

**RESOLUTION NO. 2023-368**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**OLD MOULTRIE BLUFF REPLAT.**

**WHEREAS, CRP/HRC MOULTRIE OWNER, 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 Old Moultrie Bluff Replat.

**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 is not required.

**Section 3.** A Required Improvements Bond for maintenance is not required.

**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:

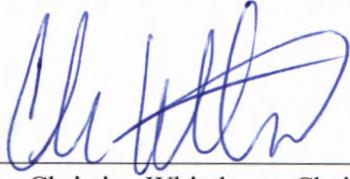
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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.

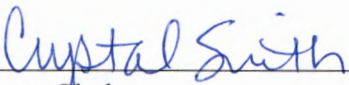
**ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 3rd day of October, 2023.

**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



# OLD MOULTRIE BLUFF REPLAT

A PARCEL OF LAND, BEING A REPLAT OF LOTS 25 THROUGH 31, AND LOTS 112 THROUGH 119, TOGETHER WITH A PORTION OF TRACT "R-2" (RECREATIONAL), ALL AS SHOWN ON THE PLAT OF "OLD MOULTRIE BLUFF", AS RECORDED IN MAP BOOK 113, PAGES 91 THROUGH 97, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND LYING WITHIN A PORTION OF GOVERNMENT LOT 2, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 30, ALL IN ST. JOHNS COUNTY, FLORIDA.

## CAPTION

PARCEL "A" (LOTS 25 THROUGH 31)

A REPLAT OF LOTS 25 THROUGH 31, OLD MOULTRIE BLUFF, AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 113, PAGES 91 THROUGH 97, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEING AT THE INTERSECTION OF THE COMMON BOUNDARIES OF LOT 24, LOT 31, AND THE NORTHERLY RIGHT-OF-WAY LINE OF "PALMA DRIVE", A 50 FOOT PUBLIC ROAD RIGHT-OF-WAY, ALL AS SHOWN ON THE AFORESAID PLAT OF "OLD MOULTRIE BLUFF", AS RECORDED IN MAP BOOK 113, PAGES 91 THROUGH 97 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, AND RUN THENCE, NORTH 00°00'00" EAST, ALONG THE COMMON BOUNDARY LINE OF LOT 24, WITH LOT 31, (AND THEN WITH THE COMMON BOUNDARY OF LOTS 30, 29, 28, 27, 26 AND 25), A DISTANCE OF 105.32 FEET, TO THE MOST NORTHWEST CORNER OF LOT 25, (AND ALSO BEING THE MOST SOUTHWESTERLY CORNER OF TRACT "D-3" (OPEN SPACE & RECREATIONAL); RUN THENCE, NORTH 90°00'00" EAST, ALONG THE COMMON BOUNDARY LINE OF SAID LOT 25, AND TRACT "D-3" (OPEN SPACE & RECREATIONAL), A DISTANCE OF 100.00 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF "PAMPLONA DRIVE", A 50 FOOT PRIVATE ROAD RIGHT-OF-WAY, AS SHOWN ON THE AFORESAID PLAT OF "OLD MOULTRIE BLUFF"; RUN THENCE, SOUTH 00°00'00" EAST, ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF "PAMPLONA DRIVE", A DISTANCE OF 115.00 FEET, TO A POINT ON THE COMMON BOUNDARY LINE BETWEEN LOT 31 AND TRACT "D-4" (OPEN SPACE); RUN THENCE, SOUTH 90°00'00" WEST, ALONG THE COMMON BOUNDARY LINE BETWEEN LOT 31 AND TRACT "D-4" (OPEN SPACE), A DISTANCE OF 84.18 FEET, TO A POINT ON THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF "PALMA DRIVE", SAID POINT ALSO LYING ON THE ARC OF A CURVE, LEADING NORTHWESTERLY; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, AND ALSO BEING THE AFORESAID RIGHT-OF-WAY LINE, SAID ARC BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 186.00 FEET, THROUGH A CENTRAL ANGLE OF 05°30'32" TO THE LEFT, AN ARC DISTANCE OF 18.57 FEET, TO THE AFORESAID INTERSECTION OF THE COMMON BOUNDARIES OF LOT 24, LOT 31, AND THE NORTHERLY RIGHT-OF-WAY LINE OF "PALMA DRIVE", AND THE POINT OF BEGINNING, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°34'14" WEST, 18.56 FEET.

