

**RESOLUTION NO. 2023-468**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**ORCHARD PARK PHASE 3.**

**WHEREAS, KB HOME JACKSONVILLE, 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 Orchard Park Phase 3.

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

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

**Section 2.** A Required Improvements Bond in the amount of \$2,570,935.21 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$659,683.19 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.

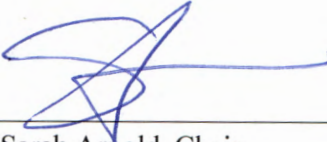
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval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

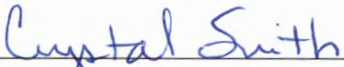
**ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 21st day of November, 2023.

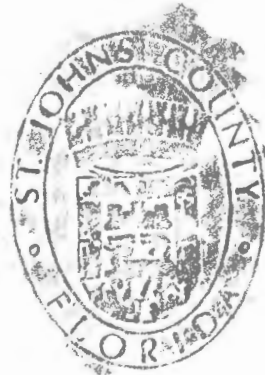
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

Rendition Date: NOV 21 2023

BY:   
Sarah Arnold, Chair

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

  
Deputy Clerk



# ORCHARD PARK PHASE 3

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, TOGETHER WITH A PORTION OF SECTIONS 2 AND 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 1 OF 5 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

## ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT KB HOME JACKSONVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER"), UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS ORCHARD PARK PHASE 3, AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS.

THE ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT AS GENTLE FERN DRIVE, PITTMAN COURT, AND BEACH PALM COURT, ARE IRREVOCABLY DEDICATED TO THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY, FOR THE MAINTENANCE OF THE RIGHTS-OF-WAY, ACCESS, AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

TRACTS "B", AND, "C" (E/W RESERVATION & SIDEWALK EASEMENT), TRACTS "D", AND "E" (STORMWATER MANAGEMENT FACILITY), TRACTS "F", "G", "H", "I", "J" (OPEN SPACE), TRACTS "K", AND "L" (RECREATION AREA), TRACTS "M", AND "N" (PERIMETER BUFFER), TRACT "O" (PLANT PRESERVE), AND TRACTS "P", AND "Q" (CONSERVATION AREA), 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, A COMMUNITY DEVELOPMENT DISTRICT, OR SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

TRACT "A" (LIFT STATION) AS DESIGNATED ON THIS PLAT IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED IN FEE SIMPLE TO THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION AND MAINTENANCE OF THE WATER DISTRIBUTION AND SEWER COLLECTION SYSTEMS.

THE ACCESS AND UTILITY EASEMENTS, SIDEWALK, EASEMENTS AND PARKING, PEDESTRIAN, AND ACCESS EASEMENT AS DESIGNATED ON THIS PLAT IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS.

THE DRAINAGE EASEMENTS AND THE STORMWATER MANAGEMENT FACILITIES AS SHOWN ON THIS PLAT, SHALL PERMIT THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE ALL STORMWATER WHICH MAY FALL OR COME UPON ALL ROAD RIGHTS-OF-WAY HEREBY DEDICATED, INTO, OVER, ACROSS OR THROUGH SAID EASEMENTS AND STORMWATER MANAGEMENT FACILITIES SHOWN HEREON, WHICH MAY BE DEDICATED TO A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, A COMMUNITY DEVELOPMENT DISTRICT OR OTHER SUCH ENTITY WHICH SHALL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS. THE OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE OR LAKE PURPOSES, PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

THOSE EASEMENTS DESIGNATED F.P.L. ARE HEREBY IRREVOCABLY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS "PINE LAKE EASEMENTS" ARE TO REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THE MAINTENANCE OF THE EASEMENTS SHALL BE THE OBLIGATION OF THE OWNERS.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLITICAL THEN HAVING JURISDICTION OVER THE LANDS DESCRIBED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE 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:

IN WITNESS WHEREOF, TODD HOLDER, DIVISION PRESIDENT, OF KB HOME JACKSONVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, ON BEHALF OF THE COMPANY.

