

RESOLUTION NO. 2023-453
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SILVERLEAF MEADOWS (SILVERLEAF PARCEL 33) PHASE 2.

WHEREAS, AG EHC II (LEN) MULTI STATE 1, 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 Silver Meadows (Silverleaf Parcel 33) Phase 2.

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 \$3,725,985.26 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$485,998.08 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.

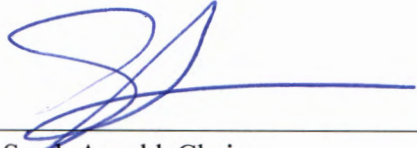
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval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

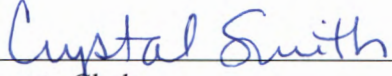
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 21st day of November, 2023.

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

Rendition Date: NOV 21 2023

BY: 
Sarah Arnold, Chair

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


Deputy Clerk



SILVER MEADOWS (SILVERLEAF PARCEL 33) PHASE 2

A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 1 OF 7 SHEETS

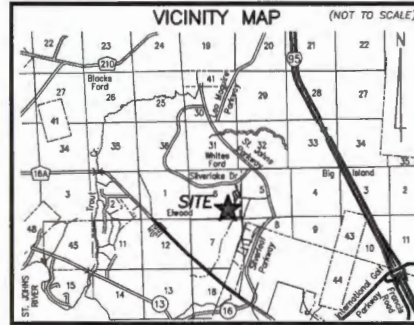
SEE SHEET 2 FOR NOTES

CAPTION

A portion of Section 6, Township 6 South, Range 28 East, St. Johns County, Florida, being a portion of Parcel 33, as described and recorded in Official Records Book 5599, page 1423, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Westerly most corner of Lot 95, as depicted on Silver Meadows (Silverleaf Parcel 33) Phase 1, a plat recorded in Map Book 120, page 56, of said Public Records; thence South 33°49'33" East, along the Southwesterly line of said Silver Meadows (Silverleaf Parcel 33) Phase 1, a distance of 228.91 feet to the Southerly most corner thereof, said corner lying on the Westerly line of Parcel 22c, as described and recorded in Official Records Book 5402, page 1386, of said Public Records; thence South 36°40'18" West, along said Westerly line, 360.78 feet; thence South 18°25'13" West, continuing along said Westerly line, 424.36 feet; thence North 71°54'47" West, departing said Westerly line, 200.00 feet; thence North 62°10'04" West, 50.70 feet; thence North 71°54'47" West, 120.00 feet; thence South 18°25'13" West, 117.35 feet to the point of curvature of a curve concave Northwesterly having a radius of 50.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 63°13'46", an arc length of 55.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 50°02'06" West, 52.42 feet; thence North 81°38'59" West, 70.33 feet to the point of curvature of a curve concave Northwesterly having a radius of 50.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 95°14'52", an arc length of 83.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 50°43'35" West, 73.87 feet; thence North 03°06'09" West, 193.19 feet to the point of curvature of a curve concave Easterly having a radius of 50.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 39°00'35", an arc length of 34.12 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 16°26'39" East, 33.46 feet; thence North 54°00'34" West, 14.42 feet; thence North 03°06'09" West, 129.22 feet; thence South 86°53'51" West, 505.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 25.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 41°53'51" West, 35.36 feet; thence North 55°23'49" West, 63.20 feet; thence South 86°53'51" West, 182.80 feet to a point lying on the Easterly line of Parcel 22 West Area 2A, as described and recorded in Official Records Book 5537, page 736, of said Public Records; thence Northwesterly along said Easterly line the following 8 courses: Course 1, thence North 14°18'01" East, 210.06 feet; Course 2, thence South 72°48'57" East, 104.01 feet; Course 3, thence North 88°53'00" East, 33.73 feet; Course 4, thence North 05°09'19" East, 108.15 feet to the point of curvature of a curve concave Westerly having a radius of 25.00 feet; Course 5, thence Northwesterly along the arc of said curve, through a central angle of 54°26'35", an arc length of 23.75 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 22°03'59" West, 22.67 feet; Course 6, thence North 40°42'44" East, 46.91 feet; Course 7, thence North 06°31'15" East, 142.46 feet; Course 8, thence North 14°40'42" West, 129.98 feet; thence North 75°19'18" East, departing said Easterly line, 379.68 feet; thence South 77°16'24" East, 89.20 feet; thence South 85°17'34" East, 91.32 feet; thence South 03°07'20" East, 169.81 feet; thence North 86°53'51" East, 97.10 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 48°06'09" East, 35.36 feet; thence North 86°53'51" East, 95.00 feet; thence North 03°06'09" West, 120.00 feet; thence North 33°19'06" East, 309.80 feet to a point lying on said Southwesterly line of Silver Meadows (Silverleaf Parcel 33) Phase 1; thence Southwesterly along said Southwesterly line the following 3 courses: Course 1, thence South 45°15'26" East, 328.35 feet; Course 2, thence South 23°26'19" East, 175.60 feet to a point on a non-tangent curve concave Northwesterly having a radius of 275.00 feet; Course 3, thence Northwesterly along the arc of said curve, through a central angle of 102°31'14", an arc length of 49.85 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North 61°22'04" East, 49.78 feet.