THE LANDS THUS DESCRIBED CONTAINS 11,480 SQUARE FEET, OR 0.26 ACRE, MORE OR LESS, IN AREA.

PARCEL "B" (LOTS 112 THROUGH 119, AND A PORTION OF TRACT "R-2")

A REPLAT OF LOTS 112 THROUGH 119, AND A PORTION OF TRACT "R-2" (RECREATIONAL), OLD MOULTRIE BLUFF, AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 113, PAGES 91 THROUGH 97, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEING AT THE INTERSECTION OF THE COMMON BOUNDARIES OF LOT 111, LOT 112, AND THE WESTERLY RIGHT-OF-WAY LINE OF "PAMPLONA DRIVE", A 50 FOOT PUBLIC ROAD RIGHT-OF-WAY, ALL AS SHOWN ON THE AFORESAID PLAT OF "OLD MOULTRIE BLUFF", AS RECORDED IN MAP BOOK 113, PAGES 91 THROUGH 97 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, AND RUN THENCE, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF "PAMPLONA DRIVE", (AND ALSO BEING THE EASTERLY LINE OF LOTS 112, 113, 114, 115, 116, 117, 118 AND 119) THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 00°00'00" EAST, A DISTANCE OF 120.84 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 2: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 12.00 FEET, THROUGH A CENTRAL ANGLE OF 89°52'23" TO THE LEFT, AN ARC DISTANCE OF 18.83 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID POINT OF TANGENCY LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF "SORIA DRIVE", A 50 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE AFORESAID PLAT OF "OLD MOULTRIE BLUFF"; LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°37'41" WEST, 18.86 FEET; RUN THENCE, ALONG THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF "SORIA DRIVE", (AND ALSO BEING THE SOUTHERLY LINE OF LOT 119, AND A PORTION OF TRACT "R-2", (RECREATIONAL), THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 89°52'23" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 53.70 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING WESTERLY;

COURSE No. 2: RUN THENCE, WESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 137.00 FEET, THROUGH A CENTRAL ANGLE OF 16°10'20" TO THE RIGHT, AN ARC DISTANCE OF 38.31 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°13'57" WEST, 38.19 FEET; RUN THENCE, NORTH 00°00'00" WEST, DEPARTING FROM AFORESAID RIGHT-OF-WAY LINE, A DISTANCE OF 127.34 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID TRACT "R-2", (RECREATIONAL), AND ALSO BEING THE SOUTHERLY LINE OF LOT 106; RUN THENCE, SOUTH 00°00'00" EAST, ALONG THE SOUTHERLY LINE OF LOTS 105, 106, 107, 108, 109, 110 AND 111, (AND ALSO BEING ALONG THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 112, AND THEN ALONG SAID NORTHERLY LINE OF LOT 112, A DISTANCE OF 103.50 FEET, TO A POINT ON THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF "PAMPLONA DRIVE", AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 13,628 SQUARE FEET, OR 0.31 ACRE, MORE OR LESS, IN AREA.

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET ONE (1) of THREE (3) SHEETS

SEE SHEET TWO (2) FOR LEGEND,  
GENERAL NOTES, ABBREVIATIONS and  
PLAT TITLE LETTER COMMENTS  
SEE SHEET THREE (3) FOR PLAT

## ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT CRP/HRC MOULTRIE OWNER, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREDIN KNOWN AS "OLD MOULTRIE BLUFF REPLAT", HAVING CAUSED THE SAME TO BE SURVEYED AND SUBMITTED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNERS, THEIR SUCCESSORS AND ASSIGNS. THE UNDERSIGNED OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF THESE PRIVATELY OWNED EASEMENTS, PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION OR OTHER SUCH ENTITY OR PERSON AS WELL AS ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "10' FFL EASEMENTS" ARE HEREBY DEDICATED TO THE FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

LANDS UNDERLYING EASEMENTS WHICH ARE NOT OTHERWISE DEDICATED TO THE EASEMENT GRANTEE SHALL REMAIN OWNED BY THE EASEMENT GRANTOR.