**KB HOME JACKSONVILLE, LLC**  
A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
TODD HOLDER - ITS DIVISION PRESIDENT

WITNESS \_\_\_\_\_ PRINT NAME \_\_\_\_\_

WITNESS \_\_\_\_\_ PRINT NAME \_\_\_\_\_

## CAPTION

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, TOGETHER WITH A PORTION OF SECTIONS 2 AND 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2, ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 35, THENCE NORTH 09°43'47" EAST, ALONG THE WEST LINE OF SECTION 35, A DISTANCE OF 539.41 FEET TO A POINT ON A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 684.96 FEET, SAID CURVE LYING ON THE WESTERLY RIGHT OF WAY LINE OF WILDWOOD DRIVE (A 66 FOOT RIGHT OF WAY PER DEED BOOK 243, PAGE 248-251 OF SAID PUBLIC RECORDS); THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE AN ARC DISTANCE OF 324.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AN DISTANCE OF SOUTH 29°47'56" EAST, 321.46 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 16°12'48" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1178.38 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY; THENCE SOUTH 11°37'54" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1273.31 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 775, PAGE 1994 OF SAID PUBLIC RECORDS; THENCE SOUTH 81°17'41" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 205.20 FEET TO THE NORTHWEST CORNER OF LAST SAID LANDS; THENCE SOUTH 89°55'25" WEST, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 59.02 FEET TO THE NORTH LINE OF ORCHARD PARK PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 99, PAGES 69 THROUGH 73, OF SAID PUBLIC RECORDS; THENCE SOUTH 81°57'56" WEST, ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 836, PAGE 1610, OF SAID PUBLIC RECORDS, A DISTANCE OF 377.49 FEET TO THE WEST LINE OF SAID SECTION 2; THENCE NORTH 89°42'55" WEST, ALONG SAID WEST LINE, A DISTANCE OF 358.02 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 267, PAGE 1397 OF SAID PUBLIC RECORDS; THENCE NORTH 81°42'59" EAST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 26.00 FEET TO THE SOUTHEAST CORNER OF LAST SAID LANDS; THENCE NORTH 09°51'37" EAST, ALONG THE EAST LINE OF LAST SAID LANDS AND ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2612, PAGE 350 OF SAID PUBLIC RECORDS, A DISTANCE OF 243.87 FEET TO THE NORTHEAST CORNER OF LAST SAID LANDS; THENCE SOUTH 81°55'16" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS AND ALONG THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1197, PAGE 521 OF SAID PUBLIC RECORDS, A DISTANCE OF 350.09 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3964, PAGE 643 OF SAID PUBLIC RECORDS; THENCE NORTH 09°55'34" EAST, ALONG SAID EAST LINE, A DISTANCE OF 263.19 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3401, PAGE 707 OF SAID PUBLIC RECORDS; THENCE NORTH 81°04'55" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 329.53 FEET TO THE WEST LINE OF SAID SECTION 2; THENCE NORTH 06°48'14" EAST, ALONG SAID WEST LINE, A DISTANCE OF 661.55 FEET TO THE POINT OF BEGINNING.

CONTAINING: 23.7 ACRES, MORE OR LESS.

## NOTARY FOR KB HOME JACKSONVILLE, LLC

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY TODD HOLDER, ITS DIVISION PRESIDENT OF KB HOME JACKSONVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: \_\_\_\_\_

COMMISSION NO.: \_\_\_\_\_

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

## CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

DIRECTOR OF THE GROWTH MANAGEMENT DEPARTMENT

## CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023. THIS ACCEPTANCE SHALL NOT BE DEEMED AS BEGINNING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

CHAIR, BOARD OF COUNTY COMMISSIONERS

## CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THE ABOVE 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 LAND SURVEYOR AND MAPPER  
LICENSE NUMBER 5513

## VICINITY MAP



## 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. PATTY, CLERK  
CLERK OF THE CIRCUIT COURT & COMPTROLLER

## CERTIFICATE OF REVIEW - COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF ORCHARD PARK PHASE 3 HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION; THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLATTING; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NATHAN P. PERRET, P.S.M.  
PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 6990  
PERRET AND ASSOCIATES, INC.