Containing 25.77 acres, more or less.



CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of SILVER MEADOWS (SILVERLEAF PARCEL 33) PHASE 2 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 SILVER MEADOWS (SILVERLEAF PARCEL 33) PHASE 2 has been examined 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 SILVER MEADOWS (SILVERLEAF PARCEL 33) PHASE 2 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.

Brandon J. Petty, 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. Broadshaw, County Surveyor
Professional Surveyor and Mapper
License Number 5513

ADOPTION & DEDICATION

This is to certify that AG EHC II (LEN) MULTI STATE 1, LLC, a Delaware limited liability company ("Owner"), are the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as SILVER MEADOWS (SILVERLEAF PARCEL 33) PHASE 2, and that it has 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 rights of way of Superior Boulevard, Hosler Avenue and Whitmore Drive as shown in this plat are hereby irrevocably dedicated to the county of St. Johns, its successors and assigns, in perpetuity for maintenance of the rights of way, access, and drainage improvements which are now or hereafter constructed thereon. The drainage easements as shown on this plat, shall permit the county of St. Johns, its successors and assigns, to discharge all storm water which may fall or come upon the rights of way hereby dedicated, into, over, across, or through said easements shown hereon, which may be dedicated to a property owners' association, or other such entity or person as will assume all obligation of maintenance and operation thereof under the plat.

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

Tracts "A", "B" and "C" (Stormwater Management Facility and Drainage Easement), Tracts "D" and "E" (Open Space), Tracts "F" and "G" (Conservation), shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns; provided however, the Owner reserves the right to convey title to said tracts to an entity, including without limitation, a property owners' association, a municipal services taxing unit, community development district, or other such entity as will assume all obligation of maintenance and operation thereof under the plat.

In witness whereof, the undersigned Owner has caused this plat and dedication to be executed by its duly elected officers, acting by and with the authority of its board of directors.

Witness _____ OWNER: AG EHC II (LEN) MULTI STATE 1, LLC
a Delaware limited liability company

Printed Name _____ By: Essential Housing Asset Management, LLC
an Arizona limited liability company,
its Authorized Agent

Witness _____ By: Steven S. Benson
Printed Name _____ Authorized Agent

STATE OF ARIZONA, COUNTY OF _____
The foregoing instrument was acknowledged before me, by means of _____ physical presence or _____ online notarization, this _____ day of _____, 2023, by Steven S. Benson, Manager of AG EHC II (LEN) MULTI STATE 1, LLC, a Delaware limited liability company, on behalf of the company, who _____ is personally known to me or who _____ has produced _____ as identification.

Notary Public, State of _____

Name: _____

My Commission expires: _____

My Commission Number is: _____

Personally Known _____ or produced identification _____

Type of identification produced _____

SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that the above 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.

Signed and sealed this _____ day of _____, 2023.

