07
C88	60.00	17°42'58"	55.00	N 52°44'14" E	58.57
C89	100.00	80°29'53"	158.82	N 38°54'30" E	142.85
C100	60.00	35°29'09"	37.17	N 11°11'38" E	38.87

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L18	N 34°48'24" W	20.00
L31	N 81°01'17" W	30.00

NOTICE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

Digitized from the "Francis P. Fatio Grant"
Section 44, Township 5 South, Range 26 East,
St. Johns County, Florida

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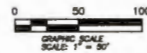
BARTRAM RANCH - PHASE 5

BEING A PORTION OF THE "FRANCIS P. FATIO GRANT", IN SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST IN ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A RE-PLAT OF A PORTION OF TRACT "O-2" (OPEN SPACE) AND A PORTION OF TRACT "R" (FUTURE RIGHT-OF-WAY RESERVATION AND JEA ACCESS AND UTILITY EASEMENT), AS SHOWN ON THE PLAT OF "BARTRAM RANCH-PHASE FOUR", AS RECORDED IN MAP BOOK 117, PAGES 36 THROUGH 43, INCLUSIVELY OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

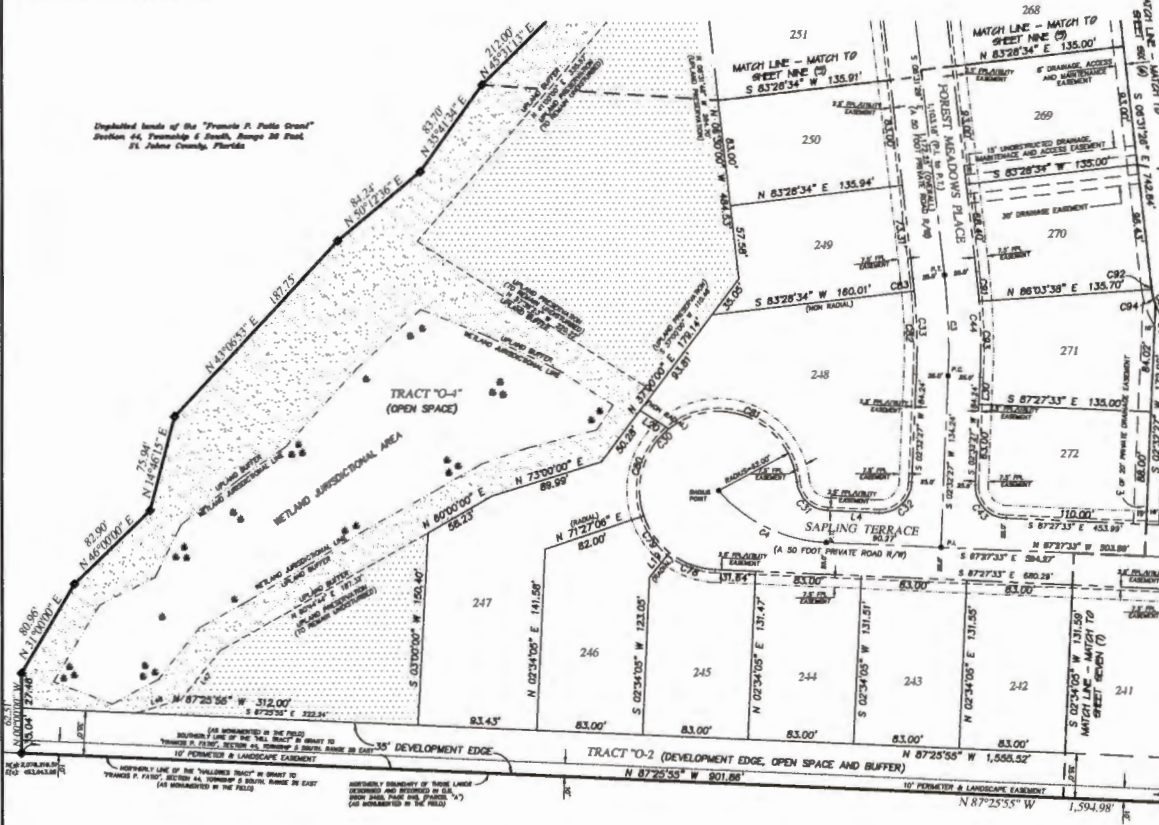
MAP BOOK _____ PAGE _____

SHEET EIGHT (8) of TEN (10) SHEETS

SEE SHEET TWO (2) FOR LEGEND,
GENERAL NOTES, ABBREVIATIONS and
PLAT TITLE LETTER COMMENTS
SEE SHEET TWO (2) FOR KEY MAP



Digitized lands of the "Francis P. Fatio Grant"
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CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA	ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	800.00'	87°34'	78.11°	N 57°59'59" E	78.00'	
C2	178.50'	47°34'	88.27°	S 84°17'00" W	83.84'	

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA	ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C10	45.00'	107°24'	35.57°	S 28°21'21" E	45.00'	
C11	45.00'	107°24'	35.57°	S 28°21'21" E	45.00'	
C12	45.00'	107°24'	35.57°	S 28°21'21" E	45.00'	
C13	45.00'	107°24'	35.57°	S 28°21'21" E	45.00'	
C14	45.00'	107°24'	35.57°	S 28°21'21" E	45.00'	
C15	45.00'	107°24'	35.57°	S 28°21'21" E	45.00'	
C16	45.00'	107°24'	35.57°	S 28°21'21" E	45.00'	
C17	45.00'	107°24'	35.57°	S 28°21'21" E	45.00'	
C18	45.00'	107°24'	35.57°	S 28°21'21" E	45.00'	
C19	45.00'	107°24'	35.57°	S 28°21'21" E	45.00'	