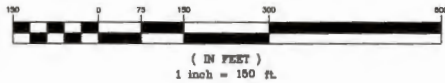
PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207  
PHONE (904) 805-0030 ~ L.B. NO. 8715

# ORCHARD PARK PHASE 3

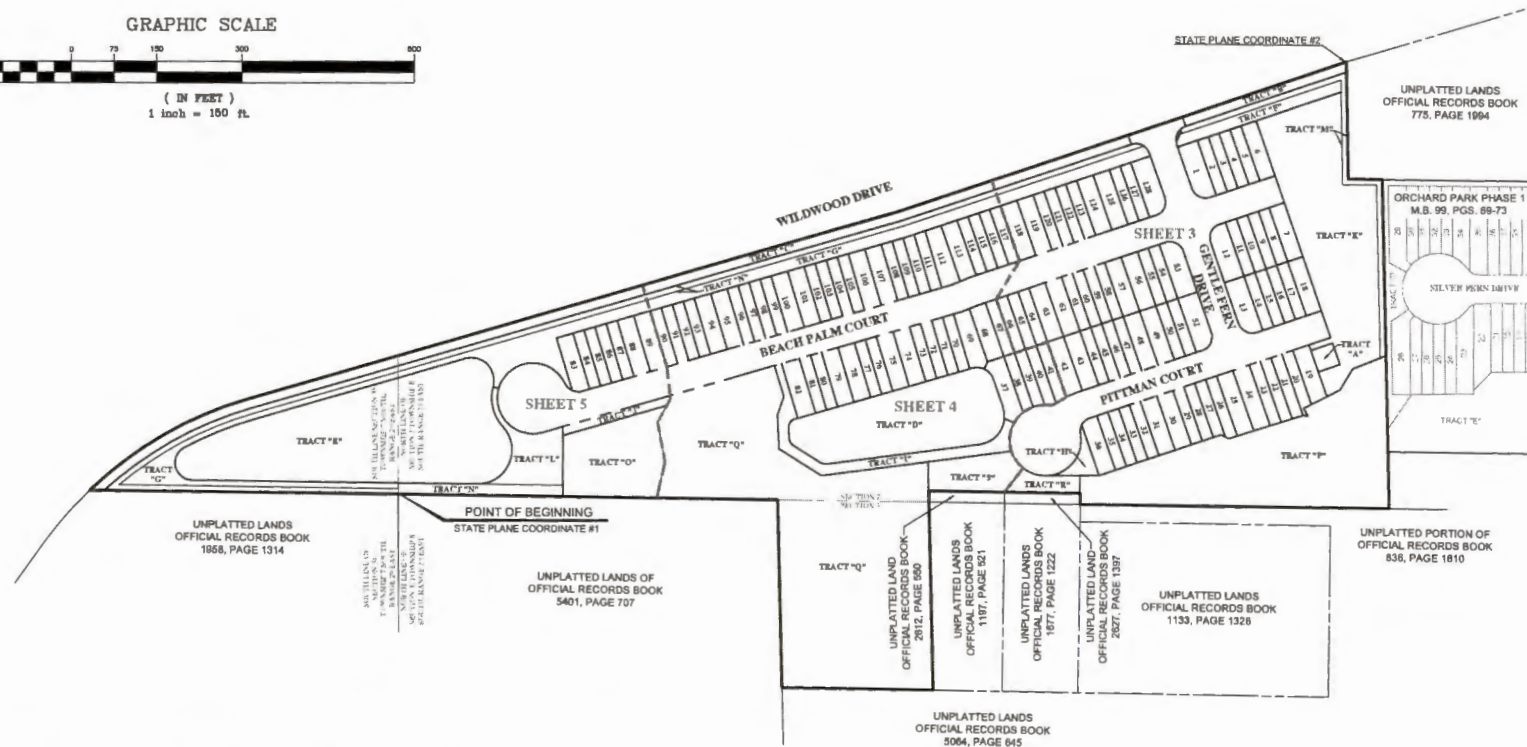
A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, TOGETHER WITH A PORTION OF SECTIONS 2 AND 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA



GRAPHIC SCALE



STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2002254.1010	541919.8680	POINT OF BEGINNING
2	2001579.3040	542879.4500	SOUTHEAST CORNER OF TRACT "B"



**LEGEND**

- DENOTES FD. PERMANENT REFERENCE MONUMENT STAMPED L.B. 8715 (UNLESS OTHERWISE NOTED)
- DENOTES SET "X" REBAR STAMPED PRM L.B. 8715
- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 8715.
- DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 8715
- DENOTES TABULATED CURVE DATA
- L1 DENOTES TABULATED LINE DATA
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVE
- P.C.C. DENOTES POINT OF COMPOUND CURVE
- (R) DENOTES RADIAL LINE
- (N) NORTHING
- (E) EASTING
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- CB CHORD BEARING
- Δ DELTA
- R.P. RADIIUS POINT
- (100.1) DENOTES DISTANCE TO EASEMENT
- FPLE FLORIDA POWER AND LIGHT EASEMENT
- ORB OFFICIAL RECORDS BOOK
- LDE UNOBSTRUCTED DRAINAGE EASEMENT
- PLUE PRIVATE UTILITY EASEMENT
- M.E. MAINTENANCE EASEMENT
- L.S. LIFT STATION
- P.P.A.E. PARKING, PEDESTRIAN, AND ACCESS EASEMENT
- WETLANDS WETLANDS
- UPLAND BUFFER UPLAND BUFFER