Andrew D. Knuppel
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6511

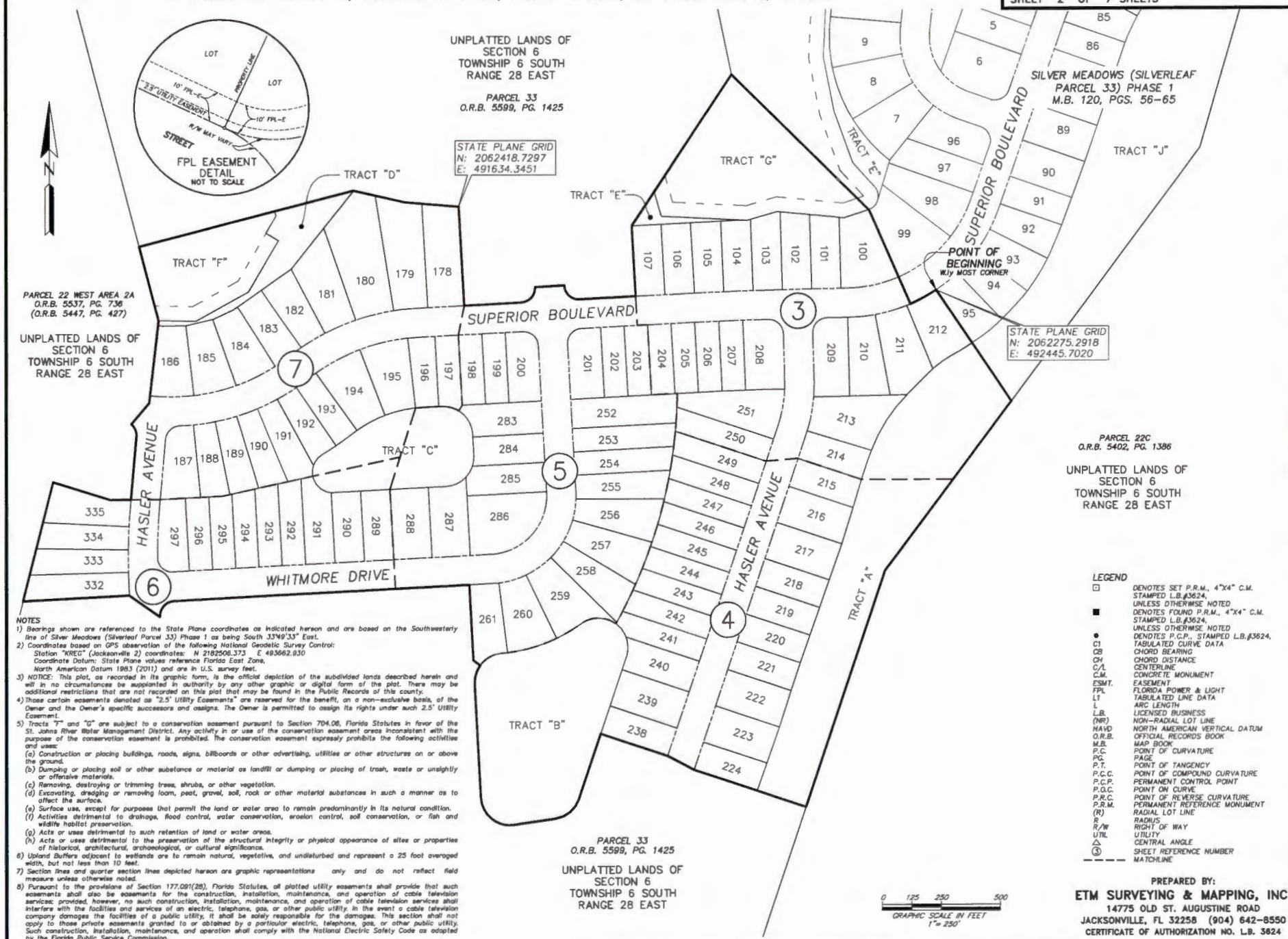
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3924

SILVER MEADOWS (SILVERLEAF PARCEL 33) PHASE 2

A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 2 OF 7 SHEETS



UNPLATTED LANDS OF SECTION 6 TOWNSHIP 6 SOUTH RANGE 28 EAST

PARCEL 33 O.R.B. 5599, PG. 1425

STATE PLANE GRID
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E: 491634.3451

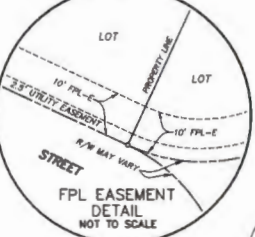
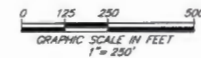
SILVER MEADOWS (SILVERLEAF PARCEL 33) PHASE 1 M.B. 120, PGS. 56-65

STATE PLANE GRID
N: 2062275.2918
E: 492445.7020

PARCEL 22C O.R.B. 5402, PG. 1386

UNPLATTED LANDS OF SECTION 6 TOWNSHIP 6 SOUTH RANGE 28 EAST

PARCEL 33 O.R.B. 5599, PG. 1425
UNPLATTED LANDS OF SECTION 6 TOWNSHIP 6 SOUTH RANGE 28 EAST



PARCEL 22 WEST AREA 2A O.R.B. 5537, PG. 736 (O.R.B. 5447, PG. 427)

UNPLATTED LANDS OF SECTION 6 TOWNSHIP 6 SOUTH RANGE 28 EAST

- NOTES**
- Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Southwesterly line of Silver Meadows (Silverleaf Parcel 33) Phase 1 as being South 33°49'33" East.
 - Coordinates based on GPS observation of the following National Geodetic Survey Control Station "KREC" (Jacksonville 2) coordinates: N 2182506.373 E 495662.830 Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and one in U.S. survey feet.
 - 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 this county.
 - Those certain easements denoted as "2.5' Utility Easements" are reserved for the benefit, on a non-exclusive basis, of the Owner and the Owner's specific successors and assigns. The Owner is permitted to assign its rights under such 2.5' Utility Easement.
 - Tracts "F" and "G" are subject to a conservation easement pursuant to Section 704.06, Florida Statutes in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement area inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
 - Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
 - Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
 - Removing, destroying or trimming trees, shrubs, or other vegetation.
 - Excavating, dragging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
 - Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
 - Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
 - Acts or uses detrimental to such retention of land or water areas.
 - Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.
 - Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25 foot averaged width, but not less than 10 feet.
 - Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
 - Pursuant to the provisions of Section 177.091(28), Florida Statutes, 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 Electric Safety Code as adopted by the Florida Public Service Commission.