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA	ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C20	45.00'	107°24'	35.57°	S 28°21'21" E	45.00'	
C21	45.00'	107°24'	35.57°	S 28°21'21" E	45.00'	
C22	45.00'	107°24'	35.57°	S 28°21'21" E	45.00'	
C23	45.00'	107°24'	35.57°	S 28°21'21" E	45.00'	
C24	45.00'	107°24'	35.57°	S 28°21'21" E	45.00'	
C25	45.00'	107°24'	35.57°	S 28°21'21" E	45.00'	
C26	45.00'	107°24'	35.57°	S 28°21'21" E	45.00'	
C27	45.00'	107°24'	35.57°	S 28°21'21" E	45.00'	
C28	45.00'	107°24'	35.57°	S 28°21'21" E	45.00'	
C29	45.00'	107°24'	35.57°	S 28°21'21" E	45.00'	

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L4	S 87°27'33" E	453.99'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L10	N 88°52'42" E	251.14'
L11	S 87°27'33" E	453.99'
L12	S 87°27'33" E	453.99'

LINE TABLE FOR UPLAND PRESERVATION

LINE	BEARING	DISTANCE
L47	S 87°27'33" E	453.99'
L48	S 87°27'33" E	453.99'

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BARTRAM RANCH - PHASE 5

BEING A PORTION OF THE "FRANCIS P. FATIO GRANT", IN SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST IN ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A RE-PLAT OF A PORTION OF TRACT "O-2" (OPEN SPACE) AND A PORTION OF TRACT "R" (FUTURE RIGHT-OF-WAY RESERVATION AND JEA ACCESS AND UTILITY EASEMENT), AS SHOWN ON THE PLAT OF "BARTRAM RANCH-PHASE FOUR", AS RECORDED IN MAP BOOK 117, PAGES 36 THROUGH 43, INCLUSIVELY OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____

SHEET NINE (9) OF TEN (10) SHEETS

SEE SHEET TWO (2) FOR LFGFND, GENERAL NOTES, ABBREVIATIONS AND PLAT TITLE LETTER COMMENTS SEE SHEET TWO (2) FOR KEY MAP

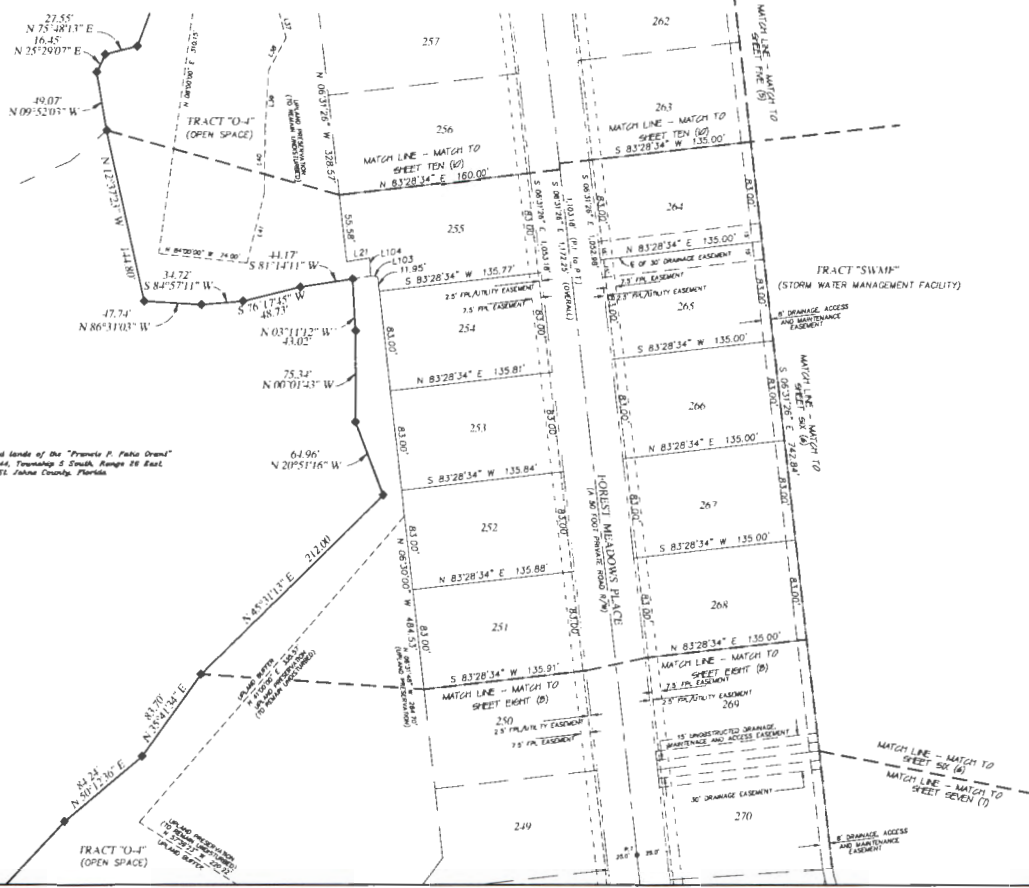


LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L101	N 81°11'11" E	18.50'
L103	N 84°00'00" W	5.67'
L104	N 03°13'17" W	14.85'

LINE TABLE FOR UPLAND PRESERVATION

LINE	BEARING	DISTANCE
L102	S 33°52'28" E	42.10'
L108	S 20°11'00" W	30.79'
L109	S 83°28'34" W	47.18'
L100	S 00°28'24" W	53.73'
L41	S 73°10'25" W	80.31'



Disputed lands of the "Francis P. Fatio Grant" Section 44, Township 5 South, Range 26 East, St. Johns County, Florida

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