**NOTES**

- 1.) ALL BEARINGS SHOWN HERE ON ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF WILDWOOD DRIVE AS 81° 12' 43" E.
- 2.) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83 2011), FLORIDA EAST ZONE 9981
- 3.) 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 THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 4.) ALL UPLAND BUFFER AREAS ARE TO REMAIN NATURAL, AND UNDISTURBED.
- 5.) 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.

PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
 1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207  
 PHONE (904) 805-0030 - L.B. NO. 8715

# ORCHARD PARK PHASE 3

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, TOGETHER WITH A PORTION OF SECTIONS 2 AND 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 3 OF 5 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



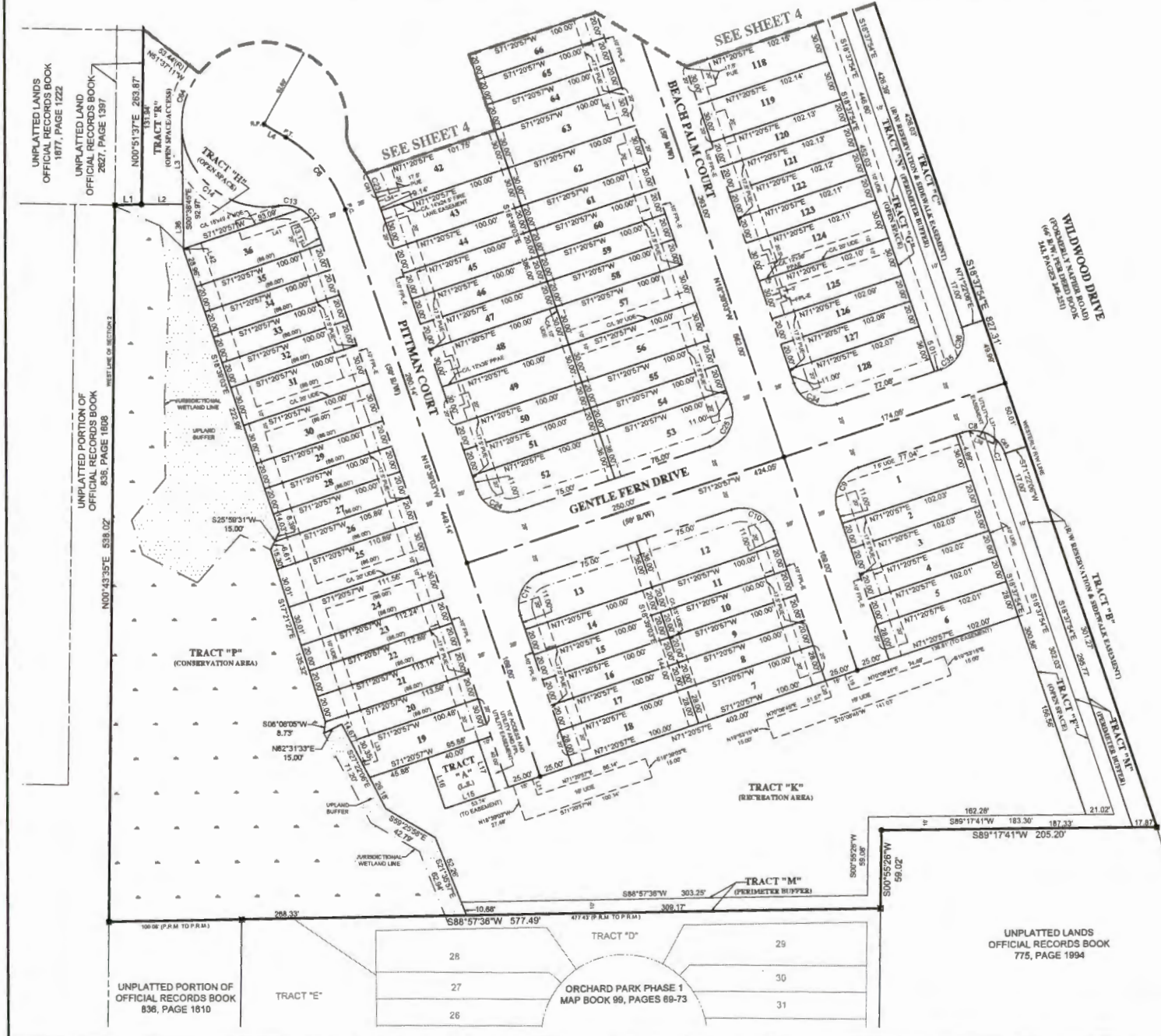
GRAPHIC SCALE



(IN FEET)  
1 inch = 50 ft.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.00	N88°42'59"E
L2	31.19	N88°21'15"E
L3	59.33	N00°38'45"W
L4	19.20	N52°37'49"W
L15	40.00	S71°20'57"W
L18	40.00	N18°29'03"W
L17	40.00	S18°39'03"E
L19	12.58	S18°52'15"E
L20	12.89	N19°52'15"W
L21	12.48	S18°39'03"E
L33	20.00	S18°39'03"E
L34	17.80	N71°20'57"E
L36	54.74	S00°28'45"E
L37	3.65	S28°21'31"W
L38	21.00	N83°38'29"W
L41	54.17	S71°20'57"W
L42	1.00	S00°38'45"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
CS	71.40	100.00	40°54'42"	N39°06'24"W	89.90
CT	23.19	25.00	83°07'48"	S45°11'48"E	22.36
C8	16.10	25.00	36°53'21"	N89°47'37"E	15.82