IN WITNESS WHEREOF, THE OWNER 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.

CRP/HRC MOULTRIE OWNER, L.L.C.  
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_

TYPE OR PRINT NAME \_\_\_\_\_

WITNESS: \_\_\_\_\_

TYPE OR PRINT NAME \_\_\_\_\_

NOTARY PUBLIC FOR CRP/HRC MOULTRIE OWNER, L.L.C.

A DELAWARE LIMITED LIABILITY COMPANY

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2023 BY SUDHAKER REDDY, AS THE AUTHORIZED MEMBER OF CRP/HRC MOULTRIE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO HAS TAKEN AN OATH ON BEHALF OF THE COMPANY.

NOTARY PUBLIC, STATE OF CALIFORNIA

TYPE OF PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NUMBER IS: \_\_\_\_\_

PERSONALLY KNOWN \_\_\_\_\_ OR HAS PRODUCED IDENTIFICATION \_\_\_\_\_

TYPE OF IDENTIFICATION PRODUCED: \_\_\_\_\_

BY: SUDHAKER REDDY AS THE  
AUTHORIZED MEMBER OF  
CRP/HRC MOULTRIE OWNER, L.L.C.  
A DELAWARE LIMITED LIABILITY COMPANY

Prepared by  
A & J Land Surveyors, Inc.  
5847 Luehls Street  
Jacksonville, Florida 32207  
T (904) 346.1733  
F (904) 346.1736

# OLD MOULTRIE BLUFF REPLAT

A PARCEL OF LAND, BEING A REPLAT OF LOTS 25 THROUGH 31, AND LOTS 112 THROUGH 119, TOGETHER WITH A PORTION OF TRACT "R-2" (RECREATIONAL), ALL AS SHOWN ON THE PLAT OF "OLD MOULTRIE BLUFF", AS RECORDED IN MAP BOOK 113, PAGES 91 THROUGH 97, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND LYING WITHIN A PORTION OF GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 8 SOUTH, RANGE 30, ALL IN ST. JOHNS COUNTY, FLORIDA.

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 SHEET TWO (2) of THREE (3) SHEETS  
 SEE SHEET THREE (3) FOR PLAT

**GENERAL NOTES:**

- 1) BEARINGS SHOWN HEREON, ARE BASED ON THE STATE OF FLORIDA, STATE PLANE COORDINATES, NORTH AMERICAN DATUM (NAD 1983) (1980), FLORIDA EAST ZONE, (ZONE 901), U.S. FEET AS NOTED BELOW IN GENERAL NOTE No. 7, AND FOR THE EASTERLY MONUMENTED RIGHT-OF-WAY LINE OF "OLD MOULTRIE ROAD", AS N 0°25'25" W.
- 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 PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH 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 CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 4) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.  
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 5) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINES AS DEPICTED 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 LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK.  
 THIS WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- 6) UPLAND BUFFERS ADJACENT TO WETLAND JURISDICTIONAL AREAS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
- 7) THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM (NAD 1983) (1980), FLORIDA EAST ZONE, U.S. FEET. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPING PURPOSES ONLY, BY THE ST. JOHNS COUNTY GIS DEPARTMENT. ANY OTHER USE, BESIDES THAT WHICH IS STATED HEREON, IS THE RESPONSIBILITY OF THE PARTY(ES) UTILIZING THESE COORDINATES FOR THEIR NON INTENDED USE.

SURVEYOR'S COMMENTS REGARDING THE EASEMENT(S) LISTED IN THE PLAT PROPERTY INFORMATION REPORT PREPARED BY SUNSHINE STATE TITLE CORPORATION, MAY 26, 2023 WHICH SHOWS:

1. EASEMENT IN FAVOR OF BELL SOUTH TELECOMMUNICATIONS, INC., A GEORGIA CORPORATION AS RECORDED IN OFFICIAL RECORDS BOOK 2980, PAGE 1183, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

SURVEYOR'S COMMENT: THIS IS A BLANKET EASEMENT OVER THE LANDS GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

2. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND ASSESSMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 5583, PAGE 807, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

SURVEYOR'S COMMENT: THIS PLAT IS SUBJECT TO THIS INSTRUMENT, HOWEVER THERE ARE NO ITEMS THAT CAN BE GRAPHICALLY SHOWN ON THE FACE OF THIS SURVEY.