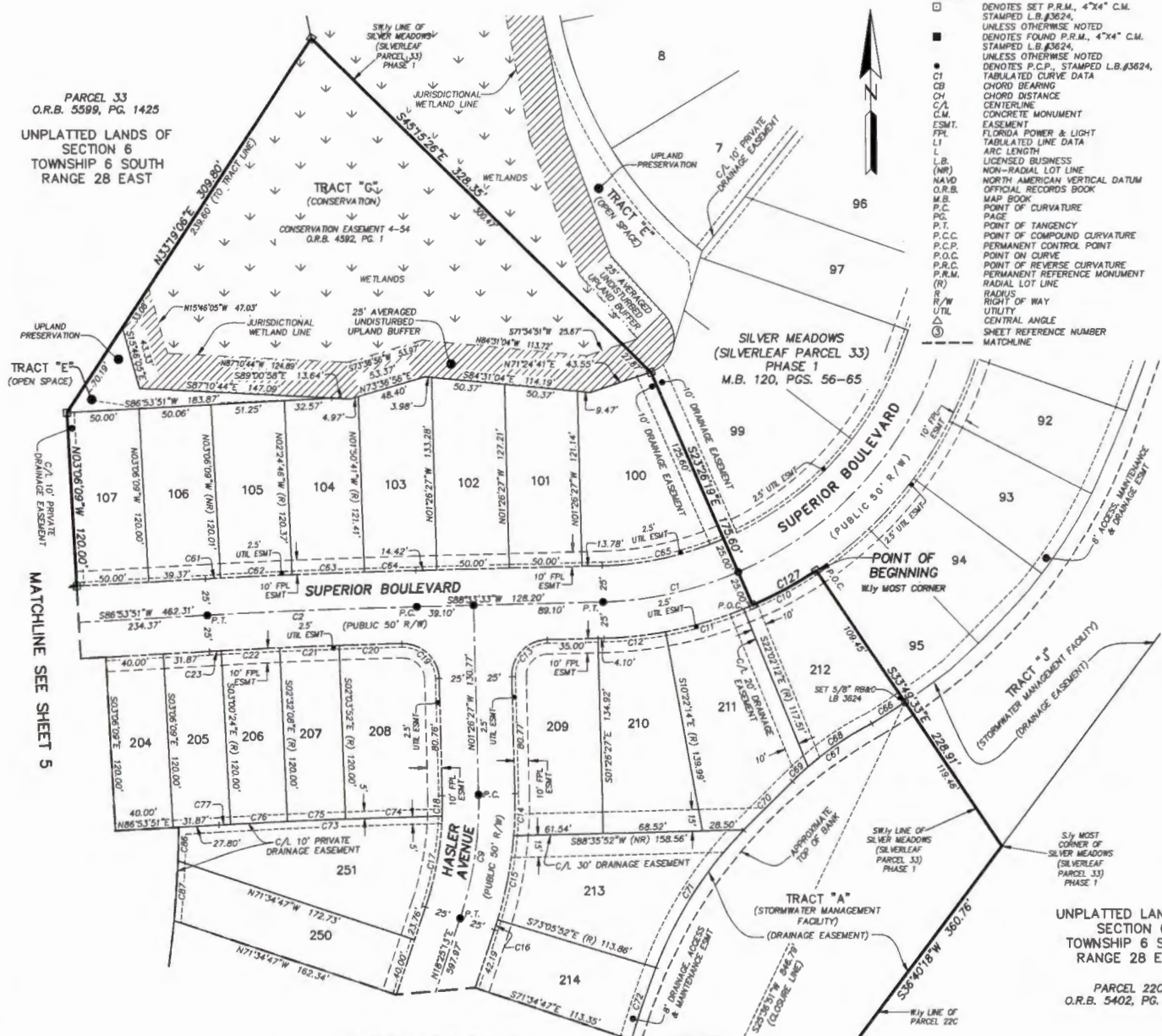
- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - TABULATED CURVE DATA
 - CH CHORD BEARING
 - CD CHORD DISTANCE
 - C/L CENTERLINE
 - C.M. CONCRETE MONUMENT
 - ESMT. EASEMENT
 - FPL FLORIDA POWER & LIGHT
 - L TABULATED LINE DATA
 - L ARC LENGTH
 - L.B. LICENSED BUSINESS
 - (N/P) NON-RADIAL LOT LINE
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - O.R.B. OFFICIAL RECORDS BOOK
 - M.B. MAP BOOK
 - P.C. POINT OF CURVATURE
 - PG. PAGE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.C.P. PERMANENT CONTROL POINT
 - P.O.C. POINT ON CURVE
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - (R) RADIAL LOT LINE
 - R RADIUS
 - R/W RIGHT OF WAY
 - UTIL UTILITY
 - Δ CENTRAL ANGLE
 - ③ SHEET REFERENCE NUMBER
 - MATCHLINE