C9	39.27	25.00	90°00'00"	N28°20'57"E	35.36
C10	39.27	25.00	90°00'00"	N63°39'03"W	35.36
C11	39.27	25.00	90°00'00"	S28°20'57"W	35.36
C12	18.54	25.00	43°39'05"	N59°54'05"W	18.12
C13	16.99	25.00	36°54'18"	N80°28'17"W	16.69
C14	107.79	62.00	99°31'40"	N50°17'26"W	94.89
C23	30.86	125.00	9°38'23"	S23°27'15"E	26.20
C24	39.27	25.00	90°00'00"	S63°39'03"E	35.36
C25	39.27	25.00	90°00'00"	N28°20'57"E	35.36
C34	39.27	25.00	90°00'00"	N63°39'03"W	35.36
C35	18.08	25.00	36°51'12"	N82°55'28"E	15.80
C38	23.18	25.00	53°07'48"	S91°56'00"W	22.36
C61	20.19	125.00	9°17'44"	N23°39'04"W	20.08
C64	42.10	62.00	38°54'35"	N18°55'31"E	41.30
C65	12.89	25.00	29°38'38"	N33°21'37"W	12.79



UNPLATTED LANDS  
OFFICIAL RECORDS BOOK  
775, PAGE 1994

PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
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PHONE (904) 805-0030 - L.B. NO. 8715

# ORCHARD PARK PHASE 3

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, TOGETHER WITH A PORTION OF SECTIONS 2 AND 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

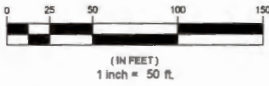
MAP BOOK

PAGE

SHEET 4 OF 5 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



GRAPHIC SCALE



UNPLATTED LANDS OF  
OFFICIAL RECORDS BOOK  
5401, PAGE 707

TRACT "Q"  
(CONSERVATION AREA)

UNPLATTED LANDS  
OFFICIAL RECORDS BOOK  
1197, PAGE 521

UNPLATTED LANDS  
OFFICIAL RECORDS BOOK  
5064, PAGE 645

UNPLATTED LAND  
OFFICIAL RECORDS BOOK  
2812, PAGE 550

TRACT "R"  
(OPEN SPACE/ACCESSES)

TRACT "S"  
(CONSERVATION AREA)