**LEGENDS USED IN THIS PLAT**

LEGEND	DEFINITION
◆	NET 4" X 4" CONCRETE MARKING WITH DIA. STAMPED "TAL, LP AND"

**ABBREVIATIONS USED IN THIS PLAT**

ABBREVIATION	DEFINITION
PRM	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
CM	CONCRETE MONUMENT
LB	LICENSED BUSINESS
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
AND	
R	RADIUS
D	DELTA/CENTRAL ANGLE/
L	ARC LENGTH
CD	CHORD BEARING
CH	CHORD DISTANCE
P.I.	POINT OF INTERSECTION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.O.C.	POINT ON CURVE
P.C.L.	POINT OF COMPRISED CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
R.P.	RADIUS POINT
TWP.	TOWNSHIP
R15D	RANGE
E.	EAST
W.	WEST
N.	NORTH
S.	SOUTH
LS	TABULATED CURVE TABLE
LSB	TABULATED LINE TABLE
R/W	RIGHT OF WAY
D.O.T.	DEPARTMENT OF TRANSPORTATION
G.	CENTERLINE
MD	MAP BOOK
PD	PLAT BOOK
PS	PAGE
	MATCH LINE
JE-E	JE-ELECTRIC EASEMENT
JE-E2	JE-EQUIPMENT EASEMENT
FP & L	FLORIDA POWER & LIGHT EASEMENT
ESMT	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
SURMID	

**MATCHINGS USED IN THIS PLAT**

MATCHING	DEFINITION
[Symbol]	RENOTES UPLAND ADJACENT TO PRESERVED WETLANDS
[Symbol]	RENOTES PRESERVED WETLANDS



**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 "OLD MOULTRIE BLUFF REPLAT" 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: \_\_\_\_\_  
 BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA.

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS FOR CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES.

JOHNATHAN B. BOHAN, STATE OF FLORIDA  
 REGISTERED LAND SURVEYOR, CERTIFICATE NO. 4600

**CERTIFICATE OF APPROVAL—GROWTH MANAGEMENT DEPARTMENT**

THIS IS TO CERTIFY THAT THIS PLAT OF "OLD MOULTRIE BLUFF REPLAT", HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, 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.

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

**CERTIFICATE OF REVIEW—COUNTY ATTORNEY**

THIS IS TO CERTIFY THAT THIS PLAT OF "OLD MOULTRIE BLUFF REPLAT", HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY FOR ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

Prepared by:  
**A & J Land Surveyors, Inc.**  
 5847 Lucilla Street  
 Jacksonville, Florida 32207  
 T (904) 346.1733  
 F (904) 346.1736

# OLD MOULTRIE BLUFF REPLAT

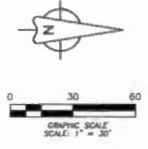
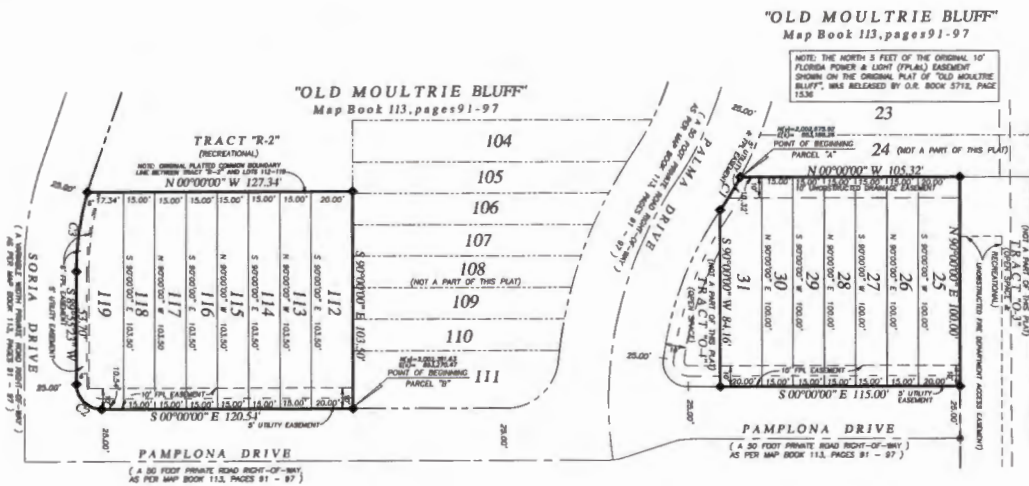
A PARCEL OF LAND, BEING A REPLAT OF LOTS 25 THROUGH 31, AND LOTS 112 THROUGH 119, TOGETHER WITH A PORTION OF TRACT "R-2" (RECREATIONAL), ALL AS SHOWN ON THE PLAT OF "OLD MOULTRIE BLUFF", AS RECORDED IN MAP BOOK 113, PAGES 91 THROUGH 97, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND LYING WITHIN A PORTION OF GOVERNMENT LOT 2, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 30, ALL IN ST. JOHNS COUNTY, FLORIDA.