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

SILVER MEADOWS (SILVERLEAF PARCEL 33) PHASE 2

A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

SEE SHEET 2 FOR NOTES



- LEGEND**
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 - CHORD BEARING
 - CHORD DISTANCE
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 - CONCRETE MONUMENT
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 - FLORIDA POWER & LIGHT
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 - (R) RADIAL LOT LINE
 - (R/W) RIGHT OF WAY
 - UTILITY
 - CENTRAL ANGLE
 - SHEET REFERENCE NUMBER
 - MATCHLINE

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	250.00'	21°59'52"	95.98'	N77°33'37"E	95.40'
C2	5000.00'	1°39'42"	145.01'	S87°43'42"W	145.00'
C9	250.00'	19°51'39"	86.68'	N08°29'23"E	86.23'
C10	275.00'	11°47'21"	56.58'	N62°04'08"E	56.48'
C11	275.00'	11°39'58"	55.99'	N73°47'47"E	55.90'
C12	275.00'	8°55'47"	42.86'	N84°05'40"E	42.82'
C13	25.00'	90°00'00"	39.27'	S43°33'33"W	35.36'
C14	275.00'	6°04'33"	28.16'	N01°35'50"E	29.15'
C15	275.00'	12°16'02"	56.88'	N10°46'07"E	58.77'
C16	275.00'	1°31'04"	7.29'	N17°39'41"E	7.29'
C17	225.00'	16°3'46"	63.73'	N107°8'20"E	63.52'
C18	225.00'	3°37'54"	14.26'	N00°22'30"E	14.26'
C19	25.00'	90°07'34"	39.32'	N46°30'14"W	35.39'
C20	4975.00'	0°29'51"	43.20'	S88°11'04"W	43.20'
C21	4975.00'	0°28'16"	40.90'	S87°42'00"W	40.90'
C22	4975.00'	0°28'16"	40.90'	S87°3'44"W	40.90'
C23	4975.00'	0°05'45"	8.32'	S86°56'44"W	8.32'
C61	5025.00'	0°07'19"	10.89'	S86°57'31"W	10.89'
C62	5025.00'	0°34'04"	49.81'	S87°8'12"W	49.81'
C63	5025.00'	0°34'04"	49.80'	S87°52'17"W	49.80'
C64	5025.00'	0°24'15"	35.44'	S88°21'26"W	35.44'
C65	225.00'	21°59'52"	86.39'	N77°33'37"E	85.86'
C66	650.49'	2°23'27"	27.14'	N57°02'17"E	27.14'
C67	208.42'	18°36'30"	67.81'	S53°58'02"W	67.51'
C68	208.42'	14°37'28"	53.20'	S55°58'33"W	53.05'
C69	208.42'	4°01'02"	14.61'	S46°39'18"W	14.61'
C70	2899.16'	0°54'34"	47.45'	S44°49'24"W	47.45'
C71	275.34'	2°33'30"	113.21'	S32°35'22"W	112.42'
C72	782.28'	3°36'45"	52.50'	S18°50'14"W	52.49'
C73	4855.00'	1°49'22"	154.45'	S87°46'32"W	154.45'
C74	4855.00'	0°47'05"	66.50'	S88°19'41"W	66.50'
C75	4855.00'	0°28'16"	39.92'	S87°42'00"W	39.92'
C76	4855.00'	0°28'16"	39.92'	S87°3'44"W	39.92'
C77	4855.00'	0°05'45"	8.12'	S86°56'44"W	8.12'
C86	835.56'	1°34'32"	23.06'	N01°38'52"E	23.06'
C87	835.56'	2°50'03"	41.33'	N03°51'20"E	41.33'
C127	275.00'	10°23'14"	49.85'	N61°22'04"E	49.79'