FITZMAN  
COURT

SEE SHEET 5

SEE SHEET 3

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C3	6.52	100.00	3°44'27"	N00°31'17"W	6.53
C4	10.78	100.00	6°10'37"	N19°18'12"W	10.78
C6	71.40	100.00	40°54'42"	N08°08'24"W	69.60
C15	50.80	62.00	47°02'28"	S84°02'40"E	48.49
C16	24.02	62.00	22°12'22"	S46°25'17"E	23.88
C17	20.42	62.00	18°51'59"	S28°53'07"E	20.32
C18	20.32	62.00	18°48'33"	S10°03'51"E	20.29
C19	5.78	62.00	5°18'23"	S01°58'08"W	5.76
C20	14.92	25.00	34°11'20"	S12°26'50"E	14.70
C21	3.97	25.00	8°48'02"	S32°56'31"E	3.97
C22	17.84	125.00	8°05'06"	S32°17'56"E	17.82
C26	4.80	75.00	3°44'27"	N00°31'17"W	4.80
C27	13.48	125.00	6°10'37"	N19°18'12"W	13.47
C32	8.08	75.00	6°10'37"	N19°18'12"W	8.08
C33	8.16	125.00	3°44'27"	N00°31'17"W	8.16
C37	21.10	30.00	40°17'55"	S03°56'04"W	20.87
C38	24.75	30.00	47°15'55"	S47°42'58"W	24.09
C39	20.92	50.00	23°58'54"	S03°20'24"W	20.78
C40	67.36	50.00	77°11'08"	N48°04'39"W	62.38
C41	14.44	15.00	55°09'35"	N09°50'30"E	13.89
C42	18.96	15.00	78°19'40"	S54°19'43"E	18.52
C43	45.85	30.00	87°33'50"	S27°34'02"W	41.51
C44	88.28	50.00	101°10'00"	N68°04'03"W	77.25
C45	10.44	15.00	38°52'55"	N12°27'24"E	10.29
C53	28.62	50.00	32°48'44"	N47°49'19"E	28.24
C82	23.34	62.00	21°54'01"	N49°09'07"W	23.20
C83	38.85	62.00	34°02'15"	N65°24'28"E	38.91

LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	19.20	N59°33'45"W
L5	23.25	N22°23'30"W
L7	12.00	N18°30'03"W
L8	13.13	N22°23'30"W
L9	10.12	N22°23'30"W
L10	13.39	N22°23'30"E
L11	9.88	S22°23'30"E
L12	18.41	N22°47'18"E
L13	13.82	N83°36'30"W
L18	18.69	N87°33'27"E
L22	16.25	N22°47'18"E
L36	32.87	N71°28'57"E

SEE SHEET 3

PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207  
PHONE (904) 805-0030 - L.B. NO. 6715

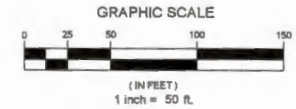
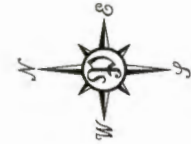
# ORCHARD PARK PHASE 3

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, TOGETHER WITH A PORTION OF SECTIONS 2 AND 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