CURVE DATA FOR PLAT BOUNDARIES

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	198.00'	23.3034°	18.87'	N 56°34'14" W	18.88'
C2	12.00'	89.2534°	19.83'	S 41°24'41" W	19.80'
C3	137.00'	18.0130°	38.31'	N 89°07'57" W	38.18'

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET THREE (3) of THREE (3) SHEETS

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



**AMERIS BANK**  
A GEORGIA BANKING CORPORATION

KNOW ALL MEN BY THESE PRESENTS THAT AMERIS BANK, A GEORGIA BANKING CORPORATION, UNDER THE LAWS OF GEORGIA IS THE LAWFUL OWNER AND HOLDER OF THE FOLLOWING DESCRIBED (LAW DOCUMENTS):

- MORTGAGE DATED JULY 5, 2023 AND RECORDED JULY 6, 2023 FROM CRYSTAL MOULTRIE OWNER, L.L.C. TO AMERIS BANK AS RECORDED IN OFFICIAL RECORDS BOOK 5891, PAGE 1232 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- ASSIGNMENT OF LEASES AND RENTS AS RECORDED IN OFFICIAL RECORDS BOOK 5891, PAGE 1273, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- UCC FINANCING STATEMENT IN FAVOR OF AMERIS BANK AS RECORDED IN OFFICIAL RECORDS BOOK 5591, PAGE 1278 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

HEREBY JOINS IN AND CONSENTS TO THE TERMS AND CONDITIONS OF THAT CERTAIN PLAT OF "OLD MOULTRIE BLUFF REPLAT", THE PLAT BY CRYSTAL MOULTRIE OWNER, L.L.C., A DELAWARE COMPANY UNDER THE LAWS OF DELAWARE, TO WHICH PLAT THIS JOINDER IS ATTACHED FOR THE PURPOSE OF ACKNOWLEDGING ITS CONSENT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND ENCUMBRANCES OF THE PLAT AND THE IMPOSITION OF THE SAME UPON THE PROPERTY SUBJECT TO THE LOW DOCUMENT.

SIGNED AND SEALED IN THE PRESENCE OF

WITNESS: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

**NOTARY FOR AMERIS BANK**  
A GEORGIA BANKING CORPORATION

STATE OF GEORGIA  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OF  ONLINE NOTARIZATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2023 BY JEFF S. BUNTING, AS THE AUTHORIZED MEMBER OF AMERIS BANK, A GEORGIA BANKING CORPORATION WHO IS PERSONALLY KNOWN TO ME AND WHO HAS TAKEN AN OATH ON BEHALF OF THE COMPANY.

NOTARY PUBLIC, STATE OF GEORGIA

TYPE OF PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY COMMISSION NUMBER IS: \_\_\_\_\_

PERSONALLY KNOWN \_\_\_\_\_ OR HAS PRODUCED IDENTIFICATION \_\_\_\_\_  
TYPE OF IDENTIFICATION PRECEDED \_\_\_\_\_

Prepared by:  
**A & J Land Surveyors, Inc.**  
5847 Luella Street  
Jacksonville, Florida 32207  
T (904) 346.1733  
F (904) 346.1736

JEFF S. BUNTING, AUTHORIZED SIGNATORY,  
AMERIS BANK, A GEORGIA BANKING CORPORATION