UNPLATTED LANDS OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST

PARCEL 22C
O.R.B. 5402, PG. 1386

SILVER MEADOWS (SILVERLEAF PARCEL 33) PHASE 2

A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

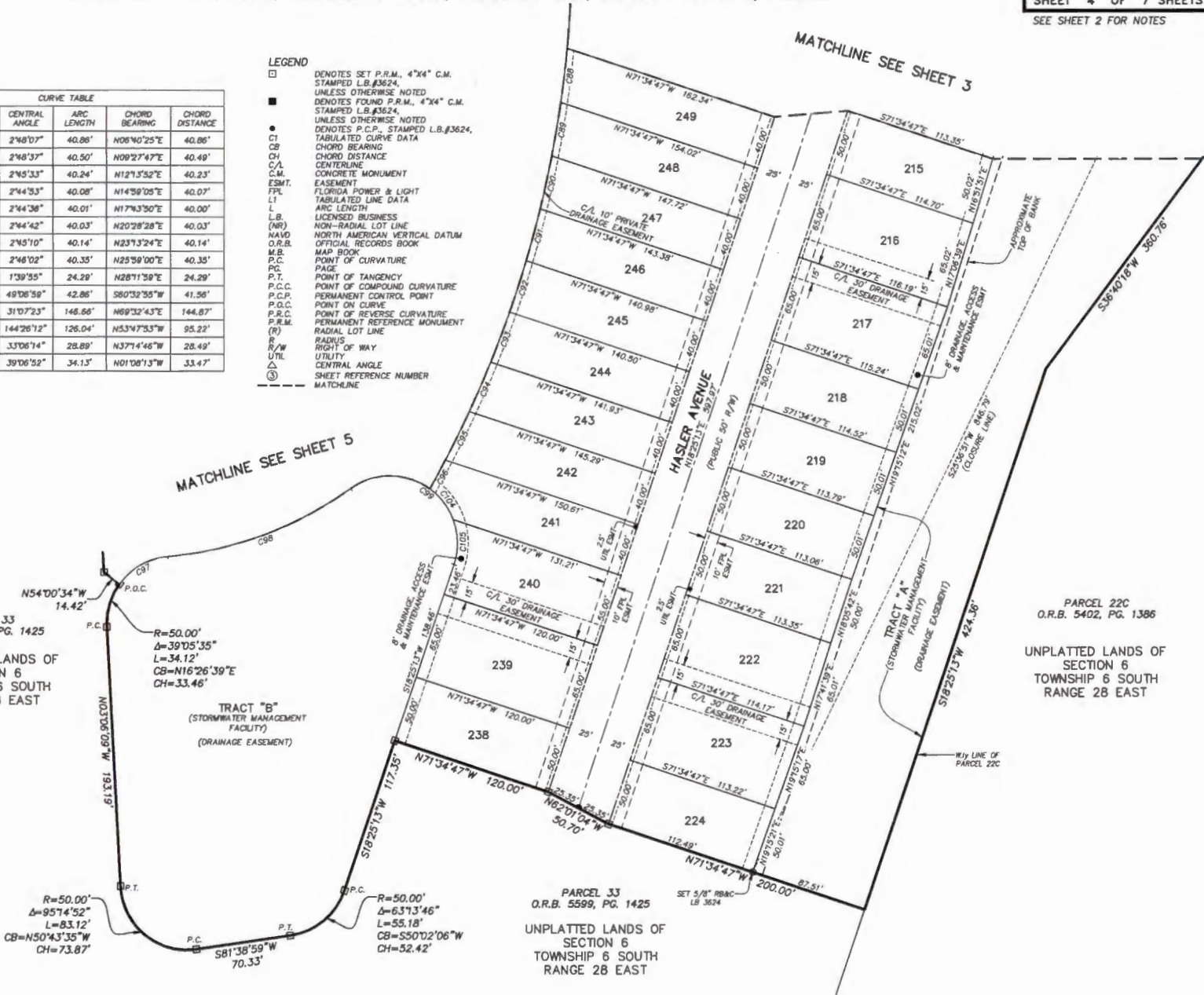
SHEET 4 OF 7 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C88	835.56'	2°48'07"	40.86'	N06°40'25"E	40.86'
C89	835.56'	2°48'37"	40.50'	N09°27'47"E	40.49'
C90	835.56'	2°45'33"	40.24'	N12°13'52"E	40.23'
C91	835.56'	2°44'33"	40.08'	N14°59'05"E	40.07'
C92	835.56'	2°44'38"	40.01'	N17°43'50"E	40.00'
C93	835.56'	2°44'42"	40.03'	N20°28'28"E	40.03'
C94	835.56'	2°45'10"	40.14'	N23°13'24"E	40.14'
C95	835.56'	2°48'02"	40.35'	N25°59'00"E	40.35'
C96	835.56'	1°39'35"	24.28'	N28°11'39"E	24.29'
C97	50.00'	49°06'59"	42.86'	S80°32'55"W	41.56'
C98	270.00'	31°07'23"	146.86'	N69°32'43"E	144.87'
C99	50.00'	144°26'12"	126.04'	N53°47'53"W	95.22'
C104	50.00'	33°06'14"	28.89'	N37°14'46"W	28.49'
C105	50.00'	39°06'52"	34.13'	N01°08'13"W	33.47'

LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3524, UNLESS OTHERWISE NOTED
- DENOTES P.C.P., STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- TABULATED CURVE DATA
- CHORD BEARING
- CHORD DISTANCE
- CENTERLINE
- CONCRETE MONUMENT
- EASEMENT
- FPL FLORIDA POWER & LIGHT
- LI TABULATED LINE DATA
- L ARC LENGTH
- L.B. LICENSED BUSINESS
- (NR) NON-RADIAL LOT LINE
- NAD NORTH AMERICAN VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- M.B. MAP BOOK
- P.C. POINT OF CURVATURE
- P.G. PAGE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.C.P. PERMANENT CONTROL POINT
- P.O.C. POINT ON CURVE
- P.R.C. POINT OF REVERSE CURVATURE
- P.R.M. PERMANENT REFERENCE MONUMENT
- (R) RADIAL LOT LINE
- R RADIUS
- R/W RIGHT OF WAY
- UTL UTILITY
- Δ CENTRAL ANGLE
- (3) SHEET REFERENCE NUMBER
- - - MATCHLINE



PARCEL 22C
O.R.B. 5402, PG. 1386

UNPLATTED LANDS OF
SECTION 6
TOWNSHIP 6 SOUTH
RANGE 28 EAST

PARCEL 33
O.R.B. 5599, PG. 1425

UNPLATTED LANDS OF
SECTION 6
TOWNSHIP 6 SOUTH
RANGE 28 EAST

PARCEL 33
O.R.B. 5599, PG. 1425

UNPLATTED LANDS OF
SECTION 6
TOWNSHIP 6 SOUTH
RANGE 28 EAST

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

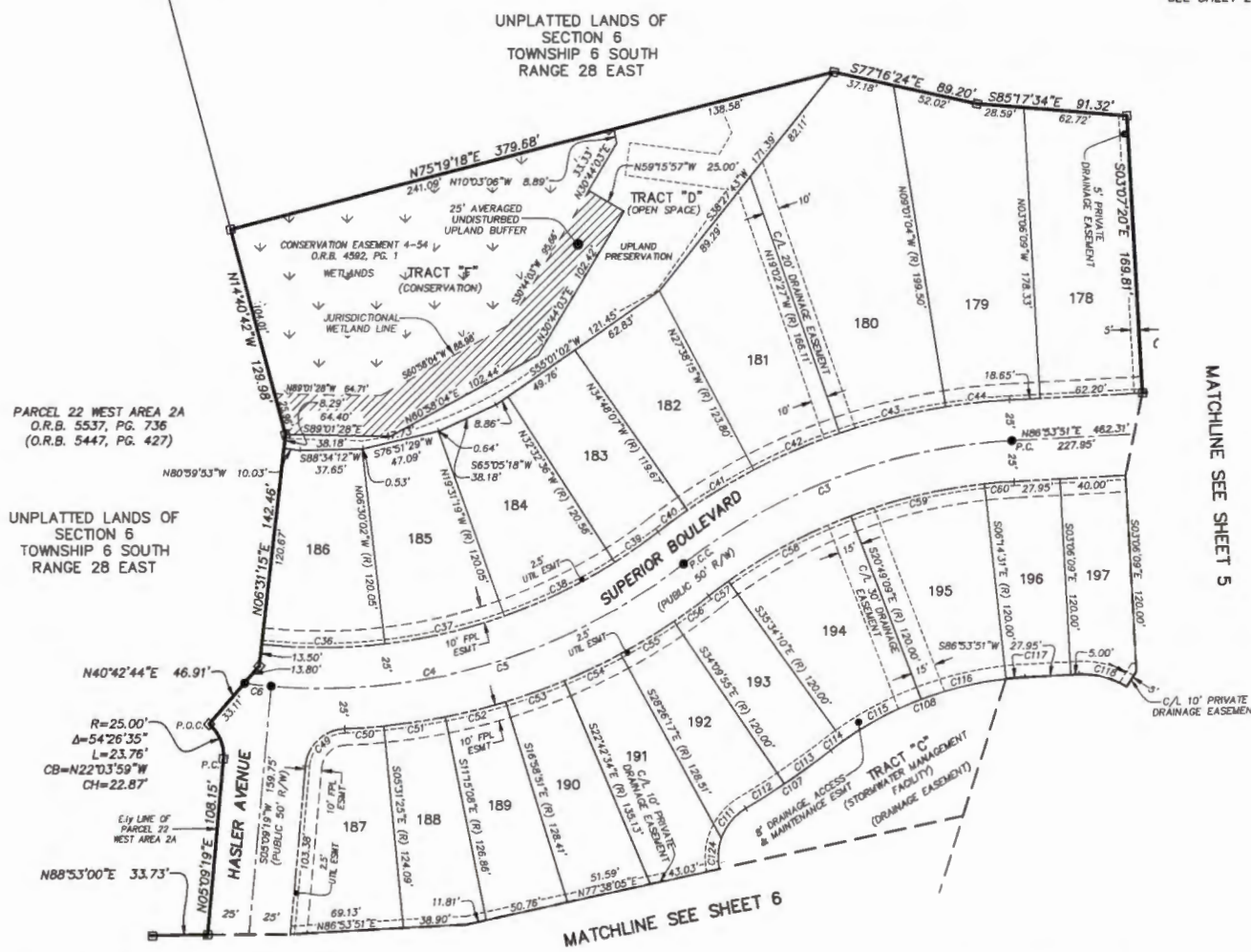
SILVER MEADOWS (SILVERLEAF PARCEL 33) PHASE 2