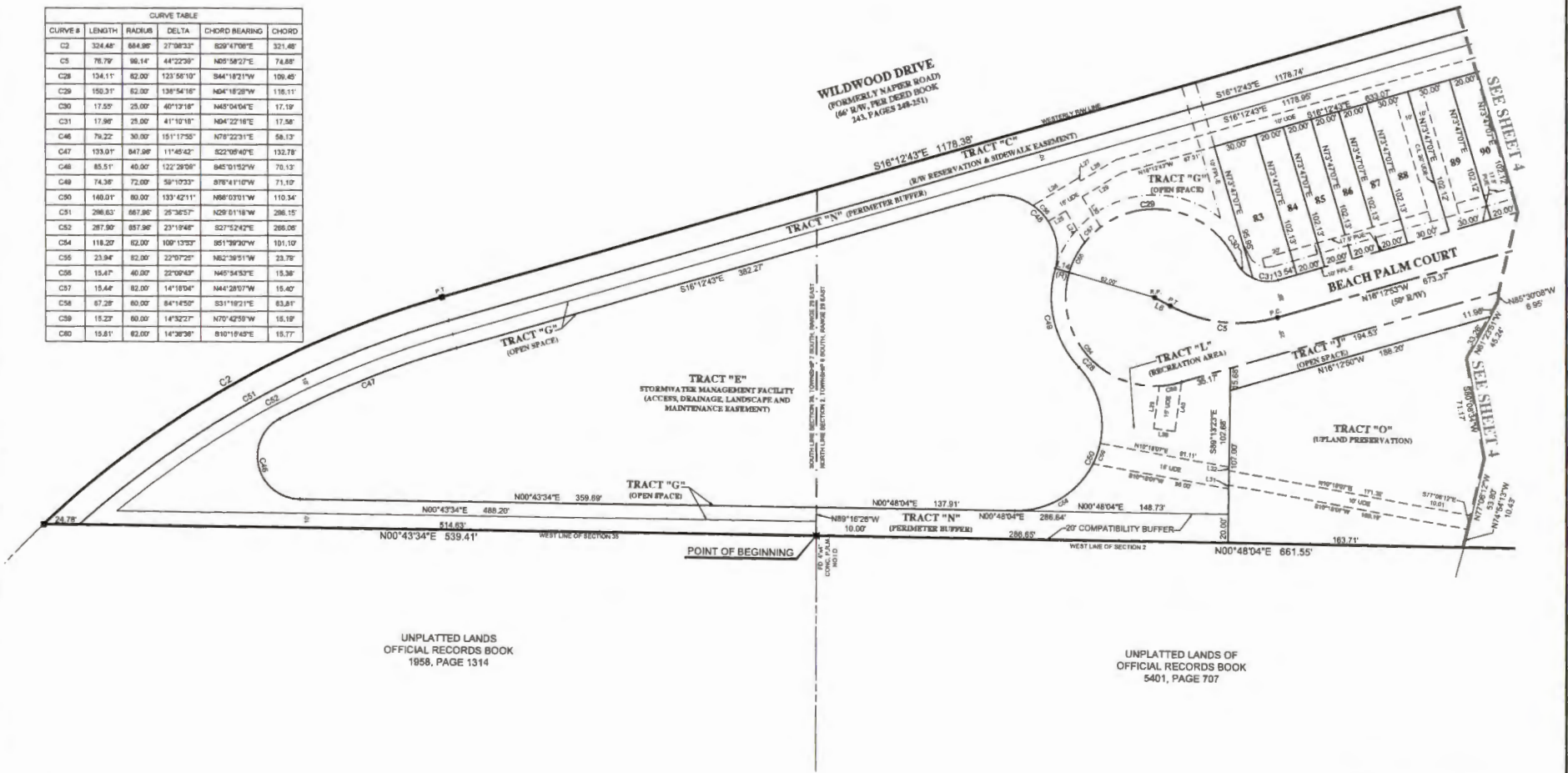
PAGE

SHEET 5 OF 5 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L8	12.44	N28°09'48"E
L14	10.00	N18°18'28"E
L23	30.19	S82°19'19"E
L24	25.74	N58°38'27"E
L29	14.02	N01°23'33"W
L26	37.40	S31°23'33"E
L27	3.50	S58°38'27"W
L28	28.53	S31°23'33"E
L29	32.20	N01°23'33"W
L30	24.79	S58°38'27"W
L31	2.51	S88°13'22"E
L32	2.53	N88°13'22"W
L39	15.00	S07°40'41"W
L40	34.99	S82°19'19"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C2	324.48	884.89	27°38'33"	S29°47'08"E	321.48
C5	76.79	80.14	44°22'30"	N05°58'27"E	74.88
C28	134.11	82.00	123°58'10"	S44°18'21"W	109.45
C29	150.31	82.00	136°54'18"	N04°18'28"E	118.11
C30	17.59	25.00	40°13'18"	N45°04'04"E	17.19
C31	17.98	25.00	41°10'18"	N04°22'18"E	17.58
C46	76.22	30.00	151°17'50"	N78°22'31"E	58.13
C47	133.01	847.98	11°45'42"	S22°08'40"E	132.78
C48	85.51	40.00	122°28'08"	S45°01'52"W	70.13
C49	74.38	72.00	59°10'33"	S78°41'10"W	71.10
C50	140.01	80.00	133°42'11"	N88°03'01"W	110.34
C51	286.63	667.85	29°36'57"	N29°51'18"W	286.15
C52	287.99	657.98	23°19'48"	S27°52'42"E	268.08
C54	118.29	82.00	100°13'23"	S51°39'30"W	101.10
C55	23.94	82.00	22°07'29"	N62°38'51"W	23.79
C56	15.41	40.00	22°09'40"	N45°54'53"E	15.38
C57	15.46	82.00	14°19'04"	S44°28'07"W	15.40
C58	87.29	80.00	84°14'50"	S31°18'21"E	83.81
C59	15.23	80.00	14°32'27"	N07°42'59"W	15.19
C60	15.81	82.00	14°38'38"	S10°19'45"E	15.77



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