A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 7 OF 7 SHEETS

SEE SHEET 2 FOR NOTES



MATCHLINE SEE SHEET 5

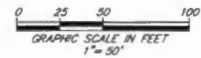
MATCHLINE SEE SHEET 6

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624
 - CT TABULATED CURVE DATA
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - C/L C.M. CENTERLINE
 - CONCRETE MONUMENT
 - EASEMENT
 - FLORIDA POWER & LIGHT
 - L1 TABULATED LINE DATA
 - L ARC LENGTH
 - L.B. LICENSED BUSINESS
 - (NR) NON-RADIAL LOT LINE
 - NAV D NORTH AMERICAN VERTICAL DATUM
 - O.R.B. OFFICIAL RECORDS BOOK
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 - P.C.P. PERMANENT CONTROL POINT
 - P.O.C. POINT ON CURVE
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - (R) RADIAL LOT LINE
 - R/W RIGHT OF WAY
 - UTL UTILITY
 - ∠ CENTRAL ANGLE
 - ① SHEET REFERENCE NUMBER
 - MATCHLINE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	355.00'	35°03'03"	217.17'	S89°22'20"W	213.80'
C4	355.00'	45°55'33"	284.55'	N74°48'34"E	277.00'
C5	355.00'	43°18'31"	268.34'	N73°30'04"E	261.99'
C6	355.00'	2°57'02"	16.22'	S83°32'10"E	16.21'
C36	330.00'	13°01'17"	75.00'	S89°59'24"E	74.84'
C37	330.00'	13°01'17"	75.00'	N76°59'19"E	74.84'
C38	330.00'	13°01'17"	75.00'	N63°58'02"E	74.84'
C39	330.00'	5°36'36"	32.31'	N54°39'06"E	32.30'
C40	380.00'	3°21'06"	22.23'	S83°31'20"W	22.22'
C41	380.00'	7°09'52"	47.52'	S58°46'49"W	47.49'
C42	380.00'	8°35'48"	57.02'	S86°39'39"W	56.96'
C43	380.00'	10°01'23"	66.48'	S75°58'14"W	66.39'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C44	380.00'	5°54'55"	39.23'	S83°56'24"W	39.21'
C46	25.00'	82°54'30"	36.18'	S46°56'34"W	33.10'
C50	380.00'	3°35'14"	23.79'	N86°16'12"E	23.79'
C51	380.00'	5°43'43"	37.99'	N81°36'43"E	37.98'
C52	380.00'	5°43'43"	37.99'	N75°53'00"E	37.98'
C53	380.00'	5°43'43"	37.99'	N70°09'17"E	37.98'
C54	380.00'	5°43'43"	37.99'	N64°25'34"E	37.98'
C55	380.00'	5°43'38"	37.98'	N58°41'54"E	37.97'
C56	380.00'	3°59'17"	26.45'	N53°50'27"E	26.44'
C57	330.00'	2°35'02"	14.88'	S53°08'19"W	14.88'
C58	330.00'	14°45'01"	84.96'	S61°48'20"W	84.72'
C59	330.00'	14°34'39"	83.96'	S76°28'10"W	83.73'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C60	330.00'	3°08'22"	18.08'	S85°19'40"W	18.08'
C107	500.00'	7°12'06"	62.85'	N55°26'51"E	62.80'
C108	210.00'	35°03'03"	128.47'	S89°22'20"W	126.47'
C111	35.00'	39°34'59"	24.18'	S39°15'24"W	23.70'
C112	500.00'	3°12'48"	26.04'	N57°26'29"E	26.04'
C113	500.00'	3°39'17"	34.80'	N53°50'27"E	34.80'
C114	210.00'	2°35'02"	9.47'	S53°08'19"W	9.47'
C115	210.00'	14°45'01"	54.06'	S81°48'20"W	53.91'
C116	210.00'	14°34'39"	53.43'	S76°28'10"W	53.28'
C117	210.00'	3°08'22"	11.51'	S85°19'40"W	11.51'
C118	50.00'	34°59'31"	30.54'	N75°56'23"W	30.06'
C124	35.00'	31°16'43"	19.11'	S03°49'33"W	18.87